Building Information - North Ridgeville City SD (44537) - Fields Sweet Elementary School

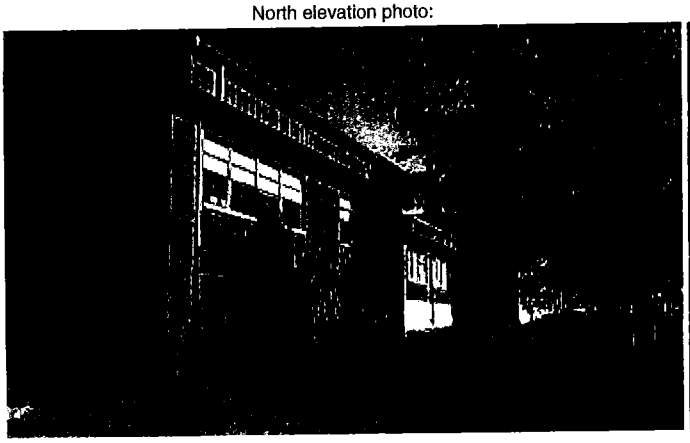
Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Fields Sweet Early Childhood Learning Center 2010 Assessment
Assessment Date	2010-08-16
Cost Set:	2010
Building Name	Fields Sweet Elementary School
Building IRN	11577
Building Address	8540 Root Rd.
Building City	N. Ridgeville
Building Zipcode	44039
Building Phone	216-327-4444
Acreage	6.97
Current Grades	PK
Teaching Stations	11
Number of Floors	2
Student Capacity	205
Current Enrollment	95
Enrollment Date	2010-06-01

Enrollment Date is the date in which the current enrollment was taken.

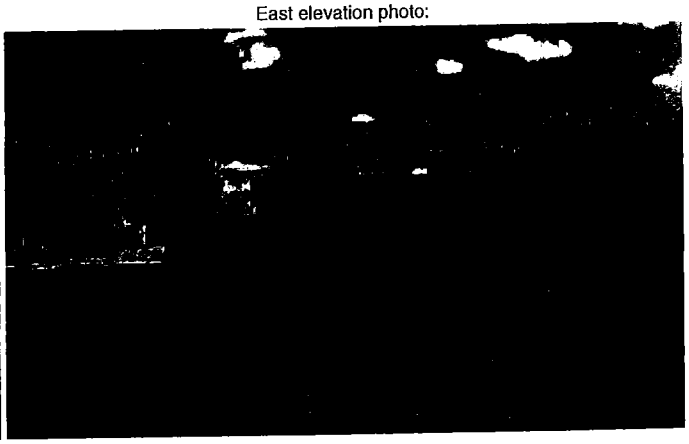
Number of Classrooms	3
Historical Register	**NO**
Building's Principal	Mrs. Andrea M. Vance
Building Type	Elementary

Next Page

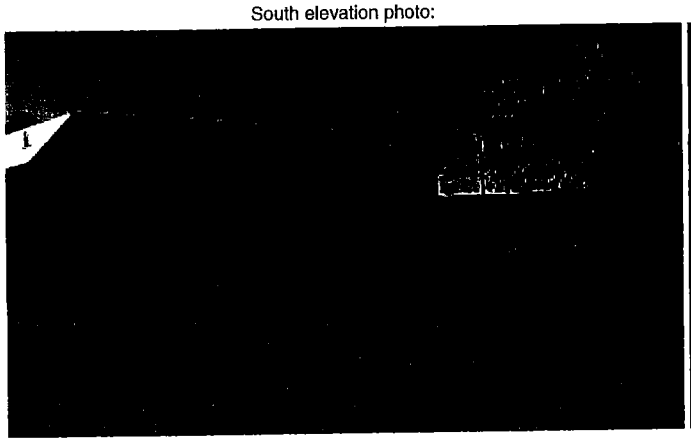
North elevation photo:



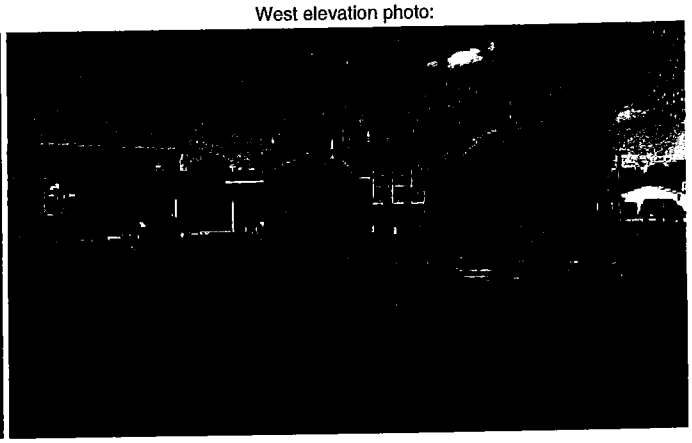
East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

25,580 Total Existing Square Footage
1920,1954,1962 Building Dates
PK Grades
95 Current Enrollment
11 Teaching Stations
6.97 Site Acreage

Fields Sweet Early Childhood Learning Center is a two floor, 25,580 square foot school building located on a 6.97 acre relatively flat site is located in a small town residential setting with sparse tree type landscaping. The 1920 original construction is equipped with brick masonry foundation walls on concrete footings.The 1954 multi-purpose/classroom addition is equipped with cast-in-place concrete foundation walls on concrete footings. The 1962 classroom addition is equipped with concrete masonry unit foundation walls on concrete. The overall facility has a combination of brick bearing and brick veneer on a masonry bearing wall system. Interior corridor and demising walls are a combination of concrete masonry units, glazed block, wood framed partitions with plaster and metal stud and wood framed partitions with gypsum board. Floor construction of the base floor of the overall facility is concrete slab-on-grade type construction. Floor construction of the intermediate floors of the 1920 original construction is cast-in-place concrete on masonry load bearing walls. Floor construction of the intermediate floors of the 1954 multi-purpose/classroom addition and the 1962 classroom addition is precast concrete plank on masonry load bearing walls. Roof construction of the 1920 original construction is non-fire rated wood framed type construction. Roof construction of the 1954 multi-purpose/classroom addition and 1962 classroom addition is precast concrete plank on masonry load bearing wall type construction. The ventilation system is not capable of providing Ohio Building Code fresh air requirements. Average Pre-K and K classroom size of 780 sf does not meet the current Ohio School Design Manual guideline of 1200 sf for Pre-K and K classroom size. The facility contains a security system and fire alarm system but not an automatic fire suppression system. The building is not ADA compliant throughout. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Adequate parking is provided for staff members, visitors, and the disabled. Existing playground equipment is fenced. The existing kitchen has been turned into a custodial area as the building serves only half-day preschool students and no kitchen is required.

MASTER PLANNING AND SIGNIFICANT ISSUES: The 1920 original construction contains wood roof trusses. Fire separation funding was included in this assessment. The construction period would indicate minimal wall insulation.

Previous Page

Next Page

Name	Year	Handicapped Access	Floors	Square Feet
1920 Original Construction	1920	no	2	4,532
1954 Multi-purpose / Classroom Addition	1954	no	2	10,628
1962 Classroom Addition	1962	no	2	10,420

Previous Page

Next Page

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
1920 Original Construction (1920)		811												
1954 Multi-purpose / Classroom Addition (1954)		1739		1961	729									
1962 Classroom Addition (1962)		2001												
Master Planning Considerations	MASTER PLANNING AND SIGNIFICANT ISSUES: The 1920 original construction contains wood roof trusses. Fire separation funding was included in this assessment. The construction period would indicate minimal wall insulation.													

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Building Summary - Fields Sweet Elementary School (11577)

District: North Ridgeville City SD
Name: Fields Sweet Elementary School
Address: 8540 Root Rd.
N. Ridgeville, 44039
Bldg. IRN: 11577

County: Lorain **Area:** North Central Ohio (4)
Contact: Mrs. Andrea M. Vance
Phone: 216-327-4444
Date Prepared: 2010-08-16 **By:** Andi Lease
Date Revised: 2010-09-05 **By:** Andi Lease

Current Grades	PK	Acreage:	6.97
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	95	Classrooms:	3
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1920 Original Construction	1920	no	2	4,532
1954 Multi-purpose / Classroom Addition	1954	no	2	10,628
1962 Classroom Addition	1962	no	2	10,420
Total				**25,580**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	‹	‹	‹	‹
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	94	47%	Poor
3.0 Plant Maintainability	100	56	56%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	‹	‹	‹	‹
Commentary	‹	‹	‹	‹
Total	1000	509	51%	Borderline

FACILITY ASSESSMENT Cost Set: 2010			Rating	Dollar Assessment	C
A.	Heating System		3	$831,350.00	-
B.	Roofing		3	$274,128.75	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$443,045.60	-
E.	Plumbing and Fixtures		3	$106,630.00	-
F.	Windows		3	$154,341.30	-
G.	Structure: Foundation		2	$4,320.00	-
H.	Structure: Walls and Chimneys		3	$107,502.00	-
I.	Structure: Floors and Roofs		2	$12,166.00	-
J.	General Finishes		3	$417,504.00	-
K.	Interior Lighting		3	$127,900.00	-
L.	Security Systems		3	$57,555.00	-
M.	Emergency/Egress Lighting		3	$25,580.00	-
N.	Fire Alarm		3	$38,370.00	-
O.	Handicapped Access		3	$336,958.00	-
P.	Site Condition		3	$243,025.49	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		2	$500.00	-
S.	Exterior Doors		3	$28,000.00	-
T.	Hazardous Material		3	$198,822.00	-
U.	Life Safety		2	$197,954.60	-
V.	Loose Furnishings		3	$127,900.00	-
W.	Technology		2	$273,194.40	-
X.	Construction Contingency / Non-Construction Cost		-	$978,860.35	-
Total				$4,985,607.49	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract

Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$5,102,769.26

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

Previous Page

1920 Original Construction (1920) Summary

District:	North Ridgeville City SD	**County:** Lorain	**Area:** North Central Ohio (4)
Name:	Fields Sweet Elementary School	**Contact:** Mrs. Andrea M. Vance	
Address:	8540 Root Rd.	**Phone:** 216-327-4444	
	N. Ridgeville, 44039	**Date Prepared:** 2010-08-16	**By:** Andi Lease
Bldg. IRN: 11577		**Date Revised:** 2010-09-05	**By:** Andi Lease

Current Grades	PK	Acreage:	6.97
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	95	Classrooms:	3
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1920 Original Construction	**1920**	**no**	**2**	**4,532**
1954 Multi-purpose / Classroom Addition	1954	no	2	10,628
1962 Classroom Addition	1962	no	2	10,420
Total				**25,580**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	‹	‹	‹	‹
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	94	47%	Poor
3.0 Plant Maintainability	100	56	56%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	‹	‹	‹	‹
Commentary	‹	‹	‹	‹
Total	1000	509	51%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2010		Rating	Dollar Assessment	C
A.	Heating System	3	$147,290.00	-
B.	Roofing	3	$54,747.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$78,494.24	-
E.	Plumbing and Fixtures	3	$30,962.00	-
F.	Windows	3	$36,258.50	-
G.	Structure: Foundation	2	$4,320.00	-
H.	Structure: Walls and Chimneys	3	$59,567.00	-
I.	Structure: Floors and Roofs	2	$12,166.00	-
J.	General Finishes	3	$97,993.60	-
K.	Interior Lighting	3	$22,660.00	-
L.	Security Systems	3	$10,197.00	-
M.	Emergency/Egress Lighting	3	$4,532.00	-
N.	Fire Alarm	3	$6,798.00	-
O.	Handicapped Access	3	$49,353.20	-
P.	Site Condition	3	$86,940.22	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	3	$10,000.00	-
T.	Hazardous Material	3	$49,423.60	-
U.	Life Safety	2	$22,022.84	-
V.	Loose Furnishings	3	$22,660.00	-
W.	Technology	2	$48,401.76	-
X.	Construction Contingency / Non-Construction Cost	-	$208,949.17	-
Total			$1,064,236.13	

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$1,089,245.68

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

1954 Multi-purpose / Classroom Addition (1954) Summary

District: North Ridgeville City SD
Name: Fields Sweet Elementary School
Address: 8540 Root Rd.
N. Ridgeville, 44039
Bldg. IRN: 11577

County: Lorain **Area:** North Central Ohio (4)
Contact: Mrs. Andrea M. Vance
Phone: 216-327-4444
Date Prepared: 2010-08-16 **By:** Andi Lease
Date Revised: 2010-09-05 **By:** Andi Lease

Current Grades	PK	Acreage:	6.97
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	95	Classrooms:	3
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1920 Original Construction	1920	no	2	4,532
1954 Multi-purpose / Classroom Addition	**1954**	**no**	**2**	**10,628**
1962 Classroom Addition	1962	no	2	10,420
Total				25,580

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	‹	‹	‹	‹
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	94	47%	Poor
3.0 Plant Maintainability	100	56	56%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	‹	‹	‹	‹
Commentary	‹	‹	‹	‹
Total	1000	509	51%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$2,114,768.34

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: 2010	Rating	Dollar Assessment	C
	A.	Heating System	3	$345,410.00	-
	B.	Roofing	3	$137,702.25	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$184,076.96	-
	E.	Plumbing and Fixtures	3	$37,198.00	-
	F.	Windows	3	$62,353.20	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	Structure: Walls and Chimneys	3	$26,437.00	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$157,294.40	-
	K.	Interior Lighting	3	$53,140.00	-
	L.	Security Systems	3	$23,913.00	-
	M.	Emergency/Egress Lighting	3	$10,628.00	-
	N.	Fire Alarm	3	$15,942.00	-
	O.	Handicapped Access	3	$215,262.80	-
	P.	Site Condition	3	$76,958.14	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	3	$6,000.00	-
	T.	Hazardous Material	3	$105,758.80	-
	U.	Life Safety	2	$35,816.36	-
	V.	Loose Furnishings	3	$53,140.00	-
	W.	Technology	2	$113,507.04	-
-	X.	Construction Contingency / Non-Construction Cost	-	$405,674.40	-
Total				$2,066,212.35	

1962 Classroom Addition (1962) Summary

District: North Ridgeville City SD
Name: Fields Sweet Elementary School
Address: 8540 Root Rd.
N. Ridgeville, 44039
Bldg. IRN: 11577

County: Lorain **Area:** North Central Ohio (4)
Contact: Mrs. Andrea M. Vance
Phone: 216-327-4444
Date Prepared: 2010-08-16 **By:** Andi Lease
Date Revised: 2010-09-05 **By:** Andi Lease

Current Grades	PK	Acreage:	6.97
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	95	Classrooms:	3
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1920 Original Construction	1920	no	2	4,532
1954 Multi-purpose / Classroom Addition	1954	no	2	10,628
1962 Classroom Addition	**1962**	**no**	**2**	**10,420**
Total				**25,580**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	‹	‹	‹	‹
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	94	47%	Poor
3.0 Plant Maintainability	100	56	56%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	‹	‹	‹	‹
Commentary	‹	‹	‹	‹
Total	1000	509	51%	Borderline

FACILITY ASSESSMENT Cost Set: 2010			Rating	Dollar Assessment	C
A.	Heating System		3	$338,650.00	-
B.	Roofing		3	$81,679.50	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$180,474.40	-
E.	Plumbing and Fixtures		3	$38,470.00	-
F.	Windows		3	$55,729.60	-
G.	**Structure: Foundation**		**2**	**$0.00**	-
H.	Structure: Walls and Chimneys		3	$21,498.00	-
I.	**Structure: Floors and Roofs**		**2**	**$0.00**	-
J.	General Finishes		3	$162,216.00	-
K.	Interior Lighting		3	$52,100.00	-
L.	Security Systems		3	$23,445.00	-
M.	Emergency/Egress Lighting		3	$10,420.00	-
N.	Fire Alarm		3	$15,630.00	-
O.	Handicapped Access		3	$72,342.00	-
P.	Site Condition		3	$79,127.13	-
Q.	Sewage System		1	$0.00	-
R.	**Water Supply**		**2**	**$0.00**	-
S.	Exterior Doors		3	$12,000.00	-
T.	Hazardous Material		3	$43,639.60	-
U.	Life Safety		2	$140,115.40	-
V.	Loose Furnishings		3	$52,100.00	-
W.	Technology		2	$111,285.60	-
X.	Construction Contingency / Non-Construction Cost		-	$364,236.77	-
Total				$1,855,159.00	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$1,898,755.24

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

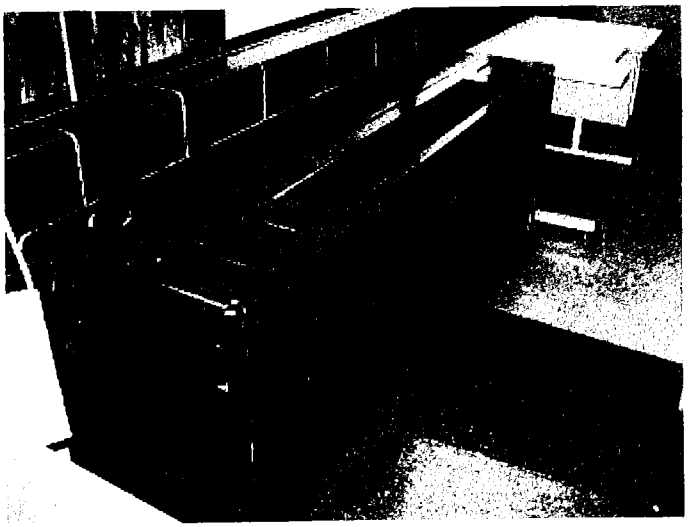
A. Heating System

Description: The existing heating system for the overall facility is a natural gas-fired hot water system. The boiler, manufactured by Steampak was installed in 1955 and is in fair condition and located in the 1920 original construction lower level. Heating water is distributed to terminal units consisting of classroom unit ventilators and fin-tube radiators. The existing controls are pneumatic. The existing overall facility does contain a partial air conditioning system consisting of window air conditioners in several classrooms and administrative areas. The system does feature individual temperature controls in spaces with unit ventilators as required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The overall facility contains louvered doors for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The 1920 original building contains 2x4 lay-in classroom ceilings at 10'-0" above finished floor and the average height of bottom of wood truss structure is 12'-8" above finished floor, allowing 2'-8" clear plenum space, which will allow for the installation of ductwork. The existing lay-in acoustic 2x4 corridor ceilings are 11'-6" above finished floor and the average height of bottom wood truss structure is 12'-8" above finished floor, allowing 1'-2" clear plenum space, which will allow for the installation of ductwork. The 1954 multi-purpose/classroom addition existing concrete plank classroom ceilings are 11'-1" above finished floor which would allow 2'-1" for the installation of ductwork above new a lay-in ceiling at 9'-0" above finished floor. The existing lay-in acoustic corridor ceilings are 9'-2" above finished floor and the bottom of concrete plank structure is 11'-1" above finished floor, allowing 1'-11" clear plenum space, which will allow for the installation of ductwork. The 1962 classroom addition existing direct glued acoustic classroom and corridor ceilings are 8'-4" above finished floor on the lower level and 10'-5" on the second level which will not allow for the installation of ductwork. According to school officials, the site does not contain underground fuel tanks.

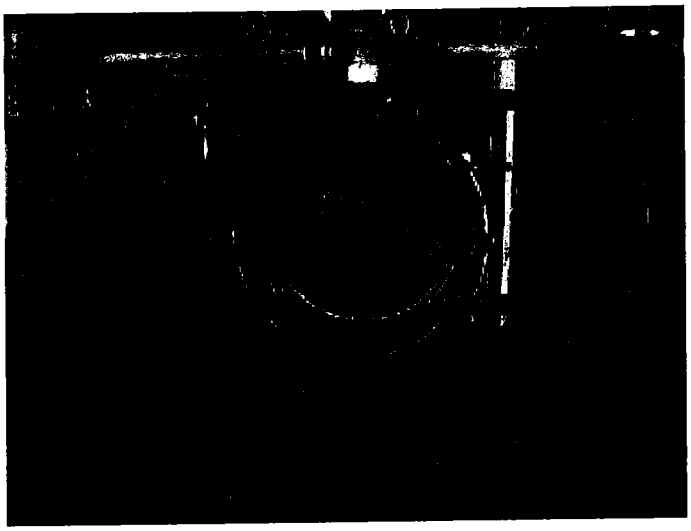
Rating: 3 Needs Replacement

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 in the overall facility. The clear area above finished ceilings will allow for the installation of ductwork in the 1920 original construction and the 1954 multi-purpose/classroom addition. The clear area above finished ceilings will not allow for the installation of ductwork in the 1962 classroom addition. Provide chases and additional soffits to provide area for ductwork to be installed.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
HVAC System Replacement:	$25.00	sq.ft.		Required	Required	Required	$639,500.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	$7.50	sq.ft.		Required	Required	Required	$191,850.00	(includes cost 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:			$831,350.00	$147,290.00	$345,410.00	$338,650.00		



Classroom unit ventilator



Gas fired boiler

Back to Assessment Summary

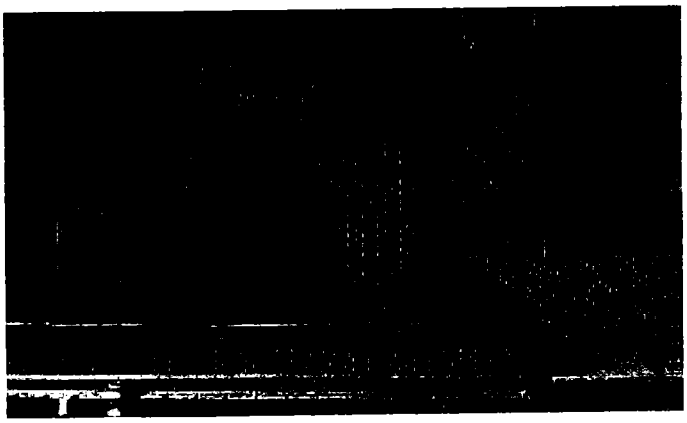
B. Roofing

Description: The roof over the 1920 original construction is a combination of slate shingles and an EPDM fully adhered membrane system. Although no installation date was available at time of assessment, roof condition indicates that it was installed over twenty years ago. The roof is in fair condition. The roof over the 1954 multi-purpose/classroom addition and the 1962 classroom addition is a metal standing seam roof system. No installation date was available at the time of assessment, and roof condition indicates that it was installed over twenty years ago. The roof is in good to fair condition. There are district reports of current leaking in the administration office located in the 1954 multi-purpose/classroom addition. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a roof hatch and ladder that are in good condition. Fall safety cage is not required. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts, which are properly located, and in good condition. Overflow roof drains are not required. No problems requiring attention were encountered with any roof penetrations. There are no covered walkways attached to this structure.

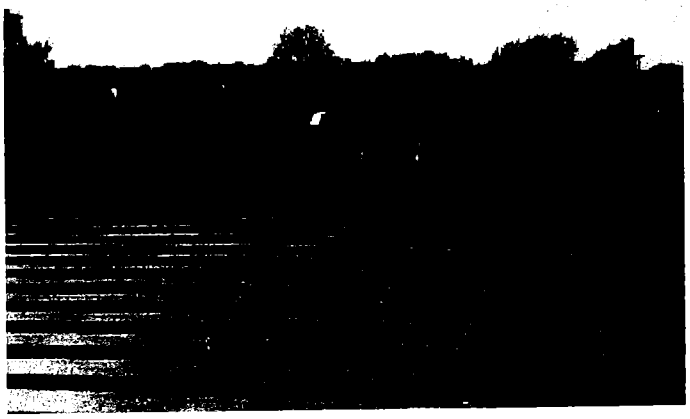
Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Standing Metal Seam:	$15.75	sq.ft. (Qty)		3,476 Required	8,743 Required	5,186 Required	$274,128.75	
Sum:			$274,128.75	$54,747.00	$137,702.25	$81,679.50		



Typical slate roof condition



Typical metal standing seam roof condition

Back to Assessment Summary

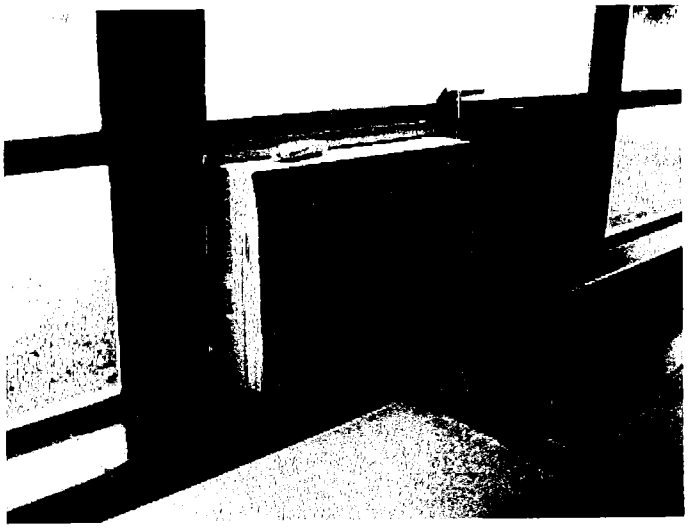
C. Ventilation / Air Conditioning

Description: The existing heating system for the overall facility is a natural gas-fired hot water system. The boiler, manufactured by Steampak was installed in 1955 and is in fair condition and located in the 1920 original construction lower level. Heating water is distributed to terminal units consisting of classroom unit ventilators and fin-tube radiators. The existing controls are pneumatic. The existing overall facility does contain a partial air conditioning system consisting of window air conditioners in several classrooms and administrative areas. The system does feature individual temperature controls in spaces with unit ventilators as required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The overall facility contains louvered doors for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The 1920 original building contains 2x4 lay-in classroom ceilings at 10'-0" above finished floor and the average height of bottom of wood truss structure is 12'-8" above finished floor, allowing 2'-8" clear plenum space, which will allow for the installation of ductwork. The existing lay-in acoustic 2x4 corridor ceilings are 11'-6" above finished floor and the average height of bottom wood truss structure is 12'-8" above finished floor, allowing 1'-2" clear plenum space, which will allow for the installation of ductwork. The 1954 multi-purpose/classroom addition existing concrete plank classroom ceilings are 11'-1" above finished floor which would allow 2'-1" for the installation of ductwork above new a lay-in ceiling at 9'-0" above finished floor. The existing lay-in acoustic corridor ceilings are 9'-2" above finished floor and the bottom of concrete plank structure is 11'-1" above finished floor, allowing 1'-11" clear plenum space, which will allow for the installation of ductwork. The 1962 classroom addition existing direct glued acoustic classroom and corridor ceilings are 8'-4" above finished floor on the lower level and 10'- 5" on the second level which will not allow for the installation of ductwork. The facility does not contain adequate restroom exhaust system. The existing restroom exhaust system is in poor condition. The facility does not contain a kiln for the art program.

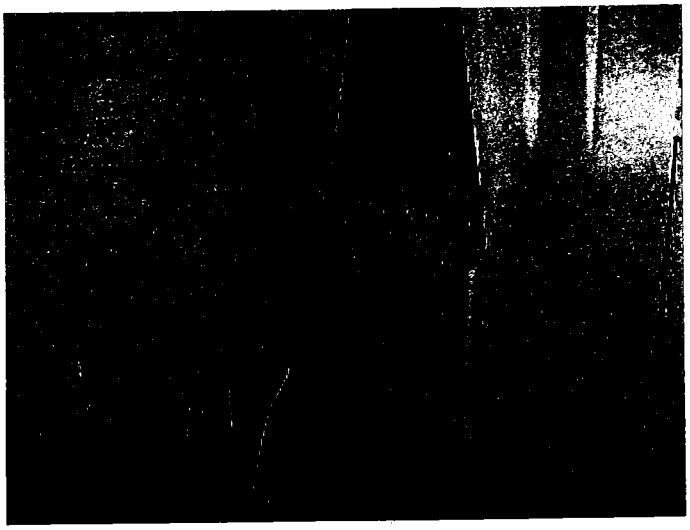
Rating: 1 Satisfactory

Recommendations: Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Restroom exhaust system provided with complete HVAC system replacement.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920)	1954 Multi-purpose / Classroom Addition (1954)	1962 Classroom Addition (1962)	Sum	Comments
				4,532 ft²	10,628 ft²	10,420 ft²		
Sum:			$0.00	$0.00	$0.00	$0.00		



Window air conditioning unit



Window air conditioning unit

Back to Assessment Summary

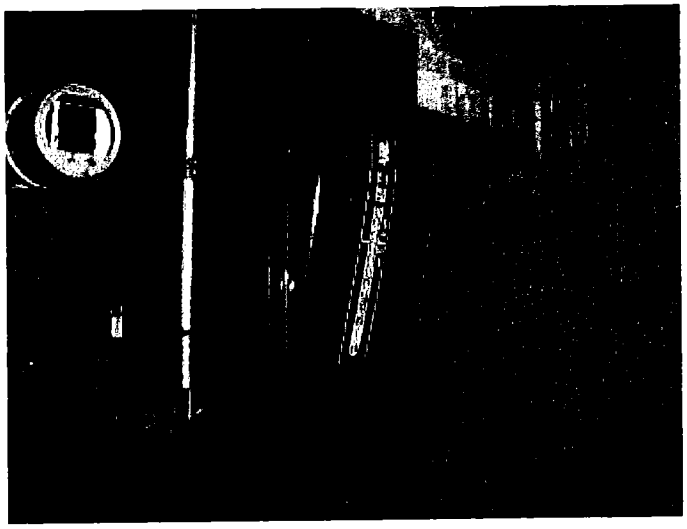
D. Electrical Systems

Description: The electrical system for the overall facility is a 120/240v, 1-ph, 3-wire system in poor condition. The main distribution equipment is Bulldog Electric Products installed in 1954. The panel system is in poor condition. The panel system was installed in 1954 and expanded in 1962 and cannot be expanded for any additional capacity. The transformer is owned by the utility company and pole mounted at the street in front of the building. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding.

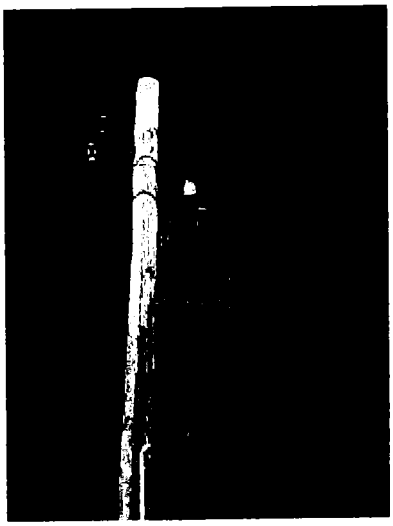
Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity, the addition of an air conditioning system, and due to condition and age. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Building lightning protection and grounding included in total system replacement.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
System Replacement:	$17.32	sq.ft.		Required	Required	Required	$443,045.60	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$443,045.60	$78,494.24	$184,076.96	$180,474.40		



Main switchgear in 1920 original construction



Pole mounted transformer

Back to Assessment Summary

E. Plumbing and Fixtures

Description: A back flow preventer is provided. The facility does not contain a water treatment system. Domestic supply piping is a combination of galvanized and copper in fair condition Sanitary waste piping is cast-iron in adequate condition. The domestic water heater is a gas 100 gallon unit located in the 1920 original construction mechanical room and is in adequate condition. The water heater was installed in 1996. The school contains (2) large group restrooms for boys, (2) large group restrooms for girls, and (1) restroom for the clinic. Condition of fixtures is good. The facility is equipped with (8) non-ADA sink-mounted type drinking fountains located in the classrooms, as well as (1) ADA and (1) non-ADA electric water coolers located in the corridors, in fair to poor condition. Special education classroom is not equipped with the required restroom facilities. No kitchen is provided in this facility. Pre-K classrooms are not equipped with the required restroom facilities. Although the school meets the OBC requirements for fixtures, OSDM guideline requirements are not met. Per OBC and OSDM requirements, this facility should be equipped with (12) toilets, (2) urinals, (12) lavatory sinks, (7) classroom sink-mounted drinking fountains, and (3) electric water coolers. Observations revealed that the school is equipped with (8) toilets, (9) urinals, (10) lavatory sinks, (8) classroom sink-mounted drinking fountains, and (2) electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial closets are properly located and are adequately provided with required service sinks, which are in good condition. Science classroom / lab utility sinks, gas connections, compressed air connections, and safety shower/eyewash stations are not required due to existing grade configuration. Adequate exterior wall hose bibs are provided.

Rating: 3 Needs Replacement

Recommendations: Replace domestic supply due to presence of galvanized piping. Replace domestic water heater due to age. Due to condition and OSFC standards, replace faucets and valves, toilets, and lavatory sinks. See Item O for replacement and provision of additional fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Domestic Supply Piping:	$3.50	sq.ft.		Required	Required	Required	$89,530.00	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		1 Required			$5,100.00	(remove / replace)
Toilet:	$1,500.00	unit		4 Required			$6,000.00	(remove / replace) See Item O
Sink:	$1,500.00	unit		2 Required			$3,000.00	(remove / replace)
Replace faucets and flush valves	$500.00	per unit		2 Required		4 Required	$3,000.00	(average cost to remove/replace)
Sum:			$106,630.00	$30,962.00	$37,198.00	$38,470.00		

Typical fixture condition

Typical fixture condition

Back to Assessment Summary

F. Windows

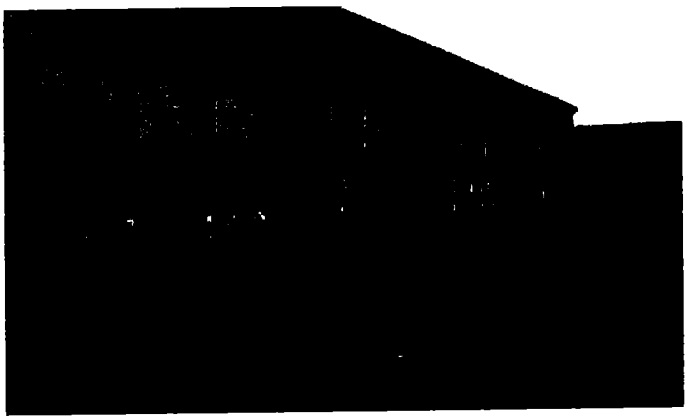
Description: The overall facility is equipped with a combination of steel and aluminum frame with single glazed glazing type window system, which was installed in 1920, 1954, 1962, and a partial window replacement for which no installation date was available at the time of the assessment. Windows are 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 no blinds. The window system is not equipped with insect screens on operable windows. This facility is not equipped with any curtain wall systems. There are glass block windows in poor condition in the 1954 multi-purpose/classroom addition. The exterior doors in the overall facility are equipped with a combination of wood and hollow metal frame sidelights and transoms with single glazed glazing, 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 guideline requirements. Replace window transoms and sidelights in exterior doors of the overall facility.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Insulated Glass/Panels:	$57.10	sq.ft. (Qty)		635 Required	1,092 Required	976 Required	$154,341.30	(includes blinds)
Sum:			$154,341.30	$36,258.50	$62,353.20	$55,729.60		

Typical window condition



Typical window configuration

Back to Assessment Summary

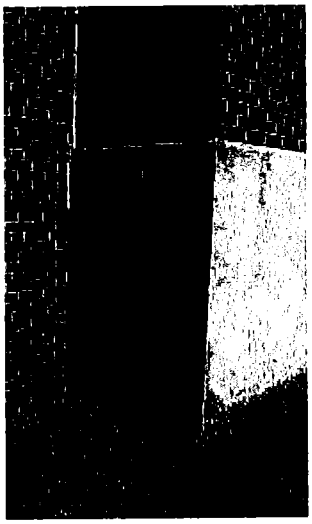
G. Structure: Foundation

Description: The 1920 original construction is equipped with brick masonry foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1954 multi-purpose/classroom addition is equipped with cast-in-place concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1962 classroom addition is equipped with concrete masonry unit foundation walls on concrete, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been minor leaking in the lower level mechanical room of the 1920 original construction. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

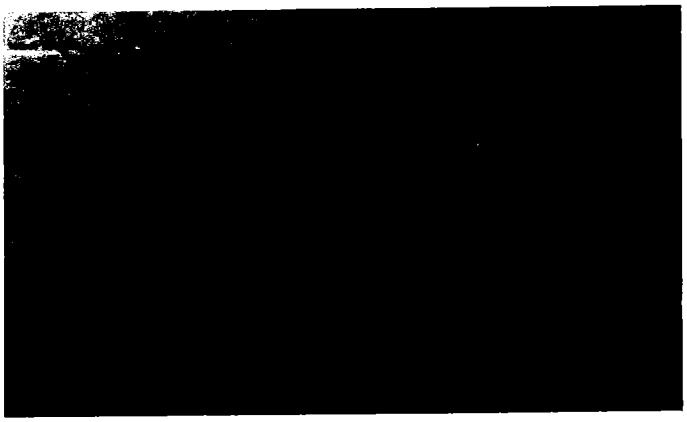
Rating: 2 Needs Repair

Recommendations: Provide sprayed on waterproofing system in west wall of the mechanical room in the 1920 original constriction.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Waterproofing Spray Applied:	$6.00	sq.ft. (Qty)		720 Required			$4,320.00	(include excavation and backfill)
Sum:			$4,320.00	$4,320.00	$0.00	$0.00		



Typical cast-in-place concrete foundation wall



Typical brick masonry foundation wall

Back to Assessment Summary

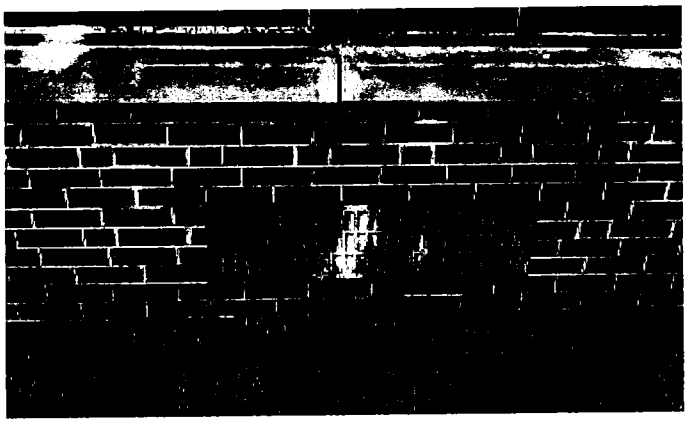
H. Structure: Walls and Chimneys

Description: The overall facility has a combination of brick bearing and brick veneer on a masonry bearing wall system, which displayed locations of minor deterioration, and is in good to fair condition. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. Brick veneer masonry walls are not cavity walls. Weep holes and vents are not provided or required. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of minor mortar deterioration throughout the overall facility. Architectural exterior accent materials consist of metal panels and stone, which are in good to fair condition. Exterior building fenestrations in the 1920 original construction represent 15.21% of the exterior surfaces. Exterior building fenestrations in the 1954 multipurpose/classroom addition represent 13.89% of the exterior surfaces. Exterior building fenestrations in the 1962 classroom addition represent 14.90% of the exterior surfaces. Installation of new HVAC systems will result in removal of any existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids. Interior corridor and demising walls are a combination of concrete masonry units, glazed block, wood framed partitions with plaster and metal stud and wood framed partitions with gypsum board, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Soffits are in good to fair condition. The window sills are stone, and are in good to fair condition. The exterior lintels are steel, and are rusting. Chimneys are in good to fair condition The school is not equipped with a loading dock.

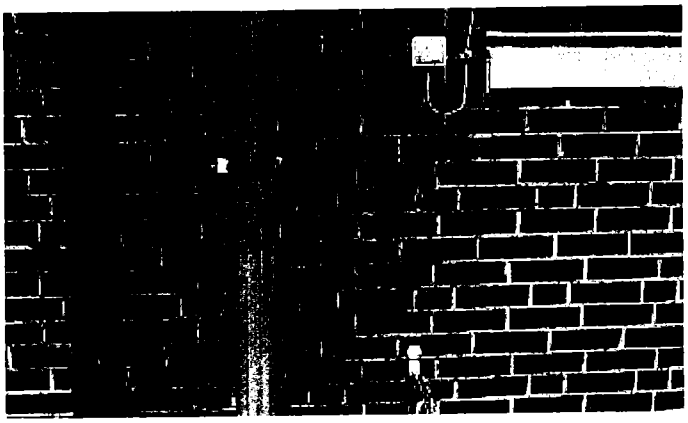
Rating: 3 Needs Replacement

Recommendations: Provide tuckpointing in all areas of mortar deterioration. Provide masonry cleaning, sealing and caulking as required throughout the overall facility. Prepare and paint steel lintels throughout the overall facility. Repoint stone window sills through the overall facility. Provide masonry infill associated with the removal of old unit ventilators. Prepare and paint soffits in the 1920 original construction. Remove existing chimneys.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Tuckpointing:	$5.00	sq.ft. (Qty)		356 Required	479 Required	275 Required	$5,550.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		4,176 Required	7,860 Required	6,552 Required	$27,882.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		4,176 Required	7,860 Required	6,552 Required	$18,588.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		248 Required	369 Required	322 Required	$5,164.50	(removing and replacing)
Other: Brick infill at unit ventilators	$12.75	sq.ft. (Qty)		12 Required	30 Required	48 Required	$1,147.50	Provide masonry infill associated with the removal of old unit ventilators
Other: Remove existing chimney structure.	$45,000.00	allowance		Required			$45,000.00	Remove existing chimney structures
Other: Repoint Stone Window Sills	$5.00	ln.ft.		83 Required	198 Required	136 Required	$2,085.00	Repoint stone window sills
Other: Scrape and paint steel lintels.	$5.00	ln.ft.		83 Required	198 Required	136 Required	$2,085.00	Srape and paint rusted steel lintels
Sum:			$107,502.00	$59,567.00	$26,437.00	$21,498.00		



Typical window sill condition



Exterior masonry condition requiring tuckpointing

Back to Assessment Summary

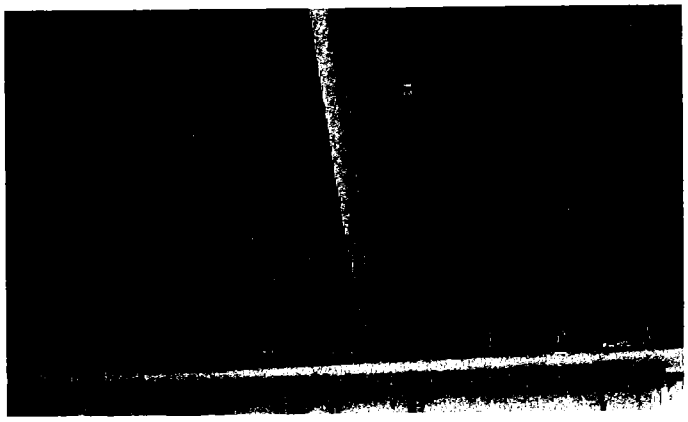
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. There is no crawl space. The floor construction of the intermediate floors of the 1920 original construction is cast-in-place concrete on masonry load bearing walls, and is in good condition. The floor construction of the intermediate floors of the 1954 multi-purpose/classroom addition and the 1962 classroom addition is precast concrete plank on masonry load bearing walls, 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 1920 original construction is a wood framed type construction, is in good condition but is not provided with the required fire separation. The roof construction of the 1954 multi-purpose/classroom addition and the 1962 classroom addition is precast concrete plank on masonry load bearing wall type construction, and is in good condition.

Rating: 2 Needs Repair

Recommendations: Provide fire separation assembly for wood roof structure in the 1920 original construction.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	$3.50	sq.ft. (Qty)		3,476 Required			$12,166.00	(per square feet of required drywall)
Sum:			$12,166.00	$12,166.00	$0.00	$0.00		



Typical cast-in-place concrete intermediate floor

Typical wood framed roof structure

Back to Assessment Summary

J. General Finishes

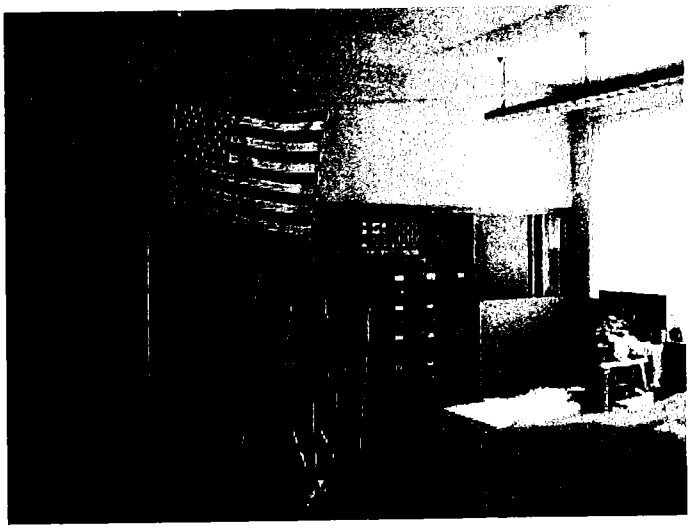
Description: The overall facility features conventionally partitioned classrooms with VCT, VAT and a wood sleeper type flooring in only the 1920 original construction, concrete plank type ceilings with glue-on 12x12 acoustic tiles, as well as glazed block, painted block, and plaster type wall finishes, and they are in good condition. The overall facility has corridors with VCT and VAT type flooring, concrete plank and lay-in acoustic type ceilings, as well as glazed block, painted block and plaster type wall finishes, and they are in fair to good condition. The overall facility has restrooms with ceramic tile type flooring, acoustic tile type ceilings, as well as glazed block and painted block type wall finishes, and they are in good condition. Toilet partitions are metal, and are in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical classroom contains an average of 10 lineal feet of casework. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The classroom storage cubbies, located in the 1954 classrooms are adequately provided, and in fair condition. The art program is not equipped with a kiln and a kiln is not required as it is not a part of the program. The facility is equipped with wood louvered interior doors that are flush mounted without proper ADA hardware, and in poor condition. The multi-purpose space has VCT type flooring, 2x4 lay-in type ceilings, as well as painted block wall finishes, and they are in good condition. Gymnasium telescoping stands are provided. Fixed basketball backboards are provided. The existing kitchen has been turned into a custodial area as the building serves only half-day preschool students and no kitchen is required.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for replacement of toilet partitions due to work outlined in Item O. Provide for replacement of toilet accessories due to age and condition. Provide lightweight concrete floor infill at wood floor removal in the 1920 original construction.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$14.60	sq.ft.		Required	Required	Required	$373,468.00	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		5 Required		8 Required	$13,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft.		Required	Required	Required	$5,116.00	(per building area)
Lightweight Concrete Floor Infill at Wood Floor Removal:	$8.00	sq.ft. (Qty)		3,240 Required			$25,920.00	(partial finish - includes removal of wood flooring and sleeper system)
Sum:			$417,504.00	$97,993.60	$157,294.40	$162,216.00		

1954 Corridor



Typical classroom

Back to Assessment Summary

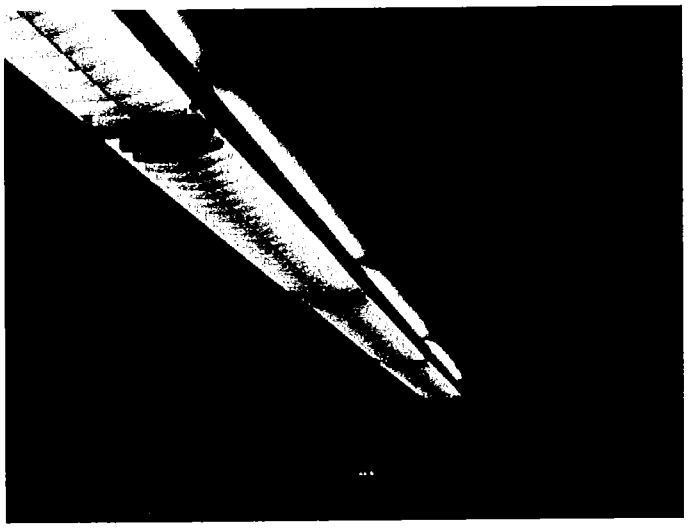
K. Interior Lighting

Description: The typical classrooms in the overall facility are equipped with 1x4 surface mount and 1x4 pendant mounted fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 35 FC in the 1962 classrooms, which is less than the 50 FC recommended by the OSDM and 130 FC in the 1954 classrooms, which is more than the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with surface mount fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 38 FC, which is more than the 20 FC recommended by the OSDM. The multi-purpose space is equipped with 2x4 fluorescent lay-in fixtures, in good condition, providing an average illumination of 142 FC, which is more than the 50 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces are equipped with fluorescent fixture type lighting in fair condition, providing adequate inadequate illumination based on OSDM guidelines. The majority of the lighting systems in the facility are compliant with Ohio School Design Manual guidelines lighting levels and multi-level switching.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft.		Required	Required	Required	$127,900.00	Includes demo of existing fixtures
Sum:			$127,900.00	$22,660.00	$53,140.00	$52,100.00		



1962 classroom lighting

1954 classroom lighting

Back to Assessment Summary

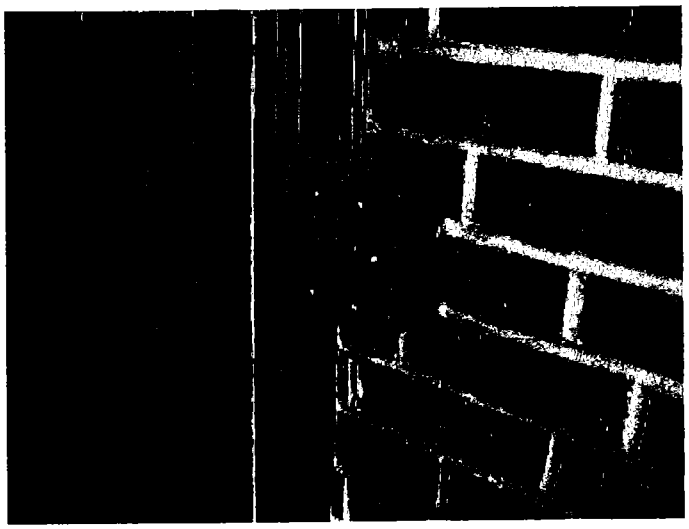
L. Security Systems

Description: The overall facility contains a security system consisting of security cameras, door contacts, electric door strikes activated from a remote area and monitored by a security camera and door buzzer, and motion sensors). The existing security system is in fair condition. The exterior security lighting consists of wall and pole mounted fixtures. Exterior security lighting is in poor condition and provides inadequate coverage.

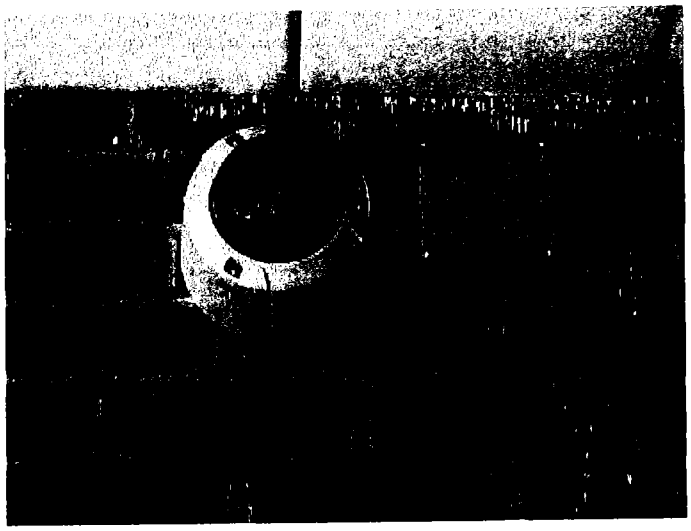
Rating: 3 Needs Replacement

Recommendations: Provide upgrade to security system to meet Ohio School Design Manual guidelines. Provide new exterior security lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Partial Security System Upgrade:	$1.25	sq.ft.		Required	Required	Required	$31,975.00	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft.		Required	Required	Required	$25,580.00	building
Sum:			$57,555.00	$10,197.00	$23,913.00	$23,445.00		



Exterior door intercom



Exterior security camera

Back to Assessment Summary

M. Emergency/Egress Lighting

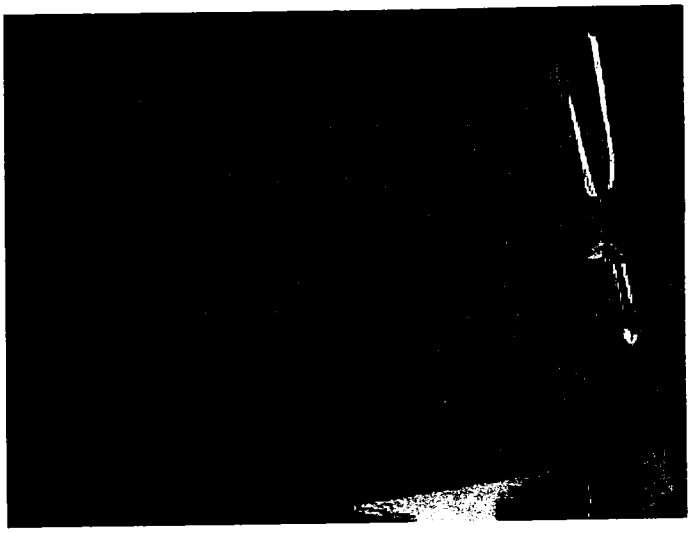
Description: The overall facility does contain an emergency/egress lighting system. The system is in poor condition and does not provide adequate coverage with exit signage or adequate illumination with emergency light fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft.		Required	Required	Required	$25,580.00	(complete, area of building)
Sum:			$25,580.00	$4,532.00	$10,628.00	$10,420.00		

Corridor mounted exit light fixture



Soffit emergency fixture

Back to Assessment Summary

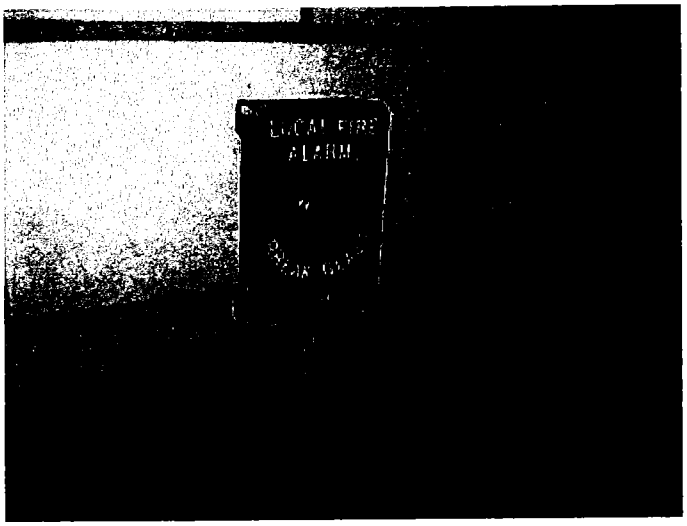
N. Fire Alarm

Description: The overall facility contains a fire alarm system in poor condition. Manual pull stations are mounted in corridors and the multi-purpose room. Manual pull stations are mounted at exits. Horns and strobes are not mounted in classrooms, all corridors, assembly areas, or mechanical areas. Mechanical equipment does not contain automatic fire alarm devices. The system does not have additional zone capabilities. The system is not adequately provided throughout the facility. The fire alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines.

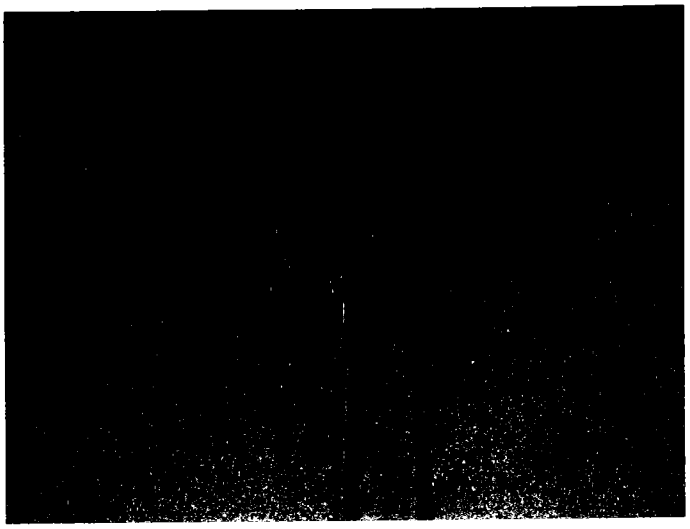
Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Fire Alarm System:	$1.50	sq.ft.		Required	Required	Required	$38,370.00	(complete new system, including removal of existing)
Sum:			$38,370.00	$6,798.00	$15,942.00	$15,630.00		



Corridor mounted manual fire alarm



Fire alarm horn

Back to Assessment Summary

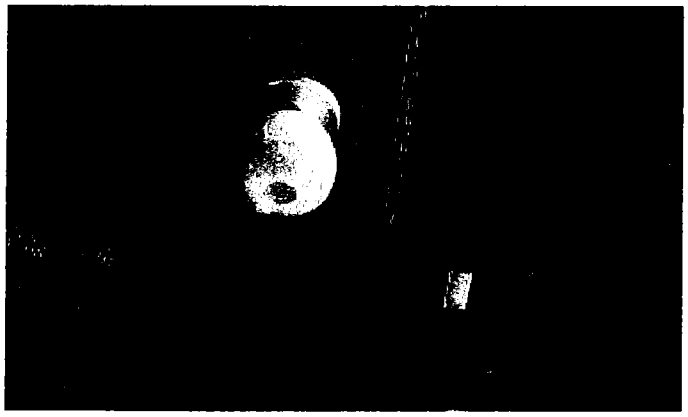
O. Handicapped Access

Description: 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 most areas of the site. The majority of the exterior entrances are not ADA accessible due to steps and stairs. Access from the parking/drop-off area to the building entries is not compromised by steps. 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 opener. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is not an accessible route through the building. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements. This multi-story building does not have a compliant elevator that accesses every floor. Special provisions for floor level changes in this structure are not facilitated. Access to the stage is not facilitated by a chair lift. Interior doors are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. For the overall facility (9) ADA-compliant toilets are required, and (0) are provided. (9) ADA-compliant lavatory sinks are required, and (0) are provided. (2) ADA-compliant urinals are required, and (0) are provided. (2) ADA-compliant electric water coolers are required, and (1) is provided. Toilet partitions do not provide appropriate ADA clearances. ADA-compliant accessories are not provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health clinic restroom is not compliant with ADA requirements. Special education classrooms are not provided with the required restroom. ADA signage is not provided on the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, new power assist door openers, chair lifts and ramps, elevator, electric water cooler, toilets, lavatory sinks, urinals, and ADA-compliant toilet partitions. Replace doors and frames and rework narrow door openings to facilitate meeting of ADA requirements. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. Toilet accessory deficiencies are corrected under Item J. Stair railing deficiencies are corrected under Item U.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Signage:	$0.10	sq.ft.		Required	Required	Required	$2,558.00	(per building area)
Ramps:	$40.00	sq.ft. (Qty)			120 Required		$4,800.00	(per ramp/interior-exterior complete)
Lifts:	$15,000.00	unit			1 Required		$15,000.00	(complete)
Elevators:	$50,000.00	each			2 Required		$100,000.00	(per stop, $100,000 minimum)
Electric Water Coolers:	$3,000.00	unit		1 Required			$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		5 Required	8 Required	7 Required	$76,000.00	(new ADA)
Toilet Partitions:	$1,000.00	stall				4 Required	$4,000.00	(ADA - grab bars, accessories included)
DA Assist Door & ame:	$7,500.00	unit		1 Required	1 Required	1 Required	$22,500.00	(openers, electrical, patching, etc)
eplace Doors:	$1,100.00	leaf		4 Required	15 Required	12 Required	$34,100.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		3 Required	8 Required	4 Required	$75,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Sum:			$336,958.00	$49,353.20	$215,262.80	$72,342.00		



Typical door hardware

Typical signage

Back to Assessment Summary

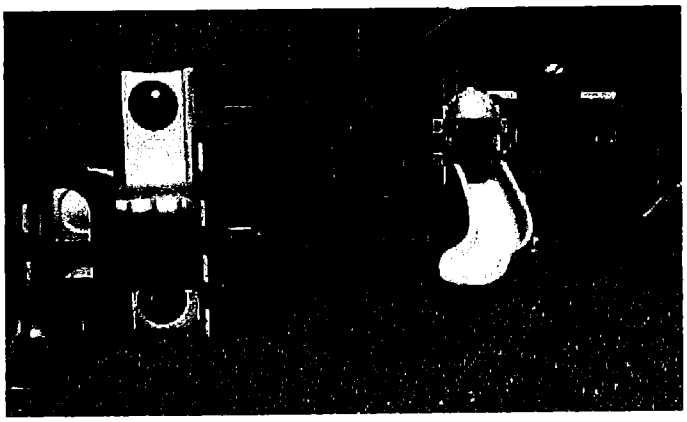
P. Site Condition

Description: The 6.97 acre relatively flat site is located in a small town residential setting with sparse tree type landscaping. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt and gravel parking lots in poor condition, containing 41 parking places, which provide adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. No curbs are provided. Trash pick-up and service drive pavement is not heavy duty, is not equipped with a concrete pad area for dumpsters, and is in poor condition. The school is not equipped with a loading dock. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. The playground equipment is fenced, in good condition, placed to provide compliant fall zones, and on a compliant soft surface of insufficient depth.

Rating: 3 Needs Replacement

Recommendations: Provide additional soft surface playground material to meet current safety requirements. Provide for replacement of asphalt pavement in poor condition. Provide for replacement of gravel pavement with asphalt. 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 site contingency allowances for unforeseen conditions. Replace hand and guard rails.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.00	sq. yard		9 Required	21 Required	20 Required	$1,500.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$28.00	sq. yard		686 Required	1,608 Required	1,577 Required	$108,388.00	(including drainage / tear out for light duty asphalt)
New Asphalt Paving (light duty):	$25.29	sq. yard		109 Required	256 Required	251 Required	$15,578.64	
Concrete Curb:	$17.87	ln.ft.		67 Required	157 Required	154 Required	$6,754.86	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		128 Required	299 Required	294 Required	$3,381.49	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$42.50	ln.ft.		64 Required		85 Required	$6,332.50	
Provide Soft Surface Playground Material:	$30.00	sq. yard		33 Required	76 Required	75 Required	$5,520.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required	1 Required	1 Required	$7,200.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft.		Required	Required	Required	$38,370.00	include this one **or** the next. (Each addition should have this item)
Sum:			$243,025.49	$86,940.22	$76,958.14	$79,127.13		



Typical playground condition

Typical gravel parking lot

Back to Assessment Summary

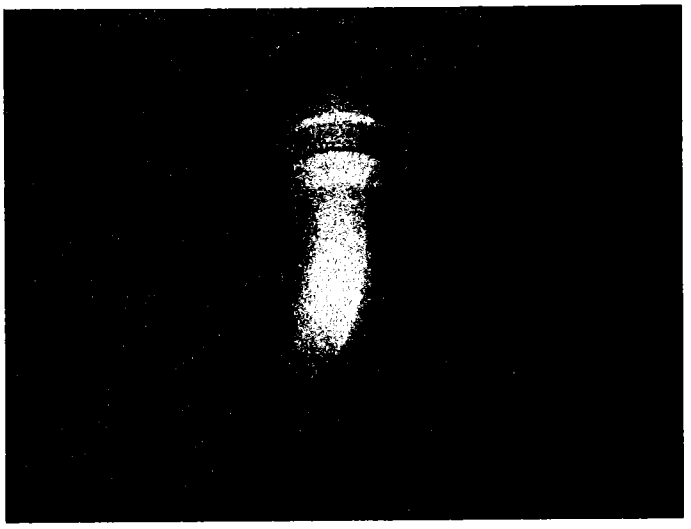
Q. Sewage System

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	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Cast iron sanitary piping

Cast iron sanitary piping

Back to Assessment Summary

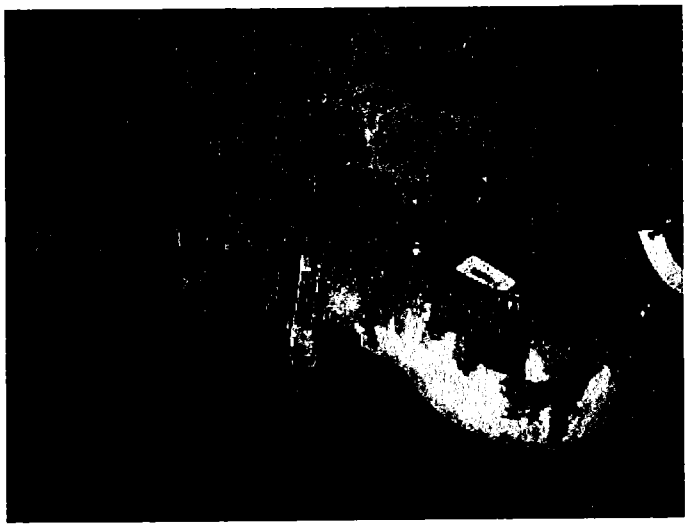
R. Water Supply

Description: 2" building water service is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is a combination of copper and galvanized piping. The water service does 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. Provide funding for water quality testing.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Water Quality Test	$500.00	allowance		Required			$500.00	(includes 2 tests)
Sum:			$500.00	$500.00	$0.00	$0.00		



Water service entry

Backflow preventor at water service entry

Back to Assessment Summary

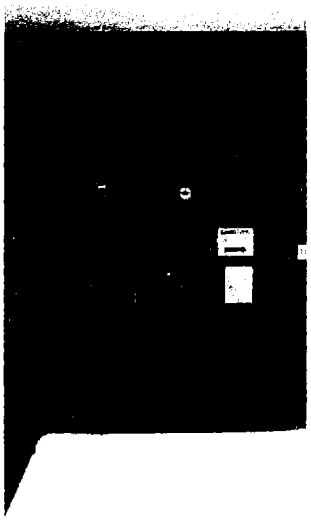
S. Exterior Doors

Description: Typical exterior doors in the overall facility are a combination of hollow metal and wood type construction, installed on wood and hollow metal frames, and in poor condition. Typical exterior doors feature single glazed unprotected vision panels. Entrance doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in poor condition. Entrance doors feature single glazed wired glass and tempered glass vision panels. There are no overhead doors in the facility.

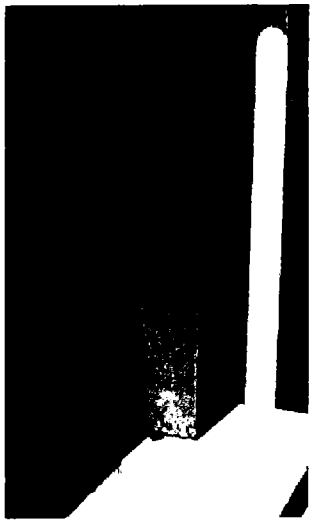
Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		5 Required	3 Required	6 Required	$28,000.00	(includes removal of existing)
Sum:			$28,000.00	$10,000.00	$6,000.00	$12,000.00		



Typical exterior door condition



Typical exterior door condition

Back to Assessment Summary

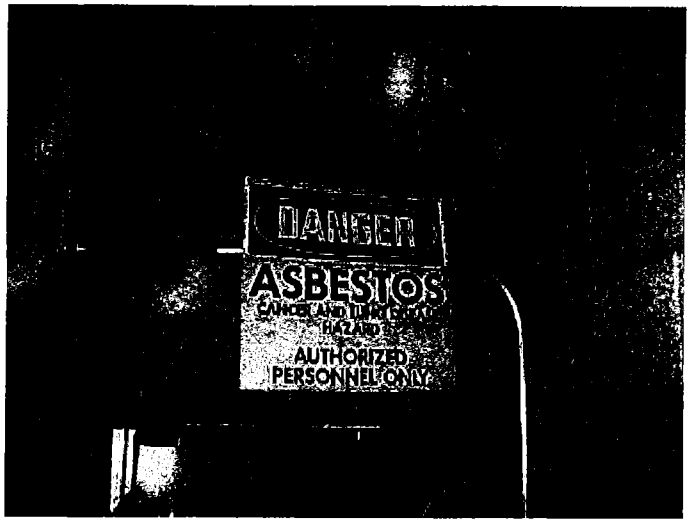
T. Hazardous Material

Description: The district provided the assessment team with their three-year re-inspection report compiled in June 2010 by Gandee & Associates, 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: The Ohio School Facilities Commission requires removal of all hazardous material within school facilities. Remove all hazardous material indicated on the Environmental Hazards Assessment Form attached within this report.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form	EHA Form		
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		3,276 Required	6,768 Required	9,536 Required	$1,958.00	
Pipe Insulation Removal	$10.00	l.f.		50 Required	312 Required	0 Required	$3,620.00	
Pipe Fitting Insulation Removal	$20.00	each		2 Required	117 Required	114 Required	$4,660.00	
Flexible Duct Connection Removal	$100.00	each		0 Required	6 Required	0 Required	$600.00	
Hard Plaster Removal	$7.00	sq.ft. (Qty)		6,490 Required	7,710 Required	1,481 Required	$109,767.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		0 Required	3,401 Required	0 Required	$17,005.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		1,042 Required	9,349 Required	10,013 Required	$61,212.00	See J
Sum:			$198,822.00	$49,423.60	$105,758.80	$43,639.60		



Hazardous material signage

VAT floor tile

Back to Assessment Summary

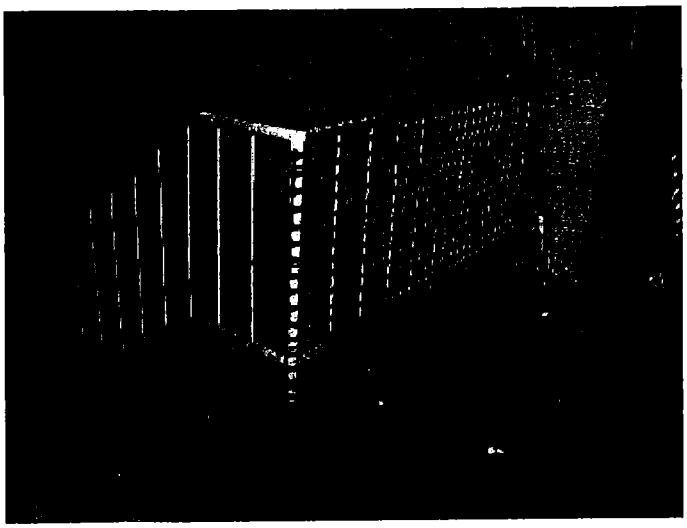
U. Life Safety

Description: The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed and the handrails do not meet requirements. The 1962 classroom addition contains exterior stairways which are open and exposed to weather. The existing open interior stairway located in the 1962 classroom addition does not provide Ohio Building Code compliance. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an inadequate 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 not equipped with a fire suppression system. The existing programs in the building do not require food service facilities.

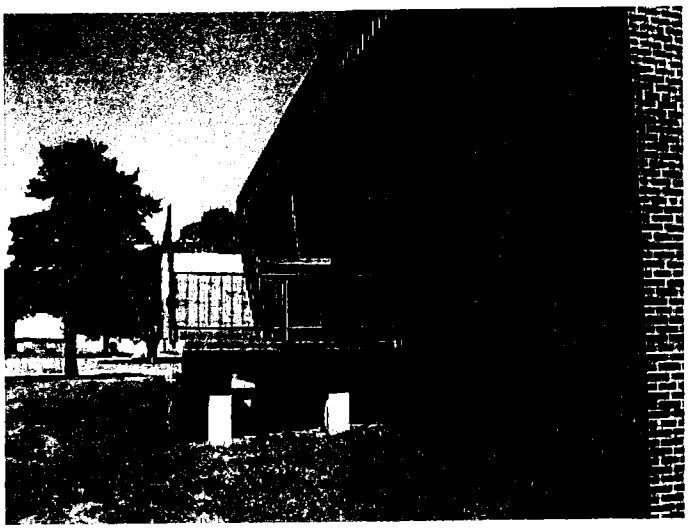
Rating: 2 Needs Repair

Recommendations: Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide interior stairwell enclosures in the 1962 classroom addition to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways in the 1962 classroom addition to meet Ohio School Design Manual guidelines. Provide stair enclosure in the 1962 classroom addition at existing exterior stairway. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.25	sq.ft. (Qty)		4,532 Required	10,628 Required	10,420 Required	$83,135.00	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level				2 Required	$10,000.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	$42,500.00	per level				2 Required	$85,000.00	(all inclusive)
Water Main	$30.00	ln.ft.		225 Required			$6,750.00	(new)
Handrails:	$5,000.00	level				2 Required	$10,000.00	
Other: Provide fire extinguishers and cabinets	$0.12	sq.ft.		Required	Required	Required	$3,069.60	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Sum:			$197,954.60	$22,022.84	$35,816.36	$140,115.40		



Non compliant interior stair guardrail



Open exterior egress stair

Back to Assessment Summary

V. Loose Furnishings

Description: The typical classroom furniture is mismatched, and in generally fair to poor condition, consisting of miscellaneous student desks & chairs, miscellaneous teacher desks & chairs, miscellaneous file cabinets, reading table, computer workstation, miscellaneous bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft.		Required	Required	Required	$127,900.00	
Sum:			$127,900.00	$22,660.00	$53,140.00	$52,100.00		

Loose furnishings in 1954 multi-purpose/classroom addition

Loose furnishings in 1920 original construction

Back to Assessment Summary

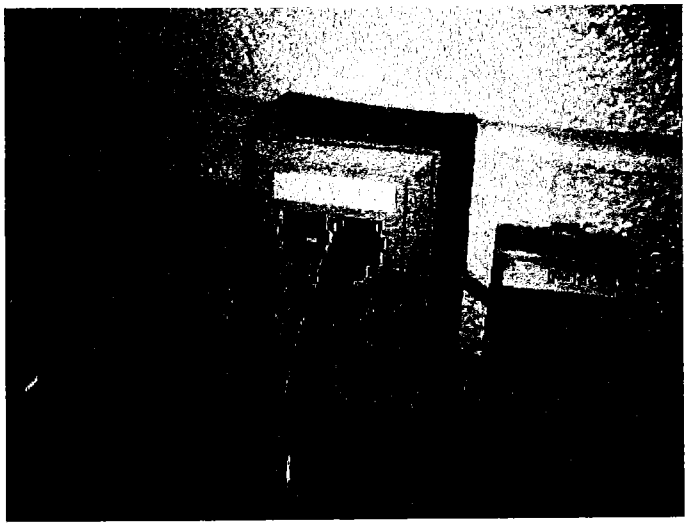
W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system for two-way communication to the administration area.

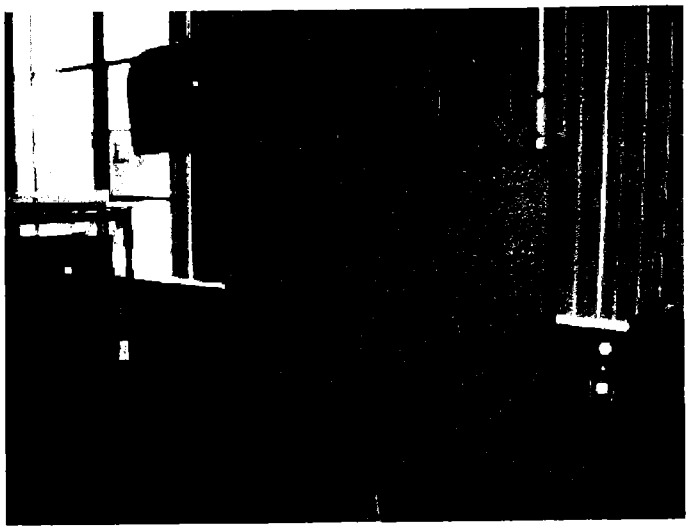
Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	1920 Original Construction (1920) 4,532 ft²	1954 Multi-purpose / Classroom Addition (1954) 10,628 ft²	1962 Classroom Addition (1962) 10,420 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$10.68	sq.ft. (Qty)		4,532 Required	10,628 Required	10,420 Required	$273,194.40	
Sum:			$273,194.40	$48,401.76	$113,507.04	$111,285.60		



Classroom data drop



Classroom smart board

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$4,006,747.14
7.00%	Construction Contingency	$280,472.30
Subtotal		$4,287,219.44
16.29%	Non-Construction Costs	$698,388.05
Total Project		**$4,985,607.49**

Construction Contingency	$280,472.30
Non-Construction Costs	$698,388.05
Total for X.	**$978,860.35**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$1,286.17
Soil Borings / Phase I Envir. Report	0.10%	$4,287.22
Agency Approval Fees (Bldg. Code)	0.15%	$6,430.83
Construction Testing	0.25%	$10,718.05
Printing - Bid Documents	0.27%	$11,575.49
Advertising for Bids	0.03%	$1,286.17
Builder's Risk Insurance	0.11%	$4,715.94
Design Professional's Compensation	7.50%	$321,541.46
CM Compensation	6.00%	$257,233.17
Commissioning	0.42%	$18,006.32
Maintenance Plan Advisor	0.11%	$4,715.94
Non-Construction Contingency (includes partnering and mediation services)	1.32%	$56,591.30
Total Non-Construction Costs	**16.29%**	**$698,388.05**

Back to Assessment Summary

Name of Appraiser	Andi Lease	**Date of Appraisal**	2010-08-16
Building Name	Fields Sweet Elementary School		
Street Address	8540 Root Rd.		
City/Town, State, Zip Code	N. Ridgeville, 44039		
Telephone Number(s)	216-327-4444		
School District	North Ridgeville City SD		

Setting: Small City

Site-Acreage	6.97	Building Square Footage	25,580
Grades Housed	PK	Student Capacity	205
Number of Teaching Stations	11	Number of Floors	2
Student Enrollment	95		
Dates of Construction	1920,1954,1962		

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	

Back to Assessment Summary

1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	15
		The site is 6.97 acres compared to 11 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	13
		The school is centrally located within the district that it serves, and is easily accessible.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	5
		The site is adjacent to an interstate , which is not suitable for educational instruction.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	6
		The site has limited landscaping, which does not enhance the property or emphasize the building entrance.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	4
	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		
		Playground areas consist of play equipment, which is in fair condition. Play equipment is not ADA accessible. Fencing is provided to contain students within the play area, which is in good condition, and provides proper separation of play areas from vehicular use areas.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	4
		The site is gently sloped to provided 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
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs,** e.g., outdoor learning	5	3
		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	2
		Sidewalks and crosswalks are not adequately provided to accommodate safe pedestrian circulation.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	3
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Parking for faculty and staff is adequately provided on the site with the recent addition of gravel parking.		
		TOTAL - The School Site	**100**	**59**

Back to Assessment Summary

2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	0
	The facility is not ADA compliant.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	0
	The roofs over the entire building require replacement due to type, condition, and age of system.		
2.3	**Foundations** are strong and stable with no observable cracks	10	8
	Foundations are in good condition with some observable water infiltration.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	6
	The school does not contain expansion joints, and none are needed, as there is no indication of exterior masonry cracking or separation. Exterior walls are in need of cleaning, sealing and tuckpointing.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	8
	Exits are properly located to allow safe egress from the building.		
2.6	**Building "envelope"** generally provides for energy conservation (see criteria)	10	3
	Age of construction indicates minimal insulation throughout building envelope.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	0
	Hazardous material report indicates hazardous materials are present in the building.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	2
	Interior walls throughout the facility are fixed and do not permit classroom size flexibility.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	8
	Some lighting illumination levels are below required.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	10
	Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	9
	Classrooms have an inadequate number of electrical outlets and data outlets for technology applications.		

2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	7
	All electrical devices are equipped with disconnects within view of item served.		
2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	8
	Drinking fountains are not adequate in number and placement, but meet ADA requirements. Drinking fountains are properly maintained.		
2.14	Number and size of **restrooms meet requirements**	10	2
	The number and size of restrooms does not meet OBC requirements.		
2.15	**Drainage systems** are properly maintained and meet requirements	10	9
	Adequate drainage systems are provided throughout the facility. Drainage systems are well maintained.		
2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	1
	The fire alarm system does not meet requirements. Smoke detectors are minimally provided. The facility is not sprinkled.		
2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	8
	Two way communication is provided by telephone sets in the classrooms.		
2.18	**Exterior water supply** is sufficient and available for normal usage	5	5
	Exterior hose bibbs are adequately provided around the exterior of the facility.		
	TOTAL - Structural and Mechanical Features	**200**	**94**

Back to Assessment Summary

3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	**Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	6
	Older aluminum frame windows are not easily maintained. Composite panel doors are damaged and require maintenance.		
3.2	**Floor surfaces** throughout the building require minimum care	15	13
	Flooring throughout the facility consists of VCT, VAT, wood, and ceramic tile, which is well maintained throughout the facility.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	4
	Acoustical tile ceiling are glued to underside of concrete plank structure above and are not easily cleaned or resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	5
	Casework is wood type construction that is original to the building, and is in poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	5
	Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	8
	Restroom 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	10
	Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
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	3
	Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are not adequately provided around the exterior of the facility.		
	TOTAL - Plant Maintainability	**100**	**56**

Back to Assessment Summary

4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	9
		Student loading is not separated from other vehicular traffic.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	5
		Walkways are adequately provided on-site for pedestrian safety, though no sidewalks are provided off-site for safe pedestrian circulation.		
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	3
		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	5	3
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		Playground equipment consists of plastic coated steel and high density plastic , appears to be free from hazard, and is located on an approved soft surface material.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	16
		Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the classrooms and other learning areas.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	14
		Building has two stairways for student egress.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	5
		Majority of exterior doors are code compliant, open outward and are provided with the required panic hardware and are in poor condition.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	2
		Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10		**Classroom doors** are recessed and open outward	10	4
		Classroom doors are not recessed from the corridor and open outward, which impede traffic flow in the corridors. Classroom doors are not recessed from the corridor and open outward, which impede traffic flow in the corridors.		

4.11	**Building security systems** are provided to assure uninterrupted operation of the educational program	10	3

Security systems are inadequately provided and are in fair condition.

4.12	**Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	3

VAT flooring is damaged and in poor condition throughout the facility.

4.13	**Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5

Stair risers exceed do not exceed 7 inches permitted by the OBC.

4.14	**Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	2

Glass at door transoms and sidelights is not tempered or provided with a wire mesh for safety.

4.15	**Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	2

Corridor unit ventilators extend more than eight inches from the corridor wall, which impede traffic flow in the corridors.

4.16	**Traffic areas** terminate at an exit or a stairway leading to an egress	5	2

Corridor/building layout does not provide an efficient means of circulation throughout the building.

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

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

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

There are no dead-end corridors in the building.

4.19	**Fire-resistant materials** are used throughout the structure	15	8

The structure is a masonry load bearing system with a combination of cast-in-place concrete and precast concrete plank intermediate floors and a combination of wood framed and precast concrete plank roof structure. Interior walls are a combination of concrete masonry units, glazed block, wood framed partitions with plaster and metal stud and wood framed partitions with gypsum board.

4.20	Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	2

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

	TOTAL - Building Safety and Security	**200**	**108**

Back to Assessment Summary

5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	25
	Only kindergarten type classrooms are provided in this pre-k kindergarten facility.			
5.2		**Classroom space** permits arrangements for small group activity	15	15
	Only kindergarten type classrooms are provided in this pre-k kindergarten facility.			
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	0
	Gymnasium is shared with the student dining.			
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	10
	Only kindergarten type classrooms are provided in this pre-k kindergarten facility.			
5.5		**Storage for student materials** is adequate	10	4
	Storage space in the classroom exists only in the 1954 classrooms.			
5.6		**Storage for teacher materials** is adequate	10	4
	A dedicated storage room is not adequately provided.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	6
	The special education classroom is 727 SF compared to 900 SF required by the OSDM. Special education classrooms are undersized compared to standards.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	4
	There are no specific support spaces such as a resource center.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	2
	The media center is 729 SF compared to 2,870 SF recommended in the OSDM. The media center is not visually appealing and does not provide natural light and has limited book storage and display space.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	0
	The gymnasium is 1,961 SF compared to 3,500 SF recommended in the OSDM. Gymnasium is shared with the student dining.			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	2
	MS/HS	**Science** program is provided sufficient space and equipment		
	Pre-K and kindergarten classrooms are 780 SF in average compared to 1,200 SF recommended in the OSDM. Pre-K and kindergarten spaces are undersized, and do not provide adequate instruction space.			

5.12	**Music Program** is provided adequate sound treated space	5	0
	No specific room is assigned for music instruction in this facility.		
5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	0
	No classroom is dedicated for art instruction. Art instruction occurs in each classroom.		

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 not provided with computer labs for student use.		
5.15	Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	0
	No spaces have been provided adjacent to classrooms for small groups or remedial instruction.		
5.16	**Storage for student and teacher material** is adequate	5	3
	Storage for teachers and students has not been adequately provided throughout the facility.		

Support Space		Points Allocated	Points
5.17	**Teacher's lounge and work areas** reflect teachers as professionals	10	7
	The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.		
5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	10
	No food service is needed or provided in this facility.		
5.19	**Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	2
	Administrative offices are not adequately provided for elementary school students.		
5.20	**Counselor's office** insures privacy and sufficient storage	5	0
	No space for counselor is provided in this facility.		
5.21	**Clinic** is near administrative offices and is equipped to meet requirements	5	2
	The clinic is located within the administrative offices but is not provided with required equipment.		
5.22	**Suitable reception space** is available for students, teachers, and visitors	5	1
	Reception space consists of approximately 141 SF compared to 240 SF recommended in the OSDM. Limited reception space is provided for students, teachers, and visitors.		
5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	1
	The work space is separated from the reception space. Administrative areas do not provide adequate privacy and have insufficient work space.		
	TOTAL - Educational Adequacy	**200**	**100**

6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	11
	The building consists of several uncoordinated colors and textures of brick due to multiple additions, and is not aesthetically pleasing.		
6.2	Site and building are **well landscaped**	10	6
	The site has limited landscaping, which does not enhance the property or emphasize the building entrance.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	4
	The site is adjacent to an interstate highway, which is not suitable for educational instruction.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	3
	Exits are not sheltered from sun and inclement weather.		
6.5	**Building materials** provide attractive color and texture	5	3
	Interior building materials consist of glazed block, painted block, and drywall which does not 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	8
	The interior color palette is monochromatic and bland, which does not inspire learning.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	3
	The facility is not fully air conditioned to provide year-round temperature and humidity control.		
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	15
	Lighting illumination levels are above required levels in some areas.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	15
	Drinking fountains and restroom facilities are conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	0
	No socialization and communication spaces have been provided throughout the facility.		
6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	2

Corridor/building layout does not provide an efficient means of circulation throughout the building.

6.13	**Areas for students to interact** are suitable to the age group	10	2

No socialization and communication spaces have been provided throughout the facility.

6.14	**Large group areas are designed** for effective management of students	10	4

The gymnasium is adequately designed to manage large groups of students but the corridors that serve the gymnasium are narrow.

6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	5

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

6.16	**Window design** contributes to a pleasant environment	10	4

The windows are not well designed and do not contribute to a pleasant environment.

6.17	**Furniture and equipment** provide a pleasing atmosphere	10	3

Classroom furniture is mismatched and in fair to poor condition.

	TOTAL - Environment for Education	**200**	**92**

Back to Assessment Summary

LEED Observation Notes

School District:	North Ridgeville City SD
County:	Lorain
School District IRN:	44537
Building:	Fields Sweet Elementary School
Building IRN:	11577

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)

SSp1: PREREQUISISTE - Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertillzers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

characters remaining in Sustainable Sites.

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)

WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

characters remaining in Water Efficiency.

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)

The construction period would indicate minimal wall insulation. Obtaining LEED credits in this category will require addition building envelope insulation. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For y additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement &Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

characters remaining in Energy & Atmosphere.

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)

MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%): Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, tal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or mingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

characters remaining in Material & Resources.

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)

EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid contamination. Avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

[ ] characters remaining in Indoor Environmental Quality.

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)

IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

[ ] characters remaining in Innovation & Design Process.

Justification for Allocation of Points

Building Name and Level: **Fields Sweet Elementary School**

PK

Building features that clearly exceed criteria:

1. None.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Building is not air conditioned.
2. Building is not fire suppressed.
3. Building contains hazardous materials.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	North Ridgeville City SD
Facility:	Fields Sweet Elementary School
Date of Initial Assessment:	Aug 16, 2010
Date of Assessment Update:	Sep 5, 2010
Cost Set:	2010

District IRN:	44537
Building IRN:	11577
Firm:	Rae Group LLC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1920 1920 Original Construction	4,532	$49,423.60	$46,297.60
1954 1954 Multi-purpose / Classroom Addition	10,628	$105,758.80	$77,711.80
1962 1962 Classroom Addition	10,420	$43,639.60	$13,600.60
Total	25,580	$198,822.00	$137,610.00
Total with Regional Cost Factor (102.35%)		$203,494.32	$140,843.84
Regional Total with Soft Costs & Contingency		$253,208.59	$175,252.41

Building Summary - Fields Sweet Elementary School (11577)

District:	North Ridgeville City SD	**County:**	Lorain
Name:	Fields Sweet Elementary School	**Contact:**	Mrs. Andrea M. Vance
Address:	8540 Root Rd. N. Ridgeville, 44039	**Phone:**	216-327-4444
Bldg. IRN:	11577	**Date Prepared:**	2010-08-16 By: Andi Lease
		Date Revised:	2010-09-05 By: Andi Lease

Area: North Central Ohio (4)

Current Grades	PK	Acreage:	6.97
Proposed Grades	N/A	Teaching Stations:	11
Current Enrollment	95	Classrooms:	3
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1920 Original Construction	1920	no	2	4,532
1954 Multi-purpose / Classroom Addition	1954	no	2	10,628
1962 Classroom Addition	1962	no	2	10,420
Total				**25,580**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	‹	‹	‹	‹
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	94	47%	Poor
3.0 Plant Maintainability	100	56	56%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	‹	‹	‹	‹
Commentary	‹	‹	‹	‹
Total	1000	509	51%	Borderline

FACILITY ASSESSMENT Cost Set: 2010			Rating	Dollar Assessment	C
A.	Heating System		3	$831,350.00	-
B.	Roofing		3	$274,128.75	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$443,045.60	-
E.	Plumbing and Fixtures		3	$106,630.00	-
F.	Windows		3	$154,341.30	-
G.	Structure: Foundation		2	$4,320.00	-
H.	Structure: Walls and Chimneys		3	$107,502.00	-
I.	Structure: Floors and Roofs		2	$12,166.00	-
J.	General Finishes		3	$417,504.00	-
K.	Interior Lighting		3	$127,900.00	-
L.	Security Systems		3	$57,555.00	-
M.	Emergency/Egress Lighting		3	$25,580.00	-
N.	Fire Alarm		3	$38,370.00	-
O.	Handicapped Access		3	$336,958.00	-
P.	Site Condition		3	$243,025.49	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		2	$500.00	-
S.	Exterior Doors		3	$28,000.00	-
T.	Hazardous Material		3	$198,822.00	-
U.	Life Safety		2	$197,954.60	-
V.	Loose Furnishings		3	$127,900.00	-
W.	Technology		2	$273,194.40	-
X.	Construction Contingency / Non-Construction Cost		-	$978,860.35	-
Total				$4,985,607.49	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$5,102,769.26

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

Previous Page

Environmental Hazards - North Ridgeville City SD (44537) - Fields Sweet Elementary School (11577) - 1920 Original Construction

Owner: North Ridgeville City SD **Bldg. IRN:** 11577

Facility: Fields Sweet Elementary School **BuildingAdd:** 1920 Original Construction

Date: **Consultant Name:**

A. Asbestos Containing Material (ACM) AFM=Asbestos Free Materia

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	Reported Asbestos-Containing Material	50	$10.00	$500.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	2	$20.00	$40.00
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	$15.00	$0.00
14. Hard Plaster Removal	Reported Asbestos-Containing Material	6490	$7.00	$45,430.00
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)	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 Asbestos-Containing Material	1042	$3.00	$3,126.00
30. Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31. Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33. Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34. Roofing Removal	Not Present	0	$2.00	$0.00
35. (Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$49,096.00
36. (Sum of Lines 1-27)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$45,970.00

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. 4532	3276	$0.10	$327.60

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. A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$49,423.60
2. A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$46,297.60

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

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

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

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards - North Ridgeville City SD (44537) - Fields Sweet Elementary School (11577) - 1954 Multi-purpose / Classroom Addition

Owner: North Ridgeville City SD **Bldg. IRN:** 11577

Facility: Fields Sweet Elementary School **BuildingAdd:** 1954 Multi-purpose / Classroom Addition

Date: **Consultant Name:**

A. Asbestos Containing Material (ACM) AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	312	$10.00	$3,120.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	117	$20.00	$2,340.00
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	Reported Asbestos-Containing Material	6	$100.00	$600.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$15.00	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	7710	$7.00	$53,970.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Reported Asbestos-Containing Material	3401	$5.00	$17,005.00
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 Asbestos-Containing Material	9349	$3.00	$28,047.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$105,082.00
36.	(Sum of Lines 1-27)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$77,035.00

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.	10628	6768	$0.10	$676.80

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**	$105,758.80
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$77,711.80

* 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"x12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards - North Ridgeville City SD (44537) - Fields Sweet Elementary School (11577) - 1962 Classroom Addition

Owner: North Ridgeville City SD **Bldg. IRN:** 11577

Facility: Fields Sweet Elementary School **BuildingAdd:** 1962 Classroom Addition

Date: **Consultant Name:**

A. Asbestos Containing Material (ACM) AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	114	$20.00	$2,280.00
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	$15.00	$0.00
14.	Hard Plaster Removal	Reported Asbestos-Containing Material	1481	$7.00	$10,367.00
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)	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 Asbestos-Containing Material	10013	$3.00	$30,039.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$42,686.00
36.	(Sum of Lines 1-27)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$12,647.00

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.	10420	9536	$0.10	$953.60

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.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$43,639.60
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$13,600.60

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

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

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

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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