

**Building Information - Cleveland Municipal (43786) - Joseph M Gallagher Middle**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Urban
Assessment Name	Joseph Gallagher MS OSFC Update (June 2016)
Assessment Date (on-site; non-EEA)	2016-04-01
Kitchen Type	Full Kitchen
Cost Set:	2016
Building Name	Joseph M Gallagher Middle
Building IRN	62778
Building Address	6601 Franklin Blvd
Building City	hmmh
Building Zipcode	44102
Building Phone	216-961-0057
Acreage	5.00
Current Grades:	K-8
Teaching Stations	52
Number of Floors	3
Student Capacity	927
Current Enrollment	750
Enrollment Date	2001-05-31
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	48
Historical Register	<b>NO</b>
Building's Principal	Tom Kubiak
Building Type	Elementary/Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:

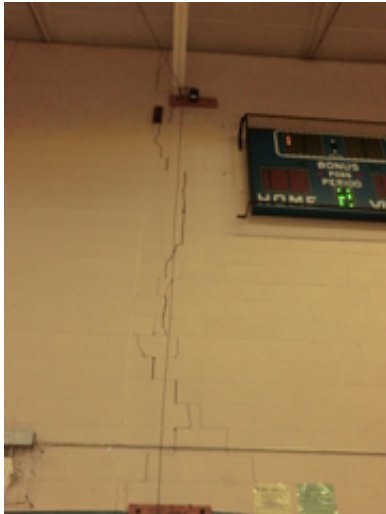
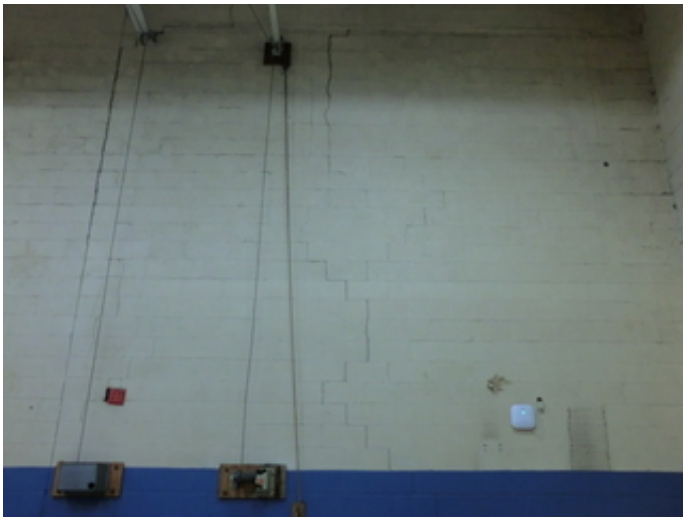


#### GENERAL DESCRIPTION

**134,456** Total Existing Square Footage  
**1977,2000** Building Dates  
**K-8** Grades  
**750** Current Enrollment  
**52** Teaching Stations  
**5.00** Site Acreage

Joseph M. Gallagher Middle School is a facility serving Kindergarten through 8th grades on the West side of Cleveland, Ohio. It was originally built as a 126,816 square foot structure in 1977. A second floor classroom addition of 7,640 square feet was constructed in 2000. The building is organized very efficiently with a main corridor that runs a continuous loop around a courtyard. Stairs are provided at the 4 corners of this corridor allowing for a very efficient flow of students and building evacuation. The building is a steel frame structure wrapped with a CMU backed-up face brick exterior. Previous attempts at repairs were observed around the exterior envelope. The entire roof including all copings, flashings, and parapets is covered with a spray application system. A skylight system is present as well. All windows are original aluminum single pane non-insulating units. Most are fixed units. Finishes in the building appear to be mostly original. Vinyl flooring, painted gypsum walls, and acoustic ceilings all exhibit signs of wear and aging. Accommodations for the handicapped are provided via an elevator, drinking fountains, and toilet stalls. ADA compliant signage and hardware are still needed. The school main HVAC system is gas fired rooftop units with electric cooling. These units are original to the building construction and repair parts are no longer available. The HVAC system needs to be replaced and is not compliant with OSFC standards. The plumbing fixtures, fire alarm and security system do not meet OSFC standards and are recommended to be replaced. The building is fully sprinklered and there are no issues with the water quality or pressure. There are no issues with the sanitary system.

Numerous instances of vertically running cracks were observed below and above the joist seats in the load bearing walls of the gymnasium. Though the walls were constructed with control joints several cracks occurred at load bearing points. A detailed structural analysis should be performed on the gymnasium walls.



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**Building Construction Information - Cleveland Municipal (43786) - Joseph M Gallagher Middle (62778)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>	<b>Non OSDM Addition</b>
Original Building	1977	no	3	126,816	no
Classroom Addition	2000	yes	1	7,640	no

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**Building Component Information - Cleveland Municipal (43786) - Joseph M Gallagher Middle (62778)**

<b>Addition</b>	<b>Auditorium Fixed Seating</b>	<b>Corridors</b>	<b>Agricultural Education Lab</b>	<b>Primary Gymnasium</b>	<b>Media Center</b>	<b>Vocational Space</b>	<b>Student Dining</b>	<b>Kitchen</b>	<b>Natatorium</b>	<b>Indoor Tracks</b>	<b>Adult Education</b>	<b>Board Offices</b>	<b>Outside Agencies</b>	<b>Auxiliary Gymnasium</b>
Original Building (1977)		10782		7200	5760		6380	1800						
Classroom Addition (2000)		1335												
<b>Total</b>	<b>0</b>	<b>12,117</b>	<b>0</b>	<b>7,200</b>	<b>5,760</b>	<b>0</b>	<b>6,380</b>	<b>1,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Master Planning Considerations</b>														

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# Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

## Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Joseph M Gallagher Middle (62778)

<b>District:</b> Cleveland Municipal				<b>County:</b> Cuyahoga		<b>Area:</b> Northeastern Ohio (8)																																																																			
<b>Name:</b> Joseph M Gallagher Middle				<b>Contact:</b> Tom Kubiak																																																																					
<b>Address:</b> 6601 Franklin Blvd hmhm,OH 44102				<b>Phone:</b> 216-961-0057																																																																					
<b>Bldg. IRN:</b> 62778				<b>Date Prepared:</b> 2016-04-01		<b>By:</b> Kelton Waller																																																																			
				<b>Date Revised:</b> 2016-06-28		<b>By:</b> Bill Prenosil																																																																			
Current Grades		K-8	Acreage:	5.00	CEFPI Appraisal Summary																																																																				
Proposed Grades		N/A	Teaching Stations:	52																																																																					
Current Enrollment		750	Classrooms:	48	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td><u>Cover Sheet</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>1.0 <u>The School Site</u></td> <td>100</td> <td>45</td> <td>45%</td> <td></td> <td>Poor</td> </tr> <tr> <td>2.0 <u>Structural and Mechanical Features</u></td> <td>200</td> <td>123</td> <td>62%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>3.0 <u>Plant Maintainability</u></td> <td>100</td> <td>58</td> <td>58%</td> <td></td> <td>Borderline</td> </tr> <tr> <td>4.0 <u>Building Safety and Security</u></td> <td>200</td> <td>171</td> <td>86%</td> <td></td> <td>Satisfactory</td> </tr> <tr> <td>5.0 <u>Educational Adequacy</u></td> <td>200</td> <td>157</td> <td>79%</td> <td></td> <td>Satisfactory</td> </tr> <tr> <td>6.0 <u>Environment for Education</u></td> <td>200</td> <td>142</td> <td>71%</td> <td></td> <td>Satisfactory</td> </tr> <tr> <td><u>LEED Observations</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>Commentary</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><b>Total</b></td> <td><b>1000</b></td> <td><b>696</b></td> <td><b>70%</b></td> <td></td> <td><b>Satisfactory</b></td> </tr> </tbody> </table>			Section	Points Possible	Points Earned	Percentage	Rating	Category	<u>Cover Sheet</u>	—	—	—	—	—	1.0 <u>The School Site</u>	100	45	45%		Poor	2.0 <u>Structural and Mechanical Features</u>	200	123	62%		Borderline	3.0 <u>Plant Maintainability</u>	100	58	58%		Borderline	4.0 <u>Building Safety and Security</u>	200	171	86%		Satisfactory	5.0 <u>Educational Adequacy</u>	200	157	79%		Satisfactory	6.0 <u>Environment for Education</u>	200	142	71%		Satisfactory	<u>LEED Observations</u>	—	—	—	—	—	<u>Commentary</u>	—	—	—	—	—	<b>Total</b>	<b>1000</b>	<b>696</b>	<b>70%</b>		<b>Satisfactory</b>
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FACILITY ASSESSMENT				Dollar																																																																					
Cost Set: 2016				Rating		Assessment																																																																			
A. <u>Heating System</u>				3		\$4,587,638.72																																																																			
B. <u>Roofing</u>				3		\$720,345.00																																																																			
C. <u>Ventilation / Air Conditioning</u>				3		\$64,500.00																																																																			
D. <u>Electrical Systems</u>				3		\$2,058,223.68																																																																			
E. <u>Plumbing and Fixtures</u>				3		\$341,800.00																																																																			
F. <u>Windows</u>				3		\$1,052,600.00																																																																			
G. <u>Structure: Foundation</u>				2		\$3,500.00																																																																			
H. <u>Structure: Walls and Chimneys</u>				2		\$122,974.00																																																																			
I. <u>Structure: Floors and Roofs</u>				1		\$0.00																																																																			
J. <u>General Finishes</u>				3		\$2,613,261.60																																																																			
K. <u>Interior Lighting</u>				3		\$634,080.00																																																																			
L. <u>Security Systems</u>				3		\$383,199.60																																																																			
M. <u>Emergency/Egress Lighting</u>				3		\$126,816.00																																																																			
N. <u>Fire Alarm</u>				3		\$190,224.00																																																																			
O. <u>Handicapped Access</u>				2		\$308,291.20																																																																			
P. <u>Site Condition</u>				3		\$295,934.00																																																																			
Q. <u>Sewage System</u>				1		\$0.00																																																																			
R. <u>Water Supply</u>				1		\$0.00																																																																			
S. <u>Exterior Doors</u>				3		\$44,000.00																																																																			
T. <u>Hazardous Material</u>				1		\$445,807.60																																																																			
U. <u>Life Safety</u>				2		\$153,040.00																																																																			
V. <u>Loose Furnishings</u>				2		\$537,824.00																																																																			
W. <u>Technology</u>				3		\$1,138,842.32																																																																			
X. <u>Construction Contingency / Non-Construction Cost</u>				1		\$3,865,582.36																																																																			
<b>Total</b>						<b>\$19,688,484.08</b>																																																																			
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						Renovation Cost Factor																																																																			
						102.31%																																																																			
						Cost to Renovate (Cost Factor applied)																																																																			
						\$20,143,288.06																																																																			
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Original Building (1977) Summary

<b>District:</b> Cleveland Municipal				<b>County:</b> Cuyahoga		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Joseph M Gallagher Middle				<b>Contact:</b> Tom Kubiak			
<b>Address:</b> 6601 Franklin Blvd hmhm,OH 44102				<b>Phone:</b> 216-961-0057			
<b>Bldg. IRN:</b> 62778				<b>Date Prepared:</b> 2016-04-01		<b>By:</b> Kelton Waller	
				<b>Date Revised:</b> 2016-06-28		<b>By:</b> Bill Prenosil	
Current Grades		K-8	Acreage:		5.00		
Proposed Grades		N/A	Teaching Stations:		52		
Current Enrollment		750	Classrooms:		48		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<b>Original Building</b>		1977	no	3	126,816		
<b>Classroom Addition</b>		2000	yes	1	7,640		
<b>Total</b>					134,456		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
<b>CEFPI Appraisal Summary</b>							
		<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating Category</b>
		<u>Cover Sheet</u>		—	—	—	—
		1.0 <u>The School Site</u>		100	45	45%	Poor
		2.0 <u>Structural and Mechanical Features</u>		200	123	62%	Borderline
		3.0 <u>Plant Maintainability</u>		100	58	58%	Borderline
		4.0 <u>Building Safety and Security</u>		200	171	86%	Satisfactory
		5.0 <u>Educational Adequacy</u>		200	157	79%	Satisfactory
		6.0 <u>Environment for Education</u>		200	142	71%	Satisfactory
		<u>LEED Observations</u>		—	—	—	—
		<u>Commentary</u>		—	—	—	—
		<b>Total</b>		1000	696	70%	Satisfactory
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>		
Cost Set: 2016							
A.	<u>Heating System</u>			3	\$4,326,961.92		
B.	<u>Roofing</u>			3	\$624,461.00		
C.	<u>Ventilation / Air Conditioning</u>			3	\$64,500.00		
D.	<u>Electrical Systems</u>			3	\$2,058,223.68		
E.	<u>Plumbing and Fixtures</u>			3	\$341,800.00		
F.	<u>Windows</u>			3	\$1,052,600.00		
G.	<u>Structure: Foundation</u>			2	\$3,500.00		
H.	<u>Structure: Walls and Chimneys</u>			2	\$113,074.00		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
J.	<u>General Finishes</u>			3	\$2,490,257.60		
K.	<u>Interior Lighting</u>			3	\$634,080.00		
L.	<u>Security Systems</u>			3	\$361,425.60		
M.	<u>Emergency/Egress Lighting</u>			3	\$126,816.00		
N.	<u>Fire Alarm</u>			3	\$190,224.00		
O.	<u>Handicapped Access</u>			2	\$298,963.20		
P.	<u>Site Condition</u>			3	\$295,934.00		
Q.	<u>Sewage System</u>			1	\$0.00		
R.	<u>Water Supply</u>			1	\$0.00		
S.	<u>Exterior Doors</u>			3	\$44,000.00		
T.	<u>Hazardous Material</u>			1	\$445,043.60		
U.	<u>Life Safety</u>			2	\$143,040.00		
V.	<u>Loose Furnishings</u>			2	\$507,264.00		
W.	<u>Technology</u>			3	\$1,074,131.52		
X.	<u>Construction Contingency / Non-Construction Cost</u>			1	\$3,712,501.71		
<b>Total</b>					<b>\$18,908,801.83</b>		
					<b>C=Under Contract</b>		
					<b>Renovation Cost Factor</b>		
					<b>102.31%</b>		
					<b>Cost to Renovate (Cost Factor applied)</b>		
					<b>\$19,345,595.15</b>		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							



Classroom Addition (2000) Summary

<b>District:</b> Cleveland Municipal				<b>County:</b> Cuyahoga		<b>Area:</b> Northeastern Ohio (8)				
<b>Name:</b> Joseph M Gallagher Middle				<b>Contact:</b> Tom Kubiak						
<b>Address:</b> 6601 Franklin Blvd hmhm,OH 44102				<b>Phone:</b> 216-961-0057						
<b>Bldg. IRN:</b> 62778				<b>Date Prepared:</b> 2016-04-01		<b>By:</b> Kelton Waller				
				<b>Date Revised:</b> 2016-06-28		<b>By:</b> Bill Prenosil				
Current Grades	K-8	Acreage:	5.00	<b>CEFPI Appraisal Summary</b>						
Proposed Grades	N/A	Teaching Stations:	52							
Current Enrollment	750	Classrooms:	48							
Projected Enrollment	N/A									
<b>Addition</b>	<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>	<b>Section</b>	<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>
<u>Original Building</u>	1977	no	3	126,816	1.0 <u>The School Site</u>	100	45	45%		Poor
<b>Classroom Addition</b>	<b>2000</b>	<b>yes</b>	<b>1</b>	<b>7,640</b>	2.0 <u>Structural and Mechanical Features</u>	200	123	62%		Borderline
<b>Total</b>				<b>134,456</b>	3.0 <u>Plant Maintainability</u>	100	58	58%		Borderline
					4.0 <u>Building Safety and Security</u>	200	171	86%		Satisfactory
					5.0 <u>Educational Adequacy</u>	200	157	79%		Satisfactory
					6.0 <u>Environment for Education</u>	200	142	71%		Satisfactory
					<u>LEED Observations</u>	—	—	—		—
					<u>Commentary</u>	—	—	—		—
					<b>Total</b>	<b>1000</b>	<b>696</b>	<b>70%</b>		<b>Satisfactory</b>
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar</b>					
Cost Set: 2016					Assessment					
A.	<u>Heating System</u>			3	\$260,676.80	<b>C=Under Contract</b>				
B.	<u>Roofing</u>			3	\$95,884.00					
C.	<u>Ventilation / Air Conditioning</u>			3	\$0.00	Renovation Cost Factor				
D.	<u>Electrical Systems</u>			3	\$0.00	Cost to Renovate (Cost Factor applied)				
E.	<u>Plumbing and Fixtures</u>			3	\$0.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
F.	<u>Windows</u>			3	\$0.00					
G.	<u>Structure: Foundation</u>			2	\$0.00					
H.	<u>Structure: Walls and Chimneys</u>			2	\$9,900.00					
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00					
J.	<u>General Finishes</u>			3	\$123,004.00					
K.	<u>Interior Lighting</u>			3	\$0.00					
L.	<u>Security Systems</u>			3	\$21,774.00					
M.	<u>Emergency/Egress Lighting</u>			3	\$0.00					
N.	<u>Fire Alarm</u>			3	\$0.00					
O.	<u>Handicapped Access</u>			2	\$9,328.00					
P.	<u>Site Condition</u>			3	\$0.00					
Q.	<u>Sewage System</u>			1	\$0.00					
R.	<u>Water Supply</u>			1	\$0.00					
S.	<u>Exterior Doors</u>			3	\$0.00					
T.	<u>Hazardous Material</u>			1	\$764.00					
U.	<u>Life Safety</u>			2	\$10,000.00					
V.	<u>Loose Furnishings</u>			2	\$30,560.00					
W.	<u>Technology</u>			3	\$64,710.80					
X.	<u>Construction Contingency / Non-Construction Cost</u>			1	\$153,080.65					
<b>Total</b>					<b>\$779,682.25</b>					

A. Heating System

**Description:** The existing system for the overall facility consists of 8 gas fired, electric cooling rooftop units, 1977 original equipment, in poor condition. These units are multizone units and the corridors are used as the return plenum for all of the rooftop units. There are 2 gas fired heating only units serving the gym, 1977 original equipment, in poor condition. There is one gas fired, electric cooling rooftop unit serving the 2001 addition in fair condition. The staff indicates that some repair parts are no longer available for the 1977 equipment. The system does not provide the required CFM as per OBC Mechanical code standards. The system temperature controls are electric thermostats, but the DDC controls are no longer operational for the 1977 building. The 2001 addition DDC controls are operational. The structure is equipped with air conditioning for the overall facility. The ductwork does not have the capacity to supply air conditioning for current ventilation standards and there is no return ductwork from any of the classrooms. The system is not compliant with the OSDM requirements. According to school officials, the site does not contain underground fuel tanks.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a new overall heating ventilating and air conditioning system to achieve compliance with OBC and OSDM standards that provides air conditioning and ventilation for the building. A new ducted system is required facilitate efficient exchange of conditioned air. Provide new DDC temperature controls with the new system. The new ducted system will likely require architectural soffits to accommodate the installation of the ductwork.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>	\$3,511,990.72	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	\$1,075,648.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
<b>Sum:</b>			\$4,587,638.72	\$4,326,961.92	\$260,676.80		



Rooftop Units

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B. Roofing

**Description:** Access to the roof is achieved via a hatch from a 3rd floor building services area. A sprayed applied roofing system was observed over the entire building. This system was applied approximately 5 years ago. The exact thickness of the foam system could not be determined. However, the silhouettes of all seams and joints of the underlying roof system were visible through the spray applied system. Additionally, the foam system is sprayed over the metal coping. However, the foam is not flexible and cracks are visible at nearly all of the joints in the coping. Ponding and deposits of displaced granules were observed as well.

**Rating:** 3 Needs Replacement

**Recommendations:** Remove both the sprayed applied system and the underlying roofing system. Provide a new membrane roof system over the entire building. Provide new roof insulation as the existing insulation is not specified to align with current energy standards. Provide new drains and metal coping as a part of roof replacement.

Item	Cost	Unit	Whole Building	Original Building (1977) 126,816 ft <sup>2</sup>	Classroom Addition (2000) 7,640 ft <sup>2</sup>	Sum	Comments
Membrane (all types):	\$8.70	sq.ft. (Qty)		50,110 Required	7,640 Required	\$502,425.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		1,530 Required	270 Required	\$33,120.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		50,110 Required	7,640 Required	\$184,800.00	(non-tapered insulation for use in areas without drainage problems)
<b>Sum:</b>			\$720,345.00	\$624,461.00	\$95,884.00		



Large ponds observed on the roof.



Roofing material cracked at coping joints.

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C. Ventilation / Air Conditioning

**Description:** The light fixtures are combination light fixture/air device. There is central air conditioning for this building but it is in poor condition and the overall system is not compliant with Ohio School Design Manual requirements. The general building exhaust systems located in the restrooms are functional and in satisfactory condition. There is no kiln in this facility and there is no Art Program Paint hood. The science rooms do not have a chemical hood.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide an air conditioning system to meet OBC and OSDM requirements. Pricing included in Item A. Provide and Art program Paint Hood.

Item	Cost	Unit	Whole Building	Original Building (1977) 126,816 ft <sup>2</sup>	Classroom Addition (2000) 7,640 ft <sup>2</sup>	Sum	Comments
Restroom Exhaust System:	\$10,500.00	each		5 Required		\$52,500.00	(including new ductwork and fans; do not include if complete HVAC in Item A selected)
Art Program Paint Hood:	\$12,000.00	each		1 Required		\$12,000.00	
Sum:			\$64,500.00	\$64,500.00	\$0.00		



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D. Electrical Systems

**Description:** The electrical system in the overall facility is a 480 volts, 1600 amps, three phase, and four-wire system. The electrical service was installed in 1977 and is in poor condition. The transformer is owned by the local utility. The panel system is in poor condition and was installed in 1977 and the facility has no additional spare capacity. The classrooms are not equipped with adequate electrical outlets. The main office and exterior of the building are not equipped with adequate electrical outlets for servicing. Extension cords are the primary power source for most of the main office. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. There is no lightning protection. The overall electrical system does not meet OSDM requirements in supporting the current needs of the school and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

**Recommendations:** The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity due to age. Upgrade service to 2800 amps minimum per OSDM guidelines.

Item	Cost	Unit	Whole Building	Original Building (1977) 126,816 ft <sup>2</sup>	Classroom Addition (2000) 7,640 ft <sup>2</sup>	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required		\$2,058,223.68	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$2,058,223.68	\$2,058,223.68	\$0.00		



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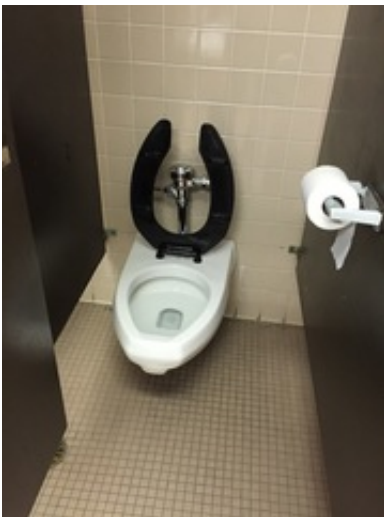
E. Plumbing and Fixtures

**Description:** There is one incoming 4" domestic supply and is in satisfactory condition. The sanitary waste piping is cast iron and is in good to fair condition. There is a backflow preventer on the water service line located inside the building and a meter in a pit outside. There were no water pressure issues indicated by the staff. There is no water treatment system for the domestic water system. The plumbing fixtures are original and faucets and flush valves replaced under normal maintenance. All of the flush valves and faucets are manual. There are wall mounted toilets. The plumbing fixtures are in poor to fair condition. The staff indicated that there are no isolation valves in the domestic system causing the system to be shut down every time there is a leak. There are an adequate number of hose bibbs provided around the perimeter of the building in satisfactory condition. The school contains 6 rest rooms for girls, 6 rest rooms for boys, and 9 rest rooms for staff. All of the toilets are wall mounted. The facility contains 14 toilets, 28 urinals, and 20 LAVs for boys and they are in fair to poor condition. The school contains 22 toilets, 1 ADA toilet, 2 ADA LAVs and 17 LAVs for girls and they are in poor to fair condition. The school contains 9 toilets, 2 urinals and 9 LAVs for staff and they are in fair to poor condition. There are 8 showers in each of the boys locker room and girls locker room. There are 12 drinking fountains, 1 Hi-low ADA electrical water cooler and 2 ADA water coolers in the school. The school meets the OBC requirements for fixtures, but the ADA requirements are not met for fixtures. There are an adequate number of hose bibbs provided around the perimeter of the building in good condition. The hot water heater system is in fair condition and the staff indicated the capacity was adequate. There are a total of 4 water heater in the building. There is a grease interceptor for the kitchen in this school.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace 26 toilets, 30 urinals, and 48 lavatories with new fixtures to meet OSFC requirements. Replace 3 drinking fountains (one per floor) with ADA compliant drinking fountains.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Toilet:	\$3,800.00	unit		26 Required		\$98,800.00	(new)
Urinal:	\$3,800.00	unit		30 Required		\$114,000.00	(new)
Sink:	\$2,500.00	unit		48 Required		\$120,000.00	(new)
Electric water cooler:	\$3,000.00	unit		3 Required		\$9,000.00	(double ADA)
Sum:			\$341,800.00	\$341,800.00	\$0.00		



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F. Windows

**Description:** Single pane, non-thermally isolated, bronze colored aluminum windows are present around the building. Most are fixed. However, every classroom has at least one operable awning window unit. The windows are original to the building and evidence of condensation was observed on the interior surface of the aluminum. A large skylight systems is present along the east leg of the building. During episodes of wind-driven rain, the vents are blown open and water freely enters the building.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new thermally insulated windows throughout the buildings with integral means of managing natural light levels. Replace the skylights with a translucent panel system.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
Insulated Glass/Panels:	\$60.00	sq.ft. (Qty)		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Translucent Panels:	\$125.00	sq.ft. (Qty)		14,835 Required		\$890,100.00	(includes blinds)
Sum:			\$1,052,600.00	\$1,052,600.00	\$0.00		\$162,500.00 (remove and replace)



This window offers little to no thermal performance..



Skylights are vulnerable to water penetration.

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G. Structure: Foundation

Description: The foundation was observable in very limited areas. The northwest stair well is the only one which extends below grade. Some water penetration was observed in the radius wall at the transition from block to concrete. A small below grade janitor's room appears to be free of water penetration or foundational movement. No indications of foundational movement were observed anywhere in the building.

Rating: 2 Needs Repair

Recommendations: Provide a membrane to prevent further moisture penetration in the below grade areas of the building.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Waterproofing Membrane:	\$7.00	sq.ft. (Qty)		500 Required		\$3,500.00	(include excavation and backfill)
Sum:			\$3,500.00	\$3,500.00	\$0.00		



Evidence of water penetration



Evidence of water penetration.

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H. Structure: Walls and Chimneys

**Description:** Numerous instances of vertically running cracks were observed below and above the joist seats in the load bearing walls of the gymnasium. Though the walls were constructed with control joints several cracks occurred at load bearing points. Expansion joints were observed in the exterior brick veneer around the building. It appears as though control joints have been added as a part of exterior masonry repairs. Additionally, some spalled brick units were observed around the building exterior. Control joints appear to be properly located both inside and outside of the building. However, the sealing material is damaged or missing on many of the interior joints.

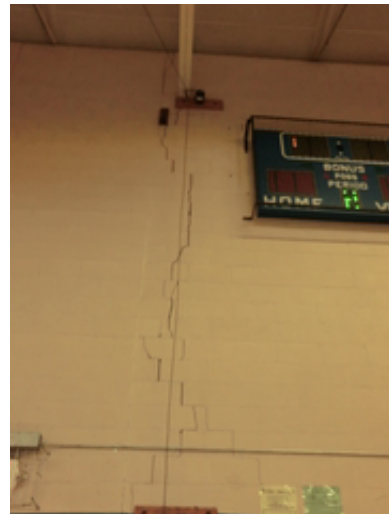
**Rating:** 2 Needs Repair

**Recommendations:** Obtain a detailed structural analysis of the gymnasium load bearing walls and make repairs accordingly. Patch and repair areas of spalled and cracked brick. Provide cleaning and sealing for the exterior masonry surfaces as well. Provide new caulk at interior control joints.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		43,830 Required	3,960 Required	\$71,685.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		43,830 Required	3,960 Required	\$47,790.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		200 Required		\$1,100.00	(removing and replacing)
Under Contract Deduction	-\$1.00	per unit		1 Required		-\$1.00	Indicate total contract value per Addition
<b>Other: Interior Caulk</b>	<b>\$3.00</b>	<b>ln.ft.</b>		<b>800 Required</b>		<b>\$2,400.00</b>	<b>Caulk is missing from many interior control joints.</b>
<b>Sum:</b>			<b>\$122,974.00</b>	<b>\$113,074.00</b>	<b>\$9,900.00</b>		



Cracks in wall above joist bearing.



Cracks in wall below joist bearing.

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I. Structure: Floors and Roofs

Description: Floor and roof structures consist of fluted metal deck running between steel joists. The joists span between beams which are framed by steel columns. The gymnasium roof consists of acoustic fiber deck and steel clear span joists.

Rating: 1 Satisfactory

Recommendations: No indications of structural movement or failure were observed in the floor or roof structures. However see Section H. Walls and Chimneys for condition of walls where the gymnasium roof joists bear.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00		



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J. General Finishes

**Description:** Sealed brick and terrazzo flooring were observed in the common areas near the main entrance of the school. Vinyl tile is used elsewhere except the gymnasium where wood athletic flooring is present. The vinyl tile flooring is original and separations between tiles are noticeable in areas throughout the building. The gymnasium floor appears to be flat, level and slats appear to be flush with one another. Walls throughout the building are a combination of brick and painted gypsum board walls. The wall base (vinyl and otherwise) appeared to be in very poor condition. The condition of the lockers varies throughout the building. Staff informed us that they are not used regularly by students. Acoustic ceiling in 2x4 grids were observed throughout most of the building. The tiles are sagging, water stained and in general aged past their useful life. Casework for storage is nearly non-existent in several classrooms. The location of the teachers' lockers requires them to leave the classroom. When asked, the maintenance staff indicated no problems with the food service equipment.

**Rating:** 3 Needs Replacement

**Recommendations:** Given that; - Ceilings will be replaced for life safety upgrades - Floors are past their useful life - Casework is non-existent or inadequate in nearly all classrooms - Painting has not occurred recently All finishes should be replaced throughout the building.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	\$15.90	sq.ft. (of entire building addition)		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Toilet Partitions:	\$1,000.00	per stall		14 Required		\$14,000.00	(middle, per building area, with removal of existing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$26,891.20	(removing and replacing)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		7,200 Required		\$92,520.00	(per building area)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,800 Required	0 Required	\$342,000.00	(tear-out and replace per area)
Sum:			\$2,613,261.60	\$2,490,257.60	\$123,004.00		(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)



Ceiling tiles are sagging and falling away from the grid.



Floor tiles are separating at the joints.

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**Facility Assessment**

**K. Interior Lighting**

**Description:** The overall facility contains recessed fluorescent lighting with acrylic lenses. Some areas have dual level lighting and other areas are single level lighting. Date unknown(mid 1990's): there was an upgrade to electronic energy efficient ballast and T8 lamps for the entire building. The lighting in most of the classrooms is fair to poor condition. The lighting levels are: gym = 19 FC, cafeteria (1st Flr)= 47 FC, Library= 32 FC, science = 59 FC, Art = 33 FC, computer lab = 38 FC and typical classroom = 35-48 FC. The some classrooms, gym, and art room lighting levels are below OSFC standards. There are no occupancy sensors for lighting control in the building.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of lighting system due to the installation of ducted HVAC systems and fire alarm systems.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$634,080.00	\$634,080.00	\$0.00	\$634,080.00	Includes demo of existing fixtures



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L. Security Systems

**Description:** The security system consists of 1 exterior mounted camera located at the building entrance. The current security camera system is not functional and is in the process of being replaced. The current coverage for security cameras includes hallways, stairwells and the front door. There are 2 key card entry doors, but only one is operational. The front door is monitored with 2 way communication and a buzzer for visitors. It is also one of the key card entrance doors. The interior hallways have motion sensors tied to the security system. The staff indicates the security system is in good condition. The exterior lighting fixtures have been vandalized and most have been removed. The remaining exterior lighting is inadequate at the building entrances. The system is not compliant with OSFC design manual guidelines.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new security system to meet OSFC design manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	\$248,743.60	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$134,456.00	(complete, area of building)
Sum:			\$383,199.60	\$361,425.60	\$21,774.00		



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### M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with emergency egress lighting system consisting of LED exit signs and emergency lighting with battery packs. The system is adequately provided throughout, but is not compliant with OSFC design manual guidelines. There is no emergency generator.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a complete replacement of emergency egress lighting due to installation of systems outlined in A, K, and U.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$126,816.00	Required \$126,816.00	\$0.00	\$126,816.00	(complete, area of building)



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N. Fire Alarm

**Description:** The overall facility contains a Simplex fire alarm system with pull stations and horns only in the 1977 building and horn/strobes in the 2001 addition. The system appears to be the original 1977 system, but it appears to be well maintained. The system is a zoned system and is in fair condition with required smoke detectors and duct detectors and there are some areas with inadequate coverage. Horn/strobes will need to be added and relocated to the proper height. This system is not addressable. This system is remotely monitored. The fire alarm system is not fully compliant with NFPA and OSFC standards.

**Rating:** 3 Needs Replacement

**Recommendations:** Replacement of the system will be required when the work in A and C - Upgrading the ventilation and air conditioning. At that time, the devices would be replaced and added to with addressable devices.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		126,816 ft <sup>2</sup> Required	7,640 ft <sup>2</sup>	\$190,224.00	(complete new system, including removal of existing)
Sum:			\$190,224.00	\$190,224.00	\$0.00		



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O. Handicapped Access

Description: The 3-story building is equipped with an elevator. At least 1 wheelchair accessible restroom is provided on all floors. One ADA compliant drinking fountain is provided on each level. Approaches to doors are wide enough to accommodate wheelchair access. The doors do not have lever hardware. ADA compliant signage is not present in the building. No wheelchair access is provided to the gymnasium stage.

Rating: 2 Needs Repair

Recommendations: Provide the following: - Wheelchair lift to gym platform - ADA lever type hardware - ADA compliant high contrast signage with braille print. - ADA door assist

Item	Cost	Unit	Whole Building	Original Building (1977) 126,816 ft <sup>2</sup>	Classroom Addition (2000) 7,640 ft <sup>2</sup>	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$26,891.20	(per building area)
Lifts:	\$15,000.00	unit		1 Required		\$15,000.00	(complete)
Toilet/Urinals/Sinks:	\$3,800.00	unit		24 Required		\$91,200.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		12 Required		\$12,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		2 Required		\$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		108 Required	6 Required	\$148,200.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Sum:			\$308,291.20	\$298,963.20	\$9,328.00		



Door hardware is not ADA compliant.



Wheelchair access is not provided to the platform.

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P. Site Condition

**Description:** The 5 acre site is circumscribed by public roads and sidewalks on all sides. Most paved parking areas are striped for around 60 spaces. However, satellite imagery reveals over 100 cars parked on paved areas. The OSDM recommended quantity of parking spaces for a school this size is 101. Most of the asphalt paved areas are in poor condition. Uneven surfaces, potholes and loose asphalt were observed. Playground equipment was observed to be in good condition and free from hazards. A blister adjacent to the street is provided for bus drop off. However, dedicated car drop-off is not provided. Sufficient paved pedestrian circulation surfaces are provided throughout the site. Some areas of the concrete in front of the main entrance have deteriorated over the years.

**Rating:** 3 Needs Replacement

**Recommendations:** Repave all parking surfaces. Provide heavy duty paving between right of way and service areas. Replace loose and deteriorated concrete.

Item	Cost	Unit	Whole Building	Original Building (1977) 126,816 ft <sup>2</sup>	Classroom Addition (2000) 7,640 ft <sup>2</sup>	Sum	Comments
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		2,900 Required		\$82,940.00	(including drainage / tear out for light duty asphalt)
New Asphalt Paving (heavy duty):	\$27.80	sq. yard		130 Required		\$3,614.00	
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		2,000 Required		\$9,380.00	(5 inch exterior slab)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required		\$150,000.00	Include this one <b>or</b> the previous. (Applies for whole building, so only <b>one</b> addition should have this item)
<b>Sum:</b>			\$295,934.00	\$295,934.00	\$0.00		



Deteriorated asphalt paving.



Deteriorated concrete paving.

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Q. Sewage System

Description: The sanitary system is a gravity type system and reported in good condition, despite the age of the building. The staff reports no issues with this system.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00		

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## R. Water Supply

Description: The water supply system is a city utility system in good condition. The 4-inch water supply provides adequate pressure and capacity for the needs of the school. The water supply system is in good condition.

Rating: 1 Satisfactory

Recommendations: No work is required

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00		



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S. Exterior Doors

Description: Some of the exterior doors are original to the build while others are not. However all display varying extents of abuse, wear, misalignment, corrosion and other indications of deterioration. Many of the doors lack insulation and/or insulated glazing.

Rating: 3 Needs Replacement

Recommendations: Replace each of the exterior doors throughout the building envelope.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	(includes removal of existing)



Misaligned corroding doors.



Damaged exit doors.

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T. Hazardous Material

Description: Assessment Report automatically generated for Kelton Waller  
 Rating: 1 Satisfactory  
 Recommendations: Assessment Report automatically generated for Kelton Waller

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
<i>Environmental Hazards Form</i>				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
				<a href="#">EEHA Form</a>	<a href="#">EEHA Form</a>	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		126,816 Required	7,640 Required	\$13,445.60	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each		453 Required	0 Required	\$13,590.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		720 Required	0 Required	\$5,040.00	See J
Gypsum Board Removal	\$6.00	sq.ft. (Qty)		32,058 Required	0 Required	\$192,348.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		9 Required	0 Required	\$900.00	See J
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		320 Required	0 Required	\$640.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		69,948 Required	0 Required	\$209,844.00	See J
Sum:			\$445,807.60	\$445,043.60	\$764.00		

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U. Life Safety

**Description:** The facility is a fully sprinklered building in all areas of the building except the Gym. Fire extinguishers are distributed throughout the school. The kitchen hood above gas fired kitchen equipment is currently being updated with 2016 Ansul suppression system. Guardrails along the stair and the overlook in the media center are below 42" and the pickets fail to meet the 4" sphere test. The facility is NOT equipped with an emergency generator.

**Rating:** 2 Needs Repair

**Recommendations:** Install a sprinkler system for the Gym (7,200 square feet). No supplemental equipment should be provided as the existing system appears to have adequate pressure. Proper flow test should be provided prior to engineering the system. Provide new guard rails and handrails at all of the stairs and media center overlook. Provide an emergency generator to meet the needs for this building.

Item	Cost	Unit	Whole Building	Original Building (1977) 126,816 ft²	Classroom Addition (2000) 7,640 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		7,200 Required		\$23,040.00	(includes increase of service piping, if required)
Generator:	\$50,000.00	unit		1 Required		\$50,000.00	(75 KW w/fence and pad/day tank only, life safety only)
Handrails:	\$5,000.00	level		14 Required	2 Required	\$80,000.00	
<b>Sum:</b>			\$153,040.00	\$143,040.00	\$10,000.00		



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V. Loose Furnishings

Description: The furnishings for students and instructors appear to be in excellent condition. Maintenance staff report that few repairs are needed. Metal shelving in the media center, however, is damaged and will likely continue to deteriorate with further use.

Rating: 2 Needs Repair

Recommendations: Assessment Report automatically generated for Kelton Waller

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft. (of entire building addition)		126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
Sum:			\$537,824.00	\$507,264.00	Required	\$537,824.00	



Dented media center shelving



Most of the furniture is in good condition.

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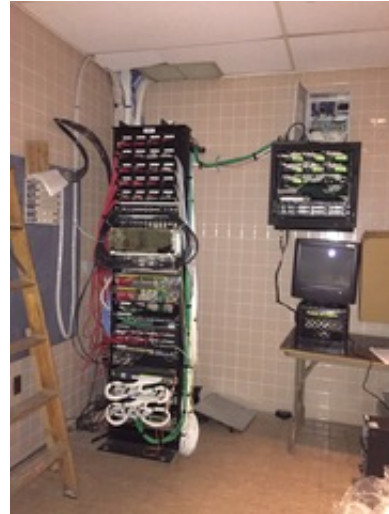
## W. Technology

**Description:** There is fiber connection to the building. There are wireless access points in every classroom and large area in the building. The PA system has been replaced in 2015, but there is no communication with individual classrooms. A few classrooms have a phone, but most teachers use their cell phones to communicate with the office. The typical classroom is not equipped with four technology ports for student use, one data port for teach use, one voice port, and one cable port and a 2-way PA system to meet OSDM requirements. There is no centralized clock system in the building. This system does not fully meet the OSDM requirements.

**Rating:** 3 Needs Replacement

**Recommendations:** Recommend the building technology systems are fully upgraded to include sound systems, wireless access points, upgrade to the paging system, and A/V system.

Item	Cost	Unit	Whole Building	Original Building (1977)	Classroom Addition (2000)	Sum	Comments
				126,816 ft <sup>2</sup>	7,640 ft <sup>2</sup>		
MS portion of building with total SF > 100,000	\$8.47	sq.ft. (Qty)		126,816 Required	7,640 Required	\$1,138,842.32	
Sum:			\$1,138,842.32	\$1,074,131.52	\$64,710.80		



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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$15,822,901.72
7.00%	Construction Contingency	\$1,107,603.12
<b>Subtotal</b>		\$16,930,504.84
16.29%	Non-Construction Costs	\$2,757,979.24
<b>Total Project</b>		<b>\$19,688,484.08</b>

Construction Contingency	\$1,107,603.12
Non-Construction Costs	\$2,757,979.24
<b>Total for X.</b>	<b>\$3,865,582.36</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$5,079.15
Soil Borings / Phase I Envir. Report	0.10%	\$16,930.50
Agency Approval Fees (Bldg. Code)	0.25%	\$42,326.26
Construction Testing	0.40%	\$67,722.02
Printing - Bid Documents	0.15%	\$25,395.76
Advertising for Bids	0.02%	\$3,386.10
Builder's Risk Insurance	0.12%	\$20,316.61
Design Professional's Compensation	7.50%	\$1,269,787.86
CM Compensation	6.00%	\$1,015,830.29
Commissioning	0.60%	\$101,583.03
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$189,621.65
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$2,757,979.24</b>

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**School Facility Appraisal**

**Name of Appraiser** Bill Prenosil **Date of Appraisal** 2016-04-01  
**Building Name** Joseph M Gallagher Middle  
**Street Address** 6601 Franklin Blvd  
**City/Town, State, Zip Code** hmhm, OH 44102  
**Telephone Number(s)** 216-961-0057  
**School District** Cleveland Municipal

**Setting:** Urban

Site-Acreage	5.00	Building Square Footage	134,456
Grades Housed	K-8	Student Capacity	927
Number of Teaching Stations	52	Number of Floors	3
Student Enrollment	750		
Dates of Construction	1977,2000		

**Energy Sources:**  Fuel Oil  Gas  Electric  Solar  
**Air Conditioning:**  Roof Top  Windows Units  Central  Room Units  
**Heating:**  Central  Roof Top  Individual Unit  Forced Air  
 Hot Water  Steam

**Type of Construction**  
 Load bearing masonry  
 Steel frame  
 Concrete frame  
 Wood  
 Steel Joists

**Exterior Surfacing**  
 Brick  
 Stucco  
 Metal  
 Wood  
 Stone

**Floor Construction**  
 Wood Joists  
 Steel Joists  
 Slab on grade  
 Structural slab

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# 1.0 The School Site

## School Facility Appraisal

			Points Allocated	Points
1.1	<b>Site is large enough</b> to meet educational needs as defined by state and local requirements		25	10
	<i>The 5 acre site is less than half of the OSFC recommended minimum size.</i>			
1.2	<b>Site is easily accessible</b> and conveniently located for the present and future population		20	5
	<i>The site is surrounded by public streets on all sides and is just a few blocks from a major thoroughfare.</i>			
1.3	<b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards		10	8
	<i>Moderate traffic levels were observed. No other undesirable elements or hazards were observed.</i>			
1.4	Site is <b>well landscaped and developed</b> to meet educational needs		10	4
	<i>Modest landscaping is provided along the north edge of the parking area to create separation from view of the residences across the street. No other landscaping is provided.</i>			
1.5	ES Well equipped <b>playgrounds are separated</b> from streets and parking areas		10	4
	MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking			
	HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking			
	<i>Play equipment is provided for ES students. However, an opening in the fence along the sidewalk allows unfettered access to the play area from those off-site. One diamond-shaped field was observed. No other areas are provided.</i>			
1.6	<b>Topography</b> is varied enough to provide desirable appearance and without steep inclines		5	2
	<i>The site is completely flat except for an earthen mound along the north edge of the parking area.</i>			
1.7	Site has stable, well drained <b>soil free of erosion</b>		5	4
	<i>The soil is stable. Only minimal ponding was observed.</i>			
1.8	Site is suitable for <b>special instructional needs</b> , e.g., outdoor learning		5	0
	<i>Provisions for outdoor learning are not present.</i>			
1.9	<b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes		5	5
	<i>Assessment Report automatically generated for Kelton Waller</i>			
1.10	ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided		5	3
	HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community			
	<i>The quantity of parking is adequate. However, the condition of these paved areas is not. Several instances of holes, unevenness, loose asphalt and fading painting were observed.</i>			
<b>TOTAL - The School Site</b>			<b>100</b>	<b>45</b>

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## 2.0 Structural and Mechanical Features

### School Facility Appraisal

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Structural		Points Allocated	Points
2.1	Structure meets all <b>barrier-free</b> requirements both externally and internally  <i>An elevator is provided for vertical circulation. ADA compliant restroom facilities and drinking fountains are provided on each floor. Signage and hardware are still needed.</i>	15	12
2.2	<b>Roofs</b> appear sound, have positive drainage, and are weather tight  <i>Large ponds were observed on the roof. The spray applied material is cracked at coping joints.</i>	15	5
2.3	<b>Foundations</b> are strong and stable with no observable cracks  <i>Foundations are not readily visible. However, indications of foundational instability were not observed.</i>	10	10
2.4	<b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration  <i>Expansion joints were observed. However, cracks are present in interior and exterior masonry walls. Additional joints may be needed.</i>	10	7
2.5	<b>Entrances and exits</b> are located so as to permit efficient student traffic flow  <i>Several building portals are optimally located for student flow.</i>	10	10
2.6	<b>Building "envelope"</b> generally provides for energy conservation (see criteria)  <i>Neither walls, or windows are thermally separated.</i>	10	2
2.7	Structure is <b>free of friable asbestos</b> and <b>toxic materials</b>  <i>See Hazmat report for extent of materials and budget.</i>	10	10
2.8	Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes  <i>Walls do not permit flexibility of class sizes.</i>	10	0

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Mechanical/Electrical		Points Allocated	Points
2.9	<b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating  <i>Interior: Many areas have adequate light sources, and the lighting is maintained and not subject to overheating. Exterior: not well maintained and inadequate light source.</i>	15	5
2.10	<b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements  <i>The internal water supply has sufficient pressure.</i>	15	15
2.11	Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications  <i>There are not enough wall outlets to support the computer/technology equipment.</i>	15	4

2.12	<b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible <i>Disconnect switches are easily accessible and there are no provisions for the disabled.</i>	10	6
2.13	<b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are well maintained and there are some provisions for the disabled. There are adequate number of drinking fountains: replace 3 with ADA compliant drinking fountains.</i>	10	7
2.14	Number and size of <b>restrooms meet requirements</b> <i>Adequate restroom facilities are provided.</i>	10	10
2.15	<b>Drainage systems</b> are properly maintained and meet requirements <i>The drainage systems were reported to be in good condition and properly maintained.</i>	10	9
2.16	<b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements <i>There is a sprinkler system and the fire alarm system is up to date, but areas do not meet NFPA and OSFC requirements.</i>	10	5
2.17	<b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas <i>The intercom system does not provide 2-way communication to the instructional areas. This system is in good condition..</i>	10	2
2.18	<b>Exterior water supply</b> is sufficient and available for normal usage <i>There are only a few hose bibs for the exterior of the building, which is adequate.</i>	5	4
<b>TOTAL - Structural and Mechanical Features</b>		<b>200</b>	<b>123</b>

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### 3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	<b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance <i>Evidence of condensation is on the window frames. Acrylic windows are no longer transparent. The doors are aged and misaligned. Several vertically running cracks are present in gymnasium walls.</i>	15	5
3.2	<b>Floor surfaces</b> throughout the building require minimum care <i>Most of the floors are vinyl tile. The joints are separating a facilitating deposits of dirt and debris.</i>	15	9
3.3	<b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustic tile ceilings are stained and hanging below the grid in several areas.</i>	10	6
3.4	<b>Built-in equipment</b> is designed and constructed for ease of maintenance <i>Built-in classroom shelving is present in only a few classrooms.</i>	10	2
3.5	<b>Finishes and hardware</b> , with compatible keying system, are of durable quality <i>Multiple keys are required to access the entire building. Hardware is of durable quality but not ADA compliant.</i>	10	4
3.6	<b>Restroom fixtures</b> are wall mounted and of quality finish <i>The waterclosets are wall mounted and in fair to poor condition.</i>	10	7
3.7	Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building <i>8 custodial spaces are located throughout the building.</i>	10	10
3.8	Adequate <b>electrical outlets and power</b> , to permit routine cleaning, are available in every area <i>Outlets are mostly adequate to facilitate routine cleaning with ease.</i>	10	8
3.9	<b>Outdoor light fixtures, electrical outlets</b> , equipment, and other fixtures are accessible for repair and replacement <i>Most of the fixtures and equipment are easily accessible.</i>	10	7
<b>TOTAL - Plant Maintainability</b>		<b>100</b>	<b>58</b>

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## 4.0 Building Safety and Security

### School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Students embark and disembark from the bus in a blister off of the street. This area is exclusively for buses.</i></p>	15	12
<p>4.2 <b>Walkways</b>, both on and offsite, are available for safety of pedestrians</p> <p><i>Sidewalks are present on all sides of the site as well as around the building entrances.</i></p>	10	10
<p>4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Signals and signage are provided along the neighboring streets.</i></p>	5	5
<p>4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow</p> <p><i>Vehicles leaving the staff lot must intersect buses arriving to pick students up.</i></p>	5	3
<p>4.5 ES <b>Playground equipment</b> is free from hazard</p> <p>MS Location and types of <b>intramural equipment</b> are free from hazard</p> <p>HS <b>Athletic field equipment</b> is properly located and is free from hazard</p> <p><i>The fence around the playground is open to the public sidewalk.</i></p>	5	5

Building Safety	Points Allocated	Points
<p>4.6 <b>The heating unit(s)</b> is located away from student occupied areas</p> <p><i>The classroom heating is provided by the rooftop units and the heating unit is located away from the student occupied areas.</i></p>	20	20
<p>4.7 Multi-story buildings have at least <b>two stairways</b> for student egress</p> <p><i>Four stairways are provided.</i></p>	15	15
<p>4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware</p> <p><i>All exterior doors open outward and are provided panic hardware.</i></p>	10	10
<p>4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>There is mostly adequate coverage of emergency lighting. It is likely that the emergency lighting is not on a separate circuit.</i></p>	10	4
<p>4.10 <b>Classroom doors</b> are recessed and open outward</p> <p><i>Corridor traffic is not impeded by classroom door swings.</i></p>	10	10
<p>4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program</p> <p><i>The building security system is inadequate and does not meet OSFC requirements.</i></p>	10	3



4.12	<b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>Many stair treads are missing. Others are worn to the point of no longer being a non-slip surface.</i>	5	2
4.13	<b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>All stair meet this standard.</i>	5	5
4.14	<b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass along the corridor is wired except where it has been replaced.</i>	5	3
4.15	<b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall <i>Projections are less than 18"</i>	5	5
4.16	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress <i>The continuous loop corridor is served by exits at 4 corners.</i>	5	5

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<b>Emergency Safety</b>	Points Allocated	Points	
4.17	Adequate <b>fire safety equipment</b> is properly located <i>Assessment Report automatically generated for Kelton Waller</i>	15	15
4.18	There are at least <b>two independent exits</b> from any point in the building <i>Assessment Report automatically generated for Kelton Waller</i>	15	15
4.19	<b>Fire-resistant materials</b> are used throughout the structure <i>Assessment Report automatically generated for Kelton Waller</i>	15	15
4.20	Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided <i>The emergency fire alarm system is up to date and but some areas are not adequately covered.</i>	15	9
<b>TOTAL - Building Safety and Security</b>		<b>200</b>	<b>171</b>

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## 5.0 Educational Adequacy

### School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<b>Size of academic learning areas</b> meets desirable standards <i>Classrooms average 900 sf each. This meets OSDM recommendations.</i>	25	25
5.2	<b>Classroom space</b> permits arrangements for small group activity <i>The classrooms are large enough to permit a diversity of arrangements.</i>	15	15
5.3	<b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise <i>Disruptive elements do not impact the learning areas.</i>	10	10
5.4	<b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students <i>Provisions for privacy in the classroom were not observed.</i>	10	5
5.5	<b>Storage for student materials</b> is adequate <i>Students are provided lockers in the corridors.</i>	10	10
5.6	<b>Storage for teacher materials</b> is adequate <i>Space for teacher materials is provided in only a fraction of classrooms. Lockers in the hallway are available.</i>	10	5

Special Learning Space		Points Allocated	Points
5.7	<b>Size of special learning area(s)</b> meets standards <i>Computer labs, music rooms and other specialized learning areas have adequate square footage.</i>	15	15
5.8	<b>Design of specialized learning area(s)</b> is compatible with instructional need <i>Many specialized learning areas such as art, music, and the computer lab were adapted from previous programming. The design does not always appear to align with the current programming.</i>	10	6
5.9	<b>Library/Resource/Media Center</b> provides appropriate and attractive space <i>It is a pleasant multistory space. However, metal shelving is easily damaged.</i>	10	8
5.10	<b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>A multi-court gymnasium is available with a large stage.</i>	5	5
5.11	ES <b>Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction MS/HS <b>Science</b> program is provided sufficient space and equipment <i>The science programs have adequately designed area as the school was originally built as a middle school. However, spaces that have been adapted for younger students do not appear as appropriate.</i>	10	5

5.12	<b>Music Program</b> is provided adequate sound treated space <i>Less than 1,000 square feet is provided for music rooms. Only the vocal music room has acoustic treatment.</i>	5	2
5.13	<b>Space for art</b> is appropriate for special instruction, supplies, and equipment <i>There is only one art room in the building and it lacks a kiln space.</i>	5	2

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**School Facility Appraisal**

Points Allocated      Points

5.14	<b>Space for technology education</b> permits use of state-of-the-art equipment <i>A very large room in the media center is dedicated to the computer lab.</i>	5	5
5.15	Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms <i>Adequately sized rooms for remedial education are provided.</i>	5	4
5.16	<b>Storage for student and teacher material</b> is adequate <i>Students are provided lockers. Only a few teachers have dedicated space for storage of their items.</i>	5	2

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**Support Space**

Points Allocated      Points

5.17	<b>Teacher's lounge and work areas</b> reflect teachers as professionals <i>The teachers lounge is nearly 1,400 square feet.</i>	10	10
5.18	<b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Two cafeterias are provided. Food must be transported within the building to another floor in order to reach the cafeteria on the upper floor. The spaces have natural light but are lacking in color.</i>	10	7
5.19	<b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served <i>These areas do not seem to relate to the younger students in the school effectively.</i>	5	3
5.20	<b>Counselor's office</b> insures privacy and sufficient storage <i>Private counselor offices are provided. Storage is provided as well.</i>	5	4
5.21	<b>Clinic</b> is near administrative offices and is equipped to meet requirements <i>The clinic is remote from the office, but adequate for the needs of the student body.</i>	5	3
5.22	<b>Suitable reception space</b> is available for students, teachers, and visitors <i>The waiting area is a little less than 300 square feet. Being wrapped by borrowed lights helps it to feel connected with the rest of the school.</i>	5	3
5.23	<b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b> <i>Administrative personnel have adequate working space but little privacy.</i>	5	3

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**TOTAL - Educational Adequacy**

**200                  157**

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## 6.0 Environment for Education

### School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall <b>design is aesthetically pleasing</b> to age of students <i>The building is a very austere 3-story mass which offers no accents or any other treatment to scale the building down to a scale more relative to younger students. Windows appear to be dark voids in the walls. However, the interior benefits from natural light from the courtyard</i>	15	9
6.2	Site and building are <b>well landscaped</b> <i>Landscaping exists only along the north edge of the staff parking area.</i>	10	3
6.3	<b>Exterior noise and poor environment</b> do not disrupt learning <i>Moderate traffic noise was experienced. No other disruptive elements were observed.</i>	10	9
6.4	<b>Entrances and walkways are sheltered</b> from sun and inclement weather <i>Shelter exists only at the main entrance.</i>	10	6
6.5	<b>Building materials</b> provide attractive color and texture <i>A range of medium to dark brownish red brick veneers the entire building. There are no accent stones or any further articulation of the masonry. Ultimately it appears monochromatic like a commercial office building than an school which serves young students.</i>	5	2
Interior Environment		Points Allocated	Points
6.6	<b>Color schemes, building materials, and decor</b> provide an impetus to learning <i>The use of brick offers some contrast to the otherwise neutral color palate in the building.</i>	20	12
6.7	<b>Year around comfortable temperature and humidity</b> are provided throughout the building <i>Most of the areas of the building are air conditioned, but it is likely that the classrooms do not have adequate ventilation.</i>	15	11
6.8	<b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The ventilation system does not meet the outside air requirement for OSFC.</i>	15	5
6.9	<b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination <i>Many of the areas of the building meet the required lighting levels, but some do not.</i>	15	10
6.10	<b>Drinking fountains and restroom facilities</b> are conveniently located <i>Drinking fountains are provided conveniently on each level.</i>	15	15
6.11	<b>Communication among students</b> is enhanced by commons area(s) for socialization <i>Two cafeterias and a courtyard are provided for socialization.</i>	10	10

6.12	<b>Traffic flow</b> is aided by appropriate foyers and corridors <i>A continuous corridor wraps around the courtyard offering 360 degree access around the building. The main lobby and stair lobbies are directly adjacent to these corridors.</i>	10	10
6.13	<b>Areas for students to interact</b> are suitable to the age group <i>Assessment Report automatically generated for Kelton Waller</i>	10	10
6.14	<b>Large group areas are designed</b> for effective management of students <i>The 2 cafeterias and courtyard do not necessarily relate to the younger students specifically.</i>	10	10
6.15	<b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control <i>Acoustic treatment exists only at the ceiling.</i>	10	2
6.16	<b>Window design</b> contributes to a pleasant environment <i>Fenestration around the building allows for high levels of natural lighting to enter the building. However, clouded acrylic lights prevent views to the outside.</i>	10	10
6.17	<b>Furniture and equipment</b> provide a pleasing atmosphere <i>The furniture appears to be in well maintained condition. Maintenance staff indicate that only minimal repairs are ever needed.</i>	10	8
<b>TOTAL - Environment for Education</b>		<b>200</b>	<b>142</b>

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# LEED Observation Notes

**School District:** Cleveland Municipal  
**County:** Cuyahoga  
**School District IRN:** 43786  
**Building:** Joseph M Gallagher Middle  
**Building IRN:** 62778

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## 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)

This school is land locked by residential housing on all four sides of the property. The staff reports over half of the school is able to walk to school and does not ride the bus.

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## 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)

The building would benefit by changing all of the plumbing fixtures to low flow fixtures to reduce the water usage. There is no current landscape irrigation system for the building.

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## 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)

Replacement of the rooftop units with a more energy efficient air conditioning method will likely reduce the energy usage an cost for the facility. The existing rooftop equipment is likely not energy efficient due to age and condition.

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## 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)

Nothing noted.

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## 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)

With a new ventilation system additional controls can be easily added to introduce fresh air into the building when required by building occupancy.

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## 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)

Nothing noted.

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***Justification for Allocation of Points***

Building Name and Level: **Joseph M Gallagher Middle**

**K-8**

**Building features that clearly exceed criteria:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

**Building features that are non-existent or very inadequate:**

1. The classrooms do not have the required ventilation - outside air.
2. There is inadequate power available in the building to continue technology upgrades.
3. Some areas of the building are below OSFC standards for required lighting levels.
- 4.
- 5.
- 6.

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# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Cleveland Municipal
<b>Facility:</b>	Joseph M Gallagher Middle
<b>Date of Initial Assessment:</b>	Apr 1, 2016
<b>Date of Assessment Update:</b>	Jun 28, 2016
<b>Cost Set:</b>	2016

<b>District IRN:</b>	43786
<b>Building IRN:</b>	62778
<b>Firm:</b>	Ohio School Facilities Commission

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1977 Original Building	126,816	\$445,043.60	\$435,043.60
2000 Classroom Addition	7,640	\$764.00	\$764.00
<b>Total</b>	<b>134,456</b>	<b>\$445,807.60</b>	<b>\$435,807.60</b>
Total with Regional Cost Factor (102.31%)	—	\$456,105.76	\$445,874.76
Regional Total with Soft Costs & Contingency	—	\$567,533.76	\$554,803.30

**Environmental Hazards(Enhanced) - Cleveland Municipal (43786) - Joseph M Gallagher Middle (62778) - Original Building**

**Owner:** Cleveland Municipal **Bldg. IRN:** 62778  
**Facility:** Joseph M Gallagher Middle **BuildingAdd:** Original Building  
**Date On-Site:** 2016-05-23 **Consultant Name:** Chris Gauger

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 / Assumed Asbestos-Free Material	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	453	\$30.00	\$13,590.00
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	Reported / Assumed Asbestos-Free Material	0	\$25.00	\$0.00
14. Hard Plaster Removal	Assumed Asbestos-Containing Material	720	\$7.00	\$5,040.00
15. Gypsum Board Removal	Reported Asbestos-Containing Material	32058	\$6.00	\$192,348.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	9	\$100.00	\$900.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	320	\$2.00	\$640.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	69948	\$3.00	\$209,844.00
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)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$422,362.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$422,362.00

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

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups	\$5,000.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$10,000.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable				
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 126816	126816	\$0.10	\$12,681.60	

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$445,043.60
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$435,043.60

\* 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(Enhanced) - Cleveland Municipal (43786) - Joseph M Gallagher Middle (62778) - Classroom Addition**

**Owner:** Cleveland Municipal **Bldg. IRN:** 62778  
**Facility:** Joseph M Gallagher Middle **BuildingAdd:** Classroom Addition  
**Date On-Site:** 2016-05-23 **Consultant Name:** Chris Gauger

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found	Status	Quantity	Unit Cost	Estimated Cost	
1. Boiler/Furnace Insulation Removal	Not Present	0		\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0		\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0		\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0		\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0		\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0		\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0		\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0		\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0		\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0		\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0		\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0		\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0		\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0		\$7.00	\$0.00
15. Gypsum Board Removal	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	Not Present	0		\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0		\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0		\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0		\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0		\$100.00	\$0.00
34. Roofing Removal	Not Present	0		\$2.00	\$0.00
35. (Sum of Lines 1-34)					
36. (Sum of Lines 1-34)					
				<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>	\$0.00
				<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>	\$0.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 7640		\$0.10	\$764.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$764.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$764.00

\* 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.

