INTRODUCTION

The Scope of Work for the Cleveland Metropolitan School District includes an Assessment Validation and Master Plan Option of the Lincoln-West High School Facility. The assessment was prepared in 2008 by the Ohio School Facilities Commission. This assessment and master plan options are based on a Program of Requirement for a projected enrollment of 950 students in grades 9-12. No career technical programs were considered.

AVG validated the existing 2008 assessment and broke out the renovation costs based on the following areas which the school district indicated it may want to keep:

- The central gymnasium portion of the school – three levels which includes classrooms on the lower level, gymnasium & auditorium on the main floor, and running track, upper gyms, and auditorium balcony on the upper level.
- In Option 2 and 3, the lower level was only partially programmed and the remaining space is categorized as unusable.
- In Option 3, the Natatorium space is renovated as well.

OSFC will not co-fund for renovating the auditorium, running track, natatorium or any unusable spaces beyond life safety costs. Life safety costs include sprinkler system, emergency/egress lighting, and fire alarm system. Any additional renovations in these building portions are considered Locally Funded Initiative's (LFI's). The heating system replacement & electrical system replacement will be a mandatory LFI in the non-cofunded spaces, as they are integral with the main building systems which are being renovated.

MASTER PLANNING CONSIDERATIONS & SUMMARY OF COSTS

Lincoln-West High School

1) Specialized systems for the natatorium, such as pool filtration system, humidity control, etc. have not been evaluated nor incorporated into this plan.

2) Additional costs to the plan by OSFC may include swing space, traffic study, and LEED costs.

3) Additional costs have been added for demolition, excavation of deep foundations and providing engineering fill with compaction. This is beyond the normal OSFC demolition cost and will have to be negotiated with the commission for co-funding.

Probable Project Costs

Option 1 – Build New 9-12 High School for 950 students

Total Cost: = $41,798,456.02

OSFC Share = $28,375,505.92
Local Share = $13,375,505.92

Option 2 – Demolish academic wing & natatorium. Renovate remaining portions with partial renovation in basement level for 950 students.

Total Cost = $45,077,464.59

OSFC Share = $27,694,683.36
Local Share (including LFI's) = $17,382,781.22

Option 2a – Demolish academic wing & natatorium. Renovate remaining portions with full renovation in basement level for 950 students.

Total Cost = $40,069,963.36

OSFC Share = $25,518,977.54
Local Share (including LFI's) = $14,550,985.81

Option 3 – Demolish academic wing. Renovate natatorium & remaining portions with partial renovation in basement level for 950 students.

Total Cost = $44,498,901.29

OSFC Share = $25,163,261.62
Local Share (including LFI's) = $19,335,639.66

OPTION 1 SUMMARY

Build new building on original school site for 950 students in grades 9-12.

New Construction S.F.	150,742 s.f.
Demolition of existing Academic Bldg.	102,151 s.f.
Demolition of existing Garage	60,750 s.f.
Demolition of Natatorium	25,643 s.f.
Total Demolition SF	188,544 s.f.

Costs:

New construction: 150,742 s.f. x $242.36/s.f. =	$37,797,451.26
Demolition of all existing structures. =	$1,530,792.00
Asbestos abatement existing structures =	$35,416.76
Demo Deep foundations & engineer compact fill =	$2,434,796.00
Total Project Construction Cost:	**$41,798,456.02**

Breakdown of Funding Sources:

Required LFI =	$0.00
OSFC Co-funded Share 68% of $41,798,456.02 =	$28,422,950.09
District Co-funded Share 32% of $41,798,456.02 =	$13,375,505.92
Total District Cost =	**$13,375,505.92**

Master Plan Name	test for Lincoln West HS
Program	()
Rank	
School District	Cleveland Municipal School District
School District IRN	43786
County	Cuyahoga County
Cost Region	8 (New Construction Cost Factor: 103.76%)
Cost Set	2014
Bracketing Set	2014
Educational Planner	FutureThink

Projected Enrollment (10 Yr)

Grade	2018–2019
PK	1350
K	3116
1	2935
2	2641
3	2493
4	2394
5	2238
6	2110
7	2086
8	2065
9	2604
10	2513
11	1901
12	1770
CT Offsite	0
CT Low Bay Comprehensive	149
CT High Bay Comprehensive	78
CT Low Bay Onsite	0
CT High Bay Onsite	0
Total	**32443**

Grade Configurations			
Grades	**Total**	**Placed**	**Remaining**
PK-12	32216	*950*	***31266***
PK-5	17167	*0*	***17167***
6-8	6261	*0*	***6261***
9-12	8788	*950*	***7838***
PK-8	23428	*0*	***23428***
6-12	15049	*950*	***14099***
CT	227	*0*	***227***

Project Scope:

Master Planner Commentary:

Building	Lincoln-West High			New High		
Program	Classroom Facilities Assistance Program (CFAP)					
Cost Set	2008					
Assessing Consultant	Harrison Planning Group					
Type	High			High		
Acres	5.49					
Grades Housed	9-12					
Current Enrollment	1474					
Additions to Demolish	☐ 1970 (01) 1970 Original Construction 62% 233,552 ft² ☐ 1970 (02) 1970 Career Tech 50% 5,884 ft² ☐ 1970 (03) 1970 Auditorium 39% 8,254 ft² ☐ 1970 (04) 1970 Natatorium 48% 17,702 ft² ☐ 1970 (05) 1970 Parking Garage 12% 74,784 ft²					
Grades Housed - Proposed				9-12		
Projected Enrollment				950		
CT Projected Enrollment						
Scope of Work	Abate/Demolish			Build New		
CEFPI Rating	Poor					
Existing ft²	340,176					
Cost/ft² (DM)	$234.88					
Cost to Replace	$79,900,538.88			$0.00		
Cost to Renovate	$40,007,575.36					
Reprogramming	$0.00			$0.00		
Renovate÷Replace	50%					
Right Replacement						
Right Ratio						
Addition Required	No			No		
	Addition ft²			**New ft²**		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	×	=	0	×	=	0
Elementary (PK-5)	×	=	0	×	=	0
Middle (6-8)	×	=	0	×	=	0
High (9-12)	×	=	0	950 ×	165.53 =	157,254
Career Technical Core Space	×	=	0	×	=	0
Total ft² Required						157,253.5
ft² Existing			340,176			
Large Group Restroom Fixture Replacement	No			No		
Oversized ft²						
Less Oversized ft²			340,176			
CT ft² Existing						
CT ft² Not Programmed						
Less CT ft²			340,176			
Addition ft²			-340,176			157,254
Cost per ft²	*see below*			*see below*		
Total Addition Cost						
	Cost of Additions			**Cost to Rebuild**		
Cost Of New SF	SF Required	$/SF	Cost	SF Required	$/SF	Cost
Elementary (PK-5)	×	=	$0.00	0 ×	=	$0.00
Middle (6-8)	×	=	$0.00	0 ×	=	$0.00
High (9-12)	×	=	$0.00	157,253.5	×$240.36	=$37,797,451.26
Career Technical Program Space						
CT Existing ft²						
CT New ft²						
CT Total ft²						
CT Program Total			$0.00			$0.00
Total Proposed ft²						157,254
Total to Rebuild			$0.00			$37,797,451.26
Total to Rebuild All Buildings						
Cost to Reno & Reprogram						$0.00
Total Addition Cost						
Total Career Technical			$0.00			$0.00
Project Cost			$0.00			$37,797,451.26
Asbestos Abatement			$35,416.76			$0.00
Demolition			$1,530,792.00			$0.00
Specific Allowance			$0.00			$0.00
Total Building Cost			$1,566,208.76			$37,797,451.26
Page Subtotal			$39,363,660.02			
General Allowance			$0.00			
Project Agreement LFI			$0.00			
Co-Funded Project			$39,363,660.02			
Total Project Cost			**$39,363,660.02**			

OPTION 2 SUMMARY

Demolish existing academic wing and natatorium. Renovate existing gym wing with only partial reprogramming/renovating of lower level for 950 students in grades 9-12. Build new addition.

Existing S.F.	125,099 s.f.
New Construction S.F.	85,221 s.f.
Total S.F.	210,320 s.f.

Demolition of existing Academic Bldg.	102,151 s.f.
Demolition of existing Garage	60,750 s.f.
Demolition of Natatorium	25,643 s.f.
Total Demolition SF	188,544 s.f.

Costs:

New construction: 85,221 s.f. x $252.54/s.f. =	$21,521,711.34
Renovation of existing structures:	$22,671,888.49
Demolition existing structures 188,544 s.f. x $4.50 =	$848,448.00
Asbestos abatement existing structures =	$35,416.76
Total Project Construction Cost:	**$45,077,464.59**

Breakdown of Funding Sources:

Required LFI =	$4,349,989.05
OSFC Co-funded Share 68% of $40,727,475.64 =	$27,694,683.36
District Co-funded Share 32% of $40,727,475.64 =	$13,032,792.17
Total District Cost =	**$17,382,781.22**

OPTION 2a SUMMARY

Demolish existing academic wing and natatorium. Renovate existing gym wing with full reprogramming/renovating of lower level for 950 students in grades 9-12. Build new addition.

Existing S.F.	125,099 s.f.
New Construction S.F.	58,395 s.f.
Total S.F.	183,494 s.f.

Demolition of existing Academic Bldg.	102,151 s.f.
Demolition of existing Garage	60,750 s.f.
Demolition of Natatorium	25,643 s.f.
Total Demolition SF	188,544 s.f.

Costs:

New construction: 58,395 s.f. x $252.54/s.f. =	$14,747,073.30
Renovation of existing structures:	$24,439,025.30
Demolition existing structures 188,544 s.f. x $4.50 =	$848,448.00
Asbestos abatement existing structures =	$35,416.76
Total Project Construction Cost:	**$40,069,963.36**

Breakdown of Funding Sources:

Required LFI =	$2,542,055.21
OSFC Co-funded Share 68% of $37,527,908.15 =	$25,518,977.54
District Co-funded Share 32% of $37,527,908.15 =	$12,008,930.60
Total District Cost =	**$14,550,985.81**

Itemized Renovation Cost for Option 2 – Demolish Natatorium & Classroom Wing. Partially Reprogram Basement level under Gym

ITEM A: HEATING SYSTEM

Note: ALL Costs in grey italic font identify Locally Funded Initiatives (LFIs)

Costs

1970 Building:	
HVAC system replacement: 81,197 s.f. x $26.12 / s.f. =	$2,120,865.64
New Ductwork: 81,197 s.f. x $8.00 / s.f. =	$649,576.00
Auditorium:	
HVAC system replacement: 8,526 s.f. x $26.12 / s.f. =	*$222,699.12*
New Ductwork: 8,526 s.f. x $8.00 / s.f. =	*$68,208.00*
Running Track:	
HVAC system replacement: 8,550 s.f. x $26.12 / s.f. =	*$223,326.00*
New Ductwork: 8,550 s.f. x $8.00 / s.f. =	*$68,400.00*
Unusable Basement:	
HVAC system replacement: 26,826 s.f. x $26.12 / s.f. =	*$700,695.12*
New Ductwork: 26,826 s.f. x $8.00 / s.f. =	*$214,608.00*
Total =	$4,268,377.88

ITEM B: ROOFING

Costs

1970 Building:	
Built-up roofing replacement: 26,824 s.f. x $13.20 / s.f. =	$354,076.80
Roof Insulation: 26,824 s.f. x $4.70 / s.f. =	$126,072.80
Auditorium:	
Built-up roofing replacement: 8,526 s.f. x $13.20 / s.f. =	*$112,543.20*
Roof Insulation: 8,526 s.f. x $4.70 / s.f. =	*$40,072.20*
Running Track:	
Built-up roofing replacement: 8,550 s.f. x $13.20 / s.f. =	*$112,860.00*
Roof Insulation: 8,550 s.f. x $4.70 / s.f. =	*$40,185.00*
Overflow drains: 9 x $2,500 / drain	*$22,500.00*

Total =	$808,310.00

ITEM C: AIR CONDITIONING

Costs

No work required at this time.

ITEM D: ELECTRICAL

Costs

1970 Building:	
Electrical system replacement: 81,197 s.f. x $16.23 / s.f. =	$1,317,827.31
Auditorium:	
Electrical system replacement: 8,526 s.f. x $16.23 / s.f. =	*$138,376.98*
Running Track:	
Electrical system replacement: 8,550 s.f. x $16.23 / s.f. =	*$138,766.50*
Unusable Basement:	
Electrical system replacement: 26,826 s.f. x $16.23 / s.f. =	*$435,385.98*
Total =	$2,030,356.77

ITEM E: PLUMBING

Costs

1970 Building:	
Backflow preventer: 1 unit x $5,000 / unit =	$5,000.00
Urinals: 6 units x $3,800 / unit =	$22,800.00
Sinks: 12 units x $2,500 / unit =	$30,000.00
Faucets & flush valves: 8 sets x $500 / set =	$4,000.00
Drinking fountains: 7 units x $3,000 / unit =	$21,000.00
Total =	$82,800.00

ITEM F: WINDOWS

Costs

1970 Building:

Curtainwall/Storefront windows: 2,706 s.f. x $65.00 / s.f. =	$175,890.00
Running Track:	
Window replacement: 416 s.f. x $60.00 / s.f. =	*$24,960.00*
Total =	$200,850.00

ITEM G: STRUCTURE – FOUNDATION

Costs

1970 Building:	
Concrete plaza repairs per Const. Resources Report: Lump Sum =	$800,000.00
Waterproof foundation walls: 12,670 s.f. x $6.00 / s.f. =	$76,020.00
Total =	$876,020.00

ITEM H: STRUCTURE (WALLS AND CHIMNEYS)

Costs

1970 Building:	
Infill wall voids where buildings are demolished: 7,202 s.f. x $45.00 / s.f. =	$324,090.00
Exterior masonry cleaning: 1,675 s.f. x $1.50 / s.f. =	$2,512.50
Exterior masonry sealing: 1,675 s.f. x $1.00 / s.f. =	$1,675.00
Tuckpointing: 170 s.f. x $5.25 / s.f. =	$892.50
Penthouse metal siding new paint: 4,293 s.f. x $1.75 / s.f. =	$7,512.75
Running Track:	
Exterior masonry cleaning: 6,525 s.f. x $1.50 / s.f. =	*$9,787.50*
Exterior masonry sealing: 6,525 s.f. x $1.00 / s.f. =	*$6,525.00*
Tuckpointing: 653 s.f. x $5.25 / s.f. =	*$3,428.25*
Total =	$356,423.50

ITEM I: STRUCTURE (FLOORS & ROOFS)

Costs

No work required at this time.

ITEM J: GENERAL FINISHES

Costs

1970 Building:	
Complete replacement finishes & casework: 81,197 s.f. x $17.70 / s.f. =	$1,437,186.90
Toilet partition replacement: 8 units x $1,000 / unit =	$8,000.00
Toilet partition accessory replacement: 81,197 s.f. $0.20 / s.f. =	$16,239.40
Plaster refinishing: 20,299 s.f. x $14.00 / s.f. =	$284,186.00
Terrazzo repairs: 300 s.f. x $25.00/ s.f. =	$7,500.00
Basketball backboard replacement: 6 units x $6,500 / unit =	$39,000.00
Bleacher replacement: 1,474 seats x $110 / seat =	$162,140.00
Gypsum board replacement: 1,200 s.f. x $4.00 /s.f =	$4,800.00
Interior glazing replacement: 3,000 s.f. x $55 / s.f. =	$165,000.00
Gym floor replacement: 16,501 s.f. x $12.85 =	$212,037.85
Furring out walls & add insulation for LEED: 10,725 s.f. x $6.00 / s.f. =	$64,350.00
Auditorium:	
Complete replacement finishes & casework: 8,526 s.f. x $17.70 / s.f. =	*$150,910.20*
Plaster refinishing: 8,526 s.f. x $14.00 / s.f. =	*$119,364.00*
Running Track:	
Complete replacement finishes & casework: 8,550 s.f. x $17.70 / s.f. =	*$151,335.00*
Total =	$2,822,049.35

ITEM K: INTERIOR LIGHTING

Costs

1970 Building:	
Interior lighting system replacement: 81,197 s.f. x $5.00 / s.f. =	$405,985.00
Auditorium:	
Interior lighting system replacement: 8,526 s.f. x $5.00 / s.f. =	*$42,630.00*
Running Track:	
Interior lighting system replacement: 8,550 s.f. x $5.00 / s.f. =	*$42,750.00*
Total =	$491,365.00

ITEM L: SECURITY SYSTEM

Costs

1970 Building:
Security system replacement: 81,197 s.f. x $1.85 / s.f. = $150,214.45

Auditorium:
Security system replacement: 8,526 s.f. x $1.85 / s.f. = $15,773.10

Running Track:
Security system replacement: 8,550 s.f. x $1.85 / s.f. = $15,817.50

Unusable Basement:
Security system replacement: 26,826 s.f. x $1.85 / s.f. = $49,628.10

Total = $231,433.15

ITEM M: EMERGENCY / EGRESS LIGHTING

Costs

1970 Building:
Emergency Egress lighting system replacement: 81,197 s.f. x $1.00 / s.f. = $81,197.00

Running Track:
Emergency Egress lighting system replacement: 8,550 s.f. x $1.00 / s.f. = $8,550.00

Unusable Basement:
Emergency Egress lighting system replacement: 26,826 s.f. x $1.00 / s.f. = $26,826.00

Total = $116,573.00

ITEM N: FIRE ALARM

Costs

1970 Building:
Fire alarm system replacement: 81,197 s.f. x $1.50 / s.f. = $121,795.50

Auditorium:
Fire alarm system replacement: 8,526 s.f. x $1.50 / s.f. = $12,789.00

Running Track:
Fire alarm system replacement: 8,550 s.f. x $1.50 / s.f. = $12,825.00

Unusable Basement:
Fire alarm system replacement: 26,826 s.f. x $1.50 / s.f. = $40,239.00

Total =	$187,648.50

ITEM O: HANDICAP ACCESS

Costs

1970 Building:	
ADA Signage: 81,197 s.f. x $0.20 / s.f. =	$16,239.40
ADA Toilets/sinks/urinals: 8 x $3,800 / s.f. =	$30,400.00
ADA Toilet partition replacement: 3 units x $1,100 / unit =	$3,300.00
ADA power door assist: 1 unit x $7,500 / unit =	$7,500.00
Replace interior doors w/ADA hardware included: 88 doors x $1,300/door =	$114,400.00
ADA showers: 4 units x $3,000 unit =	$12,000.00
Elevator: 3 stops x $42,000.00 / stop =	$126,000.00
Auditorium:	
ADA signage: 8,526 s.f. x $0.20 / s.f. =	*$1,705.20*
Replace interior doors w/ADA hardware included: 17 doors x $1,300/door =	*$22,100.00*
Running Track:	
ADA signage: 8,550 s.f. x $0.20 / s.f. =	*$1,710.00*
Replace interior doors w/ADA hardware included: 5 doors x $1,300/door =	*$6,500.00*
Total =	$341,854.60

ITEM P: SITE CONDITION

Costs

1970 Building:	
Replace asphalt: 11,505 s.y. x $30.60 / s.y. =	$352,053.00
Replace curbs: 2,654 l.f. x $18.00 / l.f. =	$47,772.00
Replace sidewalks: 52,500 s.f. x $4.69 / s.f. =	$246,225.00
Base sitework allowance: lump sum =	$50,000.00
Site allowance for unforeseen circumstances: lump sum =	$150,000.00
Demo & engineer backfill deep foundations/basements: 64,533 c.y. x $26/cy=	$1,677,858.00
Total =	$2,523,908.00

ITEM Q: SEWER SYSTEM

Costs

No work required at this time.

ITEM R: WATER SUPPLY

Costs

1970 Building:	
Water quality test: lump sum =	$500.00
Total =	$500.00

ITEM S: EXTERIOR DOORS

Costs

1970 Building:	
Replace exterior door leafs: 18 doors x $2,000 / door =	$36,000.00
Total =	$36,000.00

ITEM T: HAZARDOUS MATERIALS

Costs

1970 Building:	
Per the EEHA: =	$353,257.60
Auditorium:	
Per the EEHA: =	*$17,812.70*
Total =	$371,070.30

ITEM U: LIFE SAFETY

Costs

1970 Building:	
Sprinkler system: 81,197 s.f. x $3.20 / s.f. =	$259,830.40
Stair handrails: 19 x $5,000 / s.f. =	$95,000.00
Interior stair enclosures: 11 units x $5,000/ unit =	$55,000.00
New water main: 185 l.f. x $40 / l.f. =	$7,400.00
Additional fire extinguishers: 81,197 s.f. x $0.12 / s.f. =	$9,743.64
Auditorium:	
Sprinkler system: 8,526 s.f. x $3.20 / s.f. =	$27,283.20
Additional fire extinguishers: 8,526 s.f. x $0.12 / s.f. =	*$1,023.12*

Running Track:
Sprinkler system: 8,550 s.f. x $3.20 / s.f. = $327,360.00
Additional fire extinguishers: 8,550 s.f. x $0.12 / s.f. = $1,026.00

Unusable Basement:
Sprinkler system: 26,826 s.f. x $3.20 / s.f. = $85,843.20

Total = $569,509.56

ITEM V: LOOSE FURNISHINGS

Costs

1970 Building:
Loose equipment replacement: 81,197 s.f. x $5.00 /s.f.= $405,985.00

Total = $405,985.00

ITEM W: TECHNOLOGY

Costs

1970 Building:
Technology system replacement: 81,197 s.f. x $8.54 / s.f. = $405,985.00

Auditorium:
Technology system replacement: 8,526 s.f. x $8.54 / s.f. = $72,812.04

Running Track:
Technology system replacement: 8,550 s.f. x $8.54 / s.f. = $73,017.00

Total = $839,251.42

ITEM X: SUMMARY OF COSTS

SUBTOTAL OF CONSTRUCTION COSTS:	=	$17,560,286.03
Construction Contingency – 7%:	=	$1,229,220.02
TOTAL OF CONSTRUCTION COSTS:	=	$18,789,506.05
Non-construction costs – 16.29%:	=	$3,060,810.54

Subtotal	=	$21,850,316.59
Regional cost factor 103.7%	=	$821,571.90
TOTAL RENOVATION PROJECT COST	**=**	**$22,671,888.49**

Itemized Renovation Cost for Option 2a – Demolish Natatorium & Classroom Wing. Fully Reprogram Basement level under Gym

ITEM A: HEATING SYSTEM

Note: ALL Costs in grey italic font identify Locally Funded Initiatives (LFIs)

Costs

1970 Building:	
HVAC system replacement: 108,023 s.f. x $26.12 / s.f. =	$2,821,560.76
New Ductwork: 108,023 s.f. x $8.00 / s.f. =	$864,184.00
Auditorium:	
HVAC system replacement: 8,526 s.f. x $26.12 / s.f. =	*$222,699.12*
New Ductwork: 8,526 s.f. x $8.00 / s.f. =	*$68,208.00*
Running Track:	
HVAC system replacement: 8,550 s.f. x $26.12 / s.f. =	*$223,326.00*
New Ductwork: 8,550 s.f. x $8.00 / s.f. =	*$68,400.00*
Total =	$4,268,377.88

ITEM B: ROOFING

Costs

1970 Building:	
Built-up roofing replacement: 26,824 s.f. x $13.20 / s.f. =	$354,076.80
Roof Insulation: 26,824 s.f. x $4.70 / s.f. =	$126,072.80
Auditorium:	
Built-up roofing replacement: 8,526 s.f. x $13.20 / s.f. =	*$112,543.20*
Roof Insulation: 8,526 s.f. x $4.70 / s.f. =	*$40,072.20*
Running Track:	
Built-up roofing replacement: 8,550 s.f. x $13.20 / s.f. =	*$112,860.00*
Roof Insulation: 8,550 s.f. x $4.70 / s.f. =	*$40,185.00*
Overflow drains: 9 x $2,500 / drain	*$22,500.00*
Total =	$808,310.00

ITEM C: AIR CONDITIONING

Costs

No work required at this time.

ITEM D: ELECTRICAL

Costs

1970 Building:	
Electrical system replacement: 108,023 s.f. x $16.23 / s.f. =	$1,753,213.29
Auditorium:	
Electrical system replacement: 8,526 s.f. x $16.23 / s.f. =	*$138,376.98*
Running Track:	
Electrical system replacement: 8,550 s.f. x $16.23 / s.f. =	*$138,766.50*
Total =	$2,030,356.77

ITEM E: PLUMBING

Costs

1970 Building:	
Backflow preventer: 1 unit x $5,000 / unit =	$5,000.00
Urinals: 10 units x $3,800 / unit =	$38,000.00
Sinks: 19 units x $2,500 / unit =	$47,500.00
Faucets & flush valves: 15 sets x $500 / set =	$7,500.00
Drinking fountains: 7 units x $3,000 / unit =	$21,000.00
Total =	$119,000.00

ITEM F: WINDOWS

Costs

1970 Building:	
Curtainwall/Storefront windows: 2,706 s.f. x $65.00 / s.f. =	$175,890.00
Running Track:	
Window replacement: 416 s.f. x $60.00 / s.f. =	*$24,960.00*
Total =	$200,850.00

ITEM G: STRUCTURE – FOUNDATION

Costs

1970 Building:	
Concrete plaza repairs per Const. Resources Report: Lump Sum =	$800,000.00
Waterproof foundation walls: 12,670 s.f. x $6.00 / s.f. =	$76,020.00
Total =	$876,020.00

ITEM H: STRUCTURE (WALLS AND CHIMNEYS)

Costs

1970 Building:	
Infill wall voids where buildings are demolished: 7,202 s.f. x $45.00 / s.f. =	$324,090.00
Exterior masonry cleaning: 1,675 s.f. x $1.50 / s.f. =	$2,512.50
Exterior masonry sealing: 1,675 s.f. x $1.00 / s.f. =	$1,675.00
Tuckpointing: 170 s.f. x $5.25 / s.f. =	$892.50
Penthouse metal siding new paint: 4,293 s.f. x $1.75 / s.f. =	$7,512.75
Running Track:	
Exterior masonry cleaning: 6,525 s.f. x $1.50 / s.f. =	*$9,787.50*
Exterior masonry sealing: 6,525 s.f. x $1.00 / s.f. =	*$6,525.00*
Tuckpointing: 653 s.f. x $5.25 / s.f. =	*$3,428.25*
Total =	$356,423.50

ITEM I: STRUCTURE (FLOORS & ROOFS)

Costs

No work required at this time.

ITEM J: GENERAL FINISHES

Costs

1970 Building:	
Complete replacement finishes & casework: 108,023 s.f. x $17.70 / s.f. =	$1,912,007.10
Toilet partition replacement: 15 units x $1,000 / unit =	$15,000.00
Toilet partition accessory replacement: 108,023 s.f. $0.20 / s.f. =	$21,604.60
Plaster refinishing: 27,005.75 s.f. x $14.00 / s.f. =	$378,080.50

Terrazzo repairs: 300 s.f. x $25.00/ s.f. =	$7,500.00
Basketball backboard replacement: 6 units x $6,500 / unit =	$39,000.00
Bleacher replacement: 1,474 seats x $110 / seat =	$162,140.00
Gypsum board replacement: 1,200 s.f. x $4.00 /s.f =	$4,800.00
Interior glazing replacement: 5,000 s.f. x $55 / s.f. =	$297,000.00
Gym floor replacement: 16,501 s.f. x $12.85 =	$212,037.85
Furring out walls & add insulation for LEED: 10,725 s.f. x $6.00 / s.f. =	$64,350.00
Auditorium:	
Complete replacement finishes & casework: 8,526 s.f. x $17.70 / s.f. =	*$150,910.20*
Plaster refinishing: 8,526 s.f. x $14.00 / s.f. =	*$119,364.00*
Running Track:	
Complete replacement finishes & casework: 8,550 s.f. x $17.70 / s.f. =	*$151,335.00*
Total =	$3,535,129.25

ITEM K: INTERIOR LIGHTING

Costs

1970 Building:	
Interior lighting system replacement: 108,023 s.f. x $5.00 / s.f. =	$540,115.00
Auditorium:	
Interior lighting system replacement: 8,526 s.f. x $5.00 / s.f. =	*$42,630.00*
Running Track:	
Interior lighting system replacement: 8,550 s.f. x $5.00 / s.f. =	*$42,750.00*
Total =	$625,495.00

ITEM L: SECURITY SYSTEM

Costs

1970 Building:	
Security system replacement: 108,023 s.f. x $1.85 / s.f. =	$199,842.55
Auditorium:	
Security system replacement: 8,526 s.f. x $1.85 / s.f. =	*$15,773.10*
Running Track:	
Security system replacement: 8,550 s.f. x $1.85 / s.f. =	*$15,817.50*
Total =	$231,433.15

ITEM M: EMERGENCY / EGRESS LIGHTING

Costs

1970 Building:	
Emergency Egress lighting system replacement: 108,023 s.f. x $1.00 / s.f. =	$108,023.00
Running Track:	
Emergency Egress lighting system replacement: 8,550 s.f. x $1.00 / s.f. =	$8,550.00
Total =	$116,573.00

ITEM N: FIRE ALARM

Costs

1970 Building:	
Fire alarm system replacement: 108,023 s.f. x $1.50 / s.f. =	$162,034.50
Auditorium:	
Fire alarm system replacement: 8,526 s.f. x $1.50 / s.f. =	$12,789.00
Running Track:	
Fire alarm system replacement: 8,550 s.f. x $1.50 / s.f. =	$12,825.00
Total =	$187,648.50

ITEM O: HANDICAP ACCESS

Costs

1970 Building:	
ADA Signage: 108,023 s.f. x $0.20 / s.f. =	$21,604.60
ADA Toilets/sinks/urinals: 16 x $3,800 / s.f. =	$60,800.00
ADA Toilet partition replacement: 5 units x $1,100 / unit =	$5,500.00
ADA power door assist: 1 unit x $7,500 / unit =	$7,500.00
Replace interior doors w/ADA hardware included: 141 doors x $1,300/door =	$183,300.00
ADA showers: 4 units x $3,000 unit =	$12,000.00
Elevator: 3 stops x $42,000.00 / stop =	$126,000.00
Auditorium:	
ADA signage: 8,526 s.f. x $0.20 / s.f. =	*$1,705.20*
Replace interior doors w/ADA hardware included: 17 doors x $1,300/door =	*$22,100.00*
Running Track:	

ADA signage: 8,550 s.f. x $0.20 / s.f. =	*$1,710.00*
Replace interior doors w/ADA hardware included: 5 doors x $1,300/door =	*$6,500.00*
Total =	$448,719.80

ITEM P: SITE CONDITION

Costs

1970 Building:	
Replace asphalt: 11,505 s.y. x $30.60 / s.y. =	$352,053.00
Replace curbs: 2,654 l.f. x $18.00 / l.f. =	$47,772.00
Replace sidewalks: 52,500 s.f. x $4.69 / s.f. =	$246,225.00
Base sitework allowance: lump sum =	$50,000.00
Site allowance for unforeseen circumstances: lump sum =	$150,000.00
Demo & engineer backfill deep foundations/basements: 64,533 c.y. x $26/cy=	$1,677,858.00
Total =	$2,523,908.00

ITEM Q: SEWER SYSTEM

Costs

No work required at this time.

ITEM R: WATER SUPPLY

Costs

1970 Building:	
Water quality test: lump sum =	$500.00
Total =	$500.00

ITEM S: EXTERIOR DOORS

Costs

1970 Building:	
Replace exterior door leafs: 24 doors x $2,000 / door =	$48,000.00
Total =	$48,000.00

ITEM T: HAZARDOUS MATERIALS

Costs

1970 Building:	
Per the EEHA: =	$353,257.60
Auditorium:	
Per the EEHA: =	*$17,812.70*
Total =	$371,070.30

ITEM U: LIFE SAFETY

Costs

1970 Building:	
Sprinkler system: 108,023 s.f. x $3.20 / s.f. =	$345,673.60
Stair handrails: 19 x $5,000 / s.f. =	$95,000.00
Interior stair enclosures: 11 units x $5,000/ unit =	$55,000.00
New water main: 185 l.f. x $40 / l.f. =	$7,400.00
Additional fire extinguishers: 108,023 s.f. x $0.12 / s.f. =	$12,962.76
Auditorium:	
Sprinkler system: 8,526 s.f. x $3.20 / s.f. =	$27,283.20
Additional fire extinguishers: 8,526 s.f. x $0.12 / s.f. =	*$1,023.12*
Running Track:	
Sprinkler system: 8,550 s.f. x $3.20 / s.f. =	$327,360.00
Additional fire extinguishers: 8,550 s.f. x $0.12 / s.f. =	*$1,026.00*
Total =	$572,728.68

ITEM V: LOOSE FURNISHINGS

Costs

1970 Building:	
Loose equipment replacement: 108,023 s.f. x $5.00 /s.f.=	$540,115.00
Total =	$405,985.00

ITEM W: TECHNOLOGY

Costs

1970 Building:	
Technology system replacement: 108,023 s.f. x $8.54 / s.f. =	$922,516.42
Auditorium:	
Technology system replacement: 8,526 s.f. x $8.54 / s.f. =	*$72,812.04*
Running Track:	
Technology system replacement: 8,550 s.f. x $8.54 / s.f. =	*$73,017.00*
Total =	$1,068,345.46

ITEM X: SUMMARY OF COSTS

SUBTOTAL OF CONSTRUCTION COSTS:	=	$18,929,004.29
Construction Contingency – 7%:	=	$1,325,030.30
TOTAL OF CONSTRUCTION COSTS:	=	$20,254,034.59
Non-construction costs – 16.29%:	=	$3,299,382.23
Subtotal	=	$23,553,406.83
Regional cost factor 103.7%	=	$885,608.47
TOTAL RENOVATION PROJECT COST	**=**	**$24,439,025.30**

OPTION 3 SUMMARY

Demolish existing academic wing. Renovate existing gym wing with only partial reprogramming/renovating of lower level and renovate Natatorium for 950 students in grades 9-12. Build new addition.

Existing S.F.	150,742 s.f.
New Construction S.F.	76,199 s.f.
Total S.F.	226,941 s.f.

Demolition of existing Academic Bldg.	102,151 s.f.
Total Demolition SF	102,151 s.f.

Costs:

New construction: 76,199 s.f. x $252.54/s.f. =	$19,243,295.46
Renovation of existing structures:	$24,760,509.57
Demolition existing structures 102,151 s.f. x $4.50 =	$459,679.50
Asbestos abatement existing structures =	$35,416.76
Total Project Construction Cost:	**$44,498,901.29**

Breakdown of Funding Sources:

Required LFI =	$7,494,104.78
OSFC Co-funded Share 68% of $37,004,796.51 =	$25,163,261.62
District Co-funded Share 32% of $37,004,796.51 =	$11,841,534.88
Total District Cost =	**$19,335,639.66**

Itemized Renovation Cost for Option 3 – Demolish Classroom Wing. Renovate Natatorium / Partially Reprogram Basement level under Gym

ITEM A: HEATING SYSTEM

Note: ALL Costs in grey italic font identify Locally Funded Initiatives (LFIs)

Costs

1970 Building:	
HVAC system replacement: 81,197 s.f. x $26.12 / s.f. =	$2,120,865.64
New Ductwork: 81,197 s.f. x $8.00 / s.f. =	$649,576.00
Auditorium:	
HVAC system replacement: 8,526 s.f. x $26.12 / s.f. =	*$222,699.12*
New Ductwork: 8,526 s.f. x $8.00 / s.f. =	*$68,208.00*
Running Track:	
HVAC system replacement: 8,550 s.f. x $26.12 / s.f. =	*$223,326.00*
New Ductwork: 8,550 s.f. x $8.00 / s.f. =	*$68,400.00*
Unusable Basement:	
HVAC system replacement: 26,826 s.f. x $26.12 / s.f. =	*$700,695.12*
New Ductwork: 26,826 s.f. x $8.00 / s.f. =	*$214,608.00*
Natatorium:	
HVAC system replacement: 25,643 s.f. x $26.12 / s.f. =	*$669,795.16*
New Ductwork: 25,643 s.f. x $8.00 / s.f. =	*$205,144.00*
Total =	$5,143,317.04

ITEM B: ROOFING

Costs

1970 Building:	
Built-up roofing replacement: 26,824 s.f. x $13.20 / s.f. =	$354,076.80
Roof Insulation: 26,824 s.f. x $4.70 / s.f. =	$126,072.80
Auditorium:	
Built-up roofing replacement: 8,526 s.f. x $13.20 / s.f. =	*$112,543.20*
Roof Insulation: 8,526 s.f. x $4.70 / s.f. =	*$40,072.20*
Running Track:	
Built-up roofing replacement: 8,550 s.f. x $13.20 / s.f. =	*$112,860.00*

Roof Insulation: 8,550 s.f. x $4.70 / s.f. =	*$40,185.00*
Overflow drains: 9 x $2,500 / drain	*$22,500.00*

Natatorium:

Built-up roofing replacement: 16,100 s.f. x $13.20 / s.f. =	*$212,520.00*
Roof Insulation: 16,100 s.f. x $4.70 / s.f. =	*$75,670.00*
Scuppers: 3 x $1,000 / scupper	*$3,000.00*
Total =	$1,023,830.00

ITEM C: AIR CONDITIONING

Costs

No work required at this time.

ITEM D: ELECTRICAL

Costs

1970 Building:

Electrical system replacement: 81,197 s.f. x $16.23 / s.f. =	$1,317,827.31

Auditorium:

Electrical system replacement: 8,526 s.f. x $16.23 / s.f. =	*$138,376.98*

Running Track:

Electrical system replacement: 8,550 s.f. x $16.23 / s.f. =	*$138,766.50*

Unusable Basement:

Electrical system replacement: 26,826 s.f. x $16.23 / s.f. =	*$435,385.98*

Natatorium:

Electrical system replacement: 25,643 s.f. x $16.23 / s.f. =	*$416,185.89*
Total =	$2,446,542.66

ITEM E: PLUMBING

Costs

1970 Building:

Backflow preventer: 1 unit x $5,000 / unit =	$5,000.00
Urinals: 6 units x $3,800 / unit =	$22,800.00
Sinks: 12 units x $2,500 / unit =	$30,000.00
Faucets & flush valves: 8 sets x $500 / set =	$4,000.00
Drinking fountains: 7 units x $3,000 / unit =	$21,000.00

Natatorium:

Drinking Fountains: 4 units x $3,000 / unit =	*$12,000.00*
Faucets & Flush Valves: 15 units x $500 / unit =	*$7,500.00*
Total =	$96,300.00

ITEM F: WINDOWS

Costs

1970 Building:

Curtainwall/Storefront windows: 2,706 s.f. x $65.00 / s.f. =	$175,890.00

Running Track:

Window replacement: 416 s.f. x $60.00 / s.f. =	*$24,960.00*
Total =	$200,850.00

ITEM G: STRUCTURE – FOUNDATION

Costs

1970 Building:

Concrete plaza repairs per Const. Resources Report: Lump Sum =	$800,000.00
Waterproofing foundation walls: 12,670 s.f. x $6.00 / s.f. =	$76,020.00
Total =	$876,020.00

ITEM H: STRUCTURE (WALLS AND CHIMNEYS)

Costs

1970 Building:

Exterior masonry cleaning: 1,675 s.f. x $1.50 / s.f. =	$2,512.50
Exterior masonry sealing: 1,675 s.f. x $1.00 / s.f. =	$1,675.00
Tuckpointing: 170 s.f. x $5.25 / s.f. =	$892.50
Penthouse metal siding new paint: 4,293 s.f. x $1.75 / s.f. =	$7,512.75

Running Track:

Exterior masonry cleaning: 6,525 s.f. x $1.50 / s.f. =	*$9,787.50*
Exterior masonry sealing: 6,525 s.f. x $1.00 / s.f. =	*$6,525.00*
Tuckpointing: 653 s.f. x $5.25 / s.f. =	*$3,428.25*

Natatorium:

Exterior masonry cleaning: 4,195 s.f. x $1.50 / s.f. =	*$6,292.50*
Exterior masonry sealing: 4,195 s.f. x $1.00 / s.f. =	*$4,195.00*
Total =	$42,821.00

ITEM I: STRUCTURE (FLOORS & ROOFS)

Costs

No work required at this time.

ITEM J: GENERAL FINISHES

Costs

1970 Building:

Complete replacement finishes & casework: 81,197 s.f. x $17.70 / s.f. =	$1,437,186.90
Toilet partition replacement: 8 units x $1,000 / unit =	$8,000.00
Toilet partition accessory replacement: 81,197 s.f. $0.20 / s.f. =	$16,239.40
Plaster refinishing: 20,299 s.f. x $14.00 / s.f. =	$284,186.00
Terrazzo repairs: 300 s.f. x $25.00/ s.f. =	$7,500.00
Basketball backboard replacement: 6 units x $6,500 / unit =	$39,000.00
Bleacher replacement: 1,474 seats x $110 / seat =	$162,140.00
Gypsum board replacement: 1,200 s.f. x $4.00 /s.f =	$4,800.00
Interior glazing replacement: 3,000 s.f. x $55 / s.f. =	$165,000.00
Gym floor replacement: 16,501 s.f. x $12.85 =	$212,037.85
Furring out walls & add insulation for LEED: 17,250 s.f. x $6.00 / s.f. =	$64,350.00

Auditorium:

Complete replacement finishes & casework: 8,526 s.f. x $17.70 / s.f. =	*$150,910.20*
Plaster refinishing: 8,526 s.f. x $14.00 / s.f. =	*$119,364.00*

Running Track:

Complete replacement finishes & casework: 8,550 s.f. x $17.70 / s.f. =	*$151,335.00*

Natatorium:

Complete replacement finishes & casework: 25,643 s.f. x $17.70 / s.f. =	*$453,881.10*
Plaster refinishing: 8,851 s.f. x $14.00 / s.f. =	*$123,914.00*
Toilet partition replacement: 3 units x $1,000 / unit =	*$3,000.00*
Toilet partition accessory replacement: 25,643 s.f. x $0.20 / s.f. =	*$5,128.60*
Demo masonry partitions: 2 units x $200 / unit =	*$400.00*
Total =	$3,408,373.05

ITEM K: INTERIOR LIGHTING

Costs

1970 Building:	
Interior lighting system replacement: 81,197 s.f. x $5.00 / s.f. =	$405,985.00
Parking garage lighting replacement: 74,784 s.f. x $3.00/s.f. =	$224,352.00
Auditorium:	
Interior lighting system replacement: 8,526 s.f. x $5.00 / s.f. =	*$42,630.00*
Running Track:	
Interior lighting system replacement: 8,550 s.f. x $5.00 / s.f. =	*$42,750.00*
Natatorium:	
Interior lighting system replacement: 25,643 s.f. x $5.00 / s.f. =	*$128,215.00*
Total =	$843,932.00

ITEM L: SECURITY SYSTEM

Costs

1970 Building:	
Security system replacement: 81,197 s.f. x $1.85 / s.f. =	$150,214.45
Auditorium:	
Security system replacement: 8,526 s.f. x $1.85 / s.f. =	*$15,773.10*
Running Track:	
Security system replacement: 8,550 s.f. x $1.85 / s.f. =	*$15,817.50*
Unusable Basement:	
Security system replacement: 26,826 s.f. x $1.85 / s.f. =	*$49,628.10*
Natatorium:	
Security system replacement: 25,643 s.f. x $1.85 / s.f. =	*$38,464.50*
Total =	$269,897.65

ITEM M: EMERGENCY / EGRESS LIGHTING

Costs

1970 Building:

Emergency Egress lighting system replacement: 81,197 s.f. x $1.00 / s.f. =	$81,197.00
Running Track:	
Emergency Egress lighting system replacement: 8,550 s.f. x $1.00 / s.f. =	$8,550.00
Unusable Basement:	
Emergency Egress lighting system replacement: 26,826 s.f. x $1.00 / s.f. =	$26,826.00
Natatorium:	
Emergency Egress lighting system replacement: 25,643 s.f. x $1.00 / s.f. =	$25,643.00
Total =	$142,216.00

ITEM N: FIRE ALARM

Costs

1970 Building:	
Fire alarm system replacement: 81,197 s.f. x $1.50 / s.f. =	$121,795.50
Auditorium:	
Fire alarm system replacement: 8,526 s.f. x $1.50 / s.f. =	$12,789.00
Running Track:	
Fire alarm system replacement: 8,550 s.f. x $1.50 / s.f. =	$12,825.00
Unusable Basement:	
Fire alarm system replacement: 26,826 s.f. x $1.50 / s.f. =	$40,239.00
Natatorium:	
Fire alarm system replacement: 25,643 s.f. x $1.50 / s.f. =	$38,464.50
Total =	$226,113.00

ITEM O: HANDICAP ACCESS

Costs

1970 Building:	
ADA Signage: 81,197 s.f. x $0.20 / s.f. =	$16,239.40
ADA Toilets/sinks/urinals: 8 x $3,800 / s.f. =	$30,400.00
ADA Toilet partition replacement: 3 units x $1,100 / unit =	$3,300.00
ADA power door assist: 1 unit x $7,500 / unit =	$7,500.00
Replace interior doors w/ADA hardware included: 88 doors x $1,300/door =	$114,400.00
ADA showers: 4 units x $3,000 unit =	$12,000.00
Elevator: 3 stops x $42,000.00 / stop =	$126,000.00

Auditorium:

ADA signage: 8,526 s.f. x $0.20 / s.f. =	*$1,705.20*
Replace interior doors w/ADA hardware included: 17 doors x $1,300/door =	*$22,100.00*

Running Track:

ADA signage: 8,550 s.f. x $0.20 / s.f. =	*$1,710.00*
Replace interior doors w/ADA hardware included: 5 doors x $1,300/door =	*$6,500.00*

Natatorium:

ADA Signage: 25,643 s.f. x $0.20 / s.f. =	*$5,128.60*
ADA Toilets/sinks/urinals: 5 x $3,800 / s.f. =	*$19,000.00*
ADA Toilet partition replacement: 2 units x $1,100 / unit =	*$2,200.00*
Replace interior doors w/ADA hardware included: 26 doors x $1,300/door =	*$33,800.00*
ADA showers: 2 units x $3,000 unit =	*$6,000.00*

Total = $407,983.20

ITEM P: SITE CONDITION

Costs

1970 Building:

Replace asphalt: 11,505 s.y. x $30.60 / s.y. =	$352,053.00
Replace curbs: 2,654 l.f. x $18.00 / l.f. =	$47,772.00
Replace sidewalks: 52,500 s.f. x $4.69 / s.f. =	$246,225.00
Base sitework allowance: lump sum =	$50,000.00
Site allowance for unforeseen circumstances: lump sum =	$150,000.00
Demo & engineer backfill deep foundations/basements: 30,783 c.y. x $26/cy=	$800,358.00

Total = $1,646,408.00

ITEM Q: SEWER SYSTEM

Costs

No work required at this time.

ITEM R: WATER SUPPLY

Costs

1970 Building:

Water quality test: lump sum =	$500.00

Total = $500.00

ITEM S: EXTERIOR DOORS

Costs

1970 Building:	
Replace exterior door leafs: 18 doors x $2,000 / door =	$36,000.00
Natatorium:	
Replace exterior door leafs: 1 door x $2,000 / door =	*$2,000.00*
Total =	$36,000.00

ITEM T: HAZARDOUS MATERIALS

Costs

1970 Building:	
Per the EEHA: =	$353,257.60
Auditorium:	
Per the EEHA: =	*$17,812.70*
Natatorium:	
Per the EEHA: =	*$1,785.10*
Total =	$372,855.40

ITEM U: LIFE SAFETY

Costs

1970 Building:	
Sprinkler system: 81,197 s.f. x $3.20 / s.f. =	$259,830.40
Stair handrails: 19 x $5,000 / s.f. =	$95,000.00
Interior stair enclosures: 11 units x $5,000/ unit =	$55,000.00
New water main: 185 l.f. x $40 / l.f. =	$7,400.00
Additional fire extinguishers: 81,197 s.f. x $0.12 / s.f. =	$9,743.64
Auditorium:	
Sprinkler system: 8,526 s.f. x $3.20 / s.f. =	$27,283.20
Additional fire extinguishers: 8,526 s.f. x $0.12 / s.f. =	*$1,023.12*
Running Track:	
Sprinkler system: 8,550 s.f. x $3.20 / s.f. =	$327,360.00

Additional fire extinguishers: 8,550 s.f. x $0.12 / s.f. = *$1,026.00*

Unusable Basement:
Sprinkler system: 26,826 s.f. x $3.20 / s.f. = $85,843.20

Natatorium:
Sprinkler system: 25,643 s.f. x $3.20 / s.f. = $82,057.60
Additional fire extinguishers: 25,643 s.f. x $0.12 / s.f. = *$3,077.16*

Total = $634,644.32

ITEM V: LOOSE FURNISHINGS

Costs

1970 Building:
Loose equipment replacement: 81,197 s.f. x $5.00 /s.f.= $405,985.00

Total = $405,985.00

ITEM W: TECHNOLOGY

Costs

1970 Building:
Technology system replacement: 81,197 s.f. x $8.54 / s.f. = $405,985.00

Auditorium:
Technology system replacement: 8,526 s.f. x $8.54 / s.f. = *$72,812.04*

Running Track:
Technology system replacement: 8,550 s.f. x $8.54 / s.f. = *$73,017.00*

Natatorium:
Technology system replacement: 25,643s.f. x $8.54 / s.f. = *$218,991.22*

Total = $372,855.40

ITEM X: SUMMARY OF COSTS

SUBTOTAL OF CONSTRUCTION COSTS:	=	$19,178,006.74
Construction Contingency – 7%:	=	$1,342,460.47

TOTAL OF CONSTRUCTION COSTS:	=	$20,520,467.21
Non-construction costs – 16.29%:	=	$3,342,784.11
Subtotal	=	$23,863,251.32
Regional cost factor 103.7%	=	$897,258.25
TOTAL RENOVATION PROJECT COST	**=**	**$24,760,509.57**

Cleveland Metropolitan School District
Lincoln - West HS Feasibilty Study
Cleveland Ohio

Option 2 - Demolish Natatorium & Academic Wing. Renovate Gym wing and partial basement underneath.

County: Cuyahoga — **Area:** 8
Contact:
Phone:
Date Prepared: 2/24/2015
Prepared by: Architectural Vision Group, Ltd.

Addtions to Keep & Renovate	Date	HA *	Floors	Current SF
Central portion (Gyms, partial basement reno)	1970	no	3	81,197
Auditorium house (includes balcony) LFI	1970	no	2	8,526
Running Track LFI	1970	no	1	8,550
Unusable Basement (LFI)	1970	no	1	26,826
Gross Sq. Ft.				125,099

FACILITIES ASSESSMENT	Rating	1970 Building (Gyms, partial basement reno)	Auditorium House & Balcony LFI	Auditorium House & Balcony CO-Funded	Running Track LFI	Running Track CO-Funded	Unusable Basement LFI	Unusable Basement Co-Funded
A. Heating System		$ 2,770,441.64	$ 290,907.12	$ -	$ 291,726.00	$ -	$ 915,303.12	$ -
B. Roofing		$ 480,149.60	$ 152,615.40	$ -	$ 175,545.00	$ -	$ -	$ -
C. Ventilation/Air Conditioning		$ -	$ -	$ -	$ -	$ -	$ -	$ -
D. Electrical Systems		$ 1,317,827.31	$ 138,376.98	$ -	$ 138,766.50	$ -	$ 435,385.98	$ -
E. Plumbing & Fixtures		$ 82,800.00	$ -	$ -	$ -	$ -	$ -	$ -
F. Windows		$ 175,890.00	$ -	$ -	$ 24,960.00	$ -	$ -	$ -
Structure								
G. Foundation		$ 876,020.00	$ -	$ -	$ -	$ -	$ -	$ -
H. Walls & Chimneys		$ 336,682.75	$ -	$ -	$ 19,740.75	$ -	$ -	$ -
I. Floors & Roofs		$ -	$ -	$ -	$ -	$ -	$ -	$ -
J. General Finishes		$ 2,400,440.15	$ 270,274.20	$ -	$ 151,335.00	$ -	$ -	$ -
K. Interior Lighting		$ 405,985.00	$ 42,630.00	$ -	$ 42,750.00	$ -	$ -	$ -
L. Security System		$ 150,214.45	$ 15,773.10	$ -	$ 15,817.50	$ -	$ 49,628.10	$ -
M. Emerg/Egress Lighting		$ 81,197.00	$ -	$ -	$ -	$ 8,550.00	$ -	$ 26,826.00
N. Fire Alarm System		$ 121,795.50	$ -	$ 12,789.00	$ -	$ 12,825.00	$ -	$ 40,239.00
O. Handicapped Access		$ 309,839.40	$ 23,805.20	$ -	$ 8,210.00	$ -	$ -	$ -
P. Site Condition		$ 2,523,908.00	$ -	$ -	$ -	$ -	$ -	$ -
Q. Sewage System		$ -	$ -	$ -	$ -	$ -	$ -	$ -
R. Water Supply		$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -
S. Exterior Doors		$ 36,000.00	$ -	$ -	$ -	$ -	$ -	$ -
T. Asbestos		$ 353,257.60	$ 17,812.70	$ -	$ -	$ -	$ -	$ -
U. Life Safety Code		$ 426,974.04	$ 1,023.12	$ 27,283.20	$ 1,026.00	$ 27,360.00	$ -	$ 85,843.20
V. Loose Equipment		$ 405,985.00	$ -	$ -	$ -	$ -	$ -	$ -
W. Technology		$ 693,422.38	$ 72,812.04	$ -	$ 73,017.00	$ -	$ -	$ -
Subtotal		$ 13,949,329.82	$ 1,026,029.86	$ 40,072.20	$ 942,893.75	$ 48,735.00	$ 1,400,317.20	$ 152,908.20
X. a) Contingency 7%		$ 976,453.09	$ 71,822.09	$ 2,805.05	$ 66,002.56	$ 3,411.45	$ 98,022.20	$ 10,703.57
Total of Construction cost		$ 14,925,782.91	$ 1,097,851.95	$ 42,877.25	$ 1,008,896.31	$ 52,146.45	$ 1,498,339.40	$ 163,611.77
b) Soft costs 16.29%		$ 2,431,410.04	$ 178,840.08	$ 6,984.70	$ 164,349.21	$ 8,494.66	$ 244,079.49	$ 26,652.36
Renovation Cost		**$ 17,357,192.94**	**$ 1,276,692.03**	**$ 49,861.96**	**$ 1,173,245.52**	**$ 60,641.11**	**$ 1,742,418.89**	**$ 190,264.13**
Area 8 regional Cost factor - 103.76%		$ 652,630.45	$ 48,003.62	$ 1,874.81	$ 44,114.03	$ 2,280.11	$ 65,514.95	$ 7,153.93
RENOVATION COST		$ 18,009,823.40	$ 1,324,695.65	$ 51,736.77	$ 1,217,359.55	$ 62,921.21	$ 1,807,933.84	$ 197,418.06

TOTAL RENOVATION COST		$ 22,671,888.49
NEW CONSTRUCTION COST (85,221SF X $252.54)		$ 21,521,711.34
Demolition of Academic Building (102,151 s.f.), Garage (60,750 s.f.) & Pool (25,643 s.f.) x $4.50 s.f. + Asbestos Abatement $35,416.76		$ 883,864.76
TOTAL PROJECT COST		$ 45,077,464.59
Co-funded Total	$ 40,727,475.54	
Locally Funded Inititative	$ 4,349,989.05	

Comparison 1:

New Building Cost	125,099	SF of existing reno area	
X	$ 246.21		
	$ 30,800,624.79		
Reno vs Rebuild Percentage:		**74%**	

Cost to renovate = $181.23 / SF

Note: In this option - we feel that the school district may need an additional 11,196 s.f. in order to properly program the school. This would result in an additional $2,827,437.84 as an LFI

Option 2 - Demolish Academic Wing & Natatorium. Renovate Gym wing and partial basement underneath.										
Item	Scope	1970 Building to Remain Cofunded	Auditorium LFI	Auditorium Co-funded	Running Tracks LFI	Running Track cofunded	Unusable Space LFI	Unusable space cofunded	Total Line Item	Total for Categories (A-W)
A. Heating	HVAC system Replacement	$ 2,120,865.64	$ 222,699.12		$ 223,326.00		$ 700,695.12		$ 3,267,585.88	
	Convert to Ducted System	$ 649,576.00	$ 68,208.00		$ 68,400.00		$ 214,608.00		$ 1,000,792.00	
									$ -	$ 4,268,377.88
B. Roofing	Built up roof replacement	$ 354,076.80	$ 112,543.20		$ 112,860.00				$ 579,480.00	
	Roof Insulation	$ 126,072.80	$ 40,072.20		$ 40,185.00				$ 206,330.00	
	Overflow Drains				$ 22,500.00				$ 22,500.00	
									$ -	$ 808,310.00
C. Ventilation	none								$ -	
									$ -	
D. Electrical	System replacement	$ 1,317,827.31	$ 138,376.98		$ 138,766.50		$ 435,385.98		$ 2,030,356.77	
									$ -	$ 2,030,356.77
									$ -	
E. Plumbing and Fixtures	Backflow Preventer	$ 5,000.00							$ 5,000.00	
	Urinals	$ 22,800.00							$ 22,800.00	
	Sinks	$ 30,000.00							$ 30,000.00	
	Faucets/Flush Valves	$ 4,000.00							$ 4,000.00	
	Drinking fountains	$ 21,000.00							$ 21,000.00	
									$ -	$ 82,800.00
F. Windows	Regular windows				$ 24,960.00				$ 24,960.00	
	curtainwall/storefront	$ 175,890.00							$ 175,890.00	
									$ -	$ 200,850.00
G. Foundation	Repair subsurface concrete	$ 800,000.00							$ 800,000.00	
	Waterproofing foundation walls	$ 76,020.00							$ 76,020.00	
									$ -	$ 876,020.00
H. Walls & Chimneys	Infill wall void where pool to be demolished	$ 324,090.00							$ 324,090.00	
	Masonry cleaning	$ 2,512.50			$ 9,787.50				$ 12,300.00	
	Masonry sealing	$ 1,675.00			$ 6,525.00				$ 8,200.00	
	Tuckpointing	$ 892.50			$ 3,428.25				$ 4,320.75	
	Paint metal sideing on mech penthouse	$ 7,512.75							$ 7,512.75	
									$ -	$ 356,423.50
J. General Finishes	Complete replacement finishes & casework	$ 1,437,186.90	$ 150,910.20		$ 151,335.00				$ 1,739,432.10	
	Toilet partitions	$ 8,000.00							$ 8,000.00	
	Toilet partition accessories	$ 16,239.40							$ 16,239.40	
	Plaster refinishing	$ 284,186.00	$ 119,364.00						$ 403,550.00	
	Terrazzo repairs	$ 7,500.00							$ 7,500.00	
	Basektball backboard replacement	$ 39,000.00							$ 39,000.00	
	Bleacher Replacement	$ 162,140.00							$ 162,140.00	
	Gyp. Board replacement	$ 4,800.00							$ 4,800.00	
	Interior glazing replacement	$ 165,000.00							$ 165,000.00	
	Furring out walls & add insulation	$ 64,350.00							$ 64,350.00	
	Gym floor replacement	$ 212,037.85							$ 212,037.85	
									$ -	$ 2,822,049.35
K. Interior Lighting	lighting replacement	$ 405,985.00	$ 42,630.00		$ 42,750.00				$ 491,365.00	
									$ -	$ 491,365.00
									$ -	
L. Security System	System replacement	$ 150,214.45	$ 15,773.10		$ 15,817.50		$ 49,628.10		$ 231,433.15	
									$ -	$ 231,433.15
									$ -	
M. Emergency Egress light.	System replacement	$ 81,197.00				$ 8,550.00		$ 26,826.00	$ 116,573.00	
									$ -	$ 116,573.00
									$ -	
N. Fire Alarm	system replacement	$ 121,795.50		$ 12,789.00		$ 12,825.00		$ 40,239.00	$ 187,648.50	
									$ -	$ 187,648.50
O. handicapped Access	Signage	$ 16,239.40	$ 1,705.20		$ 1,710.00				$ 19,654.60	
	Toilets/sinks/urinals	$ 30,400.00							$ 30,400.00	
	toilet partitions	$ 3,300.00							$ 3,300.00	
	ADA door assist	$ 7,500.00							$ 7,500.00	
	Replace interior doors	$ 114,400.00	$ 22,100.00		$ 6,500.00				$ 143,000.00	
	3 stop elevator	$ 126,000.00							$ 126,000.00	
	ADA shower	$ 12,000.00							$ 12,000.00	
									$ -	$ 341,854.60
									$ -	
P. Site	Replace asphalt	$ 352,053.00							$ 352,053.00	
	Curbs	$ 47,772.00							$ 47,772.00	
	Sidewalk	$ 246,225.00							$ 246,225.00	
	Base Sitework	$ 50,000.00							$ 50,000.00	
	Unforseen Circumstances	$ 150,000.00							$ 150,000.00	
	Demo / Engineered Backfill Unit A & Natatorium	$ 1,677,858.00							$ 1,677,858.00	
									$ -	$ 2,523,908.00
Q. Sewage	no work								$ -	
									$ -	
R. Water	water quality test	$ 500.00							$ 500.00	
									$ -	$ 500.00
S. Exterior Doors	replace door leafs	$ 36,000.00							$ 36,000.00	
									$ -	$ 36,000.00
T. Hazardous Material	EEHA	$ 353,257.60	$ 17,812.70						$ 371,070.30	
									$ -	$ 371,070.30
U. Life Safety	Fire suppression system	$ 259,830.40		$ 27,283.20		$ 27,360.00		$ 85,843.20	$ 400,316.80	
	Handrails	$ 95,000.00							$ 95,000.00	
	Interior Stair Enclosure	$ 55,000.00							$ 55,000.00	
	New water main for sprinkler system	$ 7,400.00							$ 7,400.00	
	Additional fire extinguishers	$ 9,743.64	$ 1,023.12		$ 1,026.00				$ 11,792.76	
									$ -	$ 569,509.56
V. Loose Furnishings	New Furniture	$ 405,985.00							$ 405,985.00	
									$ -	$ 405,985.00
W. Technology	New technology system	$ 693,422.38	$ 72,812.04		$ 73,017.00				$ 839,251.42	
									$ -	$ 839,251.42
		$ 13,949,329.82	$ 1,026,029.86	$ 40,072.20	$ 942,893.75	$ 48,735.00	$ 1,400,317.20	$ 152,908.20	$ 17,560,286.03	$ 17,560,286.03

Cleveland Metropolitan School District
Lincoln - West HS Feasibilty Study
Cleveland Ohio

Option 2a - Demolish Natatorium & Academic Wing. Renovate Gym wing and full basement underneath.

County: Cuyahoga | **Area:** 8
Contact:
Phone:
Date Prepared: 2/24/2015
Prepared by: Architectural Vision Group, Ltd.

Addtions to Keep & Renovate	Date	HA *	Floors	Current SF
Central portion (Gyms, full basement reno)	1970	no	3	108,023
Auditorium house (includes balcony) LFI	1970	no	2	8,526
Running Track LFI	1970	no	1	8,550
Gross Sq. Ft.				125,099

FACILITIES ASSESSMENT			Rating	1970 Building (Gyms, full basement reno)	Auditorium House & Balcony LFI	Auditorium House & Balcony CO-Funded	Running Track LFI	Running Track CO-Funded
A. Heating System				$ 3,685,744.76	$ 290,907.12	$ -	$ 291,726.00	$ -
B. Roofing				$ 480,149.60	$ 152,615.40	$ -	$ 175,545.00	$ -
C. Ventilation/Air Conditioning				$ -	$ -	$ -	$ -	$ -
D. Electrical Systems				$ 1,753,213.29	$ 138,376.98	$ -	$ 138,766.50	$ -
E. Plumbing & Fixtures				$ 119,000.00	$ -	$ -	$ -	$ -
F. Windows				$ 175,890.00	$ -	$ -	$ 24,960.00	$ -
Structure								
G. Foundation				$ 876,020.00	$ -	$ -	$ -	$ -
H. Walls & Chimneys				$ 336,682.75	$ -	$ -	$ 19,740.75	$ -
I. Floors & Roofs				$ -	$ -	$ -	$ -	$ -
J. General Finishes				$ 3,113,520.05	$ 270,274.20	$ -	$ 151,335.00	$ -
K. Interior Lighting				$ 540,115.00	$ 42,630.00	$ -	$ 42,750.00	$ -
L. Security System				$ 199,842.55	$ 15,773.10	$ -	$ 15,817.50	$ -
M. Emerg/Egress Lighting				$ 108,023.00	$ -	$ -	$ -	$ 8,550.00
N. Fire Alarm System				$ 162,034.50	$ -	$ 12,789.00	$ -	$ 12,825.00
O. Handicapped Access				$ 416,704.60	$ 23,805.20	$ -	$ 8,210.00	$ -
P. Site Condition				$ 2,523,908.00	$ -	$ -	$ -	$ -
Q. Sewage System				$ -	$ -	$ -	$ -	$ -
R. Water Supply				$ 500.00	$ -	$ -	$ -	$ -
S. Exterior Doors				$ 48,000.00	$ -	$ -	$ -	$ -
T. Asbestos				$ 353,257.60	$ 17,812.70	$ -	$ -	$ -
U. Life Safety Code				$ 516,036.36	$ 1,023.12	$ 27,283.20	$ 1,026.00	$ 27,360.00
V. Loose Equipment				$ 540,115.00	$ -	$ -	$ -	$ -
W. Technology				$ 922,516.42	$ 72,812.04	$ -	$ 73,017.00	$ -
Subtotal				$ 16,871,273.48	$ 1,026,029.86	$ 40,072.20	$ 942,893.75	$ 48,735.00
X. a) Contingency 7%				$ 1,180,989.14	$ 71,822.09	$ 2,805.05	$ 66,002.56	$ 3,411.45
Total of Construction cost				$ 18,052,262.62	$ 1,097,851.95	$ 42,877.25	$ 1,008,896.31	$ 52,146.45
b) Soft costs 16.29%				$ 2,940,713.58	$ 178,840.08	$ 6,984.70	$ 164,349.21	$ 8,494.66
Renovation Cost				**$ 20,992,976.20**	**$ 1,276,692.03**	**$ 49,861.96**	**$ 1,173,245.52**	**$ 60,641.11**
Area 8 regional Cost factor - 103.76%				$ 789,335.91	$ 48,003.62	$ 1,874.81	$ 44,114.03	$ 2,280.11
RENOVATION COST				$ 21,782,312.11	$ 1,324,695.65	$ 51,736.77	$ 1,217,359.55	$ 62,921.21

TOTAL RENOVATION COST		$ 24,439,025.30
NEW CONSTRUCTION COST (58,395 SF X $252.54)		$ 14,747,073.30
Demolition of Academic Building (102,151 s.f.), Garage (60,750 s.f.) & Pool (25,643 s.f.) x $4.50 s.f. + Asbestos Abatement $35,416.76		$ 883,864.76
TOTAL PROJECT COST		$ 40,069,963.36
Co-funded Total	$ 37,527,908.15	
Locally Funded Inititative	$ 2,542,055.21	

Assessment/Master Planning Comparison 1:

New Building Cost	125,099	SF of existing reno area
X	$ 246.21	
	$ 30,800,624.79	
Reno vs Rebuild Percentage:		**71%**
Cost to renovate = $195.35 / SF		

Note: In this option - we feel that the school district would need an additional 3,106 s.f. in order to properly program the school. This would result in an additional $784,398.24 as an LFI

Option 2a - Demolish Academic Wing & Natatorium. Renovate Gym wing and full basement underneath								
Item	**Scope**	**1970 Building to Remain Cofunded**	**Auditorium LFI**	**Auditorium Co-funded**	**Running Tracks LFI**	**Running Track cofunded**	**Total Line Item**	**Total Category (A-W)**
A. Heating	HVAC system Replacement	$ 2,821,560.76	$ 222,699.12		$ 223,326.00		$ 3,267,585.88	
	Convert to Ducted System	$ 864,184.00	$ 68,208.00		$ 68,400.00		$ 1,000,792.00	
							$ -	$ 4,268,377.88
B. Roofing	Built up roof replacement	$ 354,076.80	$ 112,543.20		$ 112,860.00		$ 579,480.00	
	Roof Insulation	$ 126,072.80	$ 40,072.20		$ 40,185.00		$ 206,330.00	
	Overflow Drains				$ 22,500.00		$ 22,500.00	
							$ -	$ 808,310.00
C. Ventilation	none						$ -	
							$ -	
D. Electrical	System replacement	$ 1,753,213.29	$ 138,376.98		$ 138,766.50		$ 2,030,356.77	
							$ -	$ 2,030,356.77
E. Plumbing and Fixtures	Backflow Preventer	$ 5,000.00					$ 5,000.00	
	Urinals	$ 38,000.00					$ 38,000.00	
	Sinks	$ 47,500.00					$ 47,500.00	
	Faucets/Flush Valves	$ 7,500.00					$ 7,500.00	
	Drinking fountains	$ 21,000.00					$ 21,000.00	
							$ -	$ 119,000.00
F. Windows	Regular windows				$ 24,960.00		$ 24,960.00	
	curtainwall/storefront	$ 175,890.00					$ 175,890.00	
							$ -	$ 200,850.00
G. Foundation	Repair subsurface concrete	$ 800,000.00					$ 800,000.00	
	Waterproof Foundation walls	$ 76,020.00					$ 76,020.00	
							$ -	$ 876,020.00
H. Walls & Chimneys	Infill wall void where pool to be demolished	$ 324,090.00					$ 324,090.00	
	Masonry cleaning	$ 2,512.50			$ 9,787.50		$ 12,300.00	
	Masonry sealing	$ 1,675.00			$ 6,525.00		$ 8,200.00	
	Tuckpointing	$ 892.50			$ 3,428.25		$ 4,320.75	
	Paint metal sideing on mech penthouse	$ 7,512.75					$ 7,512.75	
							$ -	$ 356,423.50
J. General Finishes	Complete replacement finishes & casework	$ 1,912,007.10	$ 150,910.20		$ 151,335.00		$ 2,214,252.30	
	Toilet partitions	$ 15,000.00					$ 15,000.00	
	Toilet partition accessories	$ 21,604.60					$ 21,604.60	
	Plaster refinishing	$ 378,080.50	$ 119,364.00				$ 497,444.50	
	Terrazzo repairs	$ 7,500.00					$ 7,500.00	
	Basektball backboard replacement	$ 39,000.00					$ 39,000.00	
	Bleacher Replacement	$ 162,140.00					$ 162,140.00	
	Gyp. Board replacement	$ 4,800.00					$ 4,800.00	
	Interior glazing replacement	$ 297,000.00					$ 297,000.00	
	Furring out walls & add insulation	$ 64,350.00					$ 64,350.00	
	Gym floor replacement	$ 212,037.85					$ 212,037.85	
							$ -	$ 3,535,129.25
K. Interior Lighting	lighting replacement	$ 540,115.00	$ 42,630.00		$ 42,750.00		$ 625,495.00	
							$ -	$ 625,495.00
L. Security System	System replacement	$ 199,842.55	$ 15,773.10		$ 15,817.50		$ 231,433.15	
							$ -	$ 231,433.15
							$ -	
M. Emergency Egress light.	System replacement	$ 108,023.00				$ 8,550.00	$ 116,573.00	
							$ -	$ 116,573.00
N. Fire Alarm	system replacement	$ 162,034.50		$ 12,789.00		$ 12,825.00	$ 187,648.50	
							$ -	$ 187,648.50
O. handicapped Access	Signage	$ 21,604.60	$ 1,705.20		$ 1,710.00		$ 25,019.80	
	Toilets/sinks/urinals	$ 60,800.00					$ 60,800.00	
	toilet partitions	$ 5,500.00					$ 5,500.00	
	ADA door assist	$ 7,500.00					$ 7,500.00	
	Replace interior doors	$ 183,300.00	$ 22,100.00		$ 6,500.00		$ 211,900.00	
	3 stop elevator	$ 126,000.00					$ 126,000.00	
	ADA shower	$ 12,000.00					$ 12,000.00	
							$ -	$ 448,719.80
P. Site	Replace asphalt	$ 352,053.00					$ 352,053.00	
	Curbs	$ 47,772.00					$ 47,772.00	
	Sidewalk	$ 246,225.00					$ 246,225.00	
	Base Sitework	$ 50,000.00					$ 50,000.00	
	Unforseen Circumstances	$ 150,000.00					$ 150,000.00	
	Demo / Engineer backfill Unit A & Natatorium	$ 1,677,858.00					$ 1,677,858.00	
							$ -	$ 2,523,908.00
Q. Sewage	no work						$ -	
							$ -	
R. Water	water quality test	$ 500.00					$ 500.00	
							$ -	$ 500.00
S. Exterior Doors	replace door leafs	$ 48,000.00					$ 48,000.00	
							$ -	$ 48,000.00
T. Hazardous Material	EEHA	$ 353,257.60	$ 17,812.70				$ 371,070.30	
							$ -	$ 371,070.30
U. Life Safety	Fire suppression system	$ 345,673.60		$ 27,283.20		$ 27,360.00	$ 400,316.80	
	Handrails	$ 95,000.00					$ 95,000.00	
	Interior Stair Enclosure	$ 55,000.00					$ 55,000.00	
	New water main for sprinkler system	$ 7,400.00					$ 7,400.00	
	Additional fire extinguishers	$ 12,962.76	$ 1,023.12		$ 1,026.00		$ 15,011.88	
							$ -	$ 572,728.68
V. Loose Furnishings	New Furniture	$ 540,115.00					$ 540,115.00	
							$ -	$ 540,115.00
W. Technology	New technology system	$ 922,516.42	$ 72,812.04		$ 73,017.00		$ 1,068,345.46	
							$ -	$ 1,068,345.46
		$ 16,871,273.48	**$ 1,026,029.86**	**$ 40,072.20**	**$ 942,893.75**	**$ 48,735.00**	**$ 18,929,004.29**	**$ 18,929,004.29**

Cleveland Metropolitan School District
Lincoln - West HS Feasibilty Study
Cleveland Ohio

Option 3 - Demolish Academic Wing. Renovate Gym wing and partial basement underneath as well as Natatorium

County: Cuyahoga | **Area:** 8
Contact:
Phone:
Date Prepared: 2/24/2015
Prepared by: Architectural Vision Group, Ltd.

Addtions to Keep & Renovate	Date	HA *	Floors	Current SF
Central portion (Gyms, partial basement reno)	1970	no	3	81,197
Auditorium house (includes balcony) LFI	1970	no	2	8,526
Running Track LFI	1970	no	1	8,550
Unusable Basement (LFI)	1970	no	1	26,826
Natatorium (LFI)	1971	no	2	25,643
Gross Sq. Ft.				150,742

FACILITIES ASSESSMENT — Rating — Renovation Dollar Assessment

	1970 Building (Gyms, partial basement reno)	Auditorium House & Balcony LFI	Auditorium House & Balcony CO-Funded	Running Track LFI	Running Track CO-Funded	Unusable Basement LFI	Unusable Basement Co-Funded	Natatorium LFI	Natatorium Co-Funded
A. Heating System	$ 2,770,441.64	$ 290,907.12	$ -	$ 291,726.00	$ -	$ 915,303.12	$ -	$ 874,939.16	$ -
B. Roofing	$ 480,149.60	$ 152,615.40	$ -	$ 175,545.00	$ -	$ -	$ -	$ 215,520.00	$ -
C. Ventilation/Air Conditioning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
D. Electrical Systems	$ 1,317,827.31	$ 138,376.98	$ -	$ 138,766.50	$ -	$ 435,385.98	$ -	$ 416,185.89	$ -
E. Plumbing & Fixtures	$ 76,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,500.00	$ -
F. Windows	$ 175,890.00	$ -	$ -	$ 24,960.00	$ -	$ -	$ -	$ -	$ -
Structure									
G. Foundation	$ 876,020.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
H. Walls & Chimneys	$ 12,592.75	$ -	$ -	$ 19,740.75	$ -	$ -	$ -	$ 10,487.50	$ -
I. Floors & Roofs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
J. General Finishes	$ 2,439,990.15	$ 270,274.20	$ -	$ 151,335.00	$ -	$ -	$ -	$ 585,923.70	$ -
K. Interior Lighting	$ 630,337.00	$ 42,630.00	$ -	$ 42,750.00	$ -	$ -	$ -	$ 128,215.00	$ -
L. Security System	$ 150,214.45	$ 15,773.10	$ -	$ 15,817.50	$ -	$ 49,628.10	$ -	$ 38,464.50	$ -
M. Emerg/Egress Lighting	$ 81,197.00	$ -	$ -	$ -	$ 8,550.00	$ -	$ 26,826.00	$ -	$ 25,643.00
N. Fire Alarm System	$ 121,795.50	$ -	$ 12,789.00	$ -	$ 12,825.00	$ -	$ 40,239.00	$ -	$ 38,464.50
O. Handicapped Access	$ 309,839.40	$ 23,805.20	$ -	$ 8,210.00	$ -	$ -	$ -	$ 66,128.60	$ -
P. Site Condition	$ 1,646,408.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Q. Sewage System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
R. Water Supply	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
S. Exterior Doors	$ 36,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -
T. Asbestos	$ 353,257.60	$ 17,812.70	$ -	$ -	$ -	$ -	$ -	$ 1,785.10	$ -
U. Life Safety Code	$ 406,974.04	$ 1,023.12	$ 27,283.20	$ 1,026.00	$ 27,360.00	$ -	$ 85,843.20	$ 3,077.16	$ 82,057.60
V. Loose Equipment	$ 405,985.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
W. Technology	$ 693,422.38	$ 72,812.04	$ -	$ 73,017.00	$ -	$ -	$ -	$ 73,017.00	$ -
Subtotal	$ 12,985,641.82	$ 1,026,029.86	$ 40,072.20	$ 942,893.75	$ 48,735.00	$ 1,400,317.20	$ 152,908.20	$ 2,435,243.61	$ 146,165.10
X. a) Contingency 7%	$ 908,994.93	$ 71,822.09	$ 2,805.05	$ 66,002.56	$ 3,411.45	$ 98,022.20	$ 10,703.57	$ 170,467.05	$ 10,231.56
Total of Construction cost	$ 13,894,636.75	$ 1,097,851.95	$ 42,877.25	$ 1,008,896.31	$ 52,146.45	$ 1,498,339.40	$ 163,611.77	$ 2,605,710.66	$ 156,396.66
b) Soft costs 16.29%	$ 2,263,436.33	$ 178,840.08	$ 6,984.70	$ 164,349.21	$ 8,494.66	$ 244,079.49	$ 26,652.36	$ 424,470.27	$ 25,477.02
Renovation Cost	**$ 16,158,073.07**	**$ 1,276,692.03**	**$ 49,861.96**	**$ 1,173,245.52**	**$ 60,641.11**	**$ 1,742,418.89**	**$ 190,264.13**	**$ 3,030,180.93**	**$ 181,873.67**
Area 8 regional Cost factor - 103.76%	$ 607,543.55	$ 48,003.62	$ 1,874.81	$ 44,114.03	$ 2,280.11	$ 65,514.95	$ 7,153.93	$ 113,934.80	$ 6,838.45
RENOVATION COST	$ 16,765,616.62	$ 1,324,695.65	$ 51,736.77	$ 1,217,359.55	$ 62,921.21	$ 1,807,933.84	$ 197,418.06	$ 3,144,115.73	$ 188,712.12

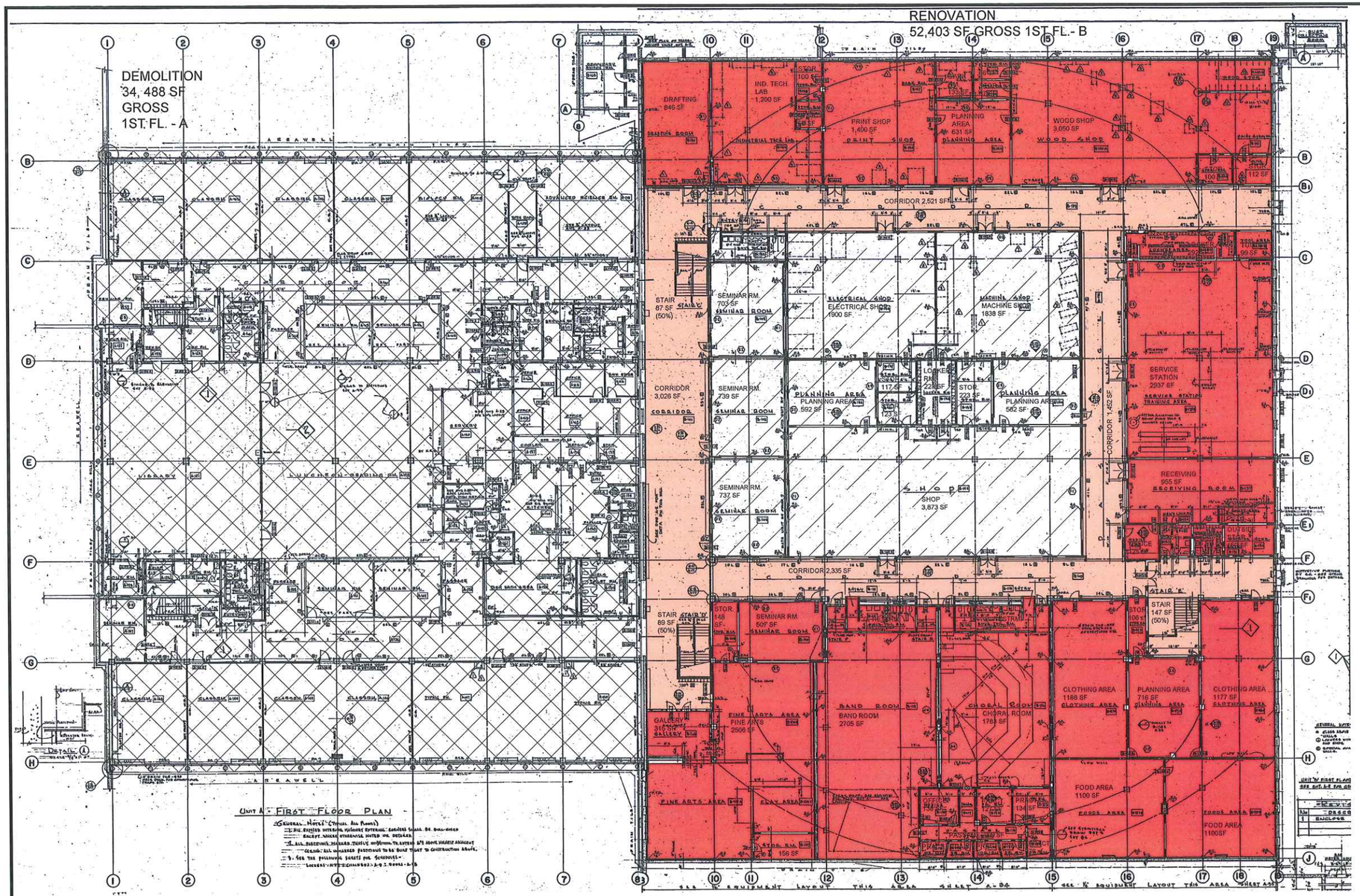
TOTAL RENOVATION COST		$ 24,760,509.57
NEW CONSTRUCTION COST (76,199 SF X $252.54)		$ 19,243,295.46
Demolition of Academic Building 102,151 s.f. x $4.50 s.f. + Asbestos Abatement $35,416.76		$ 495,096.26
TOTAL PROJECT COST		$ 44,003,805.03
Co-funded Total	$ 37,004,796.51	
Locally Funded Inititative	$ 7,494,104.78	

Comparison 1:
New Building Cost: 150,742 SF of existing reno area
X $ 246.21
$ 37,114,187.82
Reno vs Rebuild Percentage: **67%**
Cost to renovate = $164.25/ SF

Note: In this option - we feel that the school district may need an additional 20,218 s.f. in order to properly program the school. This would result in an additional $5,105,853.72 as an LFI

Option 3 - Demolish Academic Wing. Renovate Gym wing and partial basement underneath as well as Natatorium

Item	Scope	1970 Building to Remain Cofunded	Auditorium LFI	Auditorium Co-funded	Running Tracks LFI	Running Track cofunded	Unusable Space LFI	Unusable space cofunded	Natatorium LFI	Natatorium Co-funded	Total Line Item	Total for each category (A-W)
A. Heating	HVAC system Replacement	$ 2,120,865.64	$ 222,699.12		$ 223,326.00		$ 700,695.12		$ 669,795.16		$ 3,937,381.04	
	Convert to Ducted System	$ 649,576.00	$ 68,208.00		$ 68,400.00		$ 214,608.00		$ 205,144.00		$ 1,205,936.00	
											$ -	$ 5,143,317.04
B. Roofing	Built up roof replacement	$ 354,076.80	$ 112,543.20		$ 112,860.00				$ 212,520.00		$ 792,000.00	
	Roof Insulation	$ 126,072.80	$ 40,072.20		$ 40,185.00						$ 206,330.00	
	Overflow Drains				$ 22,500.00						$ 22,500.00	
	Scuppers								$ 3,000.00		$ 3,000.00	
											$ -	$ 1,023,830.00
C. Ventilation	none										$ -	
											$ -	
D. Electrical	System replacement	$ 1,317,827.31	$ 138,376.98		$ 138,766.50		$ 435,385.98		$ 416,185.89		$ 2,446,542.66	
											$ -	$ 2,446,542.66
											$ -	
E. Plumbing and Fixtures	Backflow Preventer	$ 5,000.00									$ 5,000.00	
	Urinals	$ 22,800.00									$ 22,800.00	
	Sinks	$ 30,000.00									$ 30,000.00	
	Faucets/Flush Valves	$ 4,000.00							$ 7,500.00		$ 11,500.00	
	Drinking fountains	$ 15,000.00							$ 12,000.00		$ 27,000.00	
											$ -	$ 96,300.00
F. Windows	Regular windows				$ 24,960.00						$ 24,960.00	
	curtainwall/storefront	$ 175,890.00									$ 175,890.00	
											$ -	$ 200,850.00
G. Foundation	repair subsurface concrete	$ 800,000.00									$ 800,000.00	
	Waterproofing foundation walls	$ 76,020.00									$ 76,020.00	
											$ -	$ 876,020.00
H. Walls & Chimneys											$ -	
	Masonry cleaning	$ 2,512.50			$ 9,787.50				$ 6,292.50		$ 18,592.50	
	Masonry sealing	$ 1,675.00			$ 6,525.00				$ 4,195.00		$ 12,395.00	
	Tuckpointing	$ 892.50			$ 3,428.25						$ 4,320.75	
	Paint metal sideing on mech penthouse	$ 7,512.75									$ 7,512.75	
											$ -	$ 42,821.00
J. General Finishes	Complete replacement finishes & casework	$ 1,437,186.90	$ 150,910.20		$ 151,335.00				$ 453,881.10		$ 2,193,313.20	
	Toilet partitions	$ 8,000.00							$ 3,000.00		$ 11,000.00	
	Toilet partition accessories	$ 16,239.40							$ 5,128.60		$ 21,368.00	
	Plaster refinishing	$ 284,186.00	$ 119,364.00						$ 123,914.00		$ 527,464.00	
	Terrazzo repairs	$ 7,500.00									$ 7,500.00	
	Basektball backboard replacement	$ 39,000.00									$ 39,000.00	
	Bleacher Replacement	$ 162,140.00									$ 162,140.00	
	Gyp. Board replacement	$ 4,800.00									$ 4,800.00	
	Interior glazing replacement	$ 165,000.00									$ 165,000.00	
	Gym floor replacement	$ 212,037.85									$ 212,037.85	
	Furring out walls adding insulation	$ 103,500.00									$ 103,500.00	
	Demo masonry partitions	$ 400.00									$ 400.00	
											$ -	$ 3,447,523.05
K. Interior Lighting	lighting replacement	$ 405,985.00	$ 42,630.00		$ 42,750.00				$ 128,215.00		$ 619,580.00	
	Parking Garage Lighting replacement	$ 224,352.00									$ 224,352.00	
											$ -	$ 843,932.00
L. Security System	System replacement	$ 150,214.45	$ 15,773.10		$ 15,817.50		$ 49,628.10		$ 38,464.50		$ 269,897.65	
											$ -	$ 269,897.65
M. Emergency Egress light.	System replacement	$ 81,197.00				$ 8,550.00		$ 26,826.00		$ 25,643.00	$ 142,216.00	
											$ -	$ 142,216.00
											$ -	
N. Fire Alarm	System replacement	$ 121,795.50		$ 12,789.00		$ 12,825.00		$ 40,239.00		$ 38,464.50	$ 226,113.00	
											$ -	$ 226,113.00
O. Handicapped Access	Signage	$ 16,239.40	$ 1,705.20		$ 1,710.00				$ 5,128.60		$ 24,783.20	
	Toilets/sinks/urinals	$ 30,400.00							$ 19,000.00		$ 49,400.00	
	toilet partitions	$ 3,300.00							$ 2,200.00		$ 5,500.00	
	ADA door assist	$ 7,500.00									$ 7,500.00	
	Replace interior doors	$ 114,400.00	$ 22,100.00		$ 6,500.00				$ 33,800.00		$ 176,800.00	
	3 stop elevator	$ 126,000.00									$ 126,000.00	
	ADA shower	$ 12,000.00							$ 6,000.00		$ 18,000.00	
											$ -	$ 407,983.20
P. Site	Replace asphalt	$ 352,053.00									$ 352,053.00	
	Curbs	$ 47,772.00									$ 47,772.00	
	Sidewalk	$ 246,225.00									$ 246,225.00	
	Base Sitework	$ 50,000.00									$ 50,000.00	
	Unforseen Circumstances	$ 150,000.00									$ 150,000.00	
	Demo/Engineered backfill of basesment unit A	$ 800,358.00									$ 800,358.00	
											$ -	$ 1,646,408.00
Q. Sewage	no work										$ -	
											$ -	
R. Water	water quality test	$ 500.00									$ 500.00	
											$ -	$ 500.00
S. Exterior Doors	replace door leafs	$ 36,000.00							$ 2,000.00		$ 38,000.00	
											$ -	$ 38,000.00
T. Hazardous Material	EEHA	$ 353,257.60	$ 17,812.70						$ 1,785.10		$ 372,855.40	
											$ -	$ 372,855.40
U. Life Safety	Fire suppression system	$ 259,830.40		$ 27,283.20		$ 27,360.00		$ 85,843.20		$ 82,057.60	$ 482,374.40	
	Handrails	$ 85,000.00									$ 85,000.00	
	Interior Stair Enclosure	$ 45,000.00									$ 45,000.00	
	New water main for sprinkler system	$ 7,400.00									$ 7,400.00	
	Additional fire extinguishers	$ 9,743.64	$ 1,023.12		$ 1,026.00				$ 3,077.16		$ 14,869.92	
											$ -	$ 634,644.32
V. Loose Furnishings	New Furniture	$ 405,985.00									$ 405,985.00	
											$ -	$ 405,985.00
W. Technology	New technology system	$ 693,422.38	$ 72,812.04		$ 73,017.00				$ 73,017.00		$ 912,268.42	
											$ -	$ 912,268.42
TOTALS		**$ 12,985,641.82**	**$ 1,026,029.86**	**$ 40,072.20**	**$ 942,893.75**	**$ 48,735.00**	**$ 1,400,317.20**	**$ 152,908.20**	**$ 2,435,243.61**	**$ 146,165.10**	**$ 19,178,006.74**	**$ 19,178,006.74**



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

REVISIONS

NO.	DATE	DESCRIPTION

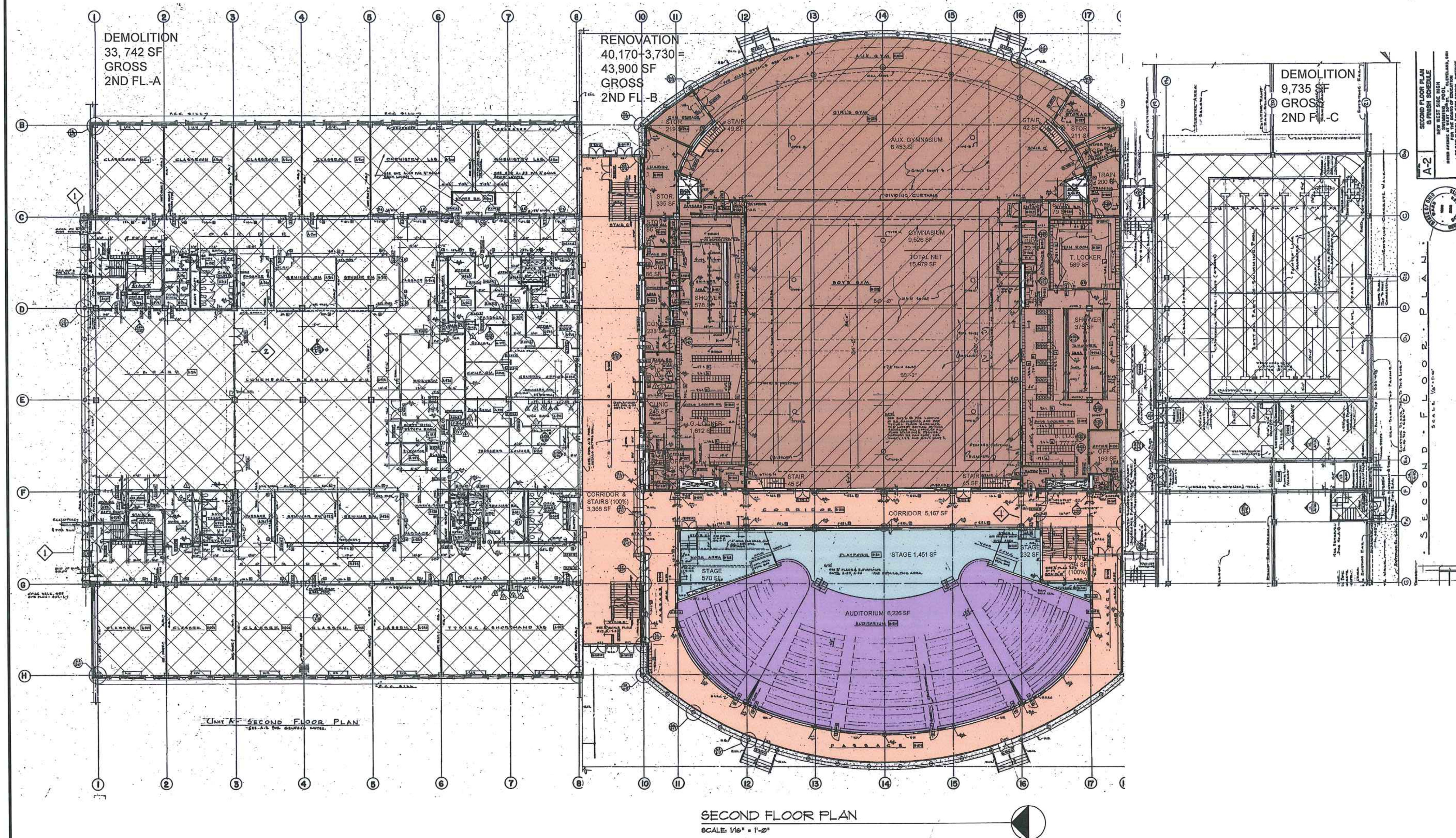
DRAWN BY:
CHECKED BY:
DATE: FEB. 27, 2015

LINCOLN WEST HS
FEASIBILITY STUDY
CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

FIRST FLOOR PLAN
OPTION 2
SCALE: 1/16" = 1'-0"

SHEET NO.
A101



LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

REVISIONS

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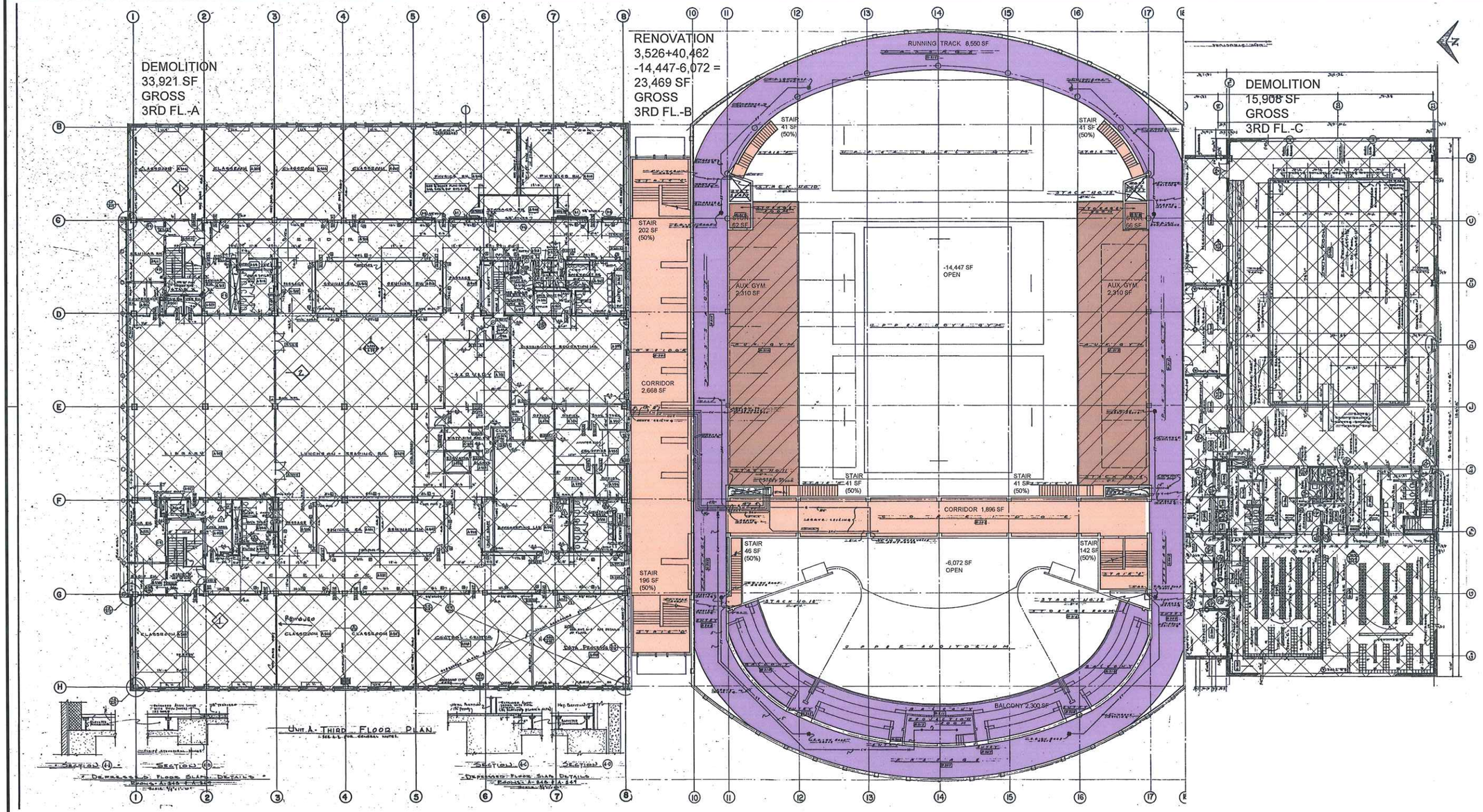
LINCOLN WEST HS FEASIBILITY STUDY

CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

SECOND FLOOR PLAN
OPTION 2 & 2A
SCALE: 1/16" = 1'-0"

SHEET NO.
A201



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

REVISIONS
NO. DATE DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE:
FEB. 27, 2015

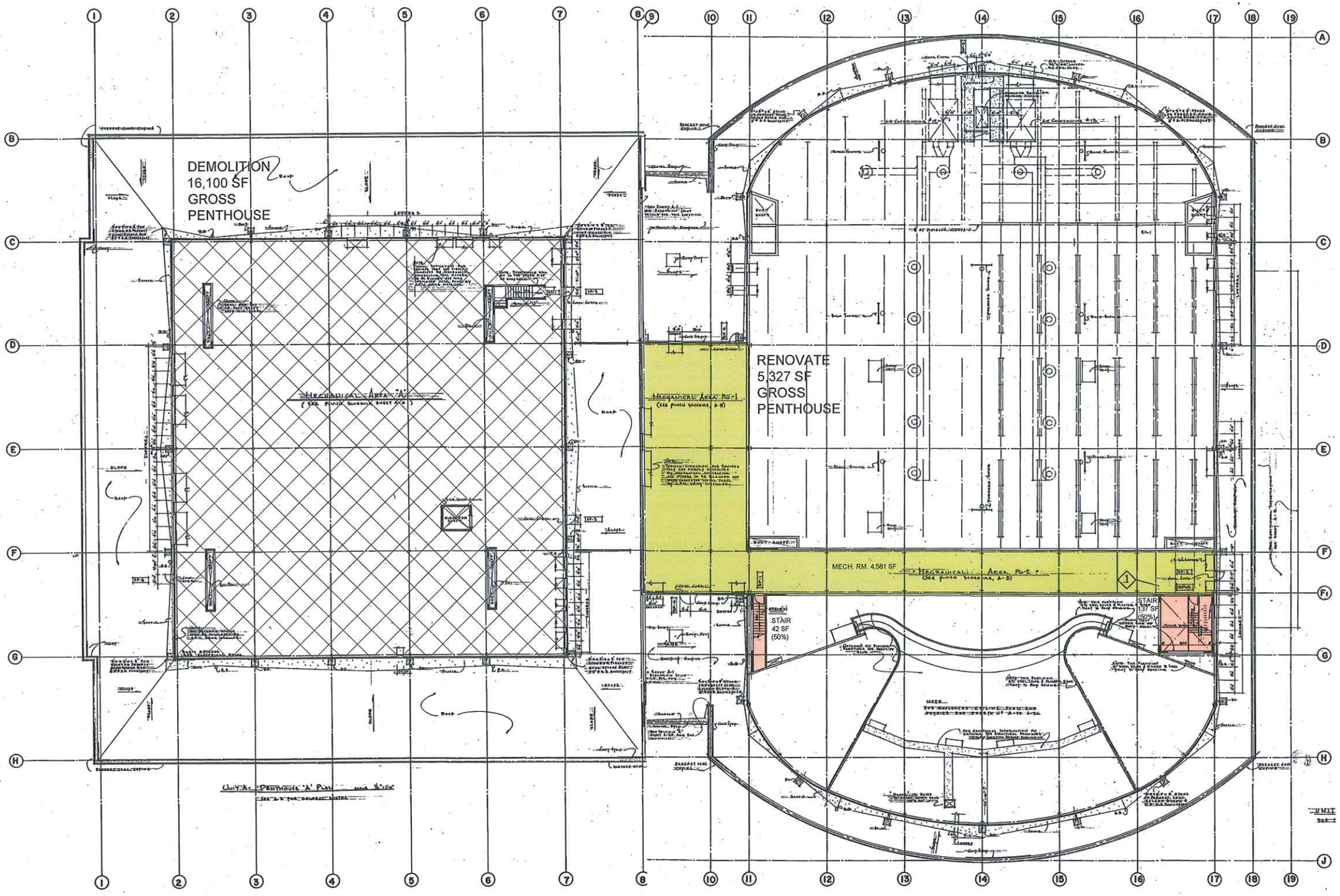
LINCOLN WEST HS
FEASIBILITY STUDY
CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

THIRD FLOOR PLAN
OPTION 2 & 2A

SCALE: 1/16" = 1'-0"

SHEET NO.
A301



PENTHOUSE LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

REVISIONS NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE: FEB. 27, 2015

LINCOLN WEST HS
FEASIBILITY STUDY
CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
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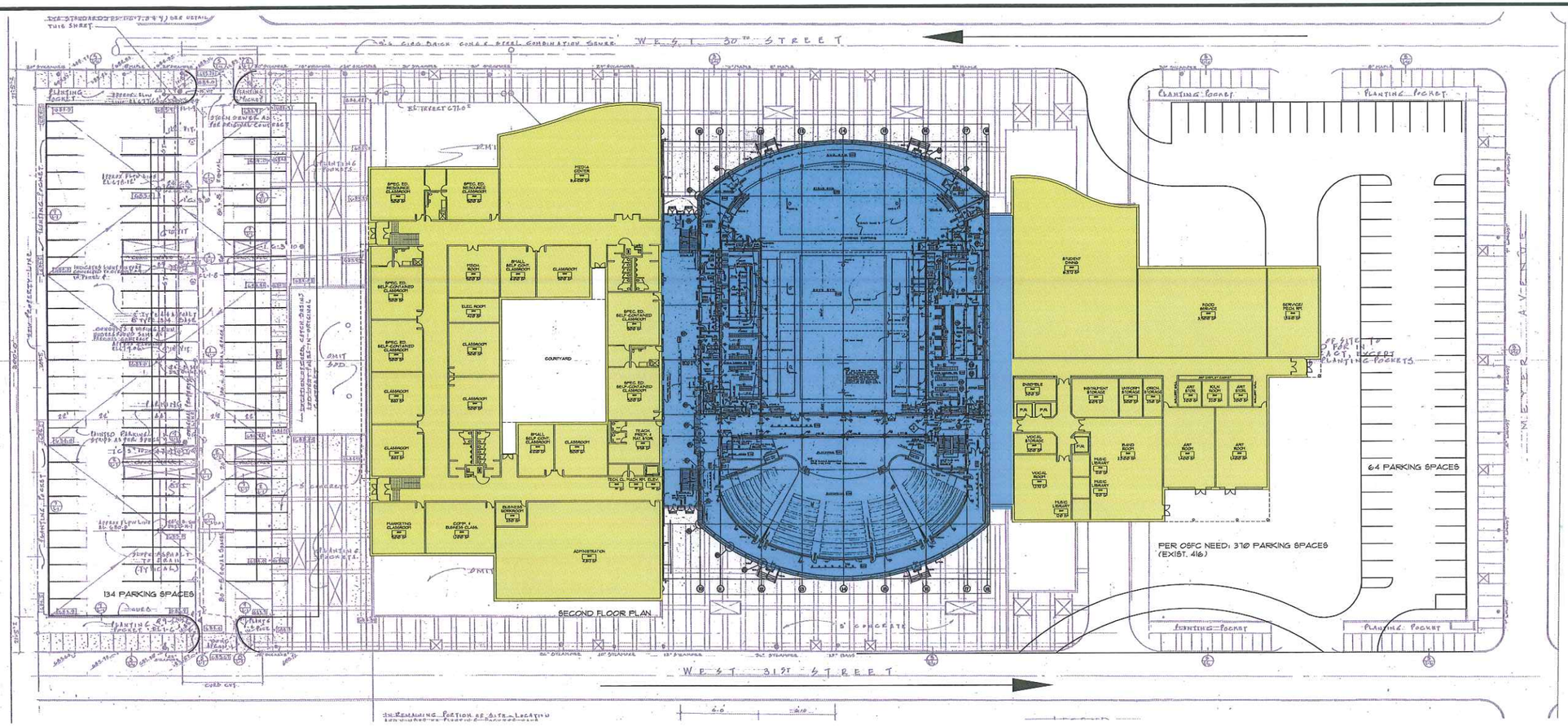
PENTHOUSE LEVEL
FLOOR PLAN
OPTION 2, 2A & 3

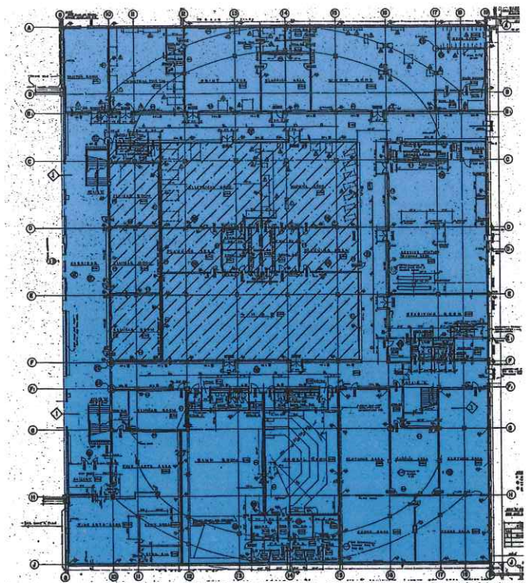
SCALE: 1/16" = 1'-0"

SHEET NO.
A401



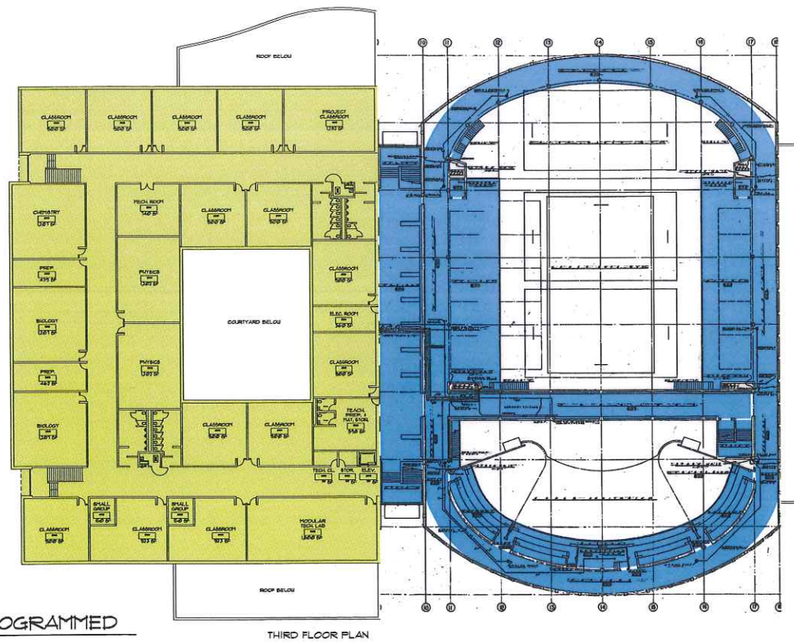
OPTION 2 - PROPOSED SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"



OPTION 2 - EXISTING FIRST FLOOR PLAN - PARTIALLY REPROGRAMMED

SCALE: 1/32" = 1'-0"



THIRD FLOOR PLAN

OPTION 2 - PROPOSED THIRD FLOOR PLAN

SCALE: 1/32" = 1'-0"

LEGEND

- NEW ADDITION
- RENOVATED GYM & AUDITORIUM
- RENOVATED POOL
- RENOVATED AREAS
- REPROGRAMMED

OPTION 2
PROPOSED LAYOUT

SCALE: 1/32" = 1'-0"

JOB NO.
1405-2

REVISIONS NO.	DATE	DESCRIPTION

DRAWN BY:

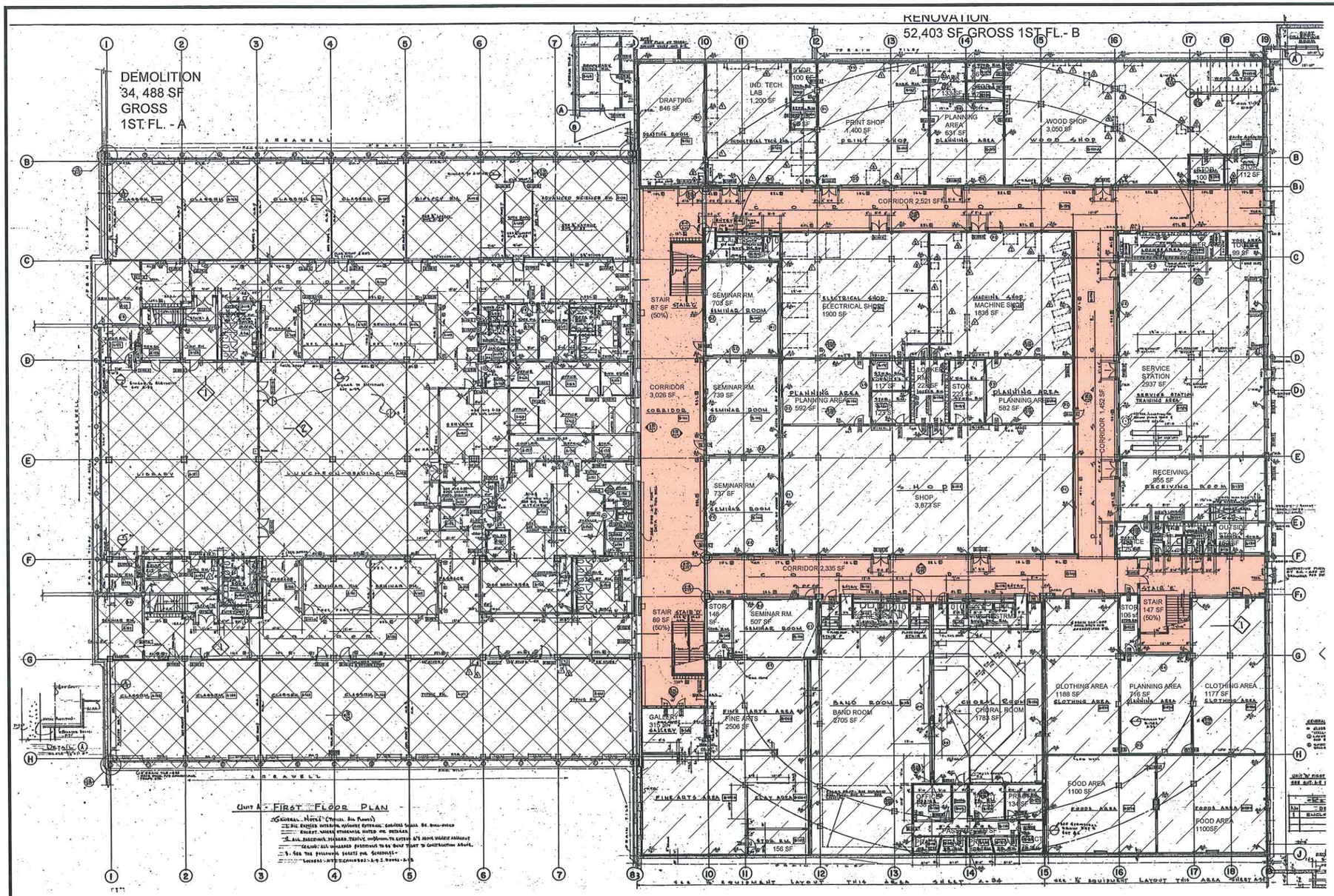
CHECKED BY:

DATE:
FEB. 27, 2015

LINCOLN WEST HS
FEASIBILITY STUDY
CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

SHEET NO.
A100-2



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:

CHECKED BY:

DATE:
FEB. 27, 2015

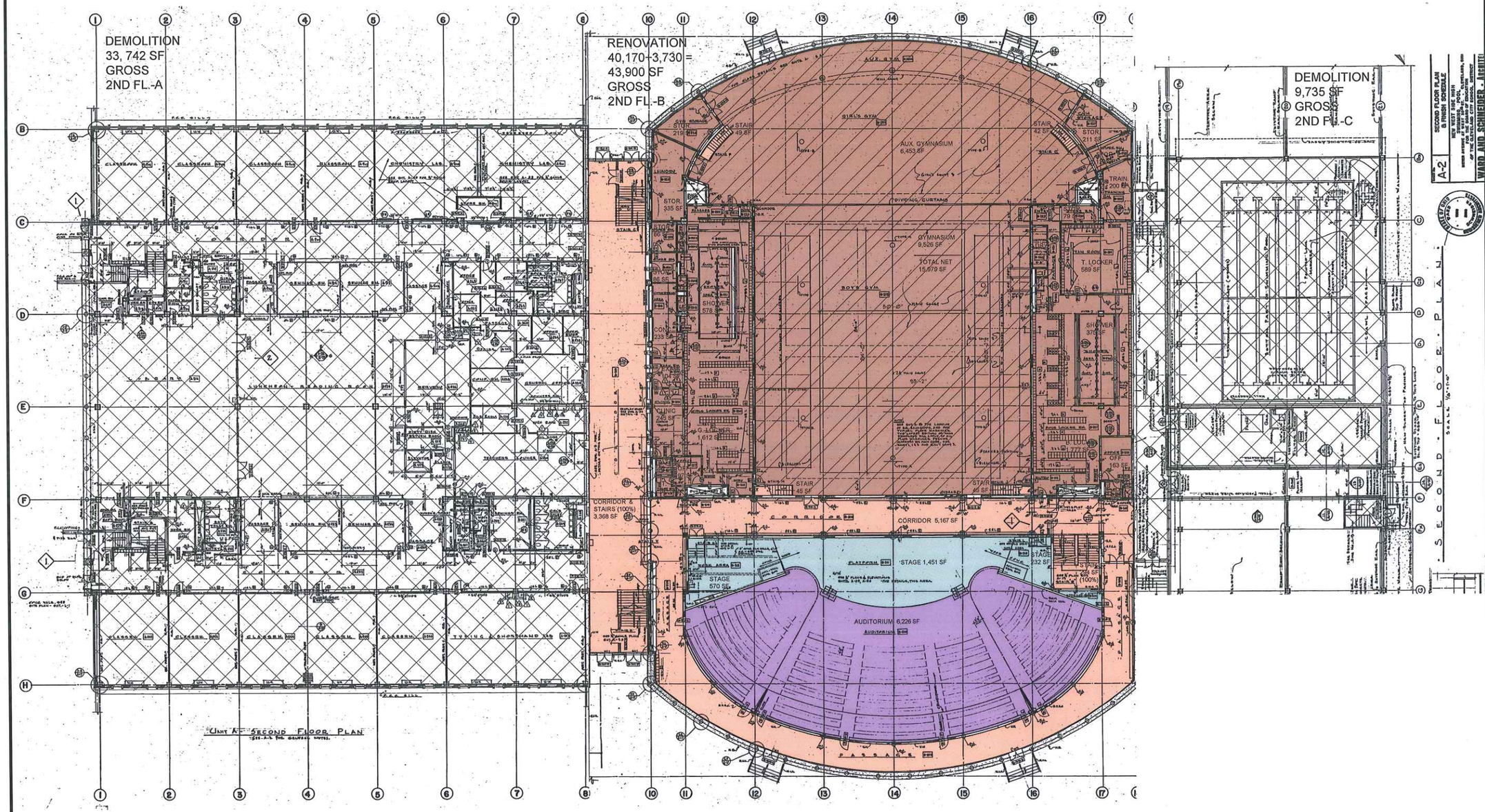
LINCOLN WEST HS
FEASIBILITY STUDY
CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

FIRST FLOOR PLAN
OPTION 2A

SCALE: 1/16" = 1'-0"

SHEET NO.
A101



LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

SECOND FLOOR PLAN & FINISH SCHEDULE
NEW WEST SIDE HIGH
WARD AND SCHNEIDER - MENTE

JOB NO. 1405-2

REVISIONS NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
DATE: FEB. 27, 2015

LINCOLN WEST HS
FEASIBILITY STUDY
CLEVELAND METROPOLITAN SCHOOL DISTRICT CLEVELAND, OHIO

ARCHITECTURAL VISION GROUP, LTD.
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

SECOND FLOOR PLAN OPTION 2 & 2A
SCALE: 1/16" = 1'-0"

SHEET NO. A201

DEMOLITION
33,921 SF
GROSS
3RD FL.-A

RENOVATION
3,526+40,462
-14,447-6,072 =
23,469 SF
GROSS
3RD FL.-B

DEMOLITION
15,908 SF
GROSS
3RD FL.-C

RUNNING TRACK 8,550 SF
STAIR 41 SF (50%)
STAIR 41 SF (50%)
STAIR 202 SF (50%)
STAIR 196 SF (50%)
STAIR 46 SF (50%)
STAIR 142 SF (50%)
STAIR 41 SF (50%)
STAIR 41 SF (50%)
STAIR
STAIR
62 SF
66 SF
AUX. GYM 2,310 SF
AUX. GYM 2,310 SF
-14,447 SF OPEN
-6,072 SF OPEN
CORRIDOR 2,668 SF
CORRIDOR 1,896 SF
BALCONY 2,300 SF
CLASSROOM
CONTROL CENTER
DATA PROCESSING
LIBRARY
LUNCHROOM - READING RM.
Remove
UPPER AUDITORIUM

UNIT A - THIRD FLOOR PLAN

SECTION (H) - SECTION (K)
1" DEPRESSED FLOOR SLAB DETAILS

SECTION (L) - SECTION (M)
DEPRESSED FLOOR SLAB DETAILS

THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

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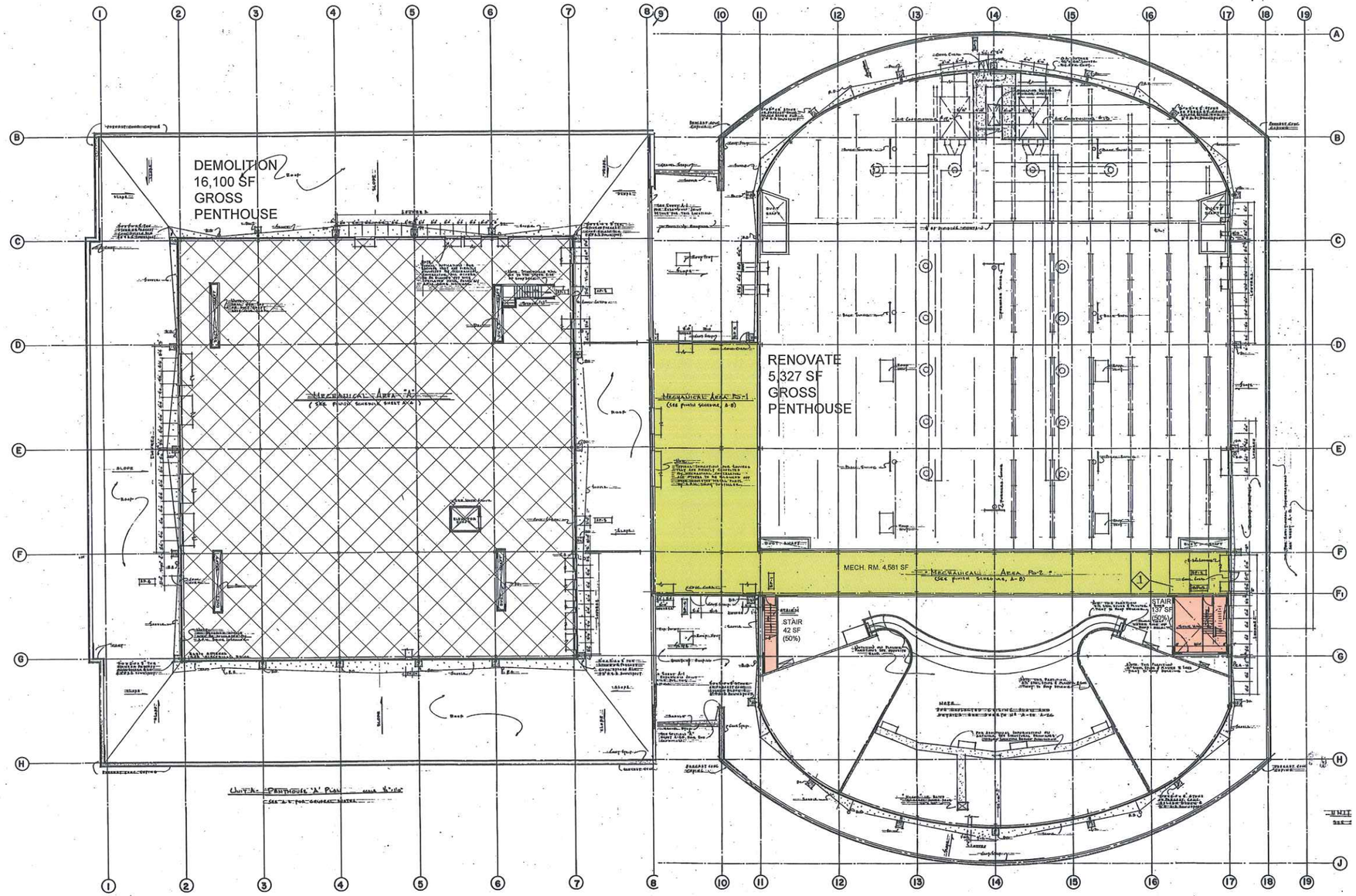
THIRD FLOOR PLAN
OPTION 2 & 2A

SCALE: 1/16" = 1'-0"

SHEET NO.
A301



PENTHOUSE LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

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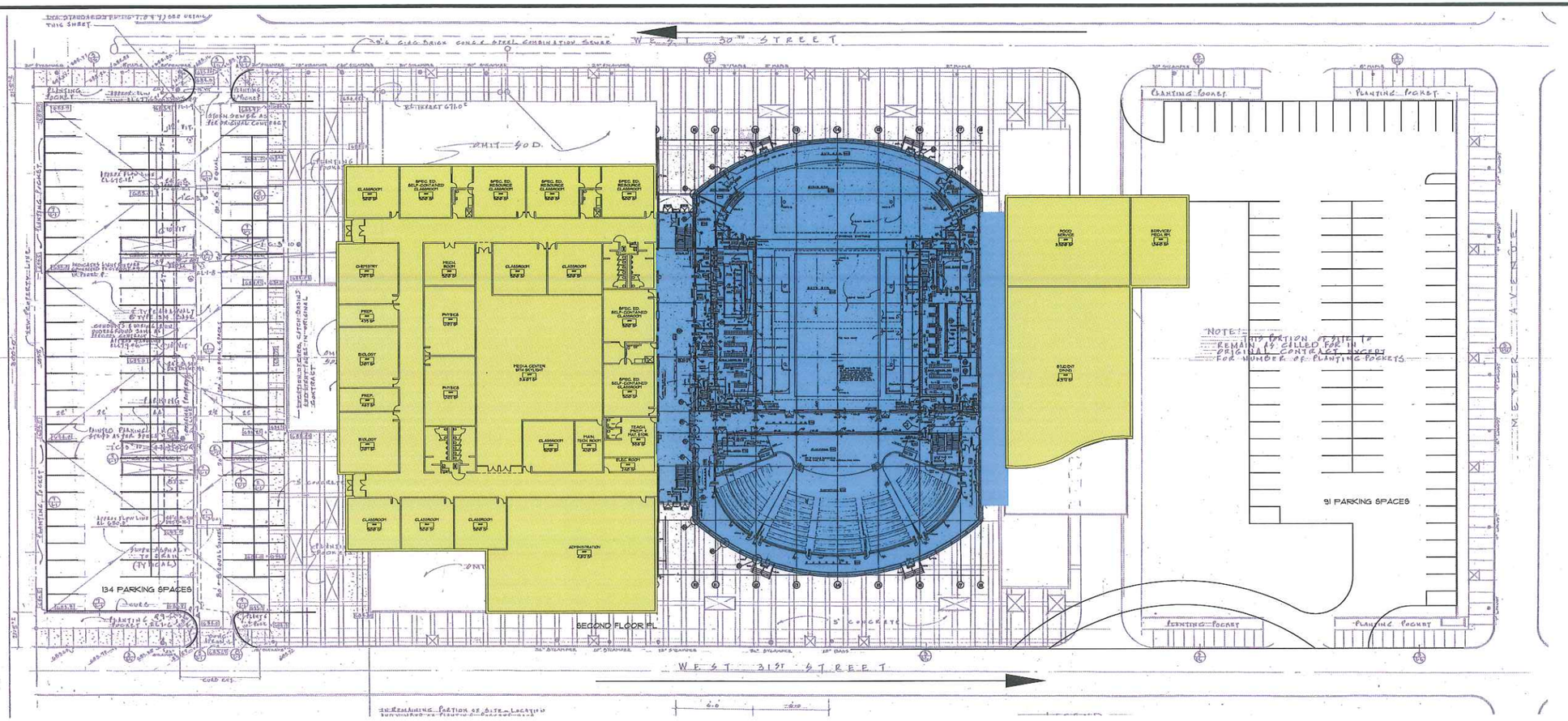
PENTHOUSE LEVEL
FLOOR PLAN
OPTION 2, 2A & 3

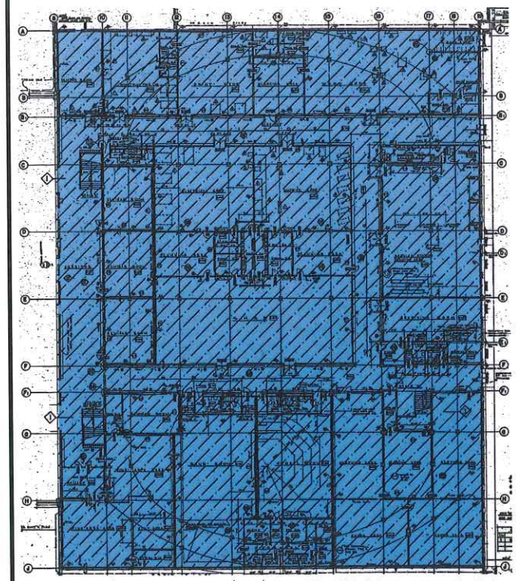
SCALE: 1/16" = 1'-0"

SHEET NO.
A401



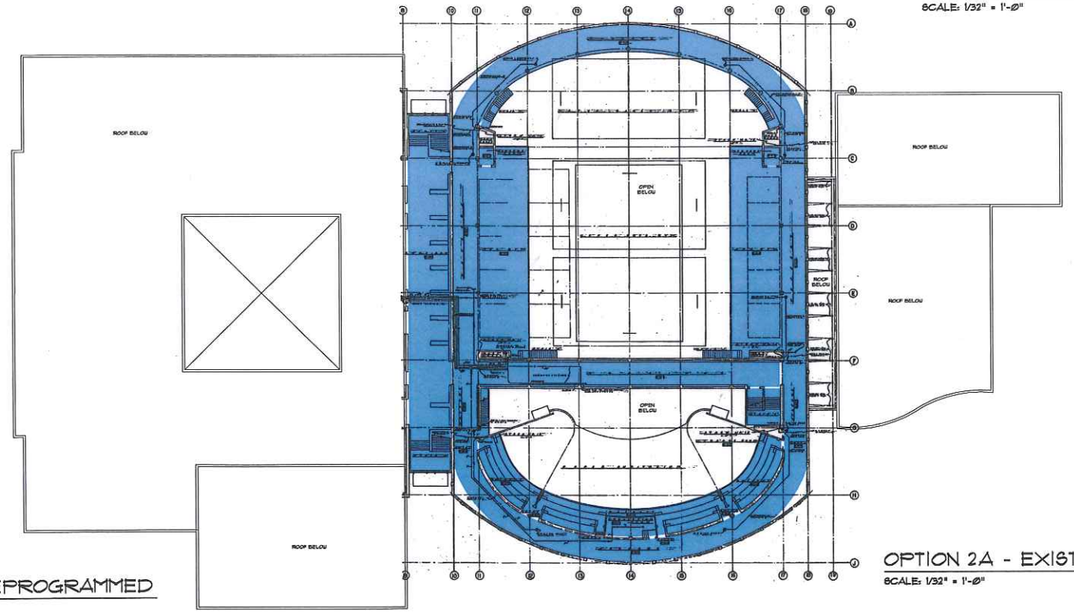
OPTION 2A - PROPOSED SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"



OPTION 2A - EXISTING FIRST FLOOR PLAN - 100% REPROGRAMMED

SCALE: 1/32" = 1'-0"



OPTION 2A - EXISTING THIRD FLOOR PLAN

SCALE: 1/32" = 1'-0"

LEGEND
NEW ADDITION
RENOVATED GYM & AUDITORIUM
RENOVATED POOL
RENOVATED AREAS
REPROGRAMMED

JOB NO. 1405-2

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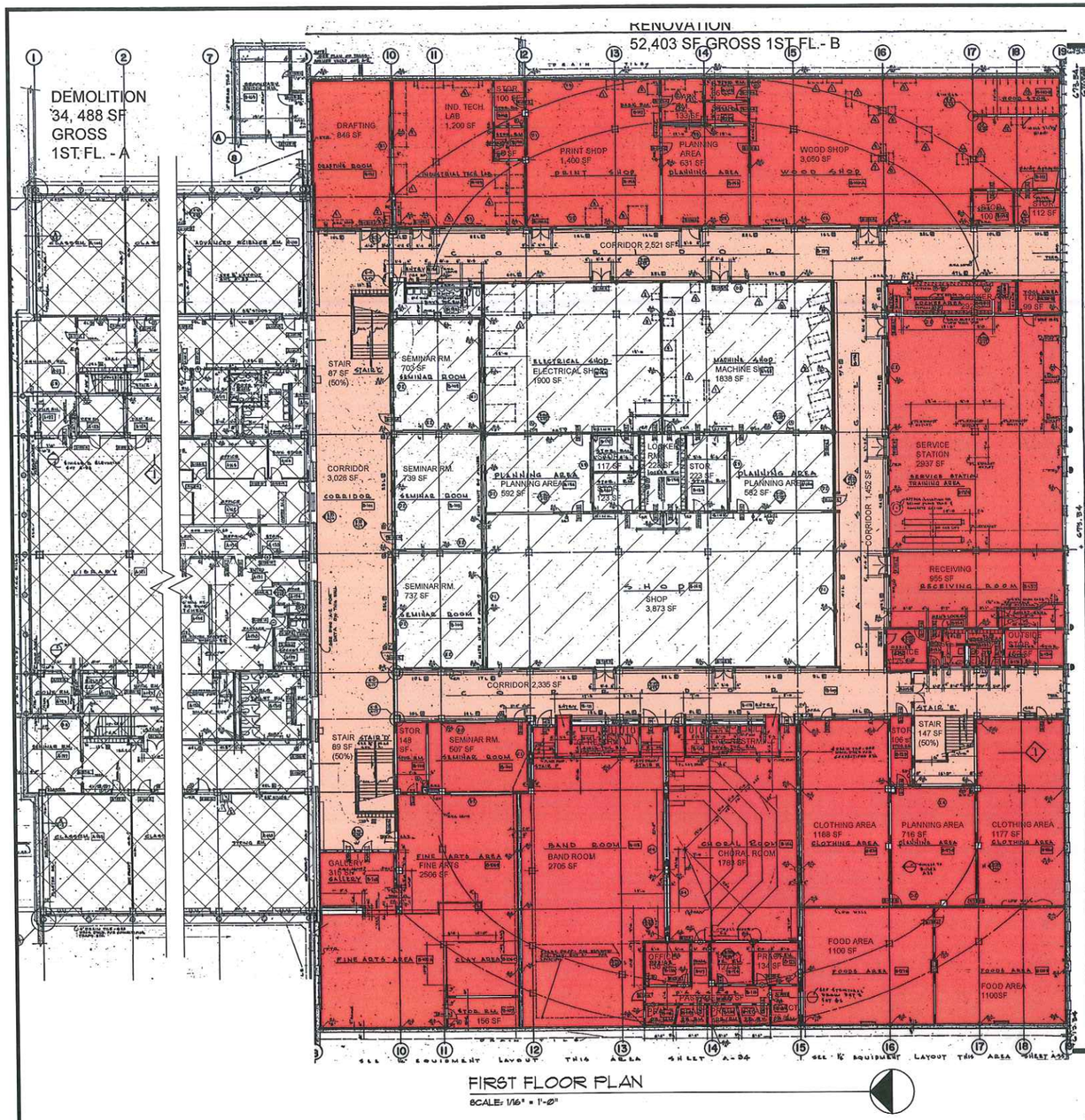
OPTION 2A PROPOSED LAYOUT

SCALE: 1/32" = 1'-0"

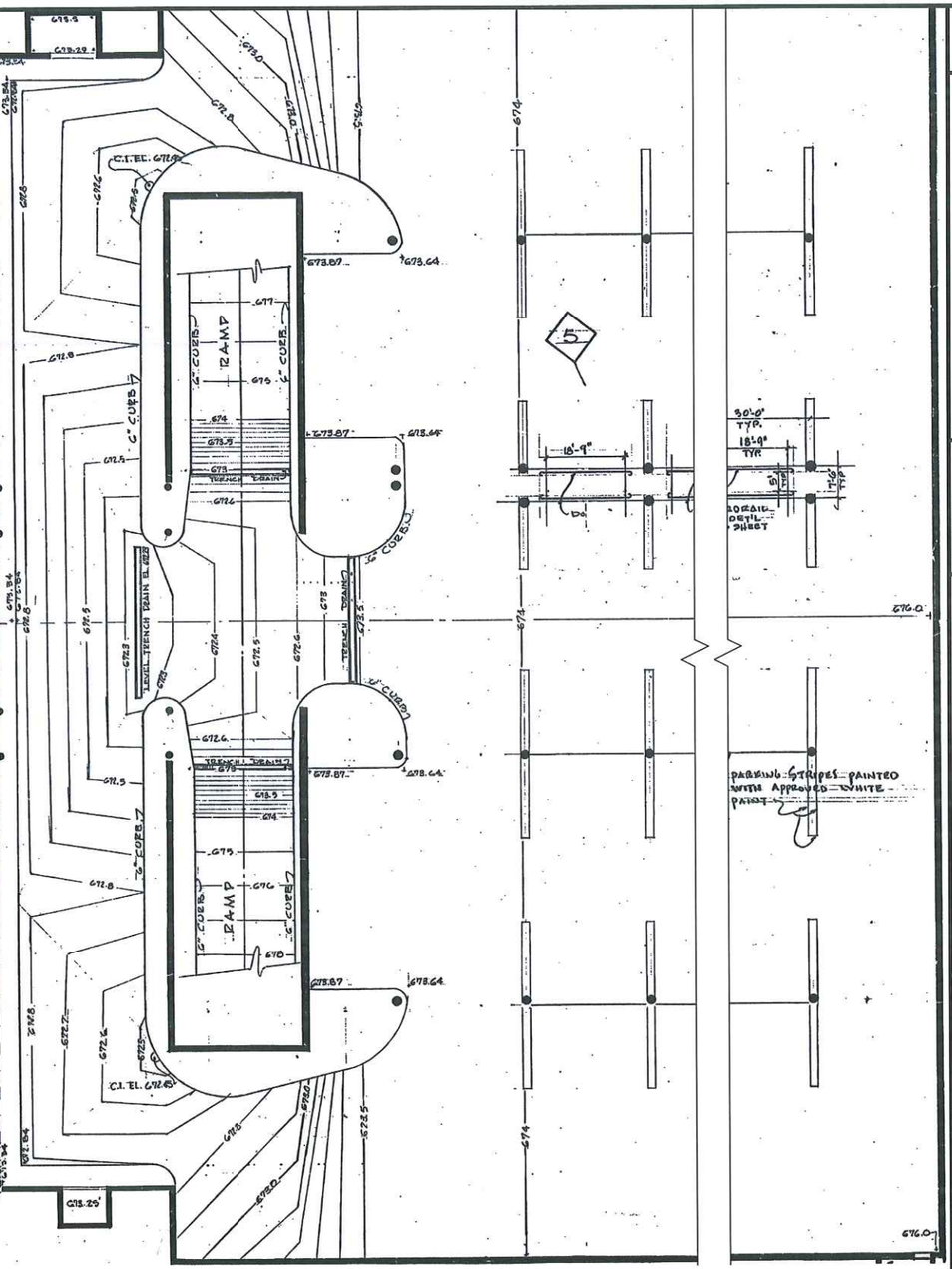
SHEET NO. A100-2A

DEMOLITION
34, 488 SF
GROSS
1ST. FL. - A

RENOVATION
52,403 SF GROSS 1ST FL.- B



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



RENOVATE EXISTING PARKING GARAGE
APPROXIMATELY 140 PARKING SPACES

EXISTING PARKING GARAGE LEVEL
SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

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FIRST FLOOR PLAN
OPTION 3
SCALE: 1/16" = 1'-0"

SHEET NO.
A101

DEMOLITION
33, 742 SF
GROSS
2ND FL.-A

RENOVATION
40,170-3,730 =
43,900 SF
GROSS
2ND FL.-B

RENOVATION
9,735 SF
GROSS
2ND FL.-C

UNIT A - SECOND FLOOR PLAN

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

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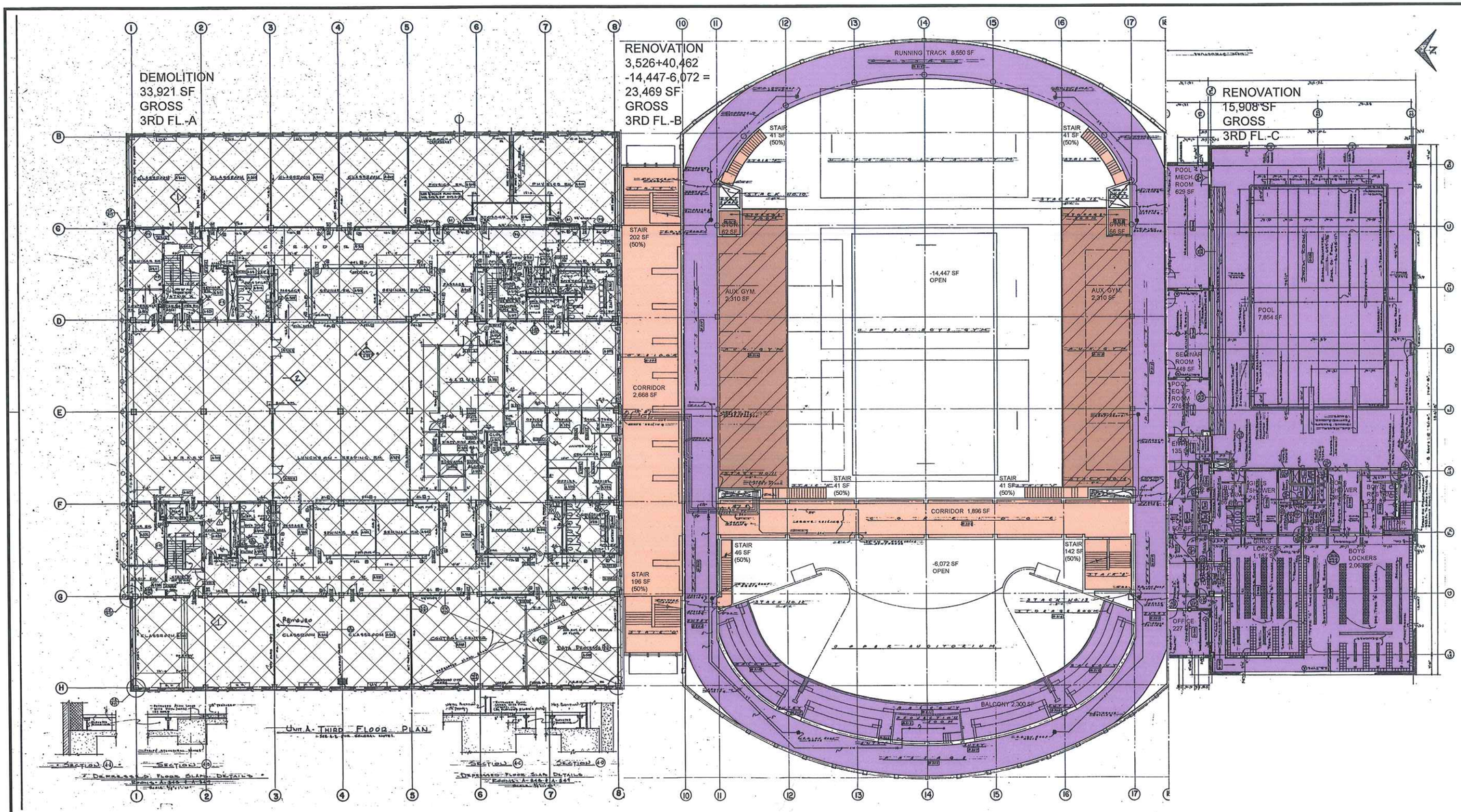
SECOND FLOOR PLAN OPTION 3
SCALE: 1/16" = 1'-0"

SHEET NO.
A201



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

REVISIONS NO.	DATE	DESCRIPTION

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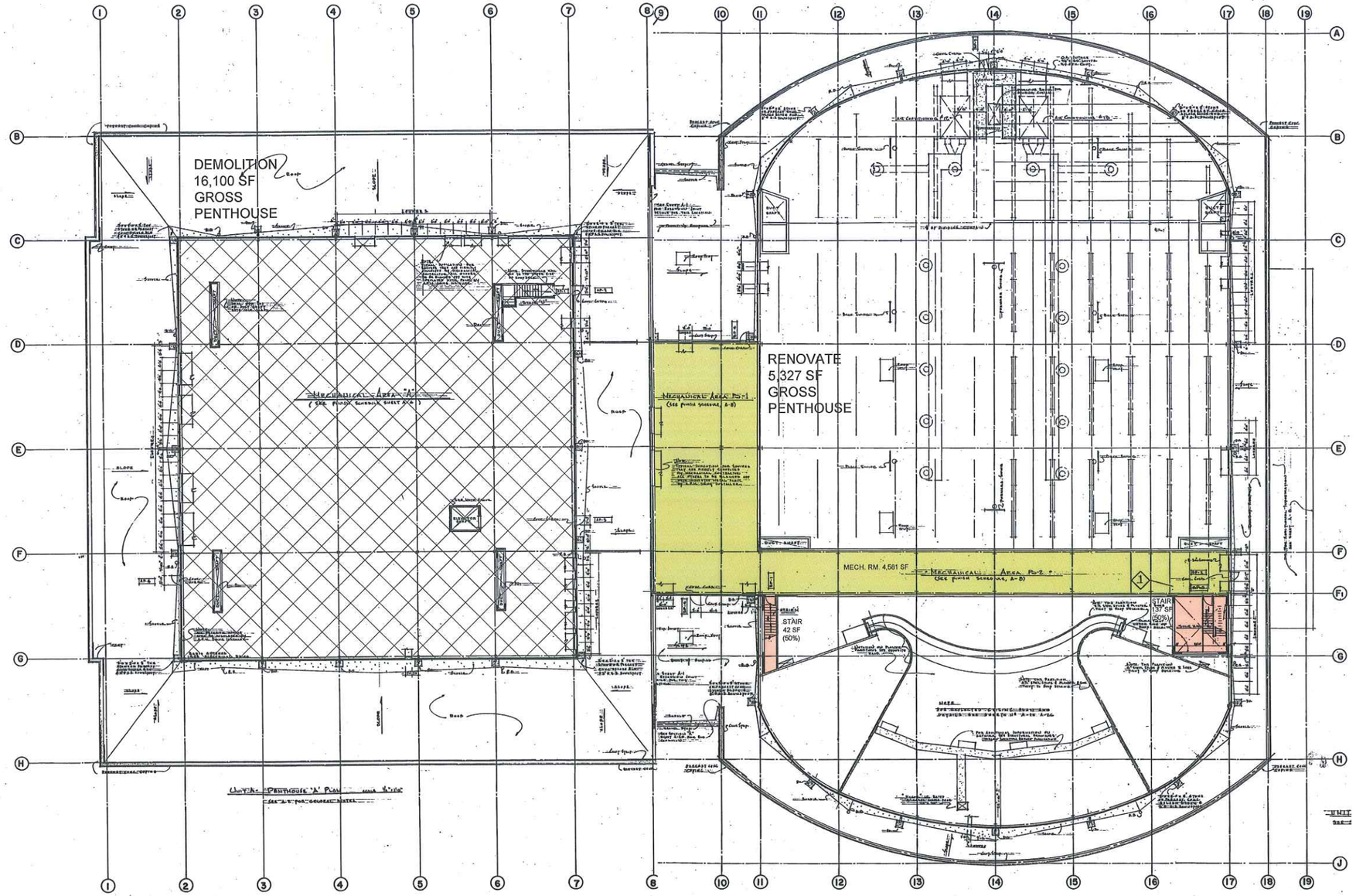
THIRD FLOOR PLAN
OPTION 3

SCALE: 1/16" = 1'-0"

SHEET NO.
A301



PENTHOUSE LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

LEGEND

AUDITORIUM & RUNNING TRACK NON-OSDM AREA, LFI	GYMNASIUM	REPROGRAMMED
CORRIDORS	MECH. ROOM	STAGE & SUPPORT
DEMOLITION	OVERSIZED/ UNDERSIZED	UNUSABLE

JOB NO.
1405-2

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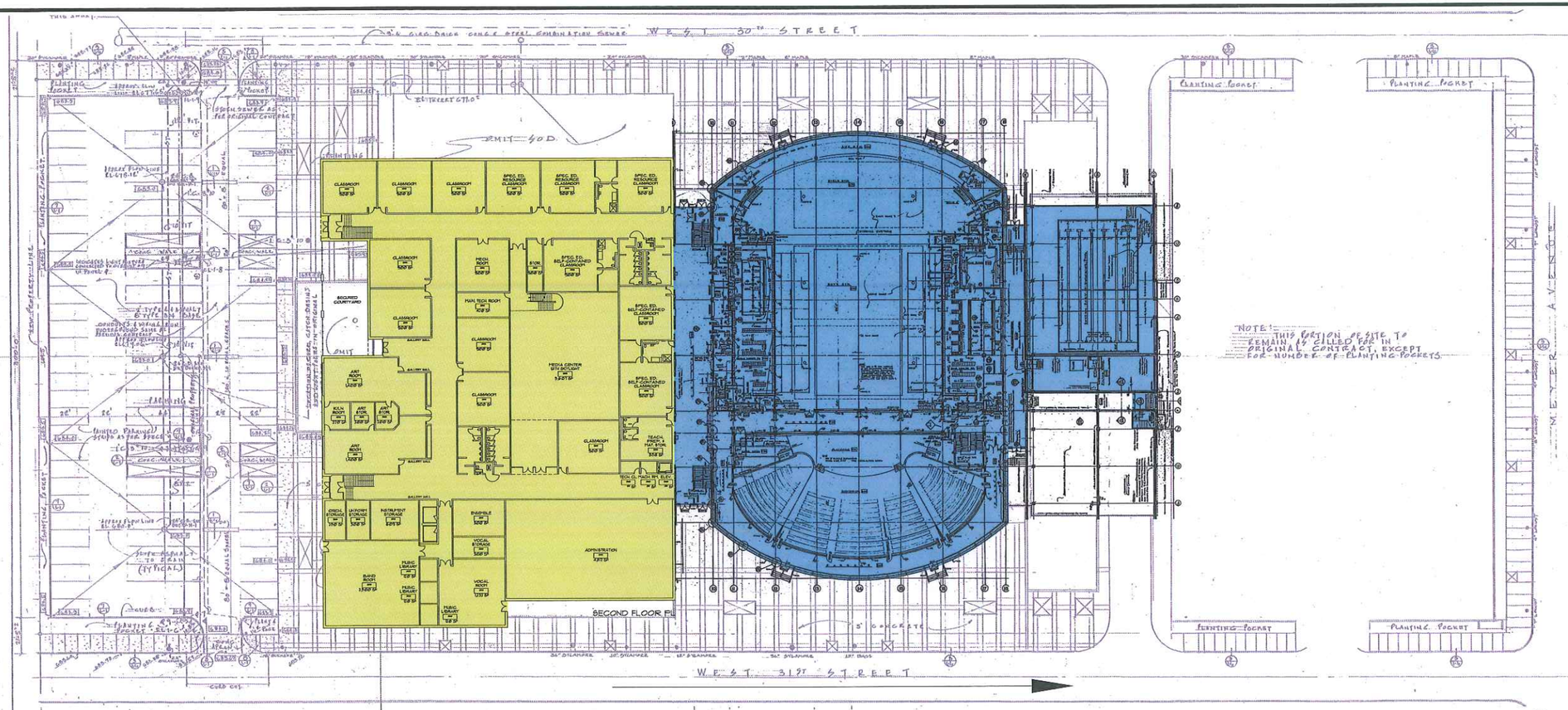
PENTHOUSE LEVEL
FLOOR PLAN
OPTION 2, 2A & 3

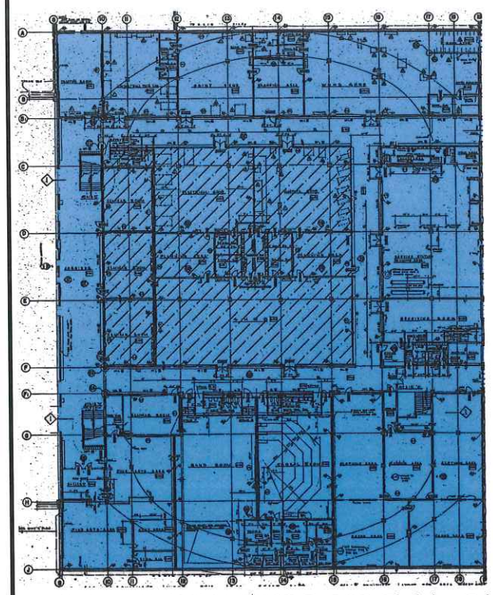
SCALE: 1/16" = 1'-0"

SHEET NO.
A401



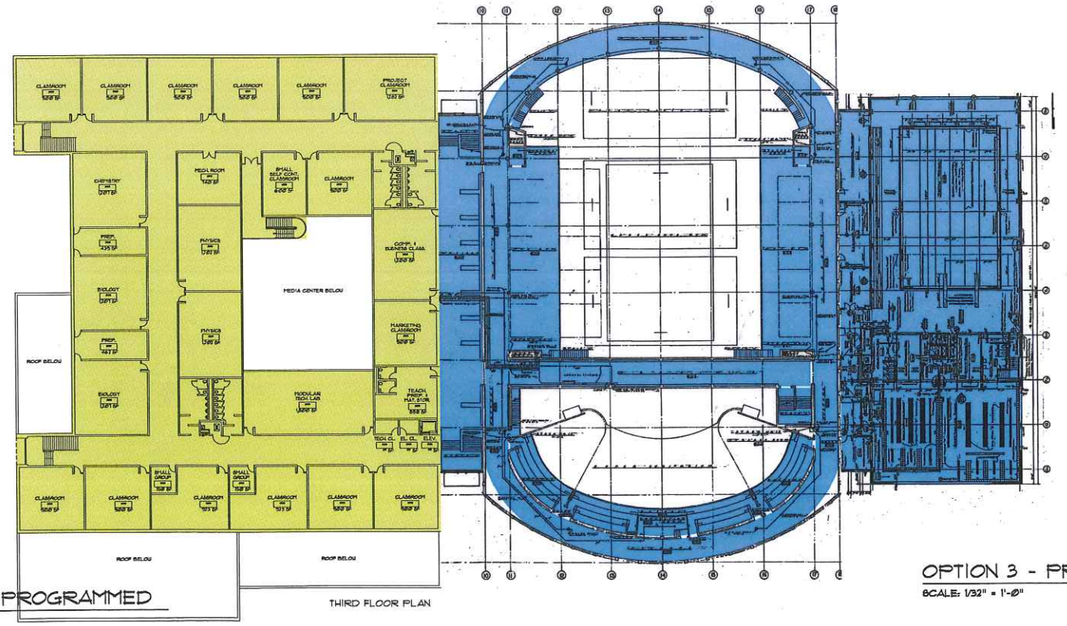
OPTION 3 - PROPOSED SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"



OPTION 3 - EXISTING FIRST FLOOR PLAN - PARTIALLY REPROGRAMMED

SCALE: 1/32" = 1'-0"



THIRD FLOOR PLAN

OPTION 3 - PROPOSED THIRD FLOOR PLAN

SCALE: 1/32" = 1'-0"

LEGEND

- NEW ADDITION
- RENOVATED GYM & AUDITORIUM
- RENOVATED POOL
- RENOVATED AREAS
- REPROGRAMMED

JOB NO.
1405-2

REVISIONS NO.	DATE	DESCRIPTION

DRAWN BY:

CHECKED BY:

DATE:
FEB. 27, 2015

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FEASIBILITY STUDY
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OPTION 3
PROPOSED LAYOUT

SCALE: 1/32" = 1'-0"

SHEET NO.
A100-3

A. HEATING SYSTEM

The Assessment Consultant shall evaluate the HVAC system and determine the requirements for each building or building addition using the funding chart below.

HVAC System Replacement:	**$**	**26.12 sf**	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	**$**	**8.00 sf**	(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)
Heating System (Only):	**$**	**8.50 sf**	(for boilers, pump & piping replacement, not AHU)
Controls (Only):	**$**	**2.50 sf**	

Heating System Component replacement:

(describe "Components" along with opinion of probable costs within recommendation section)

Additional Comments:

- Systems which are not compliant with the OSDM are acceptable, providing they can meet OBBC fresh air requirements and are in safe/good working order. They should have a long-term additional life expectancy.
- Radiators must be removed.
- Rooftop units that are over 10 years old are to be replaced.
- If the controls are older than 1975, or not DDC, replace them.
- Heating system cost includes demolition of the existing system and reconfiguration of piping layout.
- Use "convert to ducted system" when changing from a non-ducted system. Do not repeat in Item "C". Use only in conjunction with "HVAC System Replacement".

Coordination Comments:

- If total HVAC system replacement is required, Item "C" shall be zero.
- If HVAC system is being replaced, replace acoustic ceilings under item J. GENERAL FINISHES and lighting under Item K. INTERIOR LIGHTING.
- If upgrading/adapting the heating system to accommodate cooling, use Item "C" Ventilation/AC.
- If replacing mechanical system add electrical service and connections under "D".
- If replacing unit ventilator system verify whether adjacent casework needs to be replaced under "J. GENERAL FINISHES".
- In situations where existing conditions prevent installation of ductwork due to deck height, etc., assessor should still budget for adding ductwork. This allowance in conjunction with full HVAC replacement will provide an adequate budget in cases where alternate viable systems may be required during actual design.
- Preliminary estimates to convert existing buildings to Geo-Thermal Systems indicate that the Complete HVAC System Replacement and Convert to Ducted System budgets (totaling **$34.12**) should be sufficient for most facilities. However, Geo-Thermal System conversions will need to be analyzed on a case by case basis and additional costs beyond the **$34.12** per sq. ft., if required, should be included as an "Other" with explanation for the additional costs.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Heating and Ventilation System:	**$**	**16.00 sf**	(includes demo of existing system and reconfiguration of piping layout and new controls)
Roof Top Unit	**$**	**11.00 sf**	(without air conditioning)
	$	**13.00 sf**	(with air conditioning)

B. ROOFING

The Assessment Consultant shall document the age of existing roof(s) and note any known problems. Look for stained ceilings on the inside of each building as an indication of potential roof problems.

Asphalt Shingle:	**$**	**3.00 sf**	
Asphalt Shingle with Ventilated Nail Base:	**$**	**8.20 sf**	
Deck Replacement:	**$**	**5.25 sf**	(wood or metal, including insulation)
Built-up Asphalt:	**$**	**13.20 sf**	
Membrane (all types/fully adhered):	**$**	**8.70 sf**	(unless under 10,000 sf)
Standing Metal Seam:	**$**	**16.50 sf**	
Repair/replace cap flashing & coping:	**$**	**18.40 lf**	
Gutters/Downspouts:	**$**	**13.10 lf**	
Remove/replace existing roof Drains and Sump:	**$**	**1200.00 ea**	
Overflow Roof Drains and Piping:	**$**	**2500.00 ea**	
Roof Insulation:	**$**	**3.20 sf**	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	**$**	**4.70 sf**	(tapered insulation
Roof Access Hatch:	**$**	**2,000.00 ea**	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	**$**	**100.00 lf**	(remove and replace)
Roof Access, Ladder & Fall Protection Cage:	**$**	**3,850.00 ea**	(provide when no roof access currently exists)
Correct Ponding Water on Roof by Remove/Replace Existing Ponding Area:	**$**	**12.50 sf**	(provide tapered insulation **for limited area use to correct ponding**)

Hazardous Material Replacement Costs:

Roofing Replacement	**$**	**8.00 sf**	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Costs listed above include tear off of existing roof (non-asbestos containing shingles and/or underlayment). The systems include flashings.
- Replace membrane roofs that are (7) years old or older.
- Replace built-up roofs that are (15) years old or older.
- Replace asphalt shingle roofs that are (10) years old or older.
- Foam Roofing systems are to be budgeted for replacement. Use Membrane roof replacement at **$8.70**/sf.
- Replace tile roofs with asphalt shingles; add deck if necessary.

Coordination Comments:

- Use only one roof system type to replace multiple systems used on a single facility, except for pitched roofs. The replacement roof should be in-kind to the most dominant roofing type being replaced.

C. VENTILATION/AIR CONDITIONING

The Assessment Consultant shall verify that all buildings or additions to buildings have air conditioning.

Air Conditioning System:	**$ 16.60 sf**	
Dust Collection System:	**$ 25,000.00 ea**	(complete w/installation)
Restroom Exhaust System:	**$10,500.00 ea**	(including new ductwork and fans; do not include if complete HVAC system in Item A selected)
Kiln Exhaust System:	**$ 5,000.00 ea**	
Art Program Paint Hood:	**$ 12,000.00 ea**	
Chemical Exhaust Hood System for Science Laboratories:	**$ 15,000.00 ea**	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Add air to a school that has an acceptable heating system; this may require adapting the heating system to accommodate cooling.
- All wood shop areas are required to have dust collection systems in addition to HVAC upgrades.
- To completely replace heating and air conditioning systems, see Item A above.
- Window units are not acceptable.
- Do not include budget for Restroom Exhaust System if complete HVAC system in Item A selected.

Coordination Comments:

- If the building contains Air Conditioning and partial Air Conditioning component replacement exceeds $11.12 per sf then replace entire Air Conditioning System at $16.60 per sf
- If replacing Air Conditioning, replace acoustic ceilings under Item J. GENERAL FINISHES and lighting under Item K. INTERIOR LIGHTING.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Welding Exhaust System:	**$ 50,000.00 per system**
Paint Booth Exhaust System:	**$ 12,000.00 per system**
Vehicle Emission System:	**$ 15,000.00 per system**
Paint Hood System:	**$ 7,500.00 per system**
Exhaust for Gas-fired Equipment:	**$ 3,500.00 per system**

Other (describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- To completely replace heating and ventilation systems, see Item "A" above.
- Dust Collection System to be installed in Carpentry and Wood Product Technologies labs.
- Welding Exhaust System to be installed in Agriculture Production, Building & Property Maintenance, Industrial Maintenance, Natural Resources, Power Equipment Technology, Welding & Cutting, Engineering Technologies, Manufacturing Engineering Technology and Agriculture Industrial Equipment labs.
- Paint Booth Exhaust System to be installed in Aircraft Maintenance, Agriculture Production and Auto Collision Repair labs.
- Vehicle Emission System to be installed in Auto Specialization, Auto Technology and Medium/Heavy Truck Technician labs.
- Exhaust for Gas-fired Equipment to be installed in Plumbing and Pipefitting lab.

D. ELECTRICAL SYSTEMS

The Assessment Consultant shall verify that the electrical is adequate for estimated electrical loads (refer to Minimum Amperage Chart below).

System Replacement:	**$ 16.23 sf**	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment)
Components		(Use items below ONLY when the entire system is NOT being replaced)
Panel Replacement:	**$ 3,500.00 unit**	(power or lighting sub-panel only)
Transformer Removal:	**$ 1,500.00 lump sum**	(per phase/can)
New Pad Mounted Transformer:	**$ 15,000.00 lump sum**	(1000 KVA – includes demo of existing system)
Step-down Transformer:	**$ 3,000.00 lump sum**	
Additional Circuits:	**$ 800.00 per circuit**	
Additional Receptacles:	**$ 250.00 each**	
Lightning Protection:	**$ 0.30 sf**	
Grounding:	**$ 0.25 sf**	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Minimum Amperage Chart

Building Square Footage	Minimum Amperage 480v 3 phase	Minimum Amperage 208v
0-10,000	400	1,000
10,000 – 20,000	400	1,000
20,000 – 30,000	600	1,200
30,000 – 40,000	800	1,600
40,000 – 50,000	1,000	2,000
50,000 – 60,000	1,200	2,400
60,000 – 70,000	1,400	3,000
70,000 – 80,000	1,600	3,500
80,000 – 90,000	1,800	
90,000 – 100,000	2,000	

For each 10,000 sf increment over 100,000 sf increase 480-volt service size by 200.

Additional Comments:

- If electrical system is over 35 years old, replace entire system.
- If black oil-filled transformers are PCB contaminated, they must be replaced.
- New pad mounted transformer cost includes demolition of existing transformer.
- Replace single-phase service with three-phase service, if available.
- Electrical system replacement budget includes technology associated components, including back boxes, cable tray and grounding.

Coordination Comments:

- If Electrical Component replacement exceeds $10.87 per sf, then replace entire Electrical System at $16.23 per sf.
- Individual component costs should not be applied when a full system replacement has been indicated.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Bus Duct:	**$ 150.00 per lf**	
"Emergency Shut Off Switch" Push Button	**$ 8000.00 each**	(Allows instructor to de-energize panelboards, bus duct or other electrical equipment in Type 5-7 lab spaces)
208v 3 Phase Service	**$ 15,000 lump sum**	(Includes 300 lin. ft. conduit. Does not include new transformer, upgraded panels or switch gear.)
480v 3 Phase Service	**$ 20,000 lump sum**	(Includes 300 lin. ft. conduit. Does not include new transformer, upgraded panels or switch gear.)

Additional Comments:

- Bus Duct to be installed in Electrical Trades Lab.
- 208v 3 phase and 480v 3 phase electrical service to be installed in Electrical Trades, Industrial Maintenance, Manufacturing Operations, Welding & Cutting, Manufacturing Engineering Technology, and Precision Machinery.
- The "Emergency Shut Off" Switch should be added to ~~*the following*~~ programs in Types 5-7 to allow the instructor to de-energize panelboards, bus ducts or other electrical equipment. ***Where necessary, include "Emergency Shut Off" switch for equipment.*** ~~***Type 4: Firefighting and Emergency Medical Services – Type 5: Agribusiness & Production Systems, Appliance Repair, Auto Specialization, Building & Property Maintenance, Building Technology, Electrical Trades, Environmental Control Technologies, Heavy Equipment Operations (Construction), Integrated Systems Technology, Manufacturing Design & Development, Manufacturing Occupations, Natural Resource Management, Plumbing & Pipefitting, Power Equipment Technology, Power Transmission, Welding & Cutting; Type 6: Industrial Power Technology, Auto Collision Repair, Auto Technology, Ground Transportation, Carpentry, Construction – Design/Build and Management, Engineering Technology, Structural Systems, Mechanical, Electrical and Plumbing, Medium/Heavy Truck Technician, Wood Product Technologies, Precision Machining, Manufacturing Operations; Type 7: Aircraft Maintenance, Air Transportation, and Animal Science.***~~

E. PLUMBING AND FIXTURES

The Assessment Consultant shall determine if there are pressure problems and number of systems if additions are present, and address all other concerns using the cost indicated below. Do not put any cost of handicapped compliance in this area. – The Assessment Consultant shall determine if there are sufficient numbers of plumbing fixtures based upon plumbing code in effect at time of assessment. Determine fixture count by dividing the square footage of the building by the allowable square footage per student in the Design Manual.

Back Flow Preventer:	**$ 5,000.00 unit**	
Water Treatment System:	**$ 15,000.00 unit**	(Domestic Water System, softening only, per system)
Water Treatment System:	**5,500.00 unit**	(Chlorination type, per unit)
Domestic Supply Piping:	**$ 3.50 sf**	(remove/replace)
Sanitary Waste Piping:	**$ 3.50 sf**	(remove/replace)
Domestic Water Heater	**$ 5,100.00 unit**	(remove/replace)
Toilet:	**$ 3,800.00 unit**	(new)
Toilet:	**$ 1,500.00 unit**	(remove/replace) See Item O
Urinal:	**$ 3,800.00 unit**	(new)
Urinal:	**$ 1,500.00 unit**	(remove/replace)
Sink:	**$ 2,500.00 unit**	(new)
Sink:	**$ 1,500.00 unit**	(remove/replace)
Electric Water Cooler:	**$ 3,000.00 unit**	(double ADA)
Replace Faucets and Flush Valves	**$ 500.00 unit**	(average cost to remove replace)
Two Station Modular Lavatory	**$ 3000.00 unit**	(remove/replace)
Three Station Modular Lavatory	**$ 4000.00 unit**	(remove/replace)

Other:
(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Some schools with additions have more than one service.
- If domestic supply piping is galvanized pipe, replace the distribution system.
- Current codes require back-flow preventors, if there are none, add to system.
- Floor mounted toilet fixtures are acceptable if in safe/good working order and have a long-term additional life expectancy.
- Meet with school representatives and inquire about condition and history of under-slab sanitary. If problems are suspected, ask district about having a pipe inspection via camera photography to better determine condition. Also, enter item in the "Summary of Significant Findings."
- Replace ALL non low flow type fixtures in order to improve water efficiency and to meet the LEED pre-requisite #1 Water Use Reduction requirement.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Safety Shower/Eyewash:		
Remove & Replace Existing:	**$**	**450.00 each**
New Installation:	**$**	**2,500.00 each**
Utility Sink:	**$**	**2,400.00 unit**
Hose Bibbs:	**$**	**800.00 unit**
Wash Fountain:	**$**	**3,600.00 unit**
Natural Gas Connections:	**$**	**800.00 each**
Compressed Air Connections:	**$**	**15,000.00 system**
Grease Trap or Oil Interceptor	**$**	**6,000.00 each**

Additional Comments:

- All high bay labs will have safety shower/eyewash, utility sink, hose bibbs and wash fountains.
- Natural Gas Connections to be included in Building and Property Maintenance, Heating and Ventilation Technician and Plumbing & Pipefitting labs.
- Compressed Air Connections to be included ***as necessary and per the program space plates.*** ~~***in Appliance Repair, Agriculture Production, Agribusiness and Production, Auto Specialization, Business Machine Maintenance, Heavy Equipment Operations, Manufacturing Design and Development, Industrial Maintenance, Brick, Block and Cement Masonry, Natural Resource Management, Plumbing & Pipefitting, Power Transmission, Welding & Cutting, Agricultural and Industrial Equipment Technology, Industrial Power Technology, Auto Collision Repair, Auto Technology, Ground Transportation, Carpentry, Engineering Technology, Medium/Heavy Truck Technician, Wood Product Technologies, Precision Machining, Manufacturing Operations, Aircraft Maintenance and Air Transportation labs.***~~

F. WINDOWS

The Assessment Consultant should visually determine the area of windows to be replaced, by establishing an estimate based on approximate area of windows times number of units. The ***Ohio School Facilities, Ohio School Design Manual*** *supports integral blinds.*

Insulated Glass/Panels:	**$**	**60.00 sf**	(includes blinds)
Skylights:	**$**	**125.00 sf**	(remove and replace)
Translucent Panels:	**$**	**125.00 sf**	(remove and replace)
Curtain Wall/Storefront System:	**$**	**65.00 sf**	(remove and replace)
Greenhouse Replacement	**$**	**85.00 sf**	(demo and replace; based on area of greenhouse floor)
Hazardous Material Replacement Costs:			
Door and Window Panel Replacement:	**$**	**200.00 ea**	

Other:
(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- All single pane glass windows are to be replaced.
- All non-thermally broken window units are to be replaced.
- The above cost includes demolition of existing windows and installation of new panel screens and replacement windows.
- Replace glass block, which is part of an integral window system, only if the windows are being replaced, or if the glass block is in disrepair; replace glass block with windows. All other glass block, which is in good condition, may remain.
- Exterior transom windows and sidelights to be included in window area.

G. STRUCTURE

The Assessment Consultant shall look for cracking and differential movement of the building and any additions. In addition, check any existing crawl space(s) for deterioration of structure. Determine if the district has experienced any structural problems. ***Do not go down in pipe tunnels.***

Waterproofing:			
Spray Applied:	**$**	**6.00 sf**	(includes excavation and backfill)
Membrane:	**$**	**7.00 sf**	(includes excavation and backfill)
Drainage Tile Systems/Foundation Drainage:	**$**	**18.00 lf**	(includes excavation and backfill)

Other:
(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Calculation for this item will be made on a case-by-case basis.
- Indicate the reasons for any found deficiencies and their associated cost.
- Immediately report any conditions that appear "unsafe".

H. STRUCTURE WALLS AND CHIMNEYS

The Assessment Consultant shall look for any cracking, shifting, spalling or movement. Determine if the district has experienced any structural problems.

Tuckpointing:	**$**	**5.25 sf**	(wall surface)
Exterior Masonry Cleaning:	**$**	**1.50 sf**	(wall surface)
Exterior Masonry Sealing:	**$**	**1.00 sf**	(wall surface)
Exterior Caulking:	**$**	**5.50 lf**	(removing and replacing)
Replace Brick Veneer System:	**$**	**35.00 sf**	(total removal and replacement including pinning and shoring)
Lintel Replacement:	**$**	**250.00 lf**	(total removal and replacement including pinning and shoring)
Sill Replacement:	**$**	**45.00 lf**	(remove and replace)
Pre-finished Aluminum Coping			
Replacement:	**$**	**22.50 lf**	(removing existing coping and replacing)
Stone and Masonry	**$**	**100.00 lf**	(remove and replace)
Install Control Joints:	**$**	**60.00 lf**	

Other:
(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Calculation for this item will be made on a case-by-case basis.
- Indicate the reason(s) for any found deficiencies and their associated cost.
- Tuckpoint up to natural breaks in walls, such as corners or control joints.

- If other less common exterior skin materials are observed to be problematic, such as metal panels or pre-cast concrete, enter items in the "Summary of Significant Findings."

I. STRUCTURE: FLOORS AND ROOFS

Replace Wood Floor System:	**$**	**45.00 sf**	
Fire Rated Drywall over Existing			
Wood Ceiling Joists:	**$**	**3.50 sf**	(per square face feet of required drywall)
Repair Soffits:	**$**	**24.00 sf**	
Remove/Replace Damaged Concrete			
Slab on Grade:	**$**	**8.00 sf**	
Hazardous Material Replacement Costs:			
Soil Replacement	**$**	**141.00 cy**	(only to be used when back filling existing crawl spaces Where hazardous materials were abated)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Structural wood floor supporting joists must be replaced and will result in replacing the addition with a new building.
- Roof wood structures are permitted to remain if separated with OBBC compliant fire separation assemblies.
- Calculation for this item will be made on a case-by-case basis.
- **CAUTION**: Replacing the structural floor requires gutting the entire addition and will require other systems to be affected as follows:

Coordination Comments:

- A. Heating System: HVAC System Replacement ($26.12/sf**)**
- D. Electrical System: System Replacement ($16.23/sf)
- J. General Finishes: Complete Replacement of Finishes and Casework (varies based on type of school)
- K. Interior Lighting: Complete Building Replacement ($5.00/sf)
- L. Security Systems ($1.50/sf)
- M. Emergency/Egress Lighting ($1.00/sf)
- N. Fire Alarm ($1.50/sf)
- T. Hazardous Materials: When replacing a wood floor system, include additional testing for possible hazardous material abatement.
- W. Technology: Non-OSDM Compliant ($ variable/sf)

J. GENERAL FINISHES

The cost to replace all the finishes in a school building are listed below. Define requirement for casework within description.

Partial Finish Replacement:			
Paint:	**$**	**2.00 sf**	(floor area/prep and installation)
Acoustic Ceiling:	**$**	**2.90 sf**	(drop in/standard 2x4 ceiling tile per area)
	$	**3.50 sf**	(tear-out and replace per area)
Vinyl Enhanced Tile (VET):	**$**	**4.10 sf**	(tear out and replace per area; to be used in lieu of VCT)
Carpet:	**$**	**3.50 sf**	(tear-out and replace per area)
Tackboard:	**$**	**0.30 sf**	(per building area)
Chalkboard/Markerboard:	**$**	**0.30 sf**	(per building area)
Lockers:	**$**	**1.73 sf**	(high & middle school per building area)
	$	**1.00 sf**	(elementary/cubbies per building area)
Lockers:	**$**	**250.00 ea**	(individual unit replacement)

Complete Replacement of Finishes (excludes casework):

Elementary	$	11.80 sf	(elementary, per building area, with removal of existing)
Middle	$	12.60 sf	(middle, per building area, with removal of existing)
High	$	12.60 sf	(high school, per building area, with removal of existing)

Complete Replacement of Finishes and Casework:

Elementary	$	15.90 sf	(elementary, per building area, with removal of existing)
Middle	$	15.90 sf	(middle, per building area, with removal of existing)
High	$	17.70 sf	(high school, per building area, with removal of existing)

Complete replacement of Casework only:

Elementary	$	4.00 sf	
Middle	$	3.25 sf	
High	$	5.00 sf	
Partial Casework: (base and wall)	$	450.00 lf	(refer to OSFC, OSDM for requirements)
Toilet Partitions:	$	1000.00 per stall	(removing and replacing)
Toilet Accessory Replacement	$	0.20 sf	(per building area)
Plaster refinishing:	$	14.00 sf	
Repair Drywall:	$	5.50 sf	
Demo & Reinstall Drywall Partitions:	$	7.00 sf	
Partition Open Space Classrooms:	$	$8.00 sf	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Lightweight Concrete Floor Infill at Wood Floor Removal	$	8.00 sf	(includes removal of wood flooring and sleeper system)
Door, Frame and Hardware:	$	1,300.00 each	(non-ADA)
Resilient Wood/Synthetic Flooring:	$	12.85 sf	(tear-out and replace per area)
Terrazzo Floor Repair:	$	25.00 sf	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	$	3,200.00 each	(non-electric)
	$	6,500.00 each	(electric)
Bleacher Replacement	$	110.00 per seat	(based on current enrollment)
Art Program Kiln:	$	2,750.00 ea	
Remove Demountable Partitions/ Install New GWB Partitions	$	9.00 sf	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Additional Wall Insulation	$	6.00 sf	(includes the furring out of the existing walls, insulation and abuse resistant GWB)

Hazardous Material Replacement Costs

Acoustical Plaster Replacement	$	12.00 sf
Fireproofing Replacement	$	5.00 sf
Hard Plaster Replacement	$	9.00 sf
Gypsum Board Replacement	$	4.00 sf
Acoustical Panel/Tile Ceiling Replacement:	$	1.50 sf
Laboratory Table/Counter Top Replacement:	$	150.00 lf
Door and Window Panel Replacement	$	200.00 ea

Non-ACM Acoust. Panel Ceiling Replacement:	**$ 1.50 sf**	
Resilient Flooring Replacement, Including Mastic:	**$ 2.25 sf**	
Carpet Replacement (over RFC)	**$ 3.00 sf**	

Kitchen Equipment:

Walk-in Coolers/Freezers:	**$ 29,818.00 per unit**	
Floor Mixer:	**$ 9,476.00 per unit**	
CombiOven (double):	**$31,000.00 per unit**	
CombiOven (single):	**$15,500.00 per unit**	
Convection Oven (double):	**$ 12,600.00 per unit**	
Conventional Oven:	**$ 6,200.00 per unit**	
Range:	**$ 2,925.00 per unit**	
Mixer:	**$ 4,116.00 per unit**	
Hot Serving Unit:	**$ 8,148.00 per unit**	
Hot Food Cabinet	**$ 6,150.00 per unit**	
Cold Serving Unit:	**$ 6,633.00 per unit**	
Cold Food Cabinet:	**$ 9,900.00 per unit**	
Ice Maker (with bin)	**$ 4,200.00 per unit**	
Stationary Serving Unit:	**$ 3,300.00 per unit**	
Reach-in Refrigerator/Freezer:	**$ 6,433.00 per unit**	
Slicer	**$ 4,965.00 per unit**	
Kettle:	**$ 20,016.00 per unit**	
Pot Filler:	**$ 1,200.00 per unit**	
Disposer:	**$ 2,814.00 per unit**	
Dishwasher:	**$ 17,000.00 per unit**	
Soft Serve Machine:	**$ 15,000.00 per unit**	
Shelving and Tables (stainless)	**$ 3,325.00 per unit**	
Kitchen Exhaust Hood:	**$ 56,000.00 per unit**	(includes fans, exhaust & ductwork)

Total Kitchen Equipment Replacement:	**$ 190.00 sf**	(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.)
Total Warming Kitchen Replacement:	**$ 112.50 sf**	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment.)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Casework replacement should be on an as needed basis.
- Casework is to comply with Ohio School Facilities, Ohio School Design Manual where practical.
- Assessment Consultant must determine lineal footage of casework to be replaced.
- Do not add items to kitchen, if they do not exist.
- If Terrazzo floor repair area exceeds 300 sf, budget for VET or Carpet instead.
- Partitioning open space classrooms is intended for buildings with an open space design where individual, separated and enclosed classrooms are desired. This includes full height CMU walls in corridors, full height metal stud and drywall partitions between classrooms and doors in lieu of moveable partitions.

- Replace kitchen equipment over 20 years old.
- If two-thirds of the interior doors require replacement, replace all of them.
- When replacing demountable partitions, only count the floor area zones where the demountable partitions occur and indicate in the "Summary of Significant Findings."

Coordination Comments:

- If individual Kitchen Equipment item costs exceed $127.30 per sf of food preparation, serving, kitchen storage areas and walk-ins, replace all Kitchen Equipment at funding level above for square footage of food preparation, serving, kitchen storage areas and walk-ins. (Use existing kitchen size for calculation).
- If Acoustic Ceilings are being replaced review condition of item K. INTERIOR LIGHTING.
- If Partial Finish Replacement costs exceed two-thirds cost per sf of Complete Finish Replacement, replace all finishes at funding level for Complete Replacement of Finishes.
- When replacing kitchen equipment, evaluate kitchen equipment electrical panel for sufficient capacity.
- When replacing demountable partitions with metal studs & gypsum board, replace all interior doors within these walls.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Seal Concrete Floor:	**$**	**0.50 sf**	
Ceiling Replacement:	**$**	**3.85 sf**	(high bay area only, combination exposed and acoustical ceiling)
Paint exposed ceiling	**$**	**1.00 sf**	(high bay only)
Paint	**$**	**1.50 sf**	(high bay area only)
Total Flooring Replacement	**$**	**0.75 sf**	(high bay area only)
Total Finish Replacement	**$**	**8.50 sf**	(high bay area only)

K. INTERIOR LIGHTING

The Assessment Consultant shall refer to the design manual to verify that the minimum FC levels are present. Refer to the design manual (page 8600-13 (revised 7/1/99)) for candle levels. The Assessment Consultant shall measure lighting levels in a sampling of educational spaces to determine if upgrades are necessary. Indicate within description a summary of recorded lighting levels.

Building Lighting Replacement	**$5.00 sf**	(Includes demo of existing fixtures)
Hazardous Material Replacement Costs:		
Light (Reflector) Fixture Removal	**$3.00 sf**	

Additional Comments:

- Replace all incandescent pendant fixtures, U-shaped florescent lamps and T-12 florescent lamps.
- Replace fixtures in poor condition even though foot-candle level is good.

Coordination Comments:

- If Interior Lighting is being replaced, replace Acoustic Ceilings under item J. GENERAL FINISHES.
- If sprinklers are added, remove and replace ceilings and lighting.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

High Intensity (High Bay) Lighting	**$6.00 Sq. Ft.**
Interior Lighting	**$4.00 Sq. Ft.**

L. SECURITY SYSTEMS

The Assessment Consultant shall verify that all buildings in the school district have security systems. If none exist, use $1.85 sf.

Security System	**$**	**1.85 sf**	(complete, area of building)
Partial Security System Upgrade	**$**	**1.35 sf**	(complete, area of building)
Exterior Site Lighting:	**$**	**1.00 sf**	(complete, area of building)

Additional Comments:

- A complete security system will include access control systems, panic alarms, lock down capabilities, etc., and may include fencing (see Ohio School Facilities, Ohio School Design Manual.)

M. EMERGENCY/EGRESS LIGHTING

The Assessment Consultant shall verify that school building has a standby generator supplying emergency power to emergency/egress lighting.

Emergency/Egress Lighting:	**$1.00 sf**	(complete, area of building)
New Exit Sign	**$300.00 each**	
New Emergency Light	**$350.00 each**	

Additional Comments:

- All exit signs are to meet code for size and location.
- Emergency lighting must meet code for illumination levels and locations.
- New Emergency/Egress lighting must have generator back up. Unless total electric replacement is required, coordinate generator with Item U Life Safety.

N. FIRE ALARM

The Assessment Consultant shall verify that all assessment facilities have a minimum of an addressable type alarm system with strobe type devices in all occupiable spaces and pull stations at all exits.

Fire Alarm System:	**$**	**1.50 sf**	(complete new system, including removal of existing)

Additional Comments:

- All corridor/room devices shall be the strobe/horn type.
- If there is not an existing system, or if present system is outdated and does not meet code, add a new system.
- If present system does not have additional expansion capability, consider replacement.
- Alarm system shall be connected to an automatic digital communicator monitored by a central station.

O. HANDICAPPED ACCESS

Wheelchair confined students and staff must have access to all instructional areas of every school. All toilet facilities, drinking fountains and door hardware must be ADA compliant.

Handicapped Hardware:	**$**	**350.00 set**	(includes installation/hardware only)
Signage:	**$**	**0.20 sf**	(per building area)
Ramps:	**$**	**40.00 sf**	(per ramp/interior-exterior complete)
Lifts:	**$**	**15,000.00 unit**	(complete)
Elevators:	**$**	**42,000.00**	**(per stop, $84,000 minimum)**
Electric Water Coolers:	**$**	**1,800.00 unit**	(replacement double ADA)

	$ 3,000.00 unit	(new double ADA)
Toilet/Urinals/Sinks:	**$ 3,800.00 unit**	(new ADA)
	$ 1,500.00 unit	(replacement ADA)
Toilet Partitions:	**$ 1,000.00 stall**	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	**$ 7,500.00 unit**	(openers, electrical, patching, etc)
Replace Doors:	**$ 1,300.00 leaf**	(standard 3070 wood door, HM frame, door/light, includes hardware)
	$ 5,000.00 leaf	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
	$ 5,000.00 leaf	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	**$ 285.00 per restroom**	
Provide ADA Shower:	**$ 3,000.00 ea**	**(**includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	**$ 1,000.00 per restroom**	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Upgrade costs include associated required electrical upgrades.
- Ramps can be used if there is run-out room.
- Existing floor-to-floor chair lifts cannot be used as a substitute for a new elevator.
- Coordinate plumbing fixtures with "E".
- Provide ADA Assisted doors per OBBC.
- Ensure room for expansion, if applicable.

P. SITE CONDITION

The Assessment Consultant shall confirm with district personnel if a deficient site condition exists. Ask the custodian and/or district personnel if the district's parking areas meet city or local codes in reference to paving.

Playground Equipment:	**$ 1.50 sf up to $100,000**	(per building square feet)
Removal of existing Playground Equipment	**$ 2,000.00 lump sum**	
Replace Existing Asphalt Paving (heavy duty):	**$ 30.60 sy**	(includes drainage/tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	**$ 28.60 sy**	(includes drainage/tear out for light duty asphalt)
Asphalt Paving/New Wearing Course:	**$ 19.00 sy**	(includes minor crack repair in less than 5% of paved area)
New Asphalt Paving (heavy duty):	**$ 27.80 sy**	
New Asphalt Paving (light duty):	**$ 25.80 sy**	
Parking Space:	**$ 1,100.00 space**	(ES & MS: .11 space per student, HS .42 space per student. Parking space includes parking lot drive space.)
Bus Drop-Off:		(Allowance to assist in constructing bus drop-off at
ES/MS	**HS/CT**	buildings where there currently is none)
$110/student	**$68.75/student**	(based on current enrollment)
Concrete Curb:	**$ 18.00 lf**	(new)

Concrete Sidewalk:	**$ 4.69 sf**	(5" exterior slab)
Stabilize soil erosion	**$ 2.50 sf**	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	**$ 43.00 lf**	
Sitework Allowance	**up to $200,000**	(for unforeseen conditions)
Provide Soft Surface Playground Material:	**$ 30.00 sy**	
Replace Concrete Steps:	**$ 32.00 sf**	
Provide Exterior Parking Lot Catch Basin:	**$ 2,500.00 ea**	
Provide Concrete Dumpster Pad:	**$ 2,400.00 ea**	(for two dumpsters)

Other:

Storm Drainage:

Curb Cuts:

Stabilize Soil Erosion:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Review existing Bus/pedestrian/vehicular traffic separation. Assessment consultant should provide funding for paving and curbing to provide separation.
- Pave a parking lot if not currently paved.
- This could include a bad drainage condition.
- This could include a circulation problem such as handicapped inaccessibility.
- Provide playground equipment to elementaries (only) as indicated in the ***Ohio School Facilities, Ohio School Design Manual.***
- Assessment Consultant to review any existing equipment.
- Bus drop off is based on current student enrollment. Combination schools will be determined by enrollment per grade level.
- A sitework allowance to accommodate unforeseen circumstances is to be included on all renovation projects. The assessor is required to manually select this as directed on the webtool instructions.

Q. SEWAGE SYSTEM

The Assessment Consultant shall verify the condition and suitability of the existing sewage system. These items are on a per school basis.

ELEMENTARY SCHOOL COST

Square Feet of Building	***Cost per sf***
43,750 – 50,000 sf	***$ 4.51***
50,001 sf –69,360 sf	***$ 4.68***
69,361 sf – 100,000 sf	***$ 3.07***
100,001 sf and up	***$ 2.80***

MIDDLE SCHOOL COST

Square Feet of Building	***Cost per sf***
52,850 - 67,950 sf	***$ 3.93***
67,951 sf – 91,650 sf	***$ 3.44***
91,651 sf – 100,000 sf	***$ 3.04***
100,001 sf and up	***$ 2.86***

HIGH SCHOOL COST	
Square Feet of Building	*Cost per sf*
63,000 - 100,000 sf	*$ 3.66*
100,001 sf – 133,600 sf	*$ 2.21*
133,601 sf – 200,400 sf	*$ 1.79*
200,401 sf and up	*$ 1.60*

A more accurate probable cost will be achieved by obtaining actual flow rates of a similar type of school with a similar student population and modifying those numbers to the design of the new or renovated building.

Abandonment of Self-			
Contained Unit:	**$ 10,000.00**	**lump sum**	
Sewage Main:	**$ 45.00 lf**		(includes excavation and backfilling)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section

Additional Comments:

- ***The size (gallons/day) and type of the treatment plant (re-circulating sand filter or extended aeration) the drainage characteristics of the soil, and the length of sewer piping between the building and treatment components all influence the design and cost.***
- ***Another important factor is water-reducing plumbing fixtures. Treatment plants sized for higher flows will not perform satisfactorily and experience negative effects on the equipment provided.***

- ~~**Student count is based upon current enrollment or capacity as determined in Item "E" – Plumbing; whichever is greater.**~~
- Meet with school representatives and inquire about condition and history of the underground sanitary lines. If problems are suspected, ask district about having a pipe inspection via camera photography to better determine condition. Also enter the item in the "Summary of Significant Findings."

R. WATER SUPPLY

The Assessment Consultant shall verify that there are no problems in this area.

Domestic Water Booster Pump:	**$ 35,000.00**	**lump sum**	
Pressure Tank:	**$ 1.50**	**per gallon**	(new)
	$ 2.00	**per gallon**	(removal/replacement)
Domestic Water Main	**$ 40.00**	**lin. ft**	(new)
Well:	**$ 45,000.00**	**unit**	
Well Pump:	**$ 2,500.00**	**unit**	(5HP unit)
	$ 10,000.00	**unit**	(25-30 HP unit)
Water Quality Test	**$ 500.00**		(includes 2 tests)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Coordination Comments:

- Coordinate with Item "U" – Life Safety
- If District uses a well for potable water, determine if arsenic contamination is an issue. Contact OSFC if Arsenic Filtration System is required.

S. EXTERIOR DOORS

Assessment Consultant shall visually inspect and recommend for replacement, if needed.

Door Leaf/Frame and Hardware:	**$ 2,000.00 per leaf**	(includes removal of existing)
Overhead door and hardware	**$ 2,500.00 per leaf**	(8x10 sectional, manual operation)
Hazardous Material Replacement Costs:		
Fire Door Replacement	**$ 1,100.00 each**	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- All exterior door and hardware must be ADA compliant.
- Replace all wood exterior doors.
- Coordinate transoms and sidelights with Item "F" Windows.

T. HAZARDOUS MATERIAL

Effective June 1, 2001 Assessors will use the Environmental Hazards Form to establish estimates for Item T.

Additional Comments:

- **IMPORTANT NOTE TO REGIONAL PROGRAM CONSULTANTS:** If the building is intended to become a part of a district's Master Plan, the Regional Program Consultant shall review the Enhanced Environmental Report and make any budget adjustments required due to replacement of abated materials. The adjustments should be made per the specific line items in sections A through W herein, under the *Hazardous Material Replacement Costs* heading in each section.
- OSFC policy is to remove all hazardous materials.

U. LIFE SAFETY

The Assessment Consultant shall review exit corridors and include funding for eliminating existing dead-end corridor conditions. Include descriptive analysis and opinion of probable costs in recommendation section. The Assessment Consultant shall confirm that all buildings contain sprinklers. Stairs must be in two-hour rated enclosures and travel distances may require an additional means of egress. Stair railings must pass the 4" ball test. The present code requires that the guards of stair railing(s) shall not allow a sphere of 4" to pass through the balusters. An exception is made only for the triangular opening where the tread /rise / railing bottom meet to allow a 6" size sphere to pass through. In addition, the design of a guardrail should not be such that would create a "ladder effect" allowing a student to climb the railing system and therefore possibly fall over it. If water supply is from a well, assure an additional well, well pump, storage tank and generator will be required to serve the fire suppression sprinkler system.

Sprinkler / Fire Suppression System:	**$ 3.20 sf**	(includes increase of service piping, if required)
Interior Stairwell Closure:	**$ 5,000.00 per level**	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	**$ 42,500.00 per level**	(all inclusive)
Demo of existing stairway:	**$12,000 per floor**	(per stairway, two floor minimum $12,000, includes demo and floor construction, see coordination comment)
As required to provide adequate fire suppression system:		
Water Main	**$ 40.00 ln. ft.**	(new)
Well Pump (Electric):	**$ 30,000.00 unit**	
Well Pump for Fire Pump	**$ 20,000.00 unit**	
Generator:	**$ 50,000.00 unit**	(75 KW w/fence and pad/day tank only, life safety only)
Storage Tank:	**$ 50,000.00 unit**	(30,000-35,000 gallon tanks)

Well:	**$ 45,000.00**	**unit**	
Handrails:	**$ 5,000.00**	**level**	
Retrofit existing kitchen hood with Fire suppression system	**$ 6,500.00**	**per hood**	
Provide Fire Extinguisher and Wall Cabinet:	**$ 585.00**	**ea**	(includes preparation of wall to receive recessed cabinet)
Replace Fire Extinguisher:	**$ 400.00**	**ea**	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Demo of existing stairway includes the removal of an interior stairway requiring enclosure due to fire code that cannot be enclosed because of space or other issues. The stairway will then be removed and the space used for other purposes. The cost includes the removal of the stair and any guard or handrails, installing structural steel, decking and concrete infill.
- Stairway enclosures not required for two-story buildings.

Coordination Comments:

- If a Fire Suppression System is being provided, replace Interior Lighting under item K. INTERIOR LIGHTING.
- If a Fire Suppression System is being provided, replace Acoustic Ceilings under item J. INTERIOR FINISHES.
- When specifying a fire protection system for a building currently using a well for domestic water include well pump, generator and storage tank.
- Coordinate with Item "R" Water Supply.
- If complete electrical replacement is required, do not add generator.

V. LOOSE FURNISHINGS

Based on the CEFPI appraisal form, if loose furnishings are rated less than 8 under Environment for Education on Item 6.17 apply funding as listed below. If CEFPI Item 6.17 is above 8, no funding should be received.

Use the following graduated scale:

CEFPI Rating	$/Sf Allowance
8	$1.00
7	$2.00
6	$3.00
4 to 5	$4.00
0 to 3	$5.00

(Graduated scale based on evaluation of furnishing)

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

High Bay Loose Furnishings allowance is $1.00 per sqft

Add $19,500 for Welding Tables in the Welding lab in addition to the $1.00 per sqft for loose furnishings.

W. TECHNOLOGY

The Assessment Consultant shall determine whether the school is fully compliant with the Ohio School Design Manual (OSDM). Provide assessment funding based on the figures below.

Non-OSDM Compliant:

ELEMENTARY SCHOOL TECHNOLOGY COST

Square Feet	Cost per sf
< 50,000 sf	$13.18
50,001 sf –69,360 sf	$11.51
69,361 sf – 100,000 sf	$10.18
100,001 sf and up	$ 9.84

MIDDLE SCHOOL TECHNOLOGY COST

Square Feet	Cost per sf
< 67,950 sf	$10.29
67,951 sf – 91,650 sf	$ 9.47
91,651 sf – 100,000 sf	$ 8.66
100,001 sf and up	$ 8.47

HIGH SCHOOL TECHNOLOGY COST

Square Feet	Cost per sf
< 100,000 sf	$8.82
100,001 sf – 133,600 sf	$8.54
133,601 sf – 200,400 sf	$6.79
200,401 sf and up	$5.80

Additional Comments:

- Technology renovation calculation is based on current student enrollment. Combination schools will be determined by enrollment per grade level.
- Technology renovation budgets include technology cabling, network electronics (wireless), phone system, paging & central sound system, wireless clock system, all A/V system components (such as classroom projectors, video distribution & sound), specialized audio systems for large group areas, and interactive curriculum technology (such as smart board/stand, interactive tablet, student response system, document camera).

Coordination Comments:

- Technology renovation calculation is based on current building size and current building enrollment (i.e. elementary, middle or high school). Combination schools will be determined by enrollment per grade level.

X. NON-CONSTRUCTION COST – *(Same as 2013)*

Non-Construction costs are listed below. A construction contingency of 7% will be added to the A through W Costs.

Land Survey	*0.03%*
Soil Borings/Phase I Envir. Report	*0.10%*
Agency Approval Fees (Bldg. Code)	*0.25%*
Construction Testing	*0.40%*
Printing – Bid Documents	*0.15%*
Advertising for Bids	*0.02%*
Builders Risk Insurance	*0.12%*
Bond Fees	*0.00%*
Design Professionals Compensation	*7.50%*
CM Compensation	*6.00%*
Commissioning and Maintenance Plan Advisor	0.60%
Non-Construction Contingency	*1.12%*
Non-Construction Total	*16.29%*

Regional Cost Factors

*As of March **21, 2014** Regional Cost Factors have been adjusted as follows:*

Region 0 – Central Ohio	***1.0000***
Region 1 – Southwestern Ohio	***0.9812***
Region 2 – West Central Ohio	***1.0012***
Region 3 – Northwestern Ohio	***1.0349***
Region 4 – North Central Ohio	***1.0244***
Region 5 – South Central Ohio	***1.0031***
Region 6 – Southeastern Ohio	***1.0216***
Region 7 – East Central Ohio	***1.0085***
Region 8 – Northeastern Ohio	***1.0376***

Note: The changes for *2014* are color-coded as follows:

Green:	**Cost or Narrative Change**
Orange:	**Cost or Narrative Added**
Red:	**Narrative Deleted**

Building Information - Cleveland Municipal (43786) - Lincoln-West High

Program Type	Classroom Facilities Assistance Program (CFAP) - Accelerated Urban Initiative
Setting	Urban
Assessment Name	Copy of Copy of Lincoln West High School 2008 Assessment
Assessment Date (on-site; non-EEA)	2008-10-08
Kitchen Type	
Cost Set:	2013
Building Name	Lincoln-West High
Building IRN	62315
Building Address	3202 W 30th St
Building City	Cleveland
Building Zipcode	44109
Building Phone	216-631-1505
Acreage	5.49
Current Grades:	9-12
Teaching Stations	89
Number of Floors	3
Student Capacity	2037
Current Enrollment	1474
Enrollment Date	2008-10-15

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

Number of Classrooms	62
Historical Register	**NO**
Building's Principal	Mr. Edward Muffet
Building Type	High

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

340,176 Total Existing Square Footage
1970,1970,1970,1970,1970 Building Dates
9-12 Grades
1,474 Current Enrollment
89 Teaching Stations
5.49 Site Acreage

Lincoln-West High School is a three-floor, 340,176 square foot school building located on 5.49 acre flat site located in an urban residential setting with sparse tree type landscaping. The site is bordered by lightly traveled city streets. The 1970 original construction and 1970 parking garage are equipped with cast-in-place concrete foundation walls on concrete footings. The 1970 natatorium is equipped with cast-in-place concrete piers on concrete footings. Due to location within the building, there are no foundations for the 1970 career tech and the 1970 auditorium. The overall facility has a cast-in-place concrete frame with brick veneer wall system. Interior corridor and demising walls are brick, concrete masonry units, glazed block and metal stud framed partitions with gypsum board. Floor construction of the base floor of the overall facility is concrete slab-on-grade type construction. Floor construction of the intermediate floors of the overall facility is cast-in-place concrete on a cast-in-place concrete frame. Roof construction of the 1970 original construction is a combination of cast-in-place concrete deck on a cast-in-place concrete frame, a metal deck on steel joist, and a wood fiber deck on steel joist type construction. The roof construction of the 1970 career tech is metal deck on steel joist type construction. Roof construction of the 1970 auditorium is metal deck on steel joist type construction. Roof construction of the 1970 natatorium is cast-in-place concrete deck on cast-in-place concrete frame type construction. Roof construction of the 1970 parking garage is cast-in-place concrete on a combination of a cast-in-place concrete frame and a cast-in-place concrete retention wall type construction. The existing ventilation system for the overall facility is not capable of providing Ohio Building Code fresh air requirements. The average classroom is undersized at 741 sf when compared to the 900 sf Ohio School Design Manual guidelines. The facility contains a security system, along with full time security officers and metal detectors at the entrance. The facility contains a fire alarm system, but does not contain an automatic fire suppression system. Dead-end corridor conditions exist within the facility. The building is not ADA compliant. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a bus loading and unloading zone in the parking garage. Adequate parking is provided for staff and visitors but not for the disabled. No athletic facilities are provided on site. Site features are unsuitable for outdoor instruction due to lack of appropriate space.

No Significant Findings

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
(01) 1970 Original Construction	1970	no	3	233,552	no
(02) 1970 Career Tech	1970	no	2	5,884	no
(03) 1970 Auditorium	1970	no	1	8,254	no
(04) 1970 Natatorium	1970	no	1	17,702	no
(05) 1970 Parking Garage	1970	no	1	74,784	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
(01) 1970 Original Construction (1970)		55191		16501	4054		11038	3055		7335				
(02) 1970 Career Tech (1970)						5884								
(03) 1970 Auditorium (1970)	8254													
(04) 1970 Natatorium (1970)		741							7832					
(05) 1970 Parking Garage (1970)														
Total	8,254	55,932	0	16,501	4,054	5,884	11,038	3,055	7,832	7,335	0	0	0	0

Master Planning Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
Program Type 1	Accounting	Laboratory	2277.00
		Related Office	
		Related Storage	
		Other	
		Other Spaces, Comments: Rooms 317 and 319	
Program Type 1	Administrative and Professional Support	Laboratory	1252.00
		Related Office	
		Related Storage	65.00
		Other	
		Other Spaces, Comments: Shared with "Programming and Software Development" in room 301.	
Program Type 1	Programming and Software Development	Laboratory	
		Related Office	
		Related Storage	
		Other	
		Other Spaces, Comments: Shared with "Administrative / Office Technology" in room 301. Square footage for the room is included in the CT Administrative / Office Technology plate.	
Program Type 3	Hotels and Resorts (Not in current design manual)	Laboratory	2247.00
		CT-P3-2 Office	
		CT-P3-3 Storage	
		Banquet Room	
		CT-P3-4 Other	
		Other Spaces, Comments: Room 143B	

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Lincoln-West High (62315)

District:	Cleveland Municipal	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Lincoln-West High	**Contact:**	Mr. Edward Muffet
Address:	3202 W 30th St	**Phone:**	216-631-1505
	Cleveland,OH 44109	**Date Prepared:**	2008-10-08 **By:** KHarrison
Bldg. IRN:	62315	**Date Revised:**	2014-03-12 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	5.49
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1474	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1970 Original Construction	1970	no	3	233,552
(02) 1970 Career Tech	1970	no	2	5,884
(03) 1970 Auditorium	1970	no	1	8,254
(04) 1970 Natatorium	1970	no	1	17,702
(05) 1970 Parking Garage	1970	no	1	74,784
Total				**340,176**

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

FACILITY ASSESSMENT Cost Set: 2013			Rating	Dollar Assessment	C
A.	Heating System		3	$11,606,805.12	-
B.	Roofing		3	$3,787,681.00	-
C.	Ventilation / Air Conditioning		2	$5,000.00	-
D.	Electrical Systems		3	$5,708,153.28	-
E.	Plumbing and Fixtures		2	$380,800.00	-
F.	Windows		3	$1,018,664.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$352,051.25	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$7,749,053.16	-
K.	Interior Lighting		3	$1,551,312.00	-
L.	Security Systems		3	$629,325.60	-
M.	Emergency/Egress Lighting		3	$233,552.00	-
N.	Fire Alarm		3	$510,264.00	-
O.	Handicapped Access		3	$934,135.20	-
P.	Site Condition		3	$838,801.98	-
Q.	Sewage System		1	$0.00	-
R.	Water Supply		2	$500.00	-
S.	Exterior Doors		3	$76,000.00	-
T.	Hazardous Material		2	$376,888.80	-
U.	Life Safety		3	$1,155,975.52	-
V.	Loose Furnishings		3	$1,326,960.00	-
W.	Technology		3	$2,266,447.68	-
X.	Construction Contingency / Non-Construction Cost		-	$9,896,316.46	-
Total				$50,404,687.05	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	49	49%	Poor
2.0 Structural and Mechanical Features	200	63	32%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	101	51%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	482	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.79%
Cost to Renovate (Cost Factor applied)	$52,819,071.56

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

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(01) 1970 Original Construction (1970) Summary

District:	Cleveland Municipal	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Lincoln-West High	**Contact:**	Mr. Edward Muffet
Address:	3202 W 30th St	**Phone:**	216-631-1505
	Cleveland,OH 44109	**Date Prepared:**	2008-10-08 **By:** KHarrison
Bldg. IRN:	62315	**Date Revised:**	2014-03-12 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	5.49
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1474	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1970 Original Construction	**1970**	**no**	**3**	**233,552**
(02) 1970 Career Tech	1970	no	2	5,884
(03) 1970 Auditorium	1970	no	1	8,254
(04) 1970 Natatorium	1970	no	1	17,702
(05) 1970 Parking Garage	1970	no	1	74,784
Total				**340,176**

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

FACILITY ASSESSMENT Cost Set: 2013		Rating	Dollar Assessment	C
A.	Heating System	3	$7,968,794.24	-
B.	Roofing	3	$2,198,917.00	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$3,919,002.56	-
E.	Plumbing and Fixtures	2	$310,000.00	-
F.	Windows	3	$764,283.50	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$288,832.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$6,889,497.56	-
K.	Interior Lighting	3	$1,167,760.00	-
L.	Security Systems	3	$432,071.20	-
M.	Emergency/Egress Lighting	3	$233,552.00	-
N.	Fire Alarm	3	$350,328.00	-
O.	Handicapped Access	3	$877,810.40	-
P.	Site Condition	3	$827,866.83	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	3	$74,000.00	-
T.	Hazardous Material	2	$353,257.60	-
U.	Life Safety	3	$1,041,292.64	-
V.	Loose Furnishings	3	$1,167,760.00	-
W.	Technology	3	$1,994,534.08	-
X.	Construction Contingency / Non-Construction Cost	-	$7,540,426.78	-
Total			$38,405,486.89	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	49	49%	Poor
2.0 Structural and Mechanical Features	200	63	32%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	101	51%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	482	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.79%
Cost to Renovate (Cost Factor applied)	$40,245,109.71

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

(02) 1970 Career Tech (1970) Summary

District:	Cleveland Municipal	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Lincoln-West High	**Contact:**	Mr. Edward Muffet
Address:	3202 W 30th St	**Phone:**	216-631-1505
	Cleveland,OH 44109	**Date Prepared:**	2008-10-08 **By:** KHarrison
Bldg. IRN:	62315	**Date Revised:**	2014-03-12 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	5.49
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1474	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1970 Original Construction	1970	no	3	233,552
(02) 1970 Career Tech	**1970**	**no**	**2**	**5,884**
(03) 1970 Auditorium	1970	no	1	8,254
(04) 1970 Natatorium	1970	no	1	17,702
(05) 1970 Parking Garage	1970	no	1	74,784
Total				**340,176**

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

FACILITY ASSESSMENT Cost Set: 2013			Rating	Dollar Assessment	C
	A.	Heating System	3	$200,762.08	-
	B.	Roofing	3	$84,087.00	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$98,733.52	-
	E.	Plumbing and Fixtures	2	$22,000.00	-
	F.	Windows	3	$68,520.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$16,755.25	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$165,327.72	-
	K.	Interior Lighting	3	$29,420.00	-
	L.	Security Systems	3	$10,885.40	-
	M.	**Emergency/Egress Lighting**	**3**	**$0.00**	-
	N.	Fire Alarm	3	$8,826.00	-
	O.	Handicapped Access	3	$5,076.80	-
	P.	Site Condition	3	$10,935.15	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	Hazardous Material	2	$294.20	-
	U.	Life Safety	3	$19,534.88	-
	V.	Loose Furnishings	3	$29,420.00	-
	W.	Technology	3	$50,249.36	-
-	X.	Construction Contingency / Non-Construction Cost	-	$200,530.59	-
Total				$1,021,357.95	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	49	49%	Poor
2.0 Structural and Mechanical Features	200	63	32%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	101	51%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	482	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.79%
Cost to Renovate (Cost Factor applied)	$1,070,280.99

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

(03) 1970 Auditorium (1970) Summary

District:	Cleveland Municipal	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Lincoln-West High	**Contact:**	Mr. Edward Muffet
Address:	3202 W 30th St	**Phone:**	216-631-1505
	Cleveland,OH 44109	**Date Prepared:**	2008-10-08 **By:** KHarrison
Bldg. IRN:	62315	**Date Revised:**	2014-03-12 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	5.49
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1474	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1970 Original Construction	1970	no	3	233,552
(02) 1970 Career Tech	1970	no	2	5,884
(03) 1970 Auditorium	**1970**	**no**	**1**	**8,254**
(04) 1970 Natatorium	1970	no	1	17,702
(05) 1970 Parking Garage	1970	no	1	74,784
Total				**340,176**

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

FACILITY ASSESSMENT Cost Set: 2013			Rating	Dollar Assessment	C
	A.	Heating System	3	$281,626.48	-
	B.	Roofing	3	$148,794.00	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$138,502.12	-
	E.	Plumbing and Fixtures	2	$36,800.00	-
	F.	Windows	3	$185,860.50	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$20,303.25	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$258,597.82	-
	K.	Interior Lighting	3	$41,270.00	-
	L.	Security Systems	3	$15,269.90	-
	M.	**Emergency/Egress Lighting**	**3**	**$0.00**	-
	N.	Fire Alarm	3	$12,381.00	-
	O.	Handicapped Access	3	$1,650.80	-
	P.	**Site Condition**	**3**	**$0.00**	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	Hazardous Material	2	$17,812.70	-
	U.	Life Safety	3	$27,403.28	-
	V.	Loose Furnishings	3	$41,270.00	-
	W.	Technology	3	$70,489.16	-
-	X.	Construction Contingency / Non-Construction Cost	-	$317,112.87	-
Total				$1,615,143.88	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	49	49%	Poor
2.0 Structural and Mechanical Features	200	63	32%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	101	51%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	482	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.79%
Cost to Renovate (Cost Factor applied)	$1,692,509.27

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

(04) 1970 Natatorium (1970) Summary

District:	Cleveland Municipal	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Lincoln-West High	**Contact:**	Mr. Edward Muffet
Address:	3202 W 30th St	**Phone:**	216-631-1505
	Cleveland,OH 44109	**Date Prepared:**	2008-10-08 **By:** KHarrison
Bldg. IRN:	62315	**Date Revised:**	2014-03-12 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	5.49
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1474	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1970 Original Construction	1970	no	3	233,552
(02) 1970 Career Tech	1970	no	2	5,884
(03) 1970 Auditorium	1970	no	1	8,254
(04) 1970 Natatorium	**1970**	**no**	**1**	**17,702**
(05) 1970 Parking Garage	1970	no	1	74,784
Total				**340,176**

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

	FACILITY ASSESSMENT Cost Set: 2013	Rating	Dollar Assessment	C
A.	Heating System	3	$603,992.24	-
B.	Roofing	3	$284,299.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$297,039.56	-
E.	Plumbing and Fixtures	2	$12,000.00	-
F.	Windows	3	$0.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$26,160.25	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$435,630.06	-
K.	Interior Lighting	3	$88,510.00	-
L.	Security Systems	3	$32,748.70	-
M.	**Emergency/Egress Lighting**	**3**	**$0.00**	-
N.	Fire Alarm	3	$26,553.00	-
O.	Handicapped Access	3	$34,640.40	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	Exterior Doors	3	$2,000.00	-
T.	Hazardous Material	2	$1,785.10	-
U.	Life Safety	3	$58,770.64	-
V.	Loose Furnishings	3	$88,510.00	-
W.	Technology	3	$151,175.08	-
X.	Construction Contingency / Non-Construction Cost	-	$523,740.20	-
Total			$2,667,554.23	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	49	49%	Poor
2.0 Structural and Mechanical Features	200	63	32%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	101	51%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	482	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.79%
Cost to Renovate (Cost Factor applied)	$2,795,330.08

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

(05) 1970 Parking Garage (1970) Summary

District:	Cleveland Municipal	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Lincoln-West High	**Contact:**	Mr. Edward Muffet
Address:	3202 W 30th St	**Phone:**	216-631-1505
	Cleveland,OH 44109	**Date Prepared:**	2008-10-08 **By:** KHarrison
Bldg. IRN:	62315	**Date Revised:**	2014-03-12 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	5.49
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1474	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1970 Original Construction	1970	no	3	233,552
(02) 1970 Career Tech	1970	no	2	5,884
(03) 1970 Auditorium	1970	no	1	8,254
(04) 1970 Natatorium	1970	no	1	17,702
(05) 1970 Parking Garage	**1970**	**no**	**1**	**74,784**
Total				**340,176**

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

	FACILITY ASSESSMENT Cost Set: 2013	Rating	Dollar Assessment	C
A.	Heating System	3	$2,551,630.08	-
B.	Roofing	3	$1,071,584.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$1,254,875.52	-
E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
F.	**Windows**	**3**	**$0.00**	-
G.	Structure: Foundation	1	$0.00	-
H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	Interior Lighting	3	$224,352.00	-
L.	Security Systems	3	$138,350.40	-
M.	**Emergency/Egress Lighting**	**3**	**$0.00**	-
N.	Fire Alarm	3	$112,176.00	-
O.	Handicapped Access	3	$14,956.80	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	Hazardous Material	2	$3,739.20	-
U.	Life Safety	3	$8,974.08	-
V.	**Loose Furnishings**	**3**	**$0.00**	-
W.	**Technology**	**3**	**$0.00**	-
X.	Construction Contingency / Non-Construction Cost	-	$1,314,506.02	-
Total			$6,695,144.10	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	49	49%	Poor
2.0 Structural and Mechanical Features	200	63	32%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	101	51%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	482	48%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.79%
Cost to Renovate (Cost Factor applied)	$7,015,841.51

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

A. Heating System

Description: The existing system for the overall facility consists of three (3) natural gas fired water boilers serving classroom unit ventilators and mechanical mezzanine mounted air handling units. The boilers are located in the mechanical mezzanine. There is a rooftop mounted chiller, providing air conditioning to all spaces, serving classroom unit ventilators and mechanical mezzanine mounted air handling units. The system is in fair condition. Existing controls are pneumatic and were installed in 1970. The system is not capable of providing Ohio Building Code fresh air requirements. Classroom doors contain louvers which provide return air from the classrooms to the corridor return air plenum. The existing 1970 parking garage contains an exhaust system. The existing lay-in classroom ceilings are 11'-0'' above finished floor and the cast-in place concrete structure above is 12'-0'' above finished floor with cast in place concrete beams at 10'-8'' above finished floor allowing 1'-8'' at the beam locations and 3'-0'' between beam locations above finished floor assuming a new lay-in classroom ceiling is installed at 9'-0'' above finished floor, which will allow for the installation of ductwork. The existing lay-in corridor ceilings are between 8'-4'' and 9'-4'' above finished floor and the cast-in place concrete structure above is 12'-0'' above finished floor with cast in place concrete beams at 10'-8'' above finished floor allowing 1'-8'' at the beam locations and 3'-0'' between beam locations above finished floor assuming a new lay-in classroom ceiling is installed at 9'-0'' above finished floor, which will allow for the installation of ductwork. The overall facility does not contain window air conditioners. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines in all occupied areas. Provide funding to convert existing non-ducted system to ducted air system in the classrooms and interior spaces served by existing unit ventilators. The clear area above finished ceilings will allow for the installation of ductwork.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft.		Required	Required	Required	Required	Required	$8,885,397.12	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft.		Required	Required	Required	Required	Required	$2,721,408.00	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$11,606,805.12	$7,968,794.24	$200,762.08	$281,626.48	$603,992.24	$2,551,630.08		

Natural gas fired boilers

1970 Classroom unit ventilator

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility, except for the 1970 career tech and 1970 parking garage, is a built-up asphalt ballasted system (no installation date was available at time of assessment), and is in fair condition. Due to location within the building, no roofs were considered for the 1970 career tech and 1970 parking garage. There are district reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by an access door that is in good condition. There were observations of standing water on the roof. Metal cap flashings and copings are in good condition. Roof storm drainage is addressed through a combined system of roof drains, which are properly located and in fair condition, and gutters and downspouts which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. To comply with OBC, provide new overflow roof drains in areas of roof replacement. No work is required in the 1970 CT and the 1970 parking garage.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Built-up Asphalt:	$12.50	sq.ft. (Qty)		126,701 Required	4,211 Required	7,282 Required	15,547 Required	62,152 Required	$2,698,662.50	
Overflow Roof Drains and Piping:	$2,500.00	each		18 Required	5 Required	10 Required	8 Required	6 Required	$117,500.00	
Roof Insulation:	$4.50	sq.ft. (Qty)		126,701 Required	4,211 Required	7,282 Required	15,547 Required	62,152 Required	$971,518.50	(tapered insulation for limited area use to correct ponding)
Sum:			$3,787,681.00	$2,198,917.00	$84,087.00	$148,794.00	$284,299.00	$1,071,584.00		

Typical roof drain condition

Typical roofing condition

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The existing system for the overall facility consists of three (3) natural gas fired water boilers serving classroom unit ventilators and mechanical mezzanine mounted air handling units. The boilers are located in the mechanical mezzanine. There is a rooftop mounted chiller, providing air conditioning to all spaces, serving classroom unit ventilators and mechanical mezzanine mounted air handling units. The system is in fair condition. Existing controls are pneumatic and were installed in 1970. The system is not capable of providing Ohio Building Code fresh air requirements. Classroom doors contain louvers which provide return air from the classrooms to the corridor return air plenum. The existing 1970 parking garage contains an exhaust system. The existing lay-in classroom ceilings are 11'-0'' above finished floor and the cast-in place concrete structure above is 12'-0'' above finished floor with cast in place concrete beams at 10'-8'' above finished floor allowing 1'-8'' at the beam locations and 3'-0'' between beam locations above finished floor assuming a new lay-in classroom ceiling is installed at 9'-0'' above finished floor, which will allow for the installation of ductwork. The existing lay-in corridor ceilings are between 8'-4'' and 9'-4'' above finished floor and the cast-in place concrete structure above is 12'-0'' above finished floor with cast in place concrete beams at 10'-8'' above finished floor allowing 1'-8'' at the beam locations and 3'-0'' between beam locations above finished floor assuming a new lay-in classroom ceiling is installed at 9'-0'' above finished floor, which will allow for the installation of ductwork. The facility does not contain a shop area with a dust collection system.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Provide funding for new art room kiln exhaust. Art room kiln funded under Item J - General Finishes.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required					$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00	$0.00	$0.00	$0.00		

Rooftop mounted chiller

Cold water exchanger

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D. Electrical Systems

Description: The electrical system for the overall facility consists of two separate complete electrical services. The first system is a 2000-amp, 480/277-volt, 3-phase, 4-wire system in fair condition. This service provides power to lighting fixtures, a roof mounted chiller, motors, and HVAC equipment and pumps. The second system is a 1600-amp, 120/208-volt, 3-phase, 4-wire system in fair condition. This service provides general receptacle power and small appliance power. The main distribution equipment was installed in 1970. The panel system is in fair condition. The panel system was installed in 1970 and can be expanded for additional capacity. The transformers are can type owned by the utility company and pad mounted in a transformer vault. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft.		Required	Required	Required	Required	Required	$5,521,056.48	(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)
Lightning Protection	$0.30	sq.ft.		Required	Required	Required	Required	Required	$102,052.80	
Grounding	$0.25	sq.ft.		Required	Required	Required	Required	Required	$85,044.00	
Sum:			$5,708,153.28	$3,919,002.56	$98,733.52	$138,502.12	$297,039.56	$1,254,875.52		

Main distribution panel

Vault / pad mounted transformers

Back to Assessment Summary

E. Plumbing and Fixtures

Description: A back flow preventer is not provided. The facility does not contain a water treatment system. Domestic supply piping is copper in adequate condition installed in 1970 with the original construction. Sanitary waste piping is cast-iron in fair condition installed in 1970 with the original construction. The domestic water heaters are two (2) Ray Pak natural gas units with a remote 1500 gallon storage tank, all located in the mechanical mezzanine. The water heaters are in good condition and the remote storage tank is in fair condition. The school contains (6) large group restrooms for boys, (6) large group restrooms for girls, (2) locker room restrooms for boys, (2) locker room restrooms for girls and (8) restrooms for staff. Condition of fixtures is good. The facility is equipped with (17) non-ADA electric water coolers in poor condition. The facility is equipped with (2) dedicated ADA compliant restrooms for the special education program, and fixtures are in good condition. Kitchen is equipped with the required restroom facility, and fixtures are in good condition. Health clinic is equipped with the required restroom facilities, and fixtures are in good condition. Due to existing grade configuration, there are no kindergarten / pre-K classrooms. Kitchen fixtures consist of (2) single, (1) double and (1) 3-well sinks, as well as (1) lavatory, all of which are in good condition. The school meets the OBC requirements for fixtures except for lavatory sinks and drinking fountains. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial closets are properly located and are adequately provided with required service sinks, which are in good condition. Science classrooms and project laboratories are equipped with the required utility sink and gas connections but are not provided with compressed air connection and safety shower / eyewash stations. Adequate exterior hose bibs are not provided.

Rating: 2 Needs Repair

Recommendations: Provide back flow preventer at water service entry. To facilitate compliance with OBC requirements and OSFC guidelines, provide new lavatory sinks, electric water coolers, safety shower / eyewash stations, compressed air system and exterior hose bibbs. Due to condition and OSFC guidelines, replace faucets and valves. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required					$5,000.00	
Urinal:	$3,800.00	unit		8 Required		6 Required			$53,200.00	(new)
Sink:	$2,500.00	unit		56 Required	3 Required	2 Required			$152,500.00	(new)
Electric water cooler:	$3,000.00	unit		16 Required	4 Required	3 Required	4 Required		$81,000.00	(double ADA)
Replace faucets and flush valves	$500.00	per unit		44 Required					$22,000.00	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	$2,500.00	each			1 Required				$2,500.00	
Other: Compressed Air System	$15,000.00	allowance		Required					$15,000.00	New compressed air system.
Other: Hose Bibb	$800.00	per unit		12 Required					$9,600.00	New exterior hose bibbs.
Other: Safety Shower/Eyewash Stations	$2,500.00	per unit		16 Required					$40,000.00	New safety shower / eyewash stations.
Sum:			$380,800.00	$310,000.00	$22,000.00	$36,800.00	$12,000.00	$0.00		

Typical urinal condition

Typical drinking water fountain

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with aluminum frame windows with a single glazed type window system in poor condition, which was installed in 1970. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, in poor condition. The window system is not equipped with insect screens on operable windows. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with steel frame sidelights and transoms with a single glazed window system, in poor condition. The school does not contain skylights. Window security grilles are provided for ground floor windows, and are in fair condition. There is not a greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual guidelines, and due to condition. Replace window transoms and sidelights in exterior doors of the overall facility with insulated safety glass.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Insulated Glass/Panels:	$57.10	sq.ft. (Qty)		13,385 Required	1,200 Required	3,255 Required	0 Required		$1,018,664.00	(includes blinds)
Sum:			$1,018,664.00	$764,283.50	$68,520.00	$185,860.50	$0.00	$0.00		

Windows at classrooms

Typical window and screen in classroom

Back to Assessment Summary

G. Structure: Foundation

Description: The 1970 original construction and 1970 parking garage are equipped with cast-in-place concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1970 natatorium is equipped with cast-in-place concrete piers on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. Due to location within the building, there are no foundations for the 1970 career tech and the 1970 auditorium. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Typical cast-in-place concrete retention wall

Typical cast-in-place concrete foundation

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a cast-in-place concrete frame with brick veneer wall system, which displayed no locations of deterioration, and is in good condition. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of minor mortar deterioration. Architectural exterior accent materials consist of exposed concrete and metal vertical siding, which are in good condition. Exterior building fenestrations in the 1970 original construction represent 11% of the exterior surfaces. Exterior building fenestrations in the 1970 career tech represent 9% of the exterior surfaces. There are no exterior fenestrations in the 1970 auditorium, 1970 natatorium and 1970 parking garage. Interior corridor and demising walls are brick, concrete masonry units, glazed block and metal stud framed partitions with gypsum board, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. There are no soffits in this facility. The window sills are concrete, and are in good condition. The exterior lintels are precast concrete, and are in good condition. There are no chimneys.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required throughout the overall facility. Provide masonry cleaning and sealing as required throughout the overall facility. Scrape, prepare and paint vertical metal siding in the mechanical mezzanines of the 1970 original construction.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		8,658 Required	2,551 Required	2,201 Required	521 Required		$73,137.75	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		85,976 Required	541 Required	2,336 Required	9,370 Required		$147,334.50	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		95,976 Required	2,551 Required	5,244 Required	9,370 Required		$113,141.00	(wall surface)
Other: Paint Metal Panels	$1.75	sq.ft. (Qty)		10,536 Required					$18,438.00	Prepare and paint vertical metal siding.
Sum:			$352,051.25	$288,832.50	$16,755.25	$20,303.25	$26,160.25	$0.00		

Typical lintel condition

Typical exterior masonry condition

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. There is no crawl space. The floor construction of the intermediate floors of the overall facility is cast-in-place concrete on a cast-in-place concrete frame and is in good condition. The roof construction of the 1970 original construction is a combination of cast-in-place concrete deck on a cast-in-place concrete frame, a metal deck on steel joist, and a wood fiber deck on steel joist type construction, and is in good condition. The roof construction of the 1970 career tech is metal deck on steel joist type construction, and is in good condition. The roof construction of the 1970 auditorium is metal deck on steel joist type construction, and is in good condition. The roof construction of the 1970 natatorium is cast-in-place concrete deck on cast-in-place concrete frame type construction, and is in good condition. The roof construction of the 1970 parking garage is cast-in-place concrete on a combination of a cast-in-place concrete frame and a cast-in-place concrete retention wall type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Typical metal deck roof structure

Typical cast-in-place concrete intermediate floor

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J. General Finishes

Description: The overall facility features conventionally partitioned classrooms with VAT, VCT and concrete type flooring, lay-in and acoustical plaster type ceilings, as well as painted block and plaster type wall finishes, and they are in poor condition. Corridors have terrazzo flooring, lay-in and acoustical plaster ceilings, as well as painted block and plaster type wall finishes, and they are in poor condition. Restrooms have terrazzo flooring, plaster ceilings, as well as glazed block wall finishes, which are in poor condition. Toilet partitions are metal and masonry type, and are in poor condition. Classroom casework in the overall facility consists of miscellaneous wood and metal shelving units, and metal cabinets, are inadequately provided, and in poor condition. Classrooms are provided adequate chalkboards and tackboards, which are in poor condition. Student storage consists of lockers, located in the corridors, and are inadequately provided. The art program is not equipped with a kiln. The gymnasium space has wood flooring, exposed beam and wood fiber ceilings, as well as painted block wall finishes, which are in poor condition. Gymnasium telescoping stands are wood type construction in poor condition. Gymnasium basketball backboards are electrically operated, and are in fair to poor condition. The media center has VAT flooring, acoustical tile ceilings, as well as painted block and glass storefront type wall systems, which are in fair to poor condition. Student dining is located on three separate floors, and has VAT flooring, acoustical tile and acoustical plaster ceilings, as well as painted block wall finishes, which are in fair to poor condition. The existing kitchen is full service, and the existing kitchen equipment, installed in 1970, is in fair to poor condition. A walk-in cooler and freezer are located, and are in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide plaster refinishing due to condition and work outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide for replacement of gypsum board due to work outlined in Item T. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for repairs to terrazzo flooring due to condition. Provide for removal and replacement of wood flooring in the gymnasium due to age and condition. Provide for replacement of bleachers in the gymnasium due to age and condition. Provide for replacement of basketball backboards due to age and condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for removal of masonry toilet partitions to accommodate installation of new toilet partitions. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment. Provide for replacement of interior glazing due to condition. Provide a kiln for the art program, see Item C for associated ventilation system

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (High):	$17.33	sq.ft.		Required	Required	Required	Required		$4,599,243.36	(high school, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		22 Required	6 Required		1 Required		$29,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft.		Required			Required		$50,250.80	(per building area)
Plaster refinishing:	$14.00	sq.ft. (Qty)		59,164 Required	2,942 Required	8,254 Required	8,851 Required		$1,108,954.00	
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		300 Required					$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	$6,500.00	each		6 Required					$39,000.00	(electric)
Bleacher Replacement	$110.00	per seat		1,474 Required					$162,140.00	(based on current enrollment)
Art Program Kiln:	$2,500.00	each		1 Required					$2,500.00	
Gypsum Board Replacement	$4.00	sq.ft. (Qty)		1,200 Required					$4,800.00	(Hazardous Material Replacement Cost - See T.)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		3,055 Required					$580,450.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Demolish masonry partitions	$200.00	each		14 Required			2 Required		$3,200.00	Demolish masonry toilet partitions to accommodate installation of new partitions.
Other: Interior Glazing Replacement	$55.00	sq.ft. (Qty)		11,833 Required	294 Required				$666,985.00	Provide for replacement of interior glazing due to condition.
Other: Wood Floor Replacement	$30.00	sq.ft. (Qty)		16,501 Required					$495,030.00	Provide for removal and replacement of wood flooring in the gymnasium due to age and condition.
Sum:			$7,749,053.16	$6,889,497.56	$165,327.72	$258,597.82	$435,630.06	$0.00		

Typical corridor finishes

Typical classroom finishes

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K. Interior Lighting

Description: The typical classrooms in the overall facility are equipped with a combination of 2x4 lay-in and 1x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in fair to poor condition, providing an average illumination of 52 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with 2x4 lay-in fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 35 FC, thus complying with the 20 FC recommended by the OSDM. The gymnasium space is equipped with pendant mercury vapor type lighting, in fair to poor condition, providing an average illumination of 24 FC, which is less than 60 FC recommended by the OSDM. The media center is equipped with 2x4 lay-in fluorescent fixture type lighting in fair to poor condition, providing an average illumination of 21 FC, which is less than the 50 FC recommended by the OSDM. The student dining spaces are equipped with 2x4 lay-in fluorescent fixture type lighting with single multi level switching. Student dining fixtures are in fair to poor condition, providing an average illumination of 44 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 51 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair to poor condition. The typical administrative spaces in the overall facility are equipped with 2x4 lay-in fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, and inadequate lighting levels.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft.		Required	Required	Required	Required		$1,326,960.00	Includes demo of existing fixtures
Other: Parking Garage Lighting	$3.00	sq.ft. (Qty)						74,784 Required	$224,352.00	00 Provide for replacement of lighting in the parking garage due to age and condition.
Sum:			$1,551,312.00	$1,167,760.00	$29,420.00	$41,270.00	$88,510.00	$224,352.00		

Lighting in media center

Lighting in student dining area

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L. Security Systems

Description: The overall facility contains a security system consisting of security cameras monitored in the administrative office area, door contacts and motion sensors. The existing security system is in fair condition. The entrances contain full time security officers and metal detectors. The exterior security lighting consists of wall and pole mounted fixtures. Exterior security lighting is in fair condition and provides adequate coverage.

Rating: 3 Needs Replacement

Recommendations: Provide upgrade to security system to meet Ohio School Design Manual guidelines and as desired from the district to more thoroughly protect the building during school hours and after school hours.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Security System:	$1.85	sq.ft.		Required	Required	Required	Required	Required	$629,325.60	(complete, area of building)
Sum:			$629,325.60	$432,071.20	$10,885.40	$15,269.90	$32,748.70	$138,350.40		

Corridor mounted motion sensor

Corridor mounted security camera

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M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency/egress lighting system with both back-up within each fixture and an emergency generator on separate circuit. The system is in fair condition. There are areas with inadequate illumination.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft.		Required					$233,552.00	(complete, area of building)
Sum:			$233,552.00	$233,552.00	$0.00	$0.00	$0.00	$0.00		

Corridor mounted emergency/exit fixture

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N. Fire Alarm

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

Rating: 3 Needs Replacement

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

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Fire Alarm System:	$1.50	sq.ft.		Required	Required	Required	Required	Required	$510,264.00	(complete new system, including removal of existing)
Sum:			$510,264.00	$350,328.00	$8,826.00	$12,381.00	$26,553.00	$112,176.00		

Corridor mounted horn/strobe device

Corridor mounted fire alarm pull station

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O. Handicapped Access

Description: There is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door opener. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to railing configurations. This multi-story building has a compliant elevator that accesses every floor and is in good condition. Stage is level with main corridor. Interior doors are partially recessed, are provided with adequate clearances, and are not provided with ADA-compliant hardware. For the overall facility, (26) ADA-compliant toilets are required, and (2) are provided. (26) ADA-compliant lavatory sinks are required, and (2) are provided. (13) ADA-compliant urinals are required, and (0) are provided. (4) ADA-compliant showers are required, and (0) are provided. (37) ADA-compliant electric water coolers are required, and (0) are provided. Toilet partitions do not provide appropriate ADA clearances. ADA-compliant toilet accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health clinic restroom is not compliant with ADA requirements. The facility is equipped with (2) dedicated ADA compliant restrooms for the special education program. ADA signage is not provided on the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide new ADA-compliant signage, power assist door opener, electric water coolers, toilets, lavatory sinks, urinals, showers and toilet partitions, as well as replace doors and frames, electric water coolers, toilets, lavatory sinks, urinals, showers, and rework narrow door openings to facilitate meeting ADA requirements. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. Toilet accessory deficiencies are corrected under Item J. Ramp and stair railing deficiencies are corrected under Item U.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Signage:	$0.20	sq.ft.		Required	Required	Required	Required	Required	$68,035.20	(per building area)
Electric Water Coolers:	$1,800.00	unit		18 Required			2 Required		$36,000.00	(replacement double ADA)
Electric Water Coolers:	$3,000.00	unit		17 Required					$51,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		51 Required			5 Required		$212,800.00	(new ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		5 Required					$7,500.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		14 Required			2 Required		$16,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required					$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$1,300.00	leaf		283 Required	3 Required		5 Required		$378,300.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		29 Required					$145,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Provide ADA Shower:	$3,000.00	each		4 Required					$12,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Sum:			$934,135.20	$877,810.40	$5,076.80	$1,650.80	$34,640.40	$14,956.80		

Typical door configuration

Typical ADA complainant lavatory sink

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P. Site Condition

Description: The 5.49 acre flat site is located in an urban residential setting with sparse tree type landscaping. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a bus loading and unloading zone in the parking garage. Staff parking is provided in an underground parking garage, which is in fair condition, containing 160 parking places. Visitor parking is facilitated by an asphalt parking lot in poor condition, containing 132 parking places. Parking is adequately provided for staff and visitors, while parking is not adequately provided for the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers does not provide adequate evacuation of storm water, and problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are not located as required. Trash pick-up and service drive pavement is heavy duty, is equipped with a concrete pad area for dumpsters, and is in fair condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in poor condition. The site is partially fenced for security. No athletic facilities are provided on the site. Site features are unsuitable for outdoor instruction due to the lack of appropriate outdoor spaces.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of asphalt pavement in poor condition, including adequate provisions for the disabled. Provide for replacement of concrete sidewalks in poor condition. Provide concrete curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide security fencing at the discretion of the district, see Item L for funding. Provide site contingency allowances for unforeseen conditions.

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Replace Existing Asphalt Paving (heavy duty):	$30.00	sq. yard		11,308 Required	197 Required				$345,150.00	(including drainage / tear out for heavy duty asphalt)
Concrete Curb:	$17.87	ln.ft.		2,609 Required	45 Required				$47,426.98	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		51,600 Required	900 Required				$246,225.00	(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 **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required					$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Sum:			$838,801.98	$827,866.83	$10,935.15	$0.00	$0.00	$0.00		

Concrete sidewalk in deteriorating condition

Ponding in asphalt parking lot in poor condition

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Q. Sewage System

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

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is non-galvanized. The water supply does not contain a back flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life Safety. Install back flow preventer to meet OBC requirements. Back flow preventer funded under Item E - Plumbing and Fixtures. Provide funding for water quality testing.

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Water Quality Test	$500.00	allowance		Required					$500.00	(includes 2 tests)
Sum:			$500.00	$500.00	$0.00	$0.00	$0.00	$0.00		

Water service entry

Water meter

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are composite panel type construction, installed on aluminum frames, and in fair to poor condition. Typical exterior doors feature single glazed wired glass vision panels. Overhead doors are aluminum type in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace exterior doors due to poor condition. Replace overhead doors due to condition. Replacement of single glazed transoms and sidelights is addressed in Item F.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		32 Required			1 Required		$66,000.00	(includes removal of existing)
Overhead doors and hardware:	$2,500.00	per leaf		4 Required					$10,000.00	(8 x 10 sectional, manual operation)
Sum:			$76,000.00	$74,000.00	$0.00	$0.00	$2,000.00	$0.00		

Exterior entrance doors

Exterior doors

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T. Hazardous Material

Description: The district did not provide the assessment team with a hazardous material report or summary. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 2 Needs Repair

Recommendations: The Ohio School Facilities Commission requires removal of all hazardous material within school facilities. Remove all hazardous material indicated on the Environmental Hazards Assessment Form attached within this report. The data contained within the Environmental Hazards Report was derived from the 2002 Environmental Hazards (Enhanced) report as required by OSFC.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	—	
Tank Insulation Removal	$8.00	sq.ft. (Qty)		435 Required	0 Required	0 Required	0 Required	0 Required	$3,480.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required	0 Required	0 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required	0 Required	0 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		116,776 Required	2,942 Required	4,127 Required	8,851 Required	37,392 Required	$17,008.80	
Pipe Fitting Insulation Removal	$20.00	each		1,150 Required	0 Required	20 Required	35 Required	0 Required	$24,100.00	
Dismantling of Boiler/Furnace/Incinerator	$2,000.00	each		3 Required	0 Required	0 Required	0 Required	0 Required	$6,000.00	
Flexible Duct Connection Removal	$100.00	each		55 Required	0 Required	2 Required	2 Required	0 Required	$5,900.00	
Acoustical Plaster Removal	$7.00	sq.ft. (Qty)		0 Required	0 Required	2,400 Required	0 Required	0 Required	$16,800.00	See J
Laboratory Table/Counter Top Removal	$100.00	each		10 Required	0 Required	0 Required	0 Required	0 Required	$1,000.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		120 Required	0 Required	0 Required	0 Required	0 Required	$600.00	
Door and Window Panel Removal	$100.00	each		25 Required	0 Required	0 Required	0 Required	0 Required	$2,500.00	See J & F
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		1,000 Required	0 Required	0 Required	0 Required	0 Required	$2,000.00	See J
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		93,500 Required	0 Required	0 Required	0 Required	0 Required	$280,500.00	See J
Sink Undercoating Removal	$100.00	each		20 Required	0 Required	0 Required	0 Required	0 Required	$2,000.00	
Other: EHA ACM Other	$1.00	per unit		5,000 Required					$5,000.00	Chiller
Sum:			$376,888.80	$353,257.60	$294.20	$17,812.70	$1,785.10	$3,739.20		

VAT flooring

Hazardous materials

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U. Life Safety

Description: A dead-end corridor exists on the second floor between the locker rooms and natatorium. Two additional conditions of dead-end corridors exist in the 400 suite of classrooms just north of the third floor dining area. The building contains four corridor security gates which in the closed position create dead-end corridor conditions. The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed and the handrails do not meet requirements. The overall facility contains three exterior stairways. The exterior stairway at the south-west corner between the natatorium and the auditorium is covered and protected from weather. The two exterior stairways from the corridor just west of the auditorium are open and exposed to weather. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an inadequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is not equipped with a fire suppression system.

Rating: 3 Needs Replacement

Recommendations: Remove the pair doors at the east end of the corridor on the second floor between the locker rooms and natatorium to eliminate the dead-end corridor condition. Remove all corridor gates to eliminate the dead-end corridor conditions when in the closed position. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines in all areas except the 1970 parking garage, as the open perimeter excludes requiring a fire suppression system. Provide interior stairwell enclosures to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways to meet Ohio School Design Manual guidelines. Provide stair enclosure at two existing exterior stairways. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. New emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes.

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Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		233,552 Required	5,884 Required	8,254 Required	17,702 Required		$849,254.40	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		12 Required	0 Required				$60,000.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	$42,500.00	per level		2 Required					$85,000.00	(all inclusive)
Water Main	$40.00	ln.ft.		185 Required					$7,400.00	(new)
Handrails:	$5,000.00	level		21 Required					$105,000.00	
Other: Fire extinguishers and cabinets	$0.12	sq.ft.		Required	Required	Required	Required	Required	$40,821.12	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Remove corridor security gates	$1,500.00	per unit		4 Required					$6,000.00	Remove all corridor gates to eliminate the dead-end corridor conditions when in the closed position.
Other: Remove doors at dead end corridor condition	$2,500.00	per unit		1 Required					$2,500.00	Remove the pair doors at the east end of the corridor on the second floor between the locker rooms and natatorium to eliminate the dead-end corridor condition.
Sum:			$1,155,975.52	$1,041,292.64	$19,534.88	$27,403.28	$58,770.64	$8,974.08		

Open non-compliant stair

Corridor mounted fire extinguisher cabinet

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V. Loose Furnishings

Description: The typical classroom furniture is of relatively consistent design, and in generally fair condition, consisting of student desks & chairs, miscellaneous teacher desks & chairs, miscellaneous file cabinets, reading table, computer workstation, miscellaneous bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft.		Required	Required	Required	Required		$1,326,960.00	
Sum:			$1,326,960.00	$1,167,760.00	$29,420.00	$41,270.00	$88,510.00	$0.00		

Desks and workstation in classroom

Student desks and chairs in classroom

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W. Technology

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1970 Original Construction (1970) 233,552 ft²	(02) 1970 Career Tech (1970) 5,884 ft²	(03) 1970 Auditorium (1970) 8,254 ft²	(04) 1970 Natatorium (1970) 17,702 ft²	(05) 1970 Parking Garage (1970) 74,784 ft²	Sum	Comments
HS portion of building with total SF 100,000 to 133,600	$8.54	sq.ft. (Qty)		233,552 Required	5,884 Required	8,254 Required	17,702 Required		$2,266,447.68	
Sum:			$2,266,447.68	$1,994,534.08	$50,249.36	$70,489.16	$151,175.08	$0.00		

Computer lab

Technology rack

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$40,508,370.59
7.00%	Construction Contingency	$2,835,585.94
Subtotal		$43,343,956.53
16.29%	Non-Construction Costs	$7,060,730.52
Total Project		**$50,404,687.05**

Construction Contingency	$2,835,585.94
Non-Construction Costs	$7,060,730.52
Total for X.	**$9,896,316.46**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$13,003.19
Soil Borings / Phase I Envir. Report	0.10%	$43,343.96
Agency Approval Fees (Bldg. Code)	0.25%	$108,359.89
Construction Testing	0.40%	$173,375.83
Printing - Bid Documents	0.15%	$65,015.93
Advertising for Bids	0.02%	$8,668.79
Builder’s Risk Insurance	0.12%	$52,012.75
Design Professional’s Compensation	7.50%	$3,250,796.74
CM Compensation	6.00%	$2,600,637.39
Commissioning	0.60%	$260,063.74
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$485,452.31
Total Non-Construction Costs	**16.29%**	**$7,060,730.52**

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Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2008-10-08
Building Name	Lincoln-West High		
Street Address	3202 W 30th St		
City/Town, State, Zip Code	Cleveland, OH 44109		
Telephone Number(s)	216-631-1505		
School District	Cleveland Municipal		

Setting: Urban

Site-Acreage	5.49	Building Square Footage	340,176
Grades Housed	9-12	Student Capacity	2,037
Number of Teaching Stations	89	Number of Floors	3
Student Enrollment	1474		
Dates of Construction	1970,1970,1970,1970,1970		

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

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

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1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	5
		The site is 5.49 acres compared to 40 acres required by the OSDM.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	16
		The school is located within an urban district, and is easily accessible. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. Multiple entry points are provided into the site, with appropriate separation of car and bus traffic.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	8
		The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	4
		The site has limited landscaping, which does not enhance the property or emphasize the building entrance. The site has not been developed with outdoor learning spaces and athletic fields to enhance the learning environment.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	0
	MS	Well equipped **athletic and intermural areas are separated** from streets and parking		
	HS	Well equipped **athletic areas** are adequate with sufficient solid-surface parking		
		No athletic facilities are provided on the site.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	4
		The site is relatively flat with slopes for positive drainage, and is desirable.		
1.7		Site has stable, well drained **soil free of erosion**	5	4
		Soils appear to be stable and well drained, and no erosion was observed.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	0
		The site has not been developed to accommodate outdoor learning.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
		Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	4
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in poor condition. Faculty and staff parking is provided in an underground parking garage.		
		TOTAL - The School Site	**100**	**49**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	0
	The facility is not ADA compliant.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	0
	The roofs over the entire building require replacement due to condition and age of system.		
2.3	**Foundations** are strong and stable with no observable cracks	10	10
	Foundations are strong and in stable condition with no observable cracks.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	6
	The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. Exterior walls are in need of cleaning, sealing and tuckpointing.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	2
	Due to security within the building many exits and corridors are restricted with gates and security checkpoints creating congested corridors.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	4
	Age of construction indicates minimal insulation throughout building envelope.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	0
	Hazardous material report indicates hazardous materials are present in the building.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	2
	Interior walls throughout the facility are fixed and do not permit classroom size flexibility.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	6
	Light sources provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	7
	Municipal water supply is adequate for current domestic but not future fire suppression requirements and does not contain a backflow preventor.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	7
	Classrooms have an inadequate number of electrical outlets and data outlets for technology applications.		

2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	8
	All electrical devices are equipped with disconnects within view of item served.		
2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	2
	Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are not properly maintained.		
2.14	Number and size of **restrooms meet requirements**	10	2
	The number and size of restrooms does not meet OBC requirements.		
2.15	**Drainage systems** are properly maintained and meet requirements	10	3
	Exterior drainage systems do not appear to be properly maintained as damage has occurred on the 1st floor from the upper level walk drains.		
2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	2
	The fire alarm system does not meet requirements. Smoke detectors are not provided. The facility is not sprinkled.		
2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	2
	Intercom system consists of one way PA system.		
2.18	**Exterior water supply** is sufficient and available for normal usage	5	0
	Exterior hose bibbs are not provided around the exterior of the facility.		
	TOTAL - Structural and Mechanical Features	**200**	**63**

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	**Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	6
	Older aluminum frame windows are not easily maintained. Composite panel doors are damaged and require maintenance. Plaster walls are not easily maintained.		
3.2	**Floor surfaces** throughout the building require minimum care	15	6
	Flooring throughout the facility consists of VCT, VAT, wood, carpet, terrazzo, and sealed concrete. VAT requires special care and maintenance.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	4
	Lay-in type ceilings are not easily cleaned or resistant to stain. Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	2
	Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	4
	Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	10
	Restroom fixtures are wall mounted and are of good quality.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	10
	Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8	Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	2
	Electrical outlets are inadequately provided in corridors and do not allow for convenient routine cleaning.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	5
	Pole mounted light fixtures require lifts and ladders for service.		
	TOTAL - Plant Maintainability	**100**	**49**

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	12
		Student loading is separated from vehicular traffic and pedestrian walkways. Buses load and unload at the parking garage entrance under the building.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	8
		Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
		School signs and signals are located as required on adjacent access streets.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	4
		Multiple entrances and exits to the site allow for adequate vehicular traffic flow. Buses load and unload at the parking garage entrance under the building.		
4.5	ES	**Playground equipment** is free from hazard	5	0
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		No athletic equipment is provided on the site.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	16
		Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the classrooms and other learning areas.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	5
		The building has multiple stairways, which are not enclosed, and are not ADA and OBC compliant. Many areas in the building contain dead-end corridors due to security gates and the addition of security doors.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	8
		Exterior doors are properly equipped with panic hardware and open outward.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	4
		Emergency lighting is provided but does not provide adequate lighting levels.		
4.10		**Classroom doors** are recessed and open outward	10	6
		Classroom doors are partially recessed with proper ADA clearances, and open outward.		
4.11		**Building security systems** are provided to assure uninterrupted operation of the educational program	10	7

Motion sensors, security cameras, door contacts, and full time security guards at all the doors are provided throughout.

4.12	**Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	2

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

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

Stair treads and risers are properly designed and meet requirements.

4.14	**Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	4

Glass at door transoms and sidelights is provided with wire mesh for safety.

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

Classroom doorways are not recessed and impede traffic flow.

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

Many areas in the building contain dead-end corridors due to security gates and the addition of security doors creating dead-end corridors.

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

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

4.18	There are at least **two independent exits** from any point in the building	15	4

Many areas in the building contain dead-end corridors due to security gates and the addition of security doors creating dead-end corridors.

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

The structure is a cast-in-place concrete frame system with a cast-in-place concrete deck. Interior walls are masonry and drywall.

4.20	Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	9

The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required areas.

	TOTAL - Building Safety and Security	**200**	**120**

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	15
	The average classroom is 741 SF compared to 900 SF required by the OSDM.			
5.2		**Classroom space** permits arrangements for small group activity	15	6
	Some classrooms allow effective small group activity spaces.			
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	5
	The gymnasium is properly isolated from the academic learning areas to reduce distractions. No dedicated music room is provided in this building.			
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	4
	Undersized classrooms do not permit privacy time for individual students.			
5.5		**Storage for student materials** is adequate	10	4
	Lockers, located in the corridor, are adequately provided for student storage. Lockers are in poor condition.			
5.6		**Storage for teacher materials** is adequate	10	2
	Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	6
	The special education classrooms are in average 799 SF compared to 900 SF required by the OSDM. Special education classrooms are undersized compared to standards.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	4
	There are no specific support spaces such as a resource center.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	9
	The media center is 4,054 SF compared to 4,200 SF recommended in the OSDM. The media center is an attractive space, including natural light and sufficient book storage space.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	5
	The gymnasium is 16,501 SF compared to 14,000 SF recommended in the OSDM. The gymnasium space is adequately sized and equipped for physical education instruction.			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	10

MS/HS **Science** program is provided sufficient space and equipment

Science laboratory classrooms are 1,233 SF in average compared to 1,200 SF recommended in the OSDM. Science classrooms are appropriately sized.

5.12	**Music Program** is provided adequate sound treated space	5	0

No specific room is assigned for music instruction in this facility.

5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	4

The art room is 2,460 SF compared to 2,800 SF recommended in the OSDM. The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment. Art room is not provided with a kiln.

School Facility Appraisal		Points Allocated	Points
5.14	**Space for technology education** permits use of state-of-the-art equipment	5	3

The facility is provided with computer labs for student use but space within the classrooms do not provide for student technology use.

5.15	Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	0

No spaces have been provided adjacent to classrooms for small groups or remedial instruction.

5.16	**Storage for student and teacher material** is adequate	5	1

Lockers, located in the corridor, are adequately provided for student storage. Lockers are in poor condition. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space		Points Allocated	Points
5.17	**Teacher's lounge and work areas** reflect teachers as professionals	10	6

The teacher's lounge and work rooms combined are 1,786 SF compared to 2,350 SF recommended in the OSDM. The teacher's lounge does reflect a professional environment but does not include adequate work space for preparation of teacher materials.

5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	6

The student dining space is 11,038 SF compared to 7,000 SF recommended in the OSDM. The facility is provided with a full service kitchen that is 3,055 SF compared to 7,658 SF recommended in the OSDM. The kitchen is not properly sized to serve the student population. The student dining space has limited visual appeal but is provided with adequate space for seating.

5.19	**Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	2

Administrative offices are not adequately provided for high school students.

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

The counselor's office is 1,065 SF compared to 480 SF recommended in the OSDM. The space provided for the counselor does insure privacy and provides sufficient storage space.

5.21	**Clinic** is near administrative offices and is equipped to meet requirements	5	1

The clinic is 241 SF compared to 500 SF recommended in the OSDM. The clinic is not located within the administrative offices and lacks required equipment.

5.22	**Suitable reception space** is available for students, teachers, and visitors	5	1

Reception space consists of approximately 127 SF compared to 500 SF recommended in the OSDM. Limited reception space is provided for students, teachers, and visitors.

5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	1

The administrative area consists of approximately 1,162 SF compared to 1,790 SF recommended in the OSDM. The work space is not separated from the reception space. Administrative areas do not provide adequate privacy and have insufficient work space.

	TOTAL - Educational Adequacy	**200**	**100**

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	5
	Building is a typical 1970's design. The condition of the building detracts from any aesthetics.		
6.2	Site and building are **well landscaped**	10	4
	The site has limited landscaping, which does not enhance the property or emphasize the building entrance. The site has not been developed with outdoor learning spaces and athletic fields to enhance the learning environment.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	8
	The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	7
	On-site walkways are partially covered with overhangs.		
6.5	**Building materials** provide attractive color and texture	5	4
	Exterior building materials consist of brick, stone, and concrete, which does provide an attractive color and texture.		

Interior Environment		Points Allocated	Points
6.6	**Color schemes, building materials, and decor** provide an impetus to learning	20	6
	The interior color palette is monochromatic and bland, which does not inspire learning.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	6
	The facility is air conditioned to provide year-round temperature control. The classrooms contain unit ventilators for cooling which do not provide for humidity control.		
6.8	**Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
	The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	8
	The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	15
	Drinking fountains and restroom facilities are conveniently located.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	9
	All three levels contain a commons area for students to interact.		

6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	4
	Due to security gates and the addition of security doors, corridors are congested.		
6.13	**Areas for students to interact** are suitable to the age group	10	8
	Student commons areas are centrally located and are suitable to the ages served.		
6.14	**Large group areas are designed** for effective management of students	10	4
	The gymnasium and auditorium exit into standard width corridors which become congested.		
6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	4
	Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16	**Window design** contributes to a pleasant environment	10	4
	Older aluminum frame windows are in poor condition and do not enhance the learning environment.		
6.17	**Furniture and equipment** provide a pleasing atmosphere	10	1
	Classroom furniture is relatively consistent in design and in fair condition.		
	TOTAL - Environment for Education	**200**	**101**

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LEED Observation Notes

School District:	Cleveland Municipal
County:	Cuyahoga
School District IRN:	43786
Building:	Lincoln-West High
Building IRN:	62315

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points

Building Name and Level: **Lincoln-West High**

9-12

Building features that clearly exceed criteria:

1. Building contains an auditorium.
2. Building contains a natatorium.
3. Building contains a parking garage.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Building is not ADA compliant.
2. Building is not fire suppressed.
3.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Cleveland Municipal
Facility:	Lincoln-West High
Date of Initial Assessment:	Oct 8, 2008
Date of Assessment Update:	Mar 12, 2014
Cost Set:	2013

District IRN:	43786
Building IRN:	62315
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1970 (01) 1970 Original Construction	233,552	$353,257.60	$343,257.60
1970 (02) 1970 Career Tech	5,884	$294.20	$294.20
1970 (03) 1970 Auditorium	8,254	$17,812.70	$17,812.70
1970 (04) 1970 Natatorium	17,702	$1,785.10	$1,785.10
1970 (05) 1970 Parking Garage	74,784	$3,739.20	$3,739.20
Total	340,176	$376,888.80	$366,888.80
Total with Regional Cost Factor (104.79%)	—	$394,941.77	$384,462.77
Regional Total with Soft Costs & Contingency	—	$491,427.23	$478,388.18

Environmental Hazards(Enhanced) - Cleveland Municipal (43786) - Lincoln-West High (62315) - (01) 1970 Original Construction

Owner:	Cleveland Municipal	**Bldg. IRN:**	62315
Facility:	Lincoln-West High	**BuildingAdd:**	(01) 1970 Original Construction
Date On-Site:	2008-10-27	**Consultant Name:**	Daniel Williams

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Assumed Asbestos-Containing Material	435	$8.00	$3,480.00
4.	Duct Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	1150	$20.00	$23,000.00
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)	Reported / Assumed Asbestos-Free Material	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	3	$2,000.00	$6,000.00
11.	Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	55	$100.00	$5,500.00
12.	Acoustical Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	10	$100.00	$1,000.00
18.	Cement Board Removal	Assumed Asbestos-Containing Material	120	$5.00	$600.00
19.	Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	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	Assumed Asbestos-Containing Material	25	$100.00	$2,500.00
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	1000	$2.00	$2,000.00
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	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	93500	$3.00	$280,500.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Reported Asbestos-Containing Material	20	$100.00	$2,000.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	Chiller	Assumed Asbestos-Containing Material	lump sum		$5,000.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$331,580.00
37.	(Sum of Lines 1-12, 14-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$331,580.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	233552	116776	$0.10	$11,677.60

E. Other Environmental Hazards/Remarks — ☑ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$353,257.60
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$343,257.60

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

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

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

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

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

Environmental Hazards(Enhanced) - Cleveland Municipal (43786) - Lincoln-West High (62315) - (02) 1970 Career Tech

Owner:	Cleveland Municipal	**Bldg. IRN:**	62315
Facility:	Lincoln-West High	**BuildingAdd:**	(02) 1970 Career Tech
Date On-Site:	2008-10-27	**Consultant Name:**	Daniel Williams

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	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
36.	(Sum of Lines 1-12, 14-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	5884	2942	$0.10	$294.20

E. Other Environmental Hazards/Remarks — ☑ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$294.20
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$294.20

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

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

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

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

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

Environmental Hazards(Enhanced) - Cleveland Municipal (43786) - Lincoln-West High (62315) - (03) 1970 Auditorium

Owner:	Cleveland Municipal	**Bldg. IRN:**	62315
Facility:	Lincoln-West High	**BuildingAdd:**	(03) 1970 Auditorium
Date On-Site:	2008-10-27	**Consultant Name:**	Daniel Williams

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	Assumed Asbestos-Containing Material	20	$20.00	$400.00
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)	Reported / Assumed Asbestos-Free Material	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	2	$100.00	$200.00
12.	Acoustical Plaster Removal	Assumed Asbestos-Containing Material	2400	$7.00	$16,800.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	NEW Other ACM	Not Present	lump sum		$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$17,400.00
37.	(Sum of Lines 1-12, 14-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$17,400.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	8254	4127	$0.10	$412.70

E. Other Environmental Hazards/Remarks — ☑ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$17,812.70
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$17,812.70

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

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

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

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

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

Environmental Hazards(Enhanced) - Cleveland Municipal (43786) - Lincoln-West High (62315) - (04) 1970 Natatorium

Owner:	Cleveland Municipal	**Bldg. IRN:**	62315
Facility:	Lincoln-West High	**BuildingAdd:**	(04) 1970 Natatorium
Date On-Site:	2008-10-27	**Consultant Name:**	Daniel Williams

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	Reported / Assumed Asbestos-Free Material	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	35	$20.00	$700.00
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	Assumed Asbestos-Containing Material	2	$100.00	$200.00
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	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	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	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$900.00
36.	(Sum of Lines 1-12, 14-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$900.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	17702	8851	$0.10	$885.10

E. Other Environmental Hazards/Remarks — ☑ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$1,785.10
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$1,785.10

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

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

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

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

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

Environmental Hazards(Enhanced) - Cleveland Municipal (43786) - Lincoln-West High (62315) - (05) 1970 Parking Garage

Owner:	Cleveland Municipal	**Bldg. IRN:**	62315
Facility:	Lincoln-West High	**BuildingAdd:**	(05) 1970 Parking Garage
Date On-Site:	2008-10-27	**Consultant Name:**	Daniel Williams

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)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
36.	(Sum of Lines 1-12, 14-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	74784	37392	$0.10	$3,739.20

E. Other Environmental Hazards/Remarks — ☑ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$3,739.20
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$3,739.20

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

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

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

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

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