Facility Assessment of Chardon Middle School

Located at: 424 North Street Chardon, Ohio 44024

May 2024

tda
thendesign architecture

Preface:

ThenDesign Architecture (TDA) conducted a field investigation of conditions at Chardon Middle School in May of 2024. The goal of the assessment was to identify the facility condition and renovation / improvement needs of the building, in order to understand the immediate, short-term, and long-term needs of the facility. The benchmark standard for the evaluation is based on current codes (including ADA), general condition, and anticipated life expectancies of building materials, components, and systems. Costs are based on various resources, regional cost data sources, current market conditions, and recent project bid experiences. The structure of the report is outlined in a twenty-three point checklist which includes:

A) Heating
B) Roofing
C) Ventilation/Air Conditioning
D) Electrical Systems
E) Plumbing & Fixtures
F) Windows
G) Foundations
H) Walls & Chimneys
I) Floors & Roofs
J) General Finishes
K) Interior Lighting
L) Security System
M) Emergency/Egress Lighting
N) Fire Alarm System
O) Handicapped Access
P) Site Condition
Q) Sewage System
R) Water Supply
S) Exterior Doors
T) Asbestos
U) Life Safety Code
V) Loose Equipment
W) Technology

Each of the above categories includes a description, recommendation, and cost associated with identified improvement. Upon subtotal of cost of work, soft costs including contingencies, A/E Fees, CMR Fees, etc. have been included and tabulated. Additionally, the scope of required work has been broken down in the following manner:

Priority 1 – Needs that should occur as soon as possible – within 1-2 year timeframe
Priority 2 – Items which are approaching end of useful life – within 3-5 year timeframe

Priority 3 – Replacement of components that are recommended to enhance performance and functionality, but is not necessarily urgent – 6+ year timeframe

General Description:

The Chardon Middle School was originally constructed in 1965 and is a two-story, brick school building located in a residential neighborhood just north of the town center. There was a 26,958 SF addition completed in 1974. The overall square footage of the building is 89,604 SF. The existing facility features a conventionally partitioned design and does not utilize modular buildings.

The site is shared with the district administration building and Chardon High School. It is organized around a building core consisting of the Media Center and Large Group Instruction Room on the lower level floor and the Student Dining area on the upper level. The gymnasium is positioned to the southeast of this building core. The building only has air conditioning in the office area, media room, LGIR room, and some classrooms, and is not a ducted system. The building has two hot water boilers supplying univents that provide heating for the classrooms and radiator heating in corridors and restrooms. There is a pneumatic/DDC control system for the equipment which is accessible remotely. The building is not sprinkled and the fire alarm system is out of date. There are issues with the power because of age and no generator.

There are no issues with sewer or water services. The plumbing fixtures should be replaced with low flow fixtures and automatic sensor controls. The building has full wireless system with data and projectors in all classrooms. The security system has good camera coverage and the outside doors need automatic locking controls with door position switches.

Item A: Heating and Ventilation

Description:

The existing system for the overall facility consists of a 1964 and a 1998 Kewanee water boilers in fair condition. Unit ventilators are used to provide heat and ventilation in a majority of the classrooms. The equipment in the building does not provide the required outside air delivery to meet the OBC mechanical code. The system temperature controls pneumatic type thermostats with DDC controls in fair condition. The structure is not equipped with air conditioning for the overall facility and the ductwork and air handlers do not have the capacity to supply air conditioning to the classrooms. The two-pipe system does not provide a capacity for simultaneous heating and cooling operation which is not compliant with the OSDM requirements. According to school officials, the site does not contain underground fuel tanks.

Unit Vent

Boilers #1 and #2

Recommendations:

Provide a new overall heating ventilating and air conditioning system to achieve compliance with OBC and OSDM standards, the 1998 boiler is to remain. The new ducted system will likely require architectural soffits to accommodate the installation of the ductwork.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time

Priority 3 Recommendation:

Replace HVAC System: 89,604 SF x $54.42/SF =	$4,876,249.68
Convert to Ducted System: 89,604 SF x $10.37/SF=	$929,193.48
Subtotal =	$5,805,443.16

Total Item A: $ 5,805,443.16

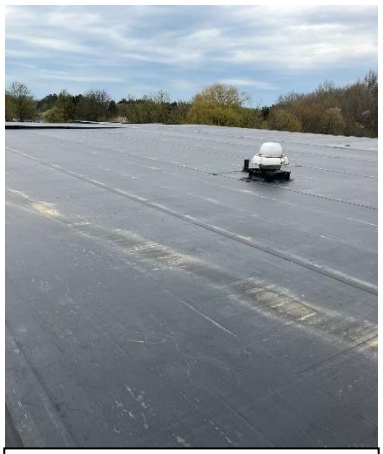
Item B: Roofing

Description:

The roof over the Chardon Middle School is a newer EPDM system that was installed in 2022 and is in good condition. There are no District reports of current leaking. Access to the roof was gained by access hatch and ladder that are in good condition.

There were no observations of standing water on the roof. Metal cap flashings and copings are in good condition. Roof storm drainage is addressed through a system of roof drains which are properly located and in good condition. The roof is equipped with overflow roof drains in sufficient quantity and in good condition. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

EPDM Roof



EPDM Roof

EPDM Roof

Recommendations:

There are no recommendations at this time.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time

Priority 3 Recommendation:
None at this time

Total Item B:	$0.00

Item C: Air Conditioning

Description:

There is no central ducted air conditioning system for the Middle School. A new large air conditioning unit serves 6 classrooms and a large instructional room. The exact date of installation is unknown but was within recent years. A new chiller serves 8 classrooms. The exact date of installation is unknown but was within recent years. A mini split was installed 8 -9 years ago to serve the media center.

Rooftop Condensing Unit

Mini-Split

New Chiller

Recommendations:

Provide an air condition system to meet OBC and OSDM requirements. Cost included in A. Heating System section.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time

Priority 3 Recommendation:
None at this time

Total Item C: **$0.00.**

Item D: Electrical

Description:

The electrical system in the overall facility is a 240/120 volt, 3-phase 4-wire electric service. The electrical system was installed in 1965 (800 amp) and in 1978 (1200 amp) was added with a total capacity of 2000 amp, an upgrade in 1999 to support the new computers at the school with no increase to the electric service. A new dedicated line was installed to support the new chiller system only. Power is provided to the school by a single utility owned pad mounted transformer. Adequate lightning protection safeguards are not provided. The existing facility is not equipped with a stage.

The existing system is not capable of supporting the new HVAC system. The overall electrical system does not meet OSDM requirements in supporting the needs of the school.

Dedicated Chiller Line

Electrical Panel

Recommendations:

The entire electrical system requires replacement to meet OSDM guidelines for overall capacity due to age. Work outlined as a Priority 3 is to be coordinated with associated outlined in Item A and Item U. Upgrade service to 1200 amp, 208/120, 3 phase 4 wire minimum per OSDM guidelines.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time

Priority 3 Recommendation:
Provide complete electrical system replacement.

Priority 3 Costs:

Electrical System: 89,604 SF X $37.26/SF =	$3,338,645.04
Subtotal:	**$3,338,645.04**

Total Item D: **$3,338,645.04**

Item E: Plumbing & Fixtures

Description:

There is one 3'' water service line that connects to a 2'' copper and galvanized piping for distribution and is in satisfactory condition for the present conditions. There is no backflow preventer provided at the water service entrance. There is a 1" line that feeds the stadium and has a backflow preventer.

Upgraded Bottle Filler

The facility contains 3 restrooms for girls, 3 restrooms for boys and 3 restrooms for staff. The facility contains 4 toilets, 2 ADA toilets, 8 urinals, and 8 lavs for boys and they are in good condition. The school contains 10 toilets, 2 ADA toilets, and 8 lavs for girls and they are in good condition. The school contains 4 toilets, 1 urinal, and 4 lavs for staff and are in good condition. There are 2 toilets, 1 urinal, 3 lavs, and 7 shower heads in the boys' locker room. There are 3 toilets, 3 lavs, and 3 showerheads in the girls' locker room. The restrooms meet the requirements for the total number of fixtures. The majority of the water closets are floor-mounted. All flush valves have been upgraded to automatic flushers. The faucets have been upgraded from manual to touchless. The plumbing fixtures are in good condition. There are 7 drinking fountains in the school, 4 have been upgraded to

Men's Restroom Fixtures

electronic bottle fillers and 2 more are already scheduled for replacement. There are an adequate number of hose bibbs on the perimeter of the building and are in good condition. The hot water is heated by an 85-gallon 2007 natural gas hot water tank, the kitchen has a 40 gallon 1993 electric water heater tank. The staff indicated the capacity was adequate. There is a grease interceptor for the kitchen in this school.

Recommendations:

All toilets and urinals should be replaced to meet LEED low flush requirements in order to achieve water efficiency prerequisites. Some fixtures (sinks, toilets, urinals) are in fairly poor condition and require replacement due to condition and age. Floor mounted urinals are worn and maintenance staff reported difficulty finding replacement parts. The existing water heater has exceeded its useful life and requires replacement.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Provide for replacement of urinals and toilets to meet low flow requirements for OFCC's LEED requirements for water usage. Notes: ADA fixture counts are provided in Item O. Provide 4 electric water coolers with bottle fillers. Replace sanitary and supply piping due to age and condition.

Priority 3 Costs:

Install Backflow Preventor: 1 Unit x $6,478.25/Unit=	$6,478.25
Domestic Supply Piping: 89,604 SF x $4.53/SF=	$405,906.12
Domestic 85-Gal Water Heater: 1 Unit x $14,565.60=	$14,565.60
Toilet(New): 15 Units x $4,923.47/Unit=	$73,852.05
Urinal(New): 9 Units x $4,923.47/Unit	$44,311.23
Sinks (New): 24 Units x $3,239.12/Unit	$77,738.88
Electric Water Cooler: 1 Unit x $3,886.95	$3,886.95
High Bay Industrial Space – Lab Types 5, 6 ,7	
Safety Shower/Eyewash – New Installation	
2 Units x $3,239.12=	$6,478.24
Other	
Shower Fixtures: 9 Units x $800/Unit	$7,200.00
Subtotal =	$640,417.32

Total Item E: $ 640,417.32

Item F: Windows

Description:

The facility has aluminum frame windows with a double-glazed insulating glazing type window system. All windows have been replaced in recent years and are in good condition. The window system features operable windows throughout the building and is equipped with limiters in good condition and insect screens in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is good condition. The window system does not feature blinds. The majority of the windows are equipped with roller shades which are in good condition. This facility is not equipped with any curtain wall system or glass block windows.

New Windows

The exterior doors in the facility are FRP insulated doors with sidelights and are in good condition. The exterior door vision panels are double glazed insulating.

The school does contain 2 acrylic bubble type skylights that were replaced during the roof replacement in 2022.

Recommendations:

There are no recommendations at this time.

Priority 1 Recommendation: None at this time.
Priority 2 Recommendation: None at this time
Priority 3 Recommendation: None at this time

Total Item F: **$0.00**

Item G: Structure – Foundation

Description:
The overall facility is equipped with concrete foundation walls on concrete footings which were below grade and not visually observable. 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.

Recommendations:
None at this time.

Priority 1 Recommendation: None at this time.
Priority 2 Recommendation: None at this time
Priority 3 Recommendation: None at this time

Total Item G:	**$0.00**

Item H: Structure (Walls & Chimneys)

Description:
The overall facility has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, diagonal cracking and in fair condition. Several walls were observed to be damaged by 1986 seismic activity. Engineering analysis should be performed on the building to determine further remedial action beyond the scope of this assessment. They are buckling away from the floors and diagonally cracked as well. A mechanical stack extending from the roof was observed as well. It is missing mortar in several areas. Areas of biological growth and other kinds of staining were observed on the exterior walls. No control joints were observed on the exterior of the building.

The exterior masonry has not been cleaned or sealed in recent years, however, tuckpointing was recently completed throughout. Columns are faced with brick. Installation of the new HVAC systems recommended in Item A will result in the removal of existing unit ventilators, necessitating the exterior masonry infill of associated exterior wall voids.

Interior walls are glazed block and concrete masonry units and range condition from poor to fair, showing damage from the 1986 seismic activity.

The window sills are an element of the aluminum window system and are in decent condition. The exterior lintels are precast and are in decent condition. There is a chimney stack which is in decent condition.

The school is not equipped with a loading dock.

Brick Façade

Brick Spalling

Diagonal Cracking/Separation between Floor and wall

Recommendations:

As a Priority 2, provide masonry cleaning and sealing over the entire building exterior. Provide expansion joints to relieve movement pressures in the exterior wall system. In addition to this, a thorough engineering analysis should be performed on all structural systems. As a Priority 3, provide infill brick at unit vent openings in coordinating with HVAC outlined Item A.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
Provide exterior masonry cleaning and sealing of the entire masonry façade. Provide expansion joints to relieve movement pressures in the exterior wall system. In addition to this work, a thorough engineering analysis should be performed on all structural systems.

Priority 2 Costs:

Masonry Cleaning: 38,075 SF x $1.95/SF=	$74,246.25
Masonry Sealing: 38,075 SF x $1.30/SF=	$49,497.50
Install Control Joints: 1,055 LF X $77.73/LF=	$82,005.15
Subtotal:	$205,748.90

Priority 3 Recommendation:
Provide infill of brick @ unit vent voids when HVAC system is replaced.

Priority 3 Costs:

Infill brick @ unit vent voids: 62 SF x $73.90 SF =	$4,581.80
Subtotal:	$4,581.80

Total Item H: **$210,330.70**

Item I: Structure (Floors & Roofs)

Description:
The floor construction of the base floor of the overall facility is a poured concrete slab on grade and is in poor condition. Separation appears to be occurring between construction joints in the poured concrete slab on grade. The floor construction of the intermediate floors are framed with concrete structural flooring systems.

The gymnasium roof is framed with metal deck on open web steel joists. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical and plumbing scopes of work in required renovations. The roof construction of the overall facility is a EPDM roof system installed in 2022 and is in good condition.


Separation at Floor Slab

Recommendations:
Provide expansion joints in the floor as necessary to prevent damage from future movements of floor slabs.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Add expansion joints to the original building.

Priority 3 Costs:

Install Expansion Joints: 500 LF X $60.00/LF=	$30,000.00
Subtotal Priority 3:	$30,000.00

Total Item I: **$30,000.00**

Item J: General Finishes

Description:
The Chardon Middle School features conventionally partitioned classrooms with VCT flooring in the 1974 addition, suspended acoustical tile ceilings, as well as glazed block walls and painted CMU walls and they range in condition from decent to worn, showing signs of deflection and staining. The overall facility has corridors with terrazzo in the original 1965 building and VCT in the 1974 addition. The majority of the classrooms and the media center in the original 1965 building have VAT flooring. The District has abated 4 classrooms and the teacher's lounge. The District plans on abating more classrooms in 2025. The ceilings are generally suspended acoustical tile ceilings, with glazed block walls and painted CMU walls that are in fair condition showing signs of deflection and staining. The restrooms have terrazzo flooring, suspended acoustical tile ceilings, as well as glazed block walls in decent condition. The toilet partitions are metal and are in fair condition.

Classroom casework in the overall facility is wood-type construction with plastic laminate countertops and epoxy countertops in science and is adequately provided but is generally worn and simply dated. Classrooms are provided with adequate markerboards which are in good condition. The lockers and classroom storage are adequately provided and in decent condition. The art program is equipped with a kiln.

The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted with proper ADA hardware and clearances in good condition. The gymnasium space has wood type flooring, metal structure type ceilings, as well as glazed block walls and they are in fair condition. The existing wood gym floor has been well maintained but due to its

age, is ready for replacement. The district currently has a contract to remove and replace the existing wood floor in 2025. Gymnasium telescoping stands are plastic type construction in decent condition. Although the stands have been recently refurbished, it is recommended that they be replaced due to their age. Gymnasium basketball backboards are electronically operated and are in good condition. The media center, located in the original portion of the building has VAT flooring, suspended acoustical tile ceilings, as well as painted CMU walls and they are in fair condition. Student Dining, located in the original portion of the building has VCT flooring, suspended acoustical tile ceilings, as well as glazed block type walls and they are in decent condition. OSDM- required fixed equipment for stage is inadequately provided and in decent condition. Existing gym, student dining, media center, and music spaces are inadequately provided with appropriate sound attenuation acoustical surface treatments.

The existing Kitchen is a warming kitchen and is undersized based on current enrollment, and the existing Kitchen equipment was replaced in the last 10 years and is in good condition. Reach-in coolers and freezers are located within the kitchen spaces and are in good condition.

Recommendations:

A complete replacement of finishes should be provided in conjunction with mechanical, electrical, plumbing, and life safety upgrades. The building does not have exterior cavity wall construction and insulation which will be required to meet the LEED energy requirements for Silver Certification. Toilet partitions are a mix of condition throughout and the aging units in disrepair require replacement. Replacement at Priority 3 is coordinated with HVAC and sprinkler system work outlined herein.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
As outlined in the recommendations above:

Priority 3 Costs:

Complete Replacement of	
Finishes and Casework: 89,604 SF x $35.33/SF=	$3,165,709.30
Toilet Partitions = 5 Units X $1,606.50/Unit=	$8,032.50
Additional Wall Insulation = 20,425 SF X $7.78 SF =	$158,906.50
Total Warming Kitchen Replacement: 350 SF X $145.76 SF	$51,016.00
Subtotal =	$3,383,664.30

Total Item J: $3,383,664.30

Item K: Interior Lighting

Description:

When the facility was assessed in 2016, it contained primarily recessed, fluorescent-type lighting. The lighting in classrooms was T-12 and T-8 fluorescent 2x4 fixtures with electronic ballast. The lighting levels were as follows: classrooms 65 FC, media center 55 FC, cafeteria 60 FC, kitchen 80 FC, gym 45 FC, science 65 FC, offices 77 FC, restrooms 50 FC, art 65 FC, band 50 FC, lecture hall 70 FC, corridor 70 FC. The district recently cut out all of the ballasts and put in LED lamps. The lighting levels are much improved in all of the spaces.

Updated Instruction Space Lighting

Updated Classroom Lighting

Recommendations:

Although all new LED lighting is provided, complete replacement of lighting system in areas with dropped ceilings will be required due to the installation of mechanical systems and fire suppression systems outlined in Items A & U.

Priority 1 Recommendation:

None at the time.

Priority 2 Recommendation:

None at this time.

Priority 3 Recommendation:

Replace lighting system in all areas which have lights in the lay in ceiling and are recommended for HVAC system and sprinkler system installation.

Priority 3 Costs:

Interior lighting replacement: 89,604 SF x $8.42/SF =	$754,465.68
Subtotal:	$754,465.68

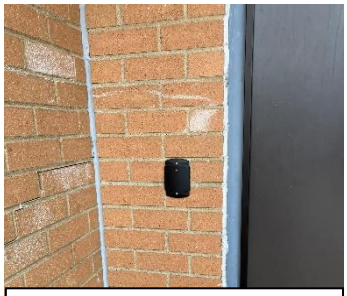
Total Item K: **$754,468.68**

Item L: Security System

Description:

Since the 2016 assessment, the district added a new secure vestibule equipped with a driver's license swipe system. They also upgraded all exterior cameras. The overall facility contains a 1992 Fire Burglary system maintained by Vector Security. Motion detectors are provided in main entries, central gathering areas, offices, main corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Compliant CCTV Cameras are provided at main entry areas, parking lots, central gathering areas, and main corridors. CCTV is monitored in the administrative area. The system is equipped with card readers at a majority of the doors. Exterior doors do not have position switches. There is not adequate exterior building-mounted security lighting.

New Secure Vestibule



Card Reader

Recommendations:

Provide a new security system to meet OFCC design manual standards as a Priority 1 which is focused on warm, safe, and dry. Exterior lighting is present but does not provide adequate illumination in all areas. The system should be augmented.

Priority 1 Recommendation:
Provide a new security system.

Priority 1 Costs:

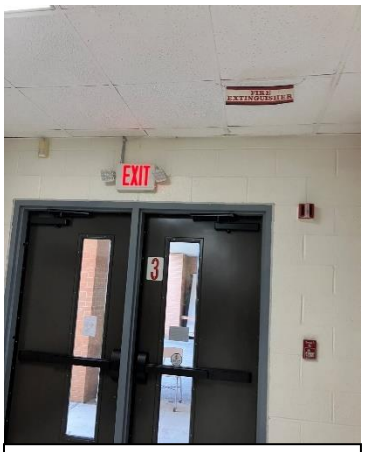
Security System Replacement: 89,604 SF X $3.69=	$330,638.76
Exterior Lighting: 89,604 SF X $1.30/SF=	116,485.20
Subtotal =	$447,123.96

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
None at this time.

Total Item L: $447,123.96

Item M: Emergency / Egress Lighting



Exit Signs and Strobes

Description:

The overall facility is equipped with an emergency egress lighting system consisting of red-lettered illuminated signs which are in fair condition. The facility is equipped with emergency egress floodlighting and the system is in good condition. The system is provided with a battery backup. Since the 2016 assessment, the district has been replacing lighting as it reaches the end of its life.

Recommendations:

Provide a complete replacement of emergency egress lighting due to lack of compliance with OSDM and due to the installation of systems outlined in this report. A new generator is included as part of item D.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
As outlined in the recommendations above:

Priority 2 Costs:

Emergency/Egress Lighting= 89,604 SF x $1.30/SF	$116,485.20
Subtotal =	$116,485.20

Priority 3 Recommendation:
None at this time.

Total Item M: $116,485.20

Item N: Fire Alarm


Fire Alarm System

Description:

The overall facility is equipped with a 1992 Silent Knight zoned type system and is annually tested and remotely monitored by Vector Security. There is not an adequate number of horn and strobe-indicating devices. The existing system does not have enough capacity to add additional horns and strobe indicating devised or duct fire suppression system detectors for shutdown of air handling equipment to meet NFPA and OFCC standards. It is not likely that the current system would accommodate the addition of a fire suppression system.

Recommendations:

Replacement of the system will be required due to lack of compliance with NFPA and OFCC standards and when the work in A and C – upgrading the ventilation and air conditioning is completed.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
As outlined above.

Priority 3 Costs:

Fire Alarm System Replacement: 89,604 SF X $3.89/SF	$348,559.56
Subtotal =	$348,559.56

Total Item N: $348,559.56

Item O: Handicap Access

Description:

At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are all ADA accessible. Access from the parking/drop-off area the building entries is not compromised by steps or steep ramps. Adequate handicap parking is accessible. Exterior

doors are equipped with ADA hardware. Building entrances are not equipped with ADA power assist doors.

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.

Elevation change at the main staircase is facilitated by a lift to provide wheelchair access between floors. There is grade change in the academic corridor that currently does not have lift and is not ADA compliant. The music room is accessed from the second floor, with a stair leading down to the floor which is on ground level. The music room currently does not have a lift and is not ADA compliant. A lift is needed to access the stage in the gymnasium. A two-stop elevator is required in the facility for ADA compliance.

Interior doors are not recessed and mostly provide adequate clearances and are retrofit with ADA-compliant hardware.

ADA-compliant restroom fixtures are required in the large group restrooms, including toilet partitions.

ADA Door Hardware

Stair Lift at Main Staircase

Non-ADA Handrails

Recommendations:

A power assist door set is required at the main entrance. Interior doors are retrofitted at ADA hardware but the doors are dated and in worn condition requiring replacement. ADA compliant restroom fixtures are required in the large group restrooms, including toilet partitions. A two-stop elevator is required in the facility for ADA compliance. The Music/Band room is accessed from the second floor, with stairs leading down to the floor which is actually on ground level. There is no ADA access to this room. A lift is required. There is a grade change in the academic corridor that has no ADA access and will require a lift. The stage in the gymnasium has no ADA access and will require a lift.

Priority 1 Recommendations:

Provide a power assist door at the main entrance. Upgrade restroom fixtures and toilet partitions in group restrooms to be ADA-compliant. Add a two-stop elevator and 3 lifts to provide adequate ADA access between floors.

Priority 1 Costs:

ADA Assist Door and Frame = 1 Unit X $9,717.38/Unit=	$9,717.38
Toilet/Urinals/Sinks: 13 Units x $4,923.47/unit	$64,005.11
Elevators: 2 Stops X $66,078.15/Stop	$132,156.30
Lifts: 3 Units X $19,434.75/unit =	$58,304.25
Subtotal =	$264,183.04

Priority 2 Recommendations:

Update signage to be ADA-compliant. Replace interior doors due to their worn condition.

ADA signage: 89,604SF x $0.26/SF =	$23,297.04
Replace Doors: 124 leafs X $1,684.34/leaf	$208,858.16
Subtotal:	$232,155.20

Priority 3 Recommendations:

None at this time.

Total Item O: $496,338.24

Item P: Site Condition

Description:

The 78-acre site is a combination of flat and sloped topography. The site is located in a small residential setting with moderate landscaping. The site is shared with the Board of Education facility. There are no outbuildings. There are no apparent problems with erosion or ponding.

The site is bordered by moderately traveled city streets. The site can be entered off of North Street from two separate entrances/exits. Adequate drives are provided however, bus and car traffic are co-mingled so a true separate car drop-off/pick-up is required for safety.

Staff and visitor parking is facilitated by an asphalt parking lot in decent condition, containing over 150 parking places which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, condition of storm sewers provide adequate evacuation of storm water and no problems with parking lot ponding were observed or reported.

Concrete curbs are appropriately placed. Concrete sidewalks are properly sloped and are located to provide a logical flow of pedestrian traffic and are in good condition. Brick walkway adjacent to main entry is showing signs of uneven settling. Concrete paved walkways are provided for pedestrian circulation. All the paved areas were observed to be in sound condition.

The district reported some repaving on the south drive entrance to the stadium. Some sidewalks were widened. The original portion of the sidewalk on the south/southeast portion of the school is showing some cracking and signs of wear.

Recommendation:

As a Priority 1, a dedicated separate car drop-off/pick-up is required for safety. As a Priority 3, provide for a portion of the drive on the south side of the building to receive new wearing course. The original portion of the sidewalk on the south/southeast side of the building should be replaced due to cracking and signs of wear. As a Priority 3, construct a dedicated concrete pad and enclosure for the dumpster. Note: OFCC automatically puts in a lump sum for unforeseen circumstances. This allowance remains in this assessment report and is under Priority 3.

Priority 1 Recommendations:

Provide a dedicated car drop-off/pick-up required for safety.

Priority 1 Costs:

Bus Drop-Off for Elementary: 706 Students X $142.21/Student:	$100,400.26
Subtotal:	$100,400.26

Priority 2 Recommendations:

None at this time

Priority 3 Recommendations:

New wearing course for South/Southeast drive. Replace a portion of the South/Southeast sidewalk. Construct a dedicated concrete pad and enclosure for the dumpster.

Priority 3 Costs:

Asphalt Paving/New Wearing Course: 2,140 SQYD X $24.61/SQYS =	$52,665.40
Concrete Sidewalks: 1,200 SF x $9.72 SF=	$11,664.00
Concrete Dumpster Pad/Enclosure: 1 unit X $10,000=	$10,000.00
Base Sitework Allowance: Lump Sum	$50,000.00
Subtotal:	$124,329.40

Total Item P: $224,729.66

Item Q: Sewer System

Description:

The existing sewer system serves the middle school and the Board of Education building is tied into the existing sewer system and is in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment. A 4" city sewer pipe serves the building. There is a twin sewage ejector pumps located in the mechanical room.

Recommendations:

According to the school district personnel in 2017, there are on-going issues with the sewer line on-site which requires continual maintenance. Provide for replacement of sewer line.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
As outlined in the recommendations above:

Priority 2 Costs:

New Sewer Line: 330/SF x $58.31/SF	$19,242.30
Subtotal =	$19,242.30

Priority 3 Recommendation:
None at this time.

Total Item Q: $19,242.30

Item R: Water Supply

Description:

The domestic water supply system is tied into the municipal system, and features a 3" water supply line serving the school. The existing domestic water service meets the current needs of the facility but will not provide adequate support for a future fire suppression system.

The facility is not equipped with an automated fire suppression system.

Recommendations:

Provide a new water main dedicated to the future fire suppression system with work in Item U.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
None at this time.

Total Item R: $0.00

Item S: Exterior Doors

Description:
Only partial replacement has occurred of exterior doors in the overall facility. There are several leafs that are dated, worn, and according to the school district, failing in terms of closing and sealing properly. Provide for replacement of worn exterior doors.

Exterior Door


Exterior Door


Secure Vestibule Doors

Recommendations:
Replace dated and worn door leafs.

Priority 1 Recommendations:
None at this time.

Priority 2 Recommendations:
Replace dated and worn door leafs.

Priority 3 Costs:

Replace exterior door leaf: 10 Leafs X $3,239.12/leaf=	$32,391.20
Subtotal:	$32,391.20

Priority 3 Recommendations:
None at this time.

Total Item S: **$32,391.20**

Item T: Hazardous Materials

Description:
The district provided the AHERA 6-month periodic running inspection reports, prepared by EA Group and dated March 25, 2024 documenting assumed locations of asbestos and other hazardous materials. The AHERA report identified various materials as being assumed asbestos containing material (ACM), such as drywall etc.
However, the material has not been tested.

Due to the construction date, there is a potential for lead-based paint. No fluorescent lighting needs to be replaced, so there are no related abatement issues to consider.

Recommendation:
See below recommendations:

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Complete the following work outlined by OFCC EEA Consultant.

Priority 3 Costs:

Cost for Abatement Lead Mock-Ups: 5,000 X $1.30/Unit=	$6,500.00
Spec. Engineering Fees for LBP Mock-Ups: 5,000 X $1.30/Unit=	$6,500.00
Pipe Insulation Removal: 150 LF X $26.784/LF=	$4,017.00
Pipe Fitting Insulation Removal: 30 X $32.40/Unit=	$972.00
Pipe Insulation Removal (Hidden): 1785 LF X $32.13/LF=	$57,352.05
Lab Table/Countertop Removal: 38 X $129.57/Units=	$4,923.66
Fire Door Removal: 3 X $129.57/Units=	$ 388.71
Non-ACM Ceiling/Wall Removal: 7,140 SF X $2.59/SF	$18,492.60
Window Component – Reno/Demo: 37 X $388.70/Units	$14,381.90
Window Component – Reno Only: 37 x $388.70/Units	$14,381.90
Resilient Floor Removal, Incl. Mastic: 25,514 SF X $4.28/SF	$109,199.92
Sink Undercoating Removal: 2 X $129.27/Unit=	$258.54
Subtotal:	$237,368.28

Total Item T: **$237,368.28**

Item U: Life Safety

Description:

The overall facility is not protected with an automatic fire suppressant system. The guardrails at the stairs do not meet the 42" height requirement or pass the 4" ball test and do not extend past the top and bottom stair risers as required by the Ohio Building Code.

Fire extinguishers are distributed throughout the school, however many are not provided in wall-recessed cabinets and/or mounted at ADA height. The facility is not equipped with an emergency generator.

Recommendations:

Provide an automatic fire suppression system throughout the facility. Provide a new water main. Provide an emergency generator to meet the needs of the building, the budget is in Item D. Work is recommended as a Priority 3 to be coordinated with HVAC work outlined herein.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:

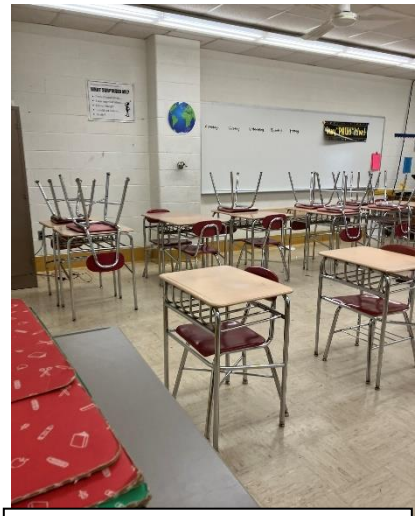
Sprinkler/Fire Suppression: 89,604Sf x $4.86/SF=	$435,475.44
Water Main: 500 LF X $64.78/LF=	$32,390.00
Handrails: 4 Levels X $6,478.25/Level=	$25,913.00
Fire Extinguishers: 23 Units X $1,071.00=	$24,633.00
Backflow Preventer: 1 Unit X $5,000/Unit=	$5,000.00
Subtotal:	$523,411.44

Total Item U: $523,411.44

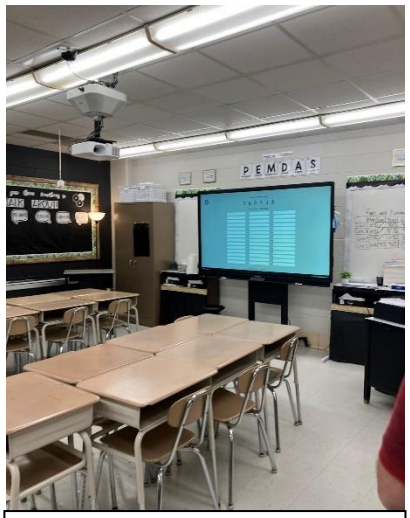
Item V: Loose Furnishings

Description:

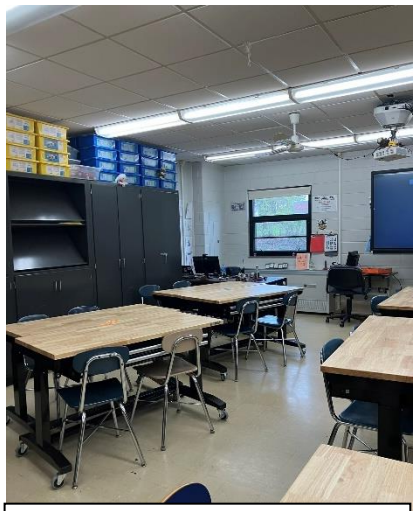
The typical furniture of consistent design, and in generally dated condition consisting of metal frame student desks and chairs, teacher furnishings, filing, free standing bookshelves, reading tables, computer workstations and other typical classroom furniture. Wood tables with chemical resistant work surfaces were observed in the science rooms.



Classroom Furnishings



Classroom Furnishing



Classroom Furnishings

Recommendations:
Replace older, non-uniform, and obsolete furnishings with new items.

Priority 1 Recommendation: None at this time.	
Priority 2 Recommendation: None at this time.	
Priority 3 Recommendation: CEFPI Rating 0 to 3: 89,604 SF X $10.71/SF =	$959,658.84
Total Item V:	**$959,658.84**

Item W: Technology

Description:
The typical classroom is equipped with adequate outlets and data ports. Each classroom upgrade technology from projector to Promethean Smart Boards. Since the 2016 assessment, the district updated the PA system to a 2-way system that can be initiated by either party to meet the Ohio School Design Manual requirements.

Recommendations:
With work under item A, D, and J it is probably not reasonable to expect the equipment to survive the renovation therefore a complete building replacement is recommended.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
Equipment Replacement

Priority 2 Costs:

MS Tech Replacement: 89,604 SF X $18.24/SF=	$1,627,445.76
Subtotal:	$1,627,445.76

Priority 3 Recommendation:
None at this time.

Total Item W: **$1,627,445.76**