Facility Assessment Update of Chardon Early Learning Center (formally Maple Elementary School)

Located at: 308 Maple Ave., Chardon, Ohio 44024

May 2024

Preface:

ThenDesign Architecture (TDA) conducted a field investigation of conditions at Chardon Local School District's Early Learning Center (formerly Maple Elementary School) in May of 2024. The goal of the assessment was to identify the facility condition and renovation/improvement needs of the building and 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 conditions, and anticipated life expectancies of building materials, components, and systems. Costs are based on a variety of 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 the identified improvement. Upon subtotal of the 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 that are approaching the 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:

Chardon Early Learning Center is a brick school building originally constructed in 1958 (single story) with a subsequent addition constructed in 1964 (single story). The school was formerly known as Maple Elementary School but has recently changed grade configurations and now

serves the district's Pre-Kindergarten and Kindergarten grades only. The high school student parking lot flanks the building to the north. The school is small, with an overall square footage of 25,619 SF. The school has 15 traditional classrooms, a combined gym and cafeteria (now used as a multi-purpose room), and a small warming kitchen.

The school site is approximately 34 acres according to the county auditor's website. The school is located across the street from Chardon High School on a sloped site. The site is provided with adequate asphalt parking, as well as moderate floral, bush, and tree-type landscaping. The site is pleasant and suitable for outdoor learning. Multiple playgrounds are provided on-site.

The roof system of the overall building is a standing metal seam system. There are no reported active leaks on the roof, however, the district has done some recent repairs on the system. Gutters and downspouts are utilized for the evacuation of stormwater on the roof.

Though well maintained, the building's major systems are in worn condition. Both the HVAC and electrical systems are outdated and do not meet the Ohio School Facilities Commission's (OFCC) Design Manual requirements. There is no central air conditioning system, and the HVAC system does not provide the Ohio Code requirements for fresh air requirements. The building's fire alarm and security system require upgrades/replacement to meet today's requirements. However, many improvements have been made to the facility in recent years, including but not limited to window replacement, removal of VAT flooring, and replacement of fluorescent lights and ballasts with LED type.

The classrooms range in terms of size but are smaller than the OFCC recommendations for its current grades. The facility contains a warming kitchen and a combined gymnasium and student dining area, compared to a separate dining and gym space in today's educational facilities.

Item A: Heating and Ventilation

Description:

The existing system of the building is comprised of two 1996 Bryan water boilers in fair condition. Unit ventilators are used to provide heat and ventilation in most of the classrooms. The equipment in the building does not provide the required outside air delivery to meet 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. 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 contain an underground abandoned fuel tank that has been filled with sand.

Unit ventilator

Mechanical equipment

Window A/C unit in administration room

Most rooms have ceiling fans for air movement

Recommendations:

Provide a new overall heating ventilating and air conditioning system to achieve compliance with OBC and OSDM standards. The new ducted system will likely require architectural soffits to accommodate the installation of the ductwork. This work is outlined as Priority 3.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Provide a new OSDM-compliant HVAC system including new ductwork.

Priority 3 Costs:

HVAC System Replacement: 25,619 SF x $54.42/SF =	$1,394,185.98
Convert to ducted system: 25,619 SF x $10.37/SF =	$265,669.03
Subtotal =	$1,659,855.01

Total Item A: $1,659,855.01

Item B: Roofing

Description:

The roof over the overall facility is a standing metal seam roof system that is reported by the district to have been installed somewhere between the late 1980's and early 1990s. Recent work on the roof system includes repairs at rubber boots around various stacks that were dry rotted. Gutters and downspouts are utilized for evacuation of storm water, are rusting, but are scheduled for replacement in the next few months. There were no reports of active leaking in the building. The roof system appears in good condition and has an anticipated life span of 50 years. There is no internal access to this pitched roof system; an outside ladder must be placed against the outside of the building to access the roof.

Recommendations:

Given that the roof system is in good condition and has an anticipated life span of 10+ years, coupled with gutter and downspout work currently scheduled for replacement, no work is required at this time.

Total Item B: $ 0.00

Item C: Air Conditioning

Description:

There is no central ducted air conditioning system for this building. Limited air conditioning is provided by indoor units and window units for the office area, with window units for the library and teacher's lounge. The overall system is not compliant with OSDM requirements. The general building exhaust systems located in the restrooms and gym are functional and in satisfactory condition. Since the school converted to an Early Learning Center for grades PK-K, the kiln has been removed and is no longer present (formally had one without proper exhaust). Also due to the current grade configuration, no considerations are needed for paint hoods, science chemical hoods, etc.

Recommendations:

Existing units have exceeded their expected service life of 15 years. Provide an air conditioning system to meet OBC and OSDM requirements. Cost included in A. Heating System section.

Total Item C:	**$0.00**

Item D: Electrical

Description:

The overall electrical system does not meet OSDM requirements in supporting the needs of the school. The electrical system in the overall facility is a 240/120 volt, 1 phase 3 wire electric service, 400amp was the original in 1955, and with the addition of 600 amp in 1999 to support the new computers at the school, presently a 1000-amp electric service. The existing system is not capable of supporting the new HVAC system. There is no lightning protection. The overall electrical system does not meet OSDM requirements in supporting the needs of the school.

Electrical main panel

Electrical subpanel

Recommendations:

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

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: 25,619 SF x $37.26/SF =	$ 954,563.94

Total Item D: **$ 954,563.94**

Item E: Plumbing & Fixtures

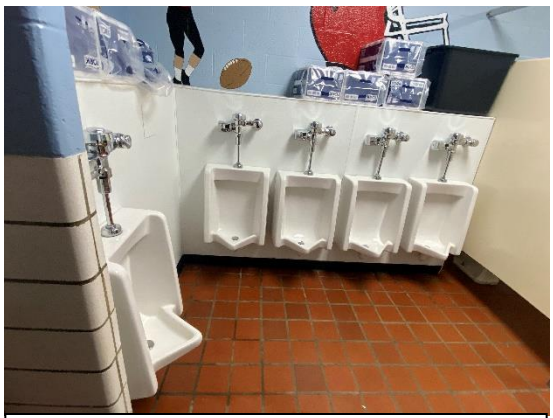
Description:

Electric hot water heater

The building contains 1 large group restroom for boys and one for girls. Additionally, there are 2 staff restrooms as well as individual restrooms in 4 classrooms located in the 1964 addition. The district recently installed touchless faucets on the sinks, as well as new flush valves on urinals and toilets. Altogether, there are 15 toilets, 5 urinals, and 14 sinks in the school's restrooms. Most of the toilets are floor-mounted. The fixtures themselves are in fair/good condition. The restrooms meet the requirements for the total number of fixtures.

There is one 2" water service line that connects to a 2" domestic galvanized steel supply piping throughout the building and is in fair condition. The sanitary waste piping is cast iron and is in good condition.

There are 2 electric water coolers in the hallways and 4 drinking fountains in the classrooms school. One of the hallway electric water coolers is slated for replacement in the next few months. The school meets the OBC requirements for fixtures and drinking fountains. There is an adequate number of hose bibbs on the perimeter of the building in good condition. The school is equipped with a natural gas hot water tank installed in 2019. There is a grease interceptor for the kitchen in this school. A backflow preventer is not provided at the water service entrance.


Urinals have new flush valves


Floor mounted toilet

Recommendations:

Provide a new backflow preventer. Provide for replacement of toilets and urinals to meet OFCC requirement for low flow/LEED. Replace domestic water galvanized piping throughout the building. It is anticipated that the hot water heater will need to be replaced around 2029 due to its typical life span of around 10 years. Provide for the replacement of the electric water cooler in the hall that isn't already slated for replacement by the district.

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/LEED (ADA-required units are outlined in Item O). Replace the electric water cooler. Install a backflow preventer. Replace the hot water heater.

Priority 3 Costs:

Toilets (non-ADA): 13 units x $4,923.27/unit =	$64,002.51
Urinals (non-ADA): 1 unit x $4,923.27/unit =	$4,923.27
Hot water heater: 1 unit x $12,852.00/unit =	$12,852.00
Backflow preventer: 1 unit x $ 6,478.25/ unit =	$6,478.25
Electric water cooler: 1 unit x $3,886.95/unit =	$3,886.95
Subtotal =	$92,142.98

Total Item E: $ 92,142.98

Item F: Windows

Description:

Approximately 2 years ago, the district replaced all the windows in the overall facility. The new windows are an aluminum frame, thermally broken system with double glazing. During the replacement, the district removed the former 2 opaque panels that were part of each 3-ganged window system, restoring the original design intent which brings in an abundance of natural light. The windows are equipped with surface-mounted blinds in good condition. The typical classroom windows are awning-type on the lower panel with insect screens, and the top panels are fixed. Window hardware is in good condition and no problems of operation were reported. There are no skylights in the building. There is not a greenhouse associated with this school.

New windows

New windows

Recommendations:
No work is required at this time.

Total Item F: $0.00

Item G: Structure – Foundation

Description:
The foundations are below grade and not visually observable. Damage to terrazzo floors suggests the presence of moisture under the building.

Recommendations:
Provide a means of evacuating ground water from the vicinity of the building.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Provide a drain tile system.

Priority 3 Costs:
Drain Tile: 507 LF x $23.33/LF = $11,828.31

Total Item G: $11,828.31

Item H: Structure (Walls & Chimneys)

Brick needs cleaning & sealing

Description:

The overall facility has brick veneer on load-bearing wall system which displayed no locations of spalling or deterioration and is generally in good condition. Brick veneer masonry walls are not cavity walls. The exterior masonry shows no evidence of mortar deterioration. It does not appear, however, to have been recently cleaned and sealed and stains were noted in several locations. No areas of efflorescence were observed. There are no major elements of exterior accent materials on the exterior other than metal fascia between the top of the windows and the bottom of the roof line. 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. Steel lintels are in fair condition.

Interior walls are concrete masonry and glazed block units in fair/good condition. The window sills are mainly an element of the aluminum window system, and they are in good condition. The school is not equipped with a loading dock.

Recommendations:

As a Priority 3, provide masonry cleaning and sealing, as well as infill brick at unit vent openings in coordination with HVAC replacement outlined in Item A.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Provide infill of brick @ unit vent voids when the HVAC system is replaced. Provide masonry cleaning and sealing.

Priority 3 Costs:

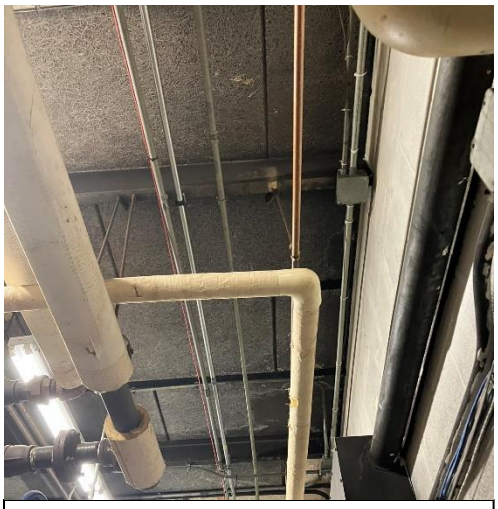
Masonry cleaning: 7,440 SF x $1.95/SF =	$14,508.00
Masonry sealing: 7,440 SF x $1.30/SF =	$9,672.00
Infill unit vent openings: 250 SF x $73.90/SF =	$18,475.00
Subtotal =	$42,655.00

Total Item H: $42,655.00

Item I: Structure (Floors & Roofs)

Description:

The floor construction of the base floor is concrete slab on grade construction. There are no intermediate floors in this single-story building. The roof structure of the building is steel beam construction with tectum decking. The tectum looked in fair condition where it could be viewed.



Tectum roof deck

Recommendations:

No work is required at this time.

Total Item I: $0.00

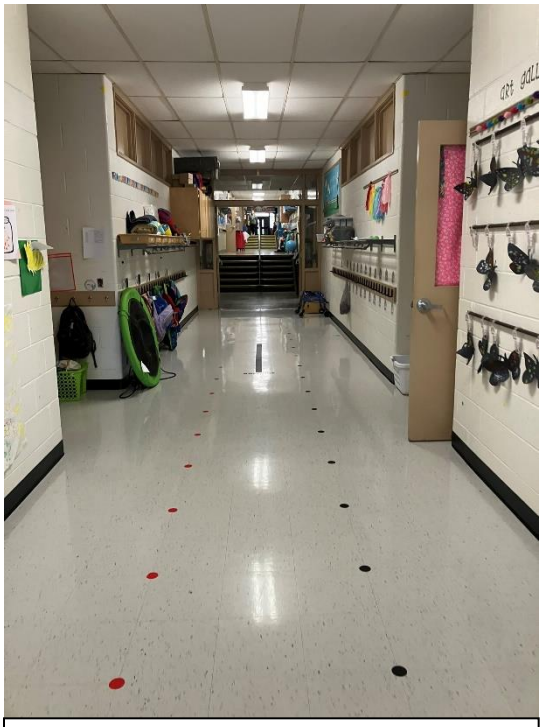
Item J: General Finishes

Description:

The school features conventionally partitioned classrooms with painted block walls, VCT flooring, and 2 x 4 acoustic ceiling panels in fair/good condition. The classrooms feature the original wood base and wall cabinets with laminate countertops which are generally in worn-out condition. Some were observed peeling, chipped, and/or broken. The typical classroom does not have student storage inside but rather utilizes hooks and shelving along the corridor walls.

The corridors feature both terrazzo and VCT flooring, painted & glazed block walls, and 2' x 4 lay-in ceiling tiles which are in fair/good condition. The terrazzo has evidence of water wicking up through the floor as mentioned in Item G. Coat hooks with a shelf above are provided in the corridors for storage of students' outdoor clothing materials and bookbags/lunchboxes. The classroom doors are the original metal doors, are a combination of non-recessed and recessed depending on which building portion you are in and have been retrofitted with ADA-compliant door hardware. The doors are in dated condition.

Classroom casework

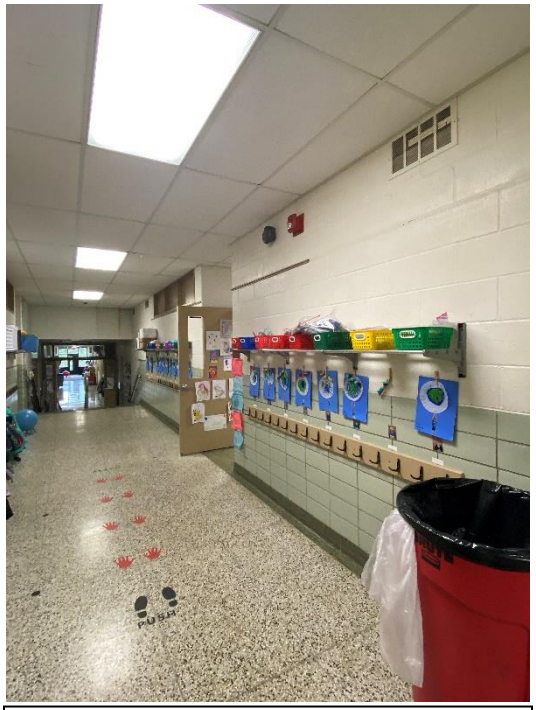


Corridor finishes

Gym basketball backboard/hoop

Classroom finishes

Large group restroom finishes



Corridor finishes

The restrooms feature quarry tile flooring, glazed and painted block walls, and 2' x 4' lay-in acoustical ceiling tiles that range in condition. The toilet partitions are metal and in fair condition.

The school has a combined gymnasium/student dining space that is equipped with VCT flooring, painted block walls, and an exposed tectum ceiling structure. There is no stage provided. There are 2 dated basketball backboards/hoops that should be replaced.

The warming kitchen features VCT flooring, painted block walls, and 2' x 4' lay-in acoustic ceiling tiles. The finishes are in fair condition. In the last few years, the district has replaced a stove and double oven. The remaining equipment is reported to be over 20 years old.

<u>Recommendations:</u>

Provide complete replacement of finishes and casework throughout due to age, condition, and lack of compliance with OSDM requirements, and in conjunction with mechanical, electrical, plumbing, and life safety upgrades. Provide for warming kitchen equipment replacement due to the age of the majority of the equipment and their anticipated useful life span. In the cafeteria/gym space, provide for replacement of the basketball backboards. New interior door replacement is outlined in Item O. The building is not provided with the wall insulation necessary to meet the LEED requirements by OFCC. Additional wall insulation is necessary to meet this requirement.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Provide complete replacement of finishes and casework, basketball backboard replacement, additional wall insulation, and replacement of warming kitchen equipment. See Item O for ADA requirements for interior door replacement.

Priority 3 Costs:

Complete replacement of finishes & c.w.: 25,619 SF x $35.95/SF =	$921,003.05
Basketball backboards: 2 units x $4,146.08/unit =	$8,292.16
Additional wall insulation: 7,440 SF x $7.78/SF =	$57,883.20
Warming kitchen equipment replacement: 527 SF x $145.76/SF =	$76,815.52
Subtotal =	$1,063,993.93

Total Item J: $1,063,993.93

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 95 FC, restroom 70 FC, cafeteria 25 FC, kitchen 80 FC, gym 28 FC, offices 68 FC, restrooms 50 FC, and corridors at 37 FC. The cafeteria, corridors and gym lighting levels were below OSFC standards. In 2017 – 2018, the district cut out all of the ballasts and put in LED lamps. The lighting levels are much improved in all the spaces.

Recommendations:
Although all new LED lighting is provided, complete replacement of lighting systems in areas in which they are recessed into the dropped ceilings will be required due to the installation of mechanical systems and fire suppression systems outlined in Items A & U.

Corridor – New LED lighting

New LED lighting

Priority 1 Recommendation:
None

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:

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

Priority 3 Costs:

Interior lighting replacement: 22,468 SF x $8.42/SF =	$ 189,180.56

Total Item K: **$189,180.56**

Item L: Security System

Description:

The security system is a 1992 Fire Burglary system maintained by Vector Security. It includes cameras located inside (18) and outside of buildings (11). All school district cameras are connected to the high school recording equipment with 2 weeks of storage. There is a card reader located at the main entrance of the classroom building with 2-way communication and a door release for visitors. Exterior doors do not have position switches.

The district has recently installed a secure vestibule at the main entrance for proper security clearance checks on visitors.

Secure Vestibule

Security camera

Recommendations:

Provide a new security system to meet OFCC design manual standards as a Priority 1 which is focused on warm, safe, and dry.

Priority 1 Recommendation:

Provide a new security system to meet OFCC guidelines, including a new secure vestibule.

Priority 1 Costs:

Security system replacement: 25,619 SF x $3.69/SF =	$ 94,534.11
Exterior Lighting: 25,619 SF x $1.30/SF =	$33,304.70
Subtotal:	$127,838.81

Priority 2 Recommendation:

None at this time.

Priority 3 Recommendation:

None at this time.

Total Item L: $127,838.81

Item M: Emergency / Egress Lighting

Description:

The overall facility is equipped with an emergency egress lighting system consisting of compact fluorescent and LED exit signs, and emergency lighting with battery packs. The system is not adequately provided throughout and is not compliant with OFCC design manual guidelines. There is no emergency generator.

Exit sign/Emergency lighting

Exit sign/Emergency lighting

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. Item is recommended as a priority 3 to be coordinated with other system replacements.

Priority 1 Recommendation:
None

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:

Provide a new egress lighting system.

Priority 3 Costs:

Emergency/Egress Lighting: 25,619 SF x $1.30/SF = $ 33,304.70

Total Item M: $33,304.70

Item N: Fire Alarm

Description:

The fire alarm system is a 1992 Silent Night zoned type system (non-addressable) and is annually tested and remotely monitored by Vector Security. The district recently performed upgrades to the main panel, however, there is not an adequate number of horn/strobe units. The existing system does not have enough capacity to add additional horn strobes or duct fire suppression system detectors for the 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.

Fire alarm devices

Fire alarm control panel

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. At that time, the devices would be replaced and added to with addressable devices.

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:
Provide for replacement of fire alarm system.

Priority 3 Costs:

Fire alarm system replacement: 25,619 SF x $3.89/SF =	$ 99,657.91

Total Item N: **$99,657.91**

Item O: Handicap Access

Description:

On the interior of the building, space allowances and reach ranges are not fully compliant. There are wheelchair lifts on the grade level change/stair in the corridor. There is no stage for ADA considerations. Interior doors are generally the original metal door leafs, are semi-recessed, and have been retrofitted with ADA hardware in recent years. Some doors do not provide proper wheelchair clearances.

The electric water coolers in the hallways are ADA-compliant, but dated and one is scheduled for replacement (see Item E). The large group restrooms are generally ADA requirements. ADA-compliant signage is provided throughout the school.

There is no ADA power door assist at the main entrance. In the parking lot, there are 62 regular parking spaces and 2 ADA spaces provided. ADA

ADA signage

requires 3 ADA parking spaces to be provided when there are between 51 and 75 regular parking spaces present.

Doors retrofitted with ADA hardware

ADA parking spaces

Recommendations:

Provide replacement of restroom fixtures as outlined in Item E. for ADA requirements. Provide an ADA power door assist. Although the building has doors that are retrofitted with ADA hardware, the doors themselves are dated and should be replaced. Additionally, 6 doors require wider openings. Provide ADA signage in the building. Restripe/configure one parking space for ADA purposes (includes sign).

Priority 1 Recommendation:
None at this time.

Priority 2 Recommendation:
None at this time.

Priority 3 Recommendation:

Provide for replacement of restroom fixtures as outlined in Item E. for ADA requirements. Provide an ADA power door assist. Although the building has doors that are retrofitted with ADA hardware, the doors themselves are dated and should be replaced. Additionally, 6 doors require wider openings. Provide ADA signage in the building. Restripe/configure one parking space for ADA purposes (includes sign).

Priority 3 Costs:

Replace doors: 73 leafs x $1,684.34/leaf =	$ 122,956.82
Replace/widen doorway: 6 leafs x $6,478.25/leaf =	$38,869.50
ADA power door assist: 1 entrance x $9,717.38/unit =	$ 9,717.38
ADA Toilets/sinks/urinals: 4 fixtures x $4,923.47/fixture =	$ 19,693.88
ADA parking space (reconfigure exist.) 1 space x $1,200/space =	$1,200.00
ADA toilet partitions: 2 units x $1,750/unit =	$3,500.00
Toilet Accessories: 2 restrooms x $1,295.65/restroom =	$2,591.30
Subtotal:	$198,528.88

Total Item O: **$198,528.88**

Item P: Site Condition

Description:

According to the Geauga County Auditori's website, the school sits on a 34.61 acre parcel. The site is directly across from Chardon High School. It features sloped topography with generous tree and shrub-type landscaping. The site is very attractive and suitable for outdoor learning.

Ample parking is provided on the south side of the building. The asphalt parking lot contains 62 regular spaces and 2 handicapped spaces which is more than the OFCC recommendations for the current grade configuration and enrollment. See Item O for handicapped quantity evaluation and recommendations. The asphalt is becoming worn and in need of resurfacing. Water evacuation is addressed through storm sewers in the parking lot. No issues with parking lot ponding were observed or reported. There is some minor ground erosion at the end of the parking lot. There is no true bus loop at this school, but rather a peel away on Maple St. There is a gravel parking lot to the north of the building, but this is utilized as student parking for the high school across the street. A dumpster is located on the south side of the school near the main entrance. It is not provided on a dedicated concrete pad nor is provided with any enclosure.

The sidewalks are a mix of ages and conditions from good to poor. The sidewalk area most in need of replacement is the south, curved walk-in front of the cafeteria. This sidewalk has large cracks and could pose tripping hazards.

Two main playgrounds are provided, one on the east side of the site and another on the north end of the site. Multiple playground areas are provided on-site. Fencing is provided around the play areas, and it is in good condition. A mix of equipment is present including heavy-duty plastic and older metal pieces. The metal swings were recently provided with a new fall area and mulch. The other play areas, however, need additional mulch, as what is present is not of sufficient depth to meet fall safety guidelines.

Depth/quantity of mulch is insufficient

Asphalt in need of resurfacing

Sidewalk cracking

Asphalt parking lot on south side of school

Recommendations:

As a Priority 1, provide for the replacement of the sidewalk adjacent to the cafeteria/gym portion of the school as it is a tripping hazard. Also, as a Priority 1, add additional mulch to sufficient depths in the playgrounds requiring it. As a Priority 2, provide for resurfacing of the asphalt parking lot. As a Priority 3, provide a concrete pad & enclosure for the dumpster, and replace older pieces of playground equipment. 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 adequate depth of wood mulch in the playgrounds and replace cracked sidewalks.

Priority 1 Costs:

Soft Playground Surface: 742 SY x $37.87/SY =	$28,099.54
Sidewalk Replacement: 573 SF x $9.72/SF =	$5,569.56
Subtotal =	$33,669.10

Priority 2 Recommendations:

Provide asphalt resurfacing of south parking lot.

Priority 2 Costs:

Asphalt New Wearing Course: 2,394 SY x $24.61/SY =	$58,916.34

Priority 3 Recommendations:

Provide dumpster pad and enclosure. Remove old pieces of playground equipment and replace with new. OFCC allowances for unforeseen site circumstances.

Priority 3 Costs:

Dumpster pad and enclosure: Lump Sum =	$10,000.00
Remove old playground equipment: Lump Sum =	$2,591.30
New playground equipment: 25,619 SF x $1.95/SF =	$49,957.05
Base Sitework allowance: Lump Sum =	$50,000.00
Additional sitework allowance: 25,619 SF x $1.50/SF =	$38,428.50
Subtotal =	$150,976.85

Total Item P: $243,562.29

Item Q: Sewer System

Description:

The school is served by city sewer via an 8" connector pipe. There are no problems currently reported to the sewer system.

Recommendations:

No work is required at this time.

Total Item Q: **$0.00**

Item R: Water Supply

Description:

There is a 2" water supply line serving the school to the city water system. The existing water supply system will not provide adequate support for future fire suppression system.

Recommendations:

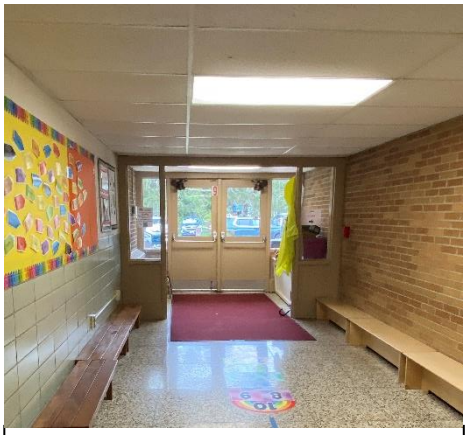
Provide a new fire line system to accommodate the future system – cost in Item U.

Total Item R: **$0.00**

Item S: Exterior Doors

Description:

The exterior doors throughout the building are a mix of materials, age, and condition. They include hollow metal doors which are generally in dated/poor condition, and some newer FRP doors in fair to good condition. Since the original assessment, one door was replaced in May of 2024. The doors feature panic exit hardware and many are equipped with single pane and/or wired glass.



Exterior hollow metal door

Recommendations:

Provide for replacement of all old exterior doors. Due to many nearing or at the end of life expectancy, replacement is set as a Priority 2.

Priority 1 Recommendations:
None at this time.

Priority 2 Recommendations:
Replace dated deteriorating exterior doors.

Priority 2 Costs:
Exterior Door Replacement: 13 leafs x $3,239.12/leaf = $42,108.56

Priority 3 Recommendations:
None at this time.

Total Item S: $42,108.56

Item T: Hazardous Materials

Description:
In 2019, the OFCC sent an environmental engineer to confirm the presence of hazardous materials (including asbestos) in the facility. They conducted testing as part of this assessment. They listed pipe insulation, fire door, ceiling/wall, window components, resilient flooring, mastic, and sink undercoatings as confirmed asbestos-containing materials.

Note: Since 2019, the district has replaced all of the fluorescent lighting in the building district-wide, thus the recommendation for incineration of fluorescent lamps is removed from this recommendation. The district also removed the last of the VAT flooring in 4 classrooms recently as well as in the multipurpose room.

Recommendations:
Remove asbestos and hazardous material-containing materials.

Priority 1 Recommendations:
None at this time.

Priority 2 Recommendations:
None at this time.

Priority 3 Recommendations:

Remove hazardous material identified in the Enhanced Environmental Assessment prepared by OFCC in 2019.

Priority 3 Costs:

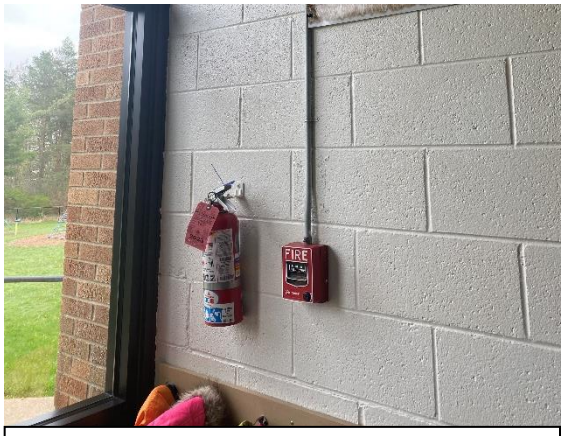
Est. Cost for Lead Mock-ups: 5,000 units x $1.30/unit=	$6,500.00
Special Engineering for LBP Mock-ups: 5,000 units x $1.30/unit=	$6,500.00
Pipe insulation Removal: 532 LF x $32.13/LF =	$17,093.16
Fire Door Removal: 3 each x $129.57/each =	$388.71
Non-ACM Ceiling/Wall Removal (for access): 2,506 SF x $2.59/SF =	$6,490.54
Window Component 1: 52 each x $388.70/each =	$20,212.40
Window Component 2: 52 each x $388.70/each =	$20,212.40
Resilient flooring removal, including mastic: 10,000 SF x $4.28/SF =	$42,800.00
Sink undercoating removal: 8 each x $129.57/each =	$1,036.56
XRF Screening for LBP: 3,000 units x $1.00/unit =	$3,000.00
Subtotal =	$124,233.77

Total Item T: $ 124,233.77

Item U: Life Safety

Description:

The overall facility is not equipped with an automatic fire suppressant system. Exit corridors are situated such that dead-end corridors are not present. The building does not contain any true stairwells.



Wall mounted fire extinguisher

Fire extinguishers are provided throughout the building, though are not provided with ADA-compliant, through-the-wall cabinets. The facility is not equipped with an emergency generator. The existing water supply system cannot support the installation of a sprinkler system. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. The school is not equipped with an emergency generator.

Recommendations:

Provide a complete sprinkler system and dedicated fire line. Provide through-the-wall fire extinguisher cabinets at ADA heights. An emergency generator is provided through recommendations of complete electrical system replacement outlined in Item D. Note: This work is recommended as a Priority 3 to coordinate the timing of HVAC & electric replacement.

Priority 1 Recommendations:

None at this time.

Priority 2 Recommendations:

None at this time

Priority 3 Recommendations:

Provide an automatic fire suppression system throughout the facility and a dedicated water line connection. An emergency generator is provided in Item D: electrical system as part of the complete system replacement costs. Provide new fire extinguishers through the wall cabinets at ADA height.

Priority 3 Costs:

Fire extinguisher & cabinets: 6 each x $757.96/unit =	$4,547.78
Sprinkler System: 25,619 SF x $4.86/SF =	$124,508.34
Dedicated water main: 300 LF x $64.78/LF =	$19,434.00
Backflow preventer: 1 unit x $6,478.25 =	$6,478.25
Subtotal =	$154,968.37

Total Item U: $154,968.37

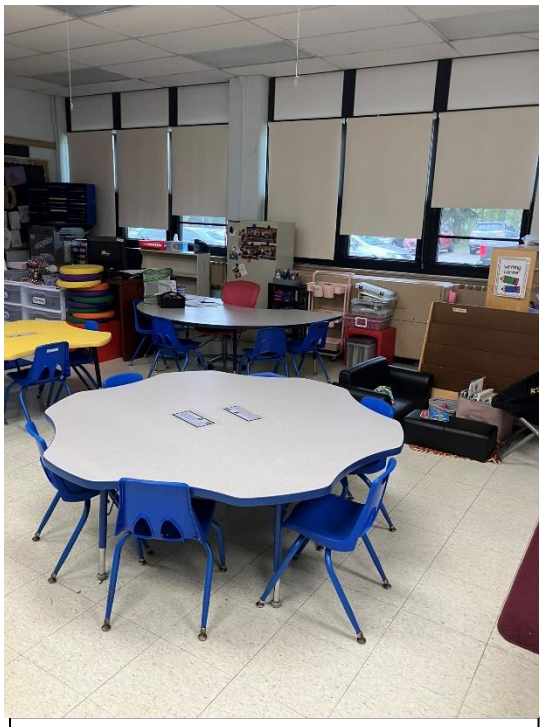
Item V: Loose Furnishings

Description:

The typical furniture is somewhat consistent in design and varies in condition from dated/poor to good condition, consisting of student and staff desks & chairs, shelving, tables and chairs, file cabinets, and computer workstations. The district has done some select classroom furniture replacements in recent years which are in good condition, though some older furnishings are still present in the building.

Dated desk

The facility's furniture and loose equipment were evaluated in the original assessment and on a scale of 1-10 the overall facility received a rating 3 out of 10 due to age, condition, and because it lacks some of the design manual required elements.



Newer furnishings

Older pieces

Recommendations:
Replace outdated, worn furniture.

Priority 1 Recommendations:
None at this time.

Priority 2 Recommendations:
None at this time.

Priority 3 Recommendations:
Provide for replacement of outdated furnishings.

Priority 3 Costs:

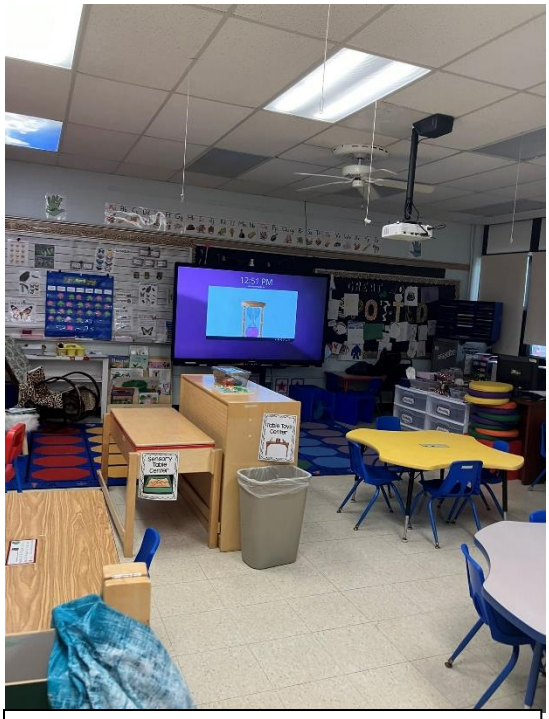
New furniture: 25,619 SF x $10.71/SF =	$274,379.49

Total Item V: $274,379.49

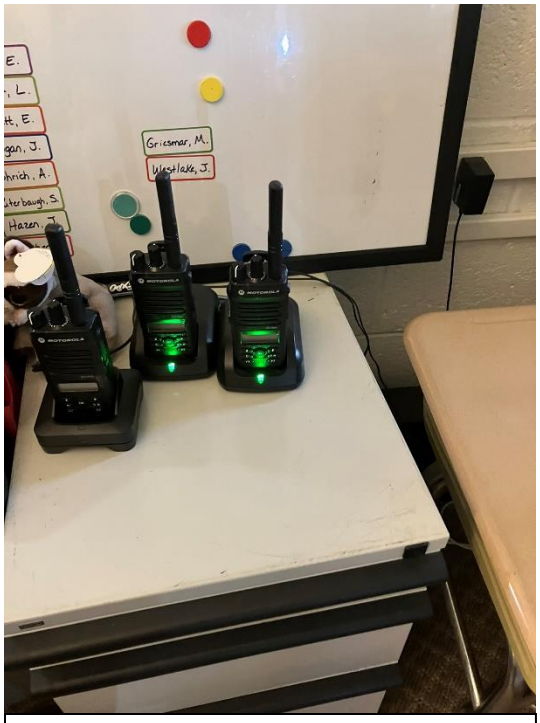
Item W: Technology

Description:

The typical classroom is equipped with data ports in each classroom as well as wireless access through the building. The classrooms are not provided with a telephone system, however, the district intends to install a voice over IP system in the future. The teachers currently use Motorola walkie-talkies currently for communication. A brand new PA system with 2-way communication capabilities was installed in the hallways as well as external speakers on the playground.



New interactive board in typ. classrooms



Walkie-Talkies

Specialized electrical/sound systems requirements of the gymnasium, stage, student dining, and music spaces are inadequately provided and what is present is outdated. The district is transitioning from ceiling-mounted projectors to 86" Promethean touchscreen interactive panels in the classrooms.

Recommendations:

Provide for complete replacement of technology systems to meet Ohio School Design Manual requirements and due to technological advances in 3-5 years.

Priority 1 Recommendations:
None at this time.

Priority 2 Recommendations:
To meet OSDM requirements and to remain current with technological advancements it is recommended that an allowance for updates/replacement of the technology systems is required.

Priority 2 Costs:

Technology replacement: 25,619 sf x $16.85/sf =	$431,680.15

Priority 3 Recommendations:
None at this time.

Total Item W:	**$ 431,680.15**