Building Information - Brunswick City (43661) - Willetts Middle

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Copy of Willetts_MS_06_25_21
Assessment Date (on-site; non-EEA)	2016-07-14
Kitchen Type	Full Kitchen
Cost Set:	2022
Building Name	Willetts Middle
Building IRN	98426
Building Address	1045 Hadcock Rd
Building City	Brunswick
Building Zipcode	44212
Building Phone	330/273-0287
Acreage	15.63
Current Grades:	6-8
Teaching Stations	42
Number of Floors	1
Student Capacity	506
Current Enrollment	591
Enrollment Date	2016-06-20
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	39
Historical Register	**NO**
Building's Principal	Brian Miller
Building Type	Middle

Next Page

Building Pictures - Brunswick City(43661) - Willetts Middle(98426)

North elevation photo:

East elevation photo:

South elevation photo:

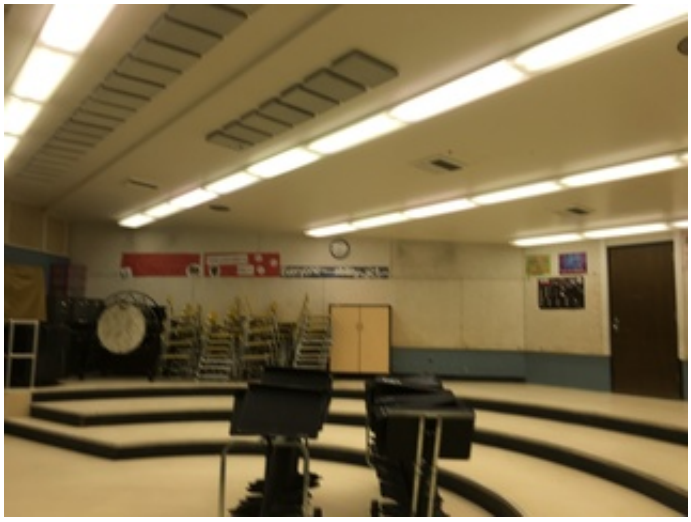
West elevation photo:

GENERAL DESCRIPTION

76,470 Total Existing Square Footage
1976,1979 Building Dates
6-8 Grades
591 Current Enrollment
42 Teaching Stations
15.63 Site Acreage

Willetts Middle School, which is not on the National Register of Historic Buildings, is a one (1) story structure totaling 76,460 sf. The Original Building of 57,766 sf was constructed in 1976. A Classroom Wing Addition of 18,694 sf was constructed in 1979. The facility contains one (1) Gymnasium of 6,305 sf, one (1) Student Dining space of 2,535 sf, one (1) Kitchen of 2,435 sf and one (1) Media Center of 2,668 sf. Willetts Middle School currently provides space for grades 6th through 8th. The complex provides partial accessibility, but does not fully conform to the provisions of the Americans with Disabilities Act (ADA) or ANSI Guidelines. Typical classrooms throughout the complex are undersized and do not conform to the current standards established by the State of Ohio. The existing facility features conventionally partitioned classroom design and does not utilize modular buildings. The School is located on a 15.6-acre site in a suburban residential setting. School buses load/unload along a separated drive that shares a common point of ingress/egress with vehicular traffic. The existing structure has a scored split-face CMU exterior and is constructed with load bearing masonry walls with steel joist deck framing and slab-on-grade construction. The roofing system for the overall facility is a coal-tar built-up system which is original to date of construction of each addition.

The ventilation system is inadequate to meet the needs of the users. The Original Building and 1979 Addition are equipped with a central air conditioning system. The electrical service for the facility is original to date of construction. The facility is outfitted with a limited security system and a compliant automatic fire alarm system. The structure is not equipped with an automatic fire suppression system. The building is reported to contain asbestos.



Previous Page

Next Page

Building Construction Information - Brunswick City (43661) - Willetts Middle (98426)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1976	no	1	57,776	no	no
Classroom Wing Addition	1979	no	1	18,694	no	no

Previous Page

Next Page

Building Component Information - Brunswick City (43661) - Willetts Middle (98426)

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
Original Building (1976)		9631		6305	2668		2535	2435						
Classroom Wing Addition (1979)		4240												
Total	0	13,871	0	6,305	2,668	0	2,535	2,435	0	0	0	0	0	0

Master Planning Considerations

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Willetts Middle (98426)

District: Brunswick City
Name: Willetts Middle
Address: 1045 Hadcock Rd
Brunswick,OH 44212
Bldg. IRN: 98426

County: Medina **Area:** North Central Ohio (4)
Contact: Brian Miller
Phone: 330/273-0287
Date Prepared: 2016-07-14 **By:** Tony Schorr
Date Revised: 2022-04-14 **By:** Heather Shiets

Current Grades	6-8	Acreage:	15.63
Proposed Grades	N/A	Teaching Stations:	42
Current Enrollment	591	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1976	no	1	57,776
Classroom Wing Addition	1979	no	1	18,694
Total				**76,470**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	73	73%	Satisfactory
2.0 Structural and Mechanical Features	200	141	71%	Satisfactory
3.0 Plant Maintainability	100	81	81%	Satisfactory
4.0 Building Safety and Security	200	164	82%	Satisfactory
5.0 Educational Adequacy	200	139	70%	Satisfactory
6.0 Environment for Education	200	149	75%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	747	75%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2022		Rating	Dollar Assessment	C
A.	Heating System	3	$4,483,436.10	-
B.	Roofing	3	$1,514,525.60	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,578,568.40	-
E.	Plumbing and Fixtures	3	$795,570.99	-
F.	Windows	3	$135,897.60	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$68,478.40	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$3,115,229.73	-
K.	Interior Lighting	3	$582,701.40	-
L.	Security Systems	3	$255,409.80	-
M.	Emergency/Egress Lighting	3	$89,469.90	-
N.	Fire Alarm	3	$269,174.40	-
O.	Handicapped Access	3	$352,628.49	-
P.	Site Condition	2	$702,166.79	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$55,703.25	-
T.	Hazardous Material	3	$167,678.17	-
U.	Life Safety	3	$379,468.00	-
V.	Loose Furnishings	3	$582,701.40	-
W.	Technology	3	$1,262,519.70	-
X.	Construction Contingency / Non-Construction Cost	-	$4,248,753.63	-
Total			$21,640,081.75	

C=Under Contract	
Renovation Cost Factor	110.06%
Cost to Renovate (Cost Factor applied)	$23,817,073.98

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

Previous Page

Original Building (1976) Summary

District:	Brunswick City	**County:**	Medina **Area:** North Central Ohio (4)
Name:	Willetts Middle	**Contact:**	Brian Miller
Address:	1045 Hadcock Rd	**Phone:**	330/273-0287
	Brunswick,OH 44212	**Date Prepared:**	2016-07-14 **By:** Tony Schorr
Bldg. IRN:	98426	**Date Revised:**	2022-04-14 **By:** Heather Shiets

Current Grades	6-8	Acreage:	15.63
Proposed Grades	N/A	Teaching Stations:	42
Current Enrollment	591	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1976**	**no**	**1**	**57,776**
Classroom Wing Addition	1979	no	1	18,694
Total				**76,470**

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

	FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
A.	Heating System	3	$3,387,406.88	-
B.	Roofing	3	$1,146,049.72	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,948,206.72	-
E.	Plumbing and Fixtures	3	$603,815.63	-
F.	Windows	3	$84,116.10	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$52,302.40	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,505,212.53	-
K.	Interior Lighting	3	$440,253.12	-
L.	Security Systems	3	$192,971.84	-
M.	Emergency/Egress Lighting	3	$67,597.92	-
N.	Fire Alarm	3	$203,371.52	-
O.	Handicapped Access	3	$289,693.87	-
P.	Site Condition	2	$545,544.95	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$41,044.50	-
T.	Hazardous Material	3	$130,282.76	-
U.	Life Safety	3	$297,214.40	-
V.	Loose Furnishings	3	$440,253.12	-
W.	Technology	3	$953,881.76	-
X.	Construction Contingency / Non-Construction Cost	-	$3,256,368.37	-
Total			$16,585,588.11	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	73	73%	Satisfactory
2.0 Structural and Mechanical Features	200	141	71%	Satisfactory
3.0 Plant Maintainability	100	81	81%	Satisfactory
4.0 Building Safety and Security	200	164	82%	Satisfactory
5.0 Educational Adequacy	200	139	70%	Satisfactory
6.0 Environment for Education	200	149	75%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	747	75%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	110.06%
Cost to Renovate (Cost Factor applied)	$18,254,098.27

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

Classroom Wing Addition (1979) Summary

District:	Brunswick City	**County:**	Medina **Area:** North Central Ohio (4)
Name:	Willetts Middle	**Contact:**	Brian Miller
Address:	1045 Hadcock Rd	**Phone:**	330/273-0287
	Brunswick,OH 44212	**Date Prepared:**	2016-07-14 **By:** Tony Schorr
Bldg. IRN:	98426	**Date Revised:**	2022-04-14 **By:** Heather Shiets

Current Grades	6-8	Acreage:	15.63
Proposed Grades	N/A	Teaching Stations:	42
Current Enrollment	591	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1976	no	1	57,776
Classroom Wing Addition	**1979**	**no**	**1**	**18,694**
Total				**76,470**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	73	73%	Satisfactory
2.0 Structural and Mechanical Features	200	141	71%	Satisfactory
3.0 Plant Maintainability	100	81	81%	Satisfactory
4.0 Building Safety and Security	200	164	82%	Satisfactory
5.0 Educational Adequacy	200	139	70%	Satisfactory
6.0 Environment for Education	200	149	75%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	747	75%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2022		Rating	Dollar Assessment	C
A.	Heating System	3	$1,096,029.22	-
B.	Roofing	3	$368,475.88	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$630,361.68	-
E.	Plumbing and Fixtures	3	$191,755.36	-
F.	Windows	3	$51,781.50	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$16,176.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$610,017.20	-
K.	Interior Lighting	3	$142,448.28	-
L.	Security Systems	3	$62,437.96	-
M.	Emergency/Egress Lighting	3	$21,871.98	-
N.	Fire Alarm	3	$65,802.88	-
O.	Handicapped Access	3	$62,934.62	-
P.	Site Condition	2	$156,621.84	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$14,658.75	-
T.	Hazardous Material	3	$37,395.41	-
U.	Life Safety	3	$82,253.60	-
V.	Loose Furnishings	3	$142,448.28	-
W.	Technology	3	$308,637.94	-
X.	Construction Contingency / Non-Construction Cost	-	$992,385.26	-
Total			$5,054,493.64	

C=Under Contract	
Renovation Cost Factor	110.06%
Cost to Renovate (Cost Factor applied)	$5,562,975.70

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

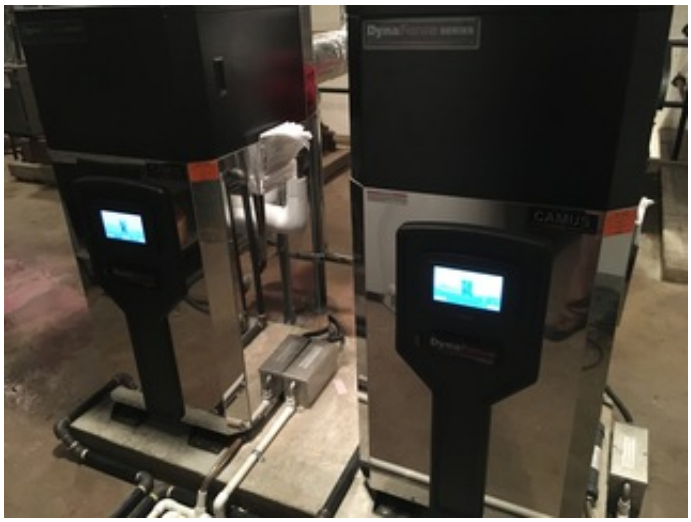
A. Heating System

Description: The existing system for the Original Building and 1979 Addition is a system utilizing multiple air handling units with VAV terminal boxes and exterior condensing units with hot water heating coils installed in 1976, which are in fair condition. The heating system in the overall facility is a 2-pipe system, with a capacity for simultaneous heating and cooling operation, which is compliant with the OSDM requirements for basic system type. The (2) gas-fired heating water boilers, manufactured by Camus Model DRNH-0800 were installed in 2014 and are in good condition. Heating water is distributed to terminal units consisting of air handling units and VAV boxes. The terminal equipment was installed in 1976/1979 and is in fair condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code (OBC) mechanical code and Ohio School Design Manual (OSDM). The pneumatic / direct-digital-control (DDC) type system temperature controls were installed in 1976 with recent DDC upgrades and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. The existing system for the overall facility is ducted. The overall heating system is evaluated as being in safe and efficient working order, though long-term life expectancy of the existing system is not anticipated for the Original Building and 1979 Addition. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Overall Facility: Due to the age of the system, provide new overall heating, ventilating, and air conditioning system with new ductwork to achieve compliance with OBC and OSDM standards.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
HVAC System Replacement:	$49.25	sq.ft. (of entire building addition)		Required	Required	$3,766,147.50	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$9.38	sq.ft. (of entire building addition)		Required	Required	$717,288.60	(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)
Sum:			$4,483,436.10	$3,387,406.88	$1,096,029.22		



Heating water boiler

Air handling unit

Back to Assessment Summary

B. Roofing

Description: The roof over the overall building is a coal-tar built-up roof system installed in 1976 and 1979. The system is in poor condition. District Administration reported the BUR system has been problematic and is ponding water in a few areas. Access to the roof was gained by direct walkout access. Fall safety protection cages are not required, and are not provided. Termination and counter flashings are corroded. Edge trim and cap flashing at the overall facility are in fair condition. Roof storm drainage is addressed through a system of roof drains. The overall building is not equipped with overflow protection.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of the BUR system due to age of installation and condition at the overall building and provide for replacement of edge trim/coping. Provide an overflow drainage system in conjunction with roof replacement.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Membrane (all types / fully adhered):	$18.12	sq.ft. (Qty)		57,776 Required	18,694 Required	$1,385,636.40	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$21.58	ln.ft.		1,660 Required	400 Required	$44,454.80	
Overflow Roof Drains and Piping:	$3,518.10	each		18 Required	6 Required	$84,434.40	
Sum:			$1,514,525.60	$1,146,049.72	$368,475.88		

BUR System

Edge trim and counterflashing

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The Original Building and 1979 Addition is equipped with a self-contained unit ventilation air conditioning system, installed in 1976 which is in fair condition. The ventilation system in the Original Building and 1979 Addition consists of air handling units, which are in fair condition, providing fresh air to Classrooms. Relief air venting is provided by ceiling plenums. The ventilation system does meet the Ohio Building Code (OBC) 15 CFM per occupant fresh air requirement. The overall system is partially compliant with OBC and Ohio School Design Manual (OSDM) requirements. Exhaust systems for Restrooms / Kitchen / Gymnasium / Storage Rooms / Custodial Closets are adequately placed, and in good condition.

Rating: 1 Satisfactory

Recommendations: Original Building and 1979 Addition: Provide an air conditioning system with new ductwork to meet with OBC and OSDM requirements. Pricing included in Item A.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Air cooled condensing unit

Air cooled condensing unit

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 480/277-volt, 800-amp, 3-phase, 4-wire system installed in 1976, and is in fair condition. Power is provided to the school by single utility-owned, pad-mounted transformer located behind the school, which is in good condition. The panel system for the Original Building and 1979 Addition, installed in 1976, is in fair condition, and cannot be expanded to add additional capacity. Original Building and 1979 Addition: The Classrooms are equipped with adequate electrical outlets, which are both surface and flush. 2010 Addition: The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains (9) general purpose outlets The Corridors are equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. The Original Building and 1979 Addition system does not meet Ohio School Design Manual (OSDM) requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs. 06-25-21 Update: Lightening Protection scope and budget is included in complete replacement; therefore, individual line item for lightening protection is not required.

Rating: 3 Needs Replacement

Recommendations: Original Construction (1976/1979): The entire electrical system requires replacement to meet OSDM guidelines due to condition and age. Provide lightning protection at the overall facility. 06-25-21 Update: Lightning Protection budget included in complete system replacement; therefore, the individual line item for lightening protection has been removed.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
System Replacement:	$33.72	sq.ft. (of entire building addition)		Required	Required	$2,578,568.40	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$2,578,568.40	$1,948,206.72	$630,361.68		

Electrical switchgear

Electrical Switchgear

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is equipped with a 3'' reduced pressure backflow preventer in good condition. The domestic water supply piping in the overall facility is copper, was installed in 1976 and 1979 and is in good condition. The waste piping in the overall facility is cast iron or PVC, was installed in 1976 and 1979 and is in good condition. The overall building is equipped with (2) A.O. Smith Model DRE 80 100 electric water heaters in good condition. The Kitchen is provided the required 140-degree hot water supply. The school facility contains eight group/locker room restrooms (4 girls, 4 boys), 1 clinic toilet, 1 kitchen toilet, 1 classroom toilet, and 3 staff/public restrooms. Fixtures are a combination wall and floor mounted toilets, wall mounted urinals and wall mounted lavatories. Fixtures have been updated at select locations at the overall building, but the majority of fixtures are original to date of construction. Portions of the toilet facilities have been renovated to provide accessible accommodations but do not fully conform to the provision of the ADA or ANSI guidelines. The locations of flush valves at accessible water closets obstruct grab bar installations in several areas. Vertical grab bars at water closets are not installed at required locations. Faucet assemblies are typically manual. Fixtures are generally in fair to good condition. The school meets the OBC requirement for fixture count. ADA/ANSI requirements are not met for fixtures and drinking fountains (refer to item O). A portion of the toilet facilities and drinking fountains throughout the building are not accessible and do not conform to the provisions of the ADA/ANSI guidelines.

Rating: 3 Needs Replacement

Recommendations: Provide new fixtures to replace existing wall and floor mounted fixtures because of age and water efficiency at the overall building. Replace water and sanitary waste piping throughout the facility due to age. Refer to Item O for accessible provisions.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Domestic Supply Piping:	$4.10	sq.ft. (of entire building addition)		Required	Required	$313,527.00	(remove / replace)
Sanitary Waste Piping:	$4.10	sq.ft. (of entire building addition)		Required	Required	$313,527.00	(remove / replace)
Toilet:	$4,456.26	unit		8 Required	2 Required	$44,562.60	(new)
Urinal:	$4,456.26	unit		10 Required	4 Required	$62,387.64	(new)
Sink:	$2,931.75	unit		11 Required	4 Required	$43,976.25	(new)
Replace faucets and flush valves	$586.35	per unit		30 Required		$17,590.50	(average cost to remove/replace)
Sum:			$795,570.99	$603,815.63	$191,755.36		

Typical fixtures

Water closets

Back to Assessment Summary

F. Windows

Description: The overall building is equipped with an operable aluminum window system with double pane insulated glazing units. The units are not equipped with integral blinds. The window system is in poor condition and includes infill panels that are reported to contain asbestos. Entrances are equipped with transom and side light assemblies which are equally in poor condition. The window and entry assemblies exceed 20+ years of age and have reached their useful life expectancy. This facility is not equipped with any curtain wall systems and does not feature any glass block windows.

Rating: 3 Needs Replacement

Recommendations: Replace all windows assemblies at the overall building due to age and condition and provide a new insulated window system with integral blinds to meet the Ohio School Design Manual requirements. Replace sidelights of transoms at entry with a thermally efficient storefront system.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Insulated Glass/Panels:	$119.09	sq.ft. (Qty)		540 Required	300 Required	$100,035.60	(includes integral blinds and removal of existing windows)
Curtain Wall System:	$104.25	sq.ft. (Qty)		190 Required	154 Required	$35,862.00	(includes demo of existing and replacement with new)
Sum:			$135,897.60	$84,116.10	$51,781.50		

Typical window

Typical entry

Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in satisfactory condition.

Rating: 1 Satisfactory (*See Subsequent Event Notice-Information)

Recommendations: The existing conditions at the overall building require no renovations or repair at the current time.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Building grade

Back to Assessment Summary

***Subsequent Event Notice-Information:**

See subsequent event notice and related materials from the Ohio Facilities Construction Commission for updated information related to G: Structure Foundation

OHIO FACILITIES CONSTRUCTION COMMISSION

September 28, 2022

Superintendent Niedermeyer
jniedermeyer@bcsoh.org
Brunswick City School District
3643 Center Road
Brunswick, Ohio 44212

RE: Willetts Middle School – Assessment Concerns

Dear Superintendent Niedermeyer:

It is my understanding that there has been some recent questions/confusion regarding the Willetts Middle School assessment performed by the Ohio Facilities Construction Commission (OFCC) for Brunswick City School District.

The questions revolve around the fact that there have been some recent findings at the middle school that do not show up in the scope of the assessment completed by OFCC. As a result, OFCC would like to take this opportunity to explain why/how this occurred and any relevance it may have to the current situation.

First, the original assessment was performed in 2016 for the purposes of BCSD's application to OFCC's Exceptional Needs Program (ENP). This is a building replacement only program designed to allow districts to replace outdated/unsafe school facilities (https://ofcc.ohio.gov/Services-Programs/K-12-Schools/Exceptional-Needs-Program-ENP). BCSD was awarded ENP funding at that time which resulted in OFCC funding the new middle school designed to replace all of the existing middle school facilities, including Willetts.

Also as a result, OFCC no longer pursued any update or validation to the Willetts MS assessment because it was already determined this facility would be replaced and at some time in the future, abated and demolished.

Secondly, it is not unusual that over time (in this case 5 years) the building deteriorates and therefore additional scope items are now visible. Furthermore, it is also possible that the original assessor simply did not notice a particular item and therefore it was omitted. Nevertheless, the original 2016 assessment indicated the severity of its condition and therefore qualified for the ENP funding.

So, in summary, the original 2016 Assessment (which has been updated to the 2022-unit costs) represents a snapshot in time, not the current condition. It would be normal to find other items that are not represented in the assessment as time passes, especially if it is vacant.

I trust this is helpful and as always, I am available for follow-up.

Sincerely,

William A. Prenosil, R.A, LEED AP
Planning Manager

/jsp

pc: File

July 8, 2021

Mr. Jeff Tuckerman
Hammond Construction Co.
1278 Park Ave., SW
Canton, Ohio 44706

Re: Assessment Validation of Brunswick Willetts Middle School
Brunswick City School District

Dear Jeff,

On July 6, 2021, we conducted an on-site facilities assessment validation of Brunswick Willetts Middle School. The goal of the validation was to review the assessment prepared in 2017 by Schorr Architects to ensure that the necessary scope of work has been captured within the assessment. At the conclusion of the validation, it was noted that there are a few items which need to be incorporated within the assessment to ensure a sound renovation scope of work and budget of the project. The following items outline those changes.

General Information:
The original building 57,776 sf building was built in 1976. There was a 18,694 SF classroom addition constructed in 1979, bring the total building to 76,470 sf. The entire campus site is 15.6 acres in a suburban residential setting.

Item B – Roofing:

Costs:

1976 Original Building:
Roof Replacement: Change from Membrane to Built-Up roofing 57,776 sf @ $13.20/sf = $762,643.00
Additional tapered insulation & crickets to achieve positive drainage 12,000 sf @ $4.85/sf = $58,200.00

1979 Classroom Addition:
Roof Replacement: Change from Membrane to Built-Up roofing 18,694 sf @ $13.20/sf = $246,761.00
Additional tapered insulation & crickets to achieve positive drainage 5,200 sf @ $4.85/sf = $25,220.00
Expansion joint 90 LF @ $65/lf = $5,850.00

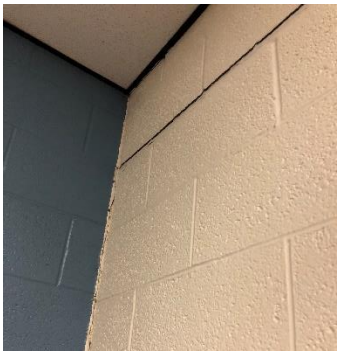
Item G – Foundation:
The classroom addition in the 1979 has significant wall cracks and movement of bearing wall and floor slab due to settlement. The interior masonry wall may require demolition, as well as the concrete riser slab, slab on grade, and affected interior doors. New fill & compaction will be required as well as new floor slabs including riser, CMU wall and doors. Due to the quick deterioration of the structure an assessment by a structural engineer is recommended for the addition.

Costs:

1979 Classroom Addition: Repair Allowance: Lump Sum = $2,000,000

Classroom Floor Crack

Classroom Stepping Crack



Classroom CMU Crack

Classroom Floor Crack

Classroom Corner Settling

Classroom Stepping Crack

Classroom Floor Crack

Classroom Vertical wall

Exterior Building Settlement

tda
thendesign architecture

4230 River Street
Willoughby, Ohio 44094
www.thendesign.com
Cleveland I Pittsburg

Item H – Walls & Chimneys:

Additional tuckpointing is required around the entire façade. We have adjusted the recommendations below.

Costs:

1976 Original Building: Tuckpointing: 5,778 sf x $7.50/sf =	$43,335.00
1979 Classroom Addition: Tuckpointing: 1,869 sf x $7.50/sf =	$14,035.00

Item J – General Finishes:

The 1976 Original Building Gymnasium floor needs to be replacement, as well as the old bleachers which are in need of updating and repair. The original partition wall is in need of replacement. There are four basketball backboards and all components that are in need of replacement. Additional wall padding is required in required areas. The cafeteria area does not have acoustics and it will need to be added along with replacement of the music room acoustics. Demolition of the fixed riser system in the music room will need to take place.

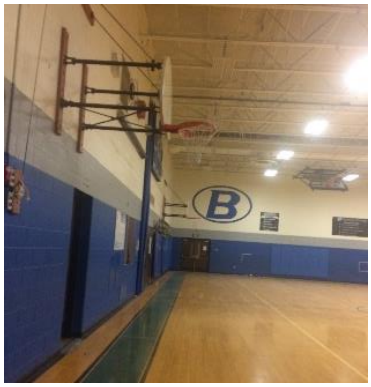
Costs:

1976 Original Building: Gymnasium: New Operable Partition Wall =	$70,000
1976 Original Building: Gymnasium: Wood Flooring: 7,588 sf x $12.85/sf =	$97,505.80
1976 Original Building: Gymnasium: New bleacher seats: 600 x $110.00/seat =	$66,000
1976 Original Building: Gymnasium: Basketball Backboards: = 4 units x 6,500/unit =	$26,000
1976 Original Building: Gymnasium: Additional Wall padding: Lump Sum =	$15,000
1976 Original Building: Additional Acoustics in Gymnasium: Lump Sum =	$30,000
1976 Original Building: Additional Acoustics in Cafeteria: Lump Sum =	$15,000
1976 Original Building: New Acoustics in Music Room: Lump Sum =	$20,000
1976 Original Building: Demolition/New Modular Riser System in Music Room: Lump Sum =	$9,000

Damaged Wood Flooring in Gym

Basketball Hoop

Bleachers



Basketball Hoop/Wall Padding

Cafeteria

Music Room Acoustics

Music Room Risers

Item L – Security System:

Exterior Lighting is not adequately or sufficiently provided and costs to replace/augment it should be added into the assessment.

Costs:

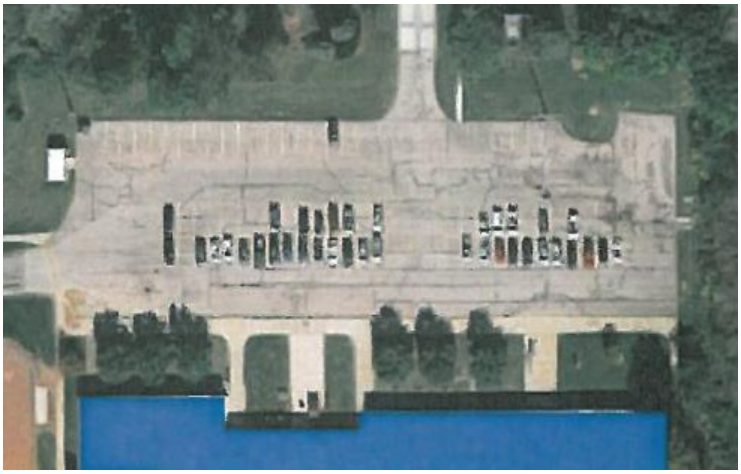
Additional Light Poles at Main Entry: 10 poles @ $8,000/pole =	$80,000
Secure Entrance: Lump Sum =	$50,000

Item P – Site Condition:

Replacement of heavy-duty asphalt is recommended throughout all area due to the current deterioration of the existing surface and subgrade. There is a requirement for additional widening at the Hadcock Road school entrance due to the bus access. Additional accessible parking spaces are required. City Engineers likely to require storm water retention due to ongoing issues downstream from southern drainage ditch. Additional Catch basing in parking lot recommended to address site drainage issues.

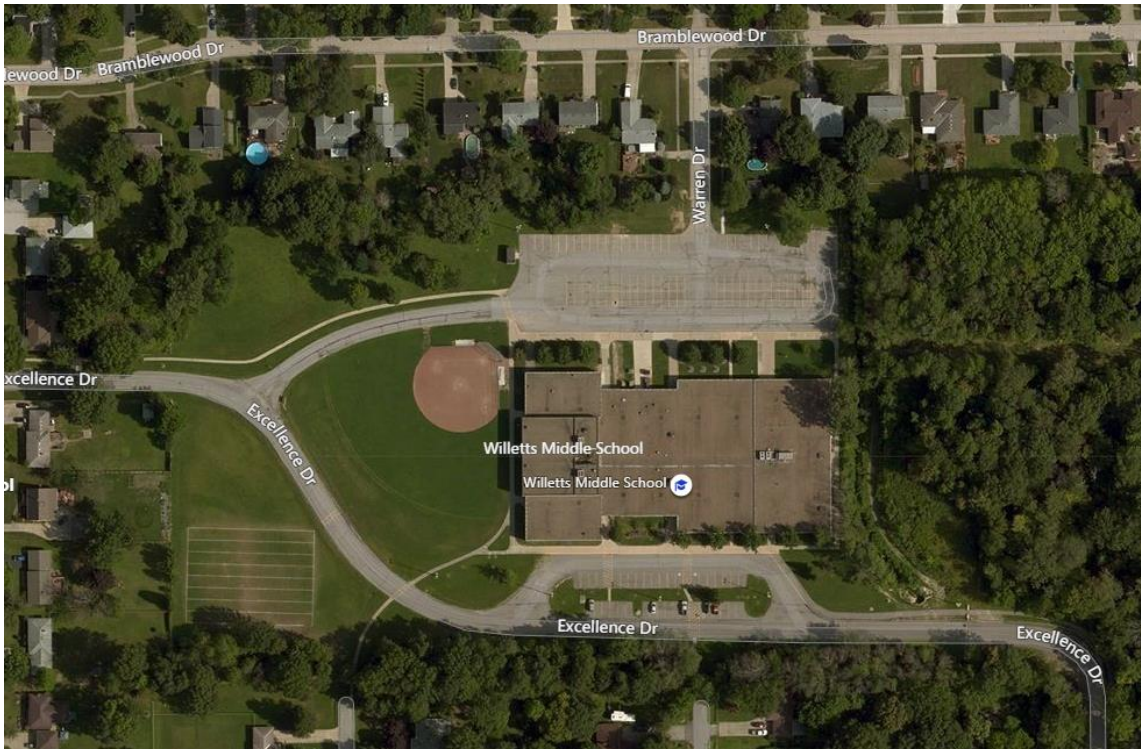
Costs:

Back Parking Lot - Full Replacement: Heavy Duty 5,750 sy x 30.60/sy =	$175,950
Entrance Drive Widening from Excellence to Warren Drive: 233 yd x 5′ = 1,165 x $48/sqyd =	$55,920
Additional Accessible Parking Spaces: Adding 2 spaces @ $1,000 EA =	$2,000
Storm Water Retention: Allowance =	$150,000
Provide for Additional Catch Basins in Parking Lot: $10,000/unit x 4 =	$40,000



Back Parking Lot

Back Parking Lot



Aerial Site Plan

tda
thendesign architecture

4230 River Street
Willoughby, Ohio 44094
www.thendesign.com
Cleveland I Pittsburg

Item T – Hazardous Material:

In the 2016 Asbestos Surveillance Report by Brumbauch-Henrick, Inc. states that a full EEA will need to be performed to establish a final scope for asbestos removal. The below allowance has been included of the door and window panel removal.

Costs: An Enhanced Environmental Hazard Assessment will need to be conducted by OFCC to capture likely abatement costs.

Item U – Life Safety:

A dedicated water line is required along with a backflow preventer for the fire protection service.

Costs:

1976 Original Building: Water Main: 950 sf x $40.00/sf =	$38,000.00
1976 Original Building: Back-flow preventer: 1 Unit x $5,000.00/unit =	$5,000.00

Item V – Loose Furnishings:

The school district has placed a huge priority on furniture replacement. Please update the CEFPI Ratings Sheet (page 45) area 6.0 Environmental for Education, Interior Environment 6.17 Furniture and Equipment, from a 7 rating to a 2 rating and additional $2.00 SF for Supplemental budget to meet market conditions.

Costs:

1976 Original Building: Furniture replacement: $8.50 X 57,776/sf =	$491,096.00
1976 Original Building: Back-flow preventer: $8.50 X 18,694/sf =	$158,899.00

Item W – Technology:

Additional supplemental budget to meet the current market conditions.

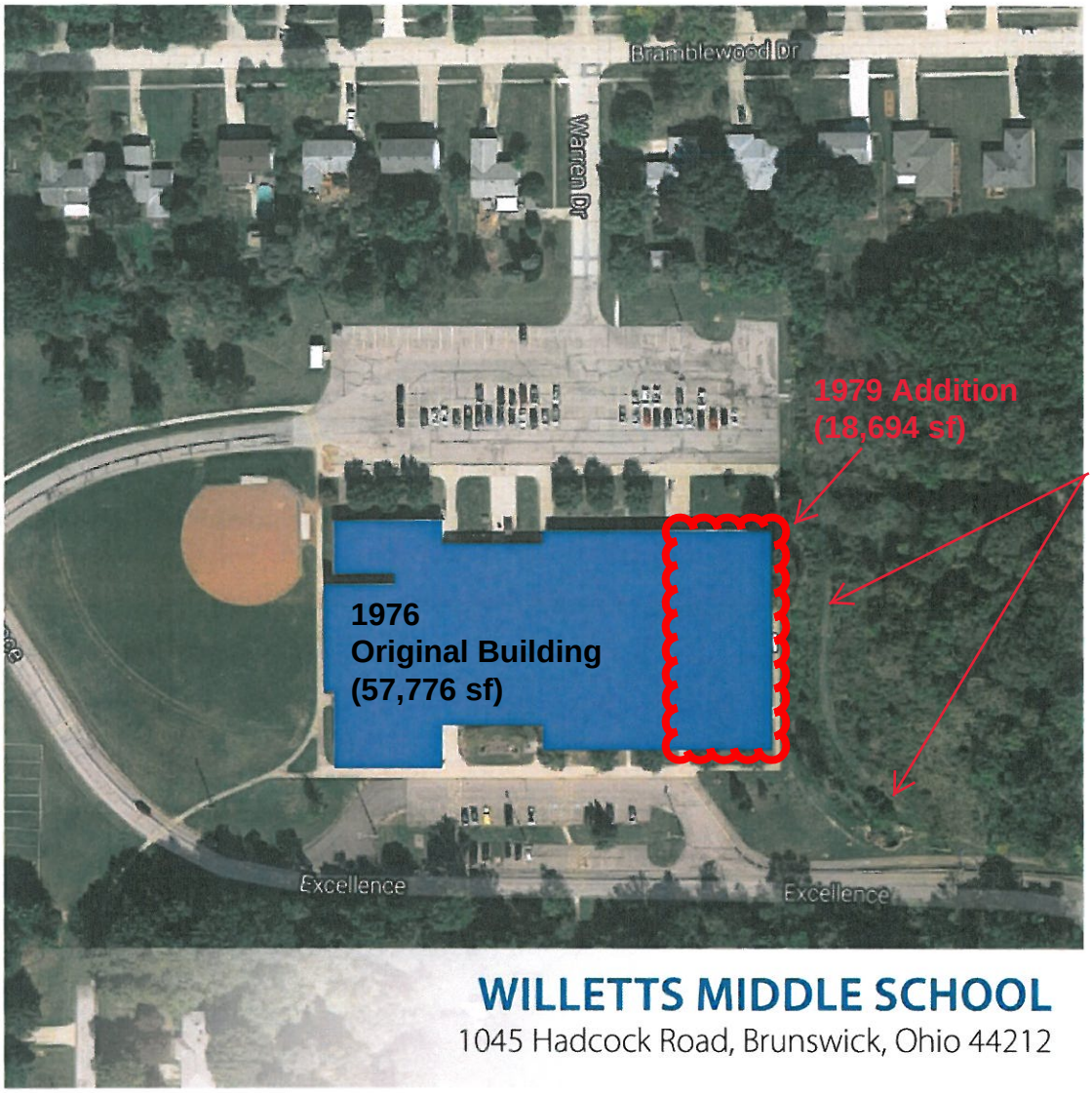
Costs:

1976 Original Building: Additional Budget: $2.00 X 57,776/sf =	$115,552.00
1976 Original Building: Additional Budget: $2.00 X 18,694/sf =	$37,388.00

Regards,

Cheryl Fisher, LEED AP BD+C
thendesign architecture, ltd. (TDA)

cc : Chris Smith
File



WILLETTS MIDDLE SCHOOL

Grades:	6 thru 8
Construction Dates:	Orig 1976; 1979
Acreage:	15.6 acres
Existing Building Area:	76,460 s.f.
Current Enrollment:	591
Square Footage Per Student:	129.37 s.f.

Parcel Airphoto and '06 Contours Flip Map 2011

Willetts Middle School

Place the Mouse Over the Map And Click to Flip Map Views

Disclaimers: Orthos Contours

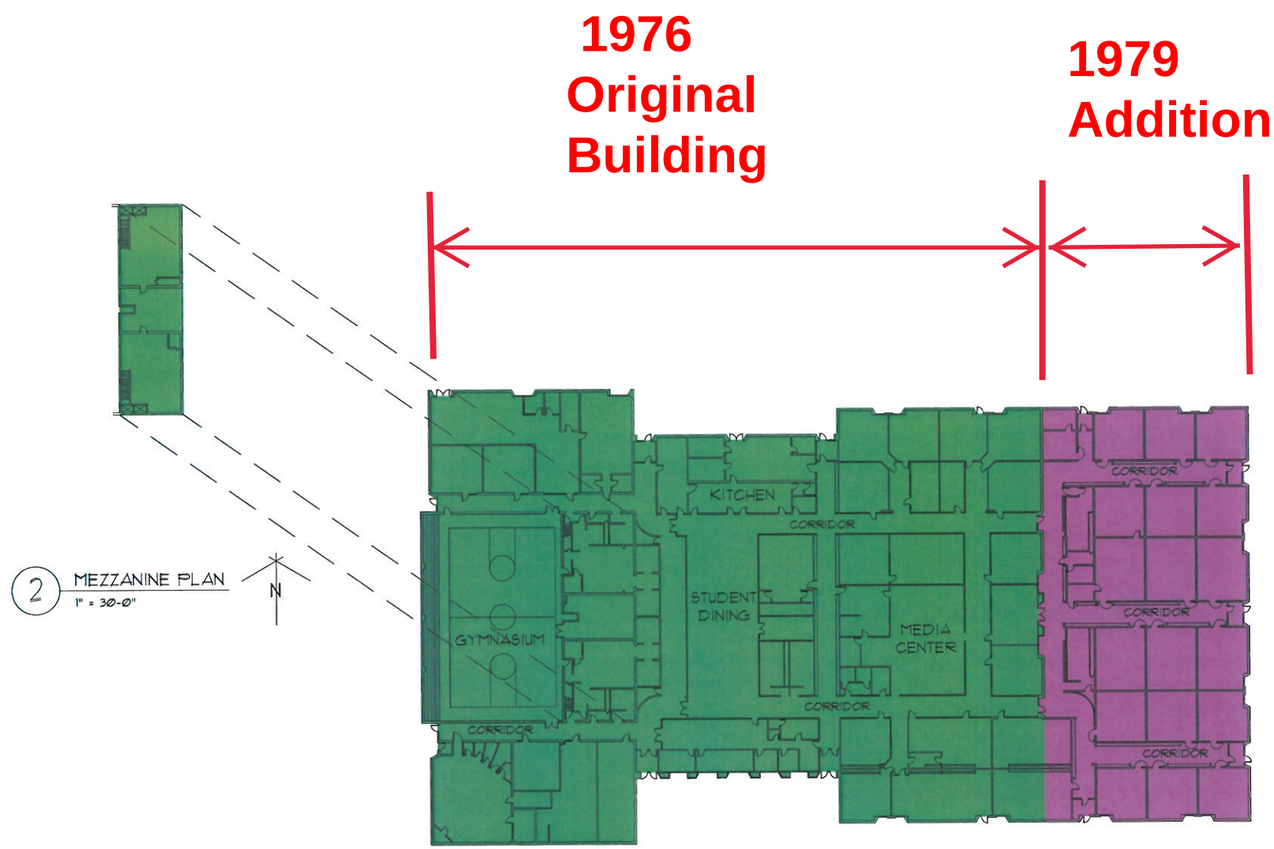
NAME	YEAR	HANDICAPPED ACCESS	FLOORS	SQUARE FEET
ORIGINAL BUILDING	1976	YES	1	57,766
CLASSROOM ADDITION	1979	YES	1	18,694

BUILDING ADDITIONS

1976 ORIGINAL BUILDING

1979 CLASSROOM ADDITION

ADDITION	AUDITORIUM FIXED SEATING	CORRIDORS	AGRICULTURE EDUCATION LAB	PRIMARY GYMNASIUM	MEDIA CENTER	VOCATIONAL SPACE	STUDENT DINING	KITCHEN	NATATORIUM	INDOOR TRACKS	ADULT EDUCATION	BOARD OFFICES	OUTSIDE AGENCIES	AUXILIARY GYMNASIUM
ORIGINAL BUILDING		9,631		6,305	2,668		2,535	2,435						
1979 CLASSROOM ADDITION		4,240												



2 MEZZANINE PLAN
1" = 30'-0"

N

1 FIRST FLOOR PLAN
1" = 30'-0"

N

FLOOR PLANS
BUILDING ADDITIONS

WILLETS MIDDLE SCHOOL
OFCC ASSESSMENT
1045 HADCOCK ROAD
BRUNSWICK, OHIO 44212

PREPARED FOR:
BRUNSWICK CITY SCHOOLS
3643 CENTER ROAD
BRUNSWICK, OHIO 44212

schorr architects inc.
230 Bradenton Ave.
Dublin, OH 43017
(614)798-2096

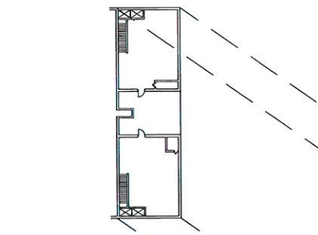
COMM. NO.: 1417

A1.0

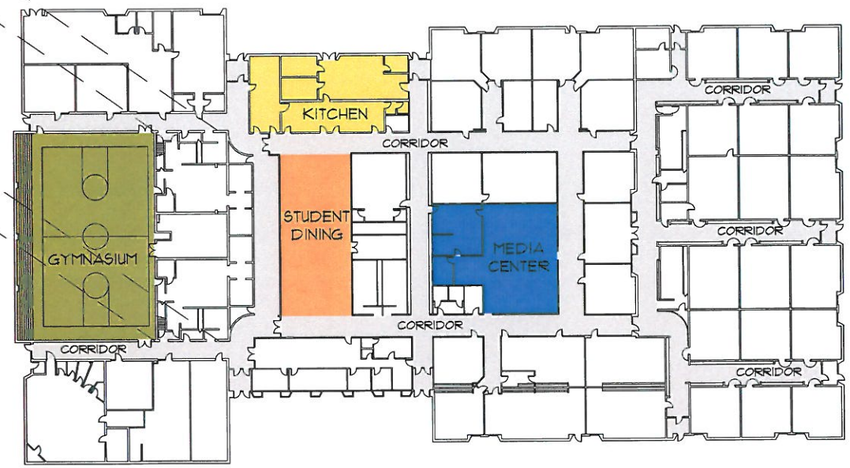
SIGNED DATE

NAME	YEAR	HANDICAPPED ACCESS	FLOORS	SQUARE FEET
ORIGINAL BUILDING	1976	YES	1	57,766
CLASSROOM ADDITION	1979	YES	1	18,694

ADDITION	AUDITORIUM FIXED SEATING	CORRIDORS	AGRICULTURE EDUCATION LAB	PRIMARY GYMNASIUM	MEDIA CENTER	VOCATIONAL SPACE	STUDENT DINING	KITCHEN	NATATORIUM	INDOOR TRACKS	ADULT EDUCATION	BOARD OFFICES	OUTSIDE AGENCIES	AUXILIARY GYMNASIUM
ORIGINAL BUILDING		9,631		6,305	2,668		2,535	2,435						
1979 CLASSROOM ADDITION		4,240												



2 MEZZANINE PLAN
1" = 30'-0"



1 FIRST FLOOR PLAN
1" = 30'-0"

BUILDING COMPONENT LEGEND

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- CAREER TECH
- AG ED LAB
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

FLOOR PLANS
BUILDING COMPONENTS

WILLETS MIDDLE SCHOOL
OFCC ASSESSMENT
1045 HADCOCK ROAD
BRUNSWICK, OHIO 44212

PREPARED FOR:
BRUNSWICK CITY SCHOOLS
3643 CENTER ROAD
BRUNSWICK, OHIO 44212

schorr architects inc.
230 Bradenton Ave.
Dublin, OH 43017
(614)798-2096

COMM. NO.: 1417

A2.0

SIGNED DATE

H. Structure: Walls and Chimneys

Description: The Original Building and 1979 Addition have a scored split-face CMU masonry bearing wall system, which displays limited areas of deterioration and is generally in good condition. Wall surfaces are soiled and have graffiti in several locations. The overall building is not equipped with control joints but there are no substantial areas of cracking. The exterior masonry has not been cleaned and sealed in recent years and shows evidence of mortar deterioration in a few locations.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration. Provide masonry cleaning and sealing at the overall building.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Tuckpointing:	$8.80	sq.ft. (Qty)		776 Required	240 Required	$8,940.80	(wall surface)
Exterior Masonry Cleaning:	$1.76	sq.ft. (Qty)		15,520 Required	4,800 Required	$35,763.20	(wall surface)
Exterior Masonry Sealing:	$1.17	sq.ft. (Qty)		15,520 Required	4,800 Required	$23,774.40	(wall surface)
Sum:			$68,478.40	$52,302.40	$16,176.00		

Typical wall

Wall surface damage

Back to Assessment Summary

I. Structure: Floors and Roofs

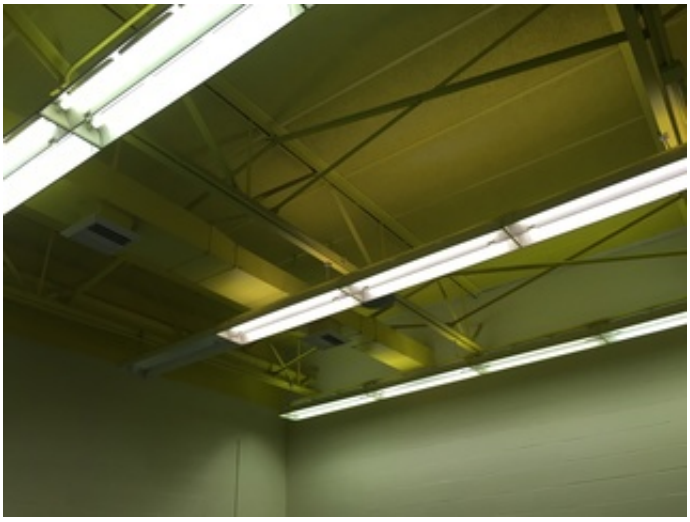
Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade. There are no intermediate floors in this single story structure. Ceiling clearance to structural deck spaces is approximately 18"+/- in classroom areas of the overall building. The roof construction of the facility is steel joist with metal deck or tectum deck construction, and is in satisfactory condition.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Joist framing



Joist framing

Back to Assessment Summary

J. General Finishes

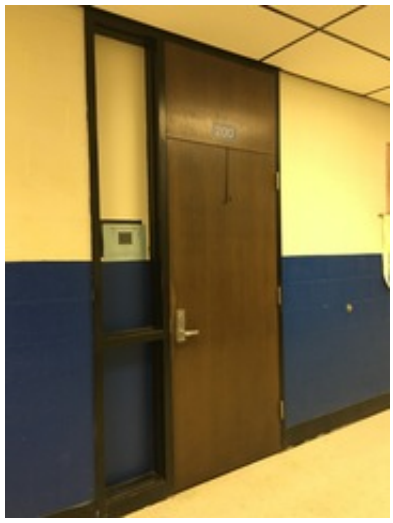
Description: The majority of the Complex features a conventionally partitioned classroom design. Typical finishes vary throughout the facility. The classroom finishes consist of vinyl composite tile flooring, painted CMU walls and 2x4 acoustical ceilings. Casework at the overall building is plastic laminate which is original to date of construction. Metal lockers are provided in corridors and are in satisfactory condition. Doors at the overall facility are wood and are worn or damaged at several locations. Classroom doors are typically equipped with lever hardware, however secondary doors do not provide hardware to conform to the provisions of the ADA/ANSI Guidelines. The Gymnasium has wood and athletic flooring and exposed ceilings. Bleachers were updated and in good condition. The Media Center is equipped with luxury vinyl tile, painted CMU and 2x4 acoustical ceiling. Finishes throughout the facility are in fair to good condition. Finishes have been updated in some areas, but dated finishes remain in many classrooms. The Kitchen is a full service kitchen and is adequately sized based upon current enrollment. The majority of the existing Kitchen equipment exceeds 20+ years of age. The Kitchen hood is equipped with the required UL 300 compliant wet chemical.

Rating: 3 Needs Replacement

Recommendations: Updated finishes are in good condition, but replacement of the remaining dated finishes exceeds 2/3 the cost of full replacement. Provide complete replacement of kitchen equipment at the Original Building due to age and condition of existing equipment. Provide complete replacement of finishes, doors, and casework throughout the overall building to conform to OSDM guidelines, and due to age and condition of existing finishes. Refer to Plate O for door and accessibility improvements.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$31.49	sq.ft. (of entire building addition)		Required	Required	$2,408,040.30	(middle, per building area, with removal of existing)
Door, Frame, and Hardware:	$1,524.51	each		94 Required	14 Required	$164,647.08	(non-ADA)
Total Kitchen Equipment Replacement:	$222.81	sq.ft. (Qty)		2,435 Required		$542,542.35	(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)
Sum:			$3,115,229.73	$2,505,212.53	$610,017.20		

Typical classroom



Typical classroom door

Back to Assessment Summary

K. Interior Lighting

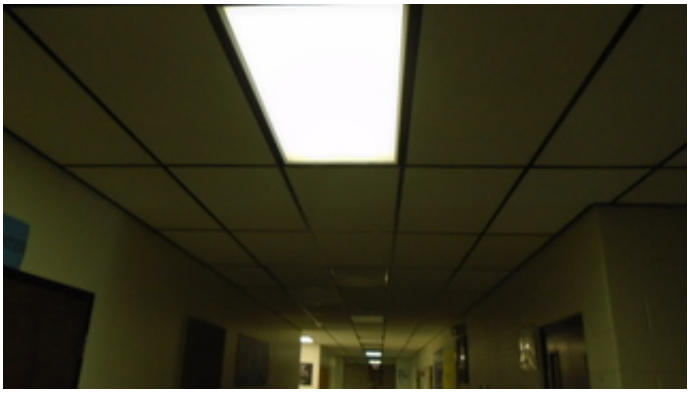
Description: The typical Classrooms are equipped with 4-lamp T-8 2x4 lay-in fluorescent fixtures with dual-level switching. Classroom fixtures are in good condition, providing an average illumination of 49 FC, which is more than the 40 FC recommended by the Ohio School Design Manual (OSDM). The typical Corridors are equipped with 2-lamp T-8 2x4 lay-in fluorescent fixtures with single-level switching via circuit breakers. Corridor fixtures are in good condition, providing an average illumination of 20-30 FC, thus complying with the 15 FC recommended by the OSDM. The Gymnasium space is equipped with 6-lamp T5 suspended fluorescent fixtures, in good condition. The fixtures were installed in 2015, providing an average illumination of 65 FC, thus complying with the 50 MS FC recommended by the OSDM. The lights are controlled via circuit breakers in an old, original power panel. The Media Center is equipped with 3-lamp T8 2x4 lay-in fluorescent fixtures, in good condition, providing an average illumination of 35 FC, which is more than the 30 FC recommended by the OSDM. The fixtures are controlled by two toggle switches. The Student Dining space is equipped with 4-lamp T8 1x4 lay-in fluorescent fixtures with multi-level switching by circuit breakers. Student Dining fixtures are in good condition, providing an average illumination of 30 FC, thus not complying with the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with 2-lamp T8 2x4 lay-in fluorescent fixtures with single-level switching. Kitchen fixtures are in good condition, providing an average illumination of 25 FC, which is less than the 50 FC recommended by the OSDM. The typical Administrative spaces in the overall facility are equipped with 4-lamp T8 2x4 lay-in fluorescent fixtures in good condition, providing an average illumination of 20 FC which is less than OSDM recommendation of 40 FC. The overall lighting systems of the facility are not fully compliant with OSDM requirements due to inadequate lighting levels.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to HVAC System replacement and addition of suppression system.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Complete Building Lighting Replacement	$7.62	sq.ft. (of entire building addition)		Required	Required	$582,701.40	Includes demo of existing fixtures
Sum:			$582,701.40	$440,253.12	$142,448.28		

Student Dining lights



Corridor lights

Back to Assessment Summary

L. Security Systems

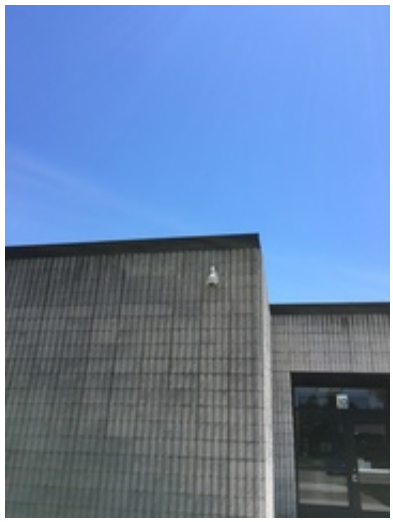
Description: The overall facility contains a limited security system with exterior cameras, motion sensors, alarm system and access control at select entries. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted entry and wall lights. The majority of parking and drive areas are illuminated with pole lighting. The exterior site lighting system provides satisfactory coverage of the site.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of the security system to meet the Ohio School Design Manual guidelines and due to installation of systems outlined at Items K and U.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Security System:	$3.34	sq.ft. (of entire building addition)		Required	Required	$255,409.80	(complete, area of building)
Sum:			$255,409.80	$192,971.84	$62,437.96		

Pole light



Camera

Back to Assessment Summary

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system compliant with the Ohio School Design Manual (OSDM), consisting of red-lettered, cast-aluminum construction, LED-illuminated exit signs and emergency wall packs. Emergency wall packs are generally replaced by the school with LED fixtures during any renovations. The system is in fair condition, and is provided with battery backup. The system is adequately provided throughout, and does not meet OSDM requirements because there is no generator.

Rating: 3 Needs Replacement

Recommendations: Replace all emergency / egress lighting and connect to the new emergency generator, to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.17	sq.ft. (of entire building addition)		Required	Required	$89,469.90	(complete, area of building)
Sum:			$89,469.90	$67,597.92	$21,871.98		

Emergency Light

Exit Light

Back to Assessment Summary

N. Fire Alarm

Description: The overall facility is equipped with a Grinnell Autocall Model TFX 400 fire alarm system, installed in 2002, and in fair condition, consisting of manual pull stations / bells / horn and strobe indicating devices / other. The system is addressable and is monitored by a third party. The system is equipped with audible horns, strobe indicating devices, and smoke detectors. The classrooms do not have audio/visual strobes. The system is not adequately provided throughout, and does have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide new fire alarm system due to other system renovations and to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Fire Alarm System:	$3.52	sq.ft. (of entire building addition)		Required	Required	$269,174.40	(complete new system, including removal of existing)
Sum:			$269,174.40	$203,371.52	$65,802.88		

Typical audio/visual strobe

Fire Alarm Panel

Back to Assessment Summary

O. Handicapped Access

Description: There is not an accessible route connecting all areas of the site, but a path of travel is generally provided from accessible parking areas. Access from the parking/drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. The main entry is not equipped with an ADA power assist door. Space allowances and reach ranges on the interior building are not compliant in all areas throughout the complex. There is an accessible route through the majority of the building but some areas/spaces are not accessible due to inadequate accessibility clearance and non-compliant door hardware. The facility is a one story structure which is not equipped with stairs and generally provides a level path of travel through the majority of the building. The facility is not equipped with a formal stage. The majority of the interior doors providing access to classrooms or primary spaces are provided adequate clearances, and equipped with ADA-compliant hardware. Secondary space entrances and a portion of toilet room doors are not provided with required maneuvering clearances or accessible hardware. A portion of the toilet facilities have been renovated to provide accessible accommodations but do not fully conform to the provisions of the ADA or ANSI guidelines. There are several attempts to provide accessible facilities however, modifications are incomplete or are an inappropriate application of ADA/ANSI guidelines. The locations of flush valves at accessible water closets obstruct grab bar installations in several areas. Vertical grab bars at water closets are not installed at required location. Accessible lavatories are not equipped with insulation at exposed piping. Mirrors and toilet accessories are installed outside reach ranges. The majority of the drinking fountains do not provide dual height accommodations. ADA signage is not provided throughout the Original Building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, power assist door opener, electric water coolers, showers, toilets, sinks, urinals, toilet partitions, toilet accessories, doors and frames, and door hardware in the overall building to conform to the provisions of ADA/ANSI requirements.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Signage:	$0.23	sq.ft. (of entire building addition)		Required	Required	$17,588.10	(per building area)
Electric Water Coolers:	$3,518.10	unit		4 Required	2 Required	$21,108.60	(new double ADA)
Toilet/Urinals/Sinks:	$4,456.26	unit		24 Required	5 Required	$129,231.54	(new ADA)
Toilet Partitions:	$1,172.70	stall		7 Required	2 Required	$10,554.30	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$8,795.25	unit		1 Required		$8,795.25	(openers, electrical, patching, etc)
Replace Doors:	$5,863.50	leaf		18 Required	2 Required	$117,270.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,863.50	leaf		2 Required	2 Required	$23,454.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide ADA Shower:	$3,518.10	each		2 Required		$7,036.20	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,172.70	per restroom		12 Required	3 Required	$17,590.50	
Sum:			$352,628.49	$289,693.87	$62,934.62		

Obstructed grab bar installation

Drinking fountain

Back to Assessment Summary

P. Site Condition

Description: Willetts Middle School is located in a suburban residential setting. School buses load/unload along a separated drive that shares common points of ingress/egress with other vehicular traffic. There are separate areas available for parent & bus drop off. There appears to be an adequate number of standard parking spaces but there are no accessible parking spaces provided in the rear parking lot. The main drives and front parking are in fair condition while the rear parking lot is in poor condition with significant cracking and damage. Sidewalk & curb at the front of the building is in fair condition. An existing multi-use path from the high school site connect to the school's front sidewalk and is not separated from vehicular traffic by curb, guardrail or other means. Sidewalk & curb at the rear of the building and concrete/asphalt along the east side of the building are in poor condition. Curb ramps are non-compliant. Dumpsters are not on proper pads. There is an erosion issue indicated by dirt from the adjacent ballfield washing onto the sidewalk at the northwest corner of the building and existing catch basins need concrete collars. Otherwise the site appears to drain well.

Rating: 2 Needs Repair

Recommendations: The main drives should be overlaid with roughly 20% full depth repair provided. The front loop should be milled and overlaid, also with 20% full depth repair. The rear parking lot should be fully replaced. 4 new ADA-compliant parking spaces should be added to the rear lot and compliant curb ramps provided throughout the site. Damaged sidewalk & curb should be replaced including all of the sidewalk/curb adjacent to the rear parking lot. The asphalt/concrete paving along the east side of the building should be fully replaced with concrete and a new section of sidewalk/curb should be installed at the eastern end of the front loop to connect building sidewalk to the multi-use path. A dumpster pad should be provided. Storm sewer and an inlet should be installed to correct drainage issues adjacent to the ballfield and concrete collars provided for existing inlets in pavement.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$35.88	sq. yard		5,223 Required	1,649 Required	$246,567.36	(including drainage / tear out for heavy duty asphalt)
Asphalt Paving / New Wearing Course:	$22.28	sq. yard		5,556 Required	1,754 Required	$162,866.80	(includes minor crack repair in less than 5% of paved area)
Concrete Curb:	$37.53	ln.ft.		380 Required	120 Required	$18,765.00	(new)
Concrete Sidewalk:	$8.80	sq.ft. (Qty)		4,163 Required	1,315 Required	$48,206.40	(5 inch exterior slab)
Provide Exterior Parking Lot Catch Basin:	$2,931.75	each		1 Required		$2,931.75	
Provide Concrete Dumpster Pad:	$2,814.48	each		1 Required		$2,814.48	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required		$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	$114,705.00	Include this one **or** the next. (Each addition should have this item)
Other: 12'' storm pipe	$50.00	ln.ft.		91 Required	29 Required	$6,000.00	required
Other: ADA Parking Space	$1,000.00	per unit		3 Required	1 Required	$4,000.00	required
Other: Concrete structure collar	$1,200.00	per unit		1 Required	1 Required	$2,400.00	required
Other: Pavement Milling	$21.00	sq. yard		1,300 Required	410 Required	$35,910.00	required
Other: Site ADA Ramps	$1,000.00	per unit		5 Required	2 Required	$7,000.00	required
Sum:			$702,166.79	$545,544.95	$156,621.84		

Unprotected pedestrian way along front drive

Damaged pavement/walk & non-compliant ramp

Back to Assessment Summary

Q. Sewage System

Description: The sanitary sewer system is tied in to the city system, and is in good condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Back to Assessment Summary

R. Water Supply

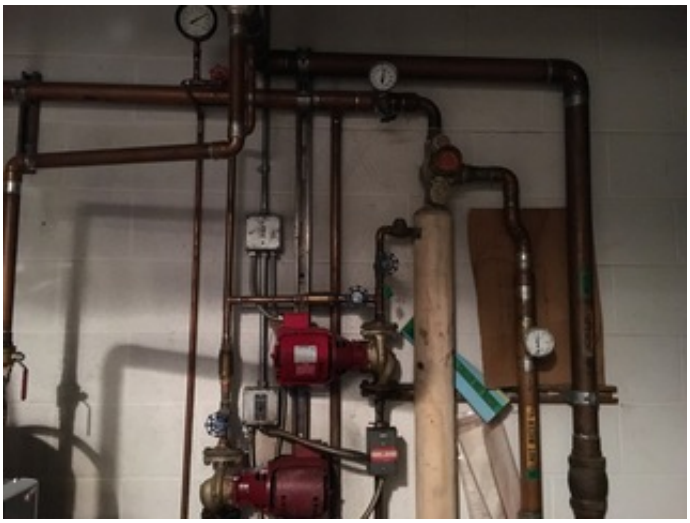
Description: The domestic water supply system is tied in to the municipal system, features 4-inch service and 4-inch water meter, and is in good condition. The existing domestic water service does meet the facility's current domestic water needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Provide a new city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Main water BFP



Main domestic hot water return

Back to Assessment Summary

S. Exterior Doors

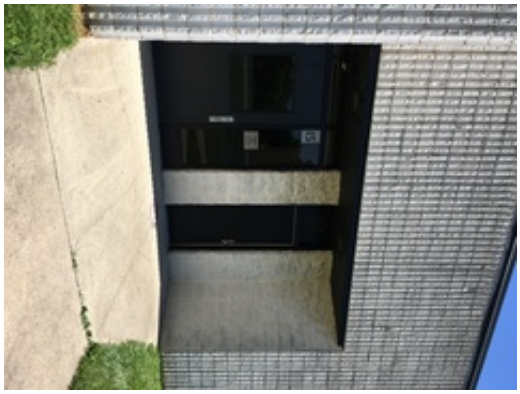
Description: Typical exterior doors in the overall building are metal construction, installed on hollow metal frames. Typical exterior doors feature single glazed vision panels. The majority of the metal door installations at the overall building are dated and are in fair to poor condition. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior, deteriorated and damaged doors at the overall building to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,931.75	per leaf		14 Required	5 Required	$55,703.25	(includes removal of existing)
Sum:			$55,703.25	$41,044.50	$14,658.75		

Typical door



Typical door

Back to Assessment Summary

T. Hazardous Material

Description: The School District provided the AHERA 6-Month Asbestos Surveillance Report, prepared by Brumbauch-Henrick Inc., dated June 2, 2016, documenting known and assumed locations of asbestos and other hazardous materials at the Original Building. The report does not identify the quantities of the known or suspected hazardous containing materials. Enhanced Environmental Assessment (EEA) will need to be performed by OSFC EEA Consultant to establish final scope and budget.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazardous Assessment. The values/quantities of hazardous materials identified are based upon prior assessment reports since current hazardous material assessment reports were not available. Independent Enhanced Environmental Assessment Consultant to determine final scope and budget.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.17	per unit		5,000 Required	0 Required	$5,850.00	
Special Engineering Fees for LBP Mock-Ups	$1.17	per unit		5,000 Required	0 Required	$5,850.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.12	sq.ft. (Qty)		57,776 Required	18,694 Required	$9,176.40	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$22.28	ln.ft.		1,156 Required	374 Required	$34,088.40	
Gypsum Board Removal	$7.04	sq.ft. (Qty)		3,000 Required	0 Required	$21,120.00	See J
Fire Door Removal	$117.27	each		10 Required	2 Required	$1,407.24	See S
Non-ACM Ceiling/Wall Removal (for access)	$2.35	sq.ft. (Qty)		4,624 Required	1,496 Required	$14,382.00	See J
Resilient Flooring Removal, Including Mastic	$3.52	sq.ft. (Qty)		6,800 Required	5,100 Required	$41,888.00	See J
Acoustical Tile Mastic Removal	$3.52	sq.ft. (Qty)		1,900 Required	0 Required	$6,688.00	
Sink Undercoating Removal	$117.27	each		18 Required	1 Required	$2,228.13	
Other: EHA ACM Other	$1.00	per unit		20,000 Required		$20,000.00	Chalkboard Mastic
Other: EHA ACM Other	$1.00	per unit			5,000 Required	$5,000.00	Chalkboard Mastic
Sum:			$167,678.17	$130,282.76	$37,395.41		

Window panels

Back to Assessment Summary

U. Life Safety

Description: The overall facility is not equipped with a compliant automated fire suppression system. The Kitchen hood is in good condition, and is equipped with the required UL 300-compliant wet chemical fire suppression system. The required 6-inch overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and/or installed as required by the Ohio School Design Manual (OSDM) and Ohio Building Code Mechanical Code (OBCMC). The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. 06-25-21 Update: Dedicated water line and backflow preventer will be required to service Sprinkler System.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet OSDM guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide an emergency generator, funding provided at plate D. 06-25-21 Update: Provide for a dedicated water line and backflow preventer to service Sprinkler System.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.40	sq.ft. (Qty)		57,776 Required	18,694 Required	$336,468.00	(includes increase of service piping, if required)
Other: Backflow Preventer for new sprinkler service line	$5,000.00	per unit		1 Required		$5,000.00	Backflow preventer for new water line to support new sprinkler system
Other: New fire service line and tap	$40.00	ln.ft.		950 Required		$38,000.00	Dedicated Water Line to support sprinkler system (includes tap fees)
Sum:			$379,468.00	$297,214.40	$82,253.60		

Kitchen hood

Back to Assessment Summary

V. Loose Furnishings

Description: The typical Classroom furniture at the overall building is a combination of newer and dated furnishings, and in generally fair to good condition. 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. 06-25-21 Update: Based on age and condition of existing and increased costs for classroom furniture, the loose furnishings budget should be increased from $4.50/sf to $6.50/sf.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture. 6-25-21 Update: Change budget from $4.50/sf to $6.50/sf.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
CEFPI Rating 0 to 3	$7.62	sq.ft. (of entire building addition)		Required	Required	$582,701.40	
Sum:			$582,701.40	$440,253.12	$142,448.28		

Typical classroom

Typical classroom

Back to Assessment Summary

W. Technology

Description: The typical Classrooms at the overall complex are equipped with interactive white boards, projectors, 2-way PA system and central dock system. Data ports are provided at classrooms but appear abandoned where technology connections are provided by wireless access.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement throughout the complex of technology systems to meet Ohio School Design Manual requirements, and to sustain the capacity to keep pace with technological development.

Item	Cost	Unit	Whole Building	Original Building (1976) 57,776 ft²	Classroom Wing Addition (1979) 18,694 ft²	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	$16.51	sq.ft. (Qty)		57,776 Required	18,694 Required	$1,262,519.70	
Sum:			$1,262,519.70	$953,881.76	$308,637.94		

Interactive display board

Projector

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$17,391,328.12
7.00%	Construction Contingency	$1,217,392.97
Subtotal		$18,608,721.09
16.29%	Non-Construction Costs	$3,031,360.67
Total Project		**$21,640,081.75**

Construction Contingency	$1,217,392.97
Non-Construction Costs	$3,031,360.67
Total for X.	**$4,248,753.63**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$5,582.62
Soil Borings / Phase I Envir. Report	0.10%	$18,608.72
Agency Approval Fees (Bldg. Code)	0.25%	$46,521.80
Construction Testing	0.40%	$74,434.88
Printing - Bid Documents	0.15%	$27,913.08
Advertising for Bids	0.02%	$3,721.74
Builder's Risk Insurance	0.12%	$22,330.47
Design Professional's Compensation	7.50%	$1,395,654.08
CM Compensation	6.00%	$1,116,523.27
Commissioning	0.60%	$111,652.33
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$208,417.68
Total Non-Construction Costs	**16.29%**	**$3,031,360.67**

Back to Assessment Summary

School Facility Appraisal - Brunswick City

Name of Appraiser	Heather Shiets	**Date of Appraisal**	2016-07-14
Building Name	Willetts Middle		
Street Address	1045 Hadcock Rd		
City/Town, State, Zip Code	Brunswick, OH 44212		
Telephone Number(s)	330/273-0287		
School District	Brunswick City		

Setting: Suburban

Site-Acreage	15.63	Building Square Footage	76,470
Grades Housed	6-8	Student Capacity	506
Number of Teaching Stations	42	Number of Floors	1
Student Enrollment	591		
Dates of Construction	1976,1979		

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

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

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for Copy of Willetts_MS_06_25_21

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*12*
The site is 15.6 acres compared to 25 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*20*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
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	*8*
The site is moderately landscaped with mature shade trees and ornamental trees. Lawn areas where mowing is required do not exceed 3:1. The site is heavily wooded.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas 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	10	*7*
The site is equipped with athletic/ball fields.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate building, perimeter walks, vehicular circulation, parking areas and physical education spaces.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*1*
The site has not been developed to accommodate outdoor learning spaces.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*3*
Sidewalks are adequately provided to accommodate pedestrian circulation and do not include proper crosswalks, curb cuts and correct slopes in some locations.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in fair condition.		
TOTAL - 1.0 The School Site	100	*73*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Copy of Willetts_MS_06_25_21

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*12*
The building provides partial accessibility but does not fully comply with the provisions of the ADA.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*7*
The roofs over the Original Building and 1979 Addition are in poor condition.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in satisfactory condition with no significant area of deterioration.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*7*
Exterior and interior walls have limited expansion joints and are free of deterioration. The Original Building is not equipped with expansion joints.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*10*
Entry and exit points to the building have been adequately provided.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*7*
Building envelope does meet minimum energy conservation requirements at the Original Building and 1979 Addition.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*7*
The building is reported to contain asbestos and other hazardous materials at the Original Building and 1979 Addition.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*5*
The design of classrooms does not provide flexibility of class sizes or small group spaces.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*8*
Light sources are improperly placed and provide inadequate lighting in some areas at the Original Building and 1979 Addition. 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*
Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*13*
Classrooms have adequate outlets and data jacks for technology applications. Most classrooms are served by wireless connections.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*9*
Disconnect switches are provided in required mechanical locations to allow for safe servicing of equipment		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*6*
Drinking fountains are adequate in number and placement. The majority of drinking fountains do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
Drainage systems appear to be properly maintained and meet requirements. Adequate drainage systems are provided throughout the facility.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*7*
The facility is not sprinkled. Fire alarm systems are provided with required devices.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*8*
The central intercommunication system provides reliable communication between the Administration area and all teaching/learning areas.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
Exterior wall hydrants are adequately provided around the exterior of the facility		
TOTAL - 2.0 Structural and Mechanical Features	200	*141*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for Copy of Willetts_MS_06_25_21

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*13*
Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, luxury vinyl tile, carpet, and ceramic tile which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*8*
Lay-in type ceiling and acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block walls are easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*8*
Casework is plastic laminate construction at the overall building and is in fair condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
Door hardware varies throughout the facility and does not meet ADA requirements at secondary entries.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are floor and wall mounted and are original to date of Construction at the Original Building and 1979 Addition. A portion of fixtures have been updated.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
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	*8*
Electrical outlets are adequately provided in Corridors and allow for convenient routine cleaning at the building.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*8*
Outdoor light fixtures are provided adequately and are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*81*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for Copy of Willetts_MS_06_25_21

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*10*
Student loading is separated from other vehicular traffic but shares a common point ingress with vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*7*
Walkways are adequately provided on-site for pedestrian safety. There is an accessible path of travel to the public way.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs are located as required on adjacent access streets, but there are no signals provided.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*4*
Buses and other vehicular traffic use the same entrance and exit points to the site.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
Athletic fields appear to be properly located and free from hazard.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
Heating boilers are located in rooms that are not accessible by students.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
The building is primarily a one-story structure.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open outward and are equipped with panic hardware and meet current code requirements.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*9*
Emergency light fixtures and exit signs are on separate circuits and are adequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*7*
Classroom doors are not recessed from the Corridor and provide proper ADA clearances at the building.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*7*
Security systems are inadequately provided and are in satisfactory condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
VCT, luxury vinyl tile, carpet, and ceramic tile flooring have been well maintained 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*
The building is a one-story structure without stairs.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*5*
Glass at door transoms, sidelights and view panels are tempered or 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	*3*
Drinking fountains/water coolers and doors extend more than eight inches from the Corridor wall, which impede traffic flow in Corridor.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*5*
Exits are properly located to allow safe egress from the building. There are no dead-end Corridors in the building.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*10*
The facility is not sprinkled. Fire alarm devices are provided adequately. Fire extinguishers are adequately provided.		
4.18 There are at least **two independent exits** from any point in the building	15	*15*
Multiple exits are provided from Corridors throughout the facility.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*12*
The structure is masonry with steel joists. Interior walls where masonry.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*12*
The fire alarm is provided with manual and automatic actuation with visual indicating devices. A portion of classrooms are not equipped with horn/strobe signals.		

TOTAL - 4.0 Building Safety and Security	200	*164*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for Copy of Willetts_MS_06_25_21

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*19*
The average Classroom is 684 sf compared to 900 sf required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*10*
Classrooms are inadequately sized to allow effective small group activity spaces.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*9*
The Gymnasium and Student Dining are isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Classrooms are inadequately sized to allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*7*
Lockers are provided at Corridors for storage of student materials.		
5.6 **Storage for teacher materials** is adequate	10	*7*
Casework is not adequately provided for storage of teacher materials at the Original Building and 1979 Addition.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*11*
The Special Education Classroom is 684 sf compared to 900 sf recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*7*
Special Education spaces are adequately provided to meet instructional needs. The Special Education toilet room does not comply with the ADA/ANSI Guidelines.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*9*
The Media Center is 2,668 sf compared to 2,069 sf recommended in the OSDM. The Media Center is visually appealing. The Media Center does provide natural light. The Media Center is equipped with support spaces.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium is 6,305 sf compared to 7,500 sf recommended in the OSDM. The Gymnasium is adequate for effective physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*7*
Science spaces are undersized and do not provide adequate instructional space and equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*4*
The Music Room is 1,336 sf compared to 1,500 sf recommended in the OSDM. Music instruction is provided in a Classroom with sound treatment which are in poor condition. The space is provided with additional practice rooms.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*3*
The Art Room is 856 sf compared to 1,200 sf recommended in the OSDM. The Art Room is undersized and does provide limited space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*5*

The facility is provided with Computer Labs for student use. The facility is located near the Media Center.

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*1*

Spaces have not been provided adjacent to Classrooms for small groups or remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*3*

Storage for teachers and students has not been adequately provided throughout the facility.

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

The Teacher's Lounge is 168 sf compared to 300 sf recommended in the OSDM. The Teacher's Lounge does reflect a professional environment and includes adequate work space for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*7*

The Kitchen space is 2,435 sf compared to 2,069 sf recommended in the OSDM. The Student Dining space is 2,535 sf.

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*3*

Administrative Offices are not adequately provided for Middle School students.

5.20 **Counselor's office** insures privacy and sufficient storage	5	*4*

The Counselor's Office is 108 sf compared to 120 sf recommended per the OSDM with limited storage space.

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

The Clinic is 168 sf compared to 500 sf recommended in the OSDM. The Clinic is located within the Administrative Offices and is provided with limited equipment. The toilet room does not comply with the provisions of the ADA/ANSI guidelines.

5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*

Reception area is undersized compared to OSDM requirements.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*3*

Administrative Offices are not adequately provided for Middle School Students.

TOTAL - 5.0 Educational Adequacy	200	*139*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for Copy of Willetts_MS_06_25_21

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The Original Building is a contemporary design with simple detailing. The finishes are dated at the Original Building and 1979 Addition.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees and shrubs. Lawn areas where mowing is required do not exceed 3:1. The site is heavily wooded.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*10*
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	*9*
The main entrance to the School is completely sheltered. Exits are sheltered from sun and inclement weather at the Original Building and 1979 Addition.		
6.5 **Building materials** provide attractive color and texture	5	*3*
Exterior building materials consist of split face CMU which does provide a consistent color and texture at the overall building. Interior building materials consist of painted block. The mixture of materials at the Original Building and 1979 Addition are not sensitive to an overall design aesthetic.		

Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*15*
Due to multiple building materials, the overall design is inconsistent, which does not enhance learning at the building.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*13*
The building is air conditioned to provide year-round temperature and humidity controls.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*12*
The ventilating system provides an adequate quantity of ventilation air to the spaces of the Original Building. Ventilation systems introduce minimal noise into the teaching and learning areas at the Original Building.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*13*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides even distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*5*
There are areas for student to gather in the Student Dining Area and Gymnasium.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*9*
Corridors and foyers are adequately designed for efficient traffic flow. Classroom doorways are not recessed and impede traffic flow. Entry and exit points to the building have been adequately provided.		
6.13 **Areas for students to interact** are suitable to the age group	10	*5*
There are areas for students to gather in Student Dining and Gymnasium.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The Gymnasium is sized to allow effective management of large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*7*

Ceilings, walls, and floors have been adequately designed and provided with effective sound control measures.

6.16 **Window design** contributes to a pleasant environment	10	*6*

Many classrooms throughout the building are not equipped with windows.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*2*

Classroom furniture is mismatched in some areas and in fair to good condition at the building. 06-25-21 Update: Based on current condition/age of furniture rating is changed from 6 to 2.

TOTAL - 6.0 Environment for Education	200	*149*

LEED Observation Notes

School District:	Brunswick City
County:	Medina
School District IRN:	43661
Building:	Willetts Middle
Building IRN:	98426

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 - Brunswick City

Building Name and Level: **Willetts Middle**

6-8

Building features that clearly exceed criteria:

1. The building is located in a very quient neighborhood with on-site woods.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The facility is not equipped with a fire suppression system
2.
3.
4.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Brunswick City
Facility:	Willetts Middle
Date of Initial Assessment:	Jul 14, 2016
Date of Assessment Update:	Apr 14, 2022
Cost Set:	2022

District IRN:	43661
Building IRN:	98426
Firm:	Lawhon & Associates, Inc. - Columbus

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1976 Original Building	57,776	$135,282.76	$123,582.76
1979 Classroom Wing Addition	18,694	$32,395.41	$32,395.41
Total	76,470	$167,678.17	$155,978.17
Total with Regional Cost Factor (110.06%)	—	$184,546.59	$171,669.57
Regional Total with Soft Costs & Contingency	—	$229,631.88	$213,608.97

Environmental Hazards(Enhanced) - Brunswick City (43661) - Willetts Middle (98426) - Original Building

Owner:	Brunswick City	**Bldg. IRN:**	98426
Facility:	Willetts Middle	**BuildingAdd:**	Original Building
Date On-Site:	2022-03-09	**Consultant Name:**	Lawhon & Associates

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	$11.73	$0.00
2.	Breeching Insulation Removal	Not Present	0	$11.73	$0.00
3.	Tank Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$9.38	$0.00
4.	Duct Insulation Removal	Not Present	0	$9.38	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$16.42	$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$29.32	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$18.76	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$41.04	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	1156	$22.28	$25,755.68
10.	Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	$2,345.40	$0.00
11.	Flexible Duct Connection Removal	Reported / Assumed Asbestos-Free Material	0	$117.27	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$8.21	$0.00
13.	Fireproofing Removal	Not Present	0	$29.32	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$8.21	$0.00
15.	Gypsum Board Removal	Reported Asbestos-Containing Material	3000	$7.04	$21,120.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.52	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$117.27	$0.00
18.	Cement Board Removal	Not Present	0	$5.86	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.17	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$58.64	$0.00
21.	Sheet Flooring with Friable Backer Removal	Reported / Assumed Asbestos-Free Material	0	$4.69	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	10	$117.27	$1,172.70
23.	Door and Window Panel Removal	Not Present	0	$117.27	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.52	$0.00
25.	Soil Removal	Not Present	0	$175.91	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	4624	$2.35	$10,866.40
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	$351.81	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	$351.81	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	6800	$3.52	$23,936.00
30.	Carpet Mastic Removal	Not Present	0	$2.35	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.17	$0.00
32.	Acoustical Tile Mastic Removal	Reported Asbestos-Containing Material	1900	$3.52	$6,688.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	18	$117.27	$2,110.86
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.35	$0.00
35.	Chalkboards/Mastic		0	$351.81	$0.00
36.	Chalkboard Mastic	Assumed Asbestos-Containing Material	lump sum		$20,000.00
37.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$111,649.64
38.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$111,649.64

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**	$11,700.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	57776	57776	$0.12	$6,933.12

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Gym Floor is Wood		$0.00
2.	Original Drywall Mud in Office Area is ACM. Newer drywall mud around media center is negative		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
4.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A37, B1, C3, D1, and E3	**Total Cost for Env. Hazards Work - Renovation**	$130,282.76
2.	A38, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$118,582.76

* 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) - Brunswick City (43661) - Willetts Middle (98426) - Classroom Wing Addition

Owner:	Brunswick City	**Bldg. IRN:**	98426
Facility:	Willetts Middle	**BuildingAdd:**	Classroom Wing Addition
Date On-Site:	2022-03-09	**Consultant Name:**	Lawhon & Associates

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	$11.73	$0.00
2.	Breeching Insulation Removal	Not Present	0	$11.73	$0.00
3.	Tank Insulation Removal	Not Present	0	$9.38	$0.00
4.	Duct Insulation Removal	Not Present	0	$9.38	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$16.42	$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$29.32	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$18.76	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$41.04	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	374	$22.28	$8,332.72
10.	Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	$2,345.40	$0.00
11.	Flexible Duct Connection Removal	Reported / Assumed Asbestos-Free Material	0	$117.27	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$8.21	$0.00
13.	Fireproofing Removal	Not Present	0	$29.32	$0.00
14.	Hard Plaster Removal	Not Present	0	$8.21	$0.00
15.	Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	$7.04	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.52	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$117.27	$0.00
18.	Cement Board Removal	Not Present	0	$5.86	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.17	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$58.64	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.69	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	2	$117.27	$234.54
23.	Door and Window Panel Removal	Reported / Assumed Asbestos-Free Material	0	$117.27	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.52	$0.00
25.	Soil Removal	Not Present	0	$175.91	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1496	$2.35	$3,515.60
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	$351.81	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	$351.81	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	5100	$3.52	$17,952.00
30.	Carpet Mastic Removal	Not Present	0	$2.35	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.17	$0.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.52	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	1	$117.27	$117.27
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.35	$0.00
35.	Chalkboards/Mastic		0	$351.81	$0.00
36.	Chalkboard Mastic	Assumed Asbestos-Containing Material	lump sum		$5,000.00
37.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$35,152.13
38.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$35,152.13

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.	18694	18694	$0.12	$2,243.28

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.	A37, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$37,395.41
2.	A38, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$37,395.41

* 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.