

2007 District Wide Facility Evaluations
Building Assessment Report

Boulevard Elementary School

1749 Lee Road, Cleveland Heights

prepared for:

Cleveland Heights University
Heights City School District
2155 Miramar Blvd, University Heights, Ohio

prepared by:

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Introduction

Building Assessment Report Objectives

The Building Assessment Report objectives are as follows:

- To provide a descriptive and photographic inventory of existing conditions.
- To provide a prioritized budget for repairs and renovations of existing conditions.

Building Assessment Approach

The assessment approach proceeded as follows:

- The District's original drawings were reviewed. Computer drawings were created based on these original drawings and verified on site.
- Each building was visited by a team of architects and engineers. Existing conditions were observed and recorded.
- These observations and records became the basis for the final Building Assessment documents. A Building Assessment Report was produced for each of the District's eleven active school facilities: (1) High School, (3) Middle Schools, and (7) Elementary Schools.

Building Assessment Organization

The Building Assessment is divided into three Components:

- Narrative
- Cost Assessment
- Photos

Each of these three Components is further subdivided into the following Categories:

- | | | | |
|----|---|----|--|
| A. | Hazardous Materials | M. | Branch Circuit Panels and Wiring |
| B. | Site | N. | Kitchen Lighting and Power |
| C. | Building Structure | O. | Exterior Lighting |
| D. | Building Envelope | P. | Interior Lighting |
| E. | Building Interior | Q. | Gymnasium Lighting |
| F. | Equipment and Furnishings | R. | Exit Signs and Emergency Egress Lighting |
| G. | Fire Protection | S. | Fire Alarm System |
| H. | Plumbing and Fixtures | T. | Security System |
| I. | Heating, Ventilating and Air Conditioning | U. | Public Address System |
| J. | C.E.I. Service | V. | Cable TV System |
| K. | Main Power Distribution Equipment | W. | Data and Telephone Systems |
| L. | Emergency Power Distribution Equipment | X. | Clocks and Programs Bell |

Narrative

The primary purpose of the Narrative is to provide a description of the existing conditions observed during visits to each of the District's fourteen facilities. The Narrative also serves as a general guide to the history of additions and renovations to the building, and describes the general construction of each addition.

Cost Assessment

The primary purpose of the Cost Assessment is to provide preliminary budget information for repairs and renovations of existing conditions.

Within each Category of the Cost Assessment, the following Priorities were identified:

- Priority 1: work recommended to occur within the next 1-2 years
- Priority 2: work recommended to occur within the next 3-4 years
- Priority 3: work recommended to occur within the next 5-6 years

Photos

During the building assessment, photos were taken to visually record the existing condition of each building and site. These Photos have been organized into the Categories outlined above.

Assessment Limitations and Assumptions

The following limitations and assumptions should be noted:

- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated costs to replace or repair building finishes, components and systems that are damaged, missing, hazardous, inaccessible or approaching the end of useful life. The Cost Assessments do not generally provide costs to replace items which are merely aesthetically poor – but otherwise still functional and serviceable.
- The Cost Assessment is an assessment of Construction Cost. Add soft costs of 18-20% for Project Cost.
- Cost Assessment numbers are in current year dollars. An escalation / inflation factor needs to be applied at 3.5 to 4 percent for every year after 2007. Final cost estimating needs to be performed at the time the specific scope of a project is identified.
- Costs for items such as cleaning, painting, or other routine maintenance have not been included in the Cost Assessments.
- All assessments are visual and did not include physical tests, instrumentation or metering measurements, sampling or monitoring, unless otherwise noted.
- Buildings and components are inspected for condition and general safety and general accessibility requirements. The assessment does not include a complete OSHA, energy or ADA access study.

History

- Boulevard Elementary School is a 60,164 gross square foot K-5 school located at 3150 Boulevard Road in Cleveland Heights, Ohio. The original building was designed by Richard Fleischman Architects. Drawings are dated 1973. Major additions, renovations and repairs to the school are listed below.

Date	Architect/Engineer	Description
1980	Barber & Hoffman	Roof, gutter and wall repairs
1997	Technical Assurance	Roof renovation
2002	TEC Inc.	Technology upgrades
2002	Simplex Grinnell	Fire alarm system upgrade

Note: Additions, renovations and repairs listed above are from CHUH original drawings. Some minor renovations and repairs may not have been listed.

