

2007 District Wide Facility Evaluations  
Building Assessment Report

# Oxford Elementary School

939 Quilliams Rd, Cleveland Heights, Ohio

prepared for:

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

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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

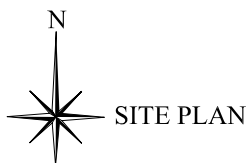
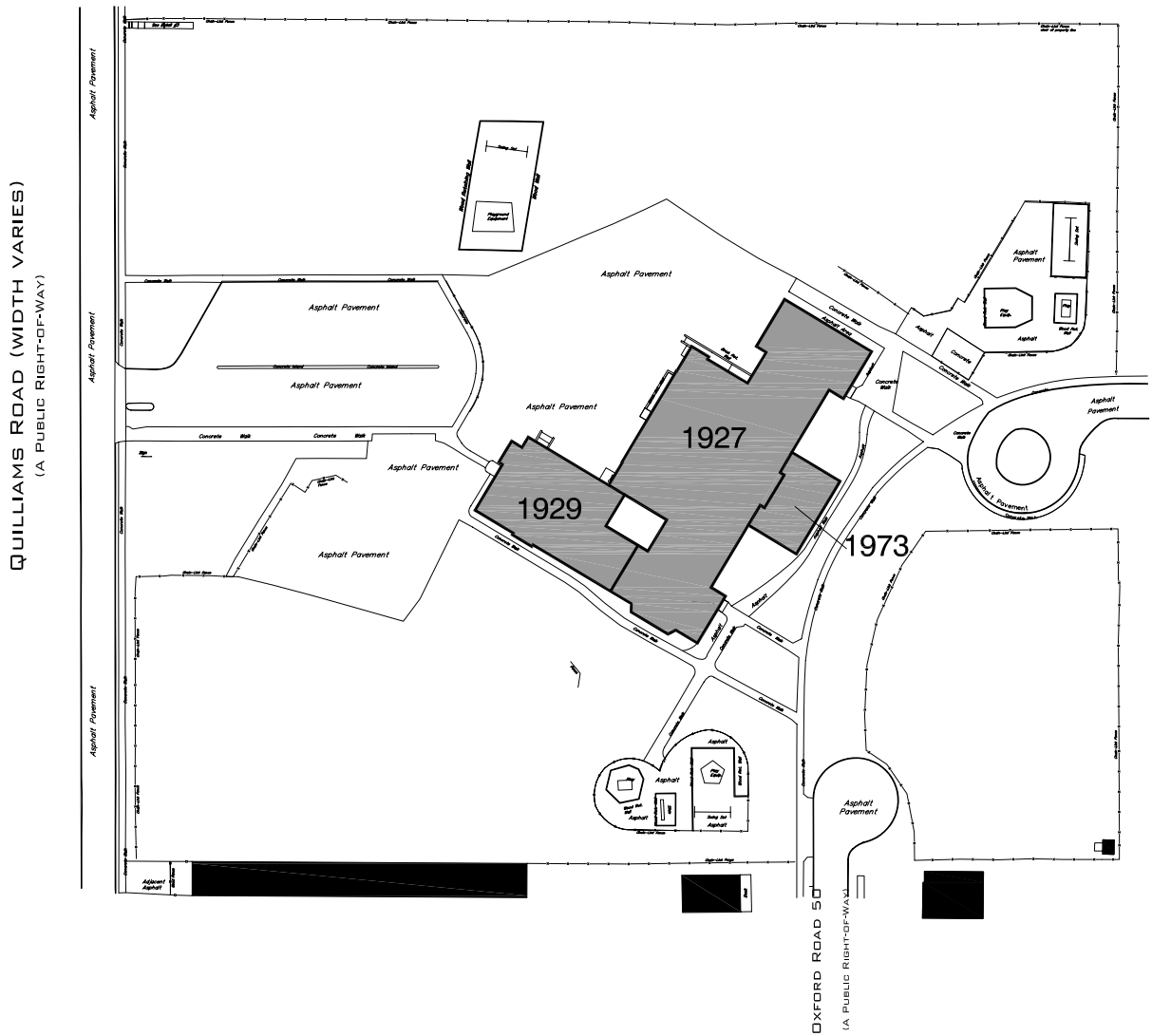
The following limitations and assumptions should be noted:

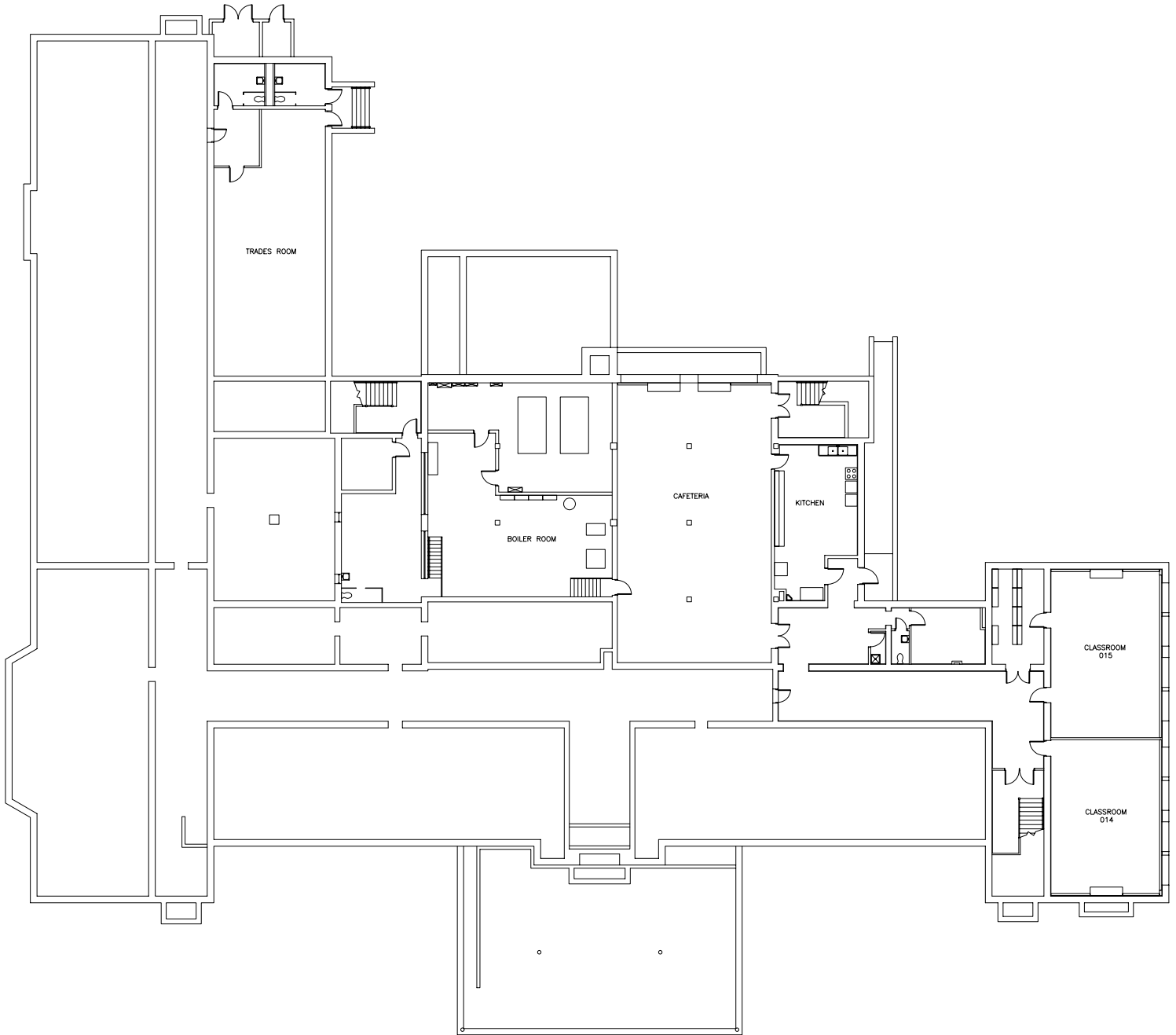
- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated 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

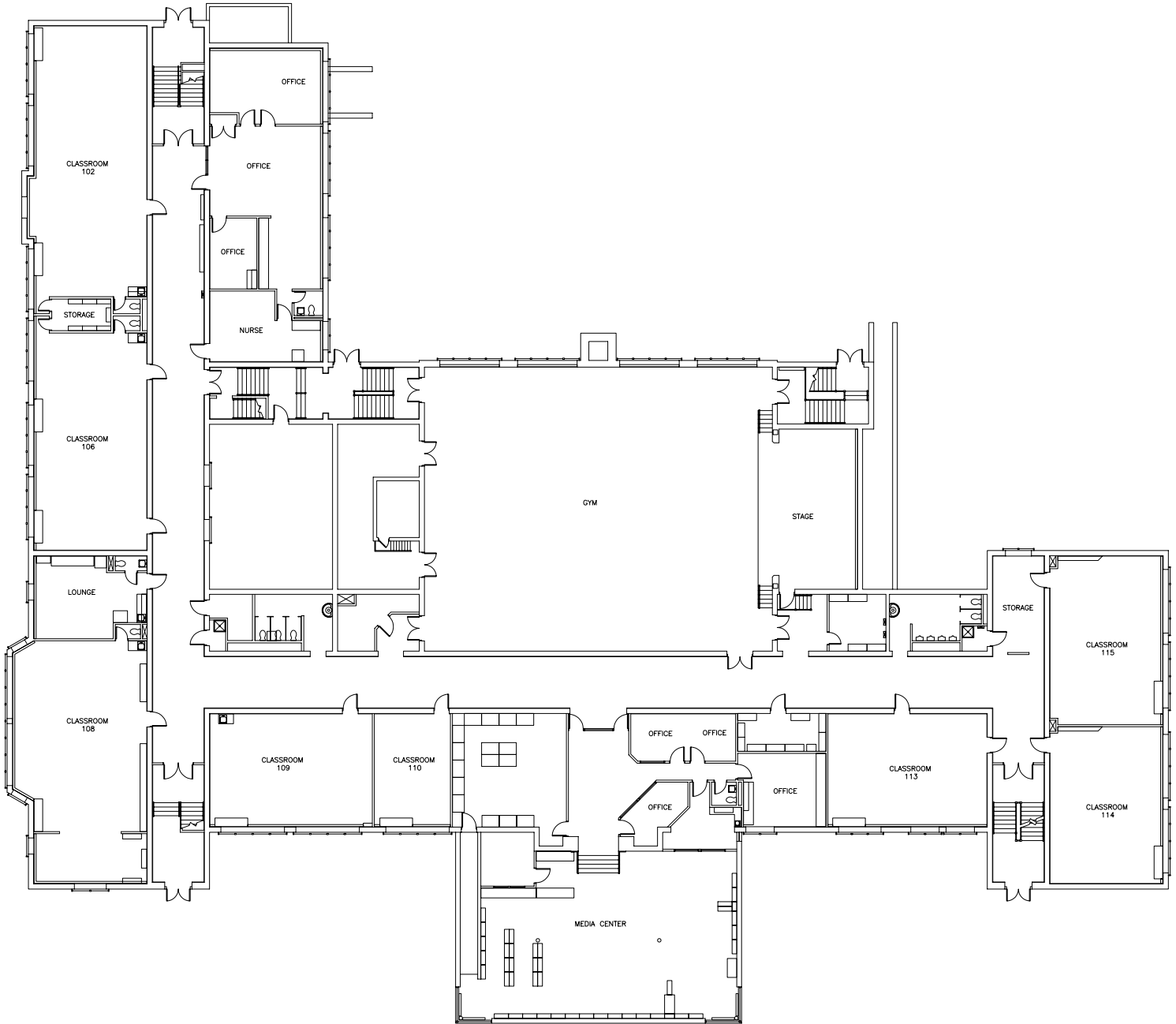
- Oxford Elementary School is a 60,550 gross square foot K-5 school located at 939 Quilliams Road in Cleveland Heights, Ohio. The original building was designed by John H. Graham & Co. Architects. Drawings are dated 1927. Major additions, renovations and repairs to the school are listed below.

Date	Architect/Engineer	Description
1929	John H. Graham & Co. Architects	Two story classroom addition
1959	Charles L. Knight	Site development
1964	Knight and Stolar	Site development
1973	Richard Fleischman Architects	Single story library addition and window replacement
1980	Barber & Hoffman	Roof, gutter and wall repairs
2001	Technical Assurance	Roof renovation
2002	Technical Assurance	Roof renovation
2002	TEC Inc.	Technology upgrades
2002	TEC Inc.	Fire alarm system upgrade
2003	H.T. Bernsdorff Inc.	Boiler replacement
Note: Additions, renovations and repairs listed above are from CHUH original drawings. Some minor renovations and repairs may not have been listed.		



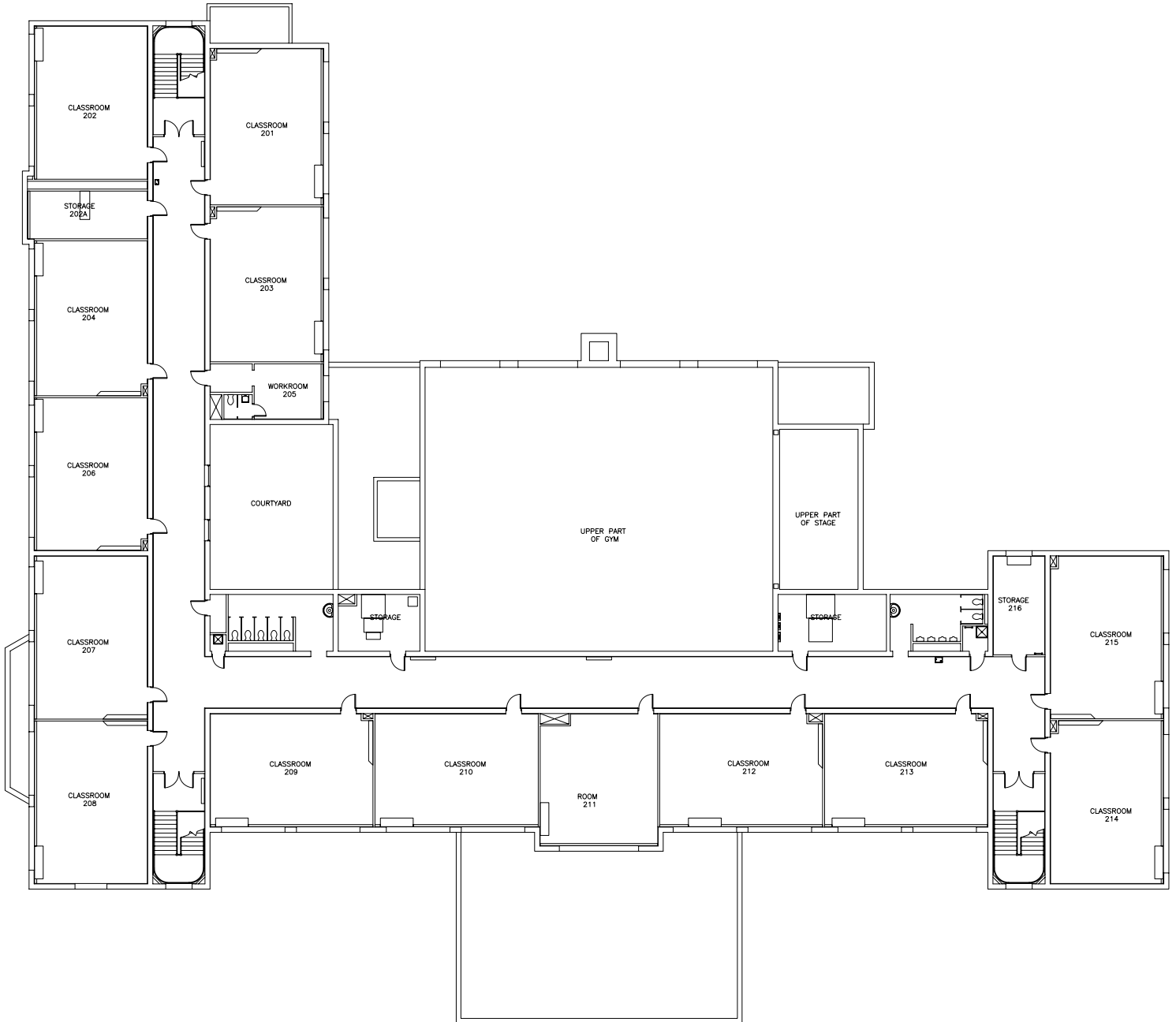


 N  
LOWER LEVEL PLAN



N  
FIRST FLOOR PLAN





 SECOND FLOOR PLAN

## **A: Hazardous Material**

CHUH has provided a copy of the Asbestos Containing Material (ACM) report dated July 3, 1998. The following types of ACM were identified at Oxford Elementary School:

- Thermal Materials
- Miscellaneous Materials

An updated ACM report will be conducted by a CHUH Hazmat Consultant in the Fall of 2007. The updated ACM report will locate, quantify and assign costs for removal/abatement of ACM throughout the school.

During interior building evaluations, some existing materials were identified as likely containing asbestos. These materials have been listed, and costs have been assigned for removal/replacement in Section E: Building Interior of both the Narrative and the Cost Assessment.

**B:Site**



Typical Condition of Site Furnishings



Patches in Bus Parking



Typical Condition of Site Fencing



Older Playground Equipment



Noncompliant Wheelchair Entry Ramp



Older Playground Equipment

## **B: Site**

### ADA

- The existing parking lot has 37 spaces, two of which are accessible. There is a van parking space, but it is not labeled. The route to the accessible entrance passes through the automobile circulation path, and shares a ramp with School Bus parking entry. Redesign of this circulation is recommended.
- The accessible entrance is located at the opposite side (east side) of the building from the parking lot at the west side of the building. The path that leads from the parking lot is narrow and broken, and the ramp that leads to the door is noncompliant. From parking space to door is a distance of nearly 400 feet. There is a drop-off near the accessible entrance, but the entrance is locked and has no contact (buzzer, intercom) with the main office.

### Site Furnishings

- The main playground equipment is in good condition, with minor repainting needed. The equipment on the north playground is old but sound, needing minor repair and repainting. The South playground equipment appears unsafe and should be replaced. All landscape timbers should be replaced.
- The suite of benches and picnic tables on the West end of the site should be replaced. All benches associated with the Playgrounds should be replaced.
- Fencing needs intermittent post repair/replacement, new chain link, and painting.
- The backstop in the west asphalt play area should be removed. The Backstop in the grass field should be replaced.

### Site Pavement

- Concrete pavement is variable in condition. Several significant portions of walks are cracked and need replacement, especially near entrances and along the path to the accessible entrance. The parking lot apron edge needs to be replaced.
- Concrete curbs in the parking lot need minor patching and replacement. Concrete curbs elsewhere are in good condition.
- Asphalt pavement typically needs a new wear course installed. There are 50 24" diameter round concrete patches at the former temporary building that must be addressed before new asphalt is laid. Asphalt in the South playground and in selected areas around the site needs to be replaced.

### Landscaping

- Planting beds occur around the perimeter of the building. They do not appear maintained.

## **C: Building Structure**

### Foundation

- The building foundation at the original building and all additions consists of concrete spread footings at concrete and masonry foundation walls.

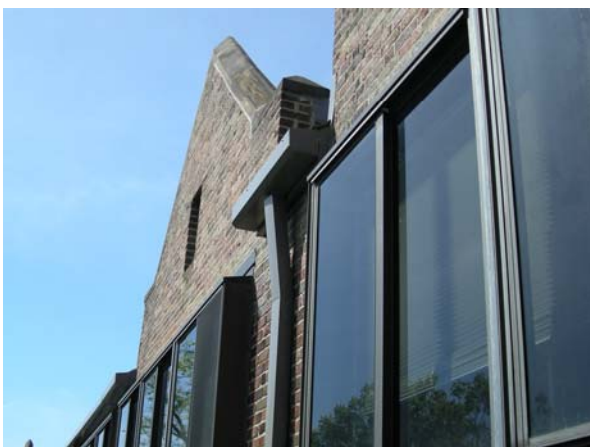
### Walls/Chimneys

- Exterior masonry walls are bearing walls at the 1927 original building and both the 1929 and 1973 additions. There is a masonry chimney at the boiler room of the 1927 original building.

### Floors/Roofs

- The lower level/basement of the 1927 original building and 1929 addition is slab-on-grade.
- The first floor structure consists of joist slabs and solid slabs supported by concrete encased steel beams and masonry bearing walls at the 1927 original building. The first floor of the 1929 addition is joist slabs and solid slabs supported by masonry bearing walls. The first floor of the 1973 addition is slab-on-grade.
- The second floor structure consists of joist slabs and solid slabs supported by masonry bearing walls at the 1927 original building and the 1929 addition.
- The attic of the 1927 original building and the 1929 addition consists of joist slabs supported by masonry bearing walls. The 1927 building gymnasium roof is supported steel beam purlins over steel trusses spanning 60'.
- Sloped roof framing at the 1927 building and 1929 addition consists of wood 2x10 rafters at 24" o.c. The roof of the 1973 media center is framed with steel pipe columns supporting sloped steel beams and purlins.

## D:Building Envelope



## **D: Building Envelope**

### ADA

- Power assisted doors need to be added at a main, centrally located, entry. Current doors in poor location for access.

### Masonry

- Exterior masonry typically consists of brick veneer with a concrete block backup. Stone panels, coping and arches supplement the brick veneer at the original 1927 building. Some lintel cleaning/painting and lintel replacement is required due to lintel expansion, which is causing masonry displacement. Decorative stone at entries requires restoration. Spot stone repair and tuckpointing is required. Face brick tuckpointing is required at various locations.

### Exterior Doors/Frames

- Exterior doors are generally in fair condition but are recommended for replacement within the next 5-6 years with FRP doors and aluminum frames. Some door replacement with FRP/aluminum frames has been initiated.

### Windows

- Windows were replaced in 1974 at the 1927 building at time of Media Center addition. These single glazed windows are recommended for replacement due to air / water infiltration and difficulty of operation.
- The original windows at the 1974 Media Center addition are also recommended for replacement due to air / water infiltration and difficulty of operation.

### Roofing

- Most roofing appeared to be in fair to good condition.
- Sloped roof areas of the 1927 original building were replaced (slate replaced with asphalt shingle system) in 2002.
- Older gravel surfaced built –up roof areas, currently in fair condition and serving well, are recommended for replacement within the next 5-6 years (see cost assessment).
- Scuppers and related flashing at the asphalt shingle roof (east elevation above Media Center addition) needs to be investigated for leaks. Plaster damage in rooms coincidental to the scupper locations indicates considerable water inundating the masonry/plaster walls.

## E:Building Interior



Cafeteria



Decorated Stair Stringer



Typical Elementary Room



Damaged Carpet Base



First Floor Corridor



Water Damage in Music Room





Rubber Stair Treads



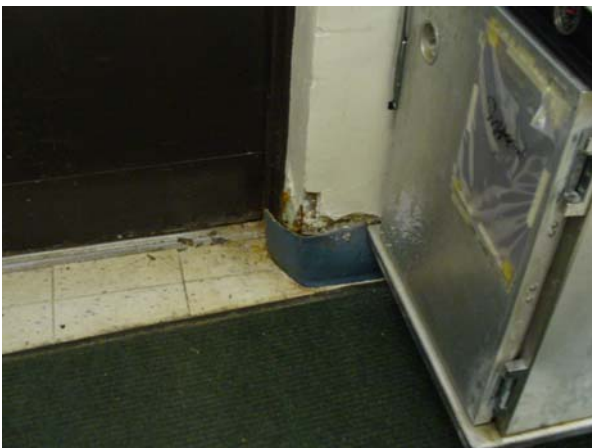
Obsolete Casework in Kindergarten



Corrosion on Metal Stairs



Damaged Kitchen VCT



Wall Damage in Kitchen Receiving



Frayed Classroom Carpet

## **E: Building Interior**

### ADA

- Note: The Americans with Disabilities Act (ADA) Title II requires that public school systems comply with the ADA in all of their services, programs, or activities, including those that are open to parents or to the public. During the Building Assessment, a limited visual observation for ADA compliance was conducted. A copy of the ADA compliance checklist is attached to the assessment for reference. It is understood that this review does not constitute a comprehensive survey of all required ADA compliance items.
- Interior signage is not mounted at ADA height, and does not have Braille or raised text.
- There is no elevator at Oxford Elementary School. The lower level/basement and the second floor of the school are not accessible by wheelchair. The stage is likewise inaccessible.
- There are no ADA-compliant toilet stalls in Oxford Elementary School.
- Group sinks are inaccessible semi-circular wash fountains. These sinks are typically in poor to fair condition, with significant staining and rusting at metal bottoms.
- Many of the original wood doors within Oxford Elementary School have been retrofitted with accessible lever type hardware. This work included installation of new strike plates at existing wood frames. This retrofit work is in good condition.

### Egress/Life Safety

- Note: Interior egress/life safety items need only to be compliant with the building code in force when these items were originally constructed or renovated. As such, some items may not be in compliance with current egress/life safety components of the OBC. This assessment does not attempt to identify all work required to achieve said compliance.
- There are five enclosed stairwells at Oxford Elementary School. Three service all floors, two service the first floor and basement only. All stairs had magnetic door hold-opens installed in 2002. Stair doors have operational panic hardware.
- Guardrails at the stairwells are typically 36" high, with vertical steel pickets at 4" on center.

### Floor

- Carpet in the building is generally in fair-to-good condition and is beginning to show wear, especially in corridors. Where there are carpet patterns, the seams consistently show fraying.
- VCT is generally in fair to good condition, with some areas somewhat scuffed but serious problems relatively uncommon. Noticeable discoloration at the stairwells is present. VCT in the kitchen shows significant damage and discoloration in specific areas. Where VCT is present in restrooms it is typically extremely discolored around and behind fixtures.
- Ceramic tile floors at the main group toilet rooms are in fair condition. Tiles butt up to VCT/carpet with a rubber transition strip, and in most of these conditions there are tiles cracked and missing. A first floor kindergarten restroom needs tile repair behind the toilet.
- Terrazzo at the stairwells is discolored but generally in good condition where exposed. It is generally covered by discolored and dirty, but otherwise functional, rubber treads and nosings. Terrazzo treads at the central basement stair are uncovered, and show deterioration along the back edge. The bathroom at the second floor workroom has a terrazzo floor in worn, but good, condition.
- Epoxy paint at the stairwells is generally in fair-to-good condition. Epoxy paint in basement

areas (custodial office, toilet rooms, pump room, etc.) is in poor-to-fair condition and should be refinished.

#### Base

- Wood base at the 1927 original building is generally in fair condition - sound, but dented with some scraped paint. Wood base has been covered with vinyl at some locations.
- Vinyl base is typically in fair-to-good condition. Typically, vinyl base should be replaced when the adjacent floor finish (carpet or VCT) is being replaced. Vinyl base in the custodial closets is in very poor condition and should be replaced. Vinyl base is missing along one wall of cafeteria.
- Carpet base is generally in fair condition. In first floor corridors, the solid-colored border is run up the wall as a base. The adhesive in these areas has failed completely. The lower level corridor carpet base is coming off the wall and is damaged, and should be replaced. The top of the base in the second floor corridors shows consistent minor fraying.
- Ceramic tile base at the group toilet rooms is in fair condition, with some areas of cracked or missing tile requiring replacement.

#### Walls

- Plaster walls are typically in good-to-fair condition, except as noted below. There have been some patches over the years, but these are typically of acceptable quality. Some areas of water damage were observed and should be corrected. Areas of cracking, or holes where wall mounted items were removed, should likewise be addressed.
- Significant water damage was observed at exterior walls in many second floor rooms, and along the entire outside wall of the Music room at the lower level.
- Walls in the Kitchen show significant water damage, especially around sinks and immediately above base. Walls in the areas behind the Kitchen have intermittent apparent water damage up to 20" (approximately) from the floor. Outside corners are consistently gouged and chipped. Several corners at the floor are severely damaged, notably at the exterior door frame.
- Where exposed at the interior, concrete block or brick walls are generally in good condition. Walls in the Media Center addition have several hairline cracks running through blocks. A few cracked areas were observed (gymnasium, kindergarten storage), but overall the walls are sound and in little need of repair. Many basement areas have peeling paint at masonry walls which require refinishing.
- Art Room walls (and base) below the radiator on the window wall are damaged in several places.

#### Ceilings

- Plaster ceilings are typically in good condition. Some areas were observed to have water damage, and these should be patched.
- Acoustical tile ceilings are generally in good-to-fair condition. Some spot tile and grid replacement is required. Most second floor classrooms have water damaged tile at the window edge, but are otherwise sound. Many ceiling areas, while level and sound, had yellowed/discolored grid - an aesthetic concern which does not require immediate replacement.

### Interior Doors

- Most doors appear to be original wood construction, and function properly. Many wood doors have been repeatedly painted, and will require ongoing maintenance. A few doors have broken glass or missing muntins, but are otherwise sound.
- Hollow metal doors are in good condition, exhibiting scratching and minor denting.
- Most door frames appear to be original construction, and function properly. Both hollow metal and wood frames exist
- Many of the original wood doors within Oxford Elementary School have been retrofitted with accessible lever type hardware. This work included installation of new strike plates at existing wood frames. This retrofit work is in good condition.

### Visual Display Boards

- Visual display boards consist of chalkboards and tackboards in good condition. Even though they are old, they are still functional and show little serious deterioration.

### Toilet Partitions

- New plastic partitions have been installed on the second floor, and are in good condition.
- Metal partitions are typical throughout the rest of the school, and all show some degree of deterioration. Partitions in the Boiler Room are quite deteriorated and need replacement. ADA-compliant partitions were not observed at the school.
- The bathroom at the second floor workroom has marble partitions in good condition.

### Toilet Fixtures

- Toilet fixtures are in fair to good condition typically. No serious problems (leaks, cracking) were observed.

### Toilet Accessories

- Toilet accessories are in fair to good condition typically.

### Casework

- The condition of built-in casework (base/wall/tall cabinets) varies by location. Some casework replacement is required, mostly at wet locations - sink base cabinets, base/wall cabinets at the kitchen, etc.

### Window treatments

- Horizontal mini-blinds are typical at most window openings. The blinds are in fair condition.

### Other

- In the custodial area, three steel stair treads are broken and should be replaced.
- Corrosion exists at steel stair stringers and risers at some locations. Surface corrosion should be cleaned, primed and painted. More extensive rusting of these stair components should be repaired.
- A wood handrail on the lower portion of the east stair is split and should be replaced. Another wood handrail in the north stair has apparently been patched. This rail is not

secured properly and should be replaced with a continuous rail.

- There is a wood ramp at the south stair, constructed over an existing 3-riser stair from the first floor level to the exterior landing level. This ramp should be removed. Access to the first floor level from grade should occur via a new elevator, lift, or properly constructed ramp.
- The concrete floor in the upper area of the Boiler Room is cracked and heaving. Leveling or replacement of this floor should be pursued.
- A projection screen in a second floor classroom is curling at the edges and should be replaced.

## **F:Equipment and Furnishings**



Custodial Office Partition and Furniture



Media Center



Elementary Classroom



Kindergarten Classroom



Elementary Classroom



Projection Screen

## **F: Equipment and Furnishings**

### Student Furniture

- Many of the student desks are in poor condition. There is extensive chipping of tops and sides where chairs are stored on top of desk, and some failure of tops where desks have been overfilled and forced shut.
- Art Room tables are in poor condition and should be replaced.

### Teacher Furniture

- Most teacher desks are typically in poor-to-fair condition typically. Though serviceable, they seem to be nearing the end of their useful life. Other teacher desks are in fair condition.

### Other Furniture

- Generally, most of the remaining furniture is in fair condition. This includes the newer computer tables and general tables. Chairs are typically plastic with metal legs in fair condition.

### Gymnasium/Stage Equipment and Furnishings

- The stage curtains are old, stained, and frayed, and should be replaced.
- The wood floor of the gymnasium and stage is worn, and should be refinished. The gymnasium floor should be restriped after refinishing.
- Gymnasium equipment (backstops, ropes, etc.) appears to be in fair condition.
- The former operable partition in the gymnasium has been removed. CHUH should determine whether a new operable partition is required at this location.

### Kitchen Equipment

- Kitchen equipment consists of a milk cooler, and a residential quality stove and refrigerator. The stove and refrigerator appear to be at the end of their useful life and should be replaced. Other items appear to be in good condition and do not require replacement.

# I: Heating, Ventilation and Air Conditioning



Boilers



Air Room



Air Room



Wall Mounted Classroom Fan



Fin Tube Enclosure at Windowsill



## **G:Fire Protection**

- None of the building is currently sprinkled. To fully sprinkle the building, a dedicated fire line with a double detection check valve assembly in an outdoor pit would be required. Cost estimates include this work to sprinkle the building.
- Add fire dampers in ductwork that penetrates corridor walls and other fire rated assemblies. Note, this requirement would diminish if the building were fully sprinkled.

## **H:Plumbing**

- The plumbing fixtures appear to be original but in fair condition. Many flush valves and hose bibb connections do not have vacuum breakers. Cost estimates are provided for one-for-one flush valve and faucet replacement with fixtures that have integral vacuum breakers.
- Most potable water pipe is copper
- Sanitary sewer pipe is cast iron hub and spigot with lead joints.
- The storm sewer pipe is cast iron hub and spigot pipe with lead joints. The condition of this pipe and roof drains is unknown. Repair/replacement of this pipe was not included in the estimate.
- A domestic hot water heater is located in the boiler room. The water heater was replaced in 1973 with a 199 MBH heater with 80 gallon storage. This heater is larger than necessary for the needs of this building. The building does have a domestic hot water recirculating pump.
- Remove and cap the "Dead-Leg" domestic cold water branch line near the custodian's office.

## **I:Heating ,Ventilating and Air Conditioning**

- The building is heated by two steam boilers, which replaced the previous boilers in 2003. Steam heating coils are located in the gym air handling unit and original building unit ventilators and 1929 addition unit ventilators.
- Add a vacuum breaker to the main steam header.
- Relocate the steam boilers' make-up water backflow preventer to a more accessible elevation (it is currently about 18 feet above the floor).
- Investigate (pressure test) the steam condensate piping at the condensate pump adjacent to art room 15 to trace out last winter's leaks.
- Dual water softeners should be added to the boiler's make-up water system to prolong the life of the boilers.
- The Media Center 1973 addition is heated by a gas fired rooftop multizone unit. All unit ventilators were replaced as part of a 1973 renovations project.
- The original 1928 building had cast iron radiators and steam unit ventilators in the classrooms. One central ventilation exhaust fan served the classrooms.
- One central exhaust fan served the restrooms. It was noted at the time of our visit that the toilet exhaust fan was not rotating.

- One 100% outside air supply fan with steam coils and one exhaust fan served the gym. The gym is still served by this 100% outside air, unfiltered air system, but both fans now have variable frequency drives controlling their speed. It was noted at the time of our visit that the gym exhaust fan was not rotating. Replace the original building fans and coils that serve the gym with a new air handling unit. This unit should fit in the west penthouse mechanical room and would reuse the original outside air louver. This retrofit should include adding return air (with separate fan) to the system. This would eliminate the exhaust fan. Carbon dioxide demand controlled ventilation would control the quantity of outside air for this space.
- Investigate controls for gym exhaust fan and original building's toilet exhaust fan to determine why they were not running during regular school hours.
- The 1929 addition had cast iron radiators and steam unit ventilators in the classrooms. One central ventilation exhaust fan served the classrooms. The unit ventilators are over 30 years old and should be replaced.
- The 1973 addition added a multizone rooftop unit that served the new media center and some central offices. This unit was replaced in 2003.
- The outside air ventilation rates designed into the unit ventilators falls short of current code requirements. The exhaust ventilation for restrooms is also short of code requirements. Cost estimates are included to replace the unit ventilators and exhaust systems.
- The old gym projector room was converted to a server room. A split DX air conditioning unit air conditions this room with the condensing unit on the roof. Cost estimates do not include any modifications for this room.
- The building has a "Traditional Building" Building Automation System (BAS). Because the extent of the automated components of the building are not known, the cost estimates do not include any proposed modifications to these controls.

Building Access		Yes	No	N/A	Comments
1.	Is there an adequate number of wheelchair accessible parking spaces?	✓			
2.	Is there one wheelchair accessible van parking space for every 8 standard accessible spaces?		✓		Exists, but is not marked
3.	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?			✓	Designated entrance is 400' from nearest parking space
4.	Does signage exist directing users to wheelchair accessible parking and an accessible building entrance?		✓		Designated entrance is not ADA compliant
5.	Is there a ramp or curb cut from the parking to an accessible building entrance?		✓		Ramp is improperly designed
6.	If the main entrance is inaccessible, are there alternate accessible entrances?		✓		Designated entrance is not ADA compliant
7.	Is the accessible entrance doorway at least 32" wide?			✓	No accessible entrance
8.	Is the door handle easy to open? (Lever/push type knob, no twisting required, no higher than 48" above floor)	✓			Power assisted door
Building Corridors and Elevators		Yes	No	N/A	Comments
1.	Is the path of travel free of obstructions and wide enough for a wheelchair (at least 60" wide)?		✓		
2.	Are floor surfaces firm, stable and slip resistant?		✓		
3.	Do obstacles (phones, fountains, etc.) protrude no more than 4" into walkways or corridor?	✓			
4.	Are elevator controls low enough to be reached from a wheelchair (48" front approach/54" side approach)?			✓	
5.	Are there raised elevator markings in Braille and Standard alphabet for the blind?			✓	

6.	Are there audible signals inside cars indicating floor changes?			✓	
7.	Do elevator lobbies have visual and audible indicators of the cars arrival?			✓	
8.	Does the elevator interior provide sufficient wheelchair turning area?			✓	
9.	Is at least one wheelchair accessible public phone available?			✓	
10.	Are wheelchair accessible facilities (restrooms, exits, etc.) identified with signage?			✓	
	<b>Restrooms</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are access doors wheelchair accessible (at least 32" wide)?	✓			
4.	Are public restrooms large enough for wheelchair turnaround (60" diameter)?		✓		
5.	Are stall doors wheelchair accessible (at least 32" wide)?		✓		
6.	Are grab bars provided in toilet stalls (33"-36" above floor)?		✓		
7.	Do sinks provide clearance for a wheelchair to roll under (29" clearance)?		✓		
8.	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		
9.	Are exposed pipes under sink sufficiently insulated against contact?		✓		
10.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?		✓		
11.	Is the base of the mirror no more than 40" off floor?		✓		

## Cost Summary of Oxford Elementary

1. The Cost summary is an estimate of Construction Cost
2. Add soft costs of 18-20% for Project Cost.
3. Add an escalation/inflation factor of 3.5-4% for every year after 2007.

Priority 1: next 0-2 years	\$516,955
Priority 2: next 3-4 years	\$806,869
Priority 3: next 5-6 years	\$807,498
<b>Total</b>	<b>\$2,131,321</b>

<p>Note: Some electrical Categories within the Cost Assessment contain <u>Priority 4</u> items, with action required in the next 7-10 years. These items are not identified in the total cost for <u>Priority 1-3</u> noted above. Please review the attached Cost Assessment for Categories which contain <u>Priority 4</u> items.</p>	
Priority 4: next 7-10 years	\$85,000

**A: Hazardous Materials**

Total Priority 1-3: next 6 years  
**To be determined**

An updated ACM report will be conducted by a CHUH Hazmat Consultant in the Fall of 2007. The updated ACM report is to locate, quantify and assign costs for removal/abatement of ACM throughout the school.

**B: Site**

Total Priority 1-3: next 6 years  
**\$186,949**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
ADA - Replace Parking lot signage	each	1	\$ 200.00	\$ 200.00	Van Accessible space needs to be marked
<b>Subtotal Priority 1:</b>				<b>\$200</b>	

**Priority 2: next 3-4 years**

<i>Item</i>		<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Selective replacement of concrete pavement	s.f.	392	\$ 5.00	\$ 1,960.00	
Selective replacement of concrete curbs	l.f.	60	\$ 15.00	\$ 900.00	
Asphalt replacement	s.f.	3,140	\$ 2.90	\$ 9,106.00	
Asphalt new wear layer	s.f.	53,640	\$ 1.25	\$ 67,050.00	
Remove Asphalt	s.f.	15,142	\$ 1.50	\$ 22,713.00	
Restripe pavement	lump	1	\$ 2,600.00	\$ 2,600.00	After new asphalt installation
Repair fence	l.f.	1,400	\$ 5.00	\$ 7,000.00	
Replace chain link fence panel	s.f.	4,200	\$ 3.00	\$ 12,600.00	
<b>Subtotal Priority 2:</b>				<b>\$123,929</b>	

**Priority 3: next 5-6 years**

<i>Item</i>		<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace bench	each	6	\$ 800.00	\$ 4,800.00	
Replace bike Rack	each	2	\$ 500.00	\$ 1,000.00	
Replace landscape timber	l.f.	1,054	\$ 5.00	\$ 5,270.00	
Replace ballfield backstop	each	1	\$ 5,000.00	\$ 5,000.00	

Replant bed	lump	1	\$ 1,750.00	\$ 1,750.00	Retain typically healthy shrubs
Replace Playground equipment	lump	1	\$ 45,000.00	\$ 45,000.00	
Subtotal Priority 3:				\$62,820	



**C: Building Structure**

Total Priority 1-3: next 6 years  
**No costs found**

There are no costs projected within the next 6 years for this category at Oxford Elementary School

**D: Building Envelope**

Total Priority 1-3: next 6 years  
**\$487,530**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
<b>ADA</b>					
Install power door operators	each	2	\$7,500.00	\$15,000.00	Provide exterior door & vestibule door with assisted operation
<b>Conc. / Plaster</b>					
Concrete stair repair /replace	l.f.	40	\$ 50.00	\$ 2,000.00	Replace concrete stair at below-grade east entry
Conc. Landing	s.f.	64	\$ 10.00	\$ 640.00	Replace concrete landing
Entry landing & ramped pavements	lump	1	\$ 6,000.00	\$ 6,000.00	At two east entries
<b>Metals</b>					
Replace rail system	l.f.	60	\$ 135.00	\$ 8,100.00	Install code compliant rail at east elevation, galvanize and paint.
<b>Masonry</b>					
Plug hole in wall	each	1	\$ 500.00	\$ 500.00	Seal hole in east elevation above mechanical unit - possible source of leak/plaster damage.
<b>Roofing</b>					
Scuppers & related flashing	each	8	\$ 1,500.00	\$ 12,000.00	Investigate scuppers and flashing behind masonry walls at asphalt shingled roofs as possible source of interior plaster damage. This may be a warranty item.
<b>Subtotal Priority 1:</b>				<b>\$44,240</b>	

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
<b>Masonry</b>					
Brick tuck-point	s.f.	600	\$ 9.00	\$ 5,400	Various locations

Stone tuck-point	lump	1	\$ 2,500.00	\$ 2,500	Vertical stone joints at various locations
Expansion joint seal	lump	1	\$ 1,500.00	\$ 1,500	Minor joint back-up / seal
<b>Wall Openings</b>					
Replace exterior wall louvers	lump	1	\$ 4,000.00	\$ 4,000	Small louvers on all elevations
Replace doors and hardware	each	8	\$ 1,500.00	\$ 12,000	
Subtotal Priority 2:				\$25,400	

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
<b>Masonry</b>					
Stone restoration	l.f.	30	\$ 250.00	\$ 7,500	Refurbish / Replace decorative stone at entries - lower half of door openings
<b>Wall Openings</b>					
Replace windows	s.f.	6,400	\$ 55.00	\$ 352,000	1974 replacement windows, single glazed - air & water infiltration.
Replace lintels with galvanized lintels	l.f.	20	\$300.00	\$ 6,000	Rusted, expanding lintels, and associated masonry repair.
Replace doors & hardware	each	6	\$ 1,500.00	\$ 9,000	
<b>Roofing</b>					
Recoat, repair built up roofing	s.f	4,058	\$ 5.00	\$ 20,290	Recoat smooth aluminized roofing - minor flashing repairs. Reference Tremco roof area F. Currently in fair to good condition
Replace built up roofing	s.f	2,100	\$ 11.00	\$ 23,100	Reference Tremco roof areas G,H, E - gravel covered roofs - in fair condition. Replace in 2011.
Subtotal Priority 3:				\$417,890	

**E:Building Interior**

Total Priority 1-3: next 6 years  
**\$433,177**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
ADA- Provide accessible toilet stalls	each	6	\$ 1,200.00	\$ 7,200.00	All Group Restrooms.
ADA - Provide accessible restroom sinks	each	8	\$ 750.00	\$ 6,000.00	Where accessible stalls are provided
ADA - Provide accessible drinking fountains	each	3	\$ 2,500.00	\$ 7,500.00	Minimum 1 per floor. Locate central to student areas.
ADA - Replace all interior signage	bldg s.f.	60,546	\$ 0.11	\$ 6,660.06	At all rooms. Rehang existing egress diagrams
ADA - Install elevator	each	1	\$ 165,000.00	\$ 165,000.00	Access lower and second floors
ADA - Install chair lift	each	1	\$ 18,000.00	\$ 18,000.00	At stage
ADA- Install chair lift	each	1	\$ 18,000.00	\$ 18,000.00	Remove existing unsafe and noncompliant ramp at West Stair. Install at North stair
Replace coved carpet border (base and accent strip: 18" wide)	l.f.	730	\$ 5.75	\$ 4,197.50	First floor corridors. Base is no longer adhered to wall
Rebuild severely damaged plaster	s.f.	200	\$ 50.00	\$ 10,000.00	Window walls in Music and Art classrooms. All outside corners, corners behind Kitchen.
Rebuild masonry wall	s.f.	500	\$ 10.00	\$ 5,000.00	Boiler Room upper area
Repair plaster and gypsum board walls - poor condition	room s.f.	1,170	\$ 7.50	\$ 8,775.00	Per assessment notes
Repair concrete and brick masonry wall - poor condition	room s.f.	95	\$ 6.00	\$ 570.00	Media Center

Replace acoustic tiles and/or grid - poor condition	s.f.	570	\$ 2.75	\$ 1,567.50	Tiles or grid damaged/missing
Patch plaster ceiling	s.f.	1,460	\$ 12.50	\$ 18,250.00	Per assessment notes
Replace metal toilet partitions	each	8	\$ 1,000.00	\$ 8,000.00	Upper area of Boiler Room Student Restrooms
Level concrete floor	s.f.	460	\$ 7.00	\$ 3,220.00	Upper area of Boiler Room
Replace damaged base cabinets	l.f.	40	\$ 350.00	\$ 14,000.00	Wet areas, heavy use, storage, per assessment notes
Replace damaged wood handrails	l.f.	10	\$ 10.00	\$ 100.00	Split at east stair, improperly installed at North stair
Replace broken steel stair treads	each	3	\$ -	\$ -	Boiler Room stairs
Replace vinyl stair treads	each	65	\$ 15.00	\$ 975.00	Cracked, dirty, loose
Clean and repair corrosion on stair stringer and risers	each	11	\$ 750.00	\$ 8,250.00	Per assessment notes
Replace stage curtain	s.f.	400	\$ 15.00	\$ 6,000.00	
<b>Subtotal Priority 1:</b>				<b>\$317,265</b>	

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace carpet	s.y.	1,220	\$ 27.00	\$ 32,940.00	Stained, frayed
Replace VCT	s.f.	2,200	\$ 2.50	\$ 5,500.00	Cracked, discolored
Repair tile floors	s.f.	30	\$ 10.00	\$ 300.00	All toilet rooms - spot repairs, thresholds.
Repair and Refinish terrazzo	s.f.	875	\$ 11.00	\$ 9,625.00	Basement stairs
Repair and reseal/repaint concrete floor	s.f.	3,750	\$ 1.50	\$ 5,625.00	Basement and storage areas, Janitor's closets
Refinish and restripe wood gymnasium and Stage floors	s.f.	5,050	\$ 3.00	\$ 15,150.00	Typical Maintenance
Spot repair tile base - Good condition	l.f.	50	\$ 11.00	\$ 550.00	All toilet rooms - spot repairs
Spot repair tile walls - Good condition	s.f.	36	\$ 12.00	\$ 432.00	All toilet rooms - spot repairs

Repair minor damage to doors	each	3	\$ 50.00	\$ 150.00	Broken glass, loose or missing muntins.
Replace heavily worn doors	each	6	\$ 750.00	\$ 4,500.00	Wooden doors, includes hardware
Repair plaster and gypsum board walls - fair condition	room s.f.	10,541	\$ 2.50	\$ 26,352.50	Per assessment notes
Repair concrete and brick masonry wall - fair condition	room s.f.	1,960	\$ 2.50	\$ 4,900.00	Per assessment notes
<b>Subtotal Priority 2:</b>				<b>\$106,025</b>	

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace vinyl base	l.f.	3,699	\$ 2.50	\$ 9,247.50	At all locations
Replace carpet base	l.f.	160	\$ 4.00	\$ 640.00	Per assessment notes
<b>Subtotal Priority 3:</b>				<b>\$9,888</b>	

**F:Equipment and Furnishings**

Total Priority 1-3: next 6 years  
**\$197,515**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace loose furniture	bldg s.f.	60,546	\$ 2.50	\$ 151,365.00	
Replace damaged lunch tables	each	6	\$ 900.00	\$ 5,400.00	
Kitchen equipment replacement	lump	1	\$ 750.00	\$750.00	Includes stove replacement
Subtotal Priority 2:				\$157,515	

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace window blinds	s.f.	8,000	\$ 5.00	\$ 40,000.00	
Subtotal Priority 3:				\$40,000	

## G: Fire Protection

Total Priority 1-3: next 6 years  
**\$236,900**

### Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

### Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

### Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Sprinkler System	S.F.	61400	\$ 3.50	\$ 214,900.00	
Fire Service Line	L.F.	200	\$ 35.00	\$ 7,000.00	
Fire Valve Vault	Lump	1	\$ 15,000.00	\$ 15,000.00	
Subtotal Priority 3:				\$236,900	



**H: Plumbing**

Total Priority 1-3: next 6 years  
**\$43,750**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Add Building Backflow Preventer	Lump	1	\$ 5,000.00	\$ 5,000.00	Missing
Replace Faucets, Hose Bibbs and Flush Valves	Each	75	\$ 450.00	\$ 33,750.00	
Add Softener to Boiler Make-up	Lump	1	\$ 5,000.00	\$ 5,000.00	Missing
<b>Subtotal Priority 1:</b>				<b>\$43,750</b>	

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

**I: Heating, Ventilating & A/C**

Total Priority 1-3: next 6 years  
**\$348,000**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Install Fire Dampers in Ductwork	Each	60	\$ 500.00	\$ 30,000.00	
<b>Subtotal Priority 1:</b>				<b>\$30,000</b>	

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace Gym AHU; Add Return Air	Lump	1	\$ 93,000.00	\$ 93,000.00	
Replace unit ventilations	Each	30	\$ 7,000.00	\$ 210,000.00	
Replace Toilet Exhaust	Lump	1	\$ 15,000.00	\$ 15,000.00	
<b>Subtotal Priority 2:</b>				<b>\$318,000</b>	

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
<b>No items</b>					

**J: C.E.I. Service**

Total Priority 1-3: next 6 years  
**\$0**

**Satisfactory**

Outdoor Pad Mounted 208/120V, 3-Phase, 4-Wire CEI Transformer.

**K: Main Power Distribution Equipment**

Total Priority 1-3: next 6 years  
**\$0**

**Satisfactory**

**L: Emergency Power Distribution Equipment**

Total Priority 1-3: next 6 years  
**\$35,000**

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Upgrade, Expand and Install ATS	\$35,000.00	
Subtotal Priority 2:	\$35,000	

**M: Branch Circuit Panels and Wiring**

Total Priority 1-3: next 6 years  
**\$0**

**Satisfactory**

**N: Kitchen Lighting and Power**

Total Priority 1-3: next 6 years  
**\$0**

**Satisfactory**

**O: Exterior Lighting**

Total Priority 1-3: next 6 years  
**\$0**

**Priority 4: next 7-10 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
14 New Direct Buried Concrete Pole Mounted	\$77,000.00	
8 Replacement Wallpacks With Cutoff Optics	\$7,000.00	
1 New Wallpack With Cutoff Optics	\$1,000.00	
<b>Subtotal Priority 4:</b>	<b>\$85,000</b>	

**P: Interior Lighting**

Total Priority 1-3: next 6 years  
**\$29,000**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Restore and Wash Classroom Fixtures (22 Rooms)	\$17,500.00	
Upgrade Lighting in 2 Classroom's and Salvage Lenses	\$10,000.00	
Replace all Classroom Light Switches	\$1,500.00	Badly Worn
<b>Subtotal Priority 1:</b>	<b>\$29,000</b>	

**Q: Gymnasium Lighting**

Total Priority 1-3: next 6 years  
**\$25,000**

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace With Pulse Start Metal Halide Fixtures	\$20,000.00	Mercury Vapors Obsolete
Fluorescent Walk-thru Lighting	\$5,000.00	
<b>Subtotal Priority 3:</b>	<b>\$25,000</b>	

**R: Exit Signs and Emergency Egress Lighting**

Total Priority 1-3: next 6 years  
**\$51,000**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Emergency Power Exit Signs	\$4,000.00	
Emergency Egress Lighting	\$47,000.00	
<b>Subtotal Priority 1:</b>	<b>\$51,000</b>	

**S: Fire Alarm System**

Total Priority 1-3: next 6 years  
**\$0**

**Satisfactory**

**T: Security System**

Total Priority 1-3: next 6 years  
**\$38,500**

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
New IP Based CCTV Surveillance System	\$38,500.00	Does not include the Central Office (BOE) equipment (1x cost of \$40K for all sites).
<b>Subtotal Priority 2:</b>	<b>\$38,500</b>	

**U: Public Address System**

Total Priority 1-3: next 6 years  
**\$1,500**

**Priority 1: next 0-2 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Retrofit With Best-Grade UPS Module	\$1,500.00	
<b>Subtotal Priority 1:</b>	<b>\$1,500</b>	

**V: Cable TV System**

Total Priority 1-3: next 6 years  
**\$0**

**Satisfactory**

**W: Data and Telephone Systems**

Total Priority 1-3: next 6 years  
**\$2,500**

**Priority 2: next 3-4 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace UPS System batteries	\$2,500.00	Required Every 4-5 Years
<b>Subtotal Priority 2:</b>	<b>\$2,500</b>	

**X: Clocks and Program Bells**

Total Priority 1-3: next 6 years  
**\$15,000**

**Priority 3: next 5-6 years**

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Wireless Clock System	\$15,000.00	With P.A. System Interface
<b>Subtotal Priority 3:</b>	<b>\$15,000</b>	