2007 District Wide Facilities Evaluation
Building Assessment Report

Cleveland Heights High School

13263 Cedar Road, Cleveland Heights, Ohio

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

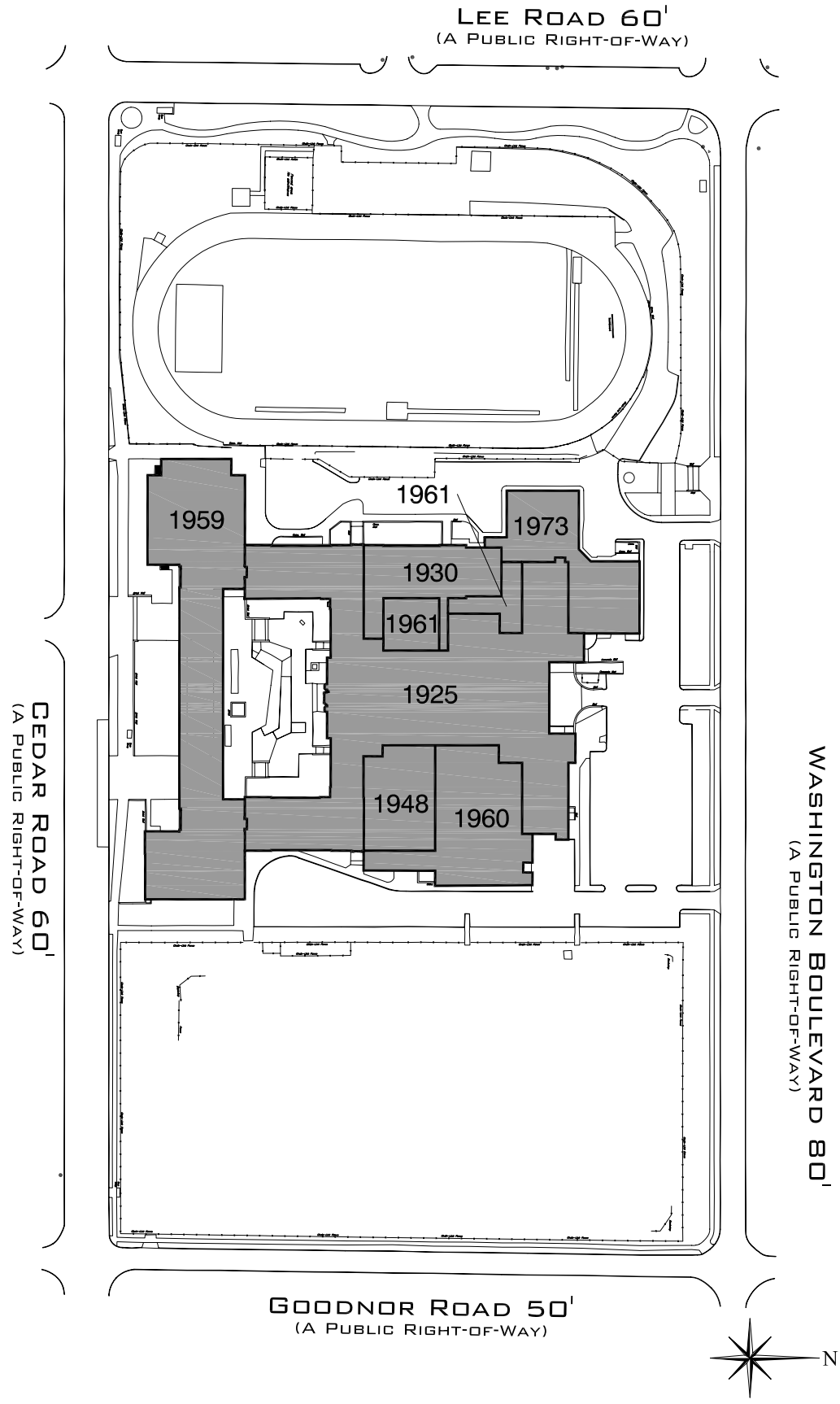
History

- Cleveland Heights High School is a 425,310 gross square foot grades 9-12 school located at 13263 Cedar Road in Cleveland Heights, Ohio. Franz C. Warner Architects, designed the original building. Drawings are dated 1925. Major additions, renovations and repairs to the school are listed below.

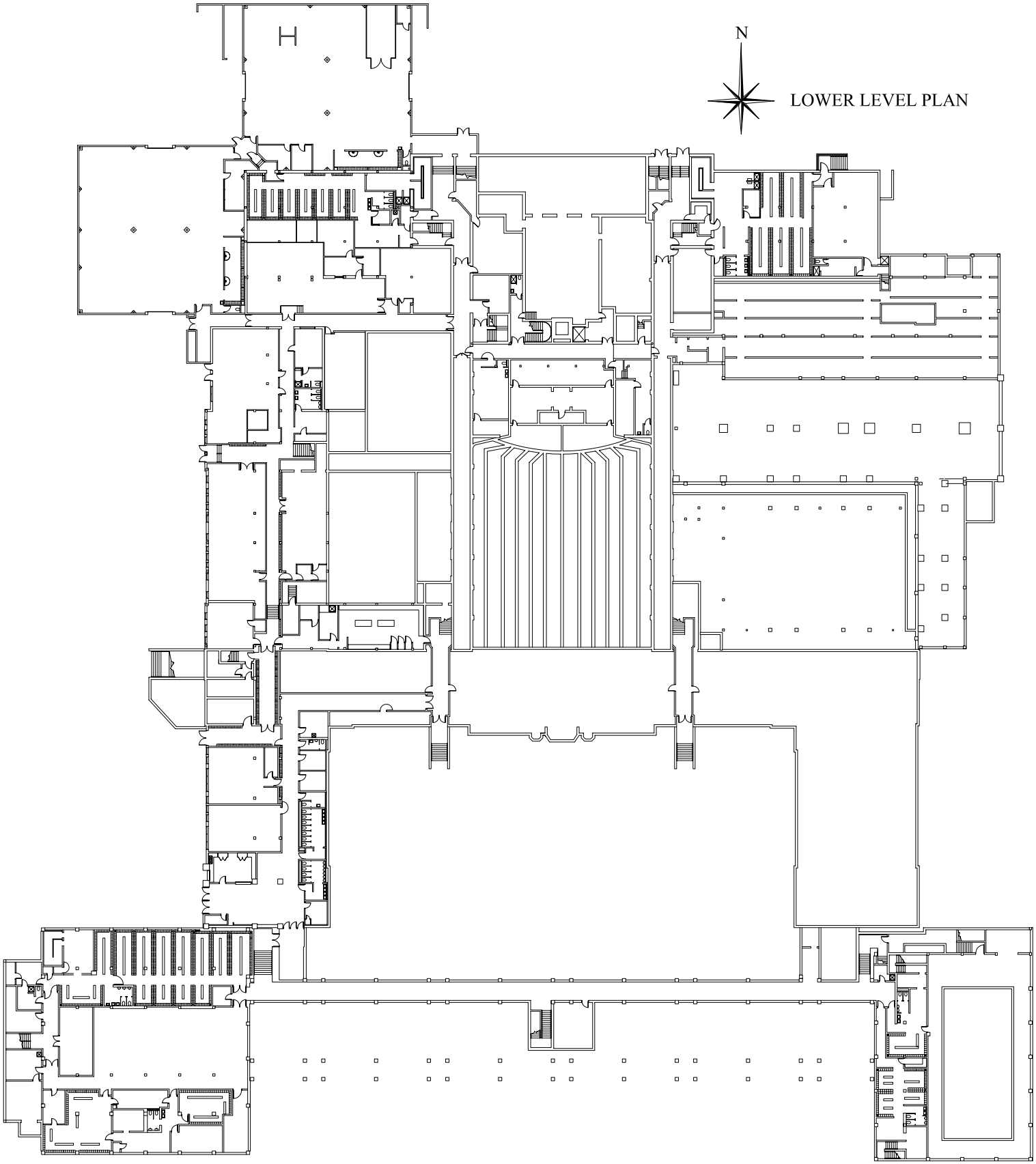
Date	Architect/Engineer	Description
1930	John H. Graham Associates	Classroom Addition
1948	Garfield, Harris, Robinson & Schaeffer	Social Room
1958	Spahn & Barnes	Boiler Room Alterations
1958	Outcalt, Guenther & Associates	Science wing, Vocational wing, South Gym, South Pool, New Lobbies, Vocal Music Rooms.
1960	Outcalt, Guenther & Van Buren	Cafeteria & Kitchen Addition
1970	Barber & Hoffman	Stadium Bleacher and Pressbox Renovation
1973-74	Fleischman Associates Rode, Kaplan, Curtis, Wade	Interior Alterations, Automotive Wing.
1990	Buehrer Group	Pool Boiler Replacement
1991	Buehrer Group	Service Ramp Installation
1993	PACES, Inc.& HWH	Mechanical Upgrades
1994-95	HWH Inc.	Auditorium Renovation
1996	Technical Assurance	Roof Replacement
1998	Burgess & Niple, Inc.	South Pool Systems Upgrades
1999	Burgess & Niple, Inc. Technical Assurance	Clock Tower Fire Damage Repair Boiler Updates
2000	URS Gruber	Site: Antenna Installation
2001	Technical Assurance	Roof Renovation
2002	Pool Renovation	ThenDesign
2002	James Wallis & Assoc.	Toilet Room ADA Compliance

2002-03	Security/Risk Management Consultants Inc.	Security System Installation
2002	TEC, Inc.	Mechanical Upgrades
2003	URS	Asbestos Abatement
2004	Technical Assurance	Window Replacement
2005	Technical Assurance	Science Wing Roof Replacement
2005	Concordia LLC	North Pool Conversion
2005	Irie Kynyk Goss Architects	Library and Classroom Conversions

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


LEE ROAD 60'
(A PUBLIC RIGHT-OF-WAY)
1959
1961
1973
1930
1961
1925
1948
1960
CEDAR ROAD 60'
(A PUBLIC RIGHT-OF-WAY)
WASHINGTON BOULEVARD 80'
(A PUBLIC RIGHT-OF-WAY)
GOODNOR ROAD 50'
(A PUBLIC RIGHT-OF-WAY)
N

SITE PLAN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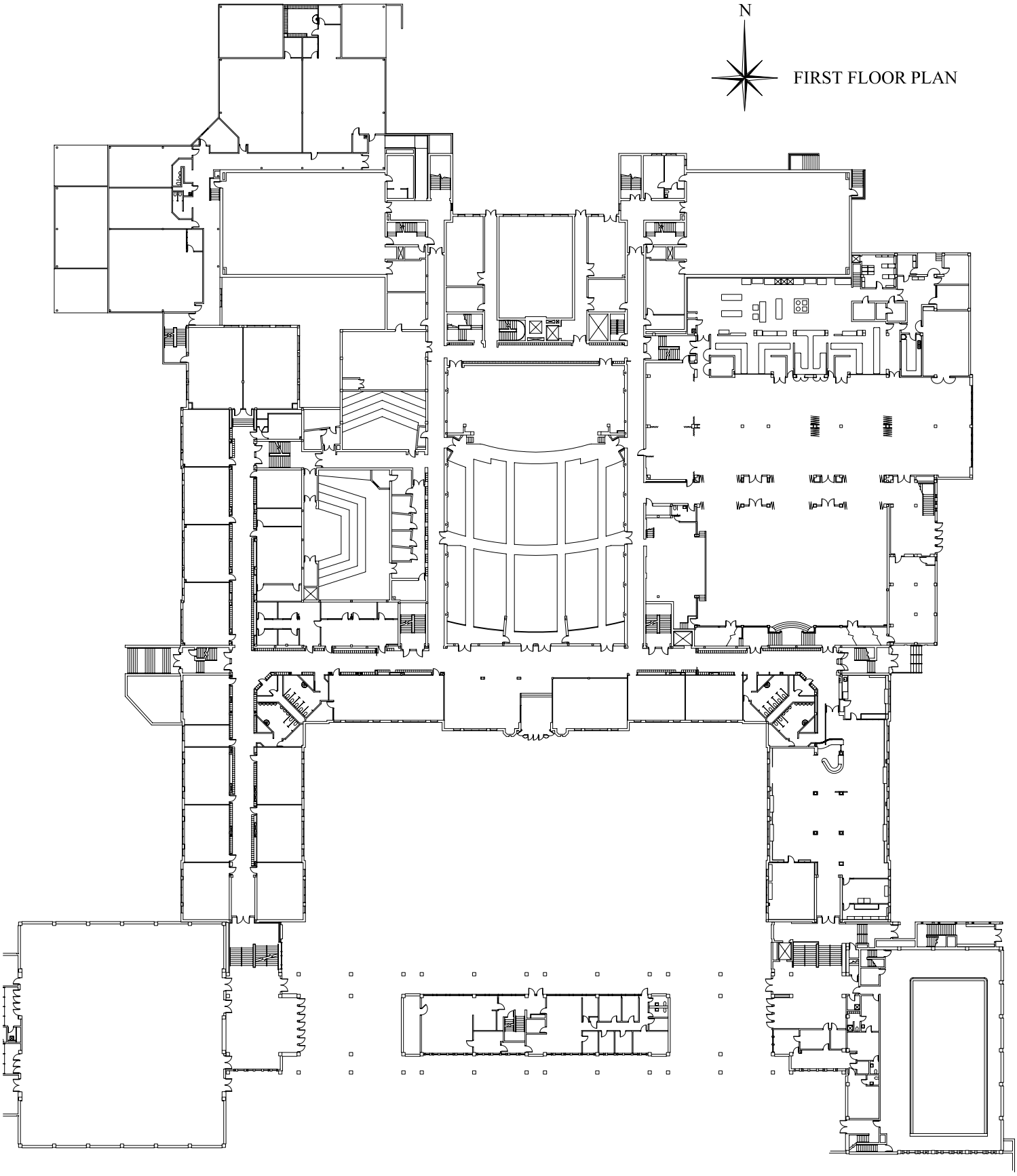
LOWER LEVEL PLAN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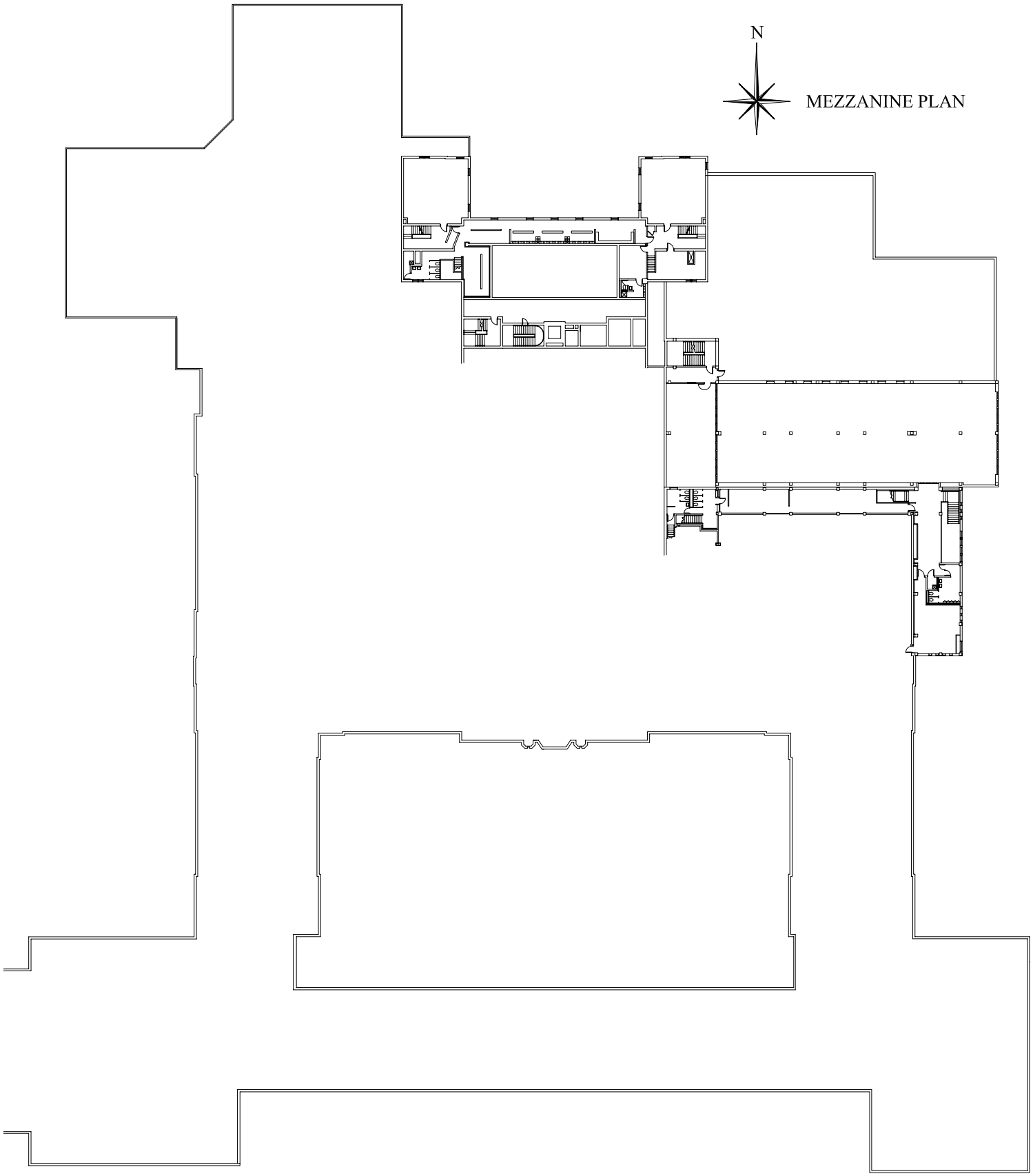
FIRST FLOOR PLAN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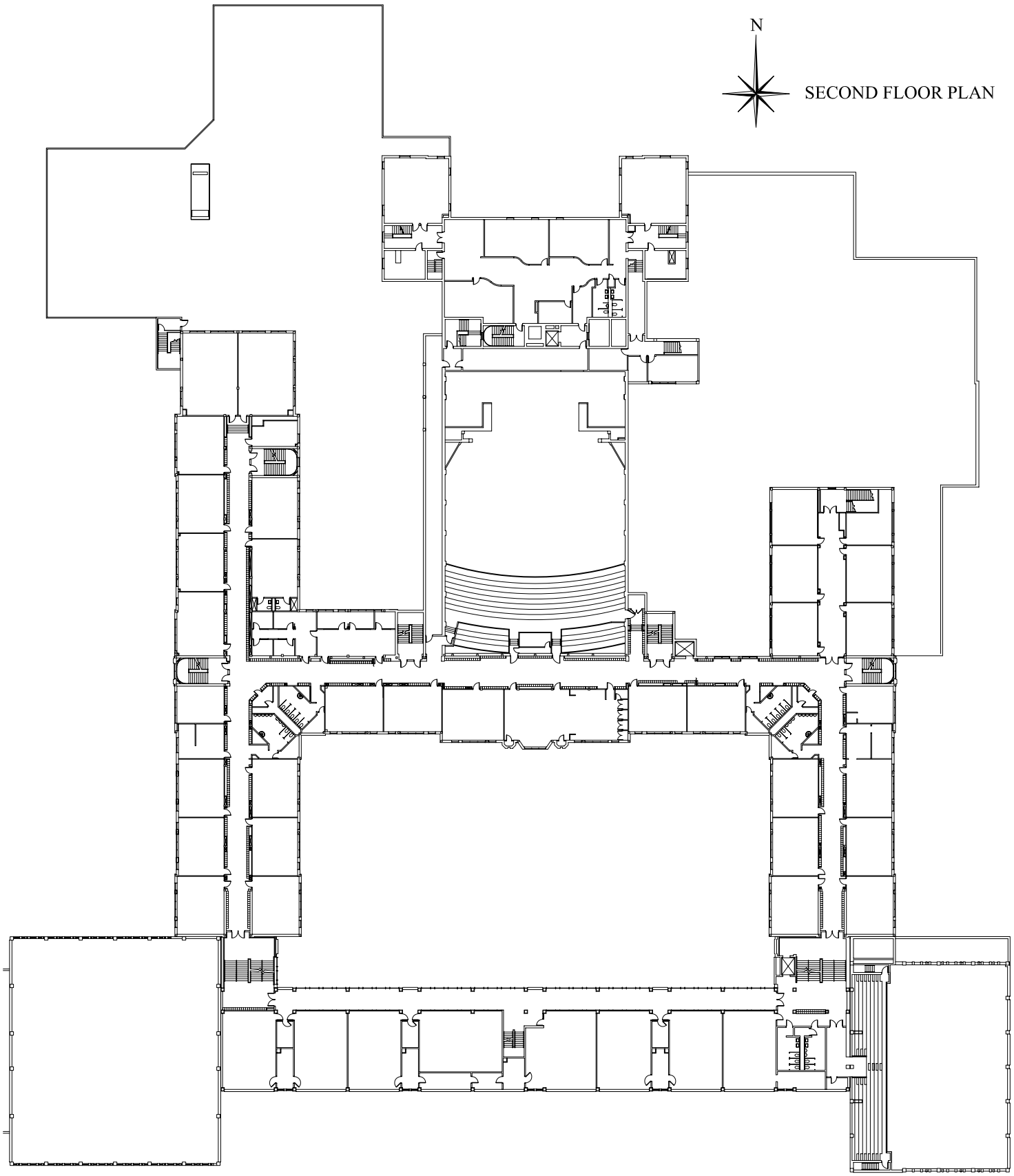
MEZZANINE PLAN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SECOND FLOOR PLAN

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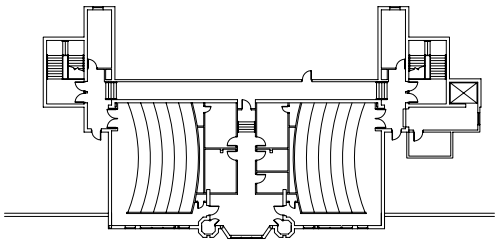
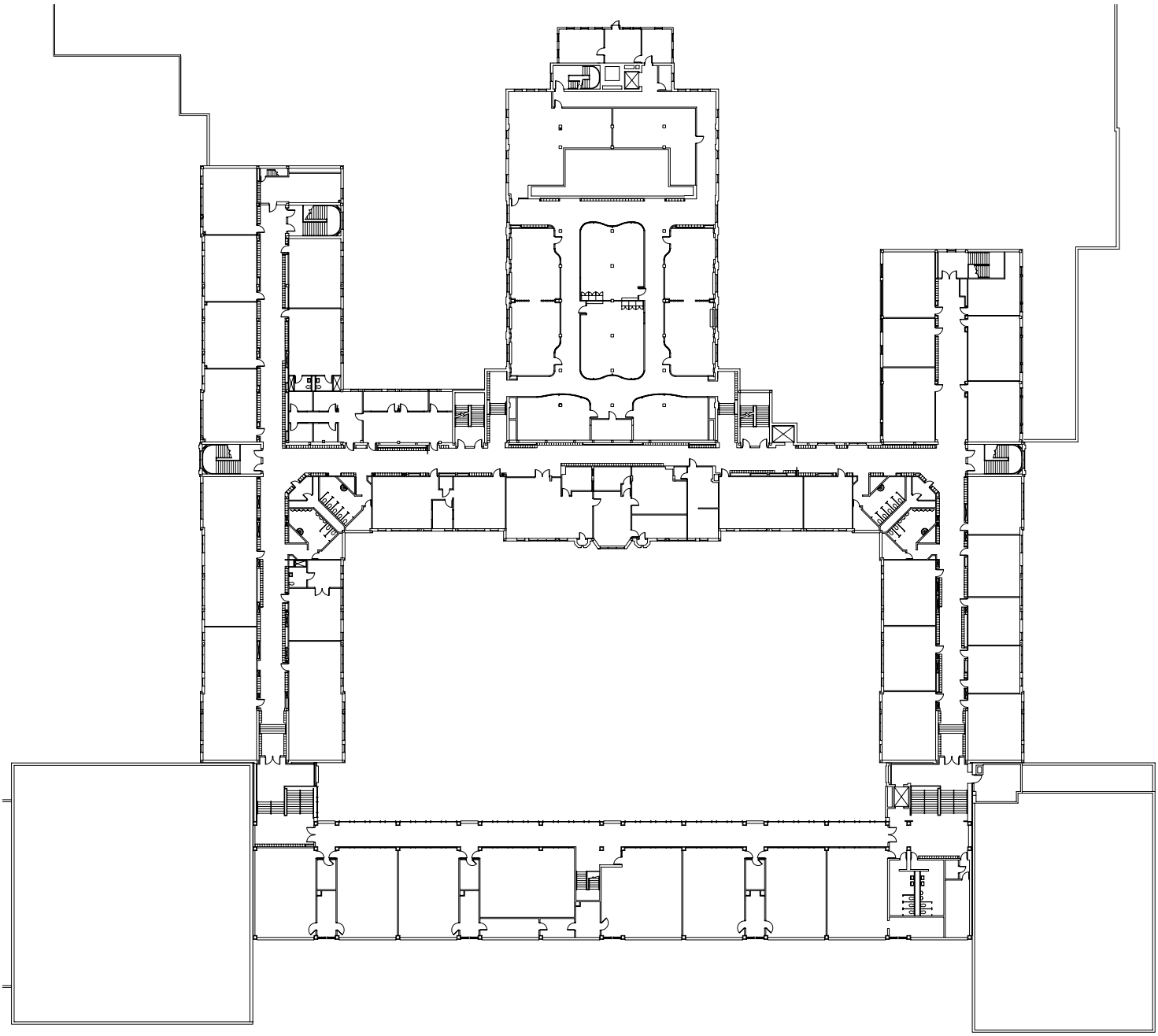
THIRD & FOURTH
FLOOR PLANS



FOURTH FLOOR



THIRD FLOOR

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 Heights High School:

- Surfacing
- Thermal Systems
- Miscellaneous

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 Curb Deterioration


Secondary Backstop


Typical Concrete Walk Damage


Courtyard Furnishing, Uneven Pavement


Cedar Road Planting Bed


Visitor's Stands

B: Site

ADA

- There are 7 handicapped parking spaces, which is adequate for the 263 total spaces. One of these is Van Accessible, and they are all properly marked. While located very close to the accessible entrance on the East side of the building, the path crosses traffic, and the curb cut provided is small and deteriorating.
- The NE Accessible entrance has no adjacent parking.
- The entrances are poorly marked. There is no directional signage at site entrances or within the site.
- There are no accessible entrances on the South or West sides of the building.

Site Furnishings

- Chain link fencing at the stadium is in good condition.
- Some low masonry walls with stone caps require tuckpointing.
- The main bleacher aluminum framing and seating is in good condition. However, treated wood tread planks are deteriorated and require replacement. The press box at the top of the bleachers requires scraping and painting, and the wood canopy at the press box requires replacement.
- The secondary bleachers are in poor condition and in need of complete replacement.
- Bike racks are in poor condition and should be replaced.
- Backstops at the various ballfields should be painted, and new chainlink installed. Backstop #2 is small and in poor repair, and should be replaced or removed.
- Benches in the visitor's dugout at the baseball stadium should be replaced.
- The demountable outfield fence is in fair to poor condition, with many broken posts.

Site Pavement

- Concrete pavements (walks) are generally in fair condition. Many areas require spot replacement, while other areas have deteriorated to the point where complete replacement is required.
- Concrete curbs are generally in fair condition. Cracked, deteriorated or missing curbs should be replaced where required.
- Asphalt pavement is in fair condition. Most paved areas require resurfacing, and many areas should be replaced down to (and possibly including) the existing base material. Parking areas should be sealed and restriped after work is complete.
- Many of the existing precast concrete bumpers are in poor condition and should be replaced.

Landscaping

- Planting beds are typically sparse and weedy, although the shrubs in them appear maintained and healthy. These beds should be replanted. Only the Cedar Road planting beds appear maintained. Large weeds were observed there as well.
- Large areas of bare earth adjacent to sidewalks are common, presumably from foot traffic and winter salt application.

C:Building Structure

Science Wing Wall

Science Wing Wall

Science Wing Wall

Mezzanine Restroom

South Pool structural member

South Pool pilaster

C: Building Structure

Foundation

- The building foundation at the 1925 original building and all additions consists of concrete spread footings at concrete and masonry foundation walls.

Walls/Chimneys

- Exterior masonry walls occur at the 1925 original building. There is a masonry chimney at the boiler room of the 1925 original building.

Floors/Roofs

- The lower level/basement of the 1925 original building, the 1930 addition and the 1958 addition is slab-on-grade. The pool of the 1958 addition is a 6" slab-on-grade.
- The first floor structure of the 1925 original building, 1930 addition and the 1958 addition consist of joist slabs supported by concrete encased steel beams/columns. The first floor of the 1958 addition is a combination of slab-on-grade, and concrete joist slabs where first floor spaces (south gym, corridor, etc.) occur above lower level spaces (locker rooms, etc.). The 1960 addition first floor is typically a 6" slab over crawl space. The first floor of the 1961 music addition consists of both slab-on-grade, and slab on metal deck supported by steel framing. The first floor level of the 1973 Vocational Education addition is a 5" slab-on-grade.
- The mezzanine level of the 1948 social room addition is slab-on-grade. The 1960 addition mezzanine consists of a slab on metal deck supported by steel joists.
- The second floor structure consists of joist slabs supported by concrete encased steel beams/columns at the 1925 original building, the 1930 addition and 1948 addition. The 1959 addition second floor structure is steel joists supported by steel framing. Second floor areas of the 1961 addition consist of concrete on metal deck, supported by steel framing. The 1973 Vocational Education addition second floor is a concrete slab on metal deck, supported by steel framing.
- The balcony of the 1925 auditorium is supported by cantilevered steel trusses.
- Third floor framing at the 1925 original building and the 1930 and 1948 additions consist of joist slabs supported by concrete encased steel beams/columns. The 1959 addition third floor structure is steel joists supported by steel framing. Third floor areas of the 1961 addition consist of concrete on metal deck, supported by steel framing.
- Flat roof framing at the 1925 original building and the 1930 addition consists of joist slabs supported by concrete encased steel beams/columns and masonry bearing walls. Flat roof framing at the 1948 social room addition is rackle slabs over steel purlin and beam framing. The 1958 flat roof is 3" perlite supported by steel joists and steel framing. The flat roof of the 1960 addition is typically 1-1/2" concrete over metal deck, supported by steel joists and steel framing. Flat roof areas of the 1961 addition consist of concrete on metal deck, supported by steel framing.
- Sloped roof framing at the central portion of the 1925 original building consists of steel trusses. The 1974 Vocational Education addition sloped roof framing is metal deck over sloping steel beams and steel purlins.

D:Building Envelope

D: Building Envelope

ADA

- Power assisted doors need to be provided at a main building entry.

Masonry

- Exterior masonry typically consists of brick veneer, limestone veneer and stone masonry decorative elements. Minor tuckpointing of brick masonry is required and tuckpointing, to a greater extent, of decorative stone and stone panels at building façade and columns, is required. An ornamental stone "belt course" at original building needs to be cleaned and protected. Stone restoration at entries is recommended.

Exterior Doors/Frames

- Exterior doors (other than doors recently replaced) are generally in fair to poor condition and should be scheduled for replacement.
- Spot replacement of exterior doors, with FRP (fiberglass reinforced polyester) doors, aluminum frames and new hardware has been initiated.

Windows

- Windows, except at the 1974 Automotive Wing, were replaced in 2004. Hardware should be added to the operable sash portions of the new windows to limit degree of opening. The "strip" windows at the Automotive wing should be replaced with an energy efficient system.

Curtain Walls & Hollow Metal Window Walls at the Science Wing.

- The original single glazed Curtain Wall system (with corroding frames) and hollow metal window wall systems should be scheduled for replacement with energy efficient systems.

Roofing

- A roofing replacement and monitoring program has replaced /renovated all but six of the of the 40 different High School Roof areas. The six roof areas not replaced /renovated are recommended for replacement in the next 5 to 6 years.

E:Building Interior


Typical Classroom


Art Classroom Vinyl Flooring


Automotive Tech Changing Area


Carpet Repair


Broken VCT at Cafeteria


Cracked Tile at Pool

Deteriorating VCT at Kitchen

Poorly Adhered Carpet Tile in Offices

Typical Lower Level Concrete Floor

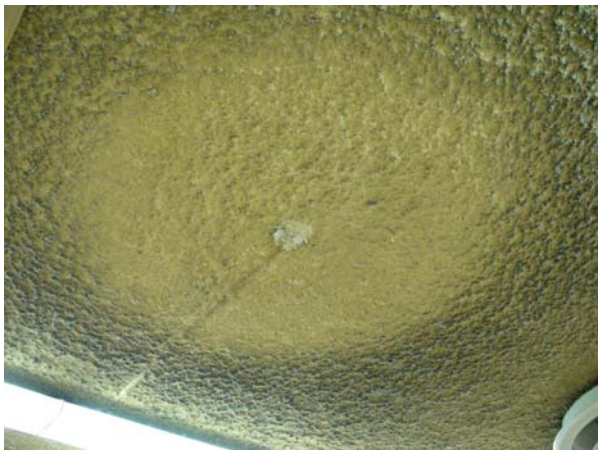
Typical Tile Base Damage

Bent Pad Track in Gymnasium

Missing Paneling in Social Room

Deteriorating Window Assembly in Pool


Typical Ceiling Damage


Acoustic Ceilings in Science Wing

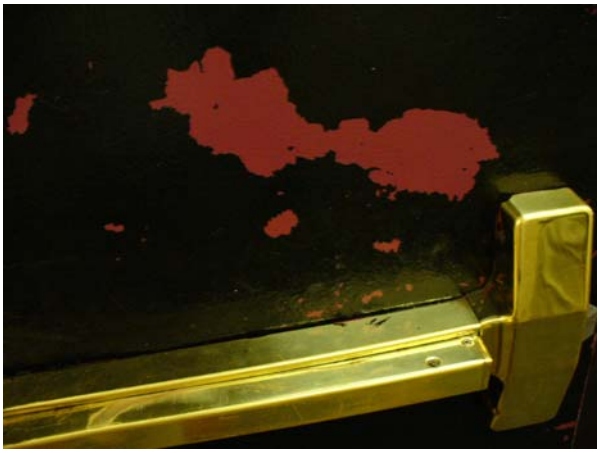

Ceiling in Offices


Damaged Tile Stairs


Terrazzo Stairs in Science Wing

Vinyl Risers in Band Room

Stained Terrazzo at Girls Swimming Shower



Typical Door Damage

Water Damage at Ceiling

Removable Armrest at Auditorium

Rusted Metal Ceiling at Science Wing

E: Building Interior

L: Lower Level
F: First Floor
S: Second Floor
M: Mezzanine
T: Third Floor
U: Fourth (Upper) Floor
Where no Floor or Room designation is given, the condition is typical for the whole building. These designations correspond to floors as shown on IKG field notes, and do not necessarily correspond to designations found in other drawing sets.

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 are 3 elevators at Cleveland Heights High School, one reserved for freight/custodial use. Each floor contains a variety of levels, and while each individual floor is accessible, it is not clear that all public/instructional spaces within each floor are so. Examples include the former Art rooms, the Instrumental and Choral rooms, Certain Vocational Ed. rooms and the Mezzanine spaces. Access to some of these rooms is blocked by equipment storage.
- Most Group Restrooms are ADA compliant. Some still have inaccessible wash fountains. One restroom with an accessible stall had no accessible sink.
- Most of the original wood doors within Cleveland Heights High School have been retrofitted with accessible lever type hardware. This hardware 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 18 enclosed stairwells at Cleveland Heights High School . One is used as storage. Stair doors have a variety of hardware, most of which is in poor condition. Hardware should be upgraded/standardized to ADA compliant panic bars and levers. There are two open stairs that connect the levels of the Science Wing and the large South Gym and South Pool lobbies. A third open stair leads from the Athletic Office lobby up into the Mezzanine level, which is accessible from the Social Room Stage by an open-riser steel stair. A makeshift partition, secured by a padlocked hasp, converts a lower level corridor into a locked storage area. This partition forces traffic through the Boiler Rooms, across two steel ship's ladders.

- The Boiler Room Mezzanine/walkway is hazardous: abrupt changes in floor and ceiling levels, obstructions from ducts and equipment separate from the level changes, low and missing handrails, and very low lighting.
- Egress route maps are present, but not properly hung.

Floor

- Carpet
  - L: Most Classrooms and Corridors have new carpet tile installed. This tile is generally in good to excellent condition, with small areas showing damage. Carpet that has not been recently replaced (Custodial areas, Locker rooms, one classroom) is in extremely poor condition.
  - F: Rooms in the Vocational wing are carpeted with a bright orange carpet that is in poor condition and needs replacement. Main building Classrooms and offices have carpet in typically good condition.
  - F: Carpet tile in the Minor Band Room, Classroom 133, and the Special Education offices was improperly installed. Despite being in very good condition, it is not adhered to the floor, and shows numerous gaps between tiles. The Band Room shows poor workmanship, while improper substrates (wood, VCT mastic residue, concrete in poor condition) seem to be the cause in other cases.
  - F: Carpet in 131 A&B is worn through over many small, protruding floor repairs. This issue should be corrected, and the carpet repaired.
  - S, T: Carpet in the Science Wing stairwells needs replacement.
  - M, S: In virtually all rooms where it has been installed, Carpet Tile is not adhered to the floor. This seems to be an issue with newer tile over unstable or improperly prepared substrates.
  - S, T: Carpet in the NE classroom wing (over the Social Room) needs replacement.
  - T: Carpet Tile on this floor is generally older, and is not displaying the problems associated with newer tile. The new tile in the former library was cut and installed without care, and not adhered to the floor.
  - U: Carpet in Vocal Music offices and auxiliary rooms needs to be replaced.
- Ceramic tile floors
  - Occur in classroom area group toilet rooms and some small toilet rooms. These floors are new.
  - F: The Pool Deck shows extensive previous patching. There are several areas of cracked/missing tile and grout, typically at ladder/fixture bases and in seemingly random areas throughout. Large linear cracks occur along the bench base on the east side of the pool. About 10% of the otherwise good to fair floor needs tile replacement or grout replacement. Large pools of standing water were observed along the west side of the deck.
  - F, S, T: Tile floors in Teacher lounge restrooms are older, but in good to fair condition.
  - S, T: Tile Floors in the Science Wing Restrooms have been recently replaced and are in good condition.
  - L: Tile patches in Terrazzo floors around and under toilet fixtures in locker rooms are in good condition.

- Concrete Floors are generally sound, needing minor repair and resealing or repainting.
    - L: Concrete floors in the boiler room and adjacent areas are severely cracked and spalled. These areas should be repaired to a level condition prior to painting. The concrete hallway floor adjacent to the custodial elevator is heaving dramatically, up towards a piping trench partially covered by bent, rusting and displaced steel plates. This is unsafe, and should be remedied.
    - L: Concrete floors in the Photo Lab show significant wear.
    - L: Concrete floors in East and South Gym Locker areas appear to have been recently repainted. These floors would have benefited from repair and leveling prior to repainting.
    - S: Sealed Concrete in the Swimming Stands (risers, steps, and access stairs) needs minor repair and complete resealing.
- Epoxy paint is typical at concrete floors in public areas. In almost all cases, these floors should be scraped, repaired and repainted. Sealed concrete occurs in various utility spaces, and should be cleaned, repaired and resealed.
- Quarry Tile floors generally are in good condition, needing occasional tile/grout repair or removal of paint, gum, ink, and so on.
- Terrazzo
    - L: Terrazzo occurs at stairwells/lobbies, in locker room showers, and in some restrooms. Stairwells are in fair to good condition, needing cleaning and repair. Terrazzo in Student locker rooms is mineral-stained, generally showing wear but no damage (exceptions below). Terrazzo in Locker rooms and Restrooms adjacent to the South Gym Lobby has been extensively patched and repaired.
    - L: Terrazzo floors in the Girls Swimming Locker Room Showers is heavily mineral and rust stained, and should be replaced. Standing water was observed in most areas of both Swimming Locker Rooms.
    - F: Terrazzo stairs and floors in the Social Room are in good condition generally, but need some small repairs. Terrazzo in stairwells is in good condition generally. Some risers show chipping, and many have been worn slightly concave with traffic.
    - F: A notable exception to the good condition of Terrazzo occurs at the Main Office Lobby under the Science Wing. The red aggregate used is dissolving out of the matrix, leaving large, dirt-collecting pits in the surface. Some aggregate is completely missing, some is discolored and failing. The other colors of aggregate are unaffected.
- Trowel-On Vinyl Flooring in the Swimming Locker Rooms is ageing and should be replaced.
- Vinyl Asbestos Tile (VAT)
    - Vinyl Asbestos Tile occurs in several rooms on all floors. Regardless of condition, it should be removed following proper abatement procedures.
- Vinyl Composition Tile (VCT)
    - L: VCT occurs in very few places. Where it does, it is in poor condition, and should be replaced.
    - F: VCT in the Cafeteria is in good to fair condition, showing damage from furniture legs, and typical wear (small scuffs and stains) At the transition to the hallway, the VCT is continuously cracked, indicating a substrate problem that must be remedied before VCT is replaced.
    - F: VCT in the Kitchen area is in very poor condition, (discolored, broken,

mismatched) and should be replaced with a material more suitable for a harsh, high traffic environment.
        - U: VCT on this floor appears relatively new.
- Vinyl Sheet Flooring (orange) in the Art rooms is approaching the end of its useful life. New vinyl sheet flooring in the converted library Art room is in good condition.
- Vinyl Stair Treads, Risers and Nosings.
    - L: Nosings and treads in the corridors need replacement
    - F: Nosings in the stairs leading to the Major Band Room require replacement, as do the nosings on the risers in the room.
    - U: Nosings and treads are in good condition.
- Wood flooring
    - F: Wood flooring in the Social Room is in good condition, needing minor repair, and refinishing. The painted wood floor on the Social Room stage is scratched and gouged, needing repair and repainting.
    - T: Wood flooring in classrooms is in good condition, needing refinishing.
    - U: Wood flooring in the West Vocal Music Room needs extensive repair and refinishing. Wood Flooring in the East Room and offices appears relatively new.

Base

- L: Base was never installed in most areas.
- Carpet Base
    - F: Carpet base is generally associated with new renovation, and is in very good condition.
    - S: Where carpet base is installed over wood base, it is delaminating.
- Ceramic Tile Base
    - L: Occurs in Group and Small restrooms near classroom areas. This material is new.
- Quarry Tile Base generally is in good condition, with occasional repair or replacement, or removal of paint needed. Base is typically missing or in need of repair/grouting at doorframes.
    - F: The wood molding along the tile base is missing completely or partially in all classrooms. Reinstallation is recommended.
    - S, T: The wood molding along the base is generally intact. It should be replaced where missing, and refinished where present.
- Structural Glazed Facing Tile (SGFT)
    - L: SGFT in locker rooms and restrooms is in generally good condition. Where observed, cracked, patched or missing units should be replaced.
    - L: SGFT in Boys Swimming Lockers shows surface crazing and very discolored grout.
    - F: SGFT in Cafeteria is in good condition, with approximately 20 units needing replacement due to cracking. SGFT in the Kitchen shows many small chips on corners from cart traffic.
- Terrazzo Base occurs primarily in stairwells and lobbies on all floors. It is sound, but very dirty. It should be thoroughly cleaned and refinished, separately from the floor, to remove dirty, grey residues that hide its good condition.
- Vinyl Base

- L: Where Vinyl base is present, it requires replacement.
- F: Occurs mainly in service areas, where it is in good to fair condition, with some areas needing replacement or reinstallation. 6" base on risers in Major Band Room needs to be replaced.
- F: Expansion Base in East and West Gyms has become detached and requires replacement/reinstallation.
- S, T : Light-colored vinyl base is extensively marked and marred, and should be replaced. Dark base is in good to fair condition. Mauve colored base is in fair condition.

- Wood Base is in good to fair condition needing scraping, minor repair, and repainting.

Walls

- Acoustic Wall Panels
  - F, S: Fabric covered panels in the Band Rooms are in good condition.
  - F, S: Fabric covered panels in the Pool areas show staining from absorbed ambient moisture. They should be cleaned, and replacement with a water-resistant panel considered.
  - U: Ceiling-type acoustic tiles applied to the walls in the West Vocal Music Room are damaged, mismatched, and delaminating. They should be removed and replaced with proper materials, such as the Fabric covered panels found in the East Room.
- Brick and Concrete Masonry walls, where exposed at the interior, are generally in good condition. Some hairline cracks were observed. Exceptions follow.
  - L: Walls in Boiler Room and adjacent areas are peeling severely, and need to be scraped and repainted. One room off of the boiler rooms shows significant deterioration of paint, brick and mortar approximately eight courses up from the floor.
  - F: Masonry infilling is required at the tops of some walls in custodial areas. Walls in the Custodial Break room have been covered with pre-finished plaster wall covering, which is deteriorating and should be removed.
  - F: Masonry walls in the South Pool are peeling and should be repainted. Elements within the window assemblies are in especially poor condition. Pilasters are typically cracked. Metal elements in the pool area, such as structural beams and access panels, have corroded surfaces and are staining adjacent walls. These elements should be cleaned, primed and painted, and the walls cleaned and painted as well. Maintenance of these finishes should be regular and ongoing.
  - M: Masonry walls in the restrooms show extensive stair-step cracking at infilled openings and bearing conditions (lintels or precast slabs).
  - S, T: Masonry walls on the outside East side of the Science wing, where it meets the South Pool enclosure, show significant cracking and shifting. Walls are separated by as much as 2", and courses shift horizontally by that amount as well. Hairline cracks were widespread throughout these rooms. These may indicate a serious structural problem.
- Ceramic Tile Walls
  - L, F, S, T: Occur in Group and Small restrooms near classroom areas. This material is

new.

- Gypsum board walls exist in some renovated areas. These walls are generally in good-to-fair condition, with some minor cracking and possible water damage. Where they have been vandalized (rare), they have not resisted damage.
    - F: Gypsum board in the Vocational wing frequently shows a loss of surface finish, with paint and paper layers having been stripped off to reveal brown paper or gypsum.
    - L: Various partitions, subdivisions and carrels in the Photography lab have begun to deteriorate. Similar elements that appear sound are clearly not of durable construction. The area should be gutted and the elements replaced with appropriately sturdy construction.
    - S: Corridor and Classroom walls in 224-230 exhibit very, very poor workmanship. Replacement should be considered.
- Marble Wainscoting in Custodial Closets is generally in good condition.
- Metal walls
    - L: Occur in the Automotive lab rooms. Sound, but exhibiting extensive peeling paint. They should be stripped, prepared and painted.
    - F: Metal walls in the Home Economics Room should be stripped, prepared, and painted.
- Plaster walls vary in condition depending on location, but are generally in fair condition. Typical plaster walls have some cracking, possible minor water damage, and possible minor peeling paint. Damage from furniture is typical. Plaster walls in poor condition usually exhibit more severe water damage, with substantial peeling paint and cracking.
    - M: Substantial peeling and damage (up to and including complete failure) was observed in the Girls Wrestling Lockers/Health Education Storage Room, especially in the Shower and restroom areas.
    - S,T: Substantial peeling and damage (up to a loss of finish coat) was observed in the closets in the central “tower” portion of the 1929 building. Walls in these closets on the Third Floor were covered with painted wood panels, possibly hiding damage. Water damage was observed on these ceilings.
    - F, S: Substantial water damage (blistering, cracking, and peeling paint, plaster finish powdered) was observed on pilasters on each side of the Auditorium at the Balcony (third pilasters from the back/main entry side). This damage runs the full height of the pilaster, worsening towards the top. The East side appeared more damaged than the West.
- Structural Glazed Facing Tile (SGFT) walls are generally in good condition.
    - L: SGFT in the Boys Swimming Shower show surface crazing and very discolored grout.
- Wood Partition Walls
    - L: Wood walls and wainscot in classrooms are rare, and in good to fair condition, needing minor repair and refinishing. Other wood walls generally appear makeshift, and should be replaced with properly constructed partitions. These occur mainly as functional partitions in custodial areas, and in mixed-material (wire mesh, FRP) partitions in the Automotive labs.
    - F: Acoustic Pegboard-type walls are in fair to poor condition, showing breakage and

vandalism.

- Wood Wall Paneling
  - M: Wood paneling is in fair condition
  - U: Wood Paneling at the West Vocal Music Room is in poor condition and should be replaced.

Ceilings

- Acoustical Plaster ceilings in the Science Wing and various other rooms are an Asbestos Containing Material. They should be removed following appropriate abatement procedures.
- Acoustical tile ceilings:
  - L: Acoustical tile ceilings are generally in good condition, level and showing only minor damage to grid, and/or needing some tile replacement. Ceilings in new restrooms are in good to excellent condition.
  - F: Suspended Ceilings are generally in good condition, with minor issues of discoloration, mismatching or decoration/vandalism. Adhered ceilings are generally very damaged, with tiles missing, and should be replaced.
  - S,T: Suspended Ceilings are in good condition, but discolored and dirty. Some show grid damage, or are being pulled down by light fixtures.
  - U: East Vocal Music Room ceiling is new, but showing significant water damage throughout. Replace after cause is corrected. Adhered ceiling in the West room is in complete disrepair, and should be replaced.
- Exposed Structure Ceilings
  - L: Painted concrete joist ceilings are sound, occasionally needing repainting. Some shower rooms ceilings exhibit spalled concrete and exposed, rusted rebar.
  - L: Galvanized Structural Deck in Automotive Labs appears to be in good to excellent condition.
  - F: Exposed Deck in Vocational Rooms appears to be in good condition.
  - F: Exposed Structure across and around the perimeter of the South Pool needs to be stripped, cleaned, primed and painted.
- Gypsum board ceilings
  - Occur in 1974 remodeled restrooms, and are generally in good condition.
- Plaster ceilings are highly variable in condition. Some are in good to very good condition, needing some repainting. Some show minor holes and staining, some have large areas of missing plaster and evidence of water damage in the form of rusted and missing metal lath.
  - L: East Gym showers have sections of ceiling that have failed completely.
  - L: Pool Shower ceilings are extremely deteriorated and also moldy.
  - F: The influence of the South Pool on the adjacent Nurse's Office is causing widespread peeling of paint from the ceilings.
  - M: Substantial peeling and damage (up to and including complete failure) was observed in the Girls Wrestling Lockers/Health Education Storage Room, especially in the Shower and Restroom areas.
  - S: Substantial peeling and damage (up to a loss of finish coat) was observed in the closets in the central "tower" portion of the 1929 building.
  - F, S, T: in several plaster portions of the corridor ceiling, and in the ceiling of the Multicultural Center, unused recessed light fixtures have simply been painted over,

and new, surface mounted fixtures installed. This is obviously improper and unacceptably makeshift in appearance. Proper removal of the fixtures and patching of the ceiling, however, is a purely aesthetic issue, not needing immediate attention.

Interior Doors

- Wood doors
  - L: Wood doors divide roughly into three categories. Many classroom doors are new, and in good condition despite early wear. They appear very susceptible to damage. Most other classroom/public area doors are solid wood, old but quite sound, and recently repainted. They have many years of service left. Several doors, mainly in the custodial areas, were in poor condition: very old, splitting, showing wear, with awkward retrofitting and poorly fitting or missing hardware.
  - F: Many wood classroom doors are new, but showing damage. Older doors are sound but worn.
  - S,T,U: Doors are generally in fair condition, sound but showing wear, damage and some awkward retrofitting.
- Hollow metal doors
  - L: Hollow Metal doors are typically in good condition. They have been recently repainted. Exceptions are in poor condition, showing wear, denting, vandalism, awkward retrofitting, and poorly fitting hardware.
  - F, S, T, U: Hollow metal corridor doors are typically scratched and dented, but functional. A few retrofitted or severely worn doors need replacement. The hardware associated with corridor doors is typically in poor condition.
- Wood door frames
  - L: Wood door frames are typically in good to fair condition, sound, but showing wear and significant repair. They have been recently repainted. A few require replacement due to extensive damage, wear, and/or awkward retrofitting.
  - F: Wood door frames are typically in good condition, needing repainting.
  - S, T: Wood door frames are typically in good condition, but edge molding is often loose on frames that did not have transoms.
- Hollow metal door frames
  - L: Hollow Metal door frames are typically in good condition. Some are clearly old, but quite sound. They have been recently repainted. A few require replacement due to extensive damage, wear, and/or awkward retrofitting. These are typically in Custodial service and storage areas.
  - F,S,T,U: Occur mainly at corridors, where they are in good to fair condition, repainted thickly with some denting and scratching, mismatched strikes, and so on.
- Door hardware
  - L: Door hardware on new doors is in good to excellent condition. Door hardware on older/refitted doors typically needs replacement due to issues of wear, damage, or ADA compliance. This need is often independent of the condition of the door itself.
  - F, S, M, T: Gold tinted door hardware, lever and panic styles, is in varying condition. Many of the door levers have failed, and it is anticipated that the remainder will not stand up to continued hard use. This door hardware should be replaced. Corridor and Stairwell door hardware is generally in poor condition and should be replaced.

Visual Display Boards

- L: Chalkboards and Tackboards are in good condition
- F, S, T, U: Chalkboards, Tackboards and Markerboards are in good condition generally. Tackboards in the Major Band Room Corridor need replacement, as do the wood-and-Plexiglas photo display fixtures on the walls.
- S: The "Distinguished Artist" photo display is broken, and should be repaired immediately.
- U: Vocal Music photo displays are in storage. They should be rehung.

Toilet Partitions

- L: Plastic partitions are found in all public restrooms. These materials are new. Partitions in Custodial area restrooms are variable in materials, and typically require replacement.
- F, S, T: Group Toilets are recently renovated, plastic partitions are in nearly-new condition.
- Metal partitions generally require replacement. The Mezzanine Toilet Rooms are an exception.
- Marble partitions are found in small restrooms off of offices in older building sections, and are in good condition.

Toilet Fixtures are typically functional, and in good to fair condition.

- L: Some fixtures in custodial areas are obsolete in design, or in areas clearly no longer used as restrooms. These should be removed and either replaced, or their connections capped flush to finish surfaces.
- L: Fixtures in locker rooms appear to be in good to fair condition.
- M: Several fixtures in the Women's Wrestling Locker Room are clogged and nonfunctional.

Toilet Accessories are typically functional and in good condition.

- L: Accessories should be removed from areas no longer used as restrooms.

Casework

- L: Casework in custodial areas is generally quite old, possibly original, and should be replaced. Casework in instructional areas is fair in most areas, old but sturdy. Casework in the photo lab is poor, needing replacement.
- F: Instrument Storage casework is relatively new and in good condition.
- F,S,M,T: Casework in classrooms is minimal, and in good to fair condition, excepting sink base cabinets, which need replacement (even when it appears relatively new). Casework in Offices is generally in good to fair condition, with the corners typically damaged, and some fronts loose.
- S,T: Casework in Art Rooms needs to be replaced. This does not include the Art Room in the former library.
- S, T: Science Lab furnishings, equipment and casework are in uniformly poor condition: extensively worn, damaged and vandalized. Built-in ventilation and plumbing system components have failed. They have all reached the end of their useful life and should be replaced. The single exception is Room 157 (Biology), which has newer furnishings. The wall mounted storage casework and fume hoods are in good condition and should be retained with some minimal repair/refinishing. The student work islands attached are in disrepair and

should be replaced with coordinated islands, if possible.

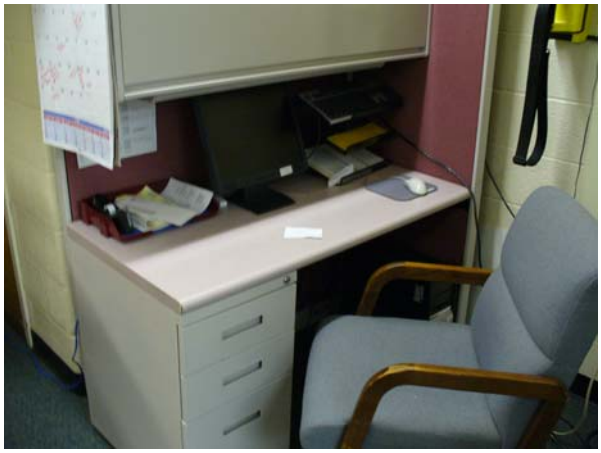
Window treatments

- Typically horizontal blinds in good condition.
- S: Many windows in West-facing rooms have paper mounted on the windows to block sun. If blinds are not a sufficient control, or if they are not durable enough, a more uniform and appropriate solution should be sought. This does not occur on the Third floor.

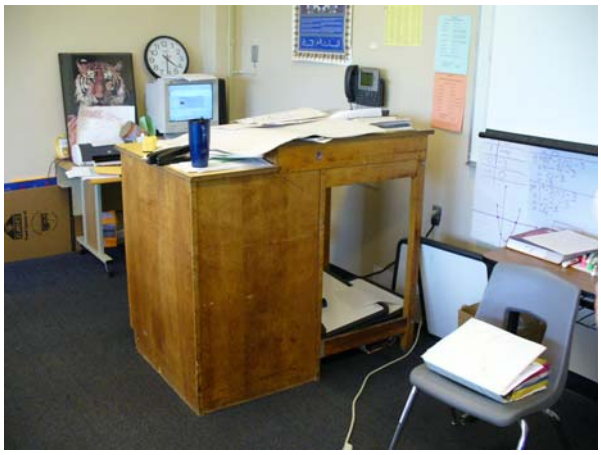
Other

- L: A room adjacent to the Girls Swimming Showers contains electric hand dryers and standing water. The room is designed as a wet area, having a sloped terrazzo floor and a floor drain. The existence of electrical equipment in this room is unsafe.
- S,T: The total commentary on the Science Wing indicates a comprehensive renovation: finishes, furniture, equipment and systems. This renovation, which includes extensive asbestos abatement and possible structural remediation, should be undertaken soon.
- Railings at the Swimming Stands are very low: 26” high. This is not safe.
- Several stairwells throughout the building are missing handrails.
- Vertical expansion joint covers in the Science Wing stairwells are often bent or missing.
- Armrests on the Main Auditorium seats are easily removable. They easily fall off on their own, and are often vandalized and stolen by students. Missing armrests should be replaced, and all should be securely glued down.

F:Furniture and Equipment


Typical System Furniture


Typical Teacher Desk


Teacher Desk


Typical Student Desks


Improvised Office Desk


Staff-Supplied Seating

Kitchen Equipment

Kitchen Equipment

Missing Gymnasium Wall Padding

Typical Basketball Backboard

F: Equipment and Furnishings

Student Furniture

- L: Many of the student desks are in poor condition, with tops loose and displaying chips, delamination, and vandalism. Bases are rusted and bent, with loose or missing bookracks. Glides are often missing, causing damage to the floor.
- F, M,S,T: Desks are in good to fair condition, not new, but holding up well, with certain pieces needing replacement. A few classrooms display furniture in generally poor condition.

Teacher Furniture

- L,F,M,S :Most teacher desks are typically in poor-to-fair condition. Though serviceable, they seem to be nearing the end of their useful life. Other teacher desks are in fair condition. Improvisation of desks from filing cabinets and loose countertops was observed in several offices. These should be replaced with actual furniture or installed casework.

Other Furniture

- L,F,S: 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.
- L,F,S,T: Auxiliary furniture, such as bookshelves and filing cabinets, is in fair to poor condition. Some appears to be staff-supplied, and not intended for institutional use. Many offices have staff-supplied furniture to provide adequate guest seating.

Gymnasium Equipment and Furnishings

- Padding in East and West Gymnasia is in poor condition, loose from the wall, or absent. Mounting tracks for padding are bent, with sharp corners exposed and presenting a hazard.
- The wood floors of the East and West Gymnasia are worn, and should be refinished. The floors should be restriped after refinishing. Flooring in the small weight room off of the West Gymnasium is makeshift, and should be replaced.
- Gymnasium equipment in the East Gymnasium (backstops, ropes, etc.) appears to be in fair condition. Equipment in the West Gymnasium is absent, with the mountings used to support display boards, but this situation does not apparently need remedy.
- S: Wooden Benches in the Swimming Stands are sound, but need refinishing.

Lockers and Locker Room Furnishings

- West Gym: Grey Lockers in the West Gym Locker room are in poor condition and require replacement. Yellow Lockers are in good to fair condition, with several needing repair. Changing benches are loose. Wire Partitions around the Varsity area are in poor condition and should be replaced.
- East Gym: Yellow Lockers are newer and in good condition. Grey lockers are in poor condition and should be replaced. One auxiliary locker room has no changing benches. Wire partitions are in very poor condition, and should be replaced.
- South Gym: General lockers are in good condition, with 10 needing repair/replacement. Varsity lockers are beginning to show rust at joints and in bottoms. Many are damaged.

These lockers are functional now, but will require replacement soon.

- South Pool Lockers: Men's lockers are relatively new, but beginning to rust. They will need replacement soon. Women's lockers are rusted and should be replaced.
- Dental/Pharmacy: Lockers are older, but in good condition. Changing benches are absent, with old choral risers being used. Benches or appropriate furniture should be placed in this room.
- Automotive: Lockers are in good to fair condition. No changing benches provided.
- South Gym Staff Lockers are new, and in very good condition.
- Men's Coach's Room Lockers: These lockers are in poor condition, rusted, and should be replaced.

Student Book/Coat Lockers

- L: Lockers are in good condition, recently repainted, with 1-2 lockers per bank needing minor repair.
- F: Lockers are in good or fair condition, recently repainted, but still showing age. Many have lost their integral locks, and are secured by mismatched padlocks. Need for repair or replacement is roughly 20%-30%.
- S: Lockers are in good to fair condition, with less damage than first floor. Some banks have obsolete hardware. Need for repair or replacement is roughly 15%
- T: Lockers are in good to fair condition, with less damage than second floor. Need for repair or replacement is roughly 10%

Stage Equipment and Furnishings

- The stage curtains are old, torn, repaired, and should be replaced.
- The wood floor of the stage needs minor repair and repainting.
- The loading gallery at the Auditorium fly system counterweights should be reinstalled. This is a safety issue for student stage crew members, as they currently have to pass/move heavy weights up and down ladders to properly counterweight stage equipment and lighting.

Kitchen Equipment

- Kitchen equipment at Heights High School is in fair-to-poor condition. Most kitchen equipment should be replaced within the next six years. Generally speaking, kitchen equipment replacement includes but is not limited to: walk in coolers/freezers; fryers; mixers; convention and conventional ovens; ranges; hot and cold serving units and cabinets; ice makers; refrigerators; disposers; dishwashers. Where observed, most stainless steel counters, storage units, work tables and multiple tub sinks were found to be in good condition.

G: Fire Protection

The original 1925 building had fire lines that branched off of the domestic cold water line and served fire hose cabinets and fire department valves in the stairways. These hose cabinets and valves still exist but the handles on the valves have been removed. If these valves are re-activated, they should be replaced or checked individually to make sure they operate properly.

In 2004 a fire department connection (siamese) and a 6-inch double detector check valve was added and new main fire lines were installed and connected to existing standpipes and hose cabinets. It was not clear if existing hose cabinets and valves were checked for proper operation under this project.

A few areas of the building are sprinkled, including the auto body and auto mechanic areas of the VO-ED wing, the auditorium stage and rooms 17 and 21 (old woodshop and electrical classrooms). However the vast majority of the building is not sprinkled. Cost estimates include work to sprinkle the building.

The two existing kitchen hoods have an "ANSUL" fire suppression system.

H: Plumbing and Fixtures

The plumbing fixtures appear to be original and in fair condition. The boys and girls restrooms on all three floors at the southeast and southwest corners of the original building were remodeled under a 1975 renovations project. 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.

The sanitary sewer and 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 include in the estimate.

The domestic cold water service line was replaced in 2003 and a questionable backflow preventer was added. This backflow preventer should be confirmed to be acceptable with the water department.

Most domestic hot and cold water piping installed prior to the 1959 addition is galvanized steel and should be replaced. Cost estimates are provided for this replacement.

The domestic hot water for the building is provided by one hot water boiler and what appears to be an original building storage tank. The condition of this storage thank is unknown, but it should probably be replaced. Cost estimates are provided for this replacement. The building does have a domestic hot water recirculating pump.

Recommendations

- Replace the reduced pressure backflow preventer on the domestic cold water main entering the building.
- Replace plumbing fixture faucets, flush valves and hose bibs with faucets, flush valves and hose bibs with integral vacuum breakers.
- Replace the galvanized domestic hot and cold water pipe throughout the building.
- Replace the domestic hot water storage tank.

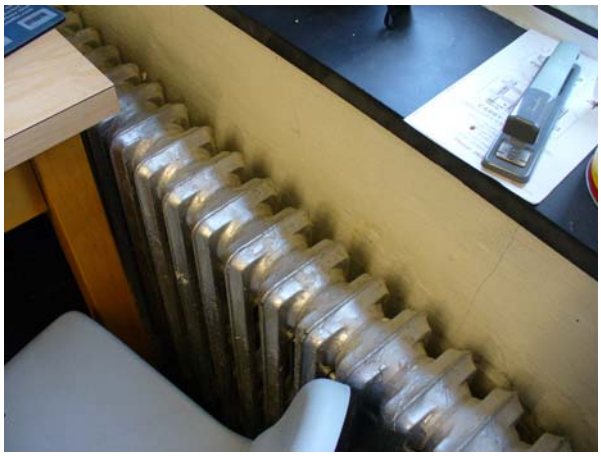
I: Heating, Ventilation and Air Conditioning

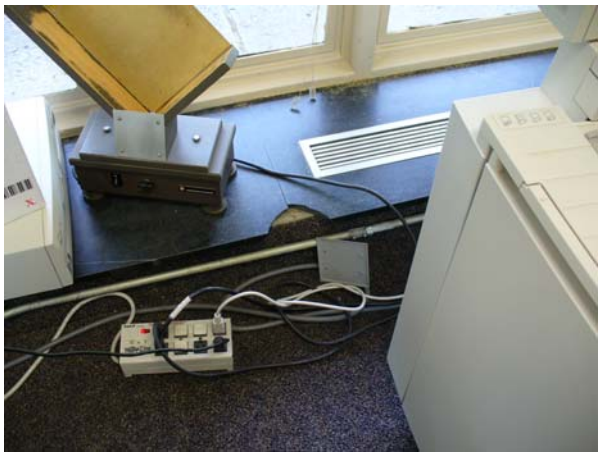

Boiler Room


Rooftop Units


Rooftop Unit


Rooftop Unit


Obsolete Radiator


Unit Ventilator

I: Heating, Ventilating and Air Conditioning

The building is heated by five steam boilers. These boilers replaced previous boilers in 1999. New boiler feed pumps, a twin water softener and combustion air fans with heaters were also added. In general, the boiler plant is in good condition and does not warrant any major modifications.

The steam traps throughout the building have been well maintained and do not warrant major cost expenditures.

The 1959 building addition and some areas since renovated are heated by hot water. Two steam-to-hot water heat exchangers and associated pumps were added as part of the 1959 building addition. The condition of these pumps and heat exchangers is unknown and so replacement cost estimates are not included as part of this assessment.

In general, ductwork installed prior to the 1970's that penetrate what should be fire rated floors and corridor walls do not have fire dampers. Cost estimates are included to add fire dampers to this ductwork. Note that this requirement would greatly diminish if the building were fully sprinkled.

The original building's two gymnasiums and basement locker room areas are still heater and ventilated by two-100% outside air dedicated supply fans. Two original building exhaust fans exhaust the air from restrooms and the basement locker room areas. Three roof vents in each gym relieve the air supplied to them. Cost estimates are included to replace these fans and provide new air handling units that utilize return air from the gymnasium.

The auditorium's two original supply fans and one exhaust fan were abandoned in 1975 and three cooling-only rooftop air conditioning units and five cooling only DX fan coil units were installed. These units have exceeded their useful life and should be replaced. However, a different type of HVAC system should be evaluated to serve the auditorium. The existing units fall well short of ventilation requirements required by code for an assembly and are not even run during the winter heating season. Cost estimates include a revised HVAC system to serve the auditorium.

The original building's north pool area was converted to offices in 2005 and is served by one variable volume rooftop air conditioning unit.

The original building's southeast and southwest classroom wings are heated and ventilated by steam unit ventilators. Relief air is exhausted by two penthouse fans. Toilet exhaust is provided by two penthouse exhaust fans which were replaced in 1975. Many of these unit ventilators have been replaced over the years. Cost estimates are provided to replace the central exhaust fans and unit ventilators installed prior to 1980.

The 1930 building addition's primary heating and ventilating system is steam unit ventilators with one penthouse relief air fan and one penthouse toilet exhaust fan. Some areas of this addition (identified later) have air conditioning systems. Cost estimates are provided to replace the central exhaust fans and unit ventilators installed prior to 1980.

The 1948 addition's social hall areas are heated and ventilated by four steam unit ventilators and two air handling units above the stage. The classroom areas are conditioned by eleven steam unit ventilators, one penthouse relief air fan and two exhaust fans. Cost estimates are included to replace this original equipment.

The 1959 gym addition is heated and ventilated by two hot water air handling units and four prop fans. The basement locker room areas are heated and ventilated by three air handling units and six exhaust fans. Cost estimates are included to replace this original equipment.

The 1959 first floor office areas are conditioned by a multizone DX air handling unit with remote condensing unit last replaced in 1978. Cost estimates are included to replace this equipment.

The second and third floor classroom areas are conditioned by split DX unit ventilators with remote condensing units. This equipment was replaced in 1993 and does not warrant any cost expenditures.

The pool areas are conditioned by a rooftop unit installed in 1998 and three exhaust fans. Run-around coils were added in 1990. Cost estimates are not included for any modifications to the pool HVAC system.

The 1960 kitchen/cafeteria addition is heated and ventilated by three steam air handling units, three unit ventilators and four roof exhaust fans. A roof exhaust fan also serves the dishwasher. Two roof exhaust fans also serve the two kitchen grease hoods. Cost estimates are included to replace all of this original equipment, including the two kitchen hoods.

The 1973 VO-ED addition has one gas-fired air handling unit, two exhaust fans and one paint booth exhaust fan conditioning the auto body areas; one gas-fired air handling unit, two exhaust fans and one carbon monoxide exhaust fan conditioning the auto mechanics areas and one multizone unit and three exhaust fans conditioning the first floor classrooms. Cost estimates are included to replace this equipment.

Underfloor hot water radiant heat was installed in the original building boys and girls locker rooms in 1960, in the 1959 basement locker rooms and in the 1959 pool areas. Cost estimates do not include any modifications for these systems.

An air cooled water chiller was added in 2005 and three air handling units and six unit ventilators were replaced with chilled water units. No cost estimates are included to replace this equipment. HOWEVER, old hoods were removed under this project in rooms 007, 007A, 011, 017 and 021. These old hoods provided a means for outside ventilation air to be relieved from the space but all of these old hood exhaust ducts were capped off. Cost estimates are included to restore relief air from these areas.

An air cooled chiller was added and seven unit ventilators were replaced under a 2006 project for the new library on the first floor of the original building's southeast wing. No cost estimates are provided to modify this equipment.

Also under the same 2006 renovations project, four air handling units were added along with another air cooled chiller to serve remodeled third floor classroom areas (old cafeteria then library). These air handlers replaced the old unit ventilators. No cost estimates are provided to modify this equipment.

Special Areas

Nine rooms throughout the building were converted to server rooms. Nine split DX air conditioning units serve these rooms with the condensing units on the roof. Cost estimates do not include any modifications for these rooms.

Building Automation System

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.

Recommendations

- Replace all unit ventilators installed prior to 1980.
- Replace exhaust fans and increase ventilation to comply with current code requirements.
- Add fire dampers in ductwork that penetrates corridor walls and other fire rated assemblies. Note, this requirement would diminish if the building were full sprinkled.
- Replace the two original building gymnasium heating and ventilating fans with air handling units utilizing return air.
- Replace the two original building's locker rooms exhaust fans.
- Replace the eight air conditioning units that serve the auditorium with a system that will provide year-round, code compliant ventilation.
- Replace the two air handling units that serve the 1948 social hall addition.
- Replace the two air handling units and four prop fans that serve the 1959 gym.
- Replace the three air handling units and six exhaust fans that serve the 1959 addition's basement locker room areas.
- Replace the three air handling units and five exhaust fans that serve the 1960 kitchen/cafeteria addition.
- Replace the two kitchen hoods (1960 addition).
- Replace the two gas-fired air handling units and eight exhaust fans in the 1973 VO-ED wing.
- Replace the VO-ED wing multizone air handling unit.

	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?	✓			
3.	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?	✓			Must cross traffic
4.	Does signage exist directing users to a wheelchair accessible parking and an accessible building entrance?		✓		
5.	Is there a ramp or curb cut from the parking to an accessible building entrance?	✓			Curb cut appears inadequate and in disrepair
6.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
7.	Is the accessible entrance doorway at least 32" wide?	✓			
8.	Is the door handle easy to open? (Lever/push type knob, no twisting required, no higher than 48" above floor)	✓			
	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?	✓			
	Restrooms	Yes	No	N/A	Comments
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?	✓			Photocell operated
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 - Cleveland Heights High School

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	$3,312,199
Priority 2: next 3-4 years	$5,770,327
Priority 3: next 5-6 years	$3,368,548
Total Priority 1-3 next 6 years	**$12,451,073**

Note: Some electrical Categories within the Cost Assessment contain Priority 4 items, with action required in the next 7-10 years. These items are not identified in the total cost for Priority 1-3 noted above. Please review the attached Cost Assessment for Categories which contain Priority 4 items.	
Priority 4: next 7-10 years	No items

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

$447,903

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*	*Cond.*
ADA - Replace Parking lot signage	lump	7	$ 200.00	$ 1,400.00		
Replace bleacher wood floor planks	lf	3,700	$ 8.50	$ 31,450.00	Bleachers to west of football stadium	
Subtotal Priority 1:				$ 32,850		

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*	*Cond.*
Selective replacement of concrete pavement	sf	19,595	$ 5.00	$ 97,975.00		
Concrete drive replacement	sf	610	$ 8.00	$ 4,880.00		
Selective replacement of concrete curbs	lf	1,320	$ 15.00	$ 19,800.00		
Asphalt replacement	sf	22,497	$ 2.90	$ 65,241.30		
Asphalt new wear layer	sf	105,385	$ 1.25	$ 131,731.25		
Restripe Pavement	lump	1	$ 7,500.00	$ 7,500.00		
Precast concrete parking bumper	ea	41	$ 75.00	$ 3,075.00		
Repair parking lot gate	ea	4	$ 250.00	$ 1,000.00		
Replace bleachers	per seat	600	$ 90.00	$ 54,000.00	Bleachers to east of football stadium	
Replace pressbox awning	lump	1	$ 16,000.00	$ 16,000.00	Bleachers to west of football stadium	

Repaint backstop	lf	200	$	12.00	$	2,400.00	
Minor retaining wall repair	lf	50	$	20.00	$	1,000.00	
Subtotal Priority 2:					$	404,603	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*	*Cond.*
Replace bench	ea	4	$ 800.00	$ 3,200.00		
Replace bike rack	ea	4	$ 500.00	$ 2,000.00		
Replace baseball chain link backstop	lump	1	$ 4,500.00	$ 4,500.00		
Replant bed	lump	1	$ 750.00	$ 750.00		
Subtotal Priority 3:				$ 10,450		

C: Building Structure

Total Priority 1-3: next 6 years

$0

There are no costs projected within the next 6 years for this category at Cleveland Heights High School

D: Building Envelope

Total Priority 1-3: next 6 years

$1,872,675

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA					
Install power door operators	each	2	$7,500.00	$ 15,000.00	Provide exterior door & vestibule door with assisted operation
Concrete					
Concrete stair repair / replace	lump	1	$ 3,500.00	$ 3,500.00	Repair concrete stair at east and west elevations
Stone stairs and landing	lump	1	$ 5,500.00	$ 5,500.00	Main entry at courtyard
Metals					
Replace rail systems	l.f.	140	$ 135.00	$ 18,900.00	With pipe and picket rail system @ west entry, northeast conc. Stair, north elevation to lower level stair
Wall Openings					
New windows - add hardware to	lump	1	$45,000.00	$ 45,000.00	Add to new window operable sections
Replace strip windows	s.f.	1,100	$ 50.00	$ 55,000.00	1974 Automotive Wing - original windows, single glazed steel, butt glass
Subtotal Priority 1:				$ 142,900	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Masonry					
Brick tuck-point	s.f.	1,500	$ 9.00	$ 13,500.00	Spot tuckpointing all elevations - including roof level elevations

Stone tuck-point	lump	1	$ 19,000.00	$ 19,000.00	Limestone at Science wing walls - typical all locations
Stone tuck-pointing columns	ea.	26	$ 350.00	$ 9,100.00	Limestone veneer @ Science Wing first floor "free standing" columns
Replace brick	lump	1	$ 1,500.00	$ 1,500.00	Minor replacement, cracked brick @ roof side parapet wall
Clean and protect ornamental stone "belt course"	l.f.	800	$ 30.00	$ 24,000.00	Stone belt course at 1925 building second floor line, clean and install protective metal (copper) cap flashing
Stone restoration	l.f.	30	$250.00	$ 7,500.00	Refurbish / Replace decorative stone at entries - lower half of door openings
Plaster					
Repair Plaster ceiling-exterior	lump	1	$ 1,500.00	$ 1,500.00	At northeast dock
Expansion Joint seal	lump	1	$ 1,000.00	$ 1,000.00	Minor joint back-up / seal all elevations
Clock Tower					
Restore: Repair & Paint clock tower	s.f	700	$ 65.00	$ 45,500.00	Strip all paint, repair minor wood deterioration, replace unsalvageable wood members & paint.
Wall Openings					
Replace exterior wall grilles / louvers	lump	1	$300.00	$ 300.00	Miscellaneous small wall louvers and grilles.
Replace doors and hardware	each	15	$ 1,500.00	$ 22,500.00	
Replace overhead doors	ea.	4	$ 5,000.00	$ 20,000.00	1974 Automotive Wing - original overhead doors
Roofing					
Replace built-up roofing - 13 separate roof areas	s.f	45,000	$ 11.00	$ 495,000.00	Reference Tremco / Technical Assurance roof designations B-1,E,G, I, J-2, L (south end) K, M, M-2, N, O, O-1, W-1

Subtotal Priority 2:				$ 660,400	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Wall Openings					
Replace curtain wall and "window wall" systems "	s.f.	7,000	$ 45.00	$ 315,000.00	1958 Science Wing - original curtainwall and hollow metal window wall systems - single glazed.
Replace windows	s.f.	1,500	$ 60.00	$ 90,000.00	1958 Science Wing - original windows, single glazed steel "factory sash"
Replace boiler room window wall	s.f.	1,000	$ 45.00	$ 45,000.00	1930 Building - original window wall, single glazed steel "factory sash"
Replace metal hood over boiler Room window wall	l.f.	25	$ 75.00	$ 1,875.00	Metal hood damaged
Replace doors and hardware	each	45	$ 1,500.00	$ 67,500.00	
Roofing					
Replace built-up roofing - 6 separate roof areas	s.f	50,000	$ 11.00	$ 550,000.00	Reference Tremco / Technical Assurance roof designations P, P-1, Q, Q-1, V, W
Subtotal Priority 3:				$ 1,069,375	

E: Building Interior

Total Priority 1-3: next 6 years

$3,342,443

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*	*Cond.*
ADA- Provide accessible toilet stall	ea	14	$ 1,200.00	$ 16,800.00	All Group Restrooms, All Locker Rooms	-
ADA- Provide accessible toilet room	ea	17	$ 17,000.00	$ 289,000.00	Reconfigure/expand existing small toilet room to provide accessibility; includes sink and toilet	
ADA - Provide accessible restroom sink	ea	16	$ 750.00	$ 12,000.00	Where accessible stalls are provided in existing group toilet rooms and locker rooms	-
ADA - Provide accessible drinking fountain	ea	8	$ 2,500.00	$ 20,000.00	Quantity as required per ADA	-
ADA - Replace interior signage	bldg sf	418,621	$ 0.11	$ 46,048.31	Typical throughout building	-
ADA - Replace inaccessible door hardware	ea	86	$ 450.00	$ 38,700.00		
ADA - Provide new elevator and hoistway	ea	1	$ 165,000.00	$ 165,000.00		
ADA - Provide new elevator in existing hoistway	ea	1	$ 65,000.00	$ 65,000.00		
ADA - Provide chair lift	ea	6	$ 18,000.00	$ 108,000.00		
Spot replace carpet tile	each	45	$ 15.00	$ 675.00	Frayed edges, stains, discoloration	4
Replace carpet tile	sy	366	$ 30.00	$ 10,980.00	Where seams are visible, and tiles are poorly adhered to substrate.	4
Repair carpet tile substrate (wood)	sf	0	$ 5.00	$ -	Loose and incomplete boards, poor adhesion	4

Repair carpet tile substrate (concrete)	sf	17	$ 5.00	$ 83.33	Uneven, crumbling, dirty surfaces, poor adhesion	4
Repair carpet tile substrate (adhesive)	sf	0	$ 15.00	$ -	Residue prevents adhesion. Typically dirty and degraded substrates present as well	4
Replace terrazzo	sf	775	$ 16.00	$ 12,400.00	Heavily stained, cracked, and deteriorating, numerous past repairs	4
Replace vinyl stair treads	lf	328	$ 15.00	$ 4,920.00	Broken and dirty	4
Replace VCT	sf	9,645	$ 2.50	$ 24,112.50	Broken and dirty	4
Remove/Abate VAT	sf	23,698	$ 3.50	$ 82,943.00	Asbestos Containing Material	2
Replace raised wood platform	sf	440	$ 20.00	$ 8,800.00	At teacher stations in Science Building classrooms	
Repair wood stair tread	ea	4	$ 75.00	$ 300.00		
Strip, prepare and paint metal walls	room sf	13,820	$ 1.75	$ 24,185.00	Peeling paint	3
Repair/patch plaster wall - poor condition (4)	room sf	1,868	$ 7.50	$ 14,010.00	Includes scraping of peeled paint, moderate repair of water damaged walls	
Repair and Repaint masonry wall - poor condition (4)	room sf	7,470	$ 6.00	$ 44,820.00	Cracks, erosion, grout loss, unit replacement, widespread peeling paint.	4
Spot replace/ patch/rebuild masonry wall	sf	707	$ 10.00	$ 7,070.00	Missing and/or broken concrete block	
Replace partition wall	wall sf	1,200	$ 5.50	$ 6,600.00	Loosened, vandalized, long term wear-and-tear	4
New gypsum board over exist. substrate	sf	1,250	$ 1.75	$ 2,187.50	Where wood paneling removed	
Remove acoutic tile adhered to wall.	room sf	1,148	$ 15.00	$ 17,220.00	At vocal music room. Replace with proper acoustic panels	
Replace wall grille/guard	sf	300	$ 25.00	$ 7,500.00	At gymnasium	
Replace wall expansion joint cover	lf	40	$ 15.00	$ 600.00	Where missing or damaged	

Repair and repaint plaster ceiling - poor condition (4)	sf	11,582	$	12.50	$ 144,775.00	Holes, water damage, peeling paint	3-4
Rebuild failed plaster ceiling - very poor condition (5)	sf	450	$	35.00	$ 15,750.00	Significant damage, up to collapse.	
Replace 12x12 adhered acoustical ceiling	sf	5,873	$	3.25	$ 19,087.25	Loose, missing, discolored, and vandalized tiles	
Replace ACT lay-in ceiling	sf	5,518	$	2.75	$ 15,174.50	Investigate causes of water damage	
Spot replace ACT tile only	sf	1,203	$	1.50	$ 1,804.50		
Spot repair ACT grid only	sf	240	$	1.50	$ 360.00		
Repair and repaint exposed structure	sf	1,135	$	7.50	$ 8,512.50	Peeling paint, superficial corrosion on metal	2-3
Remove and replace metal ceiling	sf	2,548	$	5.50	$ 14,014.00	Bent, rusted and missing tiles. Replace with lay in ACT	
Remove/abate acoustical 'popcorn' ceiling	sf	23,095	$	2.75	$ 63,511.25	Asbestos Containing Material	4
Replace door hardware - poor condition (4)	ea	44	$	450.00	$ 19,800.00	Loose, broken, difficult to operate, missing.	4
Install/replace wood handrails	lf	59	$	10.00	$ 590.00	Missing or broken	5
Install/replace metal pipe handrails	lf	109	$	35.00	$ 3,815.00	Missing	5
Repair metal handrails	ea	5	$	50.00	$ 250.00	Loose	5
Install pickets	ea	15	$	15.00	$ 225.00	Missing	5
Replace base cabinet w/ countertop	lf	351	$	350.00	$ 122,850.00		
Replace countertop only	lf	224	$	45.00	$ 10,080.00		
Replace wall cabinet	lf	98	$	200.00	$ 19,600.00		
Replace tall cabinet	lf	204	$	450.00	$ 91,800.00		

Science: Replace base cabinet w/ countertop	lf	916	$ 400.00	$ 366,400.00	
Science: Replace wall cabinet	lf	28	$ 250.00	$ 7,000.00	
Science: Replace tall cabinet	lf	253	$ 500.00	$ 126,500.00	
Science: Replace worktable	ea	324	$ 250.00	$ 81,000.00	
Science: Replace island	ea	6	$ 8,000.00	$ 48,000.00	
Replace toilet partitions	stall	20	$ 1,000.00	$ 20,000.00	
Repair auditorium seat	lump	1	$ 150.00	$ 150.00	Armrests are not secured to seat; some other repair required
Replace auditorium side curtain	ea	2	$ 500.00	$ 1,000.00	
Provide auditorium weight gallery	lump	1	$ 10,000.00	$ 10,000.00	
Replace locker room bench	lf	107	$ 35.00	$ 3,745.00	
Subtotal Priority 1:				$ 2,245,749	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*	*Cond.*
Repair and repaint or reseal concrete	sf	43,563	$ 1.50	$ 65,344.50	Includes minor patching of floor cracks, etc.	3
Correct/level concrete floor - poor condition (4)	sf	17,220	$ 5.50	$ 94,710.00	Sloping, heaving, spalling, wide cracks, standing water, widespread deterioration.	4-5
Replace carpet	sy	4,017	$ 27.00	$ 108,459.00	Tears, wear and/or stains	4
Spot replace quarry tile floor	sf	355	$ 10.00	$ 3,550.00	Small cracks and chips, minor grout loss	
Repair terrazzo stair treads	ea	21	$ 50.00	$ 1,050.00	Small cracks and chips, worn concave	3-4

Spot replace ceramic tile floor	ea	300	$	10.00	$ 3,000.00	Spot replace missing/ broken tile	
Replace homogenous vinyl flooring	sf	1,000	$	7.00	$ 7,000.00	Worn, peeling up, loss of abrasive particles	4
Refinish wood floor	sf	18,377	$	3.00	$ 55,131.00	Includes striping at gymnasium areas	
Replace vinyl base	lf	5,897	$	2.50	$ 14,742.50	Scuffed, discolored, delaminating	4
Replace wood base	lf	80	$	5.50	$ 440.00	Chipped, cracked, incomplete	4
Repair concrete locker curb	lf	30	$	15.00	$ 450.00	Minor cracks and missing areas	
Repair/patch plaster wall - fair condition (3)	room sf	46,554	$	2.50	$ 116,385.00	Includes minor scrape/peel of paint, minor repair of wall cracks	
Repair and Repaint masonry wall - fair condition (3)	room sf	28,779	$	4.50	$ 129,505.50	Hairline cracks, peeling paint.	3
Repair masonry wall crack	lf	395	$	8.00	$ 3,160.00		
Spot replace SGFT wall	sf	710	$	40.00	$ 28,400.00	Crazed finish, discolored grout	4
Spot replace ceramic wall tile	sf	15	$	10.00	$ 150.00		
Repair/refinish wood wainscot	sf	2,200	$	6.50	$ 14,300.00	Includes patch/ replace missing or broken trim	
Replace wood wainscot	room sf	1,173	$	8.50	$ 9,970.50	At mezzanine and vocal music	
Repair/refinish wood front of stage	sf	250	$	8.50	$ 2,125.00	At Auditorium; includes patch/replacement of deteriorated wood paneling	
Repair/refinish wood operable partitions	lump	1	$	2,500.00	$ 2,500.00	At Social Room and Cafeteria	
Refinish solid wood top	lf	460	$	6.50	$ 2,990.00	At Science Building corridor	
Replace "pegboard" wall	sf	250	$	4.00	$ 1,000.00	At band room	

Repair and repaint plaster ceiling - fair condition (3)	sf	17,438	$	3.00	$ 52,314.00	Holes, water damage, peeling paint	3-4
Replace wood door and hardware	ea	101	$	750.00	$ 75,750.00	Door scratched, gouged, broken, poorly retrofitted, decayed	4
Replace metal door and hardware	ea	35	$	650.00	$ 22,750.00	Door scratched, gouged, broken, poorly retrofitted, corroded.	4
Replace metal frame and door, and hardware	ea	35	$	765.00	$ 26,775.00	Frame scratched, gouged, broken, poorly retrofitted, corroded, missing elements	4
Replace metal frame, wood door, and hardware	ea	12	$	865.00	$ 10,380.00	Frame scratched, gouged, broken, poorly retrofitted, corroded, missing elements	4
Replace metal frame at FRP door-reinstall door	ea	2	$	400.00	$ 800.00	Frame corroded	4
Replace steel door assembly	ea	1	$	350.00	$ 350.00	Fire doors at electrical rooms (obsolete design)	4
Rekey doors to master key system	ea	470	$	95.00	$ 44,650.00	Approximately 50% of doors at the HS have already been rekeyed	
Replace athletic lockers	ea	761	$	140.00	$ 106,540.00		
Replace rusted sink brackets	pair	17	$	25.00	$ 425.00		
Replace auditorium seat	ea	5	$	295.00	$ 1,475.00	Damaged or missing	
Subtotal Priority 2:					$ 1,006,572		

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*	*Cond.*
Repair terrazzo	sf	2,221	$ 11.00	$ 24,431.00	Minor cracks and missing terrazzo	3
Spot replace SFGT base	ea	825	$ 35.00	$ 28,875.00	Chipped, cracked, patched, crazed	3-4
Strip paint from SFGT base	lf	706	$ 2.50	$ 1,765.00	Base is in otherwise good condition	2

Strip and refinish terrazzo base	lf	178	$	1.75	$	311.50	Base is in good condition, obscured by layers of dirt and residue.	2
Spot replace quarry tile base	lf	335	$	10.00	$	3,350.00	Small cracks and chips, minor grout loss	3
Spot replace ceramic tile base	lf	10	$	11.00	$	110.00		
Repair stone sill	lf	15	$	75.00	$	1,125.00		
Replace student storage lockers	ea	178	$	140.00	$	24,920.00		
Refinish student storage lockers	ea	100	$	10.00	$	1,000.00		
Refinish swimming spectator benches	lf	605	$	7.00	$	4,235.00		
Subtotal Priority 3:					$	90,123		

F: Equpiment and Furnishings

Total Priority 1-3: next 6 years

$1,360,453

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace gym wall pads	sf	910	$ 15.00	$ 13,650.00	
Repair projection screen	ea	1	$ 250.00	$ 250.00	
Kitchen equipment replacement *	lump	1	$ 50,000.00	$ 50,000.00	
Subtotal Priority 1:				$ 63,900	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Selective replacement of loose furnishings	bldg sf	418,621	$ 2.50	$ 1,046,553	Includes student, teacher and administrator desks and chairs, classroom storage not listed in Category E, and tables
Kitchen equipment replacement *	lump	1	$ 150,000.00	$ 150,000.00	
Subtotal Priority 2:				$ 1,196,553	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Kitchen equipment replacement *	lump	1	$ 100,000.00	$ 100,000.00	
Subtotal Priority 3:				$ 100,000	

* Kitchen equipment replacement includes but is not limited to: walk in coolers/freezers; fryers; mixers; convection and conventional ovens; ranges; hot and cold serving units and cabinets; ice makers; refrigerators; disposers; dishwashers. Most stainless steel counters, storage units, work tables and multiple tub sinks were found to be in good condition.

G: Fire Protection

Total Priority 1-3: next 6 years

$1,271,900

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No Items					

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No Items					

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Sprinkler System	S.F.	363,400	$ 3.50	$ 1,271,900	
Subtotal Priority 3:				$ 1,271,900	

H: Plumbing

Total Priority 1-3: next 6 years

$364,500

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace Building Backflow Preventer	Lump	1	$ 9,000.00	$ 9,000.00	
Replace Faucets, Hose Bibbs and Flush Valves	Each	194	$ 450.00	$ 87,300.00	
Subtotal Priority 1:				$ 96,300	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No Items					

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace Galvanized Pipe	S.F.	124,100	$ 2.00	$ 248,200.00	
Replace Hot Water Storage Tank	Lump	1	$ 20,000.00	$ 20,000.00	
Subtotal Priority 3:				$ 268,200	

I: Heating, Ventilating & A/C

Total Priority 1-3: next 6 years

$2,028,500

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Cost*	*Comments*
Install Fire Dampers in Ductwork	Each	185	$ 500.00	$ 92,500.00	
Subtotal Priority 1:				$ 92,500	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Cost*	*Comments*
Replace Toilet Exhaust Systems	Lump	1	$ 79,000.00	$ 79,000.00	
Replace Unit Ventilators	Each	94	$ 7,000.00	$ 658,000.00	
Replace 2 original gym's heating/ vent systems	Lump	1	$ 144,000.00	$ 144,000.00	
Replace 2 original locker rms heating/ vent systems	Lump	1	$ 48,000.00	$ 48,000.00	
Replace auditorium HVAC system	Lump	1	$ 280,000.00	$ 280,000.0	
Replace 2 social hall AHU's	Each	2	$ 44,000.00	$ 88,000.00	
Replace 1959 gym heating/ vent system	Lump	1	$ 96,000.00	$ 96,000.00	
Replace 1959 bsmt locker rm areas heating/vent system	Lump	1	$ 87,000.00	$ 87,000.00	
Replace kitchen/ cafeteria heating/ vent systems	Lump	1	$ 99,000.00	$ 99,000.00	
Replace 2 kitchen hoods	Each	2	$ 22,000.00	$ 44,000.00	
Replace VO-ED wing heating/vent systems	Lump	1	$ 80,000.00	$ 80,000.00	
Replace VO-ED wing MZ AHU	Each	1	$ 191,000.00	$ 191,000.00	
Replace 1959 MZ AHU that serves first floor	Lump	1	$ 28,000.00	$ 28,000.00	

Restore relief air for 2005 bsmt renovated areas	Lump	1	$ 14,000.00	$ 14,000.00	
Subtotal Priority 2:				$ 1,936,000	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No Items					

J: C.E.I. Service

Total Priority 1-3: next 6 years

$200,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Closely Monitor and Restrict Load Growth	0.00	Transformer Vaults at Maximum Capacity
Subtotal Priority 1:	$0	

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Closely Monitor and Restrict Load Growth	0.00	Transformer Vaults at Maximum Capacity
Subtotal Priority 2:	$0	

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Consolidate and Upgrade to 15 KV.	$ 200,000.00	To Replace Obsolete & Fully Loaded 5 KV CEI Service and Transf. Vaults (3 total)
Subtotal Priority 3:	$200,000	

K: Main Power Distribution Equipment

Total Priority 1-3: next 6 years

$2,517,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Closely Monitor and Restrict Load Growth	0.00	Obsolete (30 years ago), Equip. and Voltages (240/120V, 1-Phase, 3W & 240V 3-Phase 3W)
As-Built Documentation & Saftey Report	$ 17,000.00	Long Needed
Subtotal Priority 1:	$17,000	

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Closely Monitor and Restrict Load Growth	0.00	Obsolete (30 years ago), Equip. and Voltages (240/120V, 1-Phase, 3W & 240V 3-Phase 3W)
Repair/Upgrade Hazards and Code Violations	$ 100,000.00	Budget Only
Subtotal Priority 2:	$100,000	

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Consolidate, Upgrade. Must Buck-Boost or Replace Existing 3-Phase Motors.	$ 2,400,000	Would Require Several Summers to Construct
Subtotal Priority 3:	$2,400,000	

L: Emergency Power Distribution Equipment

Total Priority 1-3: next 6 years

$325,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Additional 75 KVA 240/120V Standby Emergency Generator, ATS, and Distribution Panel.	$ 125,000.00	
Subtotal Priority 1:	$125,000	

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Update and Automate Existing Portable Generator/Manual Transfer Switches (For Boiler Plant)	$ 200,000.00	
Subtotal Priority 3:	$200,000	

M: Branch Circuit Panels and Wiring

Total Priority 1-3: next 6 years

$207,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Install GFCI Receptacles Near Sinks	$ 4,500.00	For Public Safety
Subtotal Priority1:	$4,500	

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace Exisitng FPE Branch Panels (50 ± CT).	$ 150,000.00	FPE Branch Breakers are Obsolete and Ineffective
Subtotal Priority 2:	$150,000	

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Replace Approx. 50% of Existing Square D (circa 1959) with new 2-Section Panels (50± CT).	$ 52,500.00	To Obtain Spare Breakers
Subtotal Priority 3:	$52,500	

N: Kitchen Lighting

Total Priority 1-3: next 6 years

$1,500

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Replace Existing Light Switches	$ 1,500.00	Tired and Worn
Subtotal Priority 1:	$1,500	

O: Exterior Lighting

Total Priority 1-3: next 6 years

$40,200

Priority 2: next3-4 years

Item	*Assessed Cost*	*Comments*
12 S. Canopy Replacement Fixtures	$ 9,000.00	
54 S. Canopy Blank-Off Plates	$ 5,400.00	
6 Entry Canopy Replacement Fixtures	$ 3,000.00	
3 Additional CEI Floodlights	$ -	Leased From CEI
19 Additional Wallpacks	$ 22,800.00	
Subtotal Priority 1:	$40,200	

P: Interior Lighting

Total Priority 1-3: next 6 years

$257,500

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace Twin-Tube Drums	$ 19,500.00	Poor Lighting, High Maintenance
Replacement Fixtures/Switches in 1959	$ 185,000.00	Old and Tired
Upgrade Cafeteria Passage Lighting	$ 18,500.00	Poorly Lighted
Upgrade Band Room Area Lighting	$ 28,000.00	
Upgrade 4th Floor Band Room Lighting	$ 6,500.00	
Subtotal Priority 1:	$257,500	

Q: Gymnasium Lighting

Total Priority 1-3: next 6 years

$28,600

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
W. Gym - P.S. Metal Halide Fixtures	$ 10,800.00	
W. Gym - Fluorescent Walk-Thru Lighting	$ 3,500.00	
E. Gym - P.S. Metal Halide Fixtures	$ 10,800.00	
E. Gym - Fluorescent Walk-Thru Lighting	$ 3,500.00	
Subtotal Priority 1:	$28,600	

R: Exit Signs and Emergency Egress Lighting

Total Priority 1-3: next 6 years

$487,500

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Extended Emergency Egress Lighting Throughout	$ 475,000.00	New Branch Panels Required
Subtotal Priority 1:	$475,000	

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replacement LED Exit Signs Throughout	$ 12,500.00	

Subtotal Priority 2:	$12,500

S: Fire Alarm System

Total Priority 1-3: next 6 years

$15,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
As-Built Documentation (Conduits, Cables, and Addresses)	$ 15,000.00	For Saftey and Maintenance
Subtotal Priority 1:	$15,000	

T: Security System

Total Priority 1-3: next 6 years

$0

Satisfactory

U: Public Address System

Total Priority 1-3: next 6 years

$30,000

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Replace and Update Existing Floor Mounted Console and Expand Distribution	$ 30,000.00	(Circa 1959)
Subtotal Priority 3:	$30,000	

V: Cable TV System

Total Priority 1-3: next 6 years

$0

Satisifactory

W: Data and Telephone Systems

Total Priority 1-3: next 6 years

$6,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Repalce UPS System Batteries	$ 6,000.00	(Required every 4-5 years)
Subtotal Priority 2:	$6,000	

X: Clocks and Program Bells

Total Priority 1-3: next 6 years

$45,000

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Wireless Clock System	$ 45,000.00	With P.A. System Interface
Subtotal Priority 3:	$45,000	