Program Type	Assessment Only
Setting	Rural
Assessment Name	South Amherst Middle School-Firelands Local School District
Assessment Date	2004-11-15
Cost Set:	2012
Building Name	South Amherst Middle School
Building IRN	33126
Building Address	152 W Main St
Building City	South Amherst
Building Zipcode	44001
Building Phone	440-986-7021
Acreage	22.50
Current Grades:	5-8
Teaching Stations	46
Number of Floors	3
Student Capacity	560
Current Enrollment	676
Enrollment Date	2004-11-15

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms	39
Historical Register	**NO**
Building's Principal	Mr. Tony Reeser
Building Type	Middle

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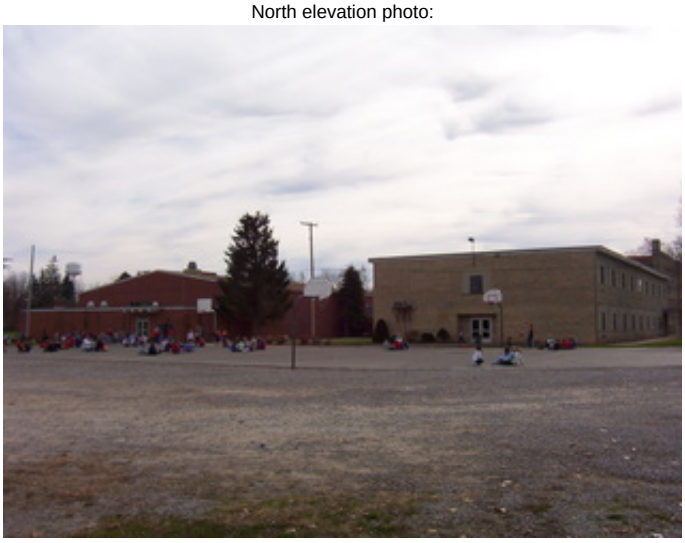
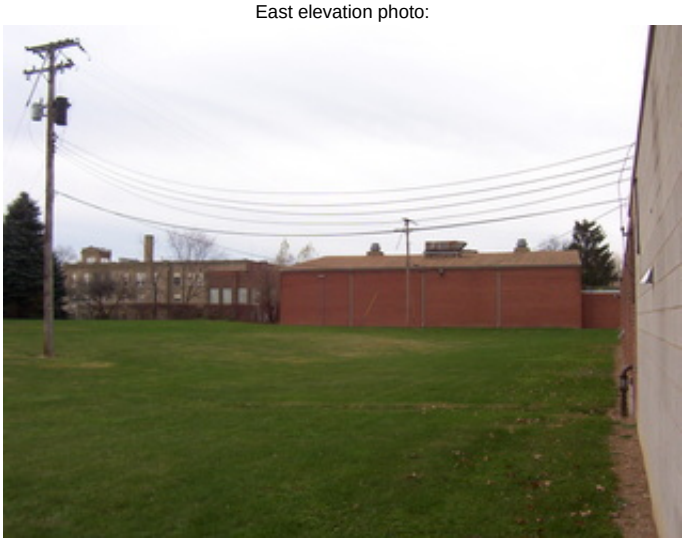
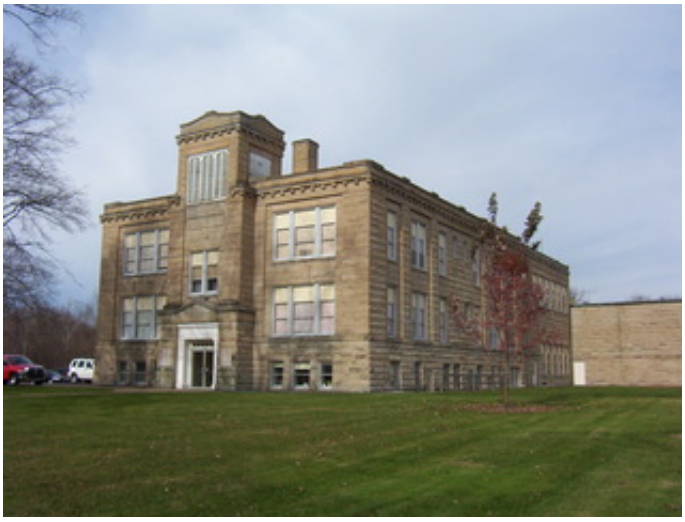
North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:

GENERAL DESCRIPTION

81,210 Total Existing Square Footage
1910,1923,1937,1957,1963,1974 Building Dates
5-8 Grades
676 Current Enrollment
46 Teaching Stations
22.50 Site Acreage

The South Amherst Middle School, located in the Village of South Amherst, was originally constructed in 1910. Additions were placed in service in 1923, 1937, 1957 and 1974. An ''annex'' building was built northeast of the original building in 1963. All portions of the original building used stone brought in from a nearby quarry. This stone is in a very good condition. The building, even though quite old, presents an attractive appearance. It provides space for grades 6-8. The fifth graders use the annex building for their studies, but traverse to the main building for lunch and some music classes. There are two gyms in the building and some ADA accessibility issues have been addressed. Two chair lifts are provided to allow a disabled person to move from the 1957 addition to the three older sections. Both buildings have recent fire alarm upgrades including horn/strobe units in all required areas. There is not any central air conditioning provided, nor are there any sprinkler systems in place. Stairwells are not enclosed.

No Significant Findings

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Building Construction Information - Firelands Local SD (48157) - South Amherst Middle School (33126)

Name	Year	Handicapped Access	Floors	Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	1923	no	2	9,840
Addition	1937	no	2	11,770
Addition	1957	no	2	20,200
Annex	1963	no	1	12,490
Addition	1974	no	1	14,470

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Amherst Middle School (1910)		2570												
Addition (1923)		1140												
Addition (1937)		1690		3640										
Addition (1957)		3940			1940		1650	690						
Annex (1963)		1580												
Addition (1974)		890		9850										
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - South Amherst Middle School (33126)

District: Firelands Local SD
Name: South Amherst Middle School
Address: 152 W Main St
South Amherst,OH 44001
Bldg. IRN: 33126

County: Lorain **Area:** North Central Ohio (4)
Contact: Mr. Tony Reeser
Phone: 440-986-7021
Date Prepared: 2004-11-15 **By:** Tony Schorr
Date Revised: 2005-01-24 **By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	1923	no	2	9,840
Addition	1937	no	2	11,770
Addition	1957	no	2	20,200
Annex	1963	no	1	12,490
Addition	1974	no	1	14,470
Total				**81,210**

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

	FACILITY ASSESSMENT Cost Set: 2012	Rating	Dollar Assessment	C
A.	Heating System	3	$2,761,140.00	-
B.	Roofing	3	$471,564.90	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,318,038.30	-
E.	Plumbing and Fixtures	3	$257,575.00	-
F.	Windows	3	$317,476.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$114,900.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,582,733.10	-
K.	Interior Lighting	3	$406,050.00	-
L.	Security Systems	3	$231,448.50	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$227,871.00	-
P.	Site Condition	3	$332,797.10	-
Q.	Sewage System	3	$172,100.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$64,000.00	-
T.	Hazardous Material	3	$82,442.00	-
U.	Life Safety	3	$319,872.00	-
V.	Loose Furnishings	3	$324,840.00	-
W.	Technology	3	$468,581.70	-
X.	Construction Contingency / Non-Construction Cost	-	$2,309,501.21	-
Total			$11,762,930.81	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$12,039,359.69

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

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Amherst Middle School (1910) Summary

District: Firelands Local SD
Name: South Amherst Middle School
Address: 152 W Main St
South Amherst,OH 44001
Bldg. IRN: 33126

County: Lorain **Area:** North Central Ohio (4)
Contact: Mr. Tony Reeser
Phone: 440-986-7021
Date Prepared: 2004-11-15 **By:** Tony Schorr
Date Revised: 2005-01-24 **By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	**1910**	**no**	**3**	**12,440**
Addition	1923	no	2	9,840
Addition	1937	no	2	11,770
Addition	1957	no	2	20,200
Annex	1963	no	1	12,490
Addition	1974	no	1	14,470
Total				**81,210**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$2,196,361.32

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

		FACILITY ASSESSMENT Cost Set: 2012	Rating	Dollar Assessment	C
	A.	Heating System	3	$422,960.00	-
	B.	Roofing	3	$34,320.50	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$201,901.20	-
	E.	Plumbing and Fixtures	3	$93,340.00	-
	F.	Windows	3	$109,632.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$16,250.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$228,824.40	-
	K.	Interior Lighting	3	$62,200.00	-
	L.	Security Systems	3	$35,454.00	-
	M.	Emergency/Egress Lighting	1	$0.00	-
	N.	Fire Alarm	1	$0.00	-
	O.	Handicapped Access	2	$145,644.00	-
	P.	Site Condition	3	$143,432.70	-
	Q.	Sewage System	3	$34,300.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$8,000.00	-
	T.	Hazardous Material	3	$7,000.00	-
	U.	Life Safety	3	$59,808.00	-
	V.	Loose Furnishings	3	$49,760.00	-
	W.	Technology	3	$71,778.80	-
-	X.	Construction Contingency / Non-Construction Cost	-	$421,326.32	-
Total				$2,145,931.92	

Addition (1923) Summary

District:	Firelands Local SD	**County:** Lorain	**Area:** North Central Ohio (4)
Name:	South Amherst Middle School	**Contact:** Mr. Tony Reeser	
Address:	152 W Main St	**Phone:** 440-986-7021	
	South Amherst,OH 44001	**Date Prepared:** 2004-11-15	**By:** Tony Schorr
Bldg. IRN:	33126	**Date Revised:** 2005-01-24	**By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	**1923**	**no**	**2**	**9,840**
Addition	1937	no	2	11,770
Addition	1957	no	2	20,200
Annex	1963	no	1	12,490
Addition	1974	no	1	14,470
Total				**81,210**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$1,435,070.91

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

FACILITY ASSESSMENT Cost Set: 2012			Rating	Dollar Assessment	C
A.	Heating System		3	$334,560.00	-
B.	Roofing		3	$35,230.20	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$159,703.20	-
E.	Plumbing and Fixtures		3	$38,740.00	-
F.	Windows		3	$93,073.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$7,900.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$173,298.40	-
K.	Interior Lighting		3	$49,200.00	-
L.	Security Systems		3	$28,044.00	-
M.	Emergency/Egress Lighting		1	$0.00	-
N.	Fire Alarm		1	$0.00	-
O.	Handicapped Access		2	$4,134.00	-
P.	Site Condition		3	$27,099.90	-
Q.	Sewage System		3	$18,225.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$10,000.00	-
T.	Hazardous Material		3	$0.00	-
U.	Life Safety		3	$51,488.00	-
V.	Loose Furnishings		3	$39,360.00	-
W.	Technology		3	$56,776.80	-
X.	Construction Contingency / Non-Construction Cost		-	$275,288.56	-
Total				$1,402,121.06	

Addition (1937) Summary

District:	Firelands Local SD	**County:** Lorain	**Area:** North Central Ohio (4)
Name:	South Amherst Middle School	**Contact:** Mr. Tony Reeser	
Address:	152 W Main St	**Phone:** 440-986-7021	
	South Amherst,OH 44001	**Date Prepared:** 2004-11-15	**By:** Tony Schorr
Bldg. IRN:	33126	**Date Revised:** 2005-01-24	**By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	1923	no	2	9,840
Addition	**1937**	**no**	**2**	**11,770**
Addition	1957	no	2	20,200
Annex	1963	no	1	12,490
Addition	1974	no	1	14,470
Total				**81,210**

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

FACILITY ASSESSMENT Cost Set: 2012			Rating	Dollar Assessment	C
A.	Heating System		3	$400,180.00	-
B.	Roofing		3	$84,363.50	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$191,027.10	-
E.	Plumbing and Fixtures		3	$41,195.00	-
F.	Windows		3	$18,272.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$19,150.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$207,738.70	-
K.	Interior Lighting		3	$58,850.00	-
L.	Security Systems		3	$33,544.50	-
M.	Emergency/Egress Lighting		1	$0.00	-
N.	Fire Alarm		1	$0.00	-
O.	Handicapped Access		2	$21,427.00	-
P.	Site Condition		3	$31,994.40	-
Q.	Sewage System		3	$21,375.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$2,000.00	-
T.	Hazardous Material		3	$80.00	-
U.	Life Safety		3	$37,664.00	-
V.	Loose Furnishings		3	$47,080.00	-
W.	Technology		3	$67,912.90	-
X.	Construction Contingency / Non-Construction Cost		-	$313,649.41	-
Total				$1,597,503.51	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$1,635,044.84

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

Addition (1957) Summary

District:	Firelands Local SD	**County:** Lorain	**Area:** North Central Ohio (4)
Name:	South Amherst Middle School	**Contact:** Mr. Tony Reeser	
Address:	152 W Main St	**Phone:** 440-986-7021	
	South Amherst,OH 44001	**Date Prepared:** 2004-11-15	**By:** Tony Schorr
Bldg. IRN:	33126	**Date Revised:** 2005-01-24	**By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	1923	no	2	9,840
Addition	1937	no	2	11,770
Addition	**1957**	**no**	**2**	**20,200**
Annex	1963	no	1	12,490
Addition	1974	no	1	14,470
Total				**81,210**

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

FACILITY ASSESSMENT Cost Set: 2012			Rating	Dollar Assessment	C
A.	Heating System		3	$686,800.00	-
B.	Roofing		3	$90,308.40	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$327,846.00	-
E.	Plumbing and Fixtures		3	$34,600.00	-
F.	Windows		3	$25,695.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$26,100.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$486,802.00	-
K.	Interior Lighting		3	$101,000.00	-
L.	Security Systems		3	$57,570.00	-
M.	Emergency/Egress Lighting		1	$0.00	-
N.	Fire Alarm		1	$0.00	-
O.	Handicapped Access		2	$27,420.00	-
P.	Site Condition		3	$55,951.60	-
Q.	Sewage System		3	$38,025.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$14,000.00	-
T.	Hazardous Material		3	$38,782.00	-
U.	Life Safety		3	$84,640.00	-
V.	Loose Furnishings		3	$80,800.00	-
W.	Technology		3	$116,554.00	-
X.	Construction Contingency / Non-Construction Cost		-	$560,160.88	-
Total				$2,853,054.88	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$2,920,101.67

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

Annex (1963) Summary

District:	Firelands Local SD	**County:** Lorain	**Area:** North Central Ohio (4)
Name:	South Amherst Middle School	**Contact:** Mr. Tony Reeser	
Address:	152 W Main St	**Phone:** 440-986-7021	
	South Amherst,OH 44001	**Date Prepared:** 2004-11-15	**By:** Tony Schorr
Bldg. IRN:	33126	**Date Revised:** 2005-01-24	**By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	1923	no	2	9,840
Addition	1937	no	2	11,770
Addition	1957	no	2	20,200
Annex	**1963**	**no**	**1**	**12,490**
Addition	1974	no	1	14,470
Total				**81,210**

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

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$1,879,082.64

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

FACILITY ASSESSMENT Cost Set: 2012			Rating	Dollar Assessment	C
A.	Heating System		3	$424,660.00	-
B.	Roofing		3	$103,292.30	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$202,712.70	-
E.	Plumbing and Fixtures		3	$33,800.00	-
F.	Windows		3	$68,520.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$18,350.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$224,699.90	-
K.	Interior Lighting		3	$62,450.00	-
L.	Security Systems		3	$35,596.50	-
M.	Emergency/Egress Lighting		1	$0.00	-
N.	Fire Alarm		1	$0.00	-
O.	Handicapped Access		2	$24,049.00	-
P.	Site Condition		3	$34,134.40	-
Q.	Sewage System		3	$32,725.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$12,000.00	-
T.	Hazardous Material		3	$36,490.00	-
U.	Life Safety		3	$39,968.00	-
V.	Loose Furnishings		3	$49,960.00	-
W.	Technology		3	$72,067.30	-
X.	Construction Contingency / Non-Construction Cost		-	$360,462.99	-
Total				$1,835,938.09	

Addition (1974) Summary

District:	Firelands Local SD	**County:** Lorain	**Area:** North Central Ohio (4)
Name:	South Amherst Middle School	**Contact:** Mr. Tony Reeser	
Address:	152 W Main St	**Phone:** 440-986-7021	
	South Amherst,OH 44001	**Date Prepared:** 2004-11-15	**By:** Tony Schorr
Bldg. IRN:	33126	**Date Revised:** 2005-01-24	**By:** Tony Schorr

Current Grades	5-8	Acreage:	22.50
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	676	Classrooms:	39
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Amherst Middle School	1910	no	3	12,440
Addition	1923	no	2	9,840
Addition	1937	no	2	11,770
Addition	1957	no	2	20,200
Annex	1963	no	1	12,490
Addition	**1974**	**no**	**1**	**14,470**
Total				**81,210**

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

FACILITY ASSESSMENT Cost Set: 2012			Rating	Dollar Assessment	C
A.	Heating System		3	$491,980.00	-
B.	Roofing		3	$124,050.00	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$234,848.10	-
E.	Plumbing and Fixtures		3	$15,900.00	-
F.	Windows		3	$2,284.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$27,150.00	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$261,369.70	-
K.	Interior Lighting		3	$72,350.00	-
L.	Security Systems		3	$41,239.50	-
M.	Emergency/Egress Lighting		1	$0.00	-
N.	Fire Alarm		1	$0.00	-
O.	Handicapped Access		2	$5,197.00	-
P.	Site Condition		3	$40,184.10	-
Q.	Sewage System		3	$27,450.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$18,000.00	-
T.	Hazardous Material		3	$90.00	-
U.	Life Safety		3	$46,304.00	-
V.	Loose Furnishings		3	$57,880.00	-
W.	Technology		3	$83,491.90	-
X.	Construction Contingency / Non-Construction Cost		-	$378,613.04	-
Total				$1,928,381.34	

CEFPI Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	123	62%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	119	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	685	69%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	102.35%
Cost to Renovate (Cost Factor applied)	$1,973,698.31

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

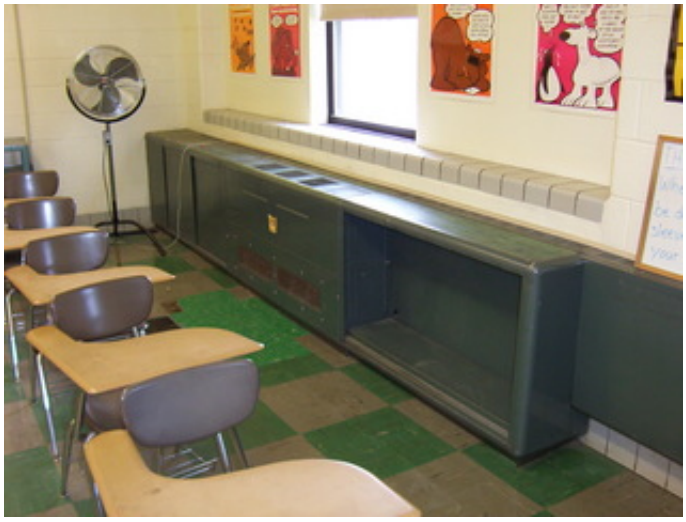
A. Heating System

Description: The boiler is located in the original building's basement and is a gas-fired steam unit. It was installed in 1991. Steam is piped to certain areas of the building. In a nearby area, some of this steam is converted to hot water which heats the remainder of the building. There is no ductwork available. The media center is served by an above ceiling unit that provides heat and air conditioning. The condensor is mounted on the exterior face of the north wall. The 1974 gym and locker rooms are served by a separate heating/ventilating unit. A few offices have window air conditioners. In the 1963 annex heating is provided by piping underneath the concrete floor. However there is supplemental forced air (via ductwork) provided. Each room has its own thermostat to provide some control of temperature. The boiler is a gas fired hot water unit and there is no air conditioning.

Rating: 3 Needs Replacement

Recommendations: In both buildings, the entire HVAC system needs to be replaced. The original building's boiler is an older unit and there is no direct control provided. Ductwork needs to be provided as well. In the annex, the unit is also an older system and better control is needed. Air conditioning is also required.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
HVAC System Replacement:	$26.00	sq.ft.		Required	Required	Required	Required	Required	Required	$2,111,460.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft.		Required	Required	Required	Required	Required	Required	$649,680.00	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$2,761,140.00	$422,960.00	$334,560.00	$400,180.00	$686,800.00	$424,660.00	$491,980.00		



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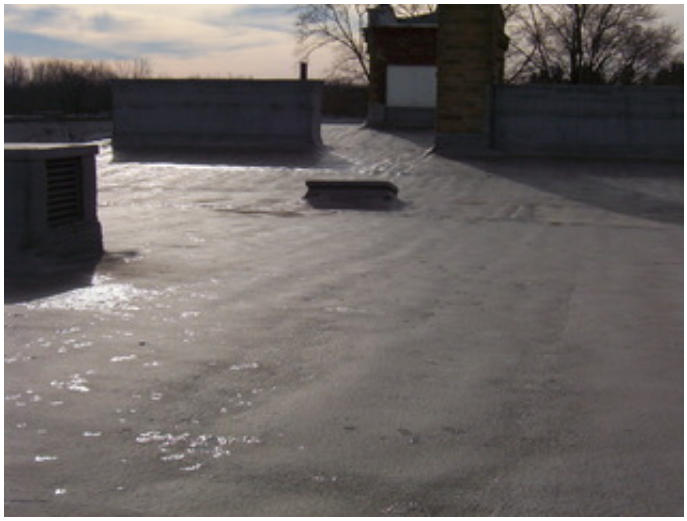
B. Roofing

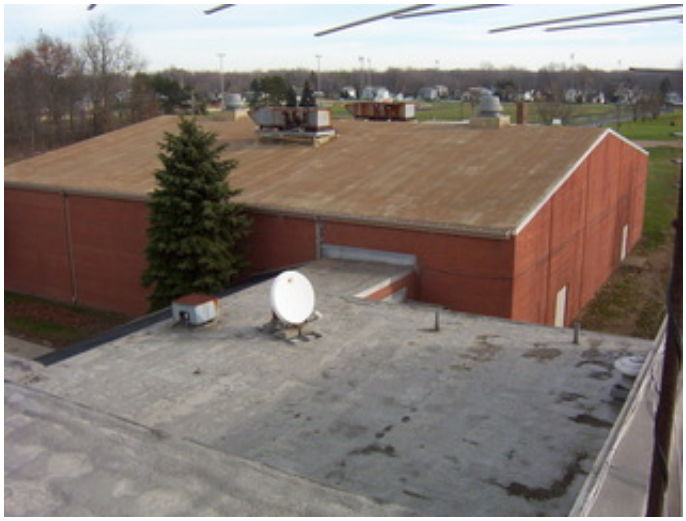
Description: All roofs on both buildings are sprayed in place foam. All are greater than seven years of age.

Rating: 3 Needs Replacement

Recommendations: Provide for all new membrane roofs that meet the rquirements of OSDM.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Membrane (all types):	$8.27	sq.ft. (Qty)		4,150 Required	4,260 Required	10,050 Required	10,920 Required	12,490 Required	15,000 Required	$470,314.90	(unless under 10,000 sq.ft.)
Gutters/Downspouts	$12.50	ln.ft.				100 Required				$1,250.00	
Sum:			$471,564.90	$34,320.50	$35,230.20	$84,363.50	$90,308.40	$103,292.30	$124,050.00		





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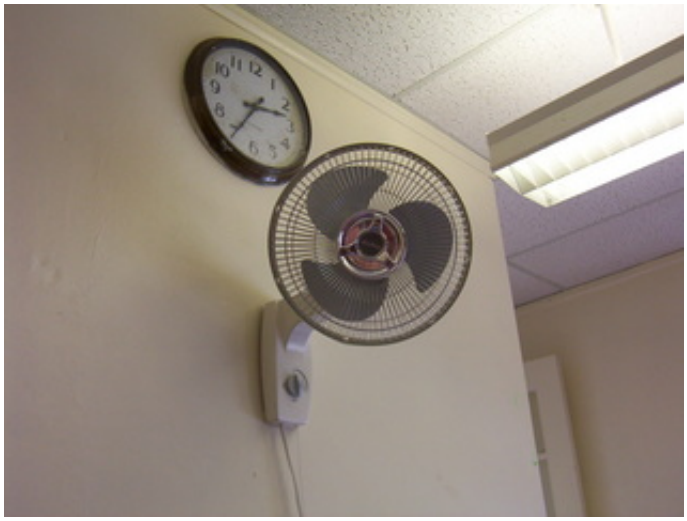
C. Ventilation / Air Conditioning

Description: A few window air conditioners are used in season and removed in colder weather. The media center has its own electric furnace that provides some cooling.

Rating: 1 Satisfactory

Recommendations: Full central air conditioning is required. Costs for it are contained in plate A: HVAC.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



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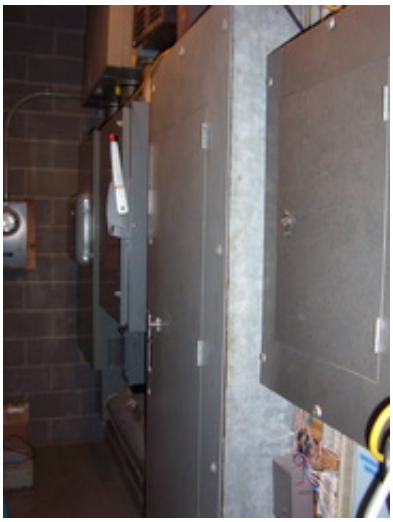
D. Electrical Systems

Description: 1000 amps of power were located in a utility closet in the 1957 addition. Some of this equipment was fairly new. A 400 amp panel was located near the 1974 gym addition. A 400 amp panel was noted in the 1963 annex building.

Rating: 3 Needs Replacement

Recommendations: Provide for a complete upgrade for the entire building due primarily to the age of the equipment and due to the need for the air conditioning system.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft.		Required	Required	Required	Required	Required	Required	$1,318,038.30	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$1,318,038.30	$201,901.20	$159,703.20	$191,027.10	$327,846.00	$202,712.70	$234,848.10		



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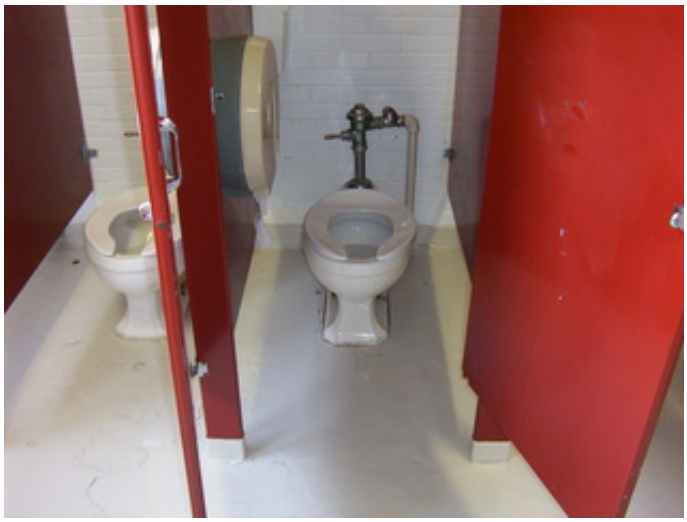
E. Plumbing and Fixtures

Description: The buildings contain both floor and wall mounted units. Galvanized piping was noted in the older portions of the building. No backflow preventer could be located in the annex building.

Rating: 3 Needs Replacement

Recommendations: Provide for the items noted below to bring the buildings up to date.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit						1 Required		$5,000.00	
Domestic Supply Piping:	$3.50	sq.ft.		Required	Required	Required				$119,175.00	(remove / replace)
Toilet:	$3,800.00	unit		11 Required	1 Required		2 Required	6 Required	3 Required	$87,400.00	(new)
Urinal:	$3,800.00	unit					5 Required			$19,000.00	(new)
Electric water cooler:	$3,000.00	unit		1 Required						$3,000.00	(double ADA)
Replace faucets and flush valves	$500.00	per unit		10 Required	1 Required		16 Required	12 Required	9 Required	$24,000.00	(average cost to remove/replace)
Sum:			$257,575.00	$93,340.00	$38,740.00	$41,195.00	$34,600.00	$33,800.00	$15,900.00		



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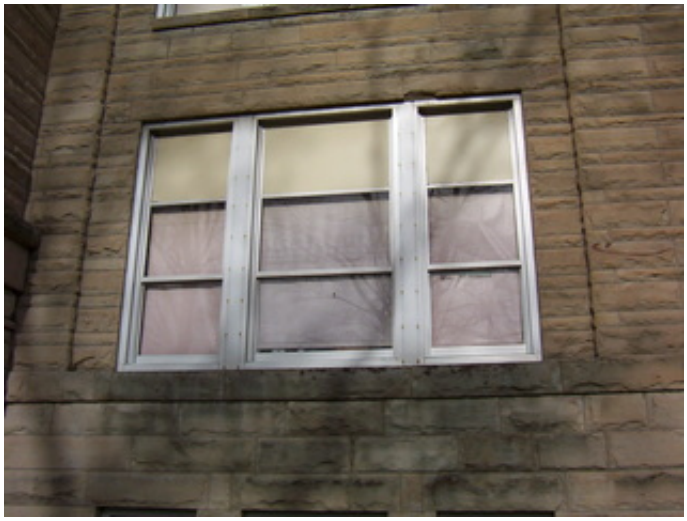
F. Windows

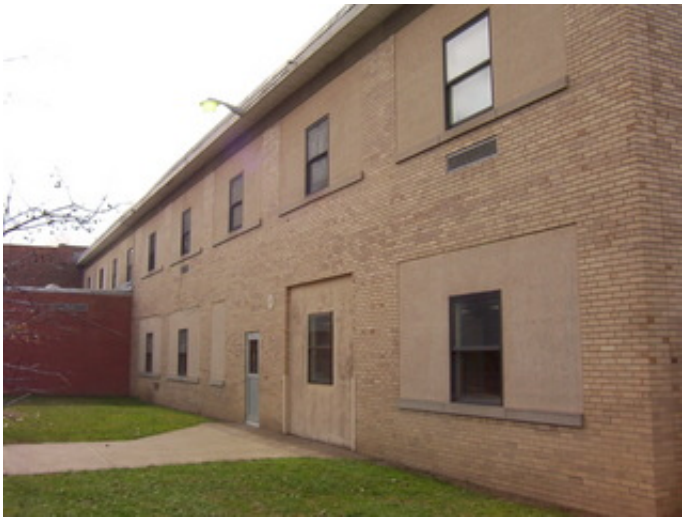
Description: All windows were noted as being single glazed units. None had integral blinds.

Rating: 3 Needs Replacement

Recommendations: Provide for all new windows throughout the building.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Insulated Glass/Panels:	$57.10	sq.ft. (Qty)		1,920 Required	1,630 Required	320 Required	450 Required	1,200 Required	40 Required	$317,476.00	(includes blinds)
Sum:			$317,476.00	$109,632.00	$93,073.00	$18,272.00	$25,695.00	$68,520.00	$2,284.00		





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G. Structure: Foundation

Description: No structural foundation problems were noted.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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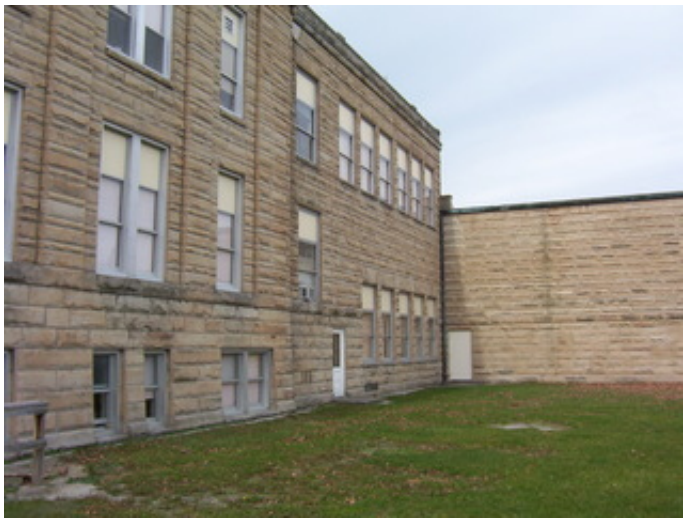
H. Structure: Walls and Chimneys

Description: The original building and the first three additions were built with stone provided from a nearby quarry. This stone appeared to be in very good condition.

Rating: 2 Needs Repair

Recommendations: Provide for minor tuckpointing, caulking, cleaning, and sealing of the noted masonry surfaces.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Tuckpointing:	$5.00	sq.ft. (Qty)						300 Required	500 Required	$4,000.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		5,400 Required	2,500 Required	7,000 Required	10,000 Required	6,300 Required	9,200 Required	$60,600.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		5,400 Required	2,500 Required	7,000 Required	10,000 Required	6,300 Required	9,200 Required	$40,400.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		500 Required	300 Required	300 Required	200 Required	200 Required	300 Required	$9,900.00	(removing and replacing)
Sum:			$114,900.00	$16,250.00	$7,900.00	$19,150.00	$26,100.00	$18,350.00	$27,150.00		



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I. Structure: Floors and Roofs

Description: The buildings were not constructed of wood.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

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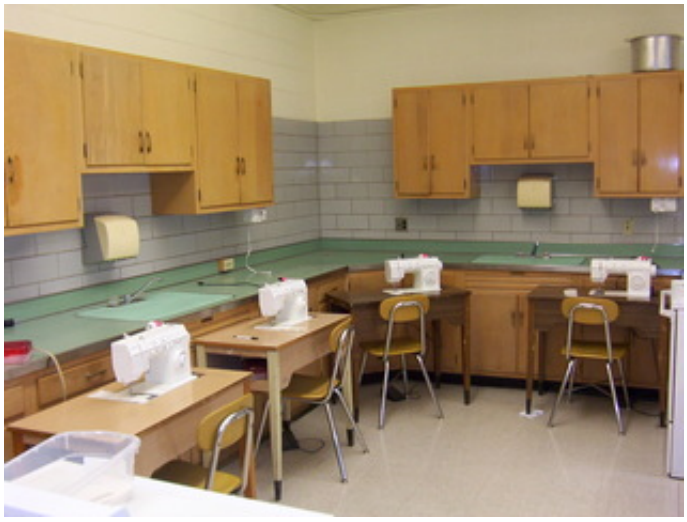
J. General Finishes

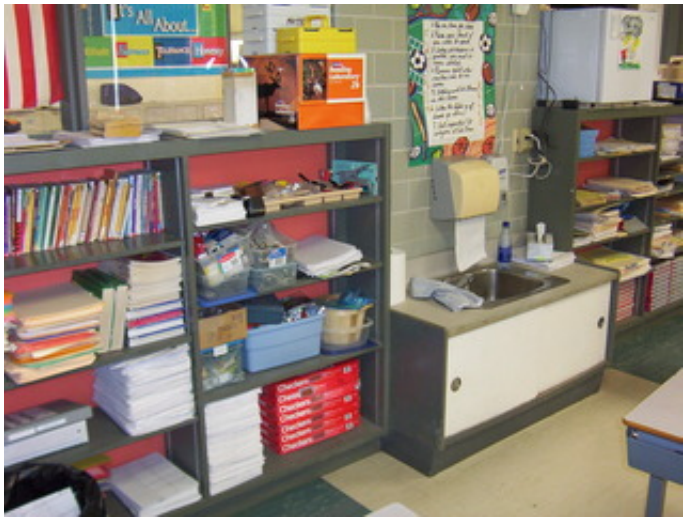
Description: The overall condition of the casework and finishes was noted as being in a satisfactory condition. However, once unit ventilators are removed, new ductwork installed and new sprinklers are added, a full upgrade will be required. The two gym floors also need to be screened and coated. All kitchen equipment was noted as being greater than ten years of age. Lockers in the 1974 portion date to its construction.

Rating: 3 Needs Replacement

Recommendations: Provide for a full upgrade to all casework and finishes and for a complete kitchen upgrade. Sand and recoat both gym floors.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Lockers:	$1.73	sq.ft.		Required	Required	Required	Required	Required	Required	$140,493.30	(partial finish - high & middle school per building area)
Complete Replacement of Finishes and Casework (Middle):	$15.58	sq.ft.		Required	Required	Required	Required	Required	Required	$1,265,251.80	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		11 Required	1 Required		2 Required	6 Required	3 Required	$23,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft.		Required	Required		Required	Required	Required	$13,888.00	(per building area)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)					690 Required			$131,100.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Screen/sand and refinish two gym floors.	$4,000.00	allowance				Required				$4,000.00	Screen/sand and refinish gym floor.
Other: Screen/sand and refinish two gym floors.	$5,000.00	allowance							Required	$5,000.00	Screen/sand and refinish gym floor.
Sum:			$1,582,733.10	$228,824.40	$173,298.40	$207,738.70	$486,802.00	$224,699.90	$261,369.70		





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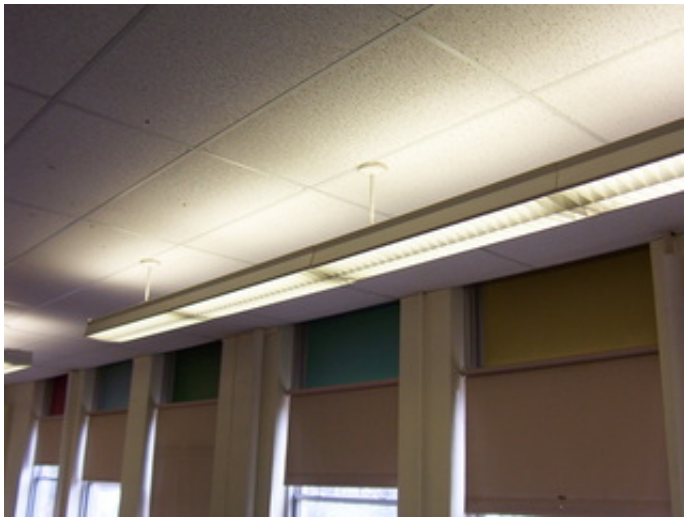
K. Interior Lighting

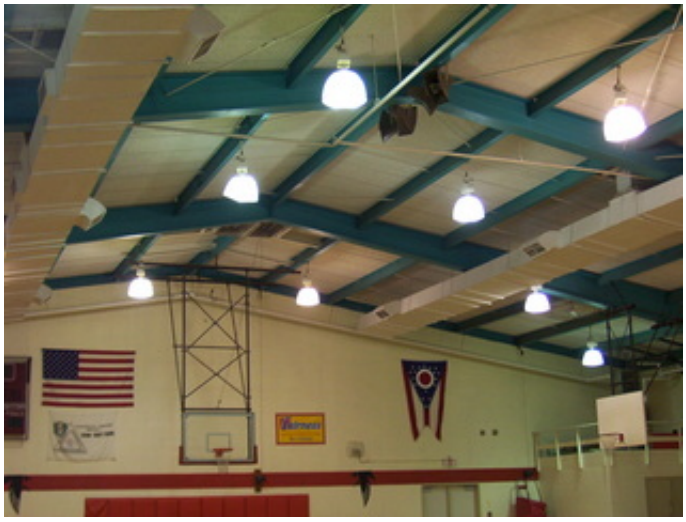
Description: Interior lighting levels varied greatly throughout the building. Lighting levels were as follows: Media Center - 52 FC, 1957 Classroom - 43 FC, Cafeteria - 13 FC, Gym - 32 FC, 1963 Classroom - 30 FC

Rating: 3 Needs Replacement

Recommendations: Provide all new dual level lighting throughout the building due to the need to add sprinklers and ductwork.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	$406,050.00	Includes demo of existing fixtures
Sum:			$406,050.00	$62,200.00	$49,200.00	$58,850.00	$101,000.00	$62,450.00	$72,350.00		





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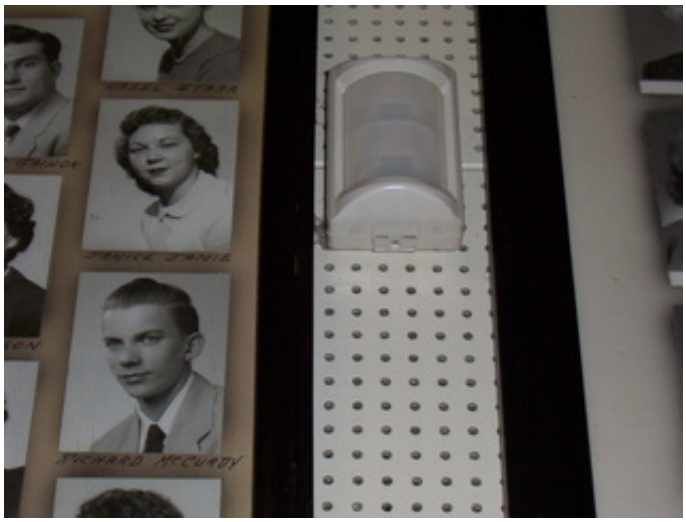
L. Security Systems

Description: The main building contains seven motion detectors, but no cameras are in use. The annex has no security system.

Rating: 3 Needs Replacement

Recommendations: Provide for a full security system upgrade and improved site lighting.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Security System:	$1.85	sq.ft.		Required	Required	Required	Required	Required	Required	$150,238.50	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	$81,210.00	building
Sum:			$231,448.50	$35,454.00	$28,044.00	$33,544.50	$57,570.00	$35,596.50	$41,239.50		



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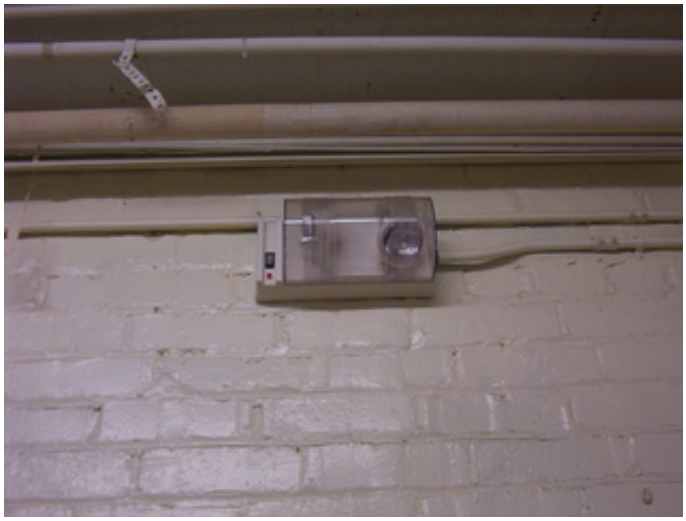
M. Emergency/Egress Lighting

Description: Emergency lighting fixtures were in place and functioning. Newer units were noted.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



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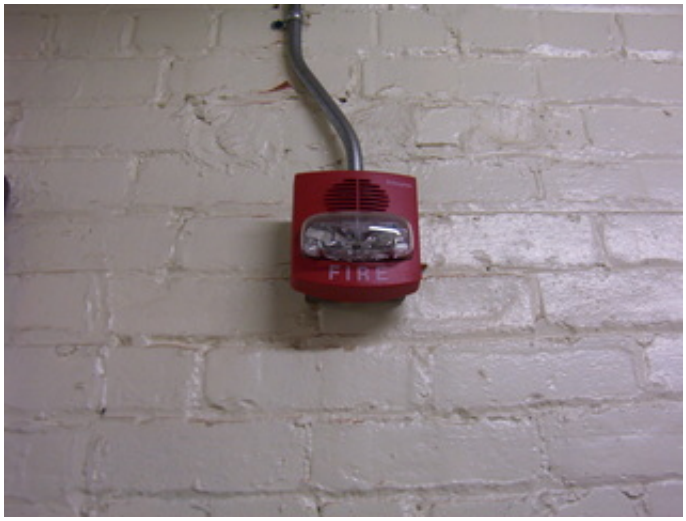
N. Fire Alarm

Description: Both buildings had recently received fire alarm system upgrades. Horn/strobe units were in use in all required areas.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



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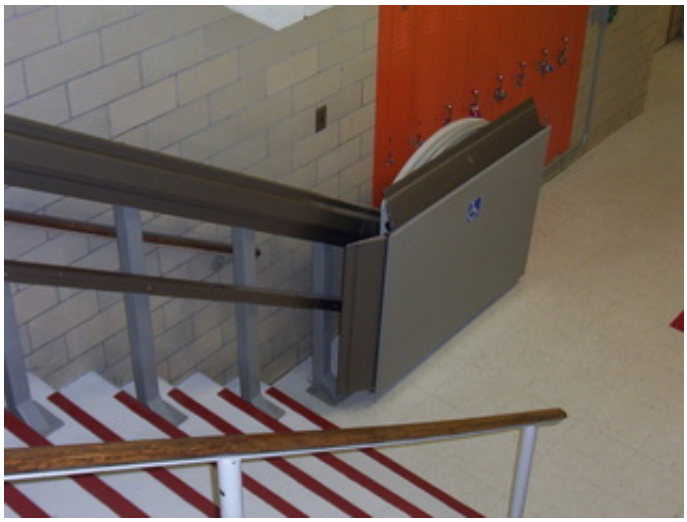
O. Handicapped Access

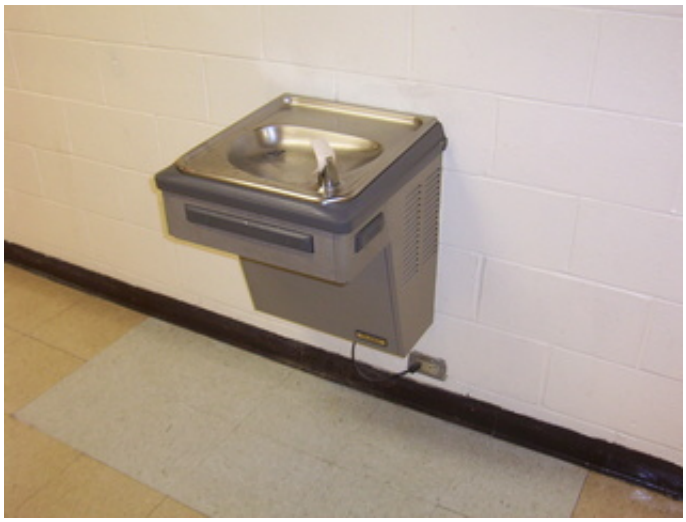
Description: ADA issues have been addressed, but more work remains to be done for the buildings to be fully accessible. Note that there are lifts already in place in the 1957 addition.

Rating: 2 Needs Repair

Recommendations: Provide for the work shown below to allow for full accessibility.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set		12 Required	9 Required	15 Required	24 Required	16 Required	5 Required	$28,350.00	(includes installation / hardware only)
Signage:	$0.10	sq.ft.		Required	Required	Required	Required	Required	Required	$8,121.00	(per building area)
Lifts:	$15,000.00	unit				1 Required				$15,000.00	(complete)
Elevators:	$40,000.00	each		3 Required						$120,000.00	(per stop, $80,000 minimum)
Electric Water Coolers:	$3,000.00	unit		1 Required						$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		4 Required				4 Required		$30,400.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		2 Required			2 Required	2 Required	2 Required	$8,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit					2 Required			$15,000.00	(openers, electrical, patching, etc)
Sum:			$227,871.00	$145,644.00	$4,134.00	$21,427.00	$27,420.00	$24,049.00	$5,197.00		





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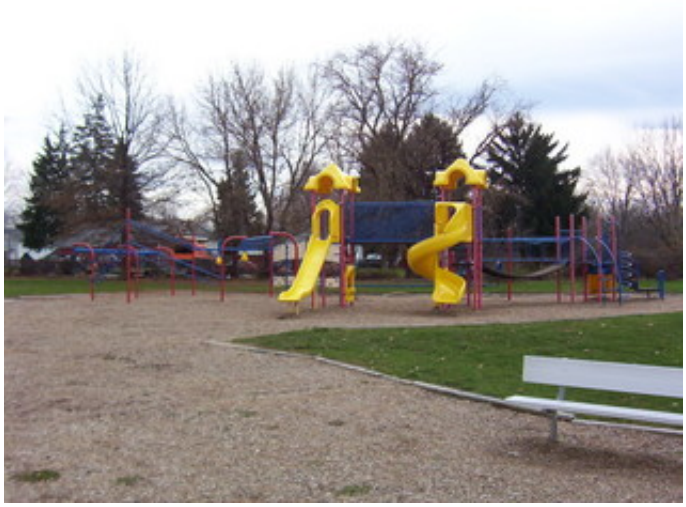
P. Site Condition

Description: The playground equipment for the fifth graders appeared to be adequate and it was on a mulched surface. The sixth, seventh, and eighth grades used an asphalt surface to the north side of the building. There was not a segregated drop-off/loading zone.

Rating: 3 Needs Replacement

Recommendations: Provide for the work noted below to bring the site up to conditions required by the OSDM.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Replace Existing Asphalt Paving:	$2.67	sq.ft. (Qty)		1,350 Required	1,010 Required	1,180 Required	2,110 Required	1,270 Required	1,520 Required	$22,534.80	(including drainage / tear out)
Asphalt Paving / New Wearing Course:	$0.56	sq.ft. (Qty)		11,350 Required	8,510 Required	9,930 Required	17,740 Required	10,640 Required	12,770 Required	$39,726.40	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Middle	$110.00	per student		700 Required						$77,000.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		1,380 Required	1,040 Required	1,200 Required	2,150 Required	1,290 Required	1,550 Required	$40,380.90	(5 inch exterior slab)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required						$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft.			Required	Required	Required	Required	Required	$103,155.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$332,797.10	$143,432.70	$27,099.90	$31,994.40	$55,951.60	$34,134.40	$40,184.10		



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Q. Sewage System

Description: The aeration system is an on-site plant that was installed during the 1940's. The 1963 annex is served by an on-site plant that was new in 1981. To install a new sewage main to the nearest waste treatment facility would require 1.5 to 2 miles of piping routed through the village of South Amherst.

Rating: 3 Needs Replacement

Recommendations: Provide for one new on-site treatment plant on site to serve both buildings. Provide for the removal of the two existing plants as well.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
On-Site Sewage Treatment System:	$225.00	per student		108 Required	81 Required	95 Required	169 Required	101 Required	122 Required	$152,100.00	(per student at middle/high)
Abandonment of Self Contained Unit:	$10,000.00	lump sum		Required				Required		$20,000.00	
Sum:			$172,100.00	$34,300.00	$18,225.00	$21,375.00	$38,025.00	$32,725.00	$27,450.00		

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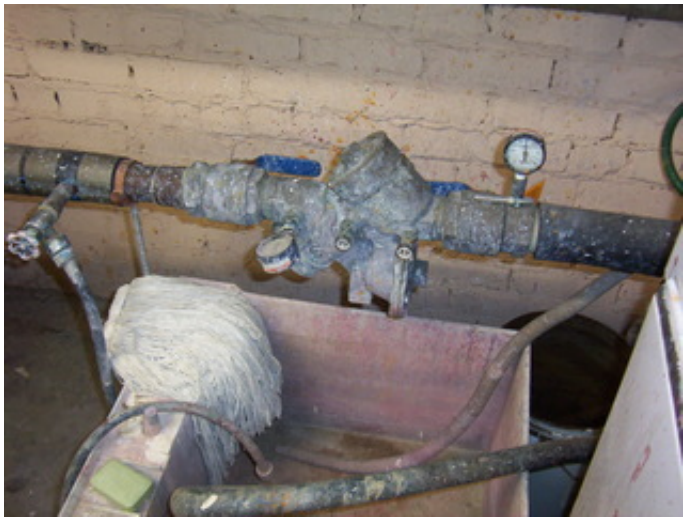
R. Water Supply

Description: The two buildings are currently served by the South Amherst water system. On January 1, 2005, they were scheduled to switch over to the Lorain County Rural Water Authority. This move is supposed to provide 60 psi water pressure.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



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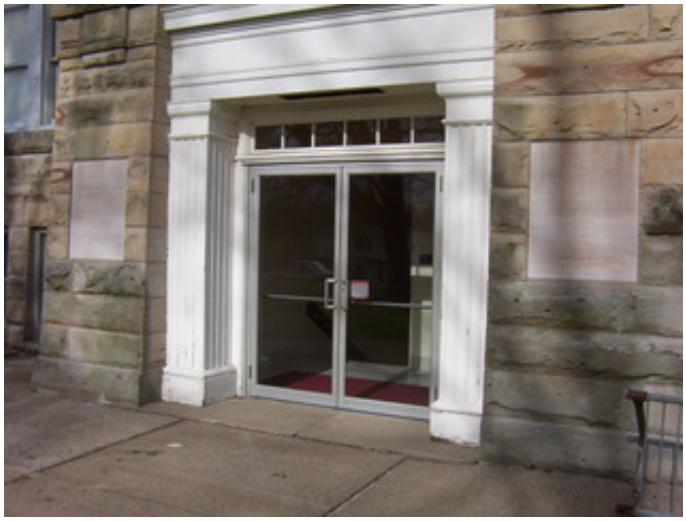
S. Exterior Doors

Description: The building's exterior doors were noted as being thermally inefficient.

Rating: 3 Needs Replacement

Recommendations: Provide for all new thermally rated doors.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		4 Required	5 Required	1 Required	7 Required	6 Required	9 Required	$64,000.00	(includes removal of existing)
Sum:			$64,000.00	$8,000.00	$10,000.00	$2,000.00	$14,000.00	$12,000.00	$18,000.00		



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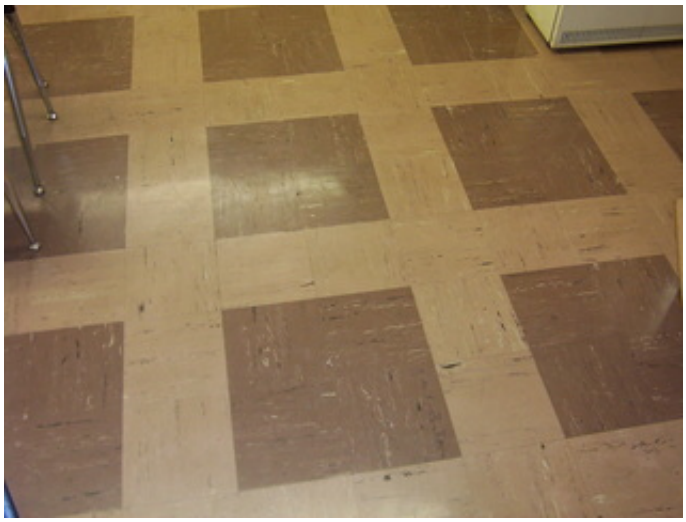
T. Hazardous Material

Description: The district provided a copy of their latest triennial inspection. It shows that there is asbestos that remains to be removed.

Rating: 3 Needs Replacement

Recommendations: Provide for the full removal of all remaining asbestos containing materials.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	—	
Boiler/Furnace/Breeching Insulation Removal	$10.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	130 Required	0 Required	$1,300.00	
Tank/Duct Insulation Removal	$8.00	sq.ft. (Qty)		100 Required	0 Required	0 Required	284 Required	300 Required	0 Required	$5,472.00	
Pipe Insulation Removal	$10.00	ln.ft.		360 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$3,600.00	
Pipe Fitting Insulation Removal	$20.00	each		10 Required	0 Required	4 Required	0 Required	182 Required	0 Required	$3,920.00	
Hard Plaster Removal	$7.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	850 Required	0 Required	0 Required	$5,950.00	See J
Acoustical Panel/Tile Ceiling Removal	$3.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	1,500 Required	0 Required	0 Required	$4,500.00	See J
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		800 Required	0 Required	0 Required	8,520 Required	9,550 Required	30 Required	$56,700.00	See J
Other: EHA ACM Other	$1.00	per unit						500 Required		$500.00	Fire Door
Other: EHA ACM Other	$1.00	per unit					500 Required			$500.00	Sink
Sum:			$82,442.00	$7,000.00	$0.00	$80.00	$38,782.00	$36,490.00	$90.00		



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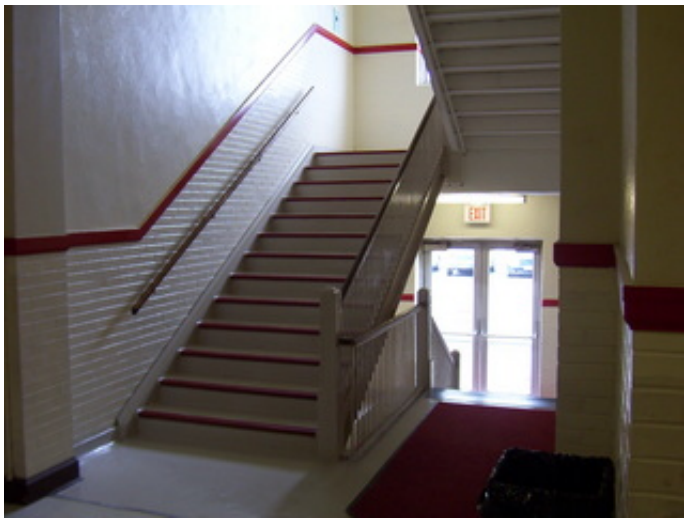
U. Life Safety

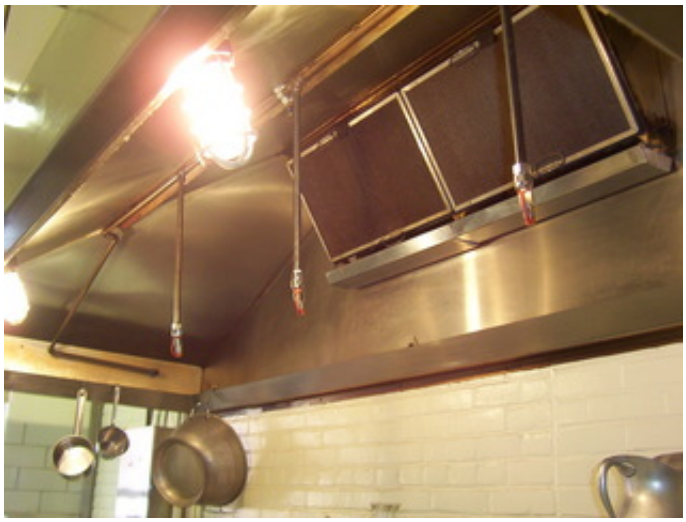
Description: No area of either building was sprinklered. Additionally there were many unenclosed stairs.

Rating: 3 Needs Replacement

Recommendations: Provide for fully sprinklered buildings and fire rated stair enclosures.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		12,440 Required	9,840 Required	11,770 Required	20,200 Required	12,490 Required	14,470 Required	$259,872.00	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		4 Required	4 Required		4 Required			$60,000.00	(includes associated doors, door frames and hardware)
Sum:			$319,872.00	$59,808.00	$51,488.00	$37,664.00	$84,640.00	$39,968.00	$46,304.00		





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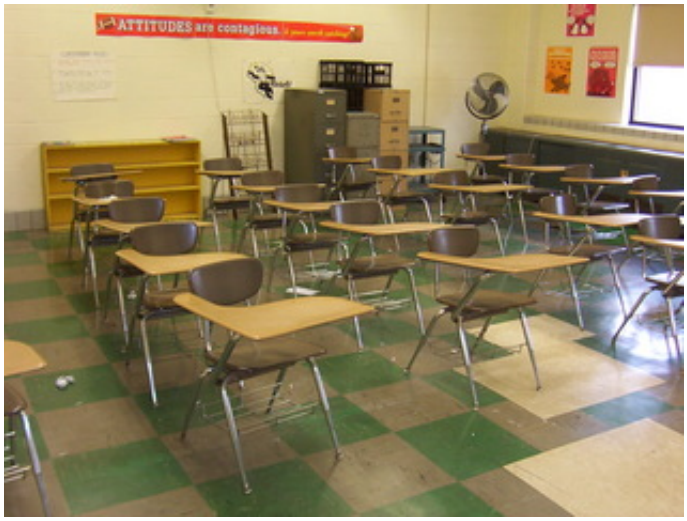
V. Loose Furnishings

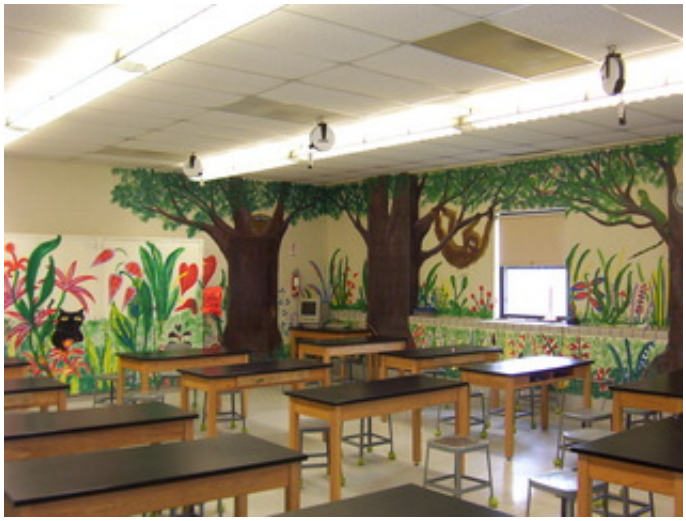
Description: Furniture conditions varied throughout both buildings. More upgrading is required.

Rating: 3 Needs Replacement

Recommendations: Provide for further furniture upgrades based on the rating given from item 6.17 of the attached CEFPI (rating was a 4).

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
CEFPI Rating 4 to 5	$4.00	sq.ft.		Required	Required	Required	Required	Required	Required	$324,840.00	
Sum:			$324,840.00	$49,760.00	$39,360.00	$47,080.00	$80,800.00	$49,960.00	$57,880.00		





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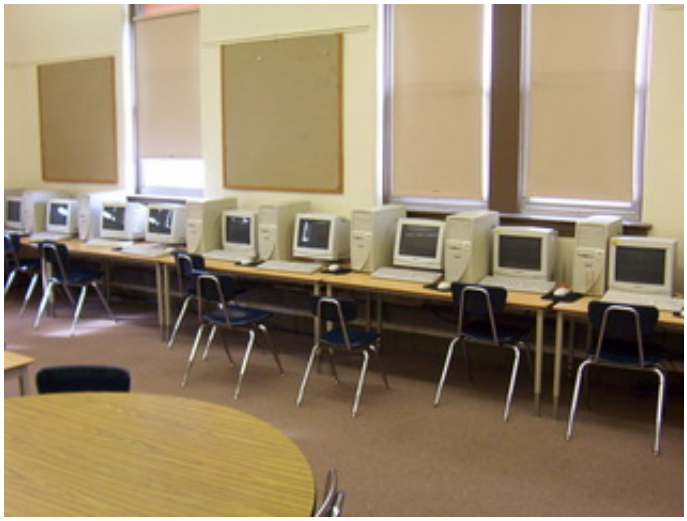
W. Technology

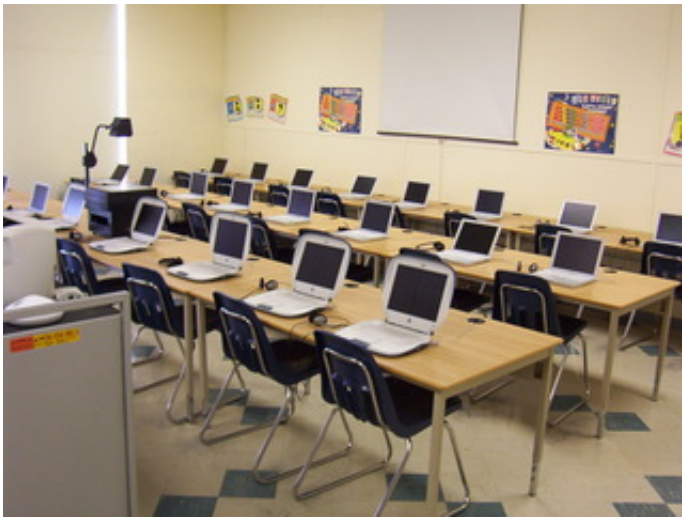
Description: Good efforts have been made to meet current technology needs. Much more needs to be done however.

Rating: 3 Needs Replacement

Recommendations: Provide for a full NON-OSDM compliant upgrade for the building's technology systems.

Item	Cost	Unit	Whole Building	Amherst Middle School (1910) 12,440 ft²	Addition (1923) 9,840 ft²	Addition (1937) 11,770 ft²	Addition (1957) 20,200 ft²	Annex (1963) 12,490 ft²	Addition (1974) 14,470 ft²	Sum	Comments
Non-OSDM Compliant:	$5.77	sq.ft.		Required	Required	Required	Required	Required	Required	$468,581.70	
Sum:			$468,581.70	$71,778.80	$56,776.80	$67,912.90	$116,554.00	$72,067.30	$83,491.90		





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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$9,453,429.60
7.00%	Construction Contingency	$661,740.07
Subtotal		$10,115,169.67
16.29%	Non-Construction Costs	$1,647,761.14
Total Project		**$11,762,930.81**

Construction Contingency	$661,740.07
Non-Construction Costs	$1,647,761.14
Total for X.	**$2,309,501.21**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,034.55
Soil Borings / Phase I Envir. Report	0.10%	$10,115.17
Agency Approval Fees (Bldg. Code)	0.25%	$25,287.92
Construction Testing	0.25%	$25,287.92
Printing - Bid Documents	0.27%	$27,310.96
Advertising for Bids	0.03%	$3,034.55
Builder’s Risk Insurance	0.11%	$11,126.69
Design Professional’s Compensation	7.50%	$758,637.73
CM Compensation	6.00%	$606,910.18
Commissioning	0.52%	$52,598.88
Maintenance Plan Advisor	0.11%	$11,126.69
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$113,289.90
Total Non-Construction Costs	**16.29%**	**$1,647,761.14**

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Name of Appraiser	Tony Schorr	**Date of Appraisal**	2004-11-15
Building Name	South Amherst Middle School		
Street Address	152 W Main St		
City/Town, State, Zip Code	South Amherst, OH 44001		
Telephone Number(s)	440-986-7021		
School District	Firelands Local SD		

Setting: Rural

Site-Acreage	22.50	Building Square Footage	81,210
Grades Housed	5-8	Student Capacity	560
Number of Teaching Stations	46	Number of Floors	3
Student Enrollment	676		
Dates of Construction	1910,1923,1937,1957,1963,1974		

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

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

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1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1		**Site is large enough** to meet educational needs as defined by state and local requirements	25	25
		The building currently is located on a 22.5 acre site.		
1.2		**Site is easily accessible** and conveniently located for the present and future population	20	10
		The site is approximately 3 to 5 miles from the elementary/high school campus on Vermilion Road.		
1.3		**Location** is removed from undesirable business, industry, traffic, and natural hazards	10	10
		No problems were noted with any businesses or hazards.		
1.4		Site is **well landscaped and developed** to meet educational needs	10	6
		The landscaping was minimal. There were several mature trees however.		
1.5	ES	Well equipped **playgrounds are separated** from streets and parking areas	10	6
	MS	Well equipped **athletic and intermural areas are separated** from streets and parking		
	HS	Well equipped **athletic areas** are adequate with sufficient solid-surface parking		
		These areas were placed behind the building, but the drive is placed such that students must cross it to play.		
1.6		**Topography** is varied enough to provide desirable appearance and without steep inclines	5	5
		No steep inclines were noted.		
1.7		Site has stable, well drained **soil free of erosion**	5	5
		No erosion problems were noted.		
1.8		Site is suitable for **special instructional needs**, e.g., outdoor learning	5	2
		No outdoor learning areas were noted.		
1.9		**Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	5
		Adequate walks were provided.		
1.10	ES/MS	Sufficient **on-site, solid surface parking** for faculty and staff is provided	5	4
	HS	Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community		
		The parking appeared to be adequate.		
		TOTAL - The School Site	**100**	**78**

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all **barrier-free** requirements both externally and internally	15	12
	ADA restrooms were noted, and 2 wheelchair lifts were noted. These lifts are in the 1957 portion and allow greater, but not full, access to all parts of the building.		
2.2	**Roofs** appear sound, have positive drainage, and are weather tight	15	10
	The roofs are all foamed in place units. No leaks were reported.		
2.3	**Foundations** are strong and stable with no observable cracks	10	10
	No foundation problems were noted.		
2.4	**Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	6
	Minor caulking was needed in a few locations.		
2.5	**Entrances and exits** are located so as to permit efficient student traffic flow	10	4
	The original building and its first addition would present exit problems if an emergency occurred.		
2.6	**Building ''envelope''** generally provides for energy conservation (see criteria)	10	2
	The windows are single pane units.		
2.7	Structure is **free of friable asbestos** and **toxic materials**	10	2
	The district's AHERA manual reports that asbestos remains to be removed.		
2.8	Interior walls permit sufficient **flexibility** for a variety of class sizes	10	6
	No moveable partitions were noted.		

Mechanical/Electrical		Points Allocated	Points
2.9	**Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	7
	Lighting levels varied throughout the building from poor to fair.		
2.10	**Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	12
	No pressure problems were noted. A booster pump is available.		
2.11	Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	12
	Adequate power was available.		
2.12	**Electrical controls** are safely protected with **disconnect switches** easily accessible	10	4

Electrical panels were not locked. The keys were not available.

2.13	**Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	8

Water fountains were available. ADA fountains were noted.

2.14	Number and size of **restrooms meet requirements**	10	4

The restrooms provided adequate counts, but placement was not ideal.

2.15	**Drainage systems** are properly maintained and meet requirements	10	10

No drainage problems were noted.

2.16	**Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	5

There were no sprinklers in place. Horn/strobe units were provided in required areas.

2.17	**Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	4

The PA system was dated. Communication was limited.

2.18	**Exterior water supply** is sufficient and available for normal usage	5	5

Exterior hose bibbs were noted.

	TOTAL - Structural and Mechanical Features	**200**	**123**

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	**Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	12
	Windows were metal clad, doors were generally wood, and the walls were CMU, glazed tile or plaster.		
3.2	**Floor surfaces** throughout the building require minimum care	15	12
	Flooring surfaces were generally VAT or VCT.		
3.3	**Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	8
	Ceilings were generally suspended, acoustical systems.		
3.4	**Built-in equipment** is designed and constructed for ease of maintenance	10	6
	The built-in equipment was satisfactory in the fifth grade building and lacking in the main building.		
3.5	**Finishes and hardware**, with compatible keying system, are of durable quality	10	5
	Only one lever handle piece of hardware was noted.		
3.6	**Restroom fixtures** are wall mounted and of quality finish	10	5
	These fixtures were both wall and floor mounted.		
3.7	Adequate **custodial storage space** with water and drain is accessible throughout the building	10	4
	Custodial storage was quite limited.		
3.8	Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	8
	Adequate power was available for cleaning.		
3.9	**Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	6
	Ladders or access to the roof is required.		
	TOTAL - Plant Maintainability	**100**	**66**

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety			Points Allocated	Points
4.1		**Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	5
		The loading areas are not segregated from the parking areas.		
4.2		**Walkways**, both on and offsite, are available for safety of pedestrians	10	10
		Adequate walks were provided where necessary.		
4.3		**Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
		The main street had signage provided.		
4.4		**Vehicular entrances and exits** permit safe traffic flow	5	4
		There is a separate exit for busses and soccer field traffic provided east of the building.		
4.5	ES	**Playground equipment** is free from hazard	5	5
	MS	Location and types of **intramural equipment** are free from hazard		
	HS	**Athletic field equipment** is properly located and is free from hazard		
		The playground areas were mulched. An asphalt surface was also being used.		

Building Safety			Points Allocated	Points
4.6		**The heating unit(s)** is located away from student occupied areas	20	20
		The boilers in both buildings are located away from most occupied areas and are in separate rooms.		
4.7		Multi-story buildings have at least **two stairways** for student egress	15	10
		Multiple stairs are provided. Some confusion could happen in the event of an emergency.		
4.8		**Exterior doors** open outward and are equipped with panic hardware	10	10
		These doors do open outward and are properly equipped.		
4.9		**Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	10
		Emergency lighting units were in place.		
4.10		**Classroom doors** are recessed and open outward	10	5
		The doors do open outward. Most were not recessed.		
4.11		**Building security systems** are provided to assure uninterrupted operation of the educational program	10	4
		No cameras are in place, but a few motion detectors were noted.		

4.12	**Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	5
	The flooring is being properly maintained.		
4.13	**Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
	The stairs did not present any problems to traverse.		
4.14	**Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	5
	No problems with any glass were noted.		
4.15	**Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	5
	No fixed projections were noted.		
4.16	**Traffic areas** terminate at an exit or a stairway leading to an egress	5	3
	The corridors could empty easily except in the original building and its first addition.		

Emergency Safety		Points Allocated	Points
4.17	Adequate **fire safety equipment** is properly located	15	15
	Numerous extinguishers were noted.		
4.18	There are at least **two independent exits** from any point in the building	15	15
	There were numerous exits provided.		
4.19	**Fire-resistant materials** are used throughout the structure	15	15
	Fire resistant materials such as CMU's or glazed tiles were noted.		
4.20	Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	15
	A new horn/strobe fire alarm system had recently been installed.		
	TOTAL - Building Safety and Security	**200**	**170**

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space			Points Allocated	Points
5.1		**Size of academic learning areas** meets desirable standards	25	18
	Classroom sizes were reasonably adequate in size.			
5.2		**Classroom space** permits arrangements for small group activity	15	8
	Minor furniture re-arrangement was possible.			
5.3		**Location of academic learning areas** is near related educational activities and away from disruptive noise	10	7
	The gym and cafeteria were segregated fairly well. The band/music area was not as well segregated.			
5.4		**Personal space** in the classroom away from group instruction allows privacy time for individual students	10	5
	There was not much space provided for privacy time.			
5.5		**Storage for student materials** is adequate	10	2
	Student storage was limited.			
5.6		**Storage for teacher materials** is adequate	10	2
	Teacher storage needs to be greatly improved.			

Special Learning Space			Points Allocated	Points
5.7		**Size of special learning area(s)** meets standards	15	12
	A classroom with two teachers, several aides, and a small kitchen area is set aside in the fifth grade building.			
5.8		**Design of specialized learning area(s)** is compatible with instructional need	10	8
	This area was once a regular classroom and was only created a few years ago.			
5.9		**Library/Resource/Media Center** provides appropriate and attractive space	10	10
	The library, which contains a computer lab, is served by its own HVAC unit.			
5.10		**Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	5
	Two gym areas were provided.			
5.11	ES	**Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction	10	8
	MS/HS	**Science** program is provided sufficient space and equipment		
	The science areas appeared to be adequately provided for.			

5.12	**Music Program** is provided adequate sound treated space	5	5
	The music program provides separate areas for both band and choral instruction.		
5.13	**Space for art** is appropriate for special instruction, supplies, and equipment	5	5
	The art program is supplied with its own space.		

School Facility Appraisal		Points Allocated	Points
5.14	**Space for technology education** permits use of state-of-the-art equipment	5	5
	A computer lab is provided in each building.		
5.15	Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	3
	An empty classroom is used for these purposes.		
5.16	**Storage for student and teacher material** is adequate	5	2
	Storage needs are in need of improvement.		

Support Space		Points Allocated	Points
5.17	**Teacher's lounge and work areas** reflect teachers as professionals	10	8
	The lounge area was adequately provided for.		
5.18	**Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
	The cafeteria was extremely crowded and poorly lighted. The kitchen was quite small.		
5.19	**Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	2
	These offices were quite small and were over crowded.		
5.20	**Counselor's office** insures privacy and sufficient storage	5	3
	Some privacy was afforded.		
5.21	**Clinic** is near administrative offices and is equipped to meet requirements	5	3
	The clinic appeared to be adequately provided for.		
5.22	**Suitable reception space** is available for students, teachers, and visitors	5	2
	There was little room provided to greet visitors or parents.		
5.23	**Administrative personnel** are provided **sufficient work space and privacy**	5	2
	These areas were small and privacy was not well afforded.		
	TOTAL - Educational Adequacy	**200**	**129**

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall **design is aesthetically pleasing** to age of students	15	15
	The original building and additions 1, 2 and 3 were well done with stone from a nearby quarry. The 1974 gym is out-of-character with the rest of the building.		
6.2	Site and building are **well landscaped**	10	4
	The landscaping was minimal.		
6.3	**Exterior noise and poor environment** do not disrupt learning	10	8
	No noise or environmental problems were noted.		
6.4	**Entrances and walkways** are **sheltered** from sun and inclement weather	10	6
	A covered entrance is provided on the west side of the building.		
6.5	**Building materials** provide attractive color and texture	5	5
	The original stone structure is a very attractive building.		

Interior Environment		Points Allocated	Points
6.6	**Color schemes, building materials, and decor** provide an impetus to learning	20	12
	The color schemes were quite neutral.		
6.7	**Year around comfortable temperature and humidity** are provided throughout the building	15	5
	The library has its own HVAC unit. No full central air conditioning is provided.		
6.8	**Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	5
	Windows are opened and floor/wall fans are used.		
6.9	**Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	8
	The lighting levels varied greatly. No dual level lighting was noted.		
6.10	**Drinking fountains and restroom facilities** are conveniently located	15	12
	These fountains were adequate in number and location.		
6.11	**Communication among students** is enhanced by commons area(s) for socialization	10	8
	There are two gyms provided and there is a playground.		
6.12	**Traffic flow** is aided by appropriate foyers and corridors	10	6

There could be congestion at lunch times as students come into or leave the cafeteria.

6.13	**Areas for students to interact** are suitable to the age group	10	4

The cafeteria was absolutely packed and the noise was deafening.

6.14	**Large group areas are designed** for effective management of students	10	6

The 1974 gym is attached near the cafeteria/kitchen and would allow some student control.

6.15	**Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	4

More acoustical control is needed.

6.16	**Window design** contributes to a pleasant environment	10	7

The windows allowed adequate amounts of natural light into each room.

6.17	**Furniture and equipment** provide a pleasing atmosphere	10	4

The furniture condition varied greatly. More upgrading is necessary.

	TOTAL - Environment for Education	**200**	**119**

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LEED Observation Notes

School District:	Firelands Local SD
County:	Lorain
School District IRN:	48157
Building:	South Amherst Middle School
Building IRN:	33126

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are build on productive agricultural, wildlife or open areas. Several measures can be take however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

Water Efficiency

In the US ca. 340 billion gallons of fresh water are withdrawn daily from surface sources, 65% of which is discharged later after use. Water is also withdrawn from underground aquifers The excessive usage of water results in the current water deficit, estimated at 3,700 billion gallons. Water efficiency measures in commercial buildings can reduce water usage by at least 30%. Low-flow fixtures, sensors or using non potable water for landscape irrigation, toilet flushing and building systems are just some of available strategies. Not only do they result in environmental savings, but also bring about financial benefits, related to lower water use fees, lower sewage volumes to treat and energy use reductions.

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents then from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

As we spend a big majority of our time indoors, the emphasis should be put on optimal indoor environmental quality strategies while (re)designing a building . Otherwise, a poor IEQ will have adverse effects on occupants' health, productivity and quality of life. IEQ strategies such as ventilation effectiveness and control of contaminants or a building flush-out prior to occupancy can reduce potential liability, increase the market value of the building but can also result in a significantly higher productivity (16%). Other strategies involve automatic sensors and controls, introducing fresh air to the building or providing lots of daylighting views.

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points

Building Name and Level: **South Amherst Middle School**

5-8

Building features that clearly exceed criteria:

1. The building is provided with two gyms.
2. The library has its own HVAC unit.
3. The original structure and its first three additions are attractive.
4. The fire alarm system has horn/strobe units in all required areas.
5.
6.

Building features that are non-existent or very inadequate:

1. Windows are single pane units.
2. No central air conditioning is provided.
3. No sprinklers are provided.
4. Unenclosed stairs are in all locations.
5. Foam roofs are on all areas.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Firelands Local SD
Facility:	South Amherst Middle School
Date of Initial Assessment:	Nov 15, 2004
Date of Assessment Update:	Jan 24, 2005
Cost Set:	2012

District IRN:	48157
Building IRN:	33126
Firm:	Schorr Architects, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1910 Amherst Middle School	12,440	$8,000.00	$8,000.00
1923 Addition	9,840	$0.00	$0.00
1937 Addition	11,770	$80.00	$80.00
1957 Addition	20,200	$38,282.00	$38,282.00
1963 Annex	12,490	$35,990.00	$35,990.00
1974 Addition	14,470	$90.00	$90.00
Total	81,210	$82,442.00	$82,442.00
Total with Regional Cost Factor (102.35%)	—	$84,379.39	$84,379.39
Regional Total with Soft Costs & Contingency	—	$104,993.52	$104,993.52

Environmental Hazards - Firelands Local SD (48157) - South Amherst Middle School (33126) - Amherst Middle School

Owner: Firelands Local SD **Bldg. IRN:** 33126

Facility: South Amherst Middle School **BuildingAdd:** Amherst Middle School

Date: **Consultant Name:**

A. Asbestos Containing Material (ACM) AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal		0	$10.00	$0.00
2.	Breeching Insulation Removal		0	$10.00	$0.00
3.	Tank/Duct Insulation Removal This item is not part of the selected Design Manual. Please reassign its quantity elsewhere.	Reported Asbestos-Containing Material	100	$8.00	$800.00
4.	Tank Insulation Removal		0	$8.00	$0.00
5.	Duct Insulation Removal		0	$8.00	$0.00
6.	Pipe Insulation Removal	Reported Asbestos-Containing Material	360	$10.00	$3,600.00
7.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	10	$20.00	$200.00
8.	Pipe Insulation Removal (Crawlspace/Tunnel)		0	$12.00	$0.00
9.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)		0	$30.00	$0.00
10.	Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	$15.00	$0.00
11.	Dismantling of Boiler/Furnace/Incinerator		0	$2,000.00	$0.00
12.	Flexible Duct Connection Removal		0	$100.00	$0.00
13.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
14.	Fireproofing Removal	Not Present	0	$15.00	$0.00
15.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
16.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
17.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
18.	Laboratory Table/Counter Top Removal		0	$100.00	$0.00
19.	Cement Board Removal		0	$5.00	$0.00
20.	Electric Cord Insulation Removal		0	$1.00	$0.00
21.	Light (Reflector) Fixture Removal		0	$50.00	$0.00
22.	Sheet Flooring with Friable Backer Removal		0	$4.00	$0.00
23.	Fire Door Removal		0	$100.00	$0.00
24.	Door and Window Panel Removal		0	$100.00	$0.00
25.	Decontamination of Crawlspace/Chase/Tunnel		0	$3.00	$0.00
26.	Soil Removal		0	$150.00	$0.00
27.	Non-ACM Ceiling/Wall Removal (for access)		0	$2.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	$300.00	$0.00
29.	Window Component (Compound, Tape, or Caulk) - Reno Only		0	$300.00	$0.00
30.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	800	$3.00	$2,400.00
31.	Carpet Mastic Removal		0	$2.00	$0.00
32.	Carpet Removal (over RFC)		0	$1.00	$0.00
33.	Acoustical Tile Mastic Removal		0	$3.00	$0.00
34.	Sink Undercoating Removal		0	$100.00	$0.00
35.	Roofing Removal	Not Present	0	$2.00	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$7,000.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$7,000.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	12440	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

		Description	Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$7,000.00
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$7,000.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Firelands Local SD (48157) - South Amherst Middle School (33126) - Addition

Owner:	Firelands Local SD	**Bldg. IRN:**	33126
Facility:	South Amherst Middle School	**BuildingAdd:**	Addition
Date:		**Consultant Name:**	

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal		0	$10.00	$0.00
2.	Breeching Insulation Removal		0	$10.00	$0.00
3.	Tank Insulation Removal		0	$8.00	$0.00
4.	Duct Insulation Removal		0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)		0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)		0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator		0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal		0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$15.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal		0	$100.00	$0.00
18.	Cement Board Removal		0	$5.00	$0.00
19.	Electric Cord Insulation Removal		0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal		0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal		0	$4.00	$0.00
22.	Fire Door Removal		0	$100.00	$0.00
23.	Door and Window Panel Removal		0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel		0	$3.00	$0.00
25.	Soil Removal		0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)		0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only		0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal		0	$2.00	$0.00
31.	Carpet Removal (over RFC)		0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal		0	$3.00	$0.00
33.	Sink Undercoating Removal		0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$0.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	9840	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$0.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$0.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Firelands Local SD (48157) - South Amherst Middle School (33126) - Addition

Owner:	Firelands Local SD	**Bldg. IRN:**	33126
Facility:	South Amherst Middle School	**BuildingAdd:**	Addition
Date:		**Consultant Name:**	

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal		0	$10.00	$0.00
2.	Breeching Insulation Removal		0	$10.00	$0.00
3.	Tank Insulation Removal		0	$8.00	$0.00
4.	Duct Insulation Removal		0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	4	$20.00	$80.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)		0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)		0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator		0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal		0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$15.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal		0	$100.00	$0.00
18.	Cement Board Removal		0	$5.00	$0.00
19.	Electric Cord Insulation Removal		0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal		0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal		0	$4.00	$0.00
22.	Fire Door Removal		0	$100.00	$0.00
23.	Door and Window Panel Removal		0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel		0	$3.00	$0.00
25.	Soil Removal		0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)		0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only		0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal		0	$2.00	$0.00
31.	Carpet Removal (over RFC)		0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal		0	$3.00	$0.00
33.	Sink Undercoating Removal		0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$80.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$80.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	11770	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$80.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$80.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Firelands Local SD (48157) - South Amherst Middle School (33126) - Addition

Owner:	Firelands Local SD	**Bldg. IRN:**	33126
Facility:	South Amherst Middle School	**BuildingAdd:**	Addition
Date:		**Consultant Name:**	

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal		0	$10.00	$0.00
2.	Breeching Insulation Removal		0	$10.00	$0.00
3.	Tank/Duct Insulation Removal This item is not part of the selected Design Manual. Please reassign its quantity elsewhere.	Reported Asbestos-Containing Material	284	$8.00	$2,272.00
4.	Tank Insulation Removal		0	$8.00	$0.00
5.	Duct Insulation Removal		0	$8.00	$0.00
6.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
7.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
8.	Pipe Insulation Removal (Crawlspace/Tunnel)		0	$12.00	$0.00
9.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)		0	$30.00	$0.00
10.	Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	$15.00	$0.00
11.	Dismantling of Boiler/Furnace/Incinerator		0	$2,000.00	$0.00
12.	Flexible Duct Connection Removal		0	$100.00	$0.00
13.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
14.	Fireproofing Removal	Not Present	0	$15.00	$0.00
15.	Hard Plaster Removal	Reported Asbestos-Containing Material	850	$7.00	$5,950.00
16.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
17.	Acoustical Panel/Tile Ceiling Removal	Reported Asbestos-Containing Material	1500	$3.00	$4,500.00
18.	Laboratory Table/Counter Top Removal		0	$100.00	$0.00
19.	Cement Board Removal		0	$5.00	$0.00
20.	Electric Cord Insulation Removal		0	$1.00	$0.00
21.	Light (Reflector) Fixture Removal		0	$50.00	$0.00
22.	Sheet Flooring with Friable Backer Removal		0	$4.00	$0.00
23.	Fire Door Removal		0	$100.00	$0.00
24.	Door and Window Panel Removal		0	$100.00	$0.00
25.	Decontamination of Crawlspace/Chase/Tunnel		0	$3.00	$0.00
26.	Soil Removal		0	$150.00	$0.00
27.	Non-ACM Ceiling/Wall Removal (for access)		0	$2.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	$300.00	$0.00
29.	Window Component (Compound, Tape, or Caulk) - Reno Only		0	$300.00	$0.00
30.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	8520	$3.00	$25,560.00
31.	Carpet Mastic Removal		0	$2.00	$0.00
32.	Carpet Removal (over RFC)		0	$1.00	$0.00
33.	Acoustical Tile Mastic Removal		0	$3.00	$0.00
34.	Sink Undercoating Removal		0	$100.00	$0.00
35.	Roofing Removal	Not Present	0	$2.00	$0.00
36.	Sink	Reported Asbestos-Containing Material	lump sum		$500.00
37.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$38,782.00
38.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$38,782.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	20200	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A37, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$38,782.00
2.	A38, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$38,782.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Firelands Local SD (48157) - South Amherst Middle School (33126) - Annex

Owner:	Firelands Local SD	**Bldg. IRN:**	33126
Facility:	South Amherst Middle School	**BuildingAdd:**	Annex
Date:		**Consultant Name:**	

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace/Breeching Insulation Removal This item is not part of the selected Design Manual. Please reassign its quantity elsewhere.	Reported Asbestos-Containing Material	130	$10.00	$1,300.00
2.	Boiler/Furnace Insulation Removal		0	$10.00	$0.00
3.	Breeching Insulation Removal		0	$10.00	$0.00
4.	Tank/Duct Insulation Removal This item is not part of the selected Design Manual. Please reassign its quantity elsewhere.	Reported Asbestos-Containing Material	300	$8.00	$2,400.00
5.	Tank Insulation Removal		0	$8.00	$0.00
6.	Duct Insulation Removal		0	$8.00	$0.00
7.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
8.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	182	$20.00	$3,640.00
9.	Pipe Insulation Removal (Crawlspace/Tunnel)		0	$12.00	$0.00
10.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)		0	$30.00	$0.00
11.	Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	$15.00	$0.00
12.	Dismantling of Boiler/Furnace/Incinerator		0	$2,000.00	$0.00
13.	Flexible Duct Connection Removal		0	$100.00	$0.00
14.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
15.	Fireproofing Removal	Not Present	0	$15.00	$0.00
16.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
17.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
18.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
19.	Laboratory Table/Counter Top Removal		0	$100.00	$0.00
20.	Cement Board Removal		0	$5.00	$0.00
21.	Electric Cord Insulation Removal		0	$1.00	$0.00
22.	Light (Reflector) Fixture Removal		0	$50.00	$0.00
23.	Sheet Flooring with Friable Backer Removal		0	$4.00	$0.00
24.	Fire Door Removal		0	$100.00	$0.00
25.	Door and Window Panel Removal		0	$100.00	$0.00
26.	Decontamination of Crawlspace/Chase/Tunnel		0	$3.00	$0.00
27.	Soil Removal		0	$150.00	$0.00
28.	Non-ACM Ceiling/Wall Removal (for access)		0	$2.00	$0.00
29.	Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	$300.00	$0.00
30.	Window Component (Compound, Tape, or Caulk) - Reno Only		0	$300.00	$0.00
31.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	9550	$3.00	$28,650.00
32.	Carpet Mastic Removal		0	$2.00	$0.00
33.	Carpet Removal (over RFC)		0	$1.00	$0.00
34.	Acoustical Tile Mastic Removal		0	$3.00	$0.00
35.	Sink Undercoating Removal		0	$100.00	$0.00
36.	Roofing Removal	Not Present	0	$2.00	$0.00
37.	Fire Door	Reported Asbestos-Containing Material	lump sum		$500.00
38.	(Sum of Lines 1-37)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$36,490.00
39.	(Sum of Lines 1-37)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$36,490.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$0.00
2.	Special Engineering Fees for LBP Mock-Ups	$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups** $0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	12490	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A38, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$36,490.00
2.	A39, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$36,490.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Firelands Local SD (48157) - South Amherst Middle School (33126) - Addition

Owner:	Firelands Local SD	**Bldg. IRN:**	33126
Facility:	South Amherst Middle School	**BuildingAdd:**	Addition
Date:		**Consultant Name:**	

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal		0	$10.00	$0.00
2.	Breeching Insulation Removal		0	$10.00	$0.00
3.	Tank Insulation Removal		0	$8.00	$0.00
4.	Duct Insulation Removal		0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)		0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)		0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator		0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal		0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$15.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal		0	$100.00	$0.00
18.	Cement Board Removal		0	$5.00	$0.00
19.	Electric Cord Insulation Removal		0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal		0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal		0	$4.00	$0.00
22.	Fire Door Removal		0	$100.00	$0.00
23.	Door and Window Panel Removal		0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel		0	$3.00	$0.00
25.	Soil Removal		0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)		0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only		0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	30	$3.00	$90.00
30.	Carpet Mastic Removal		0	$2.00	$0.00
31.	Carpet Removal (over RFC)		0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal		0	$3.00	$0.00
33.	Sink Undercoating Removal		0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$90.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$90.00

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)	**Total Cost For Removal Of Underground Storage Tanks**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	14470	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

		Description	Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$90.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$90.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.