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The Platform
202 East Market St.
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Michigan

3011 West Grand Blvd.
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Detroit, MI 48202
313 309 7825

Minnesota

527 Marquette Ave.
Suite 1150
Minneapolis, MN 55402
612 814 0310

Missouri

911 Washington Ave.
Suite 203
St. Louis, MO 63101
314 588 8840

Ohio

500 South Front St.
Suite 125
Columbus, OH 43215
614 484 1811

Wisconsin

215 North Water St.
Suite 225
Milwaukee, WI 53202
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COVENTRY P.E.A.C.E CAMPUS (SCHOOL BUILDING)

**Facility Assessment
2843 Washington Blvd.
Cleveland Heights, OH 44118**

Prepared by IFF

July 2019

IFF visited and assessed the occupied Coventry P.E.A.C.E. Campus in Cleveland Heights, OH, on June 13, 2019 as part of a facility assessment. IFF evaluated the existing conditions of the facility and has provided order of magnitude recommendations for improvements, as well as long-term reconfiguration opportunities to support the anticipated program growth.

This facility assessment is a detailed report of the current physical condition of the building and identifies current structural and systems issues; a preliminary analysis of building code and accessibility compliance issues; prioritization of items to be addressed; and cost estimates for all improvement items (a detailed cost estimate is attached).

This facility assessment represents the best of IFF's knowledge regarding observed conditions at the site. Opinions expressed regarding the facilities conformance to all building codes, accessibility rules and regulations, or other standards (Code) are preliminary only. IFF recommends that the Cleveland Heights-University Heights Public Library engage the services of appropriately licensed professionals for final determination of Code-related issues.

History, Use and Overall Condition:

The Cleveland Heights-University Heights Public Library (Heights Libraries) owns this 60,140 gross square foot building which sits on six acres and was formerly used as a public elementary school and is therefore zoned residential according to public records accessed through the building/zoning department of Cleveland Heights. The facility is leased to various tenants currently, but a new nonprofit—Coventry P.E.A.C.E. Campus—seeks to continue the building's use as a unique arts, education, recreation and community service hub that includes the Coventry P.E.A.C.E. Park and Playground.



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A walk out basement is the primary unused space in the facility. It consists of a multi-purpose room with performance stage, kitchen with commercial sink, three (3) storage rooms, janitors' closet, boys' and girls' restrooms, a separate toilet room, elevator access, one (1) large narrow room currently used as storage and for utility purposes (no access during this visit) and an additional open room.

IFF used existing knowledge of the facility's systems and structure and observations from a site visit to confirm whether there are any failures or damage. Primary tenant representatives confirm that maintenance is performed on the building and its equipment on a regular basis by outside contractors. IFF visited and assessed the occupied two-story building to evaluate the conditions of the building and provide recommendations for immediate improvements, as well as long-term reconfiguration and expansion opportunities, to support program growth. The facility is overall in good condition, requiring a mix of improvements and renovations to better serve the intended use long-term.

The following table summarizes existing building classifications:

EXISTING BUILDING CLASSIFICATIONS				
Building Address	Existing Zoning	Current Use	Construction Type	Existing Parking
2843 Washington Blvd	Single Family	Arts/Community/Education	Brick Veneer Masonry/Conc.	51-Spaces, including (3) handicapped accessible

Location

Sensitive Landscapes: The facility is located within Coventry P.E.A.C.E. Park and has a sloped embankment with a creek running along the northern edge of the property (Euclid Heights Blvd). Site contains large trees as a buffer between building and residential properties to the east and south.

Surrounding Neighborhood: The facility is situated in a residential area and neighbors the Cleveland Heights-University Heights Public Library, current owner of the facility.

Pedestrian Access: Pedestrian access is served by public sidewalks along Washington Boulevard to the west and Euclid Heights Boulevard to the north. The concrete



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walking surface is on a gradual slope and in average condition. The primary building entrance from parking lot is served by a blacktopped walkway to the south. Public entrance can be confusing on approach from Washington Blvd. and street access is adequate. School property is separated from the residential areas to the east, south and north via fencing around the perimeter.

Transportation: The site is proximate to bus transportation.

Building Site

The building is situated on a multi-leveled lot that consists of varying grades. The facility has multiple entrance/exit points that are numbered (1-10 and G1) on the exterior of the building. Public access to tenant spaces can be confusing upon initial approach to building site. Wayfinding is and will continue to be important to orient future visitors to their intended programs when visiting the campus.

Parking Capacity: Currently parking for a total of forty-two (42) spaces including three (3) ADA accessible spaces is provided in the centralized parking lot shared with The Cleveland Heights-University Heights Public Library and accessed from Washington Blvd. Additionally, five (5) striped spaces currently assigned to Urban Oak School and four (4) unmarked spaces against a fence are currently assigned to Ensemble Theatre in a separate lot and accessed from Euclid Heights Blvd to the north. On street parking is also available on Washington Blvd.

The parking lot surfaces are asphalt, and while the smaller lot has been patched it still shows signs of deterioration, cracks and splitting and needs repair.

Pavement: The concrete sidewalk surrounding the building appears to be in good shape along Washington Blvd (west/public) and Euclid Heights Blvd (north/public). All sidewalks leading to front entrances along Washington Blvd are ADA accessible. A brick paved walkway runs along the west side of the building, this area also contains benches in areas shaded with trees. A blacktop walkway runs from the parking lot (Washington Blvd.) along the south side of the property leading to the main building entrance. The west elevation also has two (2) additional entrances to the space. A concrete stairway provides access to the spaces currently occupied by Lake Erie Ink, Urban Oak School, and into a corridor leading into the interior. This concrete stairway has been patched but needs repair. The second entrance is a dedicated entrance for Family Connections.



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Landscaping: There is a combination of large and small trees and brush on all sides of the building. A sloped embankment leads to a creek that runs along the north side of the property between the facility and Euclid Heights Blvd. Metal chain-link fencing partially separates the school campus from the street to the north, and properties to the east and south. A large play area with playscape amenities is located to the north west of the facility and is separated by a black-topped lot (not used for parking). This facility is located on a sloped rolling hill. The rear of the facility has encountered drainage problems, to correct this condition regrading should take place.

Exterior Lighting: Exterior daylight sensor-controlled LED lighting fixtures are mounted on the perimeter of building and provide adequate coverage to building entrances.

Building Envelope

The building envelope includes all the elements of a building that are in direct contact with the exterior. The main functions of these elements are to set a physical barrier between outdoor and indoor via walls, roofs and floors, and to physically and visually connect to the outside via windows and doors. The physical barrier is necessary to provide shelter and protection from uncomfortable or unhealthy conditions such as cold in winter, heat in summer, high humidity, rain, wind, snow and noise.

Exterior Walls: Facility is constructed of a concrete foundation, CMU Block load bearing walls with brick veneer. The masonry appears to be in good shape relative to the age of the building and is showing the normal effects of weathering. In some locations, mortar joints are starting to deteriorate due to exposure to moisture but only need minimal repointing.

Roof: The roofing system is comprised of three (3) types:

1. Flat section which covers the center of the facility has a built-up roofing system (BUR -Tar/asphalt) which shows signs of leakage at multiple locations and is currently in need of repair.
2. The section of materials covering a portion of the facility to the south (rooms #103/104/105) is covered with metal roof panels that are in average condition with no visible signs of disrepair.
3. Commercial grade asphalt shingles covers the remainder of the building, these sections show normal wear.



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Windows: The facility consists of an aluminum storefront window system on the lower, main and skylight levels. The windows are in average condition and should be resealed/caulked at various locations.

Exterior Doors: Exterior access doors consists of a mix of aluminum glass storefronts and hollow metal with window lites. All exterior doors should be inspected to confirm compliance with current egress and ADA code and life safety requirements. Doors and hardware should be inspected for functionality and evaluated for replacement.

Building Systems

Foundation System: CMU block, poured concrete and slab on grade.

Utilities: Storm and sanitary lines are combined.

Plumbing: The water distribution (plumbing) system appears to be functioning properly. Water pressure to the building seems adequate. There are, however, several deferred maintenance issues noted in lavatories. Fixtures and stalls throughout should be updated and made ADA accessible, hand wash sinks (foot lever control) are all child height (4 locations) and should be retrofitted to adult height or a mix of child and adult height depending upon future tenant programs.

Water fountains are located throughout the corridors of the first and second floors to provide building occupants with access to drinking water. The 80-gallon hot water tank is in good condition. Additional sinks providing water service to various tenants, particularly arts-focused, are located throughout the facility. The kitchen has been unused since the early childhood education program vacated; an allowance is included for kitchen improvements as needed to meet current code requirements.

Heating, Cooling and Ventilation: Heating and air conditioning is provided by Mammoth Rooftop units, they provide the heating and cooling for the facility with four (4) large and two (2) mini split units. The large units were installed in the mid 1990's and are in average condition, with normal wear and tear, while the two (2) mini split units were installed at a later undetermined date but are in working condition. The main control room is located on the upper level (rm. #212 on plans). There is also a small wall mounted unit located in current computer lab which helps in cooling the area; that room is fed with ductwork via two (2) vents.



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A rooftop compressor feeding gym/theatre has had some problems. In the short-term, controls that are exposed on the unit should be repaired/replaced, this will extend the life of the unit for an undetermined amount of time. Long-term replacement of the compressor is recommended.

The current system seems to heat and cool the building in a satisfactorily condition except for selected offices, which can be corrected with the relocation or redirection of ductwork in various locations.

Condensate lines on the rooftop units tend to back up and this could lead to ponding on the roof causing leaks, it is imperative to inspect and clear any stoppages that may occur. This problem occurred recently and was corrected by the maintenance staff.

Over time, many building systems are modified or age in a manner that alters their performance. For the Heating, Air Conditioning, and Ventilation (HVAC) systems, this process can lead to inefficiencies that consume more energy and increase operating costs. IFF recommends that Coventry P.E.A.C.E. work with a qualified mechanical engineer/contractor to review the current design of the HVAC System and review the process to determine the efficiency of the current system.

Building ventilation appears to be adequate, no signs of inadequate air flow are present in surveyed areas.

Electrical Service: Electrical service to building seems adequate (400, 225,100 amps), excluding the performance theatre. The main electrical room is located on the first floor, distribution service panels are locked and located throughout the facility with a transformer located on the exterior. IFF recommends replacing all interior and exterior fluorescent lighting fixtures with LED lighting throughout. Theatre area currently is serviced with mercury lamps on overhead grid, which should be replaced with new lamps.

Phone/Data/Security: Phone/data to building is adequate to service facilities current use. Tenants report no issues with system function or capacity.



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Building Interior

- **Ceilings and Walls:** Building has painted CMU walls with painted 1/2" or 5/8" gypsum on wood stud framing throughout, lobby/main entrance consists of brick veneer wall surfaces. Lower and first levels consist of suspended ceiling tile while upper level has a combination of ceiling tile and exposed underside of roof concrete decking. Ceiling surfaces are generally in good condition and minimal repair is needed except in areas that will require interior construction. Glass storefront walls separate one of the lobby areas and its vestibule; the ceiling is a combination of suspended tile and drywall.
- **Flooring:** Normal wear and tear to flooring has occurred. Flooring consists of a combination of ceramic tile, hardwood, carpeting, VCT and painted concrete (throughout).
- **Doors:** existing doors are a mix of wood (hollow/solid core) and hollow metal. Doors and hardware should be fully inspected for functionality and evaluated for replacement, all doors should be inspected to confirm compliance with current egress and ADA code and life safety requirements.

Code Compliance, Accessibility, Fire Protection, and Life Safety

IFF used the National Building Code requirements as its guideline for the assessment. Code issues and requirements include accessibility, electrical, mechanical, and plumbing codes and regulations. The items listed below are typical requirements for existing buildings with no change in use.

Fire Protection/Life Safety: The building is served by an overhead sprinkler, fire/smoke detection system. Fire inspection reports were not available at the time of this assessment. IFF did not physically test the emergency sprinkler or lighting systems, but it was verbally confirmed that it is operational. There were no apparent non-compliances with fire protection and life-safety standards. The building appears to have enough notification systems (including audible, visual, pull stations and hard-wired panels), fire extinguishers, exit signage, emergency lighting and proper egress. The building is fully protected by an automatic sprinkler and fire alarm system.

Handicap accessibility issues: Pathways and sidewalks on the public portion of the site are in good condition, all pedestrian crossings meet ADA Title II specifications for



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curb ramps. Concrete sidewalk areas located within the facility parking lot meet minimum standards.

Restrooms: Lower level and Second floor restrooms do not meet ADA accessibility requirements as currently configured.

Elevator: Existing elevator provides service to lower, first and second levels. Upper level has additional space (current storage) that is only accessible via stairs.

Accessibility Ramps: Interior ramp is located on first floor and provides access to current media center.

Environmental Conditions: No apparent environmental conditions present, but IFF recommends testing for hazardous materials and mold.

General Facility Recommendations

The following is a list of recommended general building improvements that should be addressed immediately, those items that should be addressed in two through five years, and those that can be addressed over five years and beyond, quality improvement items and deferred maintenance concerns.

The following recommendations represent the best of IFF's knowledge regarding correction of substandard conditions at the site. IFF recommends that Coventry P.E.A.C.E. Campus engage the services of appropriately licensed professionals for conformance with code-related issues.

IMMEDIATE: items requiring immediate action

Immediate maintenance items present a risk to the viability of the building in the near term and may include threats to life safety or integrity of major building systems. These items are an urgent priority.

- Interior (general repairs - painting, etc.)
- Inspect/repair membrane roofing (center section)
- Repair/replace damaged, stained ceiling tiles (various locations)
- Patch/repave parking lot (north elevation)
- Theatre electrical upgrades to increase power capacity



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- Lighting upgrades, including theatre
- Re-grade exterior (behind theatre areas) to provide proper drainage of paved section, as currently graded water has ponded and created water infiltration beneath doors.
- Repair rooftop compressor above gym/theatre
- Interior buildout of vacant spaces
- New interior doors, allowance

INTERMEDIATE: Items to be addressed in years two through five:

Items in this category represent conditions that, if left unaddressed, could deteriorate significantly. Repair or replacement of items in this category are not critical at this time but will need to be addressed in the next few years. Intermediate items also identify Code items that should be addressed within the near term, including accessibility. Intermediate items are presented in three main categories: Code and life safety; accessibility; and structural and building systems.

- Interior (general repairs - painting, etc.)
- Inspect/repair sloped shingle roofing; includes allowance for any parapet repair
- Install new shingled roofing system at sloped section of building
- Replace rooftop unit (compressor) above gym/theatre
- Restroom upgrades
- Replace theatre lighting
- Renovation of lower level kitchen
- Convert a lower level room to woodshop.
- Demo/convert current media center space
- Inspection and resealing of storefront window system
- Garage door installation at three areas
- Repurpose lobby/current entrance to Future Heights/Reaching Heights to include theatre ticket office and entrance

LONG-TERM: Items to be addressed in year five and beyond

Items in this category would eventually bring the facility to full compliance and address all maintenance and replacement needs. IFF recommends funding a replacement reserve in anticipation of the need for these items. It should be noted



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that IFF's long-term recommendations represent the full extent of work to be done on the Coventry P.E.A.C.E. Campus. Long-term items are presented in three main categories: Code and life safety; accessibility; and structural and building systems.

- Repair/Replace rooftop HVAC units
- Tuckpointing building exterior
- Sidewalk/walkway repair

Summary of Cost Estimate

The following table summarizes the total estimated cost for immediate, intermediate, and long-term improvement items. A detailed cost estimate is attached.

Summary of Estimated Cost by Priority

	Immediate (Year 1)	Intermediate (Years 2-5)	Long-Term (Years 5+)	Total Cost
Total Cost [1]	\$257,454	\$756,305	\$183,975	\$1,197,733

[1] See attached cost estimate for detailed cost

Conclusion and Next Steps

The estimate included in the Preliminary Opinion of Hard Cost is inclusive of hard costs associated soft costs (e.g., design, engineering) and a 10% project contingency, which together are intended to be used for budgeting purposes only. Both the scope of recommended improvements and the associated costs should be confirmed with design and construction professionals during the planning phase of the project.

IFF will schedule a meeting to review IFF's observations and answer questions. In the meantime, please contact Jeffry Henze, Senior Project Manager, at 313.305.0573 with any questions.



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Enclosures:

Exhibit A – Facility Photos

Exhibit B – Preliminary Opinion of Hard Costs

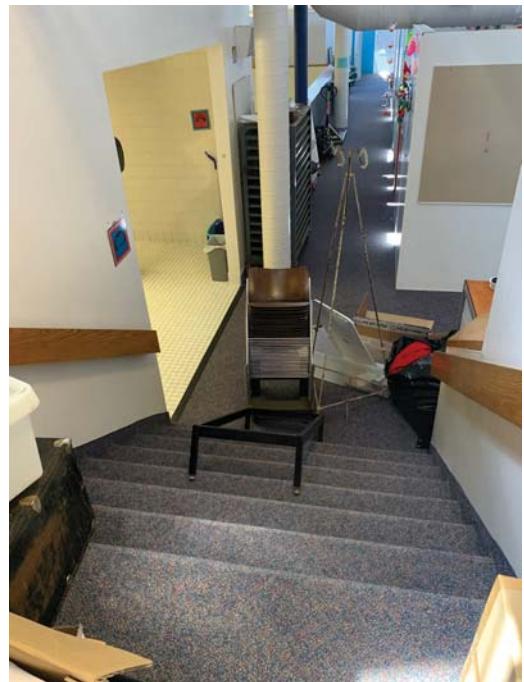
Exhibit A - Facility Photos



Room layout - future kitchen



HVAC controls - Room 212



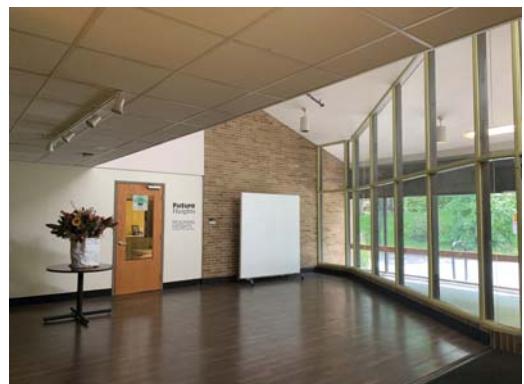
Stairs - Room 211



Above ceiling electric/HVAC



Lobby entrance - glass wall



Lobby view



HVAC rooftop units



Room 212 - peeling paint



Parapet - metal trim



Rooftop HVAC unit



Rooftop unit motor (typical)



Theatre lighting



Lobby



Ceiling tile water damage



Exterior slope in rear - ponding



Exterior ponding area



Main entrance



West elevation exterior - potential garage doors



Roof



Scupper - drain



Roof - damaged shingles



Public restroom (typical)



Restroom stall (typical)



1st floor media center - potential demo



Electrical panel



Lower level



Lower level - potential garage doors



West elevation stairs



Walkway to entrance



Metal roof

Coventry P.E.A.C.E. CAMPUS
2843 Washington Blvd., Cleveland Heights, OH
Preliminary Opinion of Hard Cost

July 2019

Description	Year 1	Years 2-5	Years 5-8	TOTAL	Comments
Building Envelope					
Membrane roofing system (center)		\$ 96,000		\$ 96,000	Allowance for inspection, patching/replacement existing of roofing system with modified bitumen system. (Center Section)
Metal Rib Steel Roofing System		\$ 62,000		\$ 62,000	Allowance for inspection, patching/replacement of existing with metal rib steel system.
Asphalt Shingle Roofing System		\$ 65,000		\$ 65,000	Allowance for inspection, patching/replacement of existing with asphalt shingle roofing system.
Gutter/Downspout repair/Scupper replacement			\$ 20,000	\$ 20,000	Repair/replacement of gutters, downspouts, scuppers.
Storefront Window System Repair/Replacement		\$ 28,300		\$ 28,300	Allowance for inspection and resealing of storefront window system.
Masonry Tuckpointing			\$ 10,000	\$ 10,000	masonry tuckpointing throughout.
Parapet Repair		\$ 8,000		\$ 8,000	Allowance for any parapet repair at roof.
Garage Door Installation		\$ 31,000		\$ 31,000	(3 Areas) - Theatre - rear, Rm # 107, and Multi-Purpose Rm lower level.
Exterior Doors			\$ 15,000	\$ 15,000	Allowance for exterior door repair/replacement
MEP Systems					
Install rooftop units (HVAC)	\$ 10,000		\$ 100,000	\$ 110,000	Inspect/repair/replace rooftop units
Fire Alarm Inspection		\$ 5,000		\$ 5,000	Allowance for fire inspection review
Electrical Upgrades (Theatre)	\$ 17,400			\$ 17,400	Theatre electrical upgrades, to increase power supply.
General Lighting Upgrades Throughout Facility	\$ 110,000			\$ 110,000	LED Lighting, Theatre Lighting
Plumbing systems - toilet room renovations and fixture upgrades throughout.		\$ 94,500		\$ 94,500	Upgrading fixtures throughout, ADA Accessibility
Interior					
Interior Demolition (throughout)		\$ 18,000		\$ 18,000	Media Center, Offices, General, suspended ceiling above media center to expose ductwork, etc.
Theatre Space Renovations (all)		\$ 36,000		\$ 36,000	Dressing rooms, green room, storage spaces, doors, movable stage, walls, ceiling based storage hangers.
Lobby Reconfiguration	\$ 19,500			\$ 19,500	Removal of glass wall, add ticket office, flooring repair, ceiling repair.
Lower level work/woodshop		\$ 16,000		\$ 16,000	Proposed creation of a woodshop/sculpture area in space on lower level of facility currently used as storage.
Meter Room (Utilities)		\$ 14,500			Create a room to house utility/meters within the lower level proposed woodshop area. Separate metering for theatre.
Interior Painting	\$ 10,000	\$ 10,000		\$ 20,000	General painting
Flooring (Throughout)		\$ 30,000		\$ 30,000	Flooring repair/replacement throughout where demo or damage has occurred and common areas and lower level.
General Carpentry	\$ 25,000			\$ 25,000	Leasable space (vacant)
Kitchens		\$ 38,000		\$ 38,000	Convert computer lab, renovation of lower level kitchen.
Interior Doors	\$ 6,000			\$ 6,000	Door replacement throughout.
Site					
Outdoor amenities		\$ 60,000		\$ 60,000	Allowance for the creation of seating area for tenants and theatre goers with hard/soft landscaping, bike racks, etc. (Rear @ theatre rm #122 or theatre) and at walk-out lower level entrance facing existing playscape
Exterior (Site) Lighting		\$ 32,000		\$ 32,000	Exterior site lighting, including proposed entertainment areas (3).
Site Work (Rear)	\$ 20,000			\$ 20,000	Rear - grade area to provide proper draining to existing drains and prevent ponding, water infiltration at rear doors. (Behind theatre)
Parking Lot	\$ 8,000			\$ 8,000	Repave existing side lot. (Euclid Heights Blvd.)
Main sidewalks, walkways			\$ 20,000	\$ 20,000	Allowance for walkway repair.
Exterior signage (Wayfinding)		\$ 24,000		\$ 24,000	Allowance for building mounted signage
Building Code, Accessibility, Fire Protection, and Life Safety					
Sidewalks/Walkways		\$ 10,000		\$ 10,000	Allowance to create new walkway at rear to access proposed area behind theatre.
Environmental testing	\$ 5,000			\$ 5,000	Testing allowance for hazardous materials including lead and mold
Construction Cost Subtotal	\$ 230,900	\$ 678,300	\$ 165,000	\$ 1,074,200	
General Conditions, Fees, Overhead & Profit (10%)	\$ 23,090	\$ 67,830	\$ 16,500	\$ 107,420	Includes contractor mobilization, insurance, bonds, etc.
Permit Fee (1.5%)	\$ 3,464	\$ 10,175	\$ 2,475	\$ 16,113	
TOTAL HARD COST	\$ 257,454	\$ 756,305	\$ 183,975	\$ 1,197,733	

Notes:

- (1) Full building square footage is approximately 66,740 GSF, Adjusted 60,140 GSF.
(2) Dimensions, heights, and conditions of existing mechanical, electrical, and plumbing systems (MEP) should be verified by a licensed contractor.
(3) Cost estimate includes hard cost of construction only, exclusive of professional fees and other soft costs.