



**Shaker
Heights
Schools**

EXCELLENCE • EQUITY • EXPLORATION

Elementary Scope of Work & Engagement Plan

Leanne Andrysko, Sarah Klann, Julie Hullett

January 13, 2026

Project Schedule: Lomond, Mercer



Enlarged Design Schedule for ES



Building Summary - Lomond Elem (21279)

District: Shaker Heights City				County: Cuyahoga Area: Northeastern Ohio (8)			
Name: Lomond Elem				Contact: Carina Freeman			
Address: 17917 Lomond Blvd Shaker Heights, OH 44122				Phone: (216) 295-4050			
Bldg. IRN: 21279				Date Prepared: 2015-02-17 By: Kelton Waller			
				Date Revised: 2023-04-05 By: Joey DiOrio			
Current Grades		K-4	Acreage:		8.75		
Proposed Grades		N/A	Teaching Stations:		24		
Current Enrollment		452	Classrooms:		26		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
Original Building		1928	no	3	53,519	Section	
Classrooms		1954	no	2	4,818	Points Possible	Points Earned
Infill		1971	no	2	4,686	Percentage	Rating Category
Total				63,023		Cover Sheet	
		*HA = Handicapped Access				1.0 The School Site	
		*Rating = 1 Satisfactory				100 86 86% Satisfactory	
		= 2 Needs Repair				2.0 Structural and Mechanical Features	
		= 3 Needs Replacement				200 138 69% Borderline	
		*Const P/S = Present/Scheduled Construction				3.0 Plant Maintainability	
						100 66 66% Borderline	
						4.0 Building Safety and Security	
						200 142 71% Satisfactory	
						5.0 Educational Adequacy	
						200 144 72% Satisfactory	
						6.0 Environment for Education	
						200 142 71% Satisfactory	
						LEED Observations	
						Commentary	
						Total	
						1000 718 72% Satisfactory	
						Enhanced Environmental Hazards Assessment Cost Estimates	
FACILITY ASSESSMENT				Dollar			
Cost Set: 2023				Assessment			
				C=Under Contract			
A. Heating System				Renovation Cost Factor			
3				\$3,812,261.27			
B. Roofing				Cost to Renovate (Cost Factor applied)			
3				\$390,413.43			
C. Ventilation / Air Conditioning				The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
1				\$0.00			
D. Electrical Systems							
3				\$2,192,570.17			
E. Plumbing and Fixtures							
3				\$656,670.53			
F. Windows							
2				\$3,260.00			
G. Structure: Foundation							
1				\$0.00			
H. Structure: Walls and Chimneys							
2				\$165,895.80			
I. Structure: Floors and Roofs							
1				\$0.00			
J. General Finishes							
3				\$2,248,030.63			
K. Interior Lighting							
3				\$510,360.78			
L. Security Systems							
3				\$443,687.18			
M. Emergency/Egress Lighting							
3				\$76,257.83			
N. Fire Alarm							
3				\$228,773.49			
O. Handicapped Access							
2				\$527,891.66			
P. Site Condition							
3				\$354,162.12			
Q. Sewage System							
1				\$0.00			
R. Water Supply							
3				\$26,647.00			
S. Exterior Doors							
2				\$30,243.90			
T. Hazardous Material							
1				\$139,568.59			
U. Life Safety							
3				\$443,274.90			
V. Loose Furnishings							
2				\$419,102.95			
W. Technology							
3				\$914,463.73			
X. Construction Contingency / Non-Construction Cost							
1				\$3,318,498.59			
Total				\$16,902,034.55			

J. General Finishes

Description: Corridor floors are lain with a tan ceramic tile. Walls are plaster with approximately 6' high brick wainscot. Classrooms floors are primarily carpet over original wood floors. Ceilings throughout the building are 12" acoustic tiles. Suspended acoustic tile ceilings were observed in teacher specific areas. Food preparation are not used as the meals are premade and delivered from off-site. A variety of gymnasium equipment for various kinds of physical activity was observed. Newer toilet partitions were installed as a part of ADA upgrades in the rest rooms. The kiln is in a separate room and no deficiencies were reported.

Rating: 3 Needs Replacement

Recommendations: Most of the finish items in the building have been in place longer than their anticipated service life. 01-27-16 UPDATE: DRYWALL REPLACEMENT FOR REMOVAL OF EXISTING DRYWALL TO ACCESS ACM BEHIND WALLS IN 1928 ORIGINAL BUILDING, 1954 ADDITION AND 1971 ADDITION NOTED UNDER ITEM T. PROVIDE FOR REPLACEMENT OF BASKETBALL BACKBOARDS, PROVIDE FOR ACOUSTICAL TREATMENT IN STUDENT

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$33.57	sq. ft. (of entire building addition)		\$3,519 ft ²	4,818 ft ²	4,686 ft ²	\$2,115,682.11	elementary, per building area, with removal of existing)
Basketball Backboard Replacement	\$7,863.42	each		6 Required	400 Required	400 Required	\$47,180.52	(electric)
Gypsum Board Replacement	\$4.84	sq. ft. (Qty)		4,400 Required			\$25,168.00	Hazardous Material Replacement Cost - See T.)
Other: Acoustical Treatment	\$30,000.00	allowance		Required			\$30,000.00	Acoustical Treatment for Gymnasium
Other: Acoustical Treatment	\$30,000.00	allowance		Required			\$30,000.00	Acoustical Treatment for Student Dining
Sum:			\$2,248,030.63	\$1,925,109.35	\$163,676.26	\$159,245.02		



Renovation Co-Funded Scope

- New HVAC systems (including air conditioning)
- New electrical system and generator
- New LED lighting
- Plumbing upgrades
- Hazardous material abatement
- New furniture, finishes and technology
- Safety upgrades
- ADA accessibility
- LEED Silver rating

Opportunities for Upgrades

- New windows
- New playground equipment
- Slate roof repair or replacement
- Additional tuckpointing, cleaning and sealing
- Interior reprogramming

Core Themes

- Inform the community about the scope of work and project timeline.
- Provide opportunities for students, families, staff and community members to participate in the renovation process.
- The District values and encourages community feedback.

Audience Segments

- Board of Education
- District families
- District staff
- Residents/community members
- Community partners (Shaker Schools Foundation, Champions Child Care, Community Associations)

Engagement Opportunities

Before the Renovations:

- 'Meet the Architects' night
- Digital survey
- Comment board/QR code in schools
- Student contributions



Engagement Opportunities

During the Renovation:

- Community update meetings
 - Renovation updates from Gilbane
 - Opportunity to address questions from residents and neighbors

Engagement Opportunities

After the Renovation:

- Celebrate new schools
 - Dedication/ribbon cutting at Lomond, Mercer
- Gather feedback
 - Survey for families and staff to share feedback



Shaker Heights Schools