

GPD GROUP

SHAKER HEIGHTS CITY SCHOOLS
LOMOND ELEMENTARY

CITY OF SHAKER HEIGHTS
ARCHITECTURE BOARD OF REVIEW

NOVEMBER 2, 2026

PRELIMINARY REVIEW

PROJECT SCOPE

How We Got Here

- 2016/2021 Building assessments
- 2/3 waivers
- Ohio School Design Manual

Main Assessment Menu - Shaker Heights City (44750) - Lomond Elem (21279)

Building Summary - Lomond Elem (21279)

District: Shaker Heights City
Name: Lomond Elem
Address: 17917 Lomond Blvd
Shaker Heights,OH 44122
Bldg. IRN: 21279

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Carina Freeman
Phone: (216) 295-4050
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
Original Building	1928	no	3	53,519
Classrooms	1954	no	2	4,818
Infill	1971	no	2	4,686
Total				**63,023**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	138	69%	Borderline
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 Cost Set: 2023	Rating	Dollar Assessment	C
A. Heating System	3	$3,812,261.27	-
B. Roofing	3	$390,413.43	-
C. Ventilation / Air Conditioning	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	

C=Under Contract

Renovation Cost Factor	111.00%
Cost to Renovate (Cost Factor applied)	$18,761,258.35

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

Previous Page

Facility Assessment

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) 53,519 ft²	Classrooms (1954) 4,818 ft²	Infill (1971) 4,686 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$33.57	sq.ft. (of entire building addition)		Required	Required	Required	$2,115,682.11	(elementary, per building area, with removal of existing)
Basketball Backboard Replacement	$7,863.42	each		6 Required			$47,180.52	(electric)
Gypsum Board Replacement	$4.84	sq.ft. (Qty)		4,400 Required	400 Required	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		





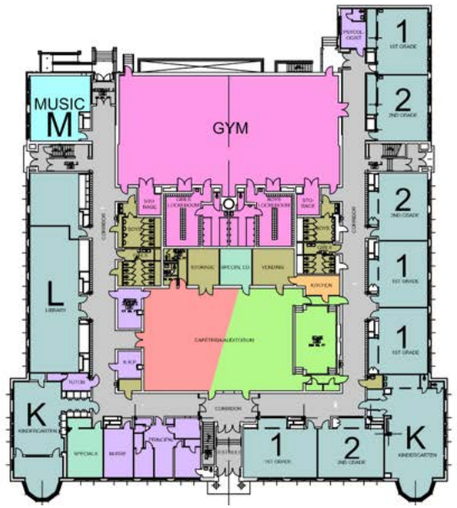
Back to Assessment Summary

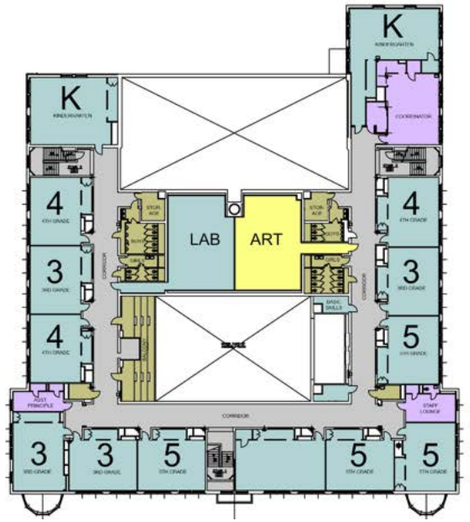
LOMOND ELEMENTARY

Renovation Co-Funded Scope

- New HVAC Systems - including air conditioning
- New electrical system + generator
- New LED lighting
- Plumbing upgrades
  - Replacement of galvanized piping
  - New restroom finishes and fixtures
- Hazardous material abatement
- New furniture, finishes and technology
- Safety upgrades including:
  - Secure Vestibule
  - Sprinkler System
  - New Fire Alarm System
- Handicapped Access
  - Exterior access at all schools
  - Interior elevator at Lomond
- LEED Silver Rating







LOMOND ELEMENTARY

Warm, Safe and Dry

- New cornice
- Repair/replacement additional stone in kind
- Exterior waterproofing
- Perimeter landscaping
- Accessibility upgrades





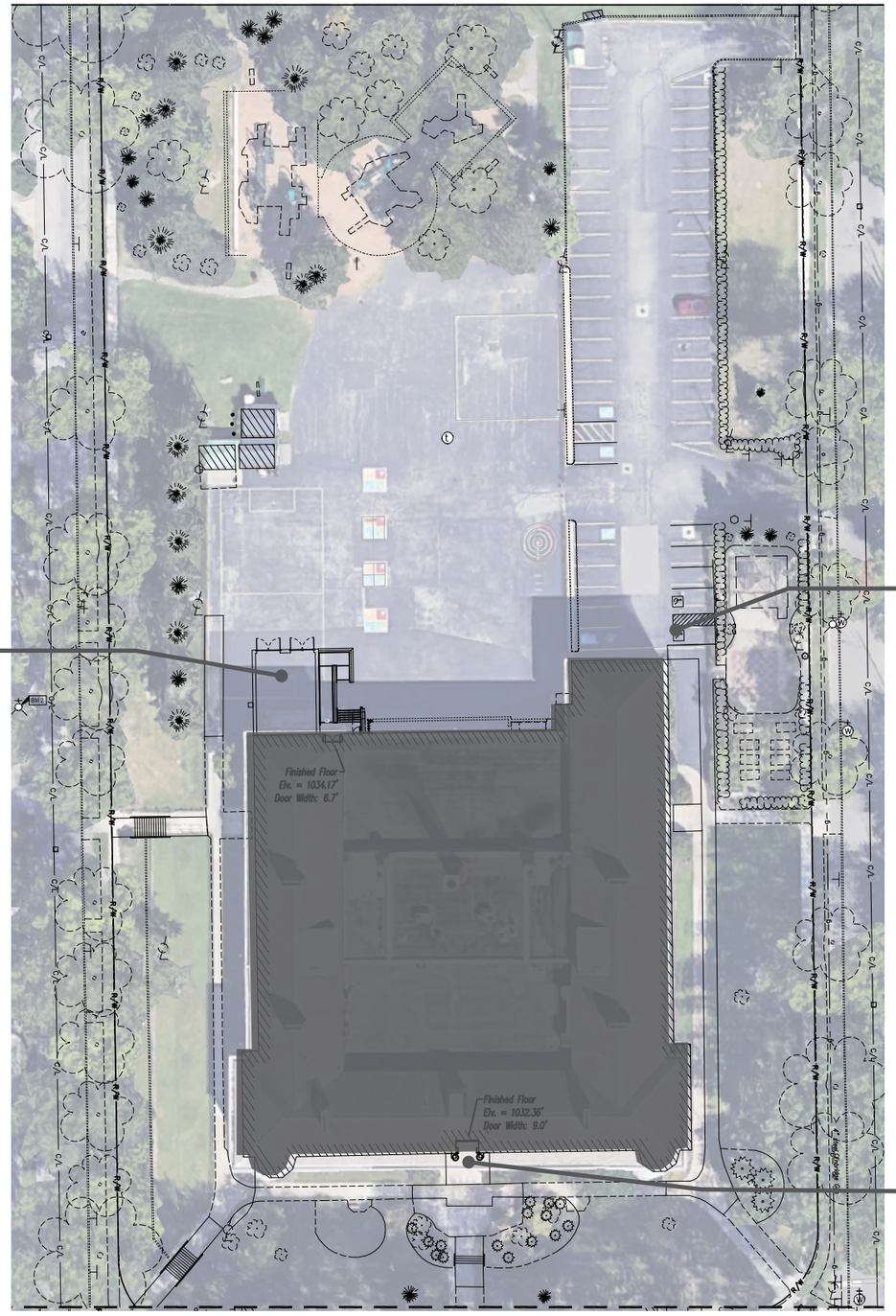




EXTERIOR DESIGN

LOMOND ELEMENTARY

Site Plan

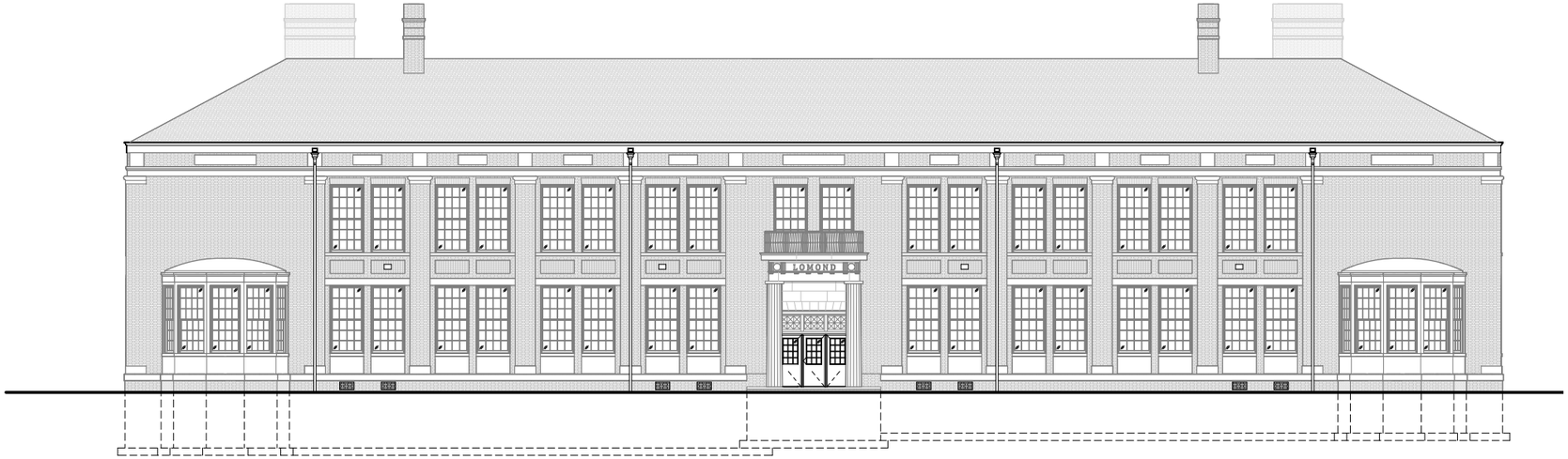


NEW UTILITY AND
DUMPSTER ENCLOSURE +
REBUILD STAIR AND RAMP

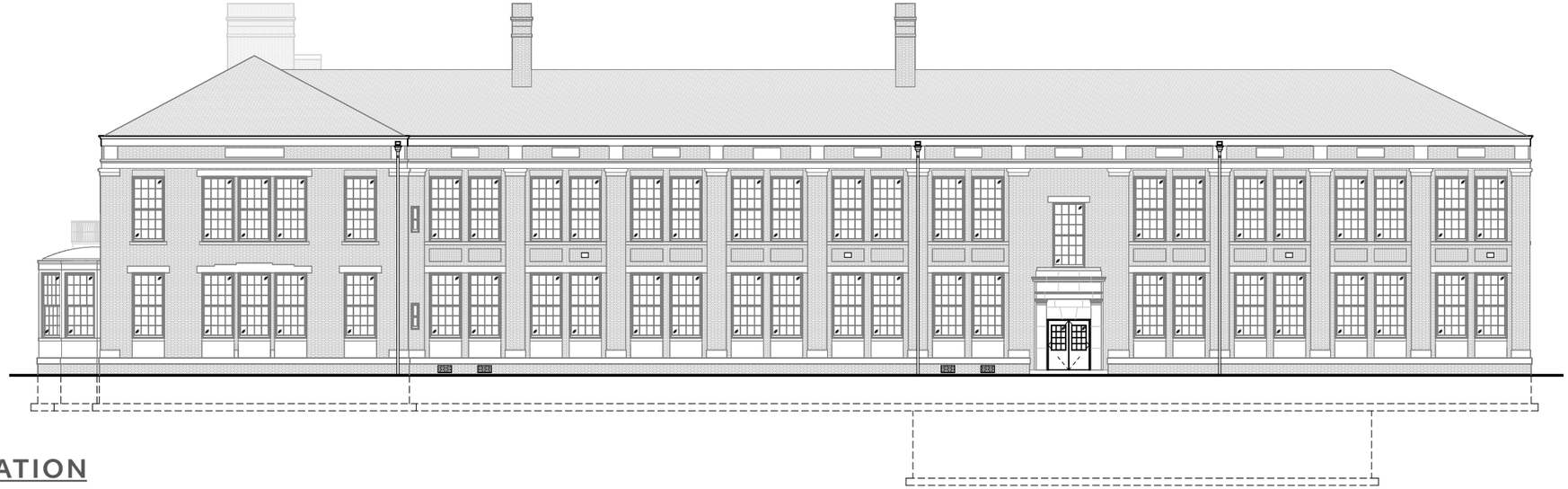
RELOCATED ADA
PARKING SPACES

REGRADING AT
FRONT SIDEWALK FOR
ACCESSIBILITY

LOMOND ELEMENTARY

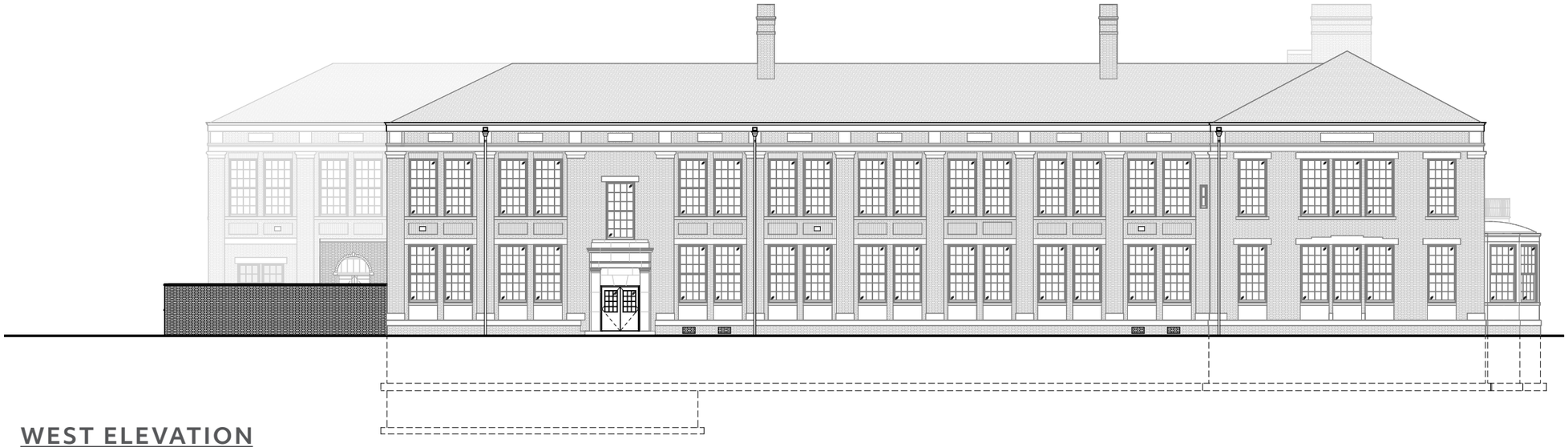


SOUTH ELEVATION

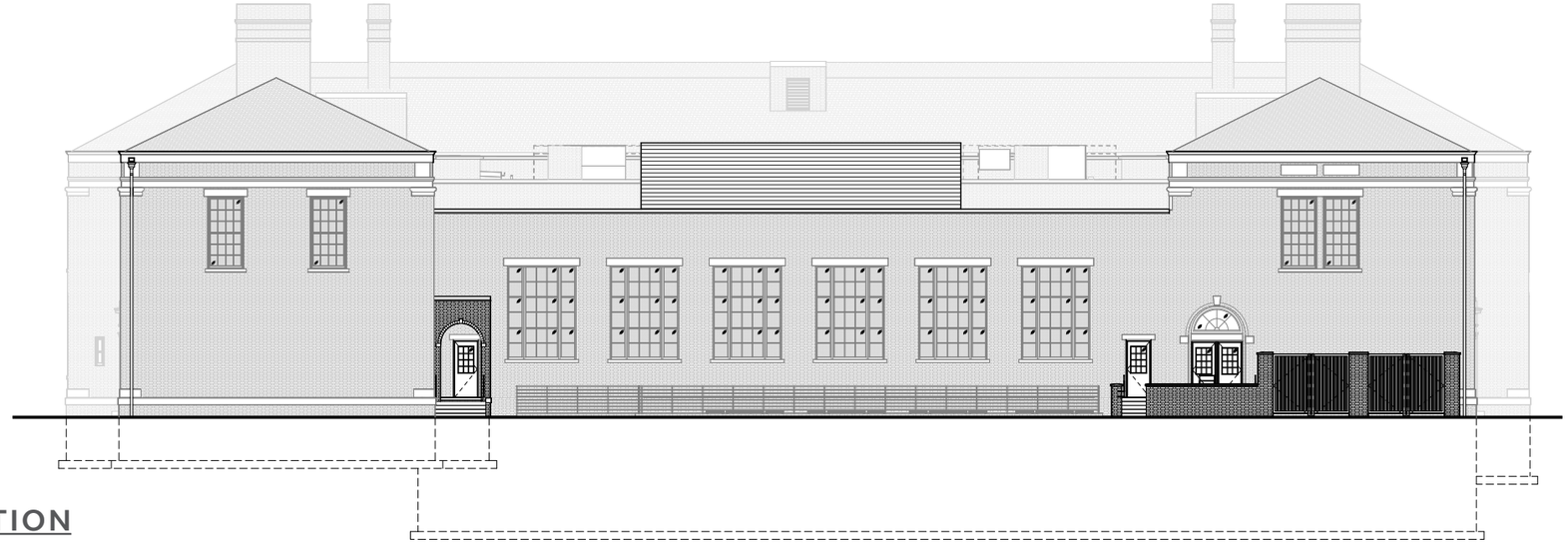


EAST ELEVATION

LOMOND ELEMENTARY



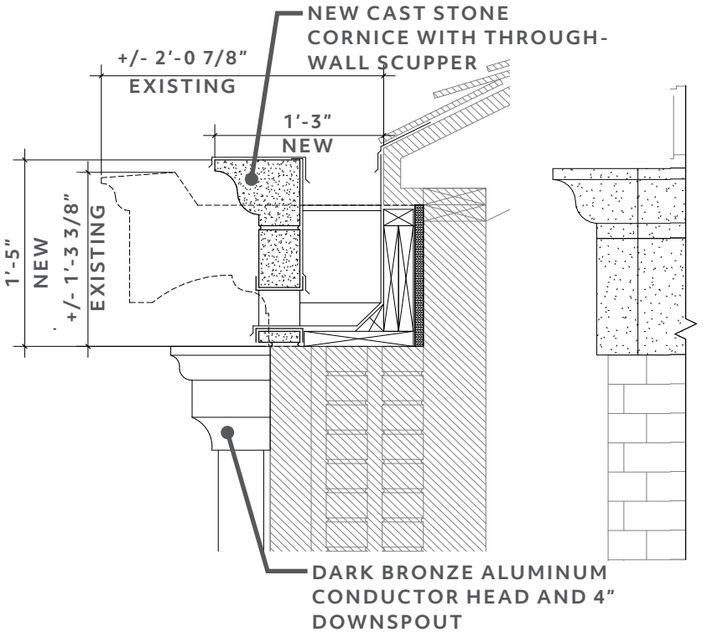
WEST ELEVATION



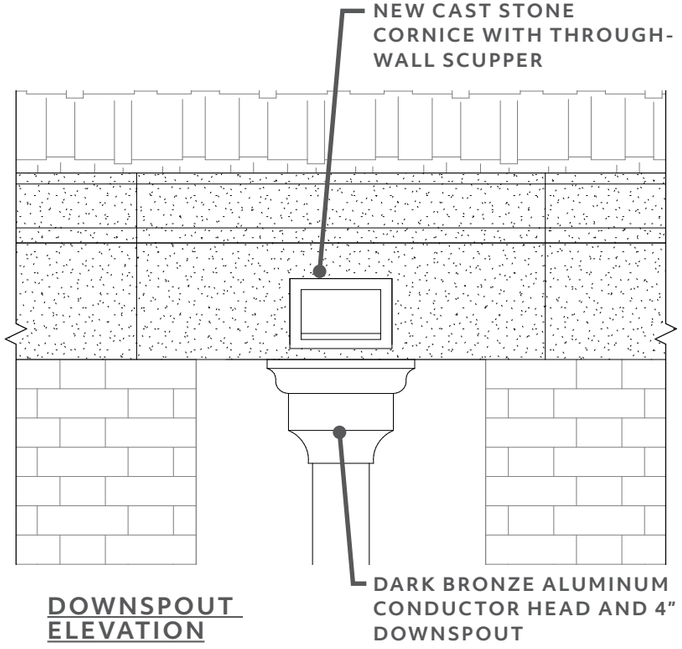
NORTH ELEVATION

The Cornice + Downspouts

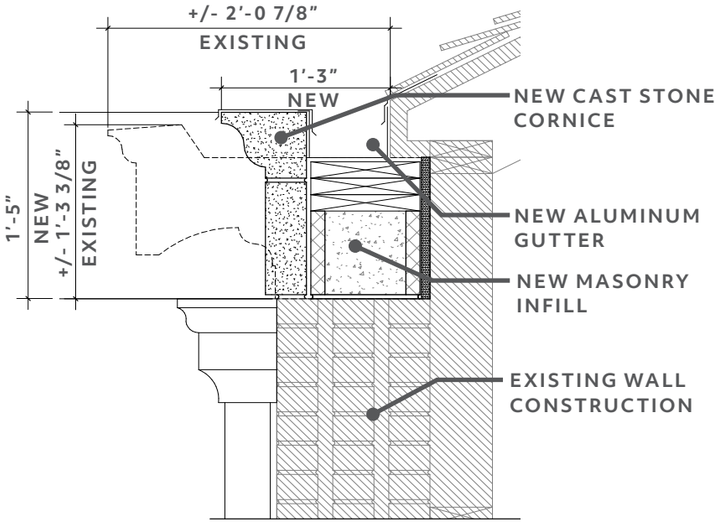
Cornice and Downspouts



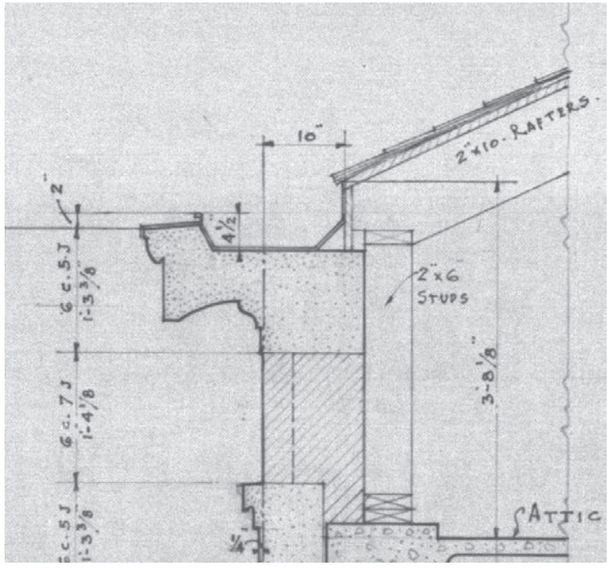
SCUPPER DETAIL



DOWNSPOUT ELEVATION



GUTTER DETAIL



EXISTING CORNICE



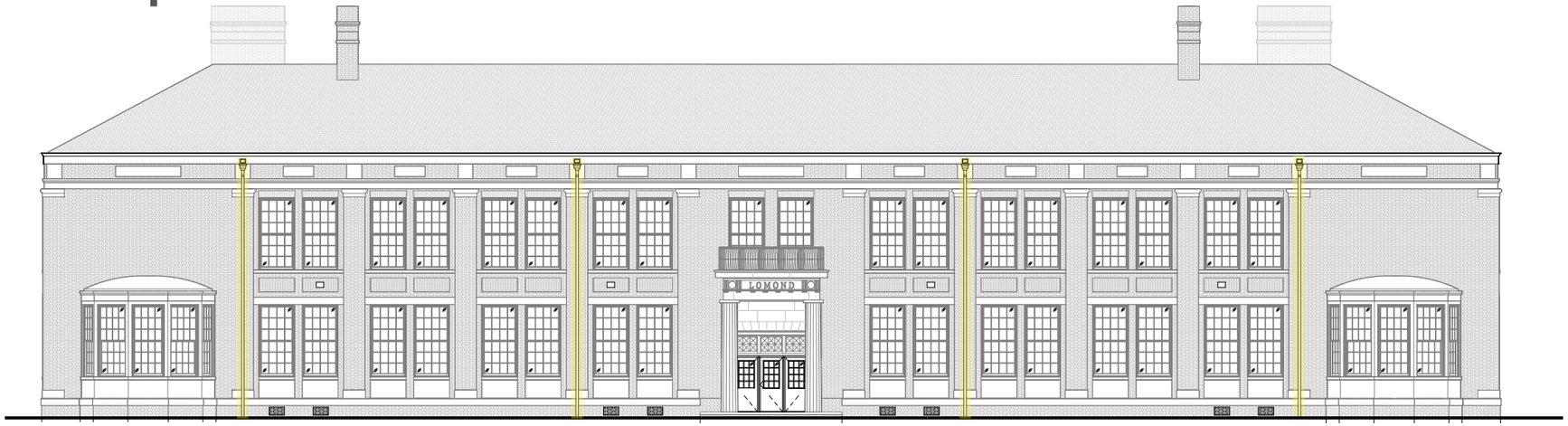




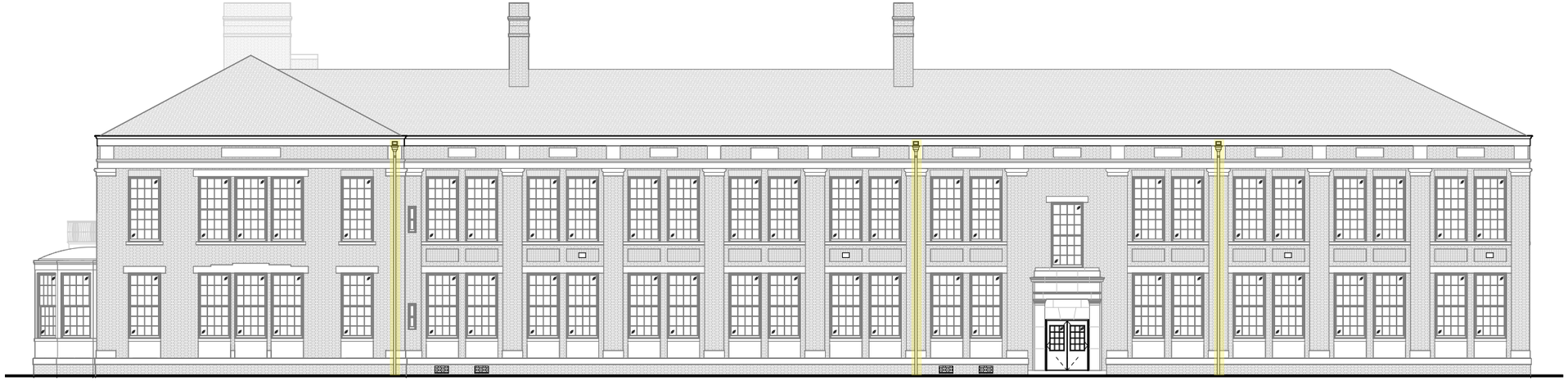


LOMOND ELEMENTARY

Cornice and Downspouts



SOUTH ELEVATION



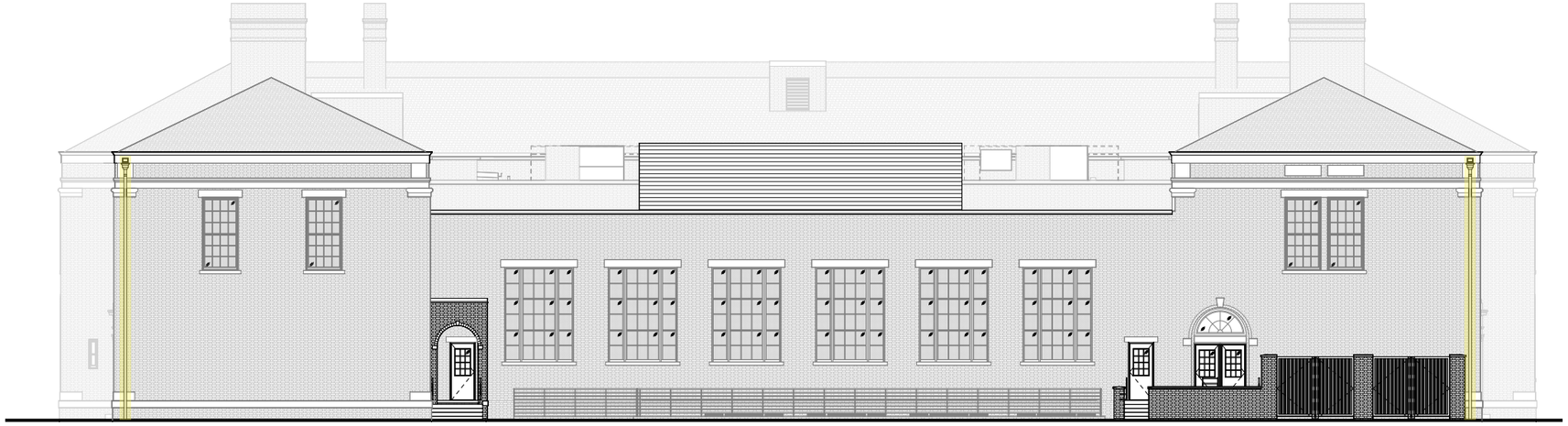
EAST ELEVATION

LOMOND ELEMENTARY

Cornice and Downspouts



WEST ELEVATION



NORTH ELEVATION

LOMOND ELEMENTARY

Cornice and Downspouts







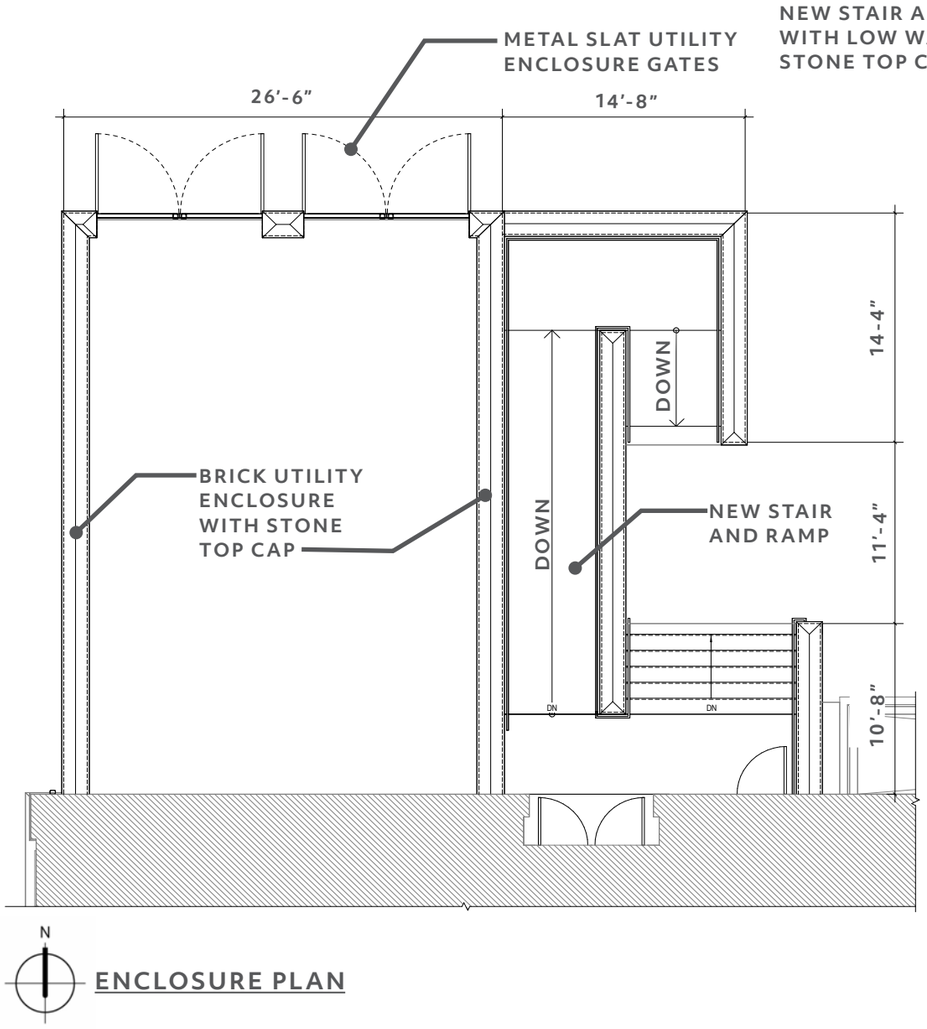




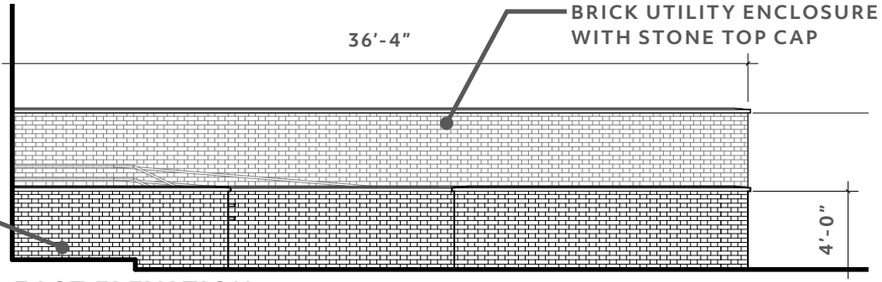
The Utility Yard

LOMOND ELEMENTARY

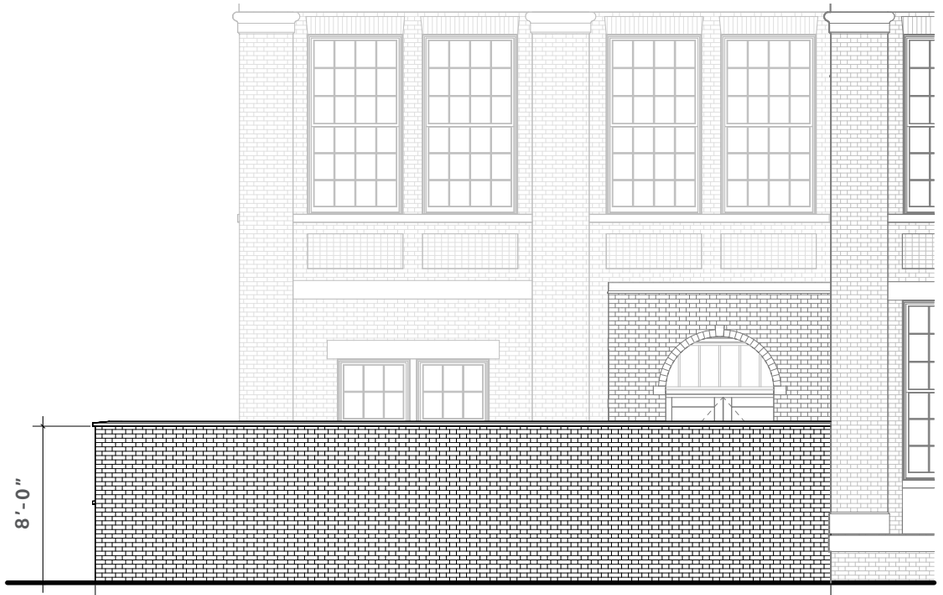
Utility Enclosure



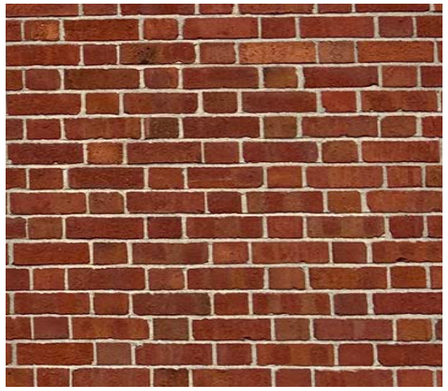
ENCLOSURE PLAN



EAST ELEVATION



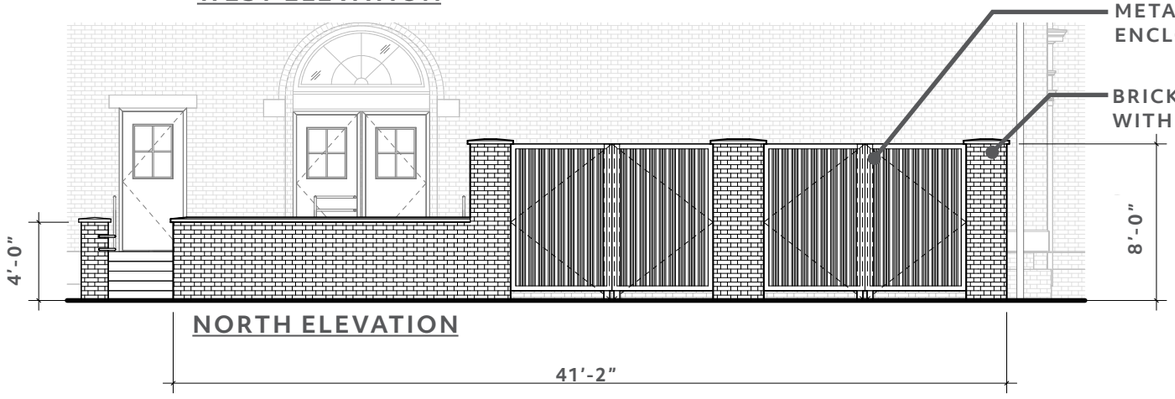
WEST ELEVATION



FLEMISH BOND BRICK - COLOR TO MATCH EXISTING



METAL UTILITY GATE - PAINT TERRA COTTA



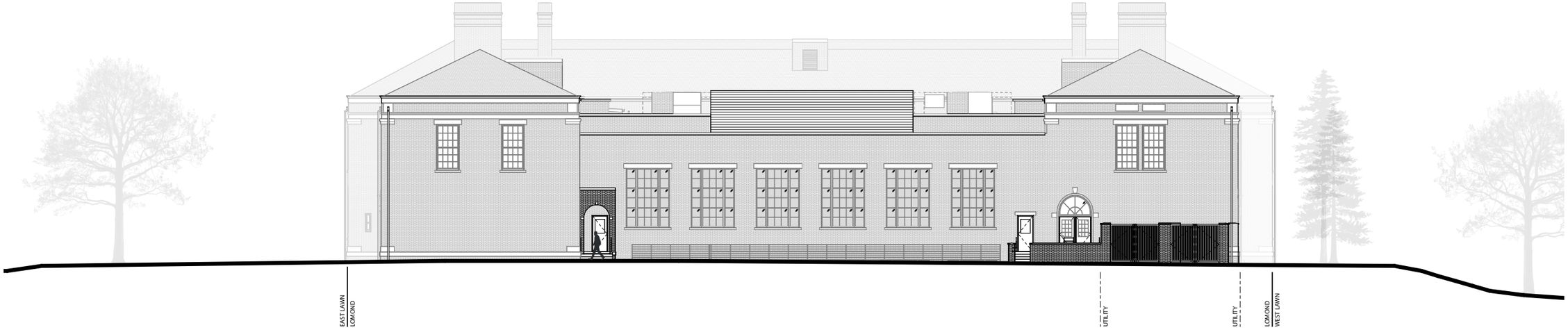
NORTH ELEVATION

LOMOND ELEMENTARY

Utility Enclosure



WEST ELEVATION

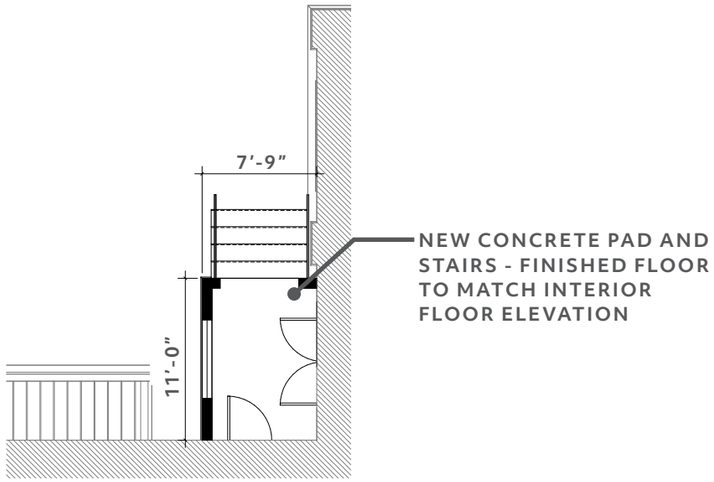


NORTH ELEVATION

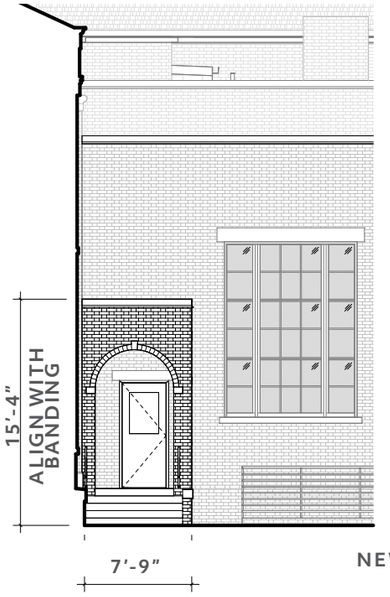
The Portico

LOMOND ELEMENTARY

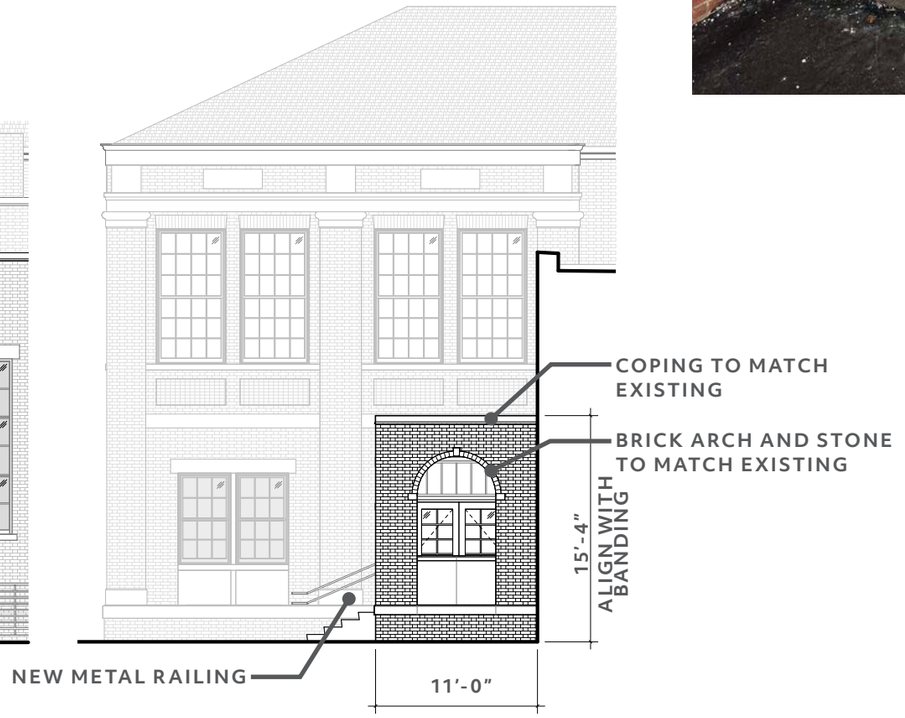
Portico Rebuild



FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



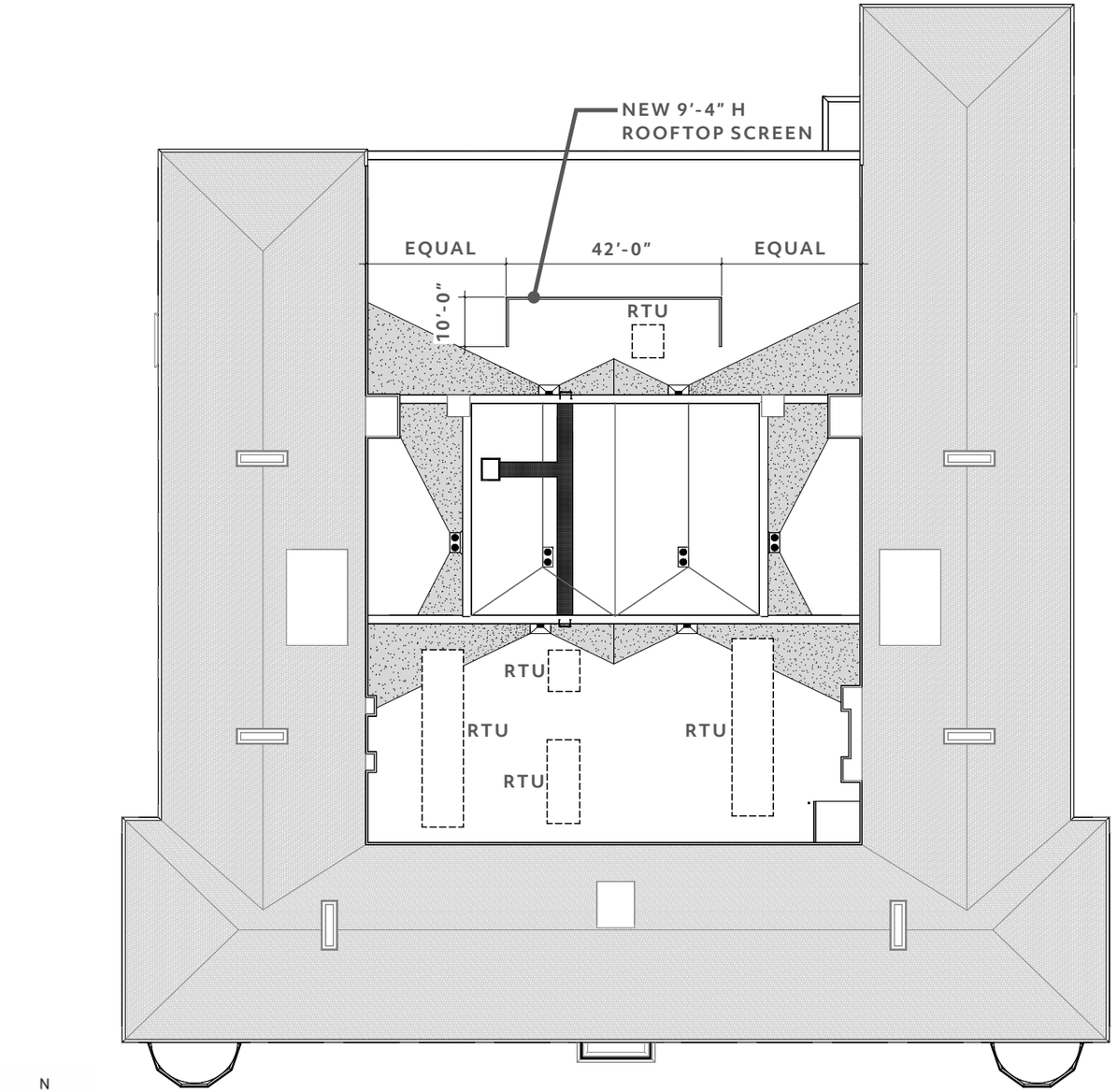


- New portico to match existing
- Floor raised to match interior finished floor
- Brick color and Flemish bond to match
- New railings

The RTU Screen

LOMOND ELEMENTARY

RTU Screen



ROOF PLAN

LOMOND ELEMENTARY

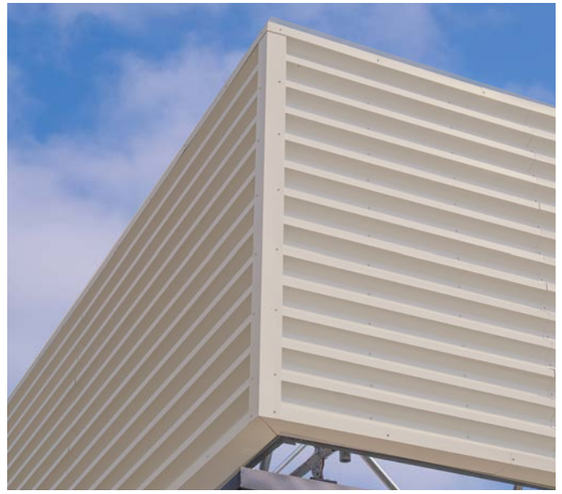
RTU Screen



VIEW A



VIEW B



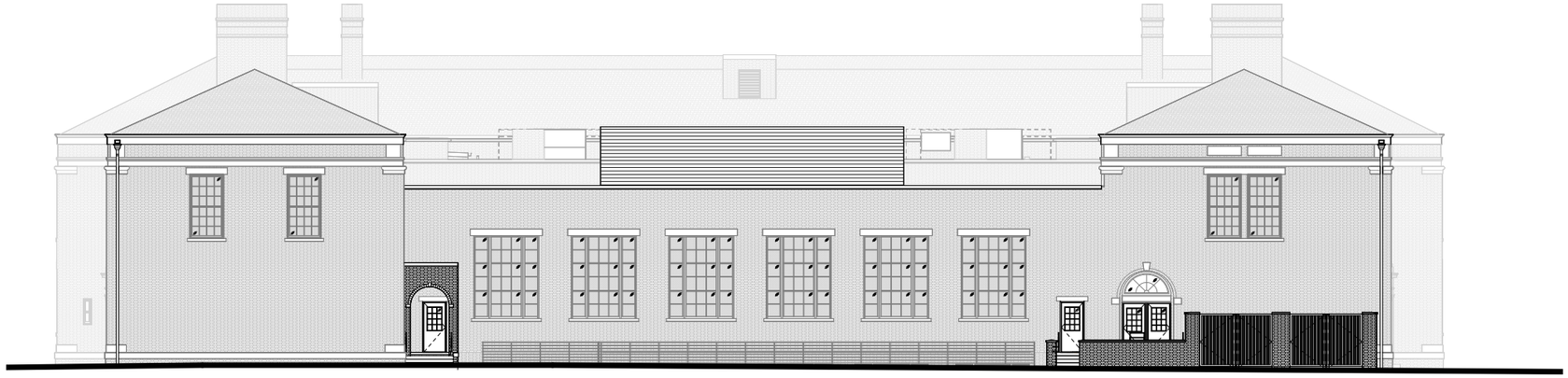
ROOF SCREEN - 7.2 BOX RIB



The Chimney

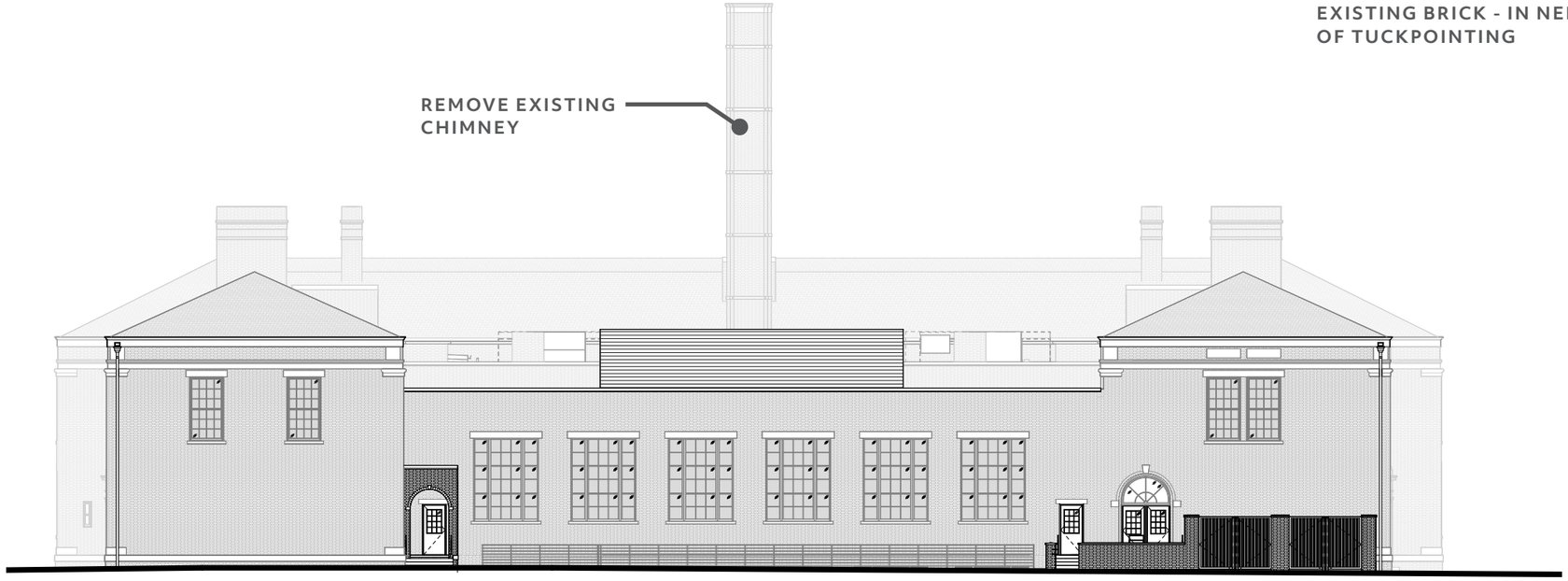
LOMOND ELEMENTARY

Chimney Removal



NORTH ELEVATION - WITHOUT CHIMNEY

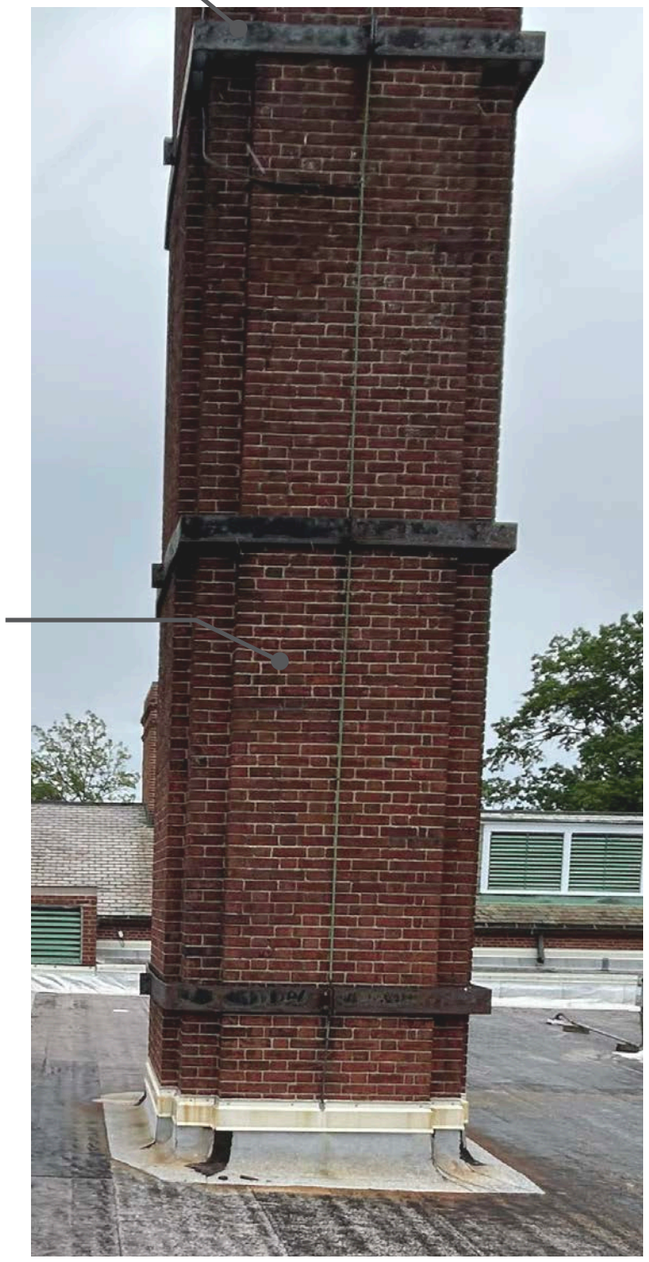
REMOVE EXISTING CHIMNEY



NORTH ELEVATION - WITH CHIMNEY

EXISTING STRAPPING - IN NEED OF REPLACEMENT

EXISTING BRICK - IN NEED OF TUCKPOINTING



Q&A