

ECHO HILLS ELEMENTARY BUILDING ASSESSMENT SUMMARY

2019 UPDATE

Building Information:

1968 Original Construction
44,028 SF

Building Site Size
12.89 acres

Grade Configuration
K-4

Enrollment
337 students (June 2017)

Echo Hills Elementary School is a single story, 44,028 square foot school building located on a gently sloped site of 12.89 acres located amongst a suburban residential neighborhood with moderate tree and shrub type landscaping. The overall facility is equipped with concrete unit masonry foundation walls on concrete spread footings. The building is a load bearing masonry structure. The floor construction is slab on grade type construction and roof structure is steel joists with tectum decking.

The HVAC system for the overall facility consists of gas fired steam boilers that serve steam radiators and ventilators which are 51 years old. This system does not meet Ohio Facilities Construction Commission (OFCC) design standards. The system does not provide the required CFM as per Ohio Building Code mechanical standards. The district recently installed portable HVAC split systems that provide air conditioning to the classrooms – but this system too is not compliant with the OFCC design manual standards and complete replacement of the HVAC is required. The roof is a combination of membrane & built-up systems which are experiencing leaking and has outlived its useful life, thus requiring replacement. There was a substantial amount of standing water observed on the roof during the physical assessment. The membrane roof is 15 years old and the date of the built-up roofs is unknown.

The facility contains a Honeywell fire alarm system which does not provide adequate coverage nor meet NFPA & OFCC standards. The electrical system is original to the building, is in poor condition, and cannot be expanded to add additional capacity. The classrooms are not equipped with adequate outlets for servicing. The building is void of a proper security system; however, the district recently installed a secure vestibule at the main entrance for proper control and clearance of individuals visiting the building. The windows were recently replaced with insulated units that feature integral blinds that meet Ohio School Design Manual (OSDM) standards and are in good condition. The only exception would be in the gymnasium where old window units are still in place.

The emergency egress system is in poor condition, is not adequately provided throughout the building and is not compliant with OSDM standards. Water penetration was observed in the basement as well as standing water in the eastern pipe tunnel that runs under the building. Energy efficiency requirements are not met in this school, and the building does not have the proper exterior wall insulation needed to meet such requirements. The facility does not contain a fire suppression system. Although the school is a single-story structure, there are still many American Disability Act (ADA) barriers throughout. Proper separation of bus and car traffic is not facilitated through the design of the drives on this site. There is not a dedicated fenced Kindergarten playground either. The typical standard classroom averages around 737 square feet, which is less than the OSDM standard of 900 SF each.

Current Renovations & Repairs Cost (2019 Scope & Cost Set) =

\$9,364,914.27