

FISHCREEK ELEMENTARY BUILDING ASSESSMENT SUMMARY

2019 UPDATE

Building Information:

1961 Original Construction
33,549 SF

Building Site Size
19.2 acres

Grade Configuration
K-4

Enrollment
334 students (June 2019)

Fishcreek Elementary School is a single story, 33,549 square foot school building located on a gently sloped site of 19.2 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 beams with gypsum panel decking.

The HVAC system for the overall facility consists of gas fired steam boilers installed in 1961 that serve unit ventilators and is a system that 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 modified bitumen system with coal tar and pea gravel ballasts. The age of the roof is unknown. Active leaking was reported by building personnel and the roof has exceeded its useful life per OFCC standards for this type of system.

The facility contains a Notifier fire alarm system does not provide adequate coverage for the facility, nor meet NFPA requirements or 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. A minimal security system is present but is not fully compliant with OFCC design manual standards. The district recently installed a secure vestibule at the main entrance for proper control and clearance of individuals visiting the building. The district recently replaced the majority of the window systems with insulated window units that include integral blinds which are in good condition.

The emergency egress system is in poor condition, is not adequately provided throughout the building and is not compliant with OSDM standards. 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. General finishes in the building are worn and dated, and require replacement due to condition, age, and due to the other scope of work outlined within the assessment. The facility does not contain a fire suppression system. Although the school is a single-story structure, there are still several 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. Playground equipment requires updating as well as removal & replacement of asphalt paving and resurfacing in other areas. The classrooms are generally undersized and do not properly allow for small group areas.

Current Renovations & Repairs Cost (2019 Scope & Cost Set) = \$7,248,809.14