

HIGHLAND ELEMENTARY BUILDING ASSESSMENT SUMMARY

2019 UPDATE

Building Information:

- 1939 Original Construction
- 28,068 SF
- 1967 Addition - 6,592 SF
- Building Site Size: 20 acres shared with Lakeview Intermediate
- Grade Configuration: K-4
- Enrollment: 323 students (June 2019)

Highland Elementary School is a two-story, 34,660 square foot school building located on a gently sloped site of 20 acres shared with Lakeview Intermediate School and is located amongst a suburban residential neighborhood with moderate tree and shrub type landscaping. The overall facility is equipped with both brick and concrete unit masonry foundation walls. Significant water infiltration was observed in the lower level mechanical spaces. A steady stream of water was observed in these spaces and the district has placed high power fans around the streams to guide the water towards the floor drains. The building is a load bearing masonry structure. The upper floors are structural concrete slabs support on concrete frame in the original building. The 1967 Addition has steel joists supported on masonry bearing walls.

The HVAC system for the overall facility consists of gas fired steam boilers which is a system that does not meet Ohio Facilities Construction Commission (OFCC) design standards. The boilers are 1990's vintage. 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 roof over the original building portion is 17 years old, while the roof on the 1967 addition is 20 years old. The roofs have exceeded their useful life per OFCC standards for this type of system.

The facility contains a Honeywell fire alarm system does not provide adequate coverage for the facility, nor meet NFPA requirements or OFCC standards. The electrical system is reported to have been installed around 1970, is in poor condition, and cannot be expanded to add additional capacity. The classrooms are not equipped with adequate outlets. 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 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. There is no elevator provided in this multi-story building and many other American Disability Act (ADA) barriers are present throughout. Proper separation of bus and car traffic is not facilitated through the design of the drives on this site. Resurfacing of the asphalt paving is also required. The classrooms are generally undersized and do not properly allow for small group areas.

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

\$8,498,149.67