

INDIAN TRAIL ELEMENTARY BUILDING ASSESSMENT SUMMARY

2019 UPDATE

Building Information:

1969 Original Construction
41,977 SF

Building Site Size
9.39 acres

Grade Configuration
K-4

Enrollment
296 students (June 2019)

Indian Trail Elementary School is a single story, 41,977 square foot school building located on 9.39 acres embedded in a residential neighborhood with moderate tree and shrub type landscaping located in a suburban setting. 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 a steel bar joist with both metal and tectum decking.

The HVAC system for the overall facility consists of gas fired rooftop units (installed in 1995) that provide HVAC through air devices. The system that does not meet Ohio Facilities Construction Commission (OFCC) design standards. The system does provide the required CFM as per Ohio Building Code mechanical standards. There is limited space above the system for piping and ductwork. The roof is a modified bitumen rolled roofing system installed around 2006, but the exact date is unknown. The roof has exceeded its useful life per OFCC standards for this type of system.

The facility contains a Honeywell fire alarm system which 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. The security system is comprised of card readers 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 window system is original to the building, is an aluminum frame system with single pane, non-insulated glass which is a source of energy loss to the building.

The emergency egress system 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 some American Disability Act (ADA) barriers present. Proper separation of bus and car traffic is not facilitated through the design of the drives on this site. Playground equipment is a mix of older and new pieces, and a new asphalt wearing course for the parking lot is required. The classrooms are slightly undersized and do not properly allow for small group areas.

Current Renovations & Repairs Cost (2019 Scope & Cost Set) = **\$9,492,505.24**