

# LAKEVIEW INTERMEDIATE SCHOOL BUILDING ASSESSMENT

## SUMMARY 2019 UPDATE

### **Building Information:**

1952 Original Construction  
28,803 SF

1956 Addition 1 - Classrooms  
28,965 SF

1959 Addition 2 - Classrooms  
8,858 SF

1959 Addition 3 - Gymnasium  
22,342 SF

1961 Addition 4 - Locker Room  
5,843 SF

Building Site Size  
20 acres

Grade Configuration  
5-6

Enrollment  
778 students (June 2019)

Lakeview Intermediate School is a two story, 94,811 square foot school building located on 20 acres shared with Highland Elementary School with moderate tree and shrub type landscaping. The site is located in a suburban setting. The overall facility is equipped with concrete unit masonry foundation walls on poured concrete footers. The building is a load bearing masonry structure. The floor construction is slab on grade type construction and both intermediate floor & roof structures are steel bar joist with metal decking.

The HVAC system for the overall facility consists of gas fired steam boilers (installed in 1995) that serve steam radiators and unit ventilators. The 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 roof is a built-up asphalt system that varies in age, and although exact ages are unknown, the newest portion is reported to be at least 14 years old. The roofs have exceeded their useful life per OFCC standards for this type of system and active leaks were reported by district

personnel during the 2019 physical assessment.

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. 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. Over the last 3 years, all of the windows have been replaced with a double insulated, thermally broken frame window system that is energy efficient and in good condition. The skylights, however, have not been replaced.

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 are many American Disability Act (ADA) barriers present in this facility. Proper separation of bus and car traffic is not facilitated through the design of the drives on this site. The classrooms are generally undersized and do not properly allow for small group areas.

**Current Renovations & Repairs Cost (2019 Scope & Cost Set) = \$19,449,314.09**