

STOW-MUNROE FALLS HIGH SCHOOL BUILDING ASSESSMENT

SUMMARY 2019 UPDATE

Building Information:

1986 Original Construction
243,068 SF

1986 Auditorium House Seating Area
9,903 SF

1997 Addition 1 - Classrooms
116,152 SF

Building Site Size
86.98 acres

Grade Configuration
9-12

Enrollment
1,796 students (June 2019)

Stow-Munroe Falls High School is a two story, 269,123 square foot school building located on approximately 87 acres 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 concrete spread footers. The building is a combination of load bearing masonry and steel frame structure. The grade level floors have slab-on grade construction. The intermediate floor construction are structural concrete slab and beam systems. The roof structure is generally steel bar joist system with metal decking.

The HVAC system for the overall facility consists of hot water boilers which were recently installed that serve air handlers which provide tempered air to the building. The system does meet Ohio Building – Mechanical Code standards. However, the age of the system is now at the end of its life expectancy therefore, replacement is recommended. Roof replacement on a portion of the building recently occurred. The remaining built-up roofs range from 1986 to 1997 installation. These roofs have exceeded their useful life per OFCC standards for this type of system.

The facility contains a Simplex 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 and is nearing the end of its life expectancy but is in good condition. The classrooms are equipped with adequate outlets. The electrical system will need partial system replacement to support the introduction

of additional air conditioning for spaces such as the gyms. There is a security system, but it is not fully compliant with the OFCC design manual requirements. A secure vestibule is present at the main entrance for proper control and clearance of individuals visiting the building. The window system seals are failing, with fogging observed in many units during the physical assessment. Some upper level windows have already been recently replaced and are in good condition.

There is an emergency egress lighting system in the building, but it will need to be replaced due to other system replacements outlined within the assessment. General finishes in the building vary in condition, but many items such as carpet and VCT require replacement due to condition and age. The facility contains a partial fire suppression system. There are several American Disability Act (ADA) barriers present in this facility. Proper separation of bus and car traffic is provided at this school. The classrooms vary in size and some do allow for small group areas.

Current Renovations & Repairs Cost (2019 Scope & Cost Set) = \$38,659,950.78