

KIMPTON MIDDLE SCHOOL BUILDING ASSESSMENT SUMMARY

2019 UPDATE

Building Information:

1970 Original Construction
96,365 SF

1970 Auditorium House – Original Construction
4,211 SF

2000 Addition 1
8,656 SF

Building Site Size
31.05 acres

Grade Configuration
7-8

Enrollment
809 students (June 2019)

Kimpton Middle School is a two story, 109,232 square foot school building located on 31.05 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 gypsum board decking.

The HVAC system for the overall facility consists of gas fired rooftop units installed in 1995. The system does not meet Ohio Facilities Construction Commission (OFCC) design standards. The system does provide the required CFM as per Ohio Building Code mechanical standards. The roof is a built-up asphalt coal tar finished with pea gravel ballasts. The exact age of the roof over the 1970 building is unknown but has clearly exceeded its usefulness and many patches have been conducted over the years. The roof over the 2000 addition is original to its construction date. The roofs have exceeded their 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. 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 window system in the 1970 portion of the building was recently replaced with a double insulated, thermally broken frame window system that is energy efficient and in good condition. The windows in the 2000 addition are casement style design, are thermally broken, double insulated glazed units that 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 the 1970 portion of the school, as it 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) = \$19,273,281.47