

RIVERVIEW ELEMENTARY SCHOOL BUILDING ASSESSMENT

SUMMARY 2019 UPDATE

Building Information:

1956 Original Construction
20,379 SF

1959 Addition 1
10,524 SF

1985 Addition 2
1,592 SF

Building Site Size
10 acres

Grade Configuration
K-4

Enrollment
350 students (June 2019)

Riverview Elementary School is a two story, 32,495 square foot school building located on a 10-acre site 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 load bearing masonry structure. The floor construction is are built with slab on grade construction. The intermediate floor construction above the basement is a structural concrete slab on concrete frame. The roof structure where observed is a long span steel bar joist system with steel panel decking.

The HVAC system for the overall facility consists of gas fired steam boilers (installed around 2006) 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 modified bitumen roll roofing topped with coal tar and quartzite granular gravel ballast. The exact age of the roof is unknown but was reported older than 2006. Therefore, the roofs have exceeded their useful life per OFCC standards for this type of system.

The facility contains a Honeywell fire alarm system that 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 overall facility does not contain a true security system. The district

recently installed a secure vestibule at the main entrance for proper control and clearance of individuals visiting the building. The windows have recently been replaced with a double insulated, thermally broken frame window system that is energy efficient and 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 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 undersized and do not properly allow for small group areas.

Current Renovations & Repairs Cost (2019 Scope & Cost Set) = \$7,490,752.92