

WOODLAND 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
277 students (June 2019)

Woodland Elementary School is a single story, 32,495 square foot school building located on approximately 10 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 poured concrete spread footers. The building is load bearing masonry structure. The grade level floors have slab-on grade construction. The roof structure is long span steel bar joist system with steel panel decking.

The HVAC system for the overall facility consists of gas fired steam boilers which were installed around 2005 that serve steam radiators and unit ventilators. The system does not meet the required CFM as per OBC Mechanical Code standards. The roof is a modified bitumen roll roofing topped with coal tar and granular gravel ballast. Exact age of the roofs is unknown but are reported to be known at least 14 years or older, therefore require replacement due to age.

The facility contains a Honeywell 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 build and requires replacement due to age. The system cannot be expanded to add additional capacity, nor are the classrooms equipped with adequate outlets. There is no true security system, but a secure vestibule is present at the main entrance for proper control and clearance of individuals visiting the building. The window system has recently been replaced.

There is an emergency egress lighting system in the building, but it is inadequately provided and does not meet OFCC design manual guidelines. 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 dated and require replacement. 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 provided at this school. The classrooms are undersized and do not allow for small group areas.

Current Renovations & Repairs Cost (2019 Scope & Cost Set) = **\$7,258,479.22**