

# SHAKER HEIGHTS FACILITIES MASTER PLAN

## BUILDING ASSESSMENT EXECUTIVE SUMMARY

### Shaker Heights City School Buildings

During the summer of 2021, the district worked with construction and school facilities experts to analyze the efficiency of the school buildings – both from a financial and educational standpoint. This is a free service provided by the state of Ohio as part of the Ohio Facilities Construction Commission (OFCC). The assessments were originally completed in 2015, with validation review and adjustments made in 2017. Building upgrades and modifications were completed during the summer of 2019 and 2020; therefore, it was prudent to complete another validation review with adjustments in 2021. The Facility Assessment Costs included cost projections made for Summer 2022. Costs for years beyond 2022 were calculated with a 3.5% inflation rate.

The goal of the assessment was to determine if our facilities are up to standards when it comes to student learning and safety, and to also make sure the district is spending taxpayer dollars wisely when it comes to maintenance. We are also eager to look into this because the state of Ohio, through its building assistance program, is willing to reimburse 36% of the cost to upgrade our schools.

Despite the hard work of our maintenance staff, the assessment revealed that many of our building systems are nearing or well beyond their lifespan. In addition, our classroom space does not reflect what students will encounter in today's colleges and job market. That makes sense when you consider the fact that our buildings range from 66 to 107 years old and were not built with today's learning needs in mind. A few existing classrooms in each building were renovated in 2018 as Pilot Classrooms which included new finishes, technology, lighting, and furniture; however, full implementation of new standards has not occurred.

Van Auken Akins Architects LLC (VAA) and Scheeser, Buckley Mayfield (SBM) assessed the buildings considering such items as: overall general condition, materials, observed construction standards and deferred maintenance. The assessments were visual assessments of the building conditions. Our assessments of the facility were broken into twenty-three primary categories: Heating, Roofing, Ventilation and Air Conditioning, Electrical Systems, Plumbing, Windows, Structure, Interior Finishes, Lighting, Security Systems, Emergency/Egress Lighting, Fire Alarm, Handicap Access, Site Conditions, Sewer Systems, Water Supply, Exterior Doors, Hazardous Materials, Life Safety, Loose Furnishings, and Technology.

The condition assessments were based on the professional judgment of the assessment team from VAA and SBM. The assessments included generalized visual assessments and observations. It did not include testing of any nature (either destructive or non-destructive), a detailed structural, electrical, or mechanical evaluation of the subject property. The summary of findings for each school building are noted herein.

### **Boulevard Elementary School**

**Below grade waterproofing, foundation and wall repair, masonry cleaning, reconstruction of retaining walls and stairs, and storm water drainage replacement was the primary scope of work completed in 2019 and 2020. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building lacks accessibility apart from the most recent addition, which includes an elevator; however, the clearance requirements to comply with ADA changed and the building lacks accessible restroom facilities. Classrooms are undersized and do not meet current standards. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.**

### **Lomond Elementary School**

**Below grade waterproofing, foundation and wall repair, masonry cleaning, reconstruction of retaining walls and stairs, removal and infill of the coal bin, storm water drainage replacement, membrane roofing repairs, new fire alarm system, and security system upgrades was the primary scope of work completed in 2019 and 2020. The slate roofs receive ongoing repairs; however, full replacement of the sloped roofing along with removal and replacement of damaged coping stones is required. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building lacks accessibility without an elevator and the building lacks accessible restroom facilities. Classrooms are undersized and do not meet current standards. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.**

### **Mercer Elementary School**

**Below grade waterproofing, foundation and wall repair, masonry cleaning, reconstruction of retaining walls and stairs, and security system upgrades was the primary scope of work completed in 2019 and 2020. The slate roofs receive ongoing repairs; however, full replacement of the sloped roofing along with removal and replacement of damaged coping stones is required. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building includes an elevator but the building lacks accessible restroom facilities. Classrooms are undersized and do not meet current standards. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.**

### **Oxford Elementary School**

**Below grade waterproofing, foundation and wall repair, masonry cleaning, reconstruction of retaining walls and stairs, parking lot reconstruction, and security system upgrades was the primary scope of work completed in 2018 and 2019. The slate roofs receive ongoing repairs; however, full replacement of the sloped roofing on the original building is required. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building lacks accessibility apart from the most recent addition, which includes an elevator; however, the clearance requirements to comply with ADA changed and the building lacks accessible restroom facilities. Classrooms are undersized and do not**

meet current standards. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.

#### **Fernway Elementary School**

Reconstructed in 2018, Fernway Elementary School is a multi-story building is accessible with an elevator and accessible restroom facilities. The mechanical and electrical systems meet the requirements of the OSDM, and the building has an automatic sprinkler system. The average classroom size meets the current OSDM requirements. The building includes new finishes and furnishings.

#### **Woodbury Elementary School**

Below grade waterproofing, foundation and wall repair, masonry cleaning, reconstruction of retaining walls and stairs, storm water drainage replacement, membrane roofing replacement, new fire alarm system, and security system upgrades was the primary scope of work completed in 2018, 2019 and 2020. The slate roofs receive ongoing repairs; however, full replacement of the sloped roofing is required. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building lacks accessibility without a single elevator to provide access to all building levels, and the building lacks accessible restroom facilities. Classrooms are undersized and do not meet current standards. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.

#### **Shaker Heights Middle School**

Below grade waterproofing, foundation and wall repair, masonry cleaning, membrane roofing replacement, and security system upgrades was the primary scope of work completed in 2018, 2019 and 2020. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building lacks accessibility without an elevator to provide access to all building levels, and the building lacks accessible restroom facilities. Classrooms are undersized and do not meet current standards. The windows are original to the building and require replacement. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.

#### **Shaker Heights High School**

Below grade waterproofing, foundation and wall repair, masonry cleaning, membrane roofing replacement, slate roofing replacement, replacement of boilers and waterlines, replacement of gas line, parking lot reconstruction, modernization of the existing elevator, new fire alarm system, and security system upgrades was the primary scope of work completed in 2018, 2019 and 2020. While significant to the ongoing use of the school, the mechanical and electrical systems should be addressed as they are inadequate and fail to meet the facilities future needs. This multi-level building lacks accessibility without an elevator to provide access to all building levels, and the building lacks accessible restroom facilities. Classrooms are undersized and do not meet current standards. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.