YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL ASSESSMENT

OBSERVATIONS
5 Key Areas

- Building
  - 1988 Building Area
  - Building Envelope
  - Building Interior
  - Building Accessibility
  - Hazardous Materials
  - Furnishings
- HVAC/Plumbing
- Electrical
- Technology
- Site
1988 Modular Building Area

Concerns:
- Age - 31 years
- IAQ
- Structure (wood), crawlspace

Modular Building Institute (MBI) recommends:
- If the need is truly 1-5 years
- Over 1-5 years, additions or renovations
- Prior to 1990 are not as energy efficient, quiet or accommodating
- Process to “phase out” any over 20 years old.
Roofing

Age
10 to 25 years

Built-up roofing with and without gravel ballast, modified bitumen roofing, metal cap flashings, copings, roof drains, ladders, etc.

No leaks reported, but evidence of leaks throughout building.
YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL ASSESSMENT

OBSERVATIONS

BUILDING ENVELOPE
YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL ASSESSMENT OBSERVATIONS

BUILDING ENVELOPE
AHERA 3-Year Re-inspection Report

1963
$300,000+

1988
$80,000+

2002
$40,000+

Insulations, fluorescent lamps and ballasts, acoustical panels, lab tables/countertops, flooring mastics, Galbestos panels, etc.
YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL ASSESSMENT OBSERVATIONS

FURNISHINGS
• No fire protection system (sprinklers) exist
• Most of overall plumbing system is beyond useful life
• Overall HVAC system has exceeded useful life, 2002 units should be replaced within 5-10 years
• Fire alarm functional, but outdated
• Majority of panel boards are too old for replacement parts.
• Lighting mostly fluorescent, becoming expensive with LED trend.
• Emergency and exit lights aged past being reliable
• Paging system – replace with new
  • Replacement parts not available, manufacturer is out of business
• Clock system – provide new
  • No synchronous clock system within building
• Telephone System – replace with new
  • Functions, but consistently drops out multiple times per month
• Horizontal cabling infrastructure – upgrade
  • Currently mixture of Category 5E and 6. Upgrade to shielded 6 and 6A to support higher bandwidths for network and wireless devices
• Fiber backbone cabling infrastructure – replace with new
  • Currently only supports 1 Gb backbone, should upgrade to support 10 Gb backbone for higher bandwidths/speeds
• Pathways for horizontal data cabling – replace
  • Majority of pathways are exposed and not properly supported
• Classroom AV Cabling – replace
  • Currently supports only analog VGA; newer computers will be outfitted with HDME and no longer support analog VGA
• Classroom displays – replace
  • Mixture of discontinued LCD projectors and Ultra-Short-throw projectors. LCD projectors should be replaced with Ultra-Short-throw projectors at a minimum
• Classrooms sound systems – provide
  • No classroom sound systems exist currently for teacher or PC audio to be amplified
• Network switching – replace/upgrade
  • Network switches only support a 1 Gb backbone, need to support 10 Gb backbone
  • No UPS’s installed for power backup
• Access control – provide
  • No access control system at the building, a new system should be installed with card readers at exterior doors
Drainage issues, bicycle storage area blocks pathways to main entrances, no separation of pedestrian and vehicular traffic, lack of adequate storm system to manage runoff.
5 Key Areas

- Building
  - Building Envelope
  - Building Interior
  - Building Accessibility
  - Hazardous Materials
  - Furnishings
- HVAC/Plumbing
- Electrical
- Technology
- Site
MILLS LAWN SCHOOL

PHYSICAL ASSESSMENT

OBSERVATIONS

BUILDING INTERIOR
MILLS LAWN SCHOOL

PHYSICAL ASSESSMENT

OBSERVATIONS

BUILDING ACCESSIBILITY
AHERA 3-Year Re-inspection Report

1952
$220,000+

1957
$105,000+

2002
$95,000+

Insulations, fluorescent lamps and ballasts, hard plaster, acoustical panels, lab tables/countertops, flooring, mastics, door/window components, etc.
MILLS LAWN ELEMENTARY

PHYSICAL ASSESSMENT

OBSERVATIONS

FURNISHINGS
• No fire protection system (sprinklers) exist
• Most of overall plumbing system is beyond useful life
• Overall HVAC system has exceeded useful life, 2002 units should be replaced within 5-10 years
• Fire alarm functional, but outdated
• Majority of panel boards are original and/or in poor condition.
• HVAC upgrades will likely require electrical service replacement.
• Lighting and emergency/exit lighting should be upgraded to LED.
• Receptacles and switches throughout due for replacement
• Paging system – replace with new
  • Replacement parts not available, manufacturer is out of business
• Clock system – provide new
  • No synchronous clock system within building
• Telephone System – replace with new
  • Functions, but consistently drops out multiple times per month
• Horizontal cabling infrastructure – upgrade
  • Currently mixture of Category 5E and 6. Upgrade to shielded 6 and 6A to support higher bandwidths for network and wireless devices
• Fiber backbone cabling infrastructure – replace with new
  • Currently only supports 1 Gb backbone, should upgrade to support 10 Gb backbone for higher bandwidths/speeds
• Pathways for horizontal data cabling – replace
  • Majority of pathways are exposed and not properly supported
• Classroom AV Cabling – replace
  • Currently supports only analog VGA; newer computers will be outfitted with HDME and no longer support analog VGA
• Classroom displays – replace
  • Mixture of discontinued LCD projectors and Ultra-Short-throw projectors. LCD projectors should be replaced with Ultra-Short-throw projectors at a minimum
• Classrooms sound systems – provide
  • No classroom sound systems exist currently for teacher or PC audio to be amplified
• Network switching – replace/upgrade
  • Network switches only support a 1 Gb backbone, need to support 10 Gb backbone
  • No UPS’s installed for power backup
• Access control/Intrusion detection – provide
  • No access control system at the building, a new system should be installed with card readers at exterior doors
  • Some intrusion detection exists, but a new system throughout is warranted
Inadequate student drop-off/pick-up (Limestone and Elm), drainage issues, accessible routes, fall protection at play equipment
<table>
<thead>
<tr>
<th></th>
<th>YSHS/MMS</th>
<th>Mills Lawn School</th>
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<tbody>
<tr>
<td><strong>Total Area (SF)</strong></td>
<td>74,229</td>
<td>47,324</td>
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<tr>
<td><strong>Total Renovation Costs</strong></td>
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<td>???</td>
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<tr>
<td><strong>Total Cost/SF (New)</strong></td>
<td>$239.28</td>
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<td><strong>Replacement Costs (Same SF)</strong></td>
<td>$17,761.515</td>
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<tr>
<td><strong>Renovate:Replace</strong></td>
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