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
YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL ASSESSMENT OBSERVATIONS

BUILDING INTERIOR
YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL ASSESSMENT

OBSERVATIONS

BUILDING ACCESSIBILITY
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• Fire alarm functional, but outdated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 HDMI 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.
MILLIS LAWN SCHOOL

PHYSICAL ASSESSMENT

OBSERVATIONS
5 Key Areas

• Building
  • Building Envelope
  • Building Interior
  • Building Accessibility
  • Hazardous Materials
  • Furnishings
• HVAC/Plumbing
• Electrical
• Technology
• Site
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 HDMI 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>Total Area (SF)</td>
<td>74,229</td>
<td>47,324</td>
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<tr>
<td>Total Renovation Costs</td>
<td>$19,798,360</td>
<td>$11,784,798</td>
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<tr>
<td>Total Cost/SF (New)</td>
<td>$258.56</td>
<td>$258.69</td>
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<tr>
<td>Replacement Costs (Same SF)</td>
<td>$19,192,650</td>
<td>$12,242,246</td>
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<tr>
<td>Renovate:Replace</td>
<td>103%</td>
<td>96%</td>
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Phasing...One Way

- Critical
  - Life safety, code compliance, technology, security
- Priority
  - Infrastructure, maintenance, roofs, envelope
- Deferred
  - Finishes, furnishings, fixtures
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<th></th>
<th>Critical</th>
<th>Priority</th>
<th>Deferred</th>
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<tr>
<td>Mills Lawn School</td>
<td>$2,384,388</td>
<td>$6,337,551</td>
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<td>YSHS/MMS</td>
<td>$5,899,193</td>
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<td>Total/Phase</td>
<td>$8,283,581</td>
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<td>$7,197,384</td>
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<tr>
<td>Total Overall</td>
<td>$31,583,158</td>
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## INVESTMENT IN THE FUTURE

<table>
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<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Renovations</td>
<td>$31,583,158</td>
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<tr>
<td>Current K-12 Enrollment</td>
<td>712</td>
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<td>Current Area</td>
<td>121,553 SF</td>
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<tr>
<td>New Area</td>
<td>108,847 SF</td>
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<td>Total New</td>
<td>$28,134,773</td>
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<td>Renovate:Replace</td>
<td>112%</td>
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YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

EDUCATIONAL ASSESSMENT OBSERVATIONS
OBSERVATIONS

1988 modular addition is past it’s useful life.

Invest no money in renovation

Consider demolition and rebuild
OBSERVATIONS

3-story classroom wing

No bearing walls - could be reconfigured

Multiple level small footprint limits collaboration
OBSERVATIONS

3-story classroom wing

Industrial feel

Dated

Not inspiring
OBSERVATIONS

Convoluted circulation

Excess circulation
OBSERVATIONS

Entrance
Difficult to locate
Uninspiring
No secure vestibule
OBSERVATIONS

Limited height for activities

Deep roof deck has no capacity for hanging equipment
OBSERVATIONS

Kitchen

Minimal space for prep and serving

Limited ability to offer healthy and fresh options
OBSERVATIONS

Media Center

Not an inviting destination

Large but underutilized

Very traditional
Observations

Music

Accessibility issues

Feels like an annex

Odd shapes and angles
OBSERVATIONS

Very long circulation paths

Disconnect between areas of the building
Feels like 3 or more separate buildings assembled together
OBSERVATIONS

Unclear entrance

Lack of signage
OBSERVATIONS

Lack of space for small group work
OBSERVATIONS

Front entrance and office

Not fully controlled and secured

Not welcoming
OBSERVATIONS

Narrow gauge footprint – long and narrow classrooms

High ceilings but low structure
OBSERVATIONS

Retrofitting creative learning spaces
OBSERVATIONS

Pride

Artwork, murals, creations
OBSERVATIONS

Accessibility
OBSERVATIONS

1955 annex

Opportunities
and Limitations
OPPORTUNITIES

Partial demolition

- 3-story wing
- 1988 modulars
- Music wing

Approx. $650,000
OPPORTUNITIES

Convert gymnasium into central commons, dining and performing arts

Convert art rooms into larger functional kitchen

Approx. $2.3 million
OPPORTUNITIES

Convert kitchen into new admin office space and enlarge to create secure office and new building entrance and image

Approx. $650,000
OPPORTUNITIES

New gymnasium that can connect to new central commons

Approx. $3.0 million
OPPORTUNITIES

New HS and MS learning communities with integrated space for collaboration and project-based learning

Approx. $7.0 million
OPPORTUNITIES

New MS learning community with integrated space for collaboration and project-based learning

Approx. $3.9 million
OPPORTUNITIES

New art and music addition

Approx. $2.0 million
OPPORTUNITIES

Approx. $19.0 million
Partial demolition and additions to convert to a K-12

*No other renovation work included

Approx. $26.0 million
OPPORTUNITIES

Convert library/computer space to a multi-use project lab

Approx. $250,000
OPPORTUNITIES

New Student dining/commons space to free up gymnasium for PE and performing arts

Approx. $1.3 million
OPPORTUNITIES

Small classroom addition and convert existing classroom space to collaboration and project space

Approx. $1.0 million
OPPORTUNITIES

Small classroom addition and convert existing classroom space to collaboration and project space

New Student dining/commons space to free up gymnasium for PE and performing arts
OPPORTUNITIES
Demolish and rebuild 1952 original section
OPPORTUNITIES

Demolish 1952 original section and rebuild new addition

Approx. $7.0 million
OPPORTUNITIES

Add 6-12 to Mills Lawn site either as a standalone or connected facility

*No other renovation work included

Approx. $19.9 million
Questions and Answers