



# Yellow Springs

Exempted Village School District

**FACILITIES TASK FORCE MEETING**



**May 15, 2019**

**FANNING  
HOWEY**



**FANNING  
HOWEY**

# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

## PHYSICAL ASSESSMENT

## OBSERVATIONS

### YELLOW SPRINGS HIGH SCHOOL

THE SCHOOL THE COMMUNITY BUILT

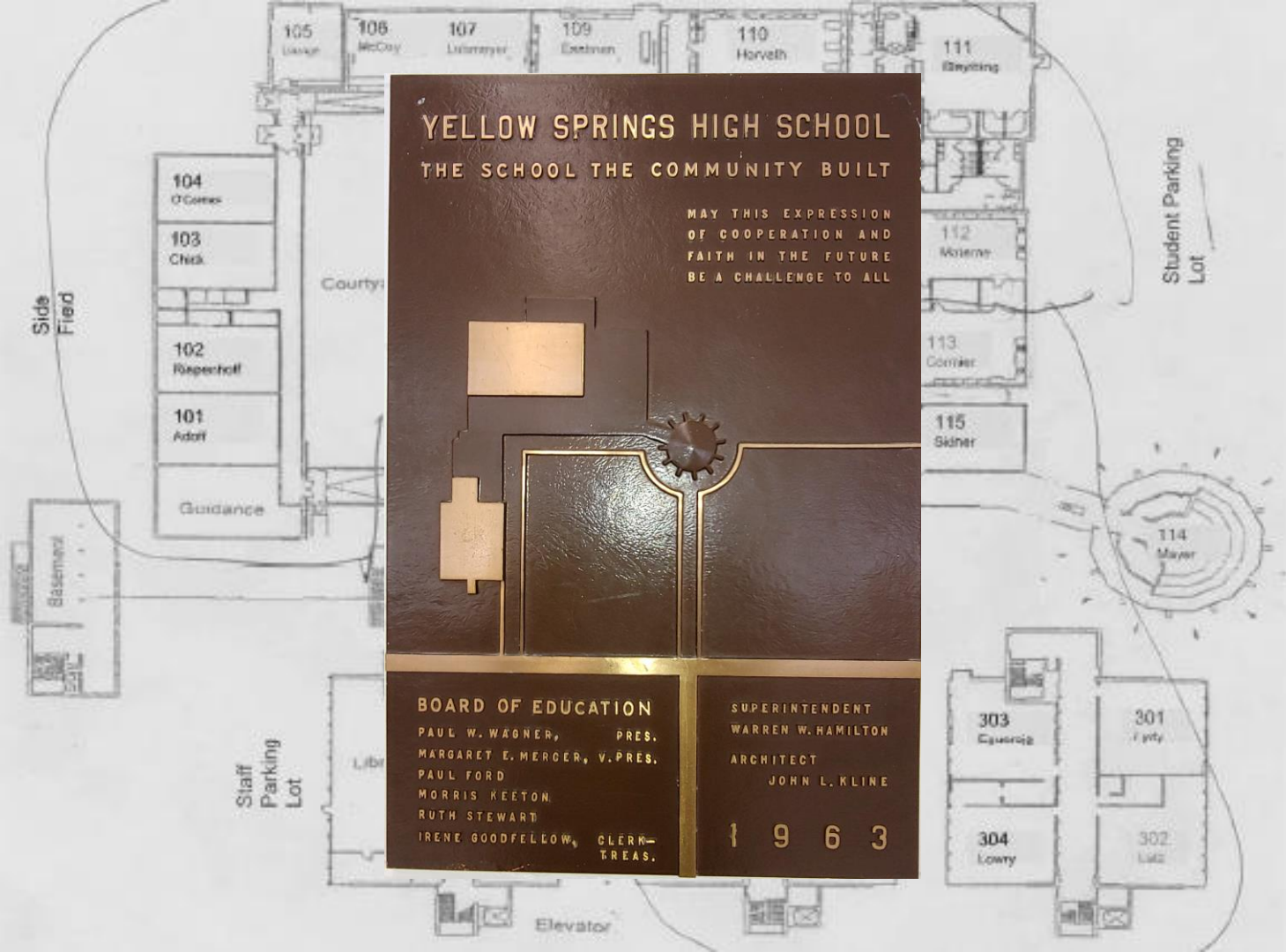
MAY THIS EXPRESSION  
OF COOPERATION AND  
FAITH IN THE FUTURE  
BE A CHALLENGE TO ALL

#### BOARD OF EDUCATION

PAUL W. WAGNER, PRES.  
MARGARET E. MERCER, V. PRES.  
PAUL FORD  
MORRIS KEETON  
RUTH STEWART  
IRENE GOODFELLOW, CLERK-  
Treas.

SUPERINTENDENT  
WARREN W. HAMILTON  
ARCHITECT  
JOHN L. KLINE

1 9 6 3





## 5 Key Areas

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

YELLOW  
SPRINGS  
MIDDLE  
SCHOOL AND  
HIGH SCHOOL

PHYSICAL  
ASSESSMENT

KEY AREAS

# 1988 Modular Building Area



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## 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.

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SCHOOL AND  
HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

1988 BUILDING  
AREA



## 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.

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SCHOOL AND  
HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
ENVELOPE



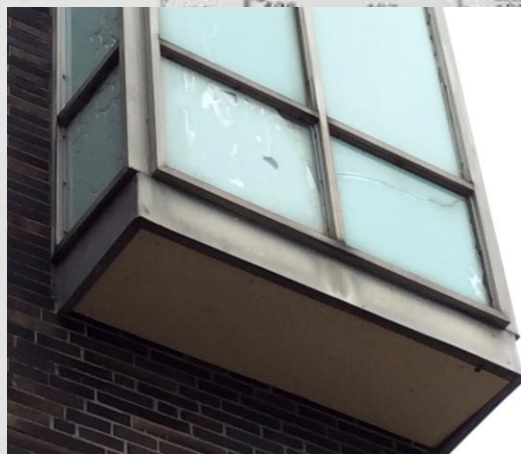
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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

## PHYSICAL ASSESSMENT

## OBSERVATIONS

## BUILDING ENVELOPE



Side Field

Gym

Main Office

Spiral- Knapp

113 Skidner

Front

200 Walker

204 Nohel

205 Day

Lot



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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

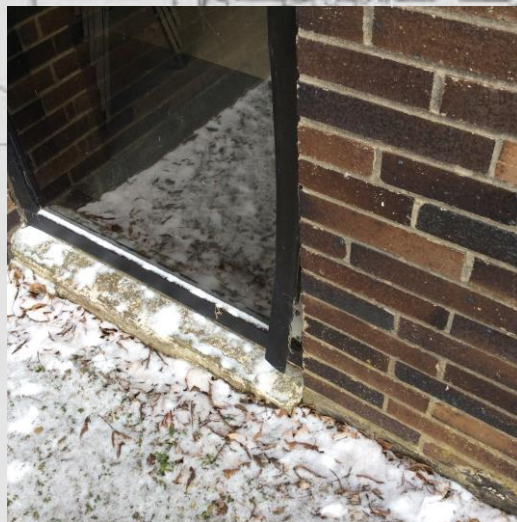
PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
ENVELOPE



Student Parking  
Lot



Side  
Field

Basement  
Exit



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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
INTERIOR







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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
INTERIOR





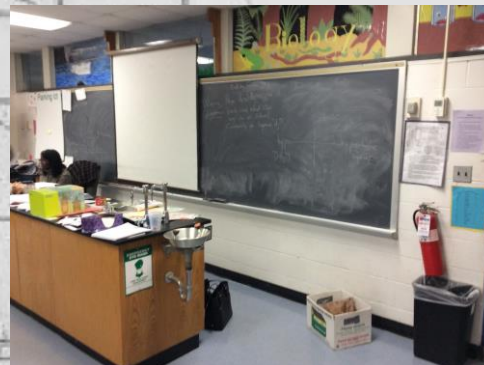
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HOWEY

# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
INTERIOR





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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
INTERIOR



Side  
Fried



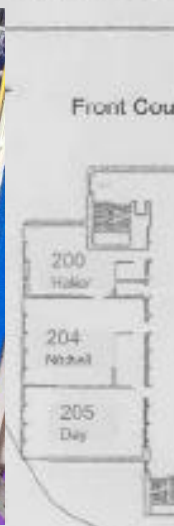
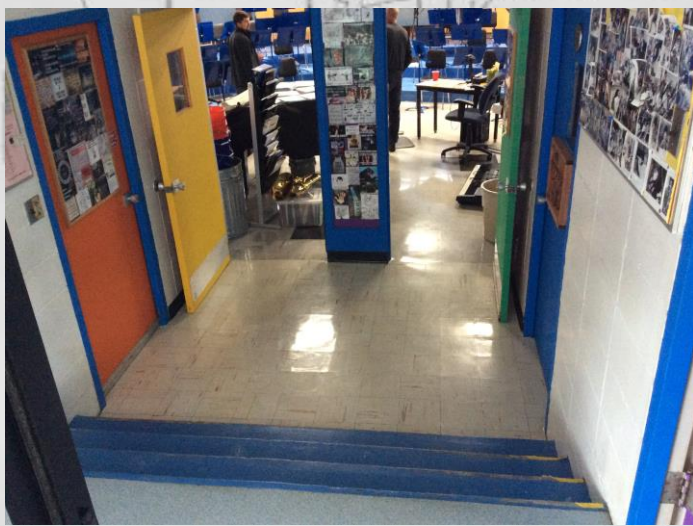
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**YELLOW  
SPRINGS  
MIDDLE  
SCHOOL AND  
HIGH SCHOOL**

**PHYSICAL  
ASSESSMENT**

**OBSERVATIONS**

**BUILDING  
ACCESSIBILITY**





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## **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**

**HAZARDOUS  
MATERIAL**



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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

FURNISHINGS





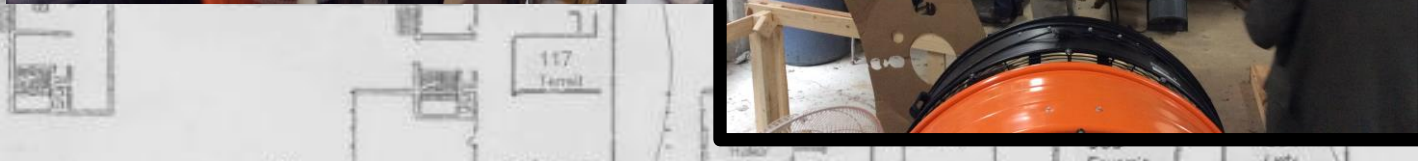
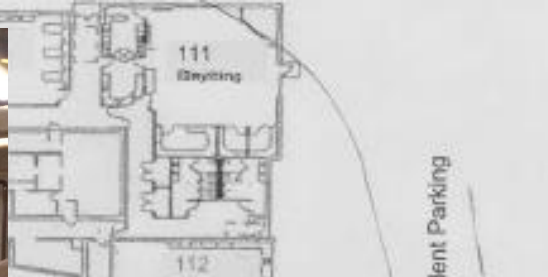
FANNING  
HOWEY

# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

## PHYSICAL ASSESSMENT

## OBSERVATIONS

## HVAC AND PLUMBING



- 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



# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

ELECTRICAL



Side Field

104 O'Connell

103 Chick

102 Rapoport

101 Adorn

Classroom

Basement

Student Parking Lot

114 Mayer

201 Walker

303

301

- 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



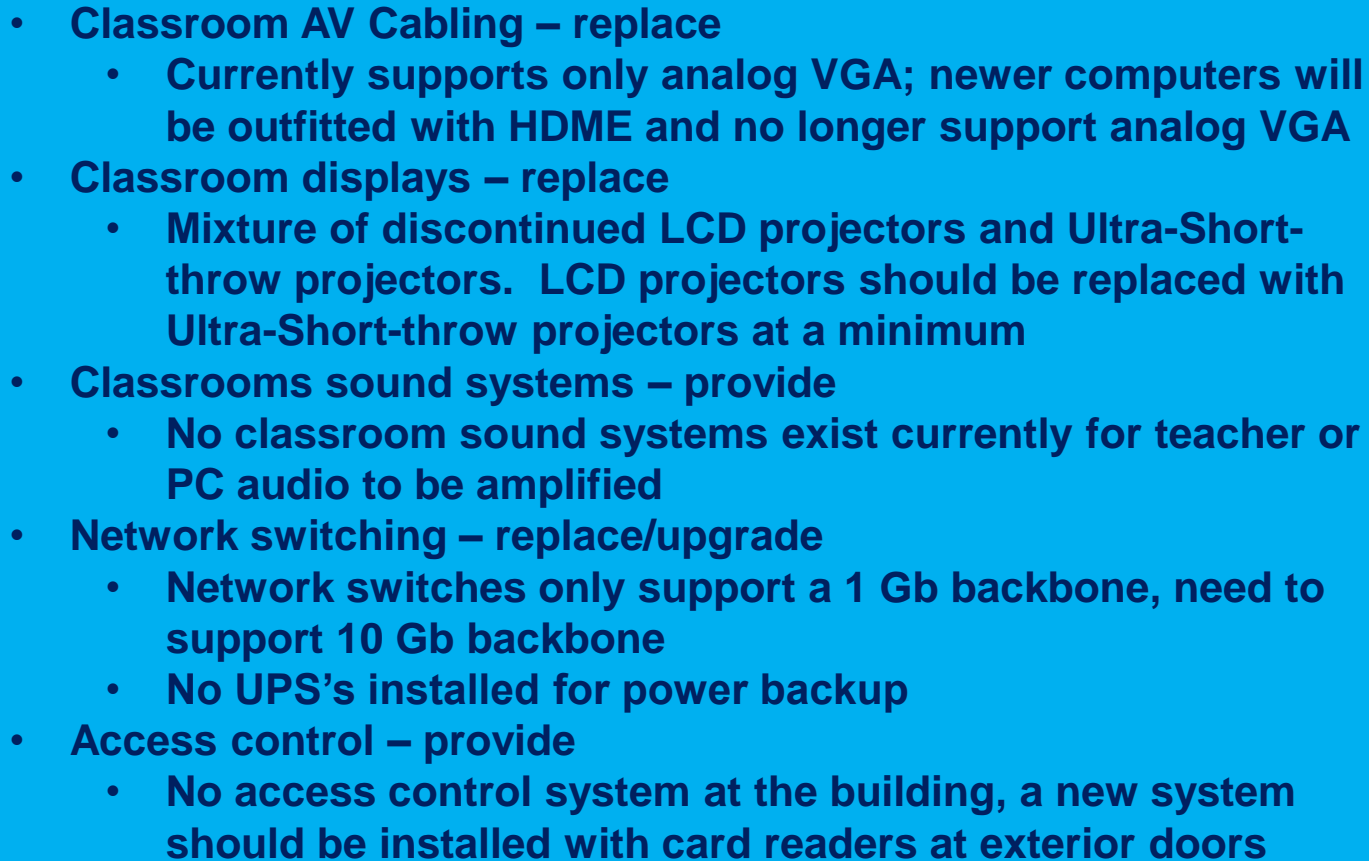
**FANNING  
HOWEY**

**YELLOW  
SPRINGS  
MIDDLE  
SCHOOL AND  
HIGH SCHOOL**

**PHYSICAL  
ASSESSMENT**

**OBSERVATIONS**

**TECHNOLOGY**

- 
- **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



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YELLOW  
SPRINGS  
MIDDLE  
SCHOOL AND  
HIGH SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

TECHNOLOGY



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# YELLOW SPRINGS MIDDLE SCHOOL AND HIGH SCHOOL

## PHYSICAL ASSESSMENT

## OBSERVATIONS

## SITE



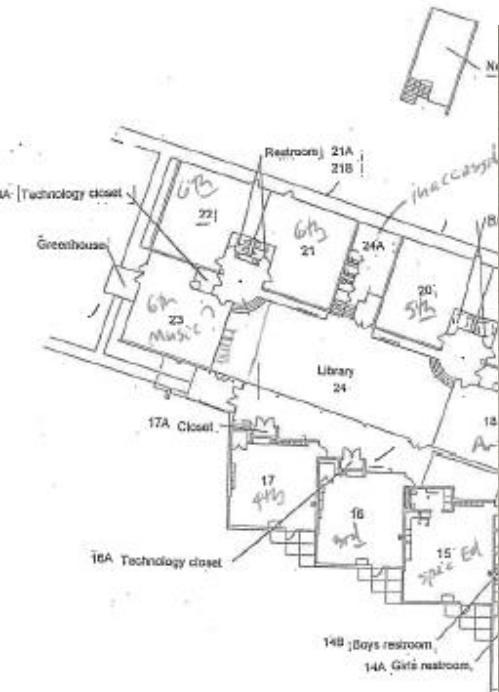
**Drainage issues, bicycle storage area blocks pathways to main entrances, no separation of pedestrian and vehicular traffic, lack of adequate storm system to manage runoff.**



# MILLS LAWN SCHOOL

# PHYSICAL ASSESSMENT

# OBSERVATIONS





## 5 Key Areas

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

MILLS LAWN  
SCHOOL

PHYSICAL  
ASSESSMENT

KEY AREAS



Mills Lawn Elementary School



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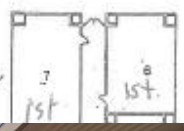
News Studio  
349 |

Classroom



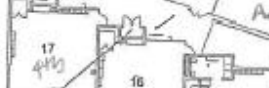
Storage

Coal



MILLS LAWN  
SCHOOL

PHYSICAL  
ASSESSMENT



A-1

111  
413



Restroom: 1A, 2A

Storage: 1A

OBSERVATIONS

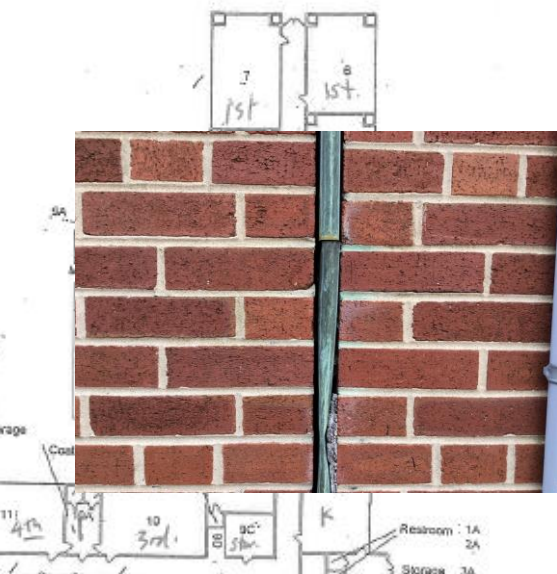
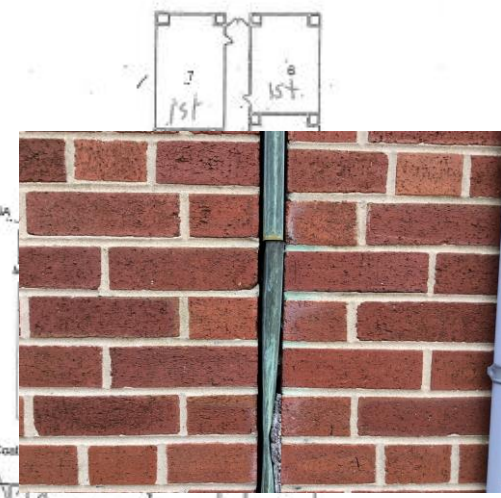


BUILDING  
ENVELOPE

Mills Lawn Elementary School



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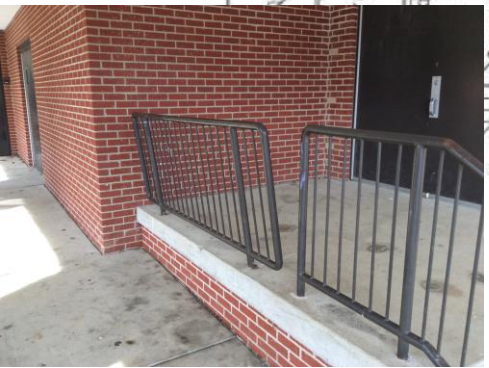


MILLS LAWN  
SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

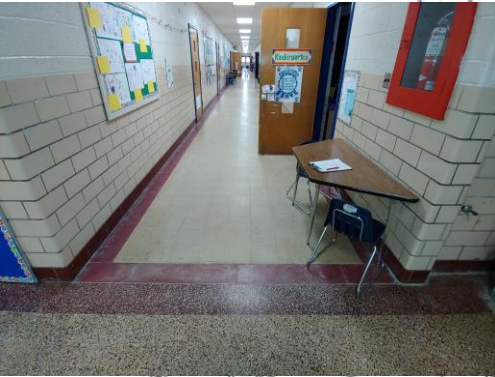
BUILDING  
ENVELOPE



Mills Lawn Elementary School



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HOWEY

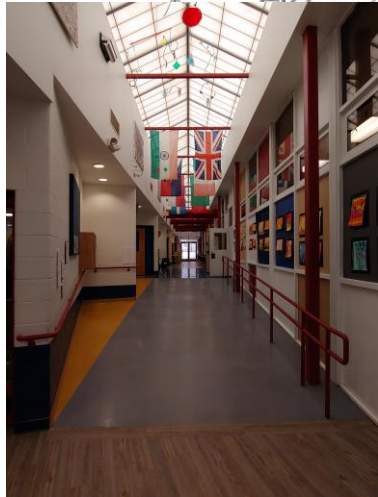


MILLS LAWN  
SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
INTERIOR





Mills Lawn Elementary School



FANNING  
HOWEY



News Studio  
349



MILLS LAWN  
SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
INTERIOR

17



Restroom : 1A





14B Boys restroom



Restroom



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MILLS LAWN  
SCHOOL

PHYSICAL  
ASSESSMENT

OBSERVATIONS

BUILDING  
ACCESSIBILITY





**FANNING  
HOWEY**

## **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  
SCHOOL**

**PHYSICAL  
ASSESSMENT**

**OBSERVATIONS**

**HAZARDOUS  
MATERIALS**



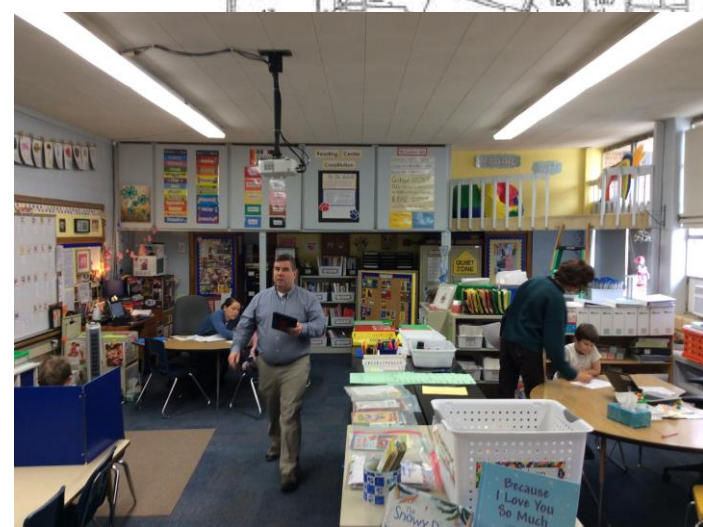
FANNING  
HOWEY

MILLS LAWN  
ELEMENTARY

PHYSICAL  
ASSESSMENT

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FURNISHINGS



Mills Lawn Ele



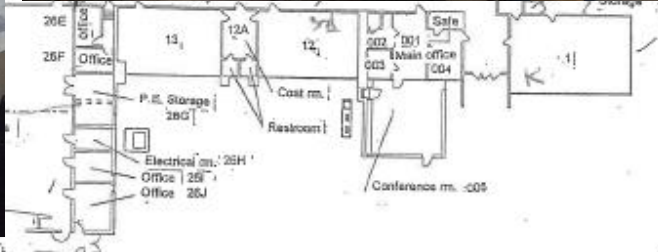
**FANNING  
HOWEY**

**MILLS LAWN  
ELEMENTARY**

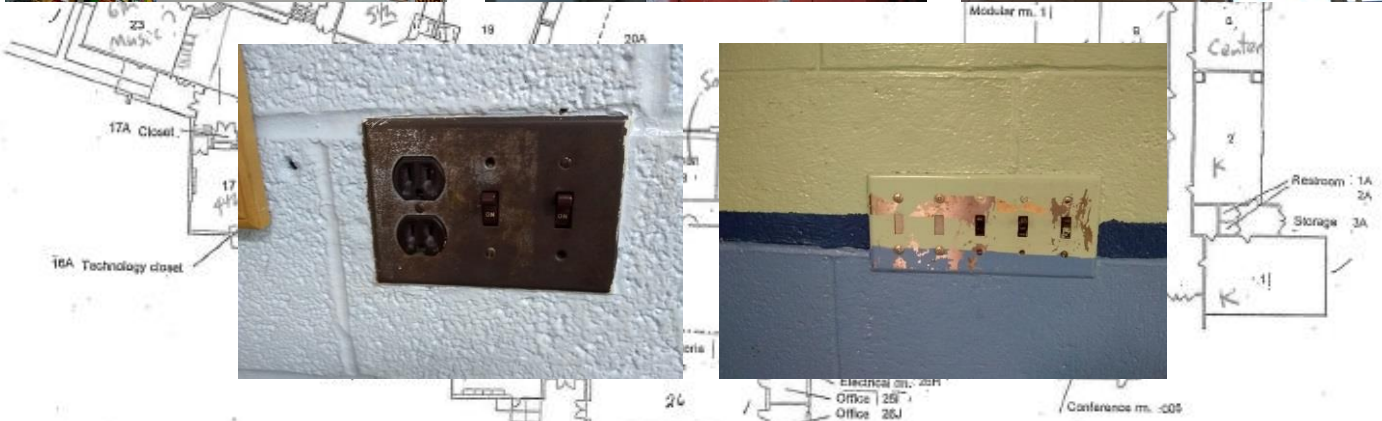
**PHYSICAL  
ASSESSMENT**

**OBSERVATIONS**

**HVAC AND  
PLUMBING**



- No fire protection system (sprinklers) exist
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## MILLS LAWN ELEMENTARY

## PHYSICAL ASSESSMENT

## OBSERVATIONS

## ELECTRICAL

- 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**
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**MILLS LAWN  
SCHOOL**

**PHYSICAL  
ASSESSMENT**

**OBSERVATIONS**

**TECHNOLOGY**

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  - 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



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**MILLS LAWN  
SCHOOL**

**PHYSICAL  
ASSESSMENT**

**OBSERVATIONS**

**TECHNOLOGY**





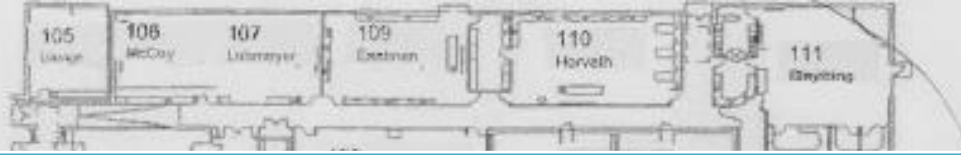
## MILLS LAWN ELEMENTARY

## PHYSICAL ASSESSMENT

## OBSERVATIONS

## SITE

**Inadequate student drop-off/pick-up (Limestone and Elm),  
drainage issues, accessible routes, fall protection at play  
equipment**



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# SUMMARY

	<b>YSHS/MMS</b>	<b>Mills Lawn School</b>
<b>Total Area (SF)</b>	74,229	47,324
<b>Total Renovation Costs</b>	???	???
<b>Total Cost/SF (New)</b>	\$239.28	\$239.07
<b>Replacement Costs (Same SF)</b>	\$17,761,515	\$11,313,749
<b>Renovate:Replace</b>	??%?	??%?

YELLOW  
SPRINGS  
SCHOOLS

PHYSICAL  
ASSESSMENT

OBSERVATIONS

SUMMARY

