



C.H. Campbell Elementary School



Building Review
October 26, 2022



WELCOME

AGENDA

Planning Roadmap
C.H. Campbell Building
Overview
Building Assessment
Next Steps
Building Tour



PLANNING ROADMAP

EXISTING BUILDING DATA REVIEW & TOURS

OCTOBER - DECEMBER 2022



- Review and evaluate building data and costs
 - Assessment validations, educational adequacy, site analysis
- Building tours

EDUCATIONAL VISIONING SESSION

JANUARY 2023



- Collaborative information gathering session to inform direction for facilities
- Serves as foundation for the master planning process

MASTER PLAN OPTIONS

JANUARY - APRIL 2023



- Investigate various master plan options and associated costs
- Explore site options
- Discuss pros/cons

RECOMMENDATION TO BOARD OF EDUCATION

APRIL 2023



- Provide consensus master plan option to the Board of Education

FACILITY PLANNING COMMITTEE



Purpose and Goals

- Determine a solution to current facility challenges
- Appropriately plan for the future - Ensure facilities properly support the educational program
- Evaluate data and costs to address facility issues
- Examine the impact of well-designed educational architecture on districts
- Investigate master plan options and costs
- Identify and address community concerns
- **Make a consensus Master Plan recommendation to the Board of Education**



C.H. CAMPBELL ELEMENTARY OVERVIEW

Mr. Travis Lavery, Principal



C. H. CAMPBELL ELEMENTARY OVERVIEW

Number of Staff:	59
Number of Students:	464

Built:	1961
Addition:	1999

STRENGTHS:

- Students
- Staff
- Community stakeholders
- Location
- Building security
- Classroom size
- STEM learning lab
- Outdoor learning areas

CHALLENGES:

- Foundation
- Flooding in utility tunnels and property
- Window replacement
 - Failing window seals and frames
- HVAC
 - Boilers approaching end of life
 - Air quality
 - Lack of air conditioning
- Electrical capacity
- Wooden support beams
- Entry security vestibule
- Functionality of spaces
 - Need for collaborative spaces
 - Need for small group areas
 - Offices for student privacy
- Restroom functionality
- School dismissal and parking
- Sidewalk



TYPICAL CLASSROOM



CRACKS IN TILES



BUS LOOP



NEW WINDOWS



MAIN ENTRANCE

AGENDA

Planning Roadmap
C. H. Campbell ES Building
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METHODOLOGY

Facilities Assessment/Validation Report

- Identifies items in need of replacement due to age, condition, or non compliance with current school standards in Ohio
- Living document which is updated regularly to capture changes in condition and/or recent improvements
- Guides in the master planning decision process
- Provides community with updated transparent information

Basis of Analysis

- Ohio School Design Manual Standards for K-12 Construction
- Building Code & ADA Regulations
- Ohio Facilities Construction Commission Cost Guidelines 2022

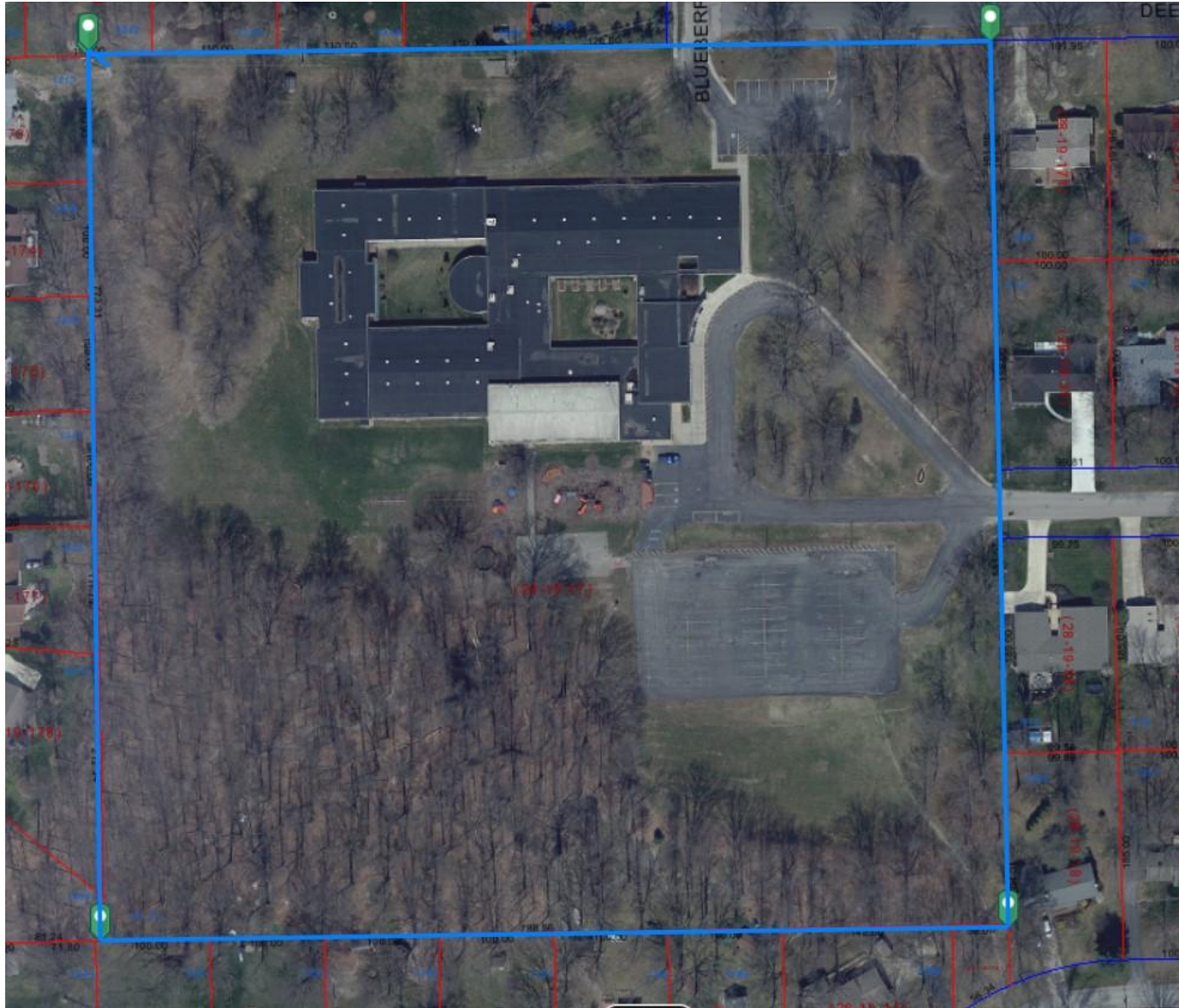
23 POINT CHECKLIST – “A-W ITEMS”

A. HVAC	M. Emergency /Egress Lighting
B. Roofing	N. Fire Alarm System
C. Air Conditioning/Ventilation	O. Handicapped access
D. Electrical System	P. Site Condition
E. Plumbing & Fixtures	Q. Sewage System
F. Windows	R. Water Supply
G. Structure: Foundation	S. Exterior Doors
H. Structure: Walls & Chimneys	T. Hazardous Material
I. Structure: Floors & Roofs	U. Life Safety
J. General Finishes	V. Loose Furnishings
K. Interior Lighting	W. Technology
L. Security Systems	

ASSESSMENT FINDINGS

C.H. CAMPBELL ELEMENTARY SCHOOL Facilities Assessment Cost Summary - OFCC Updated October 2022				
	Item	2018 Schorr Assessment with 2021 Cost Set Applied	2021 TDA Validation	Current October 2022 Assessment Cost Set Applied
A.	Heating System	\$ 2,408,944.80	\$ 2,408,944.80	\$ 3,513,344.12
B.	Roofing	\$ 943,931.80	\$ 943,931.80	\$ 1,497,419.52
C.	Ventilation / Air Conditioning	\$ -	\$ -	\$ -
D.	Electrical Systems	\$ 1,435,179.80	\$ 1,435,179.80	\$ 2,020,637.28
E.	Plumbing and Fixtures	\$ 613,768.00	\$ 613,768.00	\$ 719,232.41
F.	Windows	\$ 964,725.00	\$ 869,128.50	\$ 1,019,192.30
G.	Structure: Foundation	\$ -	\$ 756,628.00	\$ 885,255.00
H.	Structure: Walls and Chimneys	\$ 56,500.00	\$ 62,500.00	\$ 74,690.00
I.	Structures: Floors and Roofs	\$ 144,655.00	\$ 144,655.00	\$ 169,453.00
J.	General Finishes	\$ 1,296,995.70	\$ 1,441,861.80	\$ 2,269,828.76
K.	Interior Lighting	\$ 389,506.00	\$ 389,506.00	\$ 456,620.88
L.	Security Systems	\$ 140,821.40	\$ 480,707.40	\$ 562,757.24
M.	Emergency /Egress Lighting	\$ 59,924.00	\$ 59,924.00	\$ 70,111.08
N.	Fire Alarm	\$ 146,813.80	\$ 146,813.80	\$ 210,932.48
O.	Handicapped Access	\$ 315,484.80	\$ 315,484.80	\$ 369,696.97
P.	Site Condition	\$ 492,203.00	\$ 766,779.00	\$ 877,988.52
Q.	Sewage System	\$ 15,750.00	\$ 15,750.00	\$ 18,469.50
R.	Water Supply	\$ -	\$ -	\$ -
S.	Exterior Doors	\$ 57,500.00	\$ 52,500.00	\$ 61,566.75
T.	Hazardous Material	\$ 39,610.00	\$ 39,610.00	\$ 46,564.76
U.	Life Safety	\$ 221,756.80	\$ 237,756.80	\$ 317,776.10
V.	Loose Furnishings	\$ 389,506.00	\$ 389,506.00	\$ 456,620.88
W.	Technology	\$ 719,088.00	\$ 719,088.00	\$ 843,130.68
	Subtotal:	\$ 10,852,663.90	\$ 12,290,023.50	\$ 16,461,288.23
X.	Construction Contingency - 7%	\$ 759,686.47	\$ 860,301.65	\$ 1,152,290.18
	Subtotal	\$ 11,612,350.37	\$ 13,150,325.15	\$ 17,613,578.41
	Non Construction Contingency - 16.29%	\$ 1,891,651.88	\$ 2,142,187.97	\$ 2,869,251.92
	Subtotal	\$ 13,504,002.25	\$ 15,292,513.11	\$ 20,482,830.33
	Total Cost regional cost factor applied (106.4 in 2021 - 105.52 in 2022)	\$ 14,368,258.39	\$ 16,271,233.95	\$ 21,613,482.56
	Grand Total Budget	\$ 14,368,258.39	\$ 16,271,233.95	\$ 21,613,482.56

ASSESSMENT - SITE ANALYSIS



14 acre site

Embedded in
neighborhood

Generally flat topo

Wooded on southwest

2 entrance/exit points

Ponding & drainage
challenges

Site congestion issues

ASSESSMENT - SITE ANALYSIS



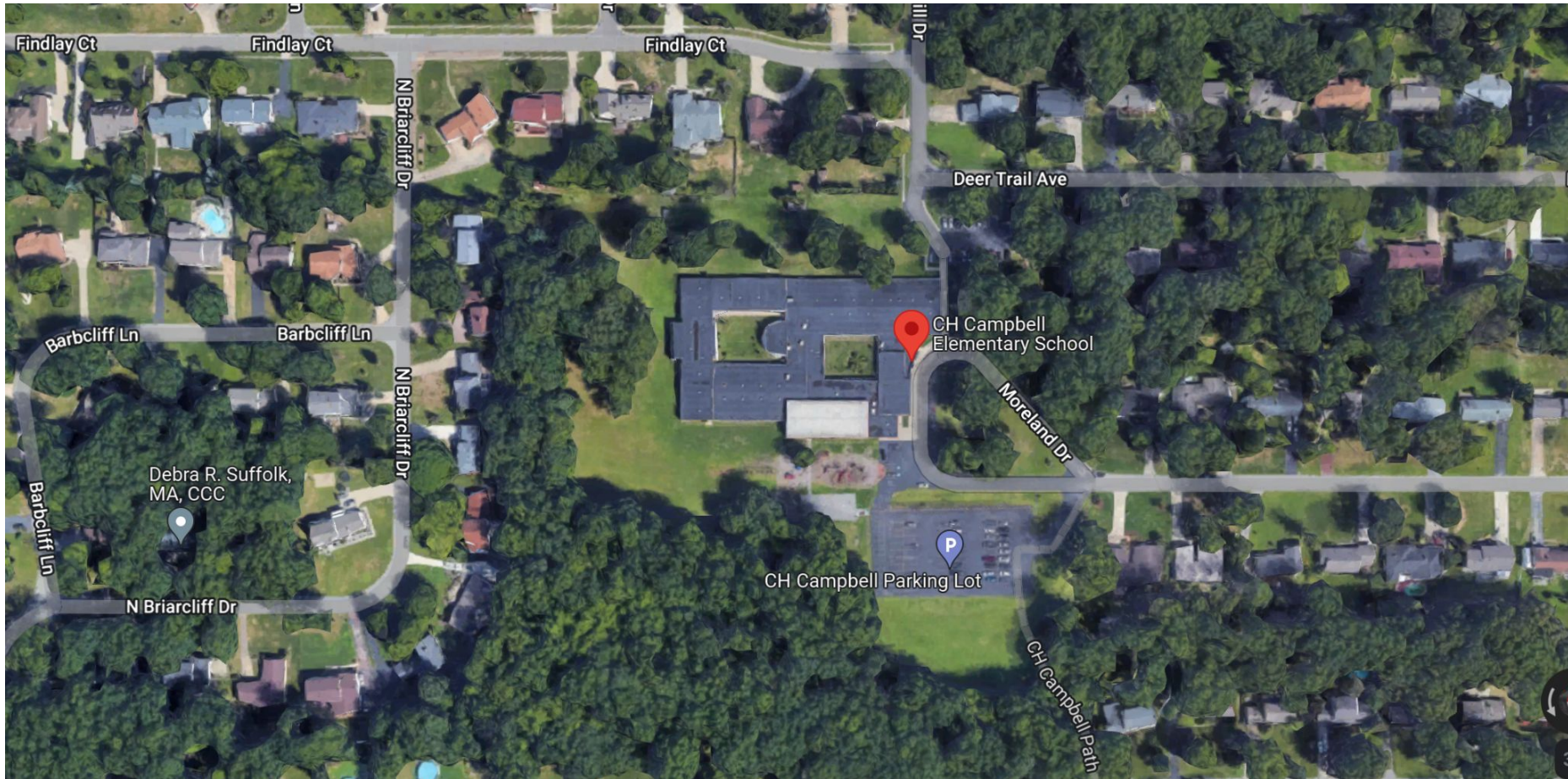
The C.H. Campbell site is open, relatively flat with an abundance of nature embedded within its grounds, including trees, fields, play areas, walking paths and benches making it very suitable for outdoor learning and recreation for both students and residents.

ASSESSMENT - SITE ANALYSIS



The site has its challenges including poor drainage with notable areas of erosion, as well as deteriorating asphalt drives, parking lots, and damaged / heaving concrete walks.

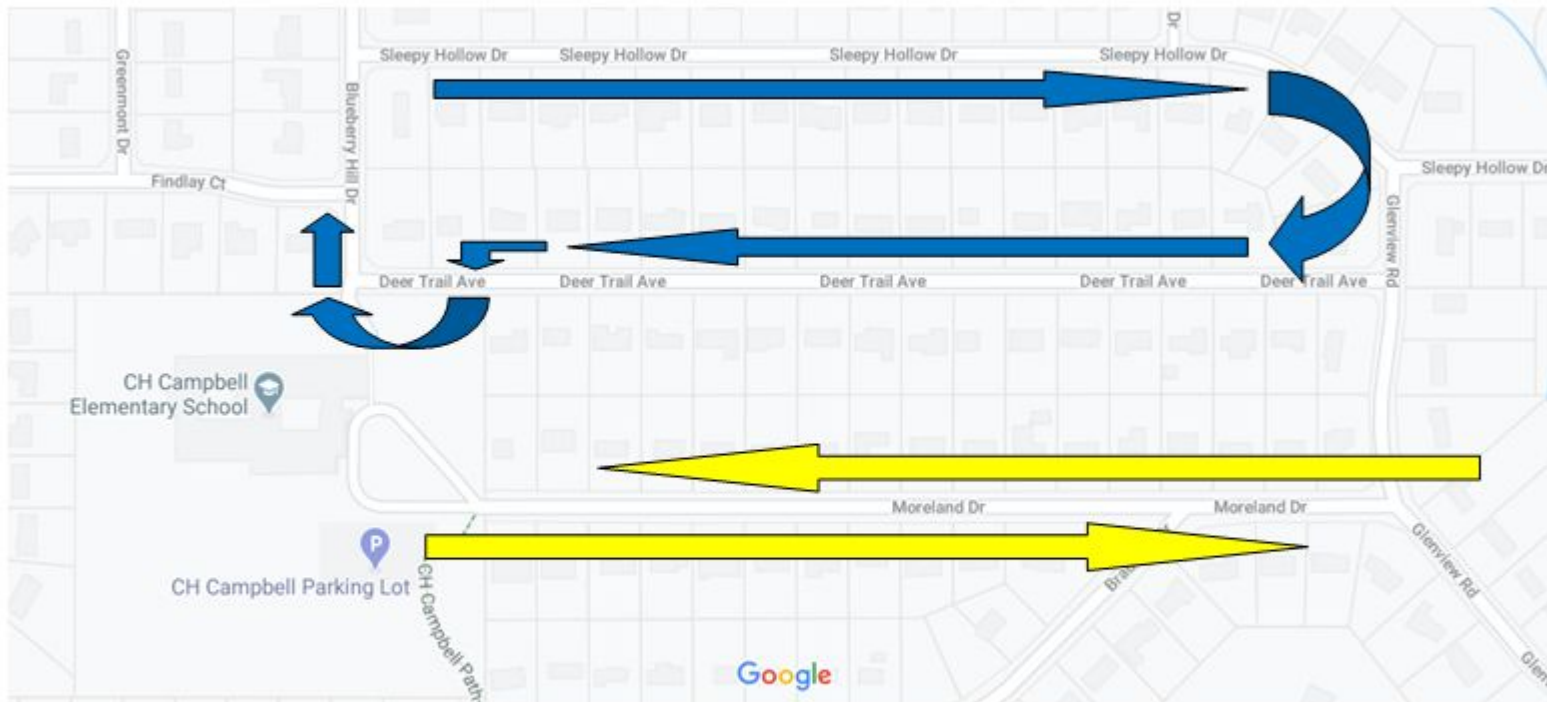
ASSESSMENT - SITE ANALYSIS





ASSESSMENT - SITE ANALYSIS

C. H. Campbell Elementary School

Arrival and Dismissal Map



LEGEND

-  Bus Traffic Pattern
-  Parent Traffic Pattern

ASSESSMENT - BUILDING CONDITION

HVAC/ELECTRICAL SYSTEMS:

C.H. Campbell is served by a combination of a boiler/unit vent system and roof top units. The systems do not provide the required CFM (fresh air changes) as required by current code, nor are approved OSDM compliant systems. The typical classrooms / corridors are not provided with adequate electrical outlets & lighting protection safeguards are lacking. The electrical panel system does have room for expansion, but cannot support a full new AC system.



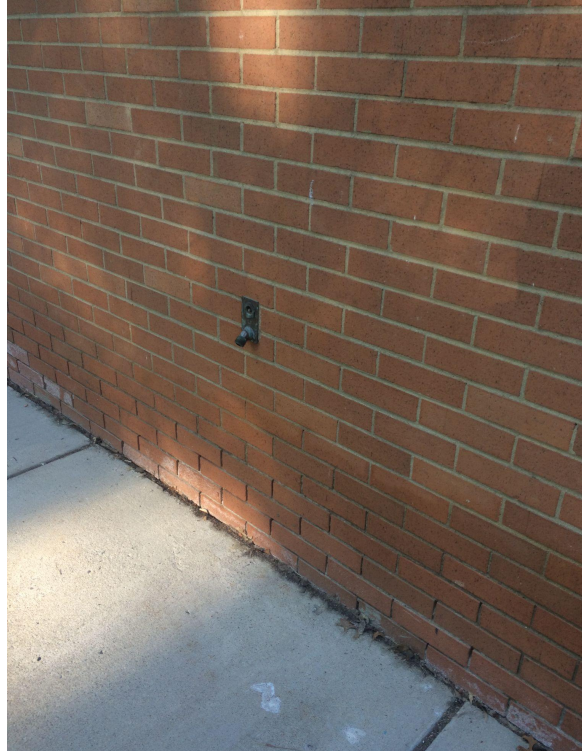
ASSESSMENT - BUILDING CONDITION



WINDOWS:

Windows are Anderson vinyl frame windows with double glazing that are in very poor condition. Window seals are failing - air and water infiltration is occurring. Windows are a source of energy loss. District has begun replacement schedule for windows.

ASSESSMENT - BUILDING CONDITION



BUILDING ENVELOPE:

Areas of minor deterioration of masonry facade occurring including efflorescence, brick spalling and mortar deterioration. The roof is an EPDM system which is reaching its end of life cycle.

ASSESSMENT - BUILDING CONDITION



BUILDING SYSTEMS

Many building systems are inadequately provided, some do not meet current code and OSDM standards such as emergency lighting & fire alarms systems, and others are non-existent, such a sprinkler system.



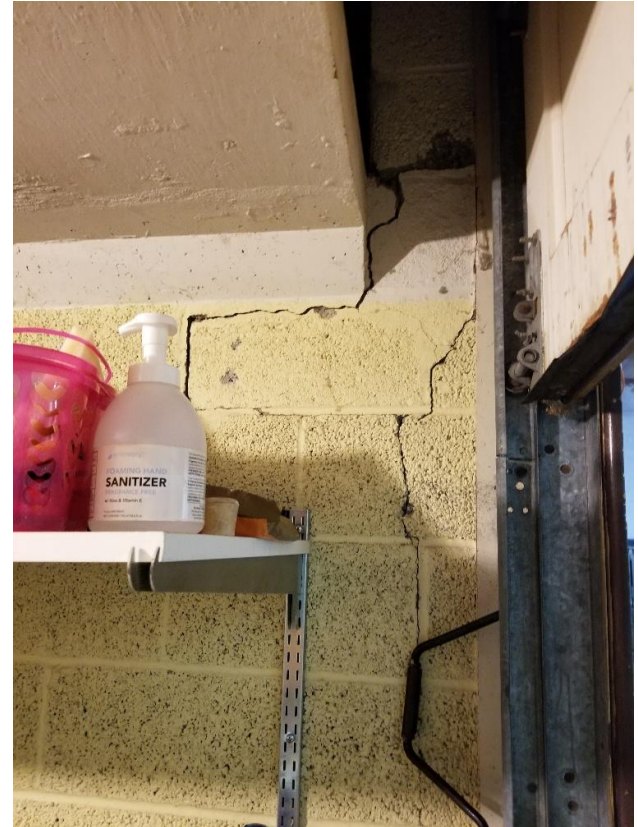
ASSESSMENT - FUNCTIONALITY / SPACE



GENERAL FINISHES:

The majority of the building (1961 portion) has finishes that are tired and worn, and have outlived their useful life.

ASSESSMENT - BUILDING CONDITION



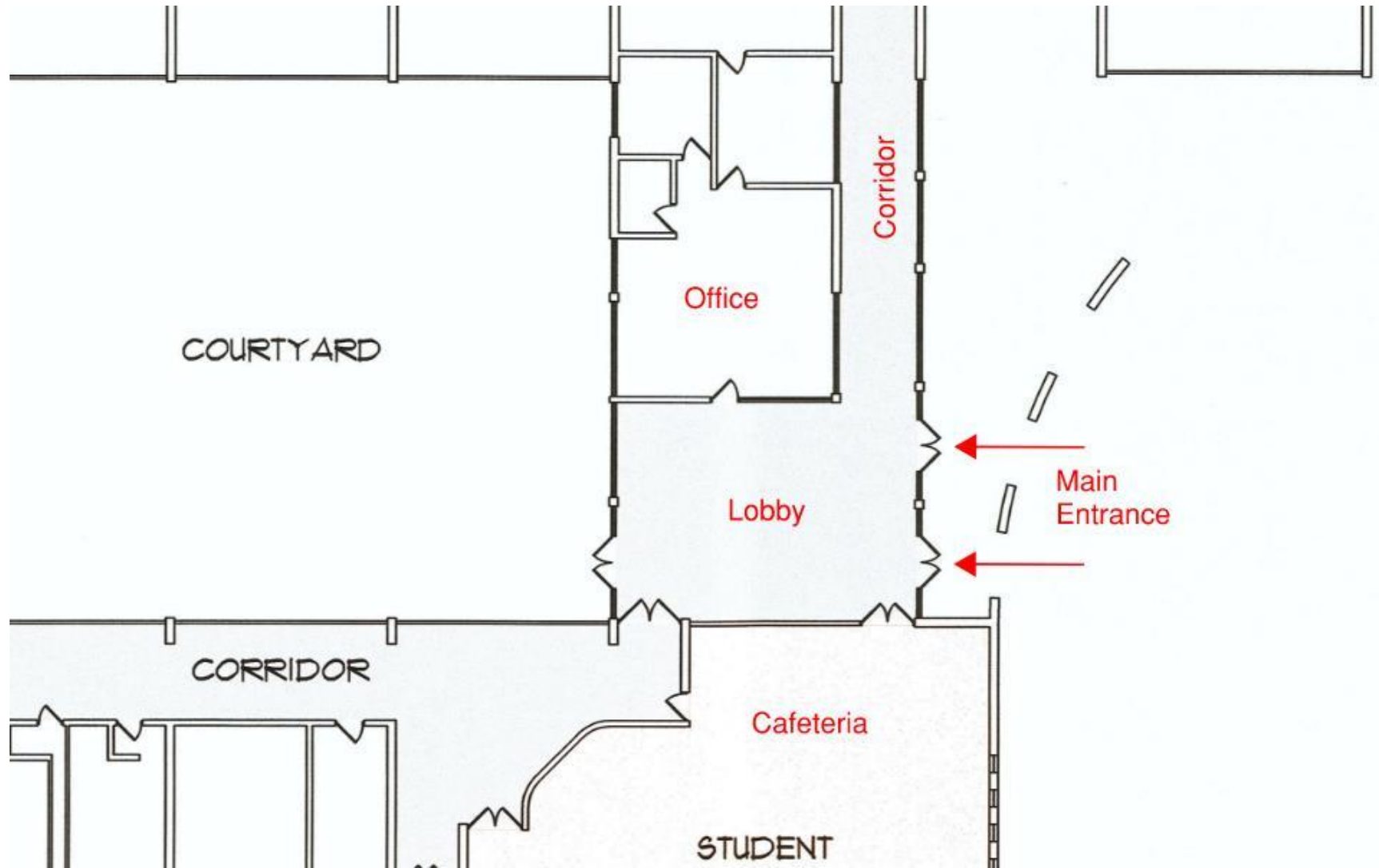
FOUNDATION SETTLEMENT:

North classrooms in the 1999 addition have significant wall and floor cracking which appear due to settlement. Previous movement in this building was reported which was stabilized by installing cable ties to the wood beam structure. Settlement of this nature is fairly common, but the anticipated cost to fully correct is substantial and exceeds \$800K.

EDUCATIONAL ADEQUACY

CH Campbell ES	Existing SF	Recommended SF	Delta
Average Classroom	700-800 SF	900 SF	-200/-100 SF
Gymnasium	4,380 SF	4,000 SF	+380 SF
Cafeteria	2,482 SF	3,000 SF	-518 SF
Warming Kitchen	1,053 SF	900 SF	+153 SF
Media Center	2,605 SF	1,350 SF	+1,255 SF
Administration (office)	1,000 SF	2,173 SF	-1,173 SF

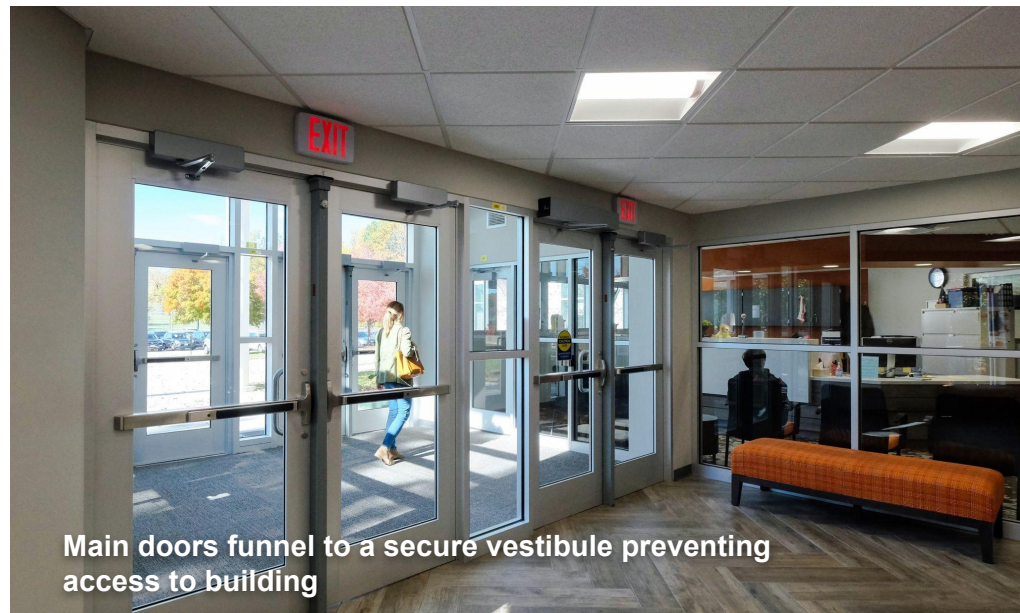
SAFETY & SECURITY



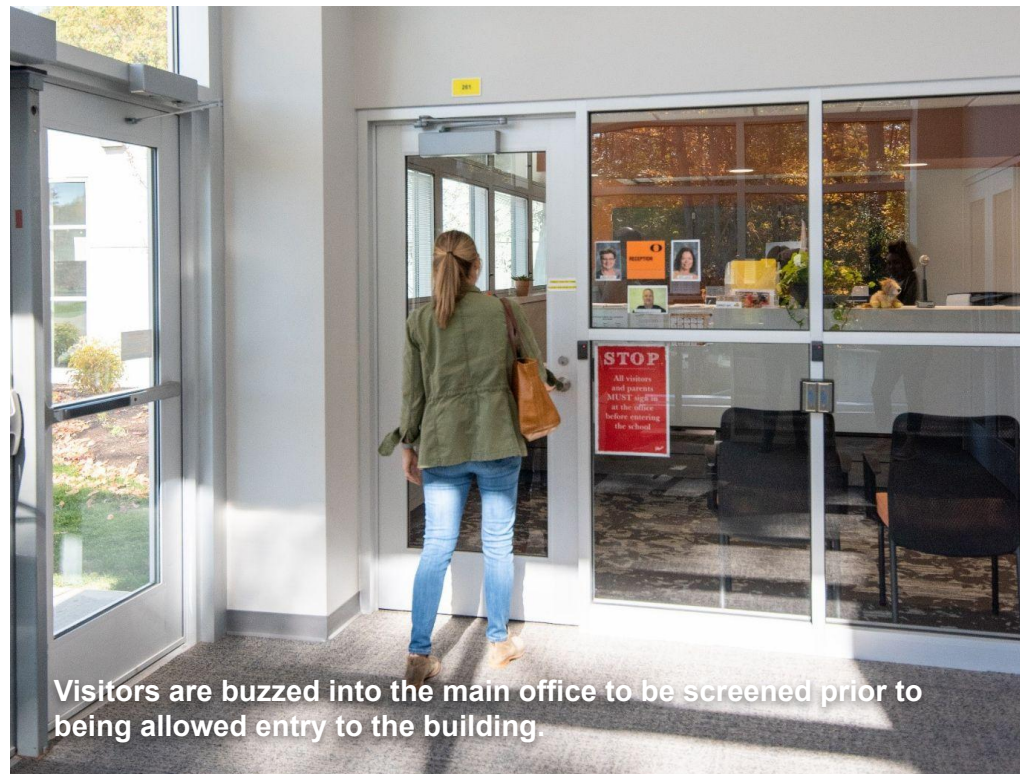
SAFETY & SECURITY



Visitors enter through main doors



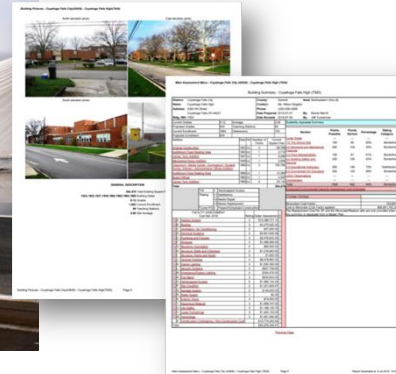
Main doors funnel to a secure vestibule preventing access to building



Visitors are buzzed into the main office to be screened prior to being allowed entry to the building.



BUILDING DATA REVIEW & TOURS



- ~~October 19 from 6:00 - 7pm at Hilltop Elementary School~~
- ~~October 26 from 6:00 - 7pm at G.H. Campbell Elementary School~~
- November 16 from 6:00 - 7pm at Canfield Village Middle School
- December 7 from 6:00 - 7pm at Canfield High School

STAY INFORMED

Dedicated Facility Webpage: www.canfieldschools.net 'Facility Resources' Page



C. H. Campbell Elementary School *As a community, we educate, motivate, and innovate for individual lifelong success.*

OUR DISTRICT • OUR SCHOOLS • OUR STUDENTS • OUR PARENTS • ATHLETIC DEPARTMENT • FOOD & NUTRITION • PROGRAMS & SERVICES • QUICK LINKS •

Community Awareness Meeting

October 19th 6PM-7PM at Hilltop Elementary School

October 26th 6PM-7PM at C.H. Campbell Elementary School

November 16th 6PM-7PM at Canfield Village Middle School

December 7th 6PM-7PM at Canfield High School

ATHLETIC EVENTS CALENDAR • CONTACT US • EVENTS CALENDAR • **FACILITY RESOURCES** • TEACHER WEBSITES

FACEBOOK • TWITTER • YOUTUBE

COMMUNITY AWARENESS MEETINGS

Posted On: Tuesday, October 18, 2022



The Canfield Local School District is hosting a series of Community Awareness meetings...

[READ MORE](#)

"SPOOKTACULAR" TRADITION

Posted On: Tuesday, October 18, 2022



A "spooktacular" tradition continues in the Canfield Local School District! Halloween festivities begin the week of October 31, 2022...

[READ MORE](#)

[View All News](#)

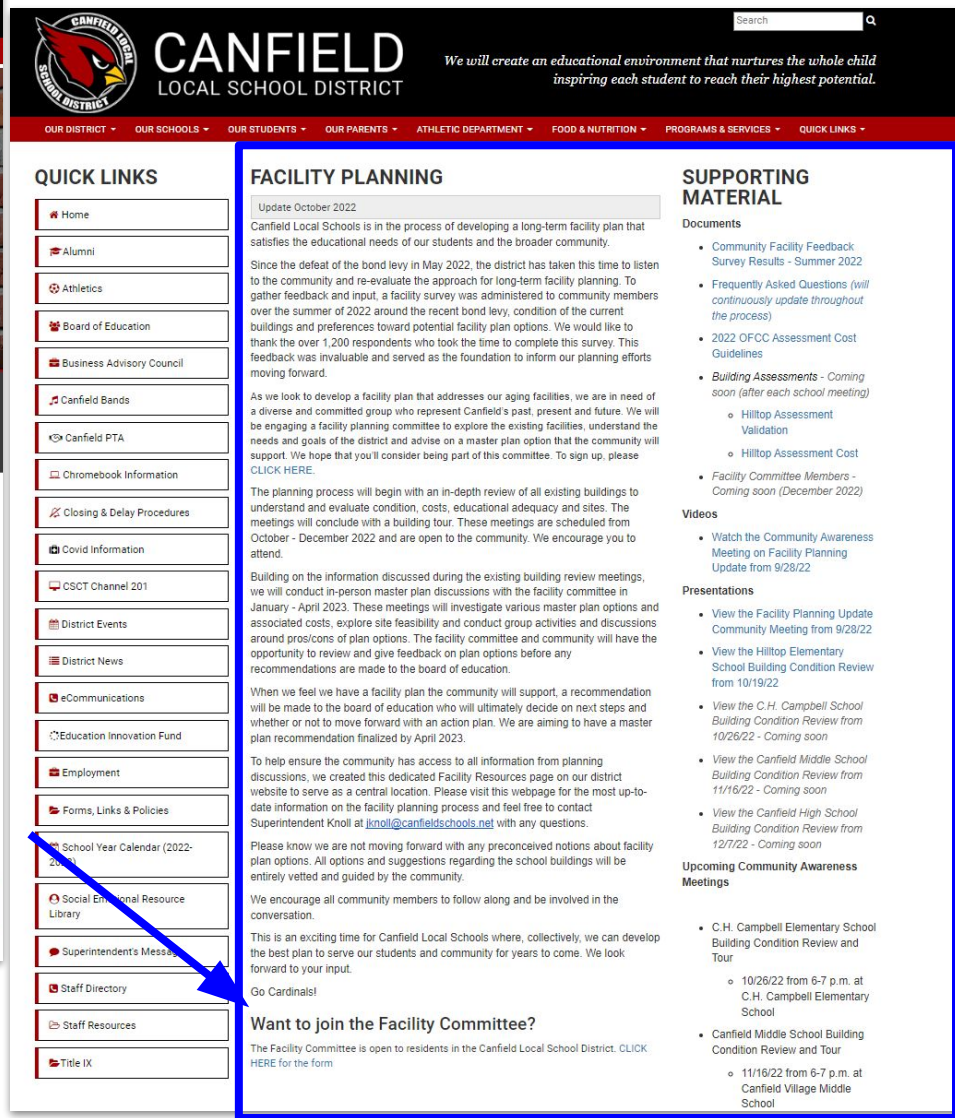
CANFIELD OBSERVES NATIONAL SCHOOL BUS SAFETY WEEK

Posted On: Tuesday, October 11, 2022



The week of October 17-21, 2022, is National School Bus Safety Week. The week is an excellent way for parents, students, teachers, motorists, school bus operators, school administrators, and community members...

[READ MORE](#)



CANFIELD LOCAL SCHOOL DISTRICT *We will create an educational environment that nurtures the whole child inspiring each student to reach their highest potential.*

OUR DISTRICT • OUR SCHOOLS • OUR STUDENTS • OUR PARENTS • ATHLETIC DEPARTMENT • FOOD & NUTRITION • PROGRAMS & SERVICES • QUICK LINKS •

QUICK LINKS

- Home
- Alumni
- Athletics
- Board of Education
- Business Advisory Council
- Canfield Bands
- Canfield PTA
- Chromebook Information
- Closing & Delay Procedures
- Covid Information
- CSCT Channel 201
- District Events
- District News
- eCommunications
- Education Innovation Fund
- Employment
- Forms, Links & Policies
- School Year Calendar (2022-23)
- Social Emotional Resource Library
- Superintendent's Message
- Staff Directory
- Staff Resources
- Title IX

FACILITY PLANNING

Update October 2022

Canfield Local Schools is in the process of developing a long-term facility plan that satisfies the educational needs of our students and the broader community.

Since the defeat of the bond levy in May 2022, the district has taken this time to listen to the community and re-evaluate the approach for long-term facility planning. To gather feedback and input, a facility survey was administered to community members over the summer of 2022 around the recent bond levy, condition of the current buildings and preferences toward potential facility plan options. We would like to thank the over 1,200 respondents who took the time to complete this survey. This feedback was invaluable and served as the foundation to inform our planning efforts moving forward.

As we look to develop a facility plan that addresses our aging facilities, we are in need of a diverse and committed group who represent Canfield's past, present and future. We will be engaging a facility planning committee to explore the existing facilities, understand the needs and goals of the district and advise on a master plan option that the community will support. We hope that you'll consider being part of this committee. To sign up, please [CLICK HERE](#).

The planning process will begin with an in-depth review of all existing buildings to understand and evaluate condition, costs, educational adequacy and sites. The meetings will conclude with a building tour. These meetings are scheduled from October - December 2022 and are open to the community. We encourage you to attend.

Building on the information discussed during the existing building review meetings, we will conduct in-person master plan discussions with the facility committee in January - April 2023. These meetings will investigate various master plan options and associated costs, explore site feasibility and conduct group activities and discussions around pros/cons of plan options. The facility committee and community will have the opportunity to review and give feedback on plan options before any recommendations are made to the board of education.

When we feel we have a facility plan the community will support, a recommendation will be made to the board of education who will ultimately decide on next steps and whether or not to move forward with an action plan. We are aiming to have a master plan recommendation finalized by April 2023.

To help ensure the community has access to all information from planning discussions, we created this dedicated Facility Resources page on our district website to serve as a central location. Please visit this webpage for the most up-to-date information on the facility planning process and feel free to contact Superintendent Knoll at knoll@canfieldschools.net with any questions.

Please know we are not moving forward with any preconceived notions about facility plan options. All options and suggestions regarding the school buildings will be entirely vetted and guided by the community.

We encourage all community members to follow along and be involved in the conversation.

This is an exciting time for Canfield Local Schools where, collectively, we can develop the best plan to serve our students and community for years to come. We look forward to your input.

Go Cardinals!

Want to join the Facility Committee?

The Facility Committee is open to residents in the Canfield Local School District. [CLICK HERE](#) for the form.

SUPPORTING MATERIAL

Documents

- Community Facility Feedback Survey Results - Summer 2022
- Frequently Asked Questions (will continuously update throughout the process)
- 2022 OFCC Assessment Cost Guidelines
- Building Assessments - Coming soon (after each school meeting)
 - Hilltop Assessment Validation
 - Hilltop Assessment Cost
- Facility Committee Members - Coming soon (December 2022)

Videos

- Watch the Community Awareness Meeting on Facility Planning Update from 9/28/22

Presentations

- View the Facility Planning Update Community Meeting from 9/28/22
- View the Hilltop Elementary School Building Condition Review from 10/19/22
- View the C.H. Campbell School Building Condition Review from 10/26/22 - Coming soon
- View the Canfield Middle School Building Condition Review from 11/16/22 - Coming soon
- View the Canfield High School Building Condition Review from 12/7/22 - Coming soon

Upcoming Community Awareness Meetings

- C.H. Campbell Elementary School Building Condition Review and Tour
 - 10/26/22 from 6-7 p.m. at C.H. Campbell Elementary School
- Canfield Middle School Building Condition Review and Tour
 - 11/16/22 from 6-7 p.m. at Canfield Village Middle School



C.H. CAMPBELL ELEMENTARY SCHOOL BUILDING TOUR

