

Canfield Schools Facilities Assessment 2024

Middle School:

1. Roof replacement- **2,362,522**
2. Boiler replacement. **350,000**
3. HVAC (classroom cooling) - **1,200,000**
4. Paving- **327,737**
5. New Bus garage- **5,000,000**
6. Windows- **1,453,818**
7. Lighting- **1,281,577**

Estimated 10% increase for 2026

8. Roof replacement- **2,598,774**
9. Boiler replacement. **400,000**
10. HVAC (classroom cooling) - **1,200,000**
11. Paving- **360,510**
12. New Bus garage- **5,500,000**
13. Windows- **1,599,199**
14. Lighting- **1,409,734**

Building Pictures - Canfield Local(48314) - Canfield Village Middle School(70417)

North elevation photo:



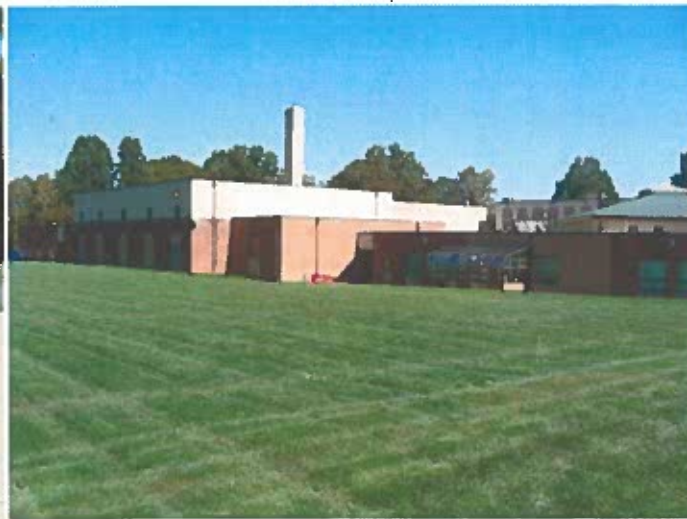
East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

168,186 Total Existing Square Footage

1922,1922,1937,1950,1960,1992 Building Dates

5-8 Grades

783 Current Enrollment

69 Teaching Stations

9.19 Site Acreage

The Canfield Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a 2 story, 168,186 square foot brick and stone school building located in a small town, residential and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick and stone exterior wall construction, with CMU/tile wall construction in the interior. The floor system consists of slabs on grade and supported slabs. The roof structure is steel joists. The roofing system of the overall facility is EPDM and ballasted membrane, installed over 7 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of a 6849 SF Primary Gymnasium with a 4025 SF Auxiliary Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not fully compliant with ADA accessibility requirements. The school is located on a 9.19 acres site adjacent to residential and commercial properties. The property and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

No Significant Findings

Facility Assessment

B. Roofing

Description:

The roof over the overall facility is a EPDM and ballasted membrane system that is in poor condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and ladder that is in fair condition. Fall safety protection cages have not been provided. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. There are gutters and downspouts on the original 1922 building. The roof is not equipped with overflow roof drains, though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating:

3 Needs Replacement

Recommendations:

The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Add gutters, downspouts and overflow drains as required. 2021 UPDATE: Significant update (compare to original).

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Built-up Asphalt:	\$15.48	sq.ft. (Qty)		7,088 Required		23,305 Required	13,345 Required		26,459 Required	\$1,086,649.56	
Membrane (all types / fully adhered):	\$18.12	sq.ft. (Qty)		2,495 Required	746 Required		3,875 Required			\$128,941.92	(unless under 10,000 sq.ft.)
Standing Metal Seam:	\$22.56	sq.ft. (Qty)		13,606 Required					3,000 Required	\$487,431.36	
Gutters/Downspouts	\$15.36	lin.ft.		606 Required					500 Required	\$16,988.16	
Overflow Roof Drains and Piping:	\$3,518.10	each		8 Required	2 Required	4 Required	5 Required		3 Required	\$94,988.70	
Roof Insulation:	\$5.51	sq.ft. (Qty)		23,639 Required	746 Required	23,305 Required	17,220 Required		34,459 Required	\$547,523.19	(tapered insulation for limited area use to correct ponding)
Sum:				\$2,362,522.89	\$629,586.85	\$24,664.18	\$503,244.35	\$389,268.30	\$0.00	\$815,759.21	



Existing Roof



Existing Roof

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Facility Assessment

A. Heating System

Description:

The school is predominately heated with (3) low-pressure, gas-fired steam boilers installed around 2004-2005. The boilers, feedwater system, condensate return units, and other components are in fair-to-poor condition. Steam and condensate return piping is routed throughout the building and serves cast iron radiators, unit ventilators, fan coil units, and heating & ventilating AHUs. Portions of this steam heating system are original to the 1922 building, and some of the units are not operational. There are (19) rooftop HVAC units (RTUs) in the building. Some have gas-fired heat exchangers while others are cooling-only. These will be further addressed in Item C., Air Conditioning, below. The HVAC system does not provide the required outdoor air per OSDM design standards and ASHRAE 62.1. The system temperature controls are pneumatic; however, RTUs are controlled by individual programmable thermostats. There is a Honeywell direct digital Control (DDC) system that controls time-of-day function for the RTUs.

Rating:

3 Needs Replacement

Recommendations:

Replace the steam heating system and most of the packaged rooftop equipment since these systems are not compliant with current OSDM guidelines.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
HVAC System Replacement:	\$49.25	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$8,283,160.50	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$9.38	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$1,577,584.68	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$9,860,745.18	\$1,931,565.35	\$156,600.73	\$3,007,660.37	\$1,875,632.33	\$933,272.34	\$1,956,014.06		



Steam heating boilers



Steam cast iron radiator

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Facility Assessment

P. Site Condition

Description:

The 9.19-acre site is generally flat, and located in a small town, residential setting with sparse tree type landscaping. The site is bordered by moderately traveled county roads. Multiple entrances are provided onto the site. Traffic signals are not provided to facilitate site entry and egress. Based on staff reports, the multiple site entry and egress points do not appear to warrant traffic studies or other evaluation regarding the propriety of adding turn lanes etc. for safety considerations. Staff and visitor surface parking is facilitated by multiple asphalt parking lots in good condition, containing 165 parking places, which provides adequate parking for staff members and visitors. Beyond staff and visitor personal vehicle traffic, the school buses occupy around 30 stalls along the exterior of the parking lot. Parking lot circulation is good. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, mostly provides adequate evacuation of storm water, but a few problems with parking lot ponding were observed. Catch basins appeared to be clear of sediment. Concrete curbs are in good condition and are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and range from good to poor condition depending on the portion of the building the sidewalk is serving. Trash pick-up and service drive pavement is not equipped with a concrete pad area for dumpsters and trash truck weight. Handrails, stairwells, and exterior steps are all in good condition. Site features are suitable for outdoor gathering or relaxation with benches and picnic tables, as well as a large green area.

Rating:

3 Needs Replacement

Recommendations:

The alley to the north of the property is depressed and cracking due to being light duty and should be replaced with heavy duty to withstand the weight of the buses and trash service trucks. Although bus drop off is in the right of way and is public property, the pavement along the shoulder of Wadsworth St is beginning to sink from the weight of the buses. A new bus dropoff has been built allowing the shoulder to be replaced with a light duty course. The concrete bay on the northeast corner of the property is to be replaced. Damaged concrete pavement, sidewalk, and curb should be removed and replaced. 4 additional ADA parking stalls with updated striping and signage should be added. The non-compliant ADA ramp at the western entrance should be removed and replaced. 2021 UPDATE: Add storm drain & tie-in to 1992 wing to address flooding issues. 10-13-2022: Per Then Design's assessment validation, updated the cost of ADA parking signage from \$1000/unit to \$1200/unit and ADA ramp from \$1000/each to \$1200/each.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft ²	Original Construction - Board Offices (1922) 2,671 ft ²	First Addition (1937) 51,299 ft ²	Classroom Wing Addition (1950) 31,991 ft ²	Classroom Wing Addition (1960) 15,918 ft ²	Gymnasium and Media Center Addition (1992) 33,362 ft ²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$35.88	sq. yard		304 Required	25 Required	473 Required	295 Required	147 Required	307 Required	\$55,649.88	(including drainage / tear out for heavy duty asphalt)
New Asphalt Paving (heavy duty):	\$32.60	sq. yard		31 Required	3 Required	49 Required	30 Required	15 Required		\$4,172.80	
Concrete Sidewalk:	\$8.80	sq.ft. (Qty)		392 Required	32 Required	610 Required	380 Required	189 Required	397 Required	\$17,600.00	(5 inch exterior slab)
Provide Concrete Dumpster Pad:	\$2,814.48	each		1 Required						\$2,814.48	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required						\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required						\$150,000.00	Include this one or the previous. (Applies for whole building, so only one addition should have this item)
Other: ADA Parking and Signage	\$1,200.00	each		1 Required		1 Required	1 Required	1 Required		\$4,800.00	Includes signage and striping
Other: ADA Ramp	\$1,200.00	each		1 Required						\$1,200.00	ADA Ramp and truncated dome
Other: Concrete Pavement	\$70.00	sq. yard		88 Required	7 Required	137 Required	86 Required	43 Required	89 Required	\$31,500.00	Replace existing.
Other: Storm drainage	\$10,000.00	ump sum							Required	\$10,000.00	Entrance are has flooding issues
Sum:			\$327,737.16	\$226,742.20	\$1,766.40	\$34,726.64	\$22,126.60	\$11,636.56	\$30,738.76		

Facility Assessment

F. Windows

Description: The overall facility is equipped with Anderson thermally broken vinyl clad wood windows with double glazed insulated glazing window system, which is in very poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in poor condition. There is a greenhouse attached to a 1992 classroom. It was noted to be in a good condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. 2021 UPDATE: Replace skylights due to condition.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Insulated Glass/Panels:	\$119.09	sq.ft. (Qty)		2,400 Required	200 Required	1,800 Required	2,800 Required	3,200 Required	1,500 Required	\$1,417,171.00	(includes integral blinds and removal of existing windows)
Skylights:	\$146.59	sq.ft. (Qty)		25 Required		225 Required				\$36,647.50	(remove and replace)
Sum:			\$1,453,818.50	\$289,480.75	\$23,818.00	\$247,344.75	\$333,452.00	\$381,088.00	\$178,635.00		



Typical Classroom Window



Typical Classroom Windows

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the 1922 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 50-60 FC, thus complying with 50 FC recommended by the OSDM. The typical Classrooms in the 1937 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 40 FC, thus complying with the 50 FC recommended by the OSDM. The typical Classrooms in the 1955 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 40-50 FC, which is less than the 50 FC recommended by the OSDM. The typical Classrooms in the 1992 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 30-60 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the 1937 Wing are equipped with T-8 1x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The typical Corridors in the 1955 Wing are equipped with T-8 1x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The typical Corridors in the 1992 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The 1937 Gymnasium space are equipped with 400 watt round recessed metal halide type lighting, in fair condition, providing an average illumination of 25 FC, which is less than the 50 (HS) FC recommended by the OSDM. The 1992 Gymnasium space are equipped with T8 suspended 2x4 LED type lighting, in fair condition, providing an average illumination of 70 FC, thus complying with the 50 (HS) FC recommended by the OSDM. The Media Center 1992 is equipped with 1x4 lay-in T8 fluorescent fixture type lighting in good condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x2 lay-in 250 watt incandescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 45 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 lay-in T8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 75-90 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas are equipped with 1x4 surface mount T8 fluorescent fixture and screw-in type lighting in fair condition. The typical Administrative spaces are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination of 35 FC based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of new fire suppression and air conditioning systems.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft ²	Original Construction - Board Offices (1922) 2,671 ft ²	First Addition (1937) 51,299 ft ²	Classroom Wing Addition (1950) 31,991 ft ²	Classroom Wing Addition (1960) 15,918 ft ²	Gymnasium and Media Center Addition (1992) 33,362 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$7.62	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$1,281,577.32	includes demo of existing fixtures
Sum:			\$1,281,577.32	\$251,040.90	\$20,353.02	\$390,898.38	\$243,771.42	\$121,295.16	\$254,218.44		



Typical CR lighting



Gym Lighting

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Canfield Schools Facilities Assessment 2024

High School:

1. Roof replacement- **4,406,385**
2. Boiler replacement- **150,000**
3. Lighting- **1,380,585**
4. Building controls- **600,000**
5. Windows- **461,385**

Estimated 10% increase for 2026

1. Roof replacement- **4,847,023**
2. Boiler replacement- **165,000**
3. Building controls- **600,000**
4. Lighting- **1,518,643**
5. Windows- **507,523**

Building Pictures - Canfield Local(48314) - Canfield High(4796)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

163,965 Total Existing Square Footage
1966,1966,1999,1999 Building Dates
9-12 Grades
871 Current Enrollment
63 Teaching Stations
29.51 Site Acreage

Canfield High School, which is not on the National Register of Historic Buildings, and originally constructed in 1966, is a 1 story, 162,914 square foot brick and stone school building located in small town, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick/CMU exterior wall construction, with CMU wall construction in the interior. The floor system consists of slabs on grade. The roof structure is steel joists. The roofing system of the overall facility is EPDM and ballasted membrane, installed over 7 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are generally adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is reasonably compliant with ADA accessibility requirements. The school is located on a 29.51 acre site adjacent to residential properties. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

Facility Assessment

B. Roofing

Description:

The roofs over the overall facility are EPDM and ballasted membrane systems in poor to fair condition. A new EPDM roof was installed 2 years ago over the Music Area. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a ladder. Fall safety protection cages are not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are located properly, and in fair condition. The roof is not equipped with overflow roof drains, though they are needed on this building. No problems requiring attention were encountered with any roof penetrations.

Rating:

3 Needs Replacement

Recommendations:

The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Also, overflow drains need to be installed. 2021 UPDATE: Add replacement of soffits and fascia due to condition. Add partial roof deck replacement due to rust.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Deck Replacement:	\$6.80	sq.ft. (Qty)		12,800 Required				\$87,040.00	(wood or metal, including insulation)
Membrane (all types / fully adhered):	\$20.02	sq.ft. (Qty)		128,000 Required	1,651 Required	27,863 Required	4,071 Required	\$3,234,931.70	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,886.95	each		12 Required		6 Required	2 Required	\$77,739.00	
Roof Insulation:	\$6.08	sq.ft. (Qty)		128,000 Required	1,651 Required	27,863 Required	4,071 Required	\$982,436.80	(tapered insulation for limited area use to correct ponding)
Roof Access, Ladder & Fall Protection Cage:	\$4,988.26	each		1 Required				\$4,988.26	(provide when no roof access currently exists)
Other: Fascia and soffit	\$35.00	ln.ft.		550 Required				\$19,250.00	Deteriorated in many areas will require replacement.
Sum:			\$4,406,385.76	\$3,498,721.66	\$43,091.10	\$750,546.00	\$114,027.00		



Typical Roof Membrane



Standing Water on Adhered Membrane

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Facility Assessment

A. Heating System

Description: The school is heated and cooled by a total of (30) rooftop packaged HVAC units. All are natural gas fired. Units serving classrooms, offices, and other multi-use spaces are variable air volume units, while the gymnasium and cafeteria units are single-zone units. Most units were reportedly installed around 1999. They are in fair condition but approaching the end of a useful life. Gas piping is routed above the roof to each unit and assumed to be low pressure (7-14 in H₂O). There is a central heating system in the building, consisting of (10) Burnham boilers with an input of 594 MBH each. The boilers were manufactured in 1999 and are in fair-to-good condition. The temperature controls are pneumatic for reheat valves and dampers throughout the building. Controls for the rooftop HVAC units are individual programmable thermostats. There is a Honeywell DDC system that controls time-of-day function for each RTU.

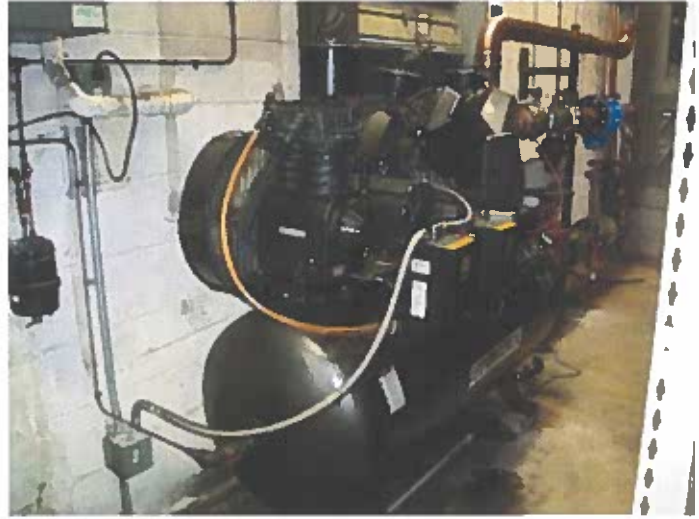
Rating: 3 Needs Replacement

Recommendations: Replace all of the packaged rooftop equipment since these systems are not compliant with current OSDM guidelines. 2021 UPDATE: 1 units have been replaced in 2021 and more is scheduled, however, since these are not OSDM compliant, a new system is budgeted.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft ²	Original Building-Auditorium (1966) 1,651 ft ²	Renovations & Addition (1999) 27,863 ft ²	Renovations & Addition-Auditorium (1999) 4,071 ft ²	Sum	Comments
HVAC System Replacement:	\$54.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$8,922,975.30	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$10.37	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$1,700,317.05	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$10,623,292.35	\$8,447,320.20	\$106,968.29	\$1,805,243.77	\$263,760.09		



Heating Water Boilers



Temperature Control Air Compressor

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Facility Assessment

F. Windows

Description: The overall facility is equipped with thermally broken aluminum with double glazed insulated glazing window system, which was installed in over 20 years ago. These units are in fair condition. Window system seals are in fair condition, with minimal air infiltration being experienced. Window system hardware is in fair condition. The window system features no blinds.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements due to age of the windows.
2021: Adjust sf amounts for window replacement & add skylight replacements.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Insulated Glass/Panels:	\$131.57	sq.ft. (Qty)		1,326 Required		970 Required		\$302,084.72	(includes integral blinds and removal of existing windows)
Skylights:	\$161.96	sq.ft. (Qty)		105 Required				\$17,005.80	(remove and replace)
Storefront System:	\$74.50	sq.ft. (Qty)		380 Required		1,530 Required		\$142,295.00	(includes demo of existing and replacement with new)
Sum:			\$461,385.52	\$219,777.62	\$0.00	\$241,607.90	\$0.00		



Typical Classroom Window



Typical Classroom Window

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the High School are equipped with T-8 1x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 40-60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the High School are equipped with T-8 2x4 lay-in and 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 20 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with T8 pendant mounted fluorescent fixtures type lighting, in good condition, providing an average illumination of 55 FC, thus complying with the 50 (HS) FC recommended by the OSDM. The Media Center is equipped with 2x4 surface mounted fluorescent fixture type lighting in good condition, providing an average illumination of 50 FC thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x2 lay-in LED fixture type lighting with single level switching. Student Dining fixtures are in good condition, providing an average illumination of 30-40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x2 lay-in LED fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 70 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas High School are equipped with 1x4 surface mount T8 fluorescent fixture type lighting in good condition, providing an average illumination of 10-15 FC. The typical Administrative spaces in the High School are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination of 40-55 FC. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of new fire suppression and air conditioning systems.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Complete Building Lighting Replacement	\$8.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$1,380,585.30	Includes demo of existing fixtures
Sum:			\$1,380,585.30	\$1,097,799.60	\$13,901.42	\$234,606.46	\$34,277.82		



Gym Lights



CR Lights

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Canfield Schools Facilities Assessment 2024

CH Campbell Elementary:

1. Roof replacement- **1,653,958**
2. HVAC replacement- **3,882,475**
3. Windows- **1,124,897**
4. Paving- **250,000**
- 5.. Lighting- **504,000**

Estimated 10% increase for 2026

1. Roof replacement- **1,819,353**
2. HVAC replacement- **4,270,722**
3. Windows- **1,237,386**
4. Paving- **275,000**
- 5.. Lighting- **554,400**

Building Pictures - Canfield Local(48314) - C.H. Campbell Elementary(4697)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

59,924 Total Existing Square Footage
1961,1999 Building Dates
K-4 Grades
425 Current Enrollment
33 Teaching Stations
14.00 Site Acreage

The C.H. Campbell Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1961, is a 1 story, 59,924 square foot brick and stone school building located in a small town, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick exterior wall construction, with CMU/tile wall construction in the interior. The floor system consists of slabs on grade. The roof structure is steel joists and wood/tectum. The roofing system of the overall facility is EPDM, installed over 7 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building does not have a compliant automatic fire alarm system. The building is reported to contain asbestos. The overall building is not fully compliant with ADA accessibility requirements. The school is located on a 14 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors, and community events is inadequate.

No Significant Findings

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is a adhered EPDM system that is in fair condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by a ladder. There were no observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains through they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There is a covered walkway attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Provide overflow roof drains as well.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Membrane (all types / fully adhered):	\$20.02	sq.ft. (Qty)		41,330 ft²	18,594 ft²	\$1,223,101.88	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,886.95	each		8 Required	6 Required	\$54,417.30	
Roof Insulation:	\$6.08	sq.ft. (Qty)		42,500 Required	18,594 Required	\$371,451.52	(tapered insulation for limited area use to correct ponding)
Roof Access, Ladder & Fall Protection Cage:	\$4,988.26	each		1 Required		\$4,988.26	(provide when no roof access currently exists)
Sum:			\$1,653,958.96	\$1,145,333.86	\$508,625.10		



Existing EPDM Roofing



Existing EPDM Roofing

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Facility Assessment

A. Heating System

Description:

The existing system for the overall structure consists of two Peerless gas-fired boilers installed around 2003 and (3) base-mounted pumps which are in good condition. The boilers supply water to unit ventilators (UVs) in each classroom, and unit heaters/cabinet unit heaters and finned radiation in various locations in the building. The boilers and UVs are in fair condition. The classrooms are not air conditioned. The gymnasium is heated and ventilated by a separate air handler. There are (7) rooftop units (RTUs) that serve various areas of the building. These are described further in Item C. The HVAC system does not provide the required CFM as per OSDM design standards. The system temperature controls for the UVs are pneumatic. Controls for the rooftop HVAC units are individual programmable thermostats. There is a Honeywell direct digital control (DDC) system that controls time-of-day function for each RTU.

Rating:

3 Needs Replacement

Recommendations:

Provide new overall HVAC System and ductwork to meet OSDM guidelines including full air conditioning.

Item	Cost	Unit	Whole Building	Original Building (1961) 41,330 ft²	First Addition (1999) 18,594 ft²	Sum	Comments
HVAC System Replacement:	\$54.42	sq.ft. (of entire building addition)		Required	Required	\$3,261,064.08	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$10.37	sq.ft. (of entire building addition)		Required	Required	\$621,411.88	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$3,882,475.96	\$2,677,770.70	\$1,204,705.26		



Heating water boilers



Classroom Univ Ventilator

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The building is partially air conditioned by (7) gas-fired RTUs. (3) serve the library, (1) serves the computer lab, (1) serves the school office and lobby, and (2) serve the cafeteria/kitchen. Most of the RTUs were manufactured in 1999 and are in fair condition. There appears to be adequate space above ceilings for ductwork. It was not determined if the RTU's supply the required minimum outdoor ventilation to the spaces served. The UVs do not supply sufficient outdoor air to the classrooms; however, there are operable windows.

Rating: 1 Satisfactory

Recommendations: Due to the age of the rooftop units and duct distribution systems, and the condition of some air distribution devices, provide a new air conditioning system throughout that meets OSDM design standards. Cost for replacement included in Plate A - Heating System.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft ²	18,594 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Library RTU



Classroom Univ Ventilator

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Facility Assessment

F. Windows

Description:	The overall facility is equipped with poor Anderson thermally broken vinyl frame windows, double glazed insulated glazing windows. They are in very poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds.
Rating:	3 Needs Replacement
Recommendations:	Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. 2021 UPDATE: Adjust area of window replacement. Add shades to newly replaced windows. 10-13-2022: Per Then Design's assessment validation, updated the cost of the window blinds from \$1800/each to \$2100/each.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Insulated Glass/Panels:	\$131.57	sq.ft. (Qty)		4,600 Required	3,870 Required	\$1,114,397.90	(includes integral blinds and removal of existing windows)
Other: Window Blinds	\$2,100.00	each			5 Required	\$10,500.00	Newly replaced windows do not have built-in shades.
Sum:			\$1,124,897.90	\$605,222.00	\$519,675.90		



Media Center Windows



Typical Classroom Windows

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Canfield Schools Facilities Assessment 2024

Hilltop Elementary:

1. Roof replacement- **1,604,582**
2. HVAC replacement- **3,886,687**
3. Paving- **329,000**
4. Lighting- **484,892**
5. Windows- **368,398**

Estimated 10% increase for 2026

1. Roof replacement- **1,765,040**
2. RTU replacement- **4,275,355**
3. Paving- **361,900**
4. Lighting- **533,381**
5. Windows- **405,237**

Building Pictures - Canfield Local(48314) - Hilltop Elem(38430)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

59,989 Total Existing Square Footage
1970,1999 Building Dates
PK-4 Grades
447 Current Enrollment
34 Teaching Stations
23.65 Site Acreage

Hilltop Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1970 is a 1 story, 59,989 square foot brick school building located in a small town, residential setting. The existing facility features a conventionally partitioned and an Open Concept design, and does not utilize modular buildings. The structure of the overall facility contains brick exterior wall construction, with CMU wall construction in the interior. The floor system consists of slabs on grade. The roof structure is steel joists. The roofing system of the overall facility is EPDM and ballasted membrane, installed over 7 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The Mechanical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building does not have a compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not fully compliant with ADA accessibility requirements. The school is located on a 23.65 acre site adjacent to residential properties. The property (and playgrounds) are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

Facility Assessment

B. Roofing

Description: The roof over the overall facility is a EPDM and ballasted membrane system that was installed over 7 years ago, and is in poor condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and access ladder that are in good condition. Fall safety protection cages are not required. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains, though they are needed on this building.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Add roof overflow drains as required.

Item	Cost	Unit	Whole Building	Original Building (1970)	Additions (1999)	Sum	Comments
Membrane (all types / fully adhered):	\$20.02	sq.ft. (Qty)		47,435 Required	12,554 Required	\$1,200,979.78	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,886.95	each		8 Required	2 Required	\$38,869.50	
Roof Insulation:	\$6.08	sq.ft. (Qty)		47,435 Required	12,554 Required	\$364,733.12	(tapered insulation for limited area use to correct ponding)
Sum:			\$1,604,582.40	\$1,269,149.10	\$335,433.30		



Existing EPDM Roofing



Standing Water on Ballasted Membrane

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Facility Assessment

A. Heating System

Description:

The school is heated and cooled by a total of (9) rooftop packaged HVAC units. (5) units are Seasons-4, which serve various sections of the classrooms, the computer lab, and the library. (4) units are Trane, which serve the central office, cafeteria, and gymnasium. All RTU's were manufactured in 1999 and are in fair condition. All are natural gas fired, with gas piping routed above the roof to each unit. There are electric convectors on the outside wall in each exterior classroom. Each RTU is controlled by a programmable electric thermostat; however, there is a Honeywell direct digital control (DDC) system that controls the time-of-day function for each RTU, plus has the capability to read individual zone temperature throughout the building.

Rating:

3 Needs Replacement

Recommendations:

Provide new overall HVAC System and ductwork to meet OSDM guidelines including air conditioning.

Item	Cost	Unit	Whole Building	Original Building (1970)	Additions (1999)	Sum	Comments
HVAC System Replacement:	\$54.42	sq.ft. (of entire building addition)		47,435 ft ²	12,554 ft ²	\$3,264,601.38	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$10.37	sq.ft. (of entire building addition)		Required	Required	\$622,085.93	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$3,886,687.31	\$3,073,313.65	\$813,373.66		



Seasons 4 RTU's



Direct Digital Controls

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Facility Assessment

P. Site Condition

Description:

The 23.65 acre site is generally flat, and located in a small town, residential setting with heavy tree type landscaping. There does not appear to be problems with stormwater drainage throughout the majority of the site. The site is bordered by moderately traveled residential streets and suburbs. Multiple entrances are provided onto the site. Traffic signals are not provided to facilitate site entry and egress. Based on staff reports, the multiple site entry and egress points do not appear to warrant traffic studies or other evaluation regarding the propriety of adding turn lanes etc. for safety considerations. Staff and visitor surface parking is facilitated by a single asphalt parking lot in good condition, containing 55 parking places, which provides adequate parking for staff members and visitors. Overflow parking is available in the lot that would normally be used as blacktop playground during school hours. Staff reports indicate that on busier days, visitors are rarely forced to find alternative parking off site. Parking lot circulation is good. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, mostly provides adequate evacuation of storm water, with the exception of one area at the northeast corner of the site. Across from the loading bay, a gravel drive extends north of the site towards I76. Ponding was observed along the edge of this drive at the transition between gravel and asphalt. These drainage problems do not affect the flow of traffic or are considered a safety concern, but mild regrading could take place to relieve the ponding. Concrete curbs are in average to good condition, and are appropriately placed. Concrete sidewalks are properly sloped, and are located to provide a logical flow of pedestrian traffic, and range from good to poor condition depending on when it was replaced. It is noticeable which concrete is new and which has yet to be replaced. Trash pick up is located on heavy duty concrete pads, which appear to be in poor to average condition. Handrails, stairwells, and exterior steps are all in good condition. A small brick retaining wall will need replaced where the building footprint jogs inwards, at the center of the building. Fencing is not prevalent on this site. Site features are suitable for outdoor gathering or relaxation with benches and recently installed playground equipment.

Rating:

3 Needs Replacement

Recommendations:

Concrete sidewalk should be replaced where cracked or heaving. Concrete curb should be replaced where crumbling and at points where cars frequently hit it attempting to make sharp turns. The concrete dumpster pad should be removed and replaced with a heavy duty reinforced concrete pavement. The brick retaining wall on the north face of the building should also be replaced with a short, segmental retaining wall. Pavement should be sealed due to mild cracking that does not justify complete removal and replacement. 2021 UPDATE: Add new playground equipment (remove old); provide playground surface; add loading dock repairs; provide asphalt replacement due to condition; delete asphalt sealing; add partial site drainage. 10-13-2022: Per Then Design's assessment validation, updated the cost of the loading dock to \$11,700 and the site drainage to \$35,100

Item	Cost	Unit	Whole Building	Original Building (1970)	Additions (1999)	Sum	Comments
Playground Equipment:	\$1.95	sq.ft. (Qty)		14,231 Required	3,766 Required	\$35,094.15	up to \$142,000; per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,591.30	lump sum		Required		\$2,591.30	
Replace Existing Asphalt Paving (light duty):	\$42.84	sq. yard		6,138 Required	1,562 Required	\$329,868.00	(including drainage / tear out for light duty asphalt)
Concrete Curb:	\$41.47	lin. ft.		270 Required	71 Required	\$14,141.27	(new)
Concrete Sidewalk:	\$9.72	sq.ft. (Qty)		1,535 Required	406 Required	\$18,866.52	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$38.87	sq. yard		712 Required		\$27,675.44	
Provide Concrete Dumpster Pad:	\$3,109.56	each		1 Required		\$3,109.56	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	\$89,983.50	Include this one or the next. (Each addition should have this item)
Other: Repair Loading Dock	\$11,700.00	lump sum		Required		\$11,700.00	In disrepair
Other: Site drainage	\$35,100.00	lump sum		Required		\$35,100.00	To address outdoor Learning Lab flooding.
Sum:			\$618,129.74	\$518,148.27	\$99,981.47		



Typical Pavement Condition



Typical Sidewalk Condition

Facility Assessment

F. Windows

Description: The overall facility is equipped with thermally broken aluminum, double-glazed insulated glazing windows, which was installed over 15 years ago, and is in fair condition. Window system seals are in fair condition, with minimal air infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements due to age and condition.

Item	Cost	Unit	Whole Building	Original Building (1970)	Additions (1999)	Sum	Comments
				47,435 ft²	12,554 ft²		
Insulated Glass/Panels	\$131.57	sq.ft. (Qty)		1,800 Required	1,000 Required	\$368,396.00	(includes integral blinds and removal of existing windows)
Sum:			\$368,396.00	\$236,826.00	\$131,570.00		



East End Cafeteria Windows



Typical Exterior Window

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the Hilltop E.S. are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Classroom fixtures are in good condition, providing an average illumination of 31-34 FC, which is less than the 50 FC recommended by the OSDM. The 1999 Addition has 2x4 lay-in T-8 with dual level switching and average illumination of 50-55 FC. The typical Corridors in the Hilltop E.S. are equipped with T-8 1x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 33 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with T8 1x4 surface mount fluorescent fixtures type lighting, in fair condition, providing an average illumination of 21 FC, which is less than the 50 (ES) FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x4 lay-in T8 fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good condition, providing an average illumination of 30-40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 lay-in T8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 75-90 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas in the Hilltop E.S. are equipped with 2x4 surface mount T8 fluorescent fixture type lighting in good condition, providing an average illumination of 10-15 FC. The typical Administrative spaces in the Hilltop E.S. are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination of 35 FC based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of new fire suppression and air conditioning systems. 2021 UPDATE: Remove new lighting budget for gym (recently completed).

Item	Cost	Unit	Whole Building	Original Building (1970)	Additions (1999)	Sum	Comments
Complete Building Lighting Replacement	\$8.42	sq.ft. (of entire building addition)		47,435 ft ²	12,554 ft ²	\$505,107.38	Includes demo of existing fixtures
Under Contract Deduction	-\$1.00	per unit		20,215 Required		-\$20,215.00	Indicate total contract value per Addition
Sum:			\$484,892.38	\$379,187.70	\$105,704.68		



Gym T8 lights



Typical 2x4 lay-in

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