

## **BUILDING ASSESSMENT SUMMARY**

---

### Willoughby – Eastlake Tech Center A, B, and C School

Willoughby - Eastlake Tech Centers A, B, and C, which is not on the National Register of Historic Buildings, and originally constructed in 1915, is a 3 story, 140,493 square foot brick school building located in a small town commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings.

The facility is comprised of three structures. The 1915 Original A, 1915 Unusable, 1928 Building A Addition and Unusable, and 1947 Building A Addition and Unusable contain load bearing masonry construction with block and plaster interior walls. The 1924 Building B, Unusable, and Attic, and 1976 Building B Infill are load bearing masonry and concrete framing with block, plaster, and drywall interior walls. The 1974 Building C is single wythe bearing masonry with block interior walls. The floor system for Buildings A and B are slab on grade and composite. The floor system for Building C is slab on grade and metal deck. The roof structure for Buildings A and B are composite concrete. The roof structure for Building C is metal joists with tectum. The roofing system for Building A is partially ballasted built up asphalt. The roofing system for Building B is partially ballasted built up asphalt and asphalt shingles. The roofing system for Building C is asphalt shingles with some built up asphalt. The systems were last refurbished in 1977.

The ventilation systems of the buildings are 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 are not provided. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The buildings do not have a compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The buildings are reported to contain asbestos and other hazardous materials. The buildings are not compliant with ADA accessibility requirements.

The school is located on a 5.6 acre site adjacent to commercial properties. The campus of three buildings is split by a moderately traveled city street. The property is not 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. A small maintenance building is located on the property, also. Building B is partially leased to the Lake Academy and to the Lake County Indian Museum.

The roofs leak. Rusting lintels are expediting brick deterioration. Building C has a bee infestation causing damage to the wood gutter system. Stair towers in the 1924 Building B do not have proper doors or hardware. Egress from those spaces is not maintained in a trip-free manner.