

## **BUILDING ASSESSMENT SUMMARY**

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### **Willoughby Middle School**

Willoughby Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1971, is a 3 story, 90,580 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings.

The structure of the overall facility contains masonry exterior wall construction, with masonry and drywall wall construction in the interior. The floor system consists of slab on grade and precast concrete. The roof structure is precast concrete and metal deck with joists. The roofing system of the overall facility is built-up asphalt with gravel ballast, installed in 1971 and subsequently repaired. 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 6601 SF Primary Gymnasium with 3711 SF Auxiliary Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building does not have a compliant automatic fire alarm. The facility is not equipped with an automated fire suppression system. The building is not reported to contain asbestos or other hazardous materials. The overall building is not compliant with ADA accessibility requirements.

The school is located on a 19.06 acre site shared with South High School adjacent to residential properties. The property and play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

The roof is in poor condition. The office does not have visual security to the front door. The site has grading issues with poor drainage. Many classrooms do not have windows. Ventilation in the building is reported to be poor. The exterior masonry has copious amounts of cracks and stains. The building is not ADA compliant. Circulation and wayfinding in the building is poor, with many unsecured corners and corridors.