

BUILDING ASSESSMENT SUMMARY

Willowick Middle School

Willowick Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1958, is a 1 story, 90,811 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 steel frame with brick veneer type exterior wall construction, with masonry block wall construction in the interior. The floor system consists of slab on grade. The roof structure is metal deck and bar joist. The roofing system of the overall facility is overbuild standing seam metal, installed in 1989. The ventilation system of the building is inadequate to meet the needs of the users.

The majority of 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 not equipped with a compliant security system. The building has a compliant automatic fire alarm. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is compliant with ADA accessibility requirements.

The school is located on 17.7 acres of a 27.7 acre campus site shared with Royalview Elementary 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 adequate.

The exterior wall system of the 1960 Addition has evidence of detaching from the perpendicular masonry walls. From reviewing district provided construction documents, it is presumed that the 8" block masonry was not toothed in with the 4" block masonry, resulting in a separation due to settling of the structure.