

BUILDING ASSESSMENT SUMMARY

McKinley Elementary School

McKinley Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a 2 story, 55,026 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 load bearing masonry exterior wall construction, with masonry and plaster wall construction in the interior. The floor system consists of wood floor joists in the 1922 Original Construction and 1927 Addition. The floor system of the 1929 and 1946 Additions are precast concrete. The floor system of the 1966 Addition is slab on grade. The roof structure is wood rafter and plywood in the 1922 Original Construction, 1927, and 1929 Addition. The roof structure in the 1946 and 1966 Additions are metal joists and deck. The roofing system of the overall facility is built-up asphalt with gravel, installed before 1995 and metal installed in 1993. 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 Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a fire alarm system. 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 not compliant with ADA accessibility requirements.

The school is located on a 3.67 acre site adjacent to residential properties. The property and playgrounds, play areas athletic facilities are partially 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 adequate.

The west wall of the Gymnasium is visually out of plumb from the exterior. The interior wall has a subtle curve corresponding with the exterior anomaly. The chimney in the 1927 Addition exhibits structural problems. Access to one air handler unit is within a space that appeared structurally deficient.