

BUILDING ASSESSMENT SUMMARY

Royalview Elementary School

Royalview Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1956, is a 2 story, 85,554 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 brick veneer exterior wall construction, with concrete block wall construction in the interior. The floor system consists of slab on grade first floor with metal deck and joist system on the second floor. The roof structure is primarily metal deck and bar joist. The roofing system of the overall facility is built-up asphalt with gravel ballast, installed in 1956. 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 Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security. The building does 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 and other hazardous materials. The overall building is not compliant with ADA accessibility requirements.

The school is located on 9 acres of a 27.7 campus site shared with and adjoined to Willowick Middle School adjacent to residential properties. The property and playgrounds and play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair / poor. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The overall facility roof is the original system and is failing in several areas. The canopy on the north side of the 1966 Addition is visually unlevel. Beams are substantially rusted and the foundation has settled unlevel.