



**ELPP
DISTRICT
#242**

***WESTLAKE CITY SCHOOL DISTRICT
Cuyahoga County***

***Facilities Assessment Report
Volume 1 of 1***



Westlake Board of Education

***Submitted by:
Bogden Architects, Inc.
January 23, 2002***

**FACILITIES ASSESSMENT DOCUMENTATION
WESTLAKE CITY SCHOOL DISTRICT**

Cuyahoga County

2260 Dover Center Road

Westlake, OH 44145

Phone: (440) 835-6304

Fax: (440) 871-6034

IRN #45062

Application #: 242

ELPP District

Superintendent: Dr. James Costanza

ASSESSMENT CONSULTANT

Bogden Architects, Inc.
850 King Avenue
Columbus, Ohio 43212
Phone: (614) 421-7774
Fax: (614) 421-2213

Contact: Michael Scarmack,
Project Manager

EDUCATIONAL PLANNER

DeJong & Associates, Inc.
4140 Tuller Road, Suite 132
Dublin, Ohio 43017
Phone: (614) 798-8828
Fax: (614) 798-8839

Contact: Tracy Healy,
Project Director

**MANAGING ASSESSMENT
CONSULTANT**

FJM Architects
86 Hidden Ravines Drive
Powell, Ohio 43065
Phone: (740) 549-0575
Fax: (740) 549-2199

Contact: Kevin Harrison, AIA
Project Manager

TEAM LEADER

The Quandel Group, Inc.
8181 Worthington Road
Westerville, Ohio 43082
Phone: (614) 865-9000
Fax: (614) 865-9001

Contact: Douglas Ryan,
Senior Project Manager

THE OHIO SCHOOL FACILITIES COMMISSION

10 West Broad Street
Columbus, Ohio 43215
Phone: (614) 466-6290
Fax: (614) 466-7749

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INTRODUCTION

The Scope of Work for Westlake City School District includes the Assessment Report as required by the Ohio School Facilities Commission. The district provided a completed copy of the School District Assessment Questionnaire completed November 28, 2001. DeJong & Associates has yet to complete enrollment projections. The information provides documentation of improvements that have been completed since the 1990 Ohio Public School Facility Survey.

Having met with the District, Bogden Architects, Inc. performed an assessment of the seven schools in the District. The Assessment consisted of a walk-through of each building with maintenance personnel from the district. The Assessment Report contains the following for each school in the district: a general description of the school assessment, Ohio Public School 2001 Update including a completed CEFPI Appraisal, a copy of the 1990 Ohio Public School Facility Survey, existing thumbnail sketch and existing floor plan diagrams.

The report includes a map that shows the location of each school in the district.

DISTRICT QUESTIONNAIRE

School District Assessment Questionnaire

ENROLLMENT PROJECTIONS

Educational Consultant 10 Year Enrollment Projections

ASSESSMENT SUMMARY

District and Building Summaries

DISTRICT ASSESSMENT SUMMARY

District Map and District Summary

The Westlake City School District has a total enrollment in the kindergarten through twelfth grades of 3,749 students. The total enrollment for students in grades K-12 has remained relatively flat during the period 1991 to 2001. The seven schools in the district include Bassett Elementary (K-4), Dover Elementary (K-4), Hilliard Elementary (K-4), Holly Lane Elementary (K-4), Parkside Intermediate School (5-6), Lee Burneson Middle School (7-8), and Westlake High School (9-12).

Westlake City School District

BUILDING ASSESSMENT SUMMARY PAGE

Bassett Elementary

1967 Original Building
25,439 Square Feet

1987 Classroom Addition
10,267 Square Feet

1998 Gymnasium Addition
6,174 Square Feet

Grade Configuration
K-4

Current Enrollment
391 Students

Number of Teaching Stations
24

Building Site Size
15.82 Acres

This one story masonry K-4 school was built in 1967 with two additions in 1987 and 1998. The floors are slab on grade construction with load bearing masonry walls and steel roof structures (some roofs sloped and some are flat). The roof decking that is visible is Tectum. The building occupies a 15.82-acre site that is nestled within a residential neighborhood. 391 students are housed within the building's 41,880 square feet.

2/3rds Calculation

Assessment Renovation Costs	\$2,623,291
Building Replacement Costs	\$6,568,040
2/3 rd Rebuild Costs	\$4,378,693
2/3 rd Percentage	39.94 %

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

BUILDING ASSESSMENT SUMMARY PAGE

Dover Elementary

1949 Original Building
38,325 Square Feet

1970 Gymnasium Addition
5,346 Square Feet

Grade Configuration
Pre K - 4

Current Enrollment
366 Students

Number of Teaching Stations
23

Building Site Size
14.18 Acres

Dover Elementary School is a two-story building of masonry construction. The total square footage is 43,671 and 366 students are housed. Many systems are outdated or inadequate and require replacement or significant upgrades. These systems include the HVAC systems, general finishes, lighting, hazardous materials, life safety, loose furnishings and technology. The school is located on a 14.18-acre site.

2/3rds Calculation

Assessment Renovation Costs	\$4,579,525
Building Replacement Costs	\$6,848,921
2/3 rd Rebuild Costs	\$4,565,948
2/3 rd Percentage	66.86%

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

BUILDING ASSESSMENT SUMMARY PAGE

Hilliard Elementary

1954 Original Building
39,750 Square Feet

1998 Library Addition
1,187 Square Feet

Grade Configuration
Pre K - 4

Current Enrollment
282 Students

Number of Teaching Stations
22

Building Site Size
11.48 Acres

Hilliard Elementary is a one-story 40,937 square foot masonry building with 282 students. Many systems are outdated or inadequate and require replacement or significant upgrades. Inadequate items include but not limited to the HVAC systems, general finishes, lighting, hazardous materials, accessibility, life safety, loose furnishings and technology. The school is located on a 11.48-acre site.

2/3rds Calculation

Assessment Renovation Costs	\$3,120,487
Building Replacement Costs	\$6,420,150
2/3 rd Rebuild Costs	\$4,280,099
2/3 rd Percentage	48.60 %

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

BUILDING ASSESSMENT SUMMARY PAGE

Holly Lane Elementary

1961 Original Building
33,297 Square Feet

1998 Library Addition
2,191 Square Feet

Grade Configuration
K-4

Current Enrollment
263 Students

Number of Teaching Stations
20

Building Site Size
12.12 Acres

Holly Lane Elementary School is a one-story masonry building with a total square footage of 35,488 and 263 students. Many systems are outdated or inadequate and require replacement or significant upgrades. Inadequate items include but are not limited to the HVAC systems, general finishes, lighting, hazardous materials, accessibility, life safety, loose furnishings and technology. The school is located on a 12.12-acre site..

2/3rds Calculation

Assessment Renovation Costs	\$3,311,540
Building Replacement Costs	\$5,565,583
2/3 rd Rebuild Costs	\$3,710,388
2/3 rd Percentage	59.50 %

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

BUILDING ASSESSMENT SUMMARY PAGE

Parkside Intermediate School

1966 Original Building
49,323 Square Feet

1966 Auditorium
5,084 Square Feet

1998 Classroom Addition
18,114 Square Feet

Grade Configuration
5-6

Current Enrollment
636 Students

Number of Teaching Stations
33

Building Site Size
13.79 Acres

Parkside Intermediate School is a one-story building of masonry construction. Parkside was originally built in 1966 with a classroom wing addition in 1998. The total square footage is 72,521 with 636 students housed. Many systems are outdated or inadequate and require replacement or significant upgrades. Inadequate items include but are not limited to the HVAC systems, general finishes, lighting, hazardous materials, accessibility, life safety, loose furnishings and technology. The school is located on a 13.79-acre site.

2/3rds Calculation

Assessment Renovation Costs	\$5,278,772
Building Replacement Costs	\$ unknown
2/3 rd Rebuild Costs	\$ unknown
2/3 rd Percentage	unknown %

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

BUILDING ASSESSMENT SUMMARY PAGE

Lee Burneson Middle School

1975 Original Building
18,853 Square Feet

1982 Classroom Addition
55,274 Square Feet

1998 Classroom Addition
18,129 Square Feet

Grade Configuration
7-8

Current Enrollment
612 Students

Number of Teaching Stations
40

Building Site Size
29.33 Acres

Lee Burneson Middle School is a one-story building of masonry construction that was originally built in 1975. Additions occurred in 1982 and 1998, bringing the total square footage to 92,256. Many systems are outdated or inadequate and require replacement or significant upgrades. Inadequate items include but are not limited to the HVAC systems, general finishes, lighting, hazardous materials, accessibility, life safety, loose furnishings and technology. The school is located on a 29.33-acre site. 612 students are enrolled.

2/3rds Calculation

Assessment Renovation Costs	\$6,360,074
Building Replacement Costs	\$ unknown
2/3 rd Rebuild Costs	\$ unknown
2/3 rd Percentage	unknown %

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

BUILDING ASSESSMENT SUMMARY PAGE

Westlake High School

1960 Original Building
97,923 Square Feet

1970 Library / Classroom Addition
39,651 Square Feet

1988 Cafeteria / Lecture Hall Addition
47,841 Square Feet

1998 Gymnasium / Classroom Addition
22,691 Square Feet

Grade Configuration
9-12

Current Enrollment
1199 Students

Number of Teaching Stations
89

Building Site Size
47.27 Acres

Westlake High School is a two-story building of masonry construction. Westlake was originally built in 1960 with additions in 1970, 1988 and 1998. The total square footage is 208,106 with 1,199 students housed. Many systems are outdated or inadequate and require replacement or significant upgrades. Inadequate items include but are not limited to the HVAC systems, general finishes, lighting, hazardous materials, accessibility, life safety, loose furnishings and technology. The school is located on a 47.27-acre site.

2/3rds Calculation

Assessment Renovation Costs	\$16,985,468
Building Replacement Costs	\$ unknown
2/3 rd Rebuild Costs	\$ unknown

2/3rd Percentage

unknown %

Ohio School Facilities Commission policy states that any building exceeding 66% renovation to replacement costs should be removed from service.

DISTRICT BUILDING ASSESSMENTS

BUILDING ASSESSMENTS

Bassett Elementary

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