



**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

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IRN #45062

Application #: 242

ELPP District

Superintendent: Dr. James Costanza

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## **INTRODUCTION**

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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**

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## **School District Assessment Questionnaire**

# **ENROLLMENT PROJECTIONS**

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## **Educational Consultant 10 Year Enrollment Projections**

# **ASSESSMENT SUMMARY**

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## **District and Building Summaries**

## **DISTRICT ASSESSMENT SUMMARY**

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### **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**

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### **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 <sup>rd</sup> Rebuild Costs	\$4,378,693
2/3 <sup>rd</sup> 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**

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### **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 <sup>rd</sup> Rebuild Costs	\$4,565,948
2/3 <sup>rd</sup> 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**

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### **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 <sup>rd</sup> Rebuild Costs	\$4,280,099
2/3 <sup>rd</sup> 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**

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### **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 <sup>rd</sup> Rebuild Costs	\$3,710,388
2/3 <sup>rd</sup> 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**

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### **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 <sup>rd</sup> Rebuild Costs	\$ unknown
2/3 <sup>rd</sup> 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**

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### **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 <sup>rd</sup> Rebuild Costs	\$ unknown
2/3 <sup>rd</sup> 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**

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### **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 <sup>rd</sup> Rebuild Costs	\$ unknown

2/3<sup>rd</sup> 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**

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## **BUILDING ASSESSMENTS**

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### **Bassett Elementary**

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.

The following information is included in this report:

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# **DISTRICT DOCUMENTATION**

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## **Relevant District Information**

# **MEETING MINUTES**

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