



Ravenna Public Schools



Facility Assessment Report

July 26, 2023



Ravenna Public Schools

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Ravenna Public Schools



1.0 Introduction



1.0 INTRODUCTION

TowerPinkster and Beckering Construction personnel conducted physical tours of the various district buildings and campuses with Ravenna Public Schools personnel in January 2020 – July 2023.

TowerPinkster was the architect and Beckering Construction was the Construction Manager for the High School during construction occurring there between 2021 through 2023.

This report represents a “snapshot in time” in the life of the facilities. The district is engaged in on-going maintenance projects and renovations that could render some of the items listed in this report as obsolete in the near future.

Generally, the buildings were compared to similar buildings in other districts. Given the likely direction for the school district to pursue a modest sinking fund or bond to implement major improvements, only the highest priority items were included in this report.

It is our goal to provide this information as a “springboard” for further discussions as to the best approach for incorporating improvements to school district facilities.

Generally, the district buildings and sites have been well maintained and are a credit to the maintenance staff. Although, some building materials, finishes, and equipment are reaching the end of their useful life and will need to be replaced.

We look forward to our continuing relationship and improvements to your school district!



Ravenna Public Schools



2.0 High School

2.0 HIGH SCHOOL

Site Conditions

Site

- **Separation of Bus, Car, and Pedestrian traffic**

- Existing vehicular circulation routes are experiencing multiple safety challenges that could be remedied with site reconfiguration.
- Bus parking and access intermingle with high school drop off, high school parking, middle school drop-off, and middle school parking. This creates numerous opportunities for pedestrian/vehicle conflicts and safety concerns.
- The lack of any parking facilities near both ballfield venues is problematic, the only bus facility access route at the site becomes occluded by spectator vehicles inappropriately using the drive for parking.
- The east side service area parking conflicts with the ballfields [lack of] parking, and bus maintenance facility access drive.

- **Pedestrian Services**

- Existing walkways' functionality, locations, and types appear to be servicing users reasonably well, but room for improvement remains. There is no continuous paved walkway around the entire school, which is desirable.
- The large concrete-paved seating plaza – shared with the middle school – lacks desirable shade, landscaping, litter/recycling receptacles, and electrical outlet amenities that would all make it a place people might want to spend time in.

- **Condition of Pedestrian Services**

- Concrete walkways appear to be in generally good condition except for a growing number of plow blade scrape marks.

- **Parking**

- The main lot has less-than-ideal combined drop-off circulation *and* parking which could cause occasional traffic challenges especially during normal morning and afternoon busy periods.
- The north/south parking aisle orientation is not ideal, as east-west aisles would greatly improve pedestrian circulation and safety to and from the high school main entrance. East/west parking could also dramatically improve rapid stormwater flows with the introduction of bioswales parallel to traffic and perpendicular to site drainage patterns.
- Although one-way, counterclockwise circulation of the entire lot appears to be working reasonably well for *overall* vehicle flow, it is not always clear what movements are allowed,

and curbed island control is almost entirely absent to help support this.

- Curbed islands would have a traffic-calming effect and increase pedestrian safety.

- **Condition of Parking Areas**

- Existing lots appear to be in generally good condition, but some longer cracks and "alligatoring" has begun and will require more frequent attention and crack sealant.
- The east service lot and maintenance area appears to frequently be full, with significant muddy areas off its end where maintenance vehicles, trailers, and other equipment are stored and moved.

- **Vehicular Entrances and Exits**

- One-way in/out separate drives at South Ravenna Road do not appear to have issues except for typical exiting vehicle volume and stacking.

- **Outdoor Facilities**

- Stormwater catchment along the north edge of the eastern service/bus access drive is not functioning properly and creating large and long-standing puddles/icy conditions. This drainage swale/sidewalk area needs modification to correct this unsafe and unsightly area.
- The east side service dumpster area appears to suffer from poor organization, lack of space for deliveries, and too many vehicles parked too close to the building's back door. This overflow of parking without any controlling curb edges has caused vehicular sidewalk cracking, and oil staining right where pedestrians circulate.
- The area around the east service zone is poorly organized between the various buildings, open/storage space, parking, and materials storage. It also appears to be too small to handle the amount of vehicles/equipment requiring parking and circulation space.
- A new, detached greenhouse was built in 2022 with concrete paving added to the south and west of it. The existing greenhouse is to be demolished in 2023.

- **Condition of Outdoor Facilities**

- Lawns appear to be in generally good condition except where poor drainage conditions exist.

- **Outdoor Learning Facilities**

- This is an agriculturally based community with many students interested in agri-business and farm-based activities. There is evidence of the pursuit of these educational interests with outbuildings and a greenhouse but no organized exterior circulation to the facilities, barns are not an adequate for hands-on studies in animal husbandry, and infrastructure is not fully suitable to teaching agricultural self-reliance.

- The area between the new greenhouse and the north sports field is not accessible to users requiring assistance. This area is optimal for test gardens/plots but may require some attention to drainage and soil amendment to improve production.

- **Landscaping**

- Many parking lot grass edge zones receive frequent abuse from plow blades, vehicle overhang, and even vehicle incursion partly due to the lack of curb control.
- Sparse building foundation shrubs offer a small amount of visual relief, but overall, the campus has very little plantscape for interest or function other than the plantings added at the administration canopy next to the secure entrance added in 2022/23. The long, main entrance canopy is very sterile, dark, and uninviting without any accompanying landscaping, or breakout plaza w/benches, or picnic tables. Water and snow deposited from the barrel roof of the canopy currently preclude planting directly adjacent to the entrance walkway.
- Drainage swale areas need not be mowed/fertilized but should instead be allowed (or seeded) to grow native vegetation that is beneficial in removing harmful pollutants from the roadway and lawn surfaces. Such measures would improve water quality leaving the site and increase local ecosystem health.
- Vast, uninterrupted parking lot blacktop surfaces – completely devoid of critically-important shade trees create numerous harmful environmental conditions. Refer to the Educational Deficiencies section.

Accessibility

- **Exterior Walks and Drives**

- Not all exit doors contain a paved walkway from stop to nearest parking lot – or other sidewalk – which limits emergency egress movements by users requiring physical assistance/devices.

- **Barrier-Free Parking**

- Barrier-free ramps in more locations along curb cuts would improve accessibility for all users. Barrier-free parking spaces are well-signed and striped, but only nearest the main entrance; blue-striped spaces without signs or required striped access aisles near the baseball field are inadequate and located at a tight interface of bus/drop-off/service routes.

- **Outdoor Areas**

- Generous lawn areas exist throughout the campus for student use and activities, but some have drainage/slope situations that limit their functionality.
- Dedicated pedestrian gathering spaces are mostly just concrete pavement, a few benches, and are not inviting.

- **Building Entrances and Exits**

- The main west building entrance is obvious with a clear connection to the parking lot.

Building Exterior Elements

- **Exterior Building / Site Signage**

- The school monument sign with electronic digital display is highly visible from South Ravenna Road but needs replacing. This sign could be replaced with one non-digital sign for the entire campus.
 - Site wayfinding and traffic control signage is minimal and could be increased and improved.

- **Site and Main Entry**

- Vehicle entry to the site is mostly understandable but could benefit from additional wayfinding signage.

- **Entrance Shelter**

- The main entrance sidewalk to the school building offers significant exterior cover from the elements but birds roosting in the structure above produces droppings and debris from nesting materials. This creates an unpleasant and unsightly situation that is ongoing. Various current remedies have failed. The best solution may be to seal the trusses so that there are no perches nor openings for birds.

- **Overall Curb Appeal**

- The overall curb appeal is adequate. The main drives and building entrance are identifiable and functional but neither is engaging. The campus front appears like a huge, barren pavement space, with a significant lack of trees, torn up grass edges, and lacks a welcoming feel.

Architectural Conditions

Exterior Items

- **Roofing**

- Roof replacement on the main roofs occurred in 2022 but the barrel roof entrance canopy and roof of the main vestibule tower was not replaced in 2022.
 - The barrel roof of the main entrance canopy is Durolast PVC and was most likely installed in 2009. Roofing material appears to be in good condition. There are drainage and snow accumulation issues that affect the landscape below. A snow retention system should help resolve this issue and installation is planned for 2023.

- **Doors / Windows**

- The exterior doors and frames are in relatively good condition as they have already been upgraded in 2008/2009.

- **Walls / Fascia**

- The existing building wings had canopies removed and replaced with metal panels in 2022/2023. Metal fascia was replaced in 2023.

Interior Items

- **General**

- Reference the summary checklist for additional information.

- **Classroom 100, 200 and 300 Wings**

- **Flooring:**

- Flooring was replaced in 2022 / 2023.

- **Doors:**

- Lock cylinders were recently replaced.
 - Existing doors are solid wood throughout with some hollow metal doors; metal doors and frames were repainted in 2022 / 2023.

- **Walls:**

- Walls were repainted in 2022 / 2023.
 - A few markerboards were replaced and new finishes were provided throughout in 2022 / 2023.

- **Ceilings:**

- Ceilings in the worst condition were replaced in 2022 / 2023. Existing ceiling tiles were salvaged and used to replace individual tile in fair to poor condition.

- **Cabinetry:**

- Cabinets are in generally good condition. There are ADA compliant skirts missing in a few locations. Countertops that were in fair to poor condition and plumbing fixtures were replaced in 2022 / 2023.

- **Toilet Rooms:**

- Plumbing fixtures with new paint and flooring tile installed in 2022 / 2023.
 - Ceilings were repainted and repaired in 2022 / 2023.
 - Paper towel dispensers have recently been replaced with electric hand dryers in group toilet rooms.

- **Corridors**
 - Sloped locker tops are damaged and should be replaced throughout.
 - Lockers in general appear to be in good condition.
- **Furniture**
 - Furniture was fully replaced in 2022 / 2023 except for the band room and athletic furniture.
- **Classroom 400 Wing**
 - **General:**
 - This wing includes the existing mechanical/boiler rooms, Main Kitchen and Maintenance storage and the Art Classroom.
 - The wing was updated in 2022 / 2023.
 - **Flooring:**
 - The existing flooring was replaced with polished concrete in 2022 / 2023.
 - **Doors:**
 - Lock cylinders were recently replaced.
 - The existing doors are solid wood throughout.
 - **Walls:**
 - Brick corridor walls were stained in 2022 / 2023.
 - Walls were repainted in 2022 / 2023.
 - **Ceilings:**
 - The corridor ceiling was replaced in 2022 / 2023. The ceiling was replaced in the serving area in 2022 / 2023.
 - There is an exposed ceiling in the Art Classroom.
 - The corridor display area was replaced with a seating niche in 2022 / 2023.
 - **Cabinetry:**
 - Cabinets are in generally good condition.
 - Countertops and their plumbing fixtures were replaced in the Art Room and Tech Room in 2022 / 2023.
 - **Toilet Rooms:**
 - Toilet room plumbing fixtures were replaced in 2022 / 2023.
 - The Ceilings were painted and repaired in 2022 / 2023.
 - The walls were repainted in 2022 / 2023.
 - The existing flooring was replaced with tile in 2022 / 2023.
 - **Corridors:**
 - Sloped locker tops are damaged and should be replaced throughout.
 - Lockers in general appear to be in good condition.
 - **Furniture:**
 - Furniture was fully replaced in 2022 / 2023 except for the band room and athletic furniture.

- **Alternate Education Classroom:**
 - Lighting was upgraded in 2022 / 2023.
- **Media Center**
 - **Flooring:**
 - The flooring is to be replaced in the summer of 2023.
 - **Ceilings:**
 - The deck is to be painted and ceiling clouds added between the beams in the summer of 2023.
 - **Cabinetry:**
 - The existing bookshelves were removed. New millwork and countertops to be installed in 2023. Guardrails were added in 2023 to replace the bookshelves that were removed at the ramp edges.
 - **Furniture:**
 - The district is installing new furniture in 2023. There is some built-in furniture being added in 2023.
- **Audio/Visual Area (near Admin./Café)**
 - New audio/visual equipment is to be installed in 2023.
- **Learning Center now a Teacher's Lounge (Area – 300)**
 - **Flooring:**
 - The flooring was replaced in 2022 / 2023.
 - **Ceilings:**
 - Ceilings replaced in 2022 / 2023.
 - **Doors:**
 - New doors and frames were added in 2022 / 2023 when the space was redesigned and repurposed.
 - **Walls:**
 - The walls were reconfigured and painted in 2022 / 2023.
 - An ADA compliant toilet room was added in 2022 / 2023.
 - A faculty mail room was added in 2022 / 2023.
 - A kitchen with new appliances was added in 2022 / 2023.
- **Auxiliary Gymnasium/Locker Rooms**

This area is in generally poor condition overall.

 - **Flooring:**
 - The existing flooring is in generally fair condition but the old probably has met its lifespan for maintenance and would be desirable to replace.

- **Gym Equipment:**
 - Motor and cabling to be replaced at minimum for existing basketball hoops, may desire to replace in its entirety.
 - Metal bleachers are in fair condition. The district desires to add railing at steps.
- **Locker Room:**
 - The existing toilet and shower room area may not meet handicap accessibility requirements and will need to be modified accordingly.
 - **Flooring:**
 - Existing quarry tile flooring is in poor condition with staining, cracking and in at least one instance, cratering in the wet areas but in generally fair to good condition elsewhere. Rust stains are present on some shower room floors.
 - **Equipment**
 - Lockers and benches appear to be in generally good condition, but the style of the benches is very outdated. Toilet and shower partitions are in fair condition overall but in some instances are heavily rusted. The girls' shower room is currently being used for storage.
 - **Ceilings:**
 - Existing ceilings are drywall and are in fair condition, however there is minor damage in areas which need replacement.
 - Lighting upgrades required – see electrical.
 - **Walls:**
 - Walls are masonry painted and in good condition, new paint required.
 - **Plumbing fixtures:**
 - Most plumbing fixtures show corrosion and need replacement.
- **Kitchen**
 - **General:**
 - The kitchen equipment was replaced in 2022 / 2023 and the space was reconfigured.
 - **Flooring:**
 - The existing ceilings were replaced in 2022 / 2023.
 - **Ceilings:**
 - Where there were ceilings, the existing ceilings were replaced.
- **Cafeteria**
 - **Flooring:**
 - The existing flooring was replaced with polished concrete in 2023.

- **Ceilings:**
 - Acoustical ceilings are to be replaced, the deck is to be painted and ceiling clouds added between the beams in 2023.
- **Stage Area:**
 - The stage area was removed in the summer of 2023 and is to be replaced with built in bench seating against the north wall. Metal wall panel finish is to be installed above the benches.
- **Band/Orchestra**
 - **General:**
 - There is water damage to the ceilings. The odor is suggestive of mold and should be inspected to rule that out.
 - Concern about the acoustic performance of the space and should be addressed in the future to walls and ceilings.
 - No natural light within this space is available and is desired by staff.
 - **Flooring:**
 - The existing floor is tiered. It appears to be constructed as a concrete slab on grade.
 - The existing flooring is in bad condition and needs to be replaced.
 - The tiered levels of the floor are undesirable.
 - **Doors:**
 - Lock cylinders were recently replaced.
 - Existing doors are solid wood throughout
 - **Walls:**
 - Walls are in poor condition throughout and need to be repaired.
 - New finishes desired throughout.
 - **Ceilings:**
 - The existing ceilings are in bad condition, are water damaged and need to be replaced.
- **Administration Area**
 - The flooring was replaced, new casework and millwork were installed, some walls were reconfigured and a small kitchen area with bottle filler was added in 2022 / 2023.
 - The walls and door frames were repainted in 2022 / 2023.
 - New lighting was installed in 2022 / 2023.
 - Some ceilings were replaced in 2022 / 2023.
 - A secure entry was added in 2022 / 2023.
 - The health room was redesigned and renovated in 2022 / 2023.

- The toilet rooms received new plumbing fixtures, were repainted and the flooring was replaced in 2022 / 2023.
- **Main Gymnasium/Weight Room/Corridor/Locker Rooms**
 - **General:**
 - This area of the building appears to be the most recent addition to the school.
 - Acoustic performance in gymnasium is in fair condition and should be evaluated.
 - The corridor is in good condition.
 - The new concessions is desired to be near/within the existing lobby space area as the school is desired to be locked down during events. This is to be completed in 2023.
 - **Gymnasium**
 - **Flooring:**
 - Existing wood floor desires to be refinished/sanded.
 - **Ceilings:**
 - The existing roof structure is not acoustically treated.
 - Lighting upgrades desired – Refer to electrical.
 - **Gym Equipment:**
 - Motor and cabling to be replaced at minimum for existing basketball hoops, may desire to replace in its entirety.
 - Metal bleachers are in good condition. The district desires to add railing at steps.
 - Scoreboard needs replacement.
 - **Weight Room:**
 - The room is in good condition, minor repair to floor and wall finishes required.
 - The existing space seems to be sized inadequately for student count and it's desired to have a new addition to accommodate more space for athletes and the desired equipment.
 - **Locker Rooms:**
 - The girls' locker room is in good condition overall.
 - Boy's locker rooms
 - Lockers need to be repaired and or replaced.
 - Minor repair required at floor.
 - Walls need to be repainted; minor damage noticed and requires patching.
 - The water fountain is not fully attached to the wall.

Mechanical & Plumbing Conditions (Unit B only)

- **Heating Source and condition:**
 - This area is served off the main heating hot water system that was recently replaced.

- **Heating Pumps and Piping:**

- In the mechanical mezzanine there is a combination of steel and copper piping. There are dielectric unions installed to separate the (2) different piping types to prevent galvanic corrosion caused by electrolysis. Corrosion is currently present in some areas of the piping system including pipe fittings, the dielectric union itself, circuit setters and other piping accessories. Sections of piping and piping accessories should be replaced. There are (3) air handling units located in this mezzanine. The piping and piping accessories that serve (2) of the air handling units (locker rooms & weight room) should be replaced where the corrosion has occurred. In the same mechanical mezzanine there are a total of (5) inline heating hot water pumps. Each air handling unit has a pump and there is a pump for the snowmelt system and a pump for the bridge station piping serving the main floor. The pumps are the originals and are at the end of their useful life. The air handling unit pumps and the bridge station pump are in poor condition and should be replaced soon with new variable frequency drives for a soft start. The snowmelt pump and snowmelt piping system is in fair condition and is only 13 years old compared to 22 years old for the remaining system and equipment.

- **Cooling:**

- Currently, there is no cooling in Unit B except for the Music Room. The Music Room has (3) wall mounted mini-split air conditioning units with a remote condenser unit on the roof. These units are 13 years old nearing their useful life. The units are in fair condition with no reported problems.

- **Air Handling Equipment:**

- There are (3) air handling units located in the mechanical mezzanine that serve Unit B. One air handling unit serves the Gym, another serves the Weight Room and the last one which is an energy recovery unit serves the Locker Rooms, Toilet Rooms and Main Corridor. All (3) units have had their controls updated from pneumatic to DDC. All (3) units are 22 years old nearing their useful life. The Gym and Locker Room units are in fair condition with no reported problems. The Weight Room unit has had issues with both the supply and return fans. The casing of the unit has corrosion which appears to be caused by the inline pump mounted above it. This unit should be considered for future replacement or just replacement of the fans and repair of the exterior casing.

- **Ventilation:**

- No reported problems with the current ventilation for Unit B.

- **Music Room Ventilation:**

- The current ventilation air supplied to the Music Room is from a new dedicated outdoor air system which also serves the adjacent areas around the Music Room completed from the prior construction. At the time of the new work, this was the most economical way to serve the Music Room for its ventilation needs. The Music Room also has finned tube radiation and a convector unit for heating and (3) split system air conditioning units for cooling. Recommendation to consider for future work would be to remove this room from the new dedicated outdoor air system and provide a small air handling system to handle the ventilation, heating and cooling needs of the Music Room only. The old convector unit, finned tube and (3) air conditioning units can be removed. The Music Room then would have its own separate zone control for a more comfortable heating and cooling environment.

- **Exhaust Fans:**

- Currently, there are (2) roof mounted fans. The fans are beyond their useful life with no reported problems but should be considered for future replacement.

- **Building Management:**
 - All pneumatic controls were replaced with DDC in Unit B except for the finned tube, cabinet unit heaters, radiant ceiling panels and convector units.
- **Room Level Equipment:**
 - There are (4) rooms with finned tube, (3) convector units, (1) cabinet unit heater and (2) radiant ceiling panels. The equipment is 22 years old and is in decent condition with no reported problems. The finned tube and convector unit located in the Music Room are older than 22 years and are in poor condition. All of these pieces of equipment have not been updated to DDC controls. It would be recommended to update this equipment to DDC controls. The convector unit and finned tube in the Music Room should be replaced if the district elects to keep the existing mechanical system in place. See Music Room Ventilation description above for a future recommendation for the Music Room.
- **Storm Water System:**
 - System is 22 years old with no reported issues. Scoping of the underground system would be recommended to verify the integrity of the system.
- **Sanitary System:**
 - System is 22 years old with no reported issues. Scoping of the system would be recommended to verify the integrity of the system.
- **Domestic Water Piping:**
 - System is 22 years old and in fair condition with no reported issues.
- **Water Heater:**
 - The water heater and storage tank are 22 years old and past their useful life. The heater and tank are in fair condition with no reported problems.
- **Plumbing Fixtures:**
 - All fixtures are 22 years old and in decent condition. It would be recommended at a minimum to replace all lavatory faucets, showers and toilet and urinal flush valves in the coming future.
- **Drinking Fountains:**
 - There are (5) drinking fountains and (1) newer drinking fountain / bottle filling station installed in Unit B. The drinking fountains are in fair condition with no reported problems. The drinking fountains are at the end of their useful life and should be considered to be replaced in the future.
- **Fire Protection:**
 - In Unit B the only area with fire protection is the Gym. The system includes a fire pump with a rusted corroded base. The fire pump should be replaced soon. The remaining system appears to be in fair condition.

Electrical - Life Safety and Security

- **Fire Alarm:**
 - Simplex system. A voice System was added during the 2022 / 2023 renovation. Singlewire InformaCast system.

Electrical:

- **Electrical Service:** The original switchboard is currently being replaced with a Square D switchboard.
- **Interior Building and Exterior Building Lights:** All interior lighting was replaced with Cree Smartcast LED lighting fixtures with a few exceptions.
- **Distribution and Branch Panels:** Panels are in good condition with subpanels getting replaced in 2023.
- **Site Lighting:** Site lighting has been retrofitted to LED by the owner.
- **Emergency Lighting:** Battery packs were replaced except in Unit-B.
- **Receptacles and Circuiting:** Some are in good condition; others are in fair condition.
- **Lighting Controls:** Automatic lighting control system was added everywhere in 2022 / 2023 except for in Unit-B.
- **Public Address System:** Upgraded as part of MSP Grant
- **Clock System:** Replaced as part of the MSP Grant.
- **Emergency Power:** Generator to back up essential systems is to be installed in the fall of 2023.

Technology

- Overall, technology was updated during the recent renovation with a few exceptions. Unit-B does not have very much tech. The main gym AV was replaced in the last few years. The auxiliary gym is having some work done via the current bond.

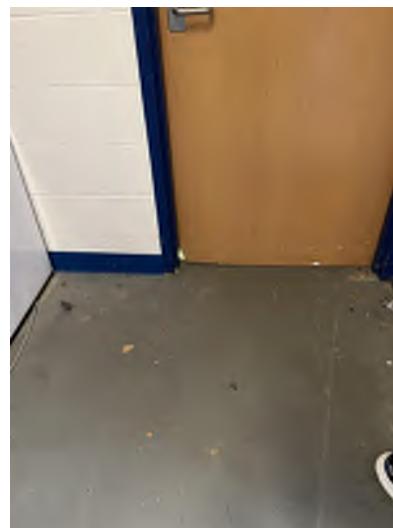
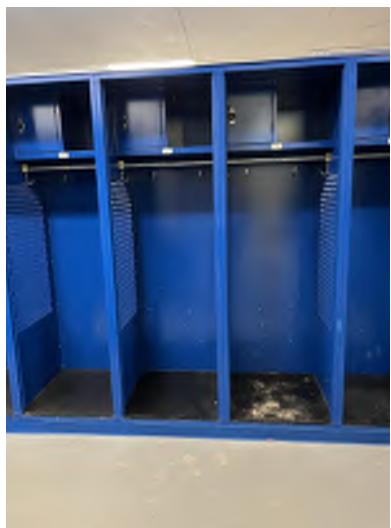
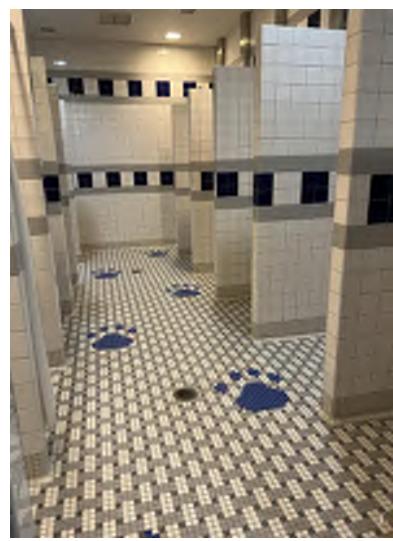
Educational Deficiencies

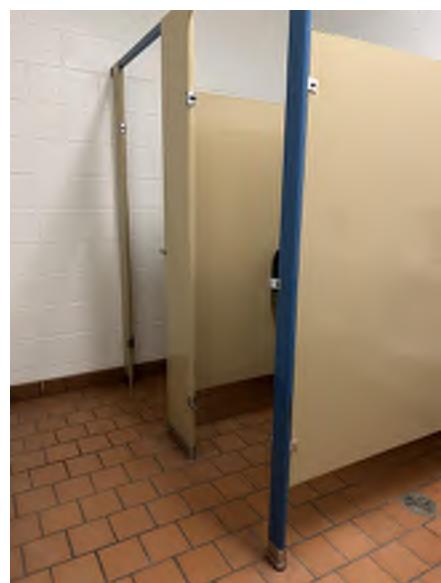
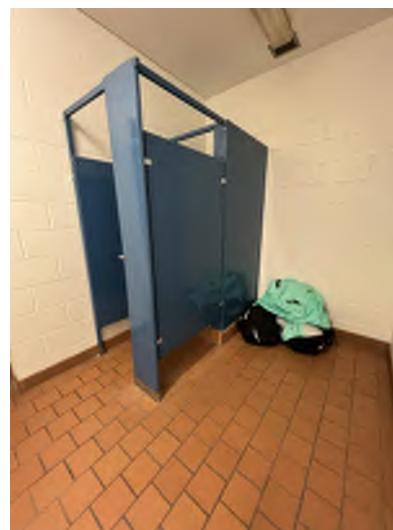
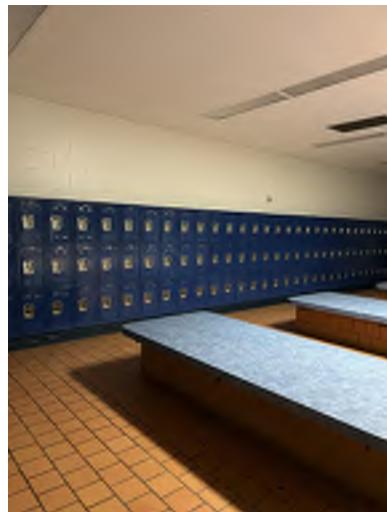
The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

- Stage replacement is necessary and there is a plan for a private donor to provide an offsite stage for student performances. Circulation to the offsite performance space should maximize student safety, ensure an efficient route to minimize commute time, and signage to optimize navigation by visitors and newcomers.
- Upgrading the sports fields and facilities will optimize community engagement and must also improve circulation of vehicles and pedestrians, be accessible to those needing assistance, and maximize safety.
- This is an agriculturally based community. Students would benefit from learning agricultural self-reliance. Providing an organized exterior circulation to test plots, the greenhouse, barns, and other agricultural learning facilities would make the area accessible to those requiring assistance/devices. New agricultural buildings could provide spaces for hands-on studies in animal husbandry. Providing a better designed and organized infrastructure specific to agriculture and horticulture could more easily

teach agricultural self-reliance through test plots, seed collection and storage, and pomology.

- Replacement of all drinking fountains with new drinking fountain/bottle filler stations is recommended.
- Main gym scoreboard needs replacement.







Ravenna Public Schools



3.0 Middle School

3.0 MIDDLE SCHOOL

Site Conditions

Site

- **Separation of Bus, Car, and Pedestrian Traffic**
 - Existing vehicular circulation routes do not appear to be creating any safety concerns.
- **Pedestrian Services**
 - Existing walkways' functionality, location, and types appear to be servicing users adequately. Main entrance door areas are sterile with little to no definition from plantings, seating, litter/recycling receptacles or other amenities.
- **Condition of Pedestrian Services**
 - Concrete walkways appear to be in generally good condition except for a growing number of plow blade scrape marks. One large settlement crack has been filled with sealant at the northeast entry door slab which could be or become a tripping hazard.
- **Parking**
 - The north lot has less-than-ideal combined drop-off circulation *and parking* which could cause occasional traffic challenges, backups into South Ravenna Road, or safety concerns. Circulation could benefit from adding an exit lane at the north property line.
 - One-way circulation is made less safe because of two factors: a) one incorrectly painted pavement arrow, and b) 90-degree *perpendicular* parking spaces instead of correct *angled* ones.
 - Curbed islands would have a traffic-calming effect and increase pedestrian safety. Parallel parking spaces in front of the north entry doors should be modified to include a striped aisle for improved and safer pedestrian movements.
- **Condition of Parking Areas**
 - The existing lots appear to be in generally good condition, but some longer cracks and "alligatoring" have begun and will require more frequent attention and crack sealant.
- **Vehicular Entrances and Exits**
 - Two-way north lot access at South Ravenna Road does not appear to have issues except for the typical pick-up drop-off vehicle volume and stacking. The one-way counterclockwise south drive appears to have a similar situation.

- **Outdoor Facilities**

- Stormwater detention at the northwest corner of the site is not in good combination with the small soccer field space as the soil is extremely saturated. Such conditions make the playing surface difficult to use without risk of twisted ankles due to clumped, waterlogged natural turf problems.
- Similar poor drainage problems at the east dumpster area appear to be causing die-off of shrubs planted there meant to screen the dumpsters from the east. Dumpsters are quite visible without adequate screening from fencing or shrubs.

- **Condition of Outdoor Facilities**

- Lawns appear to be in generally good condition except where poor drainage conditions exist.
- The northwest parking lot drive entry gate has been slightly damaged and is being left open.
- The existing swing sets, geodesic dome climber, and tether ball are very old and due for upgrades/replacement. One swing set is too short for middle school use, but both swing sets appear to have proper impact-attenuating safety surfacing areas (depths not confirmed). Basketball goals appear to be in very good condition but lacks striping for at least 3-point line play.
- **SAFETY CONCERN:** The dome climber lacks required safety surfacing (only grass and dirt) and should be immediately made “off limits” due to unexpected falls-to-surface hazards currently present there because of this condition.

- **Landscaping**

- Existing plant beds require maintenance to remove grass and weeds and additional shrubs/groundcover plantings are needed to fill in bare spots.
- Drainage swale areas need not be mowed/fertilized but should instead be allowed (or seeded) to grow *native* vegetation that is beneficial in removing harmful pollutants from the roadway and lawn surfaces. Such measures would improve water quality leaving the site and increase local ecosystem health.
- Vast, uninterrupted parking lot blacktop surfaces completely devoid of critically important shade trees create numerous harmful environmental conditions. Refer to Educational Deficiencies section.

Accessibility

- **Exterior Walks and Drives**

- Not all exit doors contain a paved walkway from the stoop to nearest parking lot, or other sidewalk, which limits emergency egress movements by users requiring physical assistance/devices. No Barrier-free exterior walkway route exists from the north parking lot to the high school or south lot either.

- **Barrier-Free Parking**
 - Barrier-free ramps in more locations along curb cuts would improve accessibility for all users. Barrier-free parking spaces are well-signed and striped.
- **Outdoor Areas**
 - Barrier-free ramps in more locations along curb cuts would improve accessibility for all users.
- **Building Entrances and Exits**
 - Overall conditions appear to be generally good.

Building Exterior Elements

- **Exterior Building / Site Signage**
 - The school monument sign with changeable letters is in good condition but is not as highly visible as the high school's electronic digital display. One, non-digital campus sign could replace the middle school sign and the high school monument sign.
 - Both site wayfinding and traffic control signage is non-existent at the north lot and minimal at the south drive.
- **Site and Main Entry**
 - Vehicle entry to the site is fair and could benefit from additional wayfinding signage. The main entries to the school building are reasonably clear except for the pair of north entrances.
- **Entrance Shelter**
 - The main entrance sidewalks to the school building lack any sort of exterior cover from the elements.
- **Overall Curb Appeal**
 - The overall curb appeal is adequate. The main entrances are somewhat identifiable but not remarkable or engaging. It is not easy to figure out which is the main *north* entry door.
 - The "sunken" main south entry doors without any overhead canopy or amenities, except the unused bike rack in this stark alcove, creates a less-than-inviting feeling.

Architectural Conditions

Exterior Items

- **Roofing:**
 - Assessment required by roofing company – may hold until weather allows. Most likely roof replacement not required due to age of building

- Durolast PVC was installed in 2009.
- **Doors / Windows:**
 - The exterior doors and frames are in good condition
- **Walls / Fascia:**
 - The existing building shell is in good condition.

Interior Items

- **General**
 - Reference the summary checklist for additional information.
- **Flooring:**
 - The existing flooring is generally good condition but the main office carpet needs replacement.
- **Doors:**
 - Existing doors and frames in good condition.
- **Walls:**
 - Walls throughout are in good condition but the color is dated and drab.
 - New finishes may be desired throughout pending district desires.
- **Ceilings:**
 - Ceilings throughout are in good condition.
- **Cabinetry:**
 - Cabinets are in generally good condition.
- **Toilet Rooms:**
 - The toilet rooms are in good condition.
- **Furniture**
 - Furnishings within space appear to be in good condition.
- **Gymnasium**
 - Acoustics within the space are in fair/bad condition, further assessment required pending desire.
 - Walls and ceiling may be desired to be repainted to refresh.

Mechanical Conditions

- **Heating Source and Condition:**
 - Good condition. (2) Bryan Boilers 2500 MBH each, 2088 MBH out. No Perimeter heat.
- **Heating Pumps and Piping:**
 - Good Condition. (2) 1510-2BC, 7.5 HP, 250 GPM, 65 ft of head lead/lag arrangement.

- **Cooling Source and Condition:**
 - Self-Contained VUVs in Good Condition. Air conditioning would be beneficial, but an electric metering report is needed to be sure there is enough electrical feed.
- **Cooling Pumps and Piping:**
 - None.
- **Air Handling Equipment:**
 - VUVs, AHUs, Annexair ERUs for locker rooms. ERV and AHU's and heat pumps are in fair condition and nearing the end of their life.
- **Building Management Controls:**
 - Fair Condition. Nearing the end of their life expectancy. Control Solutions (Johnson). SC Technologies.
- **Ventilation:**
 - Adding a Kiln.
- **Building Management System/ Controls:**
 - Control Solutions (Johnson). SC Technologies. Nearing the end of their life expectancy.
- **Humidifier:**
 - None
- **Storm Water System:**
 - No reported issues.
- **Plumbing Fixtures:**
 - Good. 5-10 years left on life expectancy
- **Drinking Fountain:**
 - Good. 5-10 years left on life expectancy
- **Water Heaters:**
 - Good. 5-10 years left on life expectancy
- **Fire Protection:**
 - Fully Sprinkled, fire pump.

Electrical - Life Safety and Security

- **Fire Alarm:**
 - Simplex system. Not a voice system.

Electrical:

- **Electrical Service:** In good condition.
- **Interior Building and Exterior Building Lights:** Lighting was retrofitted with LED bulbs.
- **Distribution and Branch Panels:** Good condition.

- **Site Lighting:** Retrofitted to LED by owner.
- **Emergency Lighting:** Lighting is backed up by generator.
- **Receptacles and Circuiting:** In good condition.
- **Lighting Controls:** Leviton relay control system provides automatic control. This system is inefficient and requires review.
- **Public Address System:** Began upgrading as part of the MSP Grant by getting InformaCast-driven panic buttons and P/A controls but there are still some analog speakers in place.
- **Clock System:** Clocks in the common areas were upgraded as part of the MSP Grant but was not able to upgrade all the system. Non IP-based clocks in all the classrooms.
- **Emergency Power:** Backup generator is in good condition.

Educational Deficiencies

The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

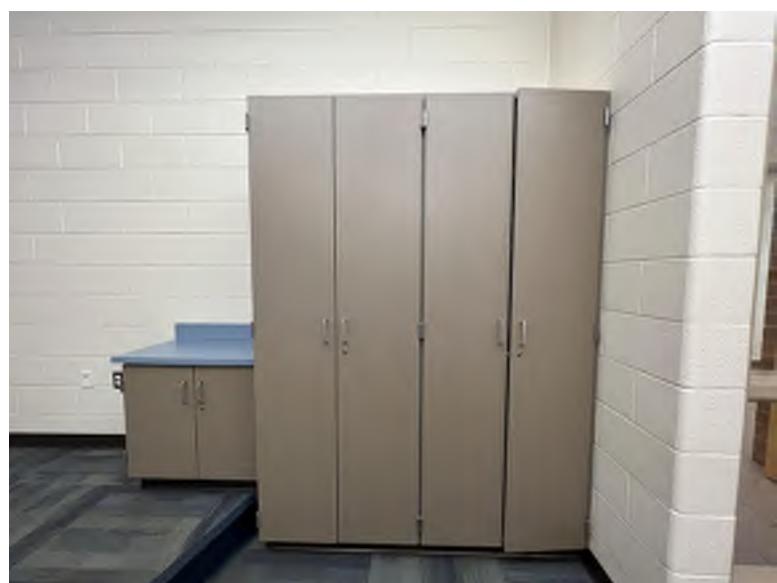
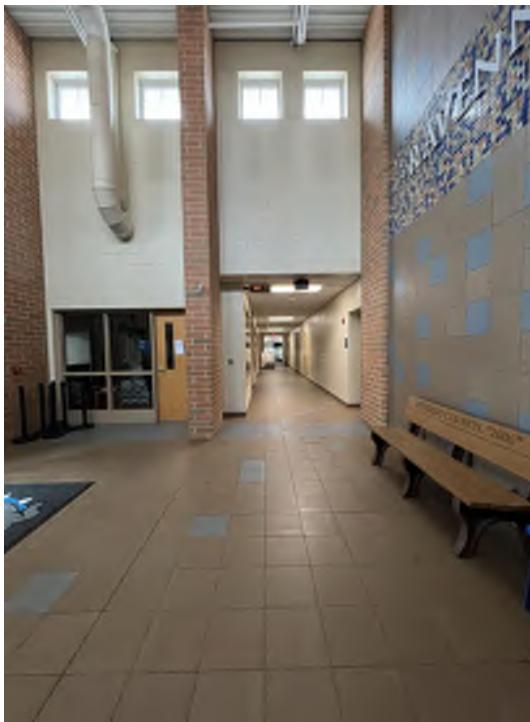
- Safety and Security:
 - Additional security camera's desired throughout
- Art Classroom – Separate Kiln Room/equipment desired.
- Stem Space – Review the desire to have a wood shop.
- Playground equipment – Refer to Site.
- New signage desired (possibly district wide) electronic display
- Technology upgrades: 2-3 displays needed for the cafeteria and administration offices, 5 more access controls need to be added, and generator connectivity for the network closets is needed. Refer to Technology spreadsheet for more details.

Summary of Staff Wants / Needs / Desires:

- Overhang bigger/better/more recognizable.
- More signage – wayfinding for 5th through 8th grade needs interior signage.
- The wrestling room was the old shop room. This needs to be updated/relocated.
- Storage is needed.
- Age-appropriate playground equipment is wanted with outside seating areas.
- The gym acoustics and audio are not good but are adequate for now. Some new speakers are desired with more directional speakers. The gym floor was new in 2009 and the bleachers are in good shape

but there is no room to expand seating the way it is currently set up. It would also benefit from being repainted.

- The furniture in the middle school needs improvement.
- Gym access needs some way to be closed off.
- The computer labs are being used as a STEM rooms and the floor tiers are undesirable.
- Need a solution to the tiered rooms which have concrete tiers.
- Technology needs are the same as those of the high school.
- The Media Center is not well-suited for large staff meetings.
- Classroom AV (projector, voice amplification system w/speakers, screen, podium)
- Cafeteria AV
- Media Center AV
- IP-based clocks/displays in all classrooms
- Paging/speakers
- Gym sound system
- Security Cameras
- New AC in all network closets





Ravenna Public Schools



4.0 Beechnau Elementary

4.0 BEECHNAU ELEMENTARY

Site Conditions

Site

- **Separation of Bus, Car, and Pedestrian Traffic**
 - Buses are properly separated in the generously long northeastern drive loop from the parent pick-up/drop-off loop to the south of the building.
- **Pedestrian Services**
 - The site lacks a continuous paved walkway encircling the building or campus. The main building entrance walk appears to be accessible/functional with an adequate parking lot connection but is awkwardly designed. The paved walk on the east side appears to be generally functional but the walkway connection to the parking lot there is poor.
- **Condition of Pedestrian Services**
 - The public sidewalk sections along Thomas Street are in hazardous condition with significant crumbling, settlement, heaving, trip points, and dangerously steep cross-slopes. This walkway is supposed to be for passengers of vehicles during drop-off and pick-up, but portions require complete replacement and roadway repair before it can be safe again.
 - Several of the exterior building doors lead only to elevated stoops that have inaccessible routes of egress. Some are several feet in the air with unsafe steps and at least one at the southeast corner of the building is eroded from underneath creating unsafe step conditions.
- **Parking**
 - There does not appear to be adequate parking in the south lot, especially during events at the school. The south lot appears to be shared with the church to the east.
 - The east lot appears to adequately serve staff parking needs and is properly oriented with east/west parking aisles.
 - The pick-up and drop-off lane along Thomas Street is in poor condition, including a guyed utility pole unprotected in the paved lane itself. This is a safety concern as vehicles have a greatly increased chance of hitting this obstacle carrying overhead power wires right where students and visitors walk.
- **Conditions of Parking Areas**
 - Bituminous pavement areas are showing moderate to significant cracking at various lot locations. The Thomas Street temporary parking lane is in very bad condition with ponding and surface "alligatoring" that indicates it is past its useful life.
 - The connecting drive between Heights Ravenna Road and the business district's common rear parking lot has several areas of cracking, degradation, patching, and failure needing

repair and improvement.

- There appears to be more light poles in both the south and east lots than are necessary, possibly due to poor light distribution of the existing fixtures or for the purpose of very high illumination levels.

- **Vehicular Entrances and Exits**

- All three entry/exit drives appear to be generally functional and adequate.

- **Outdoor Facilities**

- Four separate playgrounds are inefficiently scattered throughout the campus' north end creating a significant amount of unnecessary safety surfacing area.
- The northwest grass soccer field is in very poor condition with hard-packed soils and prickly weed growth. Soccer goals should be portable to allow for occasional north/south reorientation of the soccer field.
- The northeast grass field area needs improvement to better serve the multiple uses vying for it. Recommend removing the lone two (and unused) tetherball poles that prevent occasional north/south reorientation of the soccer field. Soccer goals should be portable. A skinned infield for softball/kickball use would be beneficial.

- **Condition of Outdoor Facilities**

- Too frequent use of the grass fields by students, the public, plus recreation teams appears to be degrading the health of these lawn spaces.
- The foundation plantings and modular block retaining walls near the main south entrance provide some visual relief but could be added to provide a more welcoming entrance area.
- The square, fenced storm water detention area at the east side of the property appears to be functioning well and contains beneficial plant species to help mitigate surface pollutants entering it prior to discharge in the adjacent stream. Some erosion damage to the flared-end pipe section and collapsing fence needs to be repaired soon.

- **Landscaping**

- A sizeable washout area that doubles as the trampled dirt path to the west playground tracks dirt into the building's north doors and is not barrier-free to/from the playground.
- There are a fair number of trees on the site, including mature trees, intermediate, and young scattered throughout the site. A few more trees surrounding the play areas would be beneficial to improve the quality of physical activity.
- The lack of a maintenance mow-strip around the building perimeter has led to a lot of muddy and unsightly lower exterior wall conditions.

- There are a couple of pine trees nicely screening the dumpster area and the ornamental trees at the east entrance provide an improved experience for users.
- Some of the lawn areas at the east lot show signs of snowplow damage.
- Refer to the 'Outdoor Facilities' section as well.

Accessibility

- **Exterior Walks and Drives**

- Only a few exterior doors are barrier-free accessible due to grade changes around the building, lack of proper slope adjacent sidewalks, and a lack of sufficient hardscape walkways in general.
- The west playground lacks any barrier-free accessible route for public access.
- The east playground appears to have an accessible route, but the various bituminous paved pathways nearby have cracking, settling, and buckling from roots and/or moisture over time. These conditions can make these walks less-than-ideal for use as they have some tripping hazards and steep cross-slope issues.
- There is no connecting barrier-free walkway between the east lot and the business district's common parking lot to the east.

- **Barrier-Free Parking**

- There is no barrier-free accessible parking or drop-off for the Head Start entrance area.
- There are two signed and striped barrier-free spaces serving the south main entry area and the administration building.
- Similarly, there are two signed and striped spaces that are adequately serving the east parking lot and with good access to the main door there.

- **Outdoor Areas**

- A good number of outdoor areas have accessible routes but too many do not.

- **Building Entrances and Exits**

- The most used exterior doors have accessible routes to/from them but too many that should have better accessibility do not. This situation is correctable.

Building Exterior Elements

- **Exterior Building / Site Signage**

- The school monument sign is in generally good condition; however, the blue surface has

become chalky and could use some attention to restore its original luster. The digital text display is very low resolution which significantly hampers the ability to display messages to parents and passersby. Integrating into one sign for the downtown campus is a solution.

- Site wayfinding signage seems to be reasonably adequate.
- **Site and Main Entry**
 - Vehicle entry to the site is fair but could benefit from additional wayfinding signage. The south main entry to the school building is clear but the east entrance is set far back from Heights Ravenna Road.
- **Entrance Shelter**
 - The main entry to the school building is somewhat clear but tucked away in an alcove making it less accessible. There is very little shelter over or leading up to the main entrance to protect users from the elements.
- **Overall Curb Appeal**
 - The overall curb appeal is fair but could use improvement.

Architectural Conditions

Exterior Items

- **Roofing:**
 - A new roof was installed in 2022.
- **Doors / Windows:**
 - The exterior doors and frames are in very poor condition. Many windows have lost their seal and do not close. Daylight can be seen between doors and frames, and some cannot be properly secured. Many are rusting at the center mullion and bottom of the frames. Exterior doors and windows pose a significant security risk.
- **Walls / Fascia:**
 - The existing building shell is a masonry structure and is in good condition where brick is present. The painted CMU wall of the west wing is in very poor condition with serious erosion at one outside corner. A structural engineer should evaluate this wall immediately.

Interior Items

- **General**
 - Reference the summary checklist for additional information.

- **Flooring:**
 - Existing flooring is in varying conditions depending on the finish material used. The tile is in good condition in the toilet rooms but not in the kitchen areas where it shows staining. The carpet is mostly in poor condition with only a couple of classrooms having carpet in fair condition. The VCT is in fair to poor condition and appears to be well-maintained but in some locations is permanently stained and cracking. The VCT is often in a narrow strip up against the carpet and this poses a challenge for maintenance staff to protect the carpet while maintaining the VCT.
- **Doors:**
 - Existing wood doors are in varying conditions of good, poor, and fair depending on the classroom or room. Many wood doors are scratched and delaminating at the bottom, many are damaged by adhesives, some are damaged by being drawn on with paint pens or markers. Most of the paint on the door frames is chipped and many frames are rusting near the floor and lower sidelights.
- **Walls:**
 - Walls throughout are in good condition and the paint appears to be mostly good but in some places is marked and damaged depending on the room. Overall, the paint colors are outdated and uncheerful and drab.
 - New finishes might make the students and staff more appreciative of their environment and lead to their being more respectful of the facilities by taking care to not damage materials that would otherwise have been durable and not need replacement now.
- **Ceilings:**
 - Ceilings throughout are in generally good condition. There were a few locations showing water damage.
- **Cabinetry:**
 - Casework was generally in good condition in the east corridor, but the colors are outdated. Some classrooms had adhesive residue on the laminate doors. Most had discolored hardware. Some were missing some hardware, a few had no hardware at all. One room had what appeared to be an adhesive contact paper applied to every laminate surface.
 - Casework in the west wing was in very poor condition. There was a trend of adhering contact paper to the laminate fronts of the cabinets in most classrooms. This will probably require most casework to be replaced. Hardware was discolored and some hardware was missing.
 - Countertops were in fair condition but were an outdated color. The sinks and plumbing fixtures were damaged by hard water deposits and staining.
- **Toilet Rooms:**
 - Toilet rooms are in good condition, but the lighting is poor in every toilet room except the group toilets. Electric hand dryers have been retrofitted into the group toilets. Some plumbing fixtures in toilet rooms could be replaced due to hard water deposits causing staining and corrosion.
- **Furniture:**
 - Furnishings within spaces appear to be in good condition in the east wing and in exceedingly poor condition in the west wing. Most of the rooms in the west wing

are furnished with mismatched garage sale furniture. This furniture is of a combustible material not suitable for a school. This needs to be removed and replaced with noncombustible furniture suitable for educational use.

- **Gymnasium:**
 - The acoustics within space are fair/bad, further assessment required if desired by the district.
 - Walls and ceiling need to be repainted.
 - Flooring is damaged at the exterior door thresholds.
 - An office accessed through the gym contains IT equipment which causes the room to overheat.
- **Water Fountains:**
 - There are not an adequate number of water fountains in a centralized location. Classroom sinks have been retrofitted with a bubbler. More water fountains/bottle fillers are needed.

Mechanical Conditions

- **Heating Source and condition:**
 - Poor condition. Heating Water in RTUs and terminal reheat. (2) Kewanee, 2000 MBH ea and needs replacement.
- **Heating Pumps and Piping:**
 - Poor Condition. System: (2) B&G 1510, 160 GPM, 40 ft ea. (2) Boiler pumps. Needs replacement.
- **Cooling Source and Condition:**
 - Fair Condition. Only the office (DX) and IT Room. Classroom air conditioning is needed.
- **Terminal Devices:**
 - Gym RTU is very noisy, RTUs over corridors are noisy. Needs replacement.
- **Air Handling Equipment:**
 - RTUs (2001), nearing end of life expectancy. Needs replacement.
- **Building Management System/Controls:**
 - All new in 2023.
- **Energy:**
 - Constant volume system, could add VAV boxes and VFDs.
- **Plumbing Fixtures:**
 - Many fixtures are heavily corroded and need replacement.
- **Water Heaters:**
 - Need replacement.
- **Fire Protection:**
 - None.

Electrical - Life Safety and Security

- **Fire Alarm:**
 - The system will need to be upgraded to a voice system with any addition or remodel.

Electrical:

Electrical Service: In good condition

- **Interior Building and Exterior Building Lights:** Replace interior lighting with LED fixtures Cree Smartcast like those at the high school.
- **Distribution and Branch Panels:** In fair condition. Needs review.
- **Site Lighting:** Needs replacement.
- **Emergency Lighting:** Replace stand-alone battery packs.
- **Receptacles and Circuiting:** In fair condition.
- **Lighting Controls:** Some occupancy sensors installed. If adding Cree Smartcast fixtures, controls are integrated.
- **Public Address System:** Upgrades were begun by getting InformaCast-driven panic buttons and P/A controls as part of the MSP Grant. There are still some analog speakers in place.
- **Clock System:** Clocks were upgraded in the common areas and in most of the classrooms as part of the MSP Grant. Some classrooms still have non-IP-based clocks.
- **Emergency Power:** Consider adding a generator for essential systems.

Educational Deficiencies

The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

Safety and Security

- Additional security cameras (approximately 20) needed throughout the interior and exterior.
- IT closets need air conditioning, especially the one that doubles as a gym office.
- About 6 access controls need to be added.
- Possible to change hardware/keying – District followed up under a grant.
- Windows and doors cannot be secured. Doors and windows are not properly sealed.
- Many classrooms are furnished with combustible materials.
- Administration needs a secure entry sequence with better surveillance ability for occupants.
- Refer to Technology spreadsheet.

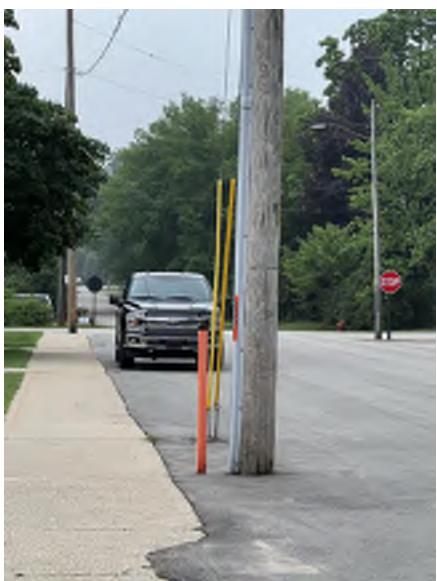
Classroom

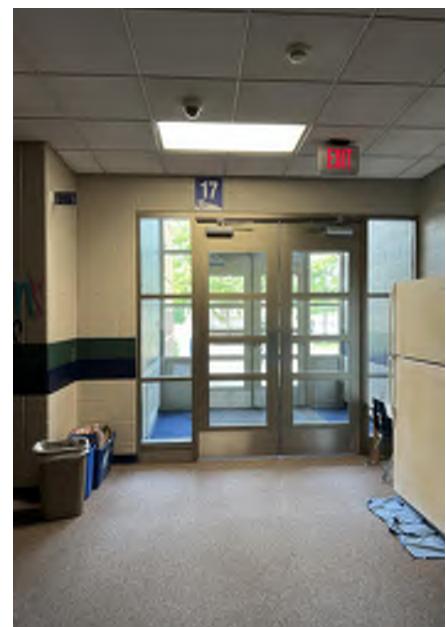
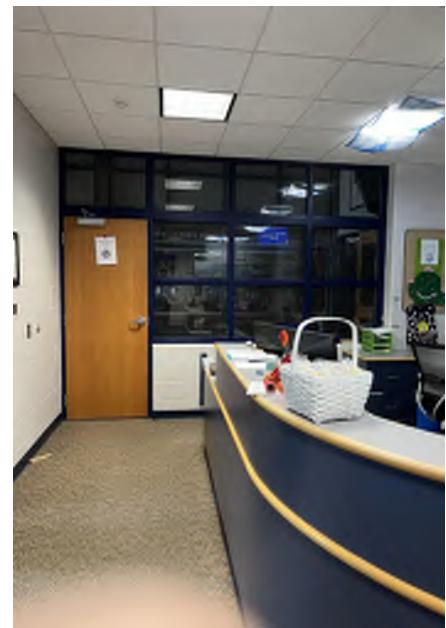
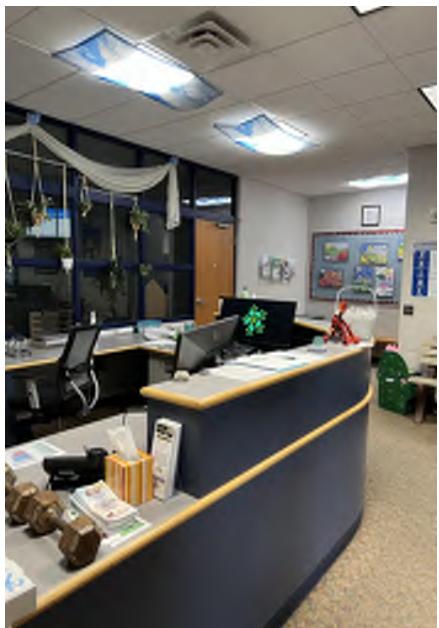
- New Stem space desired – possible wood shop
- Reference site for new playground needs.
- Technology Upgrades desired

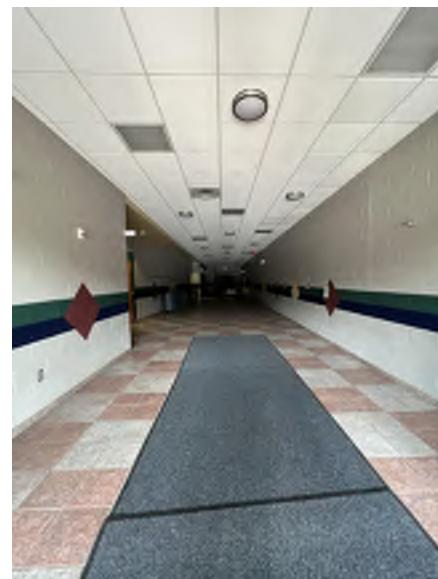
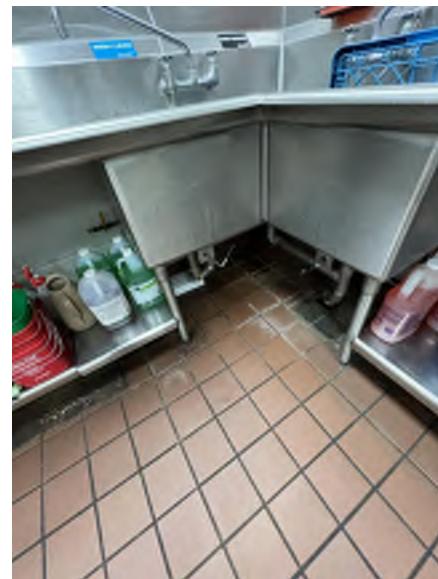
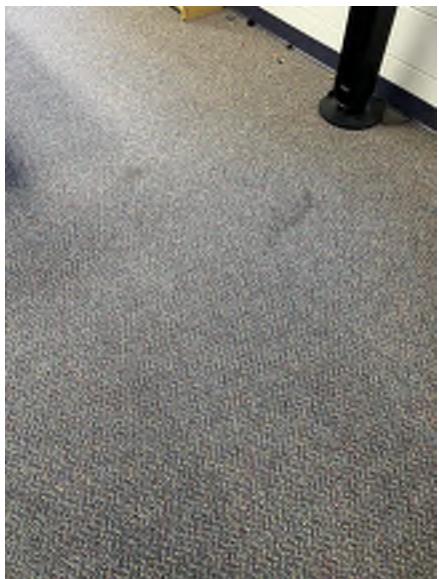
Summary of Staff Needs/Desires:

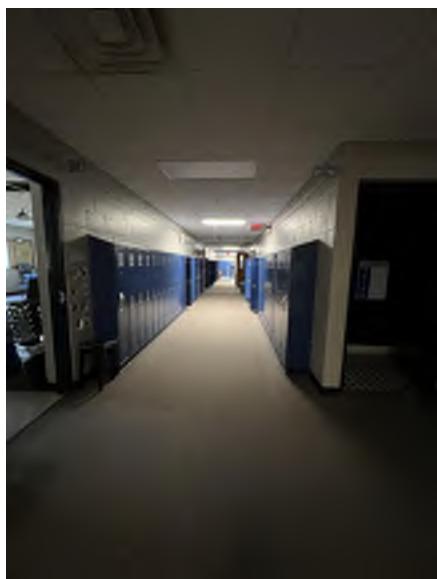
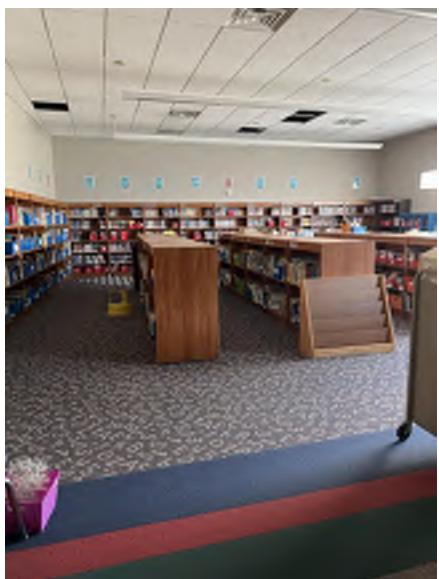
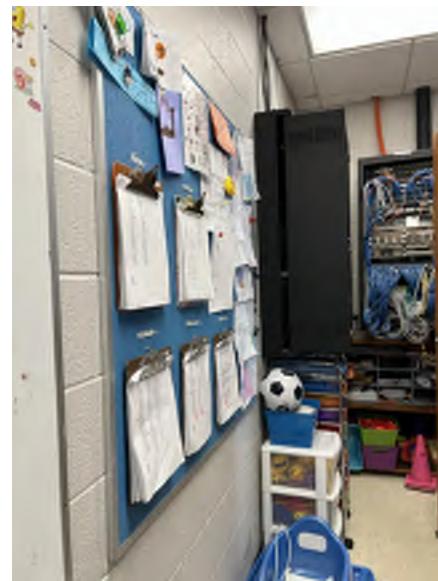
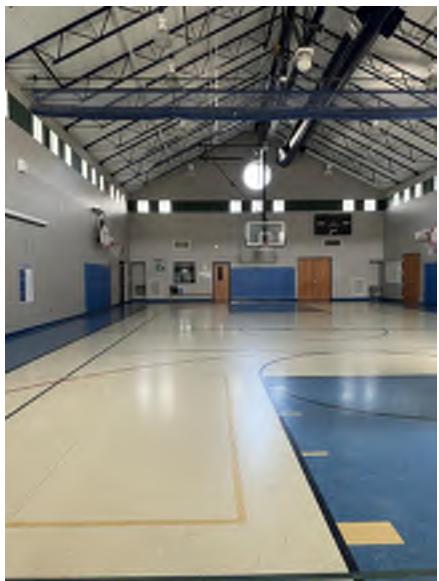
- New landscaping and exterior signage at the entrance
- Shared parking with the church is an issue
- The playgrounds need new equipment.
- Need more security cameras
- Digital sign needs repair
- Update interior paint colors and have consistency of colors throughout building
- Noise reduction in the lunch room
- Flexible seating in the lunch room
- Update the toilet room design
- Need a safe room for the Kindergarten room
- Want bulldog in the foyer
- Entry needs better visibility for security
- Administrative offices need better soundproofing
- Flexible furniture throughout
- New windows
- Another classroom with a toilet room
- Art kiln
- New countertops and refresh the casework but create consistency
- Backup generator
- Technology hub
- New casework and countertops throughout
- Do not replace upper casework with storage that reaches to ceiling and requires a ladder to access
- Health room needs to have occupant see front desk from within the space
- Administration needs the reception desk reconfigured for easier circulation and efficiency
- Classroom AV (projector, voice amplification system w/speakers screen, podium)
- Cafeteria AV
- Media Center AV
- IP-based clocks/displays in all classrooms
- Paging/speakers
- Gym sound system
- Security cameras
- New AC in server room

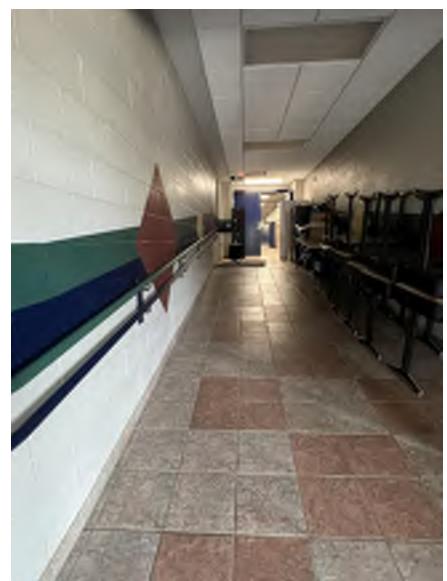
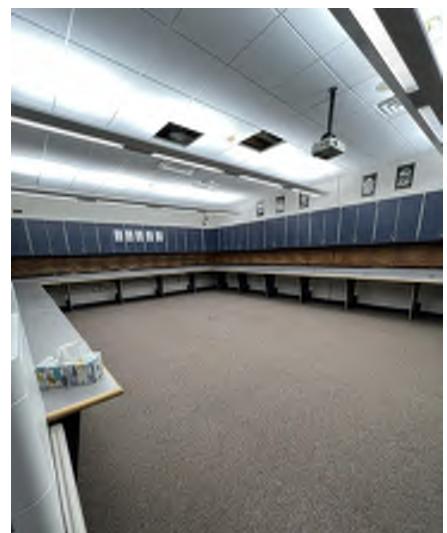
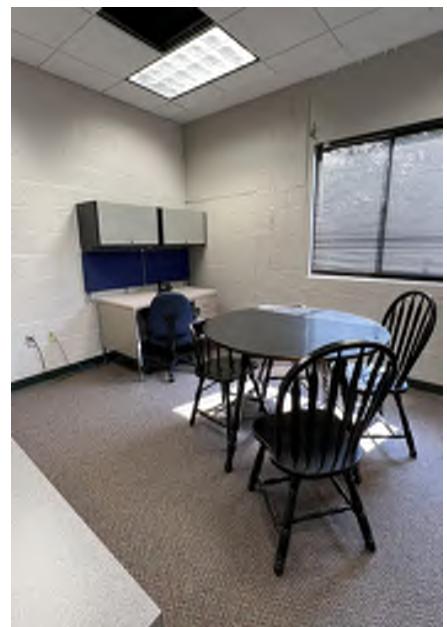
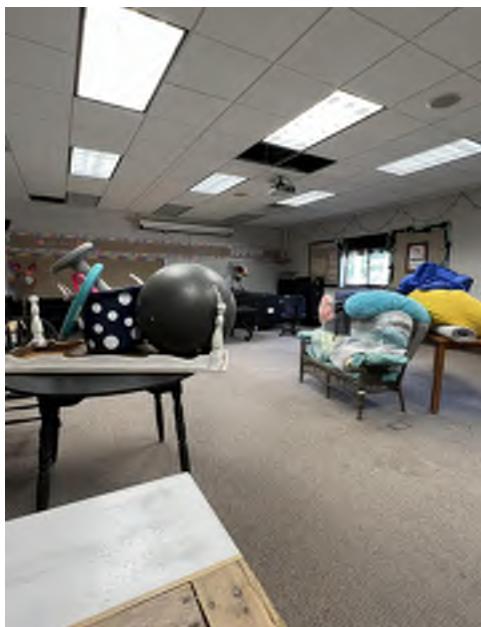














Ravenna Public Schools



5.0 Administration

5.0 ADMINISTRATION

Site Conditions

Site

- **Building Entrances and Exits**
 - Not applicable

Building Exterior Elements

- **Exterior Building / Site Signage**
 - The school monument sign is in good condition and visible from street. The site wayfinding signage seems to be adequate.
- **Site and Main Entry**
 - Vehicle entry to the site is fair and could benefit from additional wayfinding signage. The main entry to the school building is clear
 - This site has the same parking lot as Beechnau Elementary, drop off and pick up creates traffic flow issues.
- **Entrance Shelter**
 - Not applicable
- **Overall Curb Appeal**
 - The overall curb appeal is fair, recognition of entry is based on site signage only.

Architectural Conditions

Exterior Items

- **Building Shell**
 - The existing building shell is in good condition.
- **Roofing:**
 - TPO installed in 2016.
- **Doors / Windows:**
 - The exterior doors and frames are in good condition.

- Windows appear to be aluminum insulated/operable units but may require additional assessment for replacement needs. Large original windows were replaced with smaller window units with painted color banding that is unattractive. Air conditioning units are made to fit window openings by adding wood filler panels with unmatching paint. At minimum, recommend painting the original window infills the same color as the brick used on the building to make them less obvious and the building more attractive.

Interior Items

- **General**

- Reference the summary checklist for additional information.
- General concern about safety and security as you enter the building, further assessment required with the district.
- Lobby/vestibule to get upgraded.
- The existing rear doors and frames from the storage room need to be replaced with new.

- **Flooring:**

- The existing flooring in good condition, however, probably has met its lifespan for maintenance and needs to be replaced.

- **Doors:**

- Existing doors and frames are in fair condition.

- **Walls:**

- Walls throughout are in good condition.
 - New finishes may be desired throughout pending district desires.

- **Ceilings:**

- Ceilings throughout are in fair/bad condition and need to be replaced throughout.

- **Casework:**

- Cabinets are in fair condition. Recommend replacing all casework as needed (Front Desk).

- **Toilet Rooms:**

- Toilet rooms do not meet accessibility requirements.
 - New floor and wall finishes are desired.

- **Furniture**

- Furnishings within space appear to be in good condition, further assessment required for administration/staff location.

Mechanical Conditions

- **Heating Source and Condition:**
 - Gas fired, stand-alone residential. Needs replacement.
- **Cooling Source and Condition:**
 - Window units, Add central AC. The window units add an unsightly appearance to the exterior.
- **Ventilation:**
 - Furnace, small exhaust fans. Needs replacement.
- **Water Heaters:**
 - Need replacing.
- **Plumbing Fixtures:**
 - Outdated, good working condition, need to be replaced.
- **Fire Protection:**
 - None.

Electrical - Life Safety and Security

- **Fire Alarm:**
 - Original 120V system. Needs review.

Electrical:

- **Electrical Service:**
 - 100A main disconnect is original. Needs to be updated.
- **Interior Building and Exterior Building Lights:**
 - Replace Fluorescent with LED.
- **Distribution and Branch Panels:**
 - None
- **Site Lighting:**
 - None
- **Emergency Lighting:**
 - None
- **Receptacles and Circuiting:**
 - surface mounted raceway has been added. Needs review.
- **Lighting Controls:**
 - No automatic lighting controls. Suggest occupancy sensors and daylight sensors.

- **Public Address System:**
 - None
- **Clock System:**
 - Two to three IP clocks are needed
- **Emergency Power:**
 - None

Educational Deficiencies

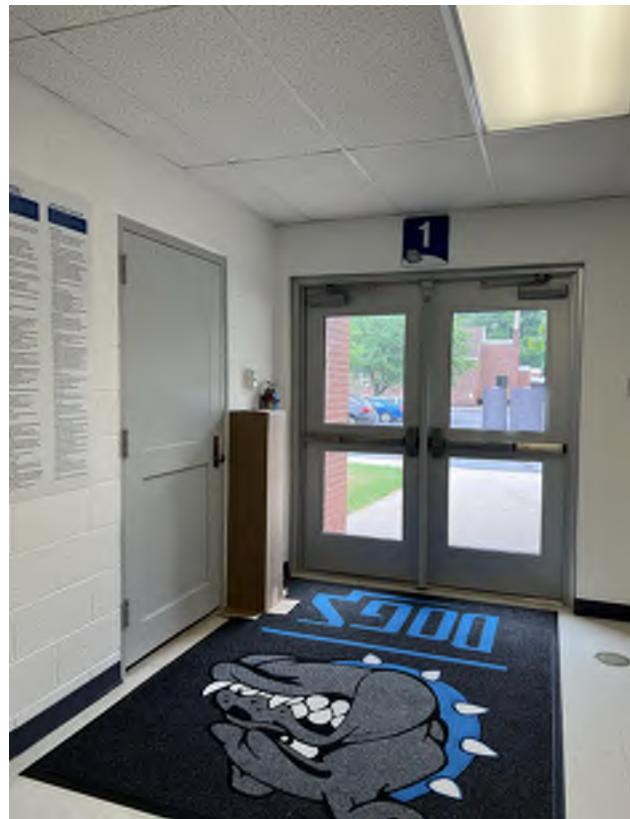
The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

- Safety and Security
 - Lobby/Vestibule/Sightline from Administration space improvement
 - Access control needed for 1 door
 - Three to four security cameras are needed.
- New LED light upgrades desired – see electrical
- New central air conditioning is needed – see mechanical
- Site irrigation, needs review - Refer to Site

Summary of Staff Needs/Desires:

- LED lighting
- Air Conditioning
- Replace ceiling tiles
- Refresh the exterior
- Inoperable door needs repair or removal
- Access controls
- Security cameras
- IP-based clocks/displays







Ravenna Public Schools



6.0 Early Childhood Center

6.0 Early Childhood Center

Site Conditions

Site

- **Separation of Bus, Car, and Pedestrian Traffic**
 - There is no vertical curb preventing vehicles from running over or parking on the front sidewalk. This situation could create safety concerns for pedestrians using the walk.
- **Pedestrian Services**
 - The sidewalks around the building appear to be functional and fences help with perimeter access control.
- **Condition of Pedestrian Services**
 - The concrete walks are in generally good condition.
- **Parking**
 - The small parking lot does not appear to adequately serve the facility and so a gravel area has been improperly added to the road right-of-way for overflow parking. This may be in violation of local ordinances and poses safety concerns due to direct parking movements off the travel lane and the blocked views of traffic for vehicles trying to exit the paved lot. In addition, drivers exiting/entering their vehicles in the gravel lot may be forced to walk in or unsafely near the vehicular travel lane.
- **Condition of Parking Areas**
 - The paved lot appears to be in generally good condition. The gravel lot adjacent appears functional but is unsightly and poses both legal and safety concerns.
- **Vehicular Entrances and Exits**
 - The two drives off this small lot appear to be adequate except when vehicles park in the gravel lot and obscure driver vision to the east.
- **Outdoor Facilities**
 - There are none as the rest of the site is the adjacent school.
- **Landscaping**
 - The small lawn areas are in fair condition but would benefit from some weed control and cleanup.

Accessibility

- **Exterior Walks and Drives**
 - The walk that is adjacent to the parking lot is barrier-free accessible with no curbs.

- **Barrier-Free Parking**
 - One space is striped, has a sign, and is closest to the front door.
- **Outdoor Areas**
 - There is no accessible route from the facility to the playground to the southwest.
- **Building Entrances and Exits**
 - Most, but not all, of the exterior doors have a barrier-free route of egress to a public way.

Building Exterior Elements

- **Site and Main Entry**
 - The main entry to the school building is easy to identify.
- **Overall Curb Appeal**
 - The overall curb appeal is fair with a prominent entrance, but the gravel lot is a visual and functional detractor.

Architectural Conditions

Exterior Items

- **Building Shell**
 - The existing building shell is in good condition, this building was constructed in 2010.
 - The exterior brick is in good condition. There is some staining of the brick at the base of the wall on the east side.
- **Roofing:**
 - The existing sloped roof appears to be in good condition and is most likely under warranty.
 - CertainTeed Installed 2010.
- **Doors / Windows:**
 - The exterior doors and frames are in good condition.
 - Windows are in good condition.

Interior Items

- **General**
 - Reference the summary checklist for additional information.
 - Overall, the building finishes, doors, walls, ceilings, casework, and toilets are in good condition.

- **Furniture**
 - Furnishings within space appear to be in good condition.

Mechanical Conditions

- **Heating Source:**
 - 3 gas fired furnaces.
- **Cooling:**
 - DX.
- **Condition of Heating and Cooling Distribution System:**
 - NA.
- **Terminal Devices:**
 - Underground ducts
- **Air Handling Equipment:**
 - Furnaces.
- **Storm Water System:**
 - No reported problems.

Electrical

- **Interior Building and Exterior Building Lights:**
 - Replace fluorescent lighting with LED
- **Lighting Controls:**
 - Add automatic lighting control system.
- **Public Address System:**
 - There isn't any system of paging or Informacast.
- **Clock System:**
 - All clocks are non-IP-based

Educational Deficiencies

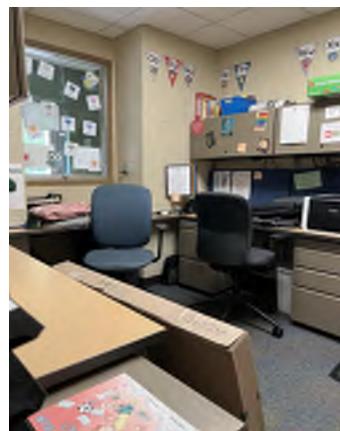
The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

- **Safety and Security**
 - PA system consistent with other building in the district needed.
 - Opportunity to improve building security and visibility into the building should be reviewed.
 - Two to Three security cameras needed.
- Overflow parking lot desired to be paved with asphalt – see site.
- Digital clocks needed (2-3).
- LED light upgrades desired by District – See electrical.

Summary of Staff Needs/Desires:

- Switches and A/V needed for Technology
- Parking surface needs to be refreshed and parking lot extended
- Classroom AV (projector, voice amplification system w/speakers, screen, podium)
- IP-based clock/display in all classrooms
- Paging/speakers
- Security Cameras







Ravenna Public Schools



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7.0 Athletic Fields

7.0 ATHLETIC FIELD

Site Conditions

Site

- **Pedestrian Services**

- Stadium walkways appear to be well organized, extensive, and generally well-maintained. Decorative plaza patterns and a central organizing walkway help to create a unique and inviting look here.
- South ballfields have concrete and bituminous paved walkways from the main parking area to both venues but not the soccer field.

- **Condition of Pedestrian Services**

- Stadium and south ballfields' sidewalks appear to be in generally good condition with some cracking and compaction/settlement in a few spots. There is some rust staining of the concrete from the irrigation system.

- **Parking**

- Two parking lots adequately service the stadium venues.
- Only the large parking lot northwest of the south ballfields serves these two venues. This is insufficient as visitors/spectators frequently park on the only bus maintenance facility route and on the lawn areas nearby as well. Additional parking and/or access design is needed here.

- **Outdoor Facilities**

- The campus has a nearly complete set of the most common sporting venues for athletics.
- The ballfields' undesirable orientations compound the site problems as they are exactly opposite of what they should be: northeasterly oriented instead of southwesterly. The proper orientation, and the player preferred, could allow for a different parking and access configuration to allow access directly from South Ravenna Road at the campus' extreme southwestern corner. This would ease access problems for the bus maintenance facility, east high school services area, and the ballfields parking in general.
- There are numerous large areas of lawn that do not need to be mowed and fertilized. They should be sod-stripped and reseeded with low-height native species to help filter, store, and process stormwater, especially off the south end of the main parking lot where a lot of pollutants are currently staining the lawn areas and flow ways to the southwest outlet points.

- A press box with storage would be desirable at the softball, baseball, and soccer fields.
- Batting cages and the bullpen would benefit from having concrete floors.

- **Condition of Outdoor Facilities**

- Stadium area field events are in generally good shape except for one of the shotput areas is entirely covered in weeds, grass, and/or moss. The farthest east football practice field is in okay condition, but heavy use has worn away the centerline areas of the field which would benefit from some remediation.
- Both backstops/fencing/gates are looking bad as they appear to have improperly had black paint applied to the galvanized post and rails instead of being black vinyl-clad when manufactured. Paint will always peel off galvanized metal after a short period of time.
- South ballfield's stone dust infields, warming tracks, and bullpens need to be maintained/raked more often to help prevent the mold/mildew/weeds and grass infiltration that is now a problem. The artificial turf pieces in the batting cages are getting covered in weeds.
- Both ballfields and their players would benefit from stripping sod and adding stone dust warming tracks along the side and outfield fences instead of lawn.
- Concrete areas are quite dirty/stained and need to be power-washed and cleansed at all the venues.
- The flagpole beyond both ballfields is not barrier-free accessible but could be moved closer to the restroom building and still be highly visible by people at both fields.
- The drive gate south of the high school is problematic because of access challenges due to multiple uses beyond it being required to be open far more often than it probably should be. In addition, staff must be called to open/close it often. Its location should be reconsidered.
- In general, regrading is needed at the south sports fields.
- Three scoreboards (for softball, baseball, and soccer) are at the end of their life expectancies. The football scoreboard also needs replacement.
- Overall, the fencing is good but the black coating is peeling from the fence at the backstop on the south ball fields and on a gate.
- The irrigation system is inadequate and needs additional controllers with a split control so that there are not so many zones on one control. There are currently two wells and possibly another well is needed on the south and definitely need to add a well on the north.

- **Landscaping**

- The stadium's main walkway and plaza have a nice row of ornamental trees and some groundcover beds with minimal planting that would benefit from some additional plants to fill in the bark mulch-only areas.
- The south ballfields have no trees to provide shade in spectator areas but there is a decent tree line visual buffer along the south property line. Additional trees should be considered in these areas.

Accessibility

- **Barrier-Free Parking**

- Accessible spaces are very close to the walks leading to the stadium.
- Accessible spaces near the south ballfields do not meet ADA requirements for having striped aisles and signage.

- **Outdoor Areas**

- Barrier-free access is well-provided throughout the stadium area even to the field events east of the track.
- Barrier-free access is somewhat well provided to the two south ballfields except the soccer field at the southwest corner of the site.

Building Exterior Elements

- **Exterior Building / Site Signage**

- The stadium ticket/restroom/concessions building exterior area appears to be in generally good condition. Minimal signage is needed and currently appears to be adequate.
- South ballfields building's exterior area appears to be in okay condition but drainage issues of ponding in the lawns and up to the restroom building should get attention, possibly regrading or other method of handling stormwater.
- Dugouts appear to be in very good condition.
- Site signage for the south ballfields is inadequate as motorists are creating problems by parking wherever they want.

- **Site and Main Entry**

- Overall, the sporting venues have above average accessibility and only a couple of items could use improvement. The venues are easy to get to for pedestrians and for vehicles.

- **Overall Curb Appeal**

- The stadium generally looks great and presents as a high quality venue
- The south ballfields are nice with good pedestrian connectivity but the lack of closer parking is problematic.

Education Deficiencies

The following items were observed on tours or discussed with the Superintendent, building principal and administration.

- There is no technology at the south fields. There is no PA system and this is inadequate for soccer, baseball and softball. Security Cameras, wifi and a network location are needed.
- There are no press boxes and not enough storage at the south fields.
- Scoreboards are needed at the south field and need replacement at the north field (three scoreboards for the south field and a scoreboard replacement for the north field).

Summary of Staff Needs/Desires:

- Retaining wall
- New equipment
- Baseball/softball concessions that are code compliant
- Grill storage
- Main gym floor within next 15 years
- Track resurfacing
- Track Storage – for long equipment (pole vaults)
- Storage for future needs
- Trainer space
- Interactive Hall of Fame
- Athletic fields – Baseball/softball is low on dirt and needs to be brought back up to grade level.
- Shotput area is affected by the rain. Site is so flat that rain pools.
- The storage facility at the practice field is tucked away and some of the expensive equipment is out there and not well protected from weather.
- There are a lot of small storage areas but would be better to have one centralized storage area.
- Better drainage
- Practice field needs the grade level.
- The drain column has settled and makes the softball/baseball field bumpy.

- Outdoor score boards – current ones are not being utilized due to missing pieces for digital component.
- Soccer all-purpose field does not have lighting – P/A needs review.
- Networking
- WiFi
- Security cameras
- Three press boxes for soccer, baseball, and softball fields with storage beneath.





Ravenna Public Schools



8.0 Bus Lot

8.0 BUS LOT

Site Conditions

Site

- **Separation of Bus, Car, and Pedestrian Traffic**

- The gravel access drive gets improperly used by ballfield spectators to park on and around which damages lawns and creates access conflicts.
- Buses must exit this area through the main high school parking lot in conflict with both high school and middle school parking and drive uses. This is not ideal.

- **Pedestrian Services**

- There is no pedestrian walkway from the main campus to this maintenance building, but a paved walk could easily be provided from the softball field's barrier-free bleacher area to correct this.

- **Parking**

- Bus parking spaces are organized off the one site light pole in the middle of the lot.
- Three yellow bollards help delineate an unmarked staff parking area here.
- There is no paved parking lot.

- **Condition of Parking Areas**

- The gravel surface is somewhat functional, but rain makes it a mess and snow removal is difficult.

- **Vehicular Entrances and Exits**

- Buses must go through two gates on their normal route, which is not ideal.

- **Outdoor Facilities**

- The buses are not currently parked rear-to-nose so the electrical posts for engine block heaters are farther away from many of the bus's engine areas than necessary.
- The dumpster is very far from the building and should be in a closer location.
- The small maintenance shed appears to be functional.
- The site lights appear to be generally adequate.

- There is not adequate security and cameras on the bus lot need to be added to the current security system.

- **Condition of Outdoor Facilities**

- The gravel lot and drive are not ideal, and portions should be considered for replacement with heavy-duty bituminous pavement and improved drainage.
- The fuel tank area appears to be in good condition and functional.
- The Liftmaster electronic rolling security gate is only partly functional. Its keypad or other programming requires additional repair to gain its full capabilities.
- There is a sanitary lift station and piping directly west of the maintenance building that is functional.

- **Landscaping**

- Other than the perimeter lawns, no other landscaping is present.
- Large portions of the detention zones do not need to be mowed and fertilized. They should be sod-stripped and reseeded with low-height native species to help filter, store, and process stormwater.
- If the lot gets paved, it should have trees planted along its southern edge to lower surface temperatures helping to mitigate the heat island effect and help lower runoff water temperatures before going into the detention bay.

Accessibility

- **Exterior Walks and Drives**

- Neither the lot nor drives are barrier-free accessible.

- **Barrier-Free Parking**

- This lot does not contain any barrier-free parking spaces for staff.

Architectural Conditions

Exterior Items

- **Building Shell**

- The existing building shell is constructed as a pole barn/steel or wood frame construction.
- The cladding is faded.
- One of the overhead doors needs replacement.

- **Roofing:**

- The steel roof was installed in 2001, need to get an evaluation. Insulation is sagging on the interior suggesting a roof leak and damage to the insulation.

Interior Items

- **General**

- The interior is in fair to good condition depending on the area. Window blinds need replacement.
- There is a leak in the mechanical room and the concrete floor is wet.
- **Flooring:**
 - VCT flooring is in the office/toilet rooms, is stained, in fair condition and requires much maintenance. Replacement with maintenance-free flooring is recommended in non-workshop areas. Concrete floors are in the workshop, storage and mechanical rooms and are in good condition.
- **Doors:**
 - Doors and frames are rusted near the floor and need to be sanded and repainted.
 - One overhead door in the workshop needs replacement.
- **Walls:**
 - Need to be repainted in the office and toilet rooms. The workshop walls need repainted, and the wood panels are damaged and need replacement (plastic panels preferred).
- **Ceilings:**
 - Ceilings are water stained and ceiling tiles need replacement.
 - The roof insulation is exposed in the workshop and storage area and is sagging.
- **Cabinetry:**
 - The cabinetry is in good condition but is outdated.
- **Toilet Rooms:**
 - Are in overall fair to good condition depending upon the element. Floors need replacement and the walls need to be repainted. Toilet partitions are in good condition.
- **Furniture:**
 - Needs reviewed.

Mechanical & Plumbing Conditions

- **Heating Source and Condition:**

- Both infrared gas fired radiant tube heaters in the maintenance service garage are beyond their useful life. They operate with no problems but should be considered to be replaced in a few years.

- The furnace with an outdoor condenser unit for AC serving the general area is beyond its useful life. Bottom of the cabinet is showing rust. The furnace operates with no problems but should be considered to be replaced in a few years.
- The gas fired unit heater in the storage area is beyond its useful life. It is in fair condition with no reported problems.
- **Cooling Source and Condition:**
 - Only cooling is the furnace mentioned above. The cooling shall be replaced when the furnace is replaced.
- **Ventilation (Maintenance Service Garage):**
 - There are (3) exhaust fans in the maintenance service garage. One fan exhausts air high, one fan exhaust air low in the maintenance work pit and the other is used to exhaust vehicle fumes. All fans operate but have exceeded their useful life and should be considered to be replaced in a few years. Note: this area smells of oil and gas fumes. Recommendation for the future would be to replace the exhaust fans and continue to exhaust air high and low in the space. The exhaust rates may need to be increased for better ventilation and code requirements. A gas fired heating make-up air unit which will bring 100% outside air into the area matching the air exhausted should be considered to improve the ventilation in this area. Currently, there is no means of make-up air for this space.
- **Exhaust Fans:**
 - There are (2) additional inline exhaust fans which serve the toilet rooms and storage room. Both operate without any reported problems but have exceeded their useful life.
- **Ductwork in the Maintenance Service Garage:**
 - Paint is flaking off the ductwork that serves the vehicle exhaust system. The exhaust grille located in the service pit (serves as the low exhaust in the space) is damaged and rusted and needs to be replaced.
- **Air Compressor:**
 - Brand new.
- **Storm System:**
 - Rain water is removed from the roof via a gutter system. In fair condition with no reported issues.
- **Sanitary System:**
 - System is 22 years old with no reported issues. Scoping of the system would be recommended to verify the integrity of the system.
- **Domestic Water Piping:**
 - In fair condition with no reported issues.
- **Water Heater:**
 - It is the original which has exceeded its useful life. No reported problems but showing signs of rust on the tank. Should be considered to be replaced in a few years.

- **Plumbing Fixtures:**
 - All fixtures are in fair condition. Toilet flush valves and lavatory and sink faucets operate without any reported problems. Flush valves and faucets have exceeded their useful life and should be considered for replacement in a few years.
- **Fire Protection:**
 - No fire protection system installed.

Electrical – Life Safety and Security

- **Fire Alarm:**
 - None.

Electrical

- Overall, the electrical service is in good condition.

Electrical Service:

- **Interior Building and Exterior Building Lights:**
 - LED lighting is needed for the interior. The exterior lighting is good and was just replaced.

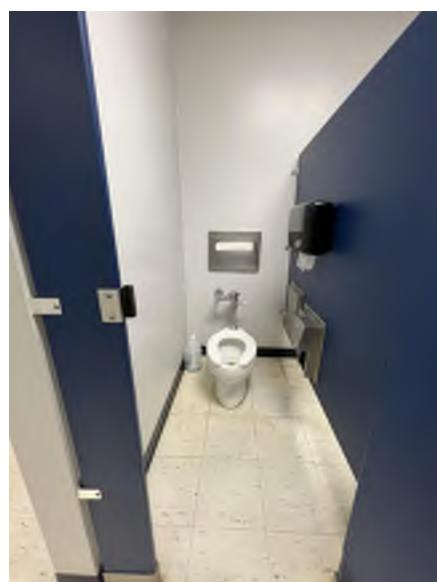
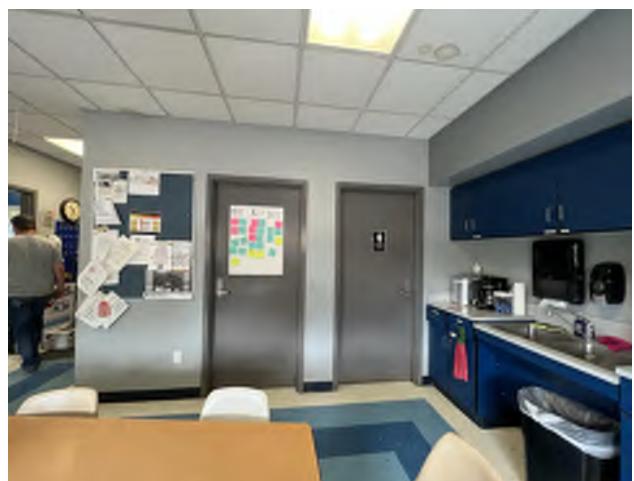
Deficiencies

- Need more security cameras: 1 needed in the mechanical bay and a 4-head security camera needs to be added to the exterior.
- Ventilation needs replacement in the mechanical bay. Refer to Mechanical and Plumbing Conditions Section.

Summary of Staff Needs/Desires:

The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

- The parking lot needs attention, needs paving, low spot in back SE corner is very wet. Paving would make snow removal more efficient and reduce the damage to the buses.
- New buses
- Security cameras







Ravenna Public Schools



9.0 Maintenance

9.0 MAINTENANCE

Site Conditions

Site

- **Separation of Bus, Car and Pedestrian traffic**
 - The service vehicle access, staff parking, AG/FFA functions and equipment storage are pretty much one are that is inefficiently organized and can have minor conflicts on occasion.
- **Parking**
 - There are parking spaces here, but they are close to full much of the time.
- **Condition of Parking Areas**
 - The end of the lot by the storage building is only partially paved but much of the concrete here is badly damaged, sunken, and muddy and needs improvement.
- **Vehicular Entrances and Exits**
 - Vehicle access must pass through one drive gate and can sometimes conflict with other campus uses.
- **Outdoor Facilities**
 - There is not enough room for all the dumpsters here, especially once the newer recycling ones begin to be used. A larger and better-defined dumpster area with heavy-duty concrete should be considered.
 - The maintenance barn is too small for the needs it serves.
 - An old “chicken coop” style shed is currently unused and is to be removed.
- **Condition of Outdoor Facilities**
 - Some sidewalks have received damage from improper vehicular access.
- **Landscaping**
 - Other than lawns and a few shrubs around one shed, no landscaping is present.

Accessibility

- **Exterior Walks and Drives**
 - There are no barrier-free walks from this east lot around the northeast side of the high school.
- **Barrier-Free Parking**
 - There are no barrier-free designated spaces in this east lot, but it would be considered accessible to the building's east door if spaces were added.
- **Outdoor Areas**
 - There is no barrier-free access from this lot to the shed with shrubs.

Architectural Conditions

Exterior Items

- **Building Shell**
 - The existing building shell of the maintenance barn is in good condition overall but there are elements needing replacement or repair.
 - Location of building are spread out and are behind the existing high school – potential to reduce and consolidate buildings into one.
 - A new overhead door is needed.
 - There are no gutters or downspouts, and water is deposited too close to the foundation causing problems.
- **Roofing**
 - Maintenance barn addition in 2009 with steel roof. The metal roof has been partially replaced but the remainder is rusted and leaking and the entire roof needs replacement. The metal fascia needs repair or replacement and some of it is missing leaving the wood beneath exposed. Some of the vented soffit panels are missing and need replacement.

Interior Items

- **General**
 - Wall panels between the workshop and machine shed portion of the maintenance barn are coming loose from the framing.
 - There is evidence of a roof leak and suspect damage to the roof sheathing and insulation.
 - The swing doors are in good condition but need repainting.

Mechanical Conditions

- **Heating:**
 - The shop portion of the maintenance barn is a ceiling mounted gas fan coil unit that is in fair condition and needs replacement.
- **Cooling:**
 - None but if the maintenance office is relocated here recommend adding a mini-split heat pump.
- **Ventilation:**
 - There is only natural ventilation through the eaves but if the usage changes for the maintenance barn ventilation should be revisited.
- **Sanitary System:**
 - None.
- **Storm Water System:**
 - None.
- **Plumbing Fixtures:**
 - None.
- **Water Supply and Distribution:**
 - None.
- **Fire Protection:**
 - None.

Electrical - Life Safety and Security

- **Fire Alarm:**
 - None.
- **Card Access:**
 - None.
- **Security Cameras:**
 - None.

Electrical

- **Electrical Service:**
 - Need to be upgraded.
- **Interior Building and Exterior Building Lights:**
 - Need new LED task lighting throughout interior and exterior.

- **Site Lighting:**
 - None.
- **Emergency Lighting:**
 - None.
- **Emergency Power:**
 - None.

Educational Deficiencies

The following items were observed on our tours or discussed with the building principal and administration. More discussion is recommended.

- Upgrade all equipment (Truck, tractor, painters, salter, etc.)
- Security cameras are needed.
- Wifi/network is needed.

Summary of Staff Needs/Desires

- Some of the roofs are rusting and maintenance on some of the buildings is needed.
- The department has expanded and needs power updated.
- Technology for work orders to the maintenance barn.
- Meeting room
- More fiber optic
- Some doors are 30 years old.
- Plows and trucks to get rotated when new ones are added (Gator and Riding painter)
- Would like a covered lean-to for storage added to the maintenance barn.
- Would like to move the interior partition wall and reframe it to the south of the west-side overhead door and cover the wall with plastic panels. Insulate this wall and the shop area of the maintenance barn and use this as the maintenance office. The maintenance barn would then only need two overhead doors.
- Extend the parking lot to both the east and west and add wheel stops to prevent cars parking on the grass.
- Security cameras
- Networking
- WiFi

