Anthony Wayne
Local Schools

# Facilities Master Plan

2023

Prepared by THE COLLAB ORATIVE

## CONTENTS


1 Introduction 01 – 10

2 Existing Conditions 11 – 26

3 Planning Process & Participation 27 – 38

4 Facilities Master Plan 39 – 52

5 Appendices 53 – 107

Facility Assessments

Concepts

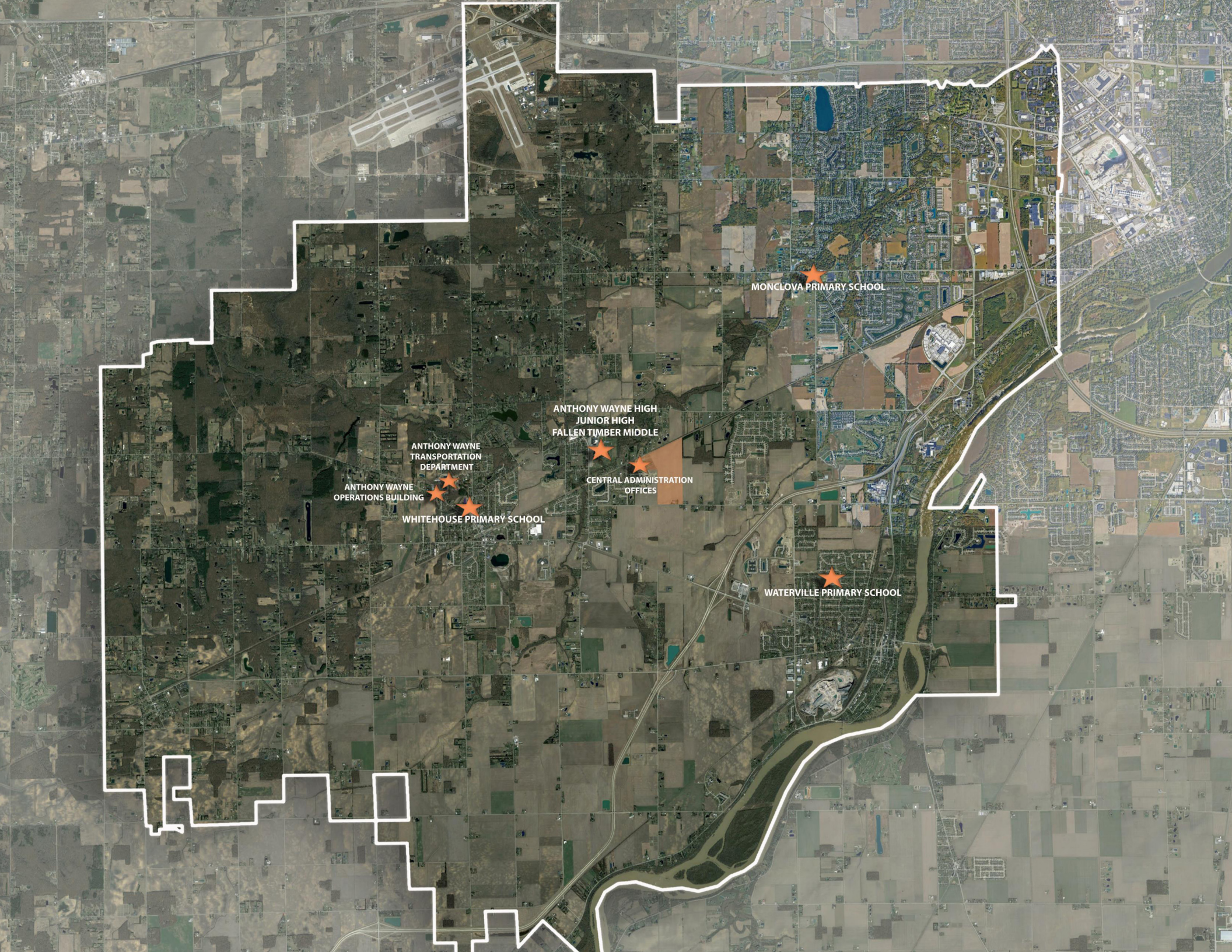
Survey

Meeting Minutes

# 01

## Introduction

The Anthony Wayne Local School District has created a vision and mission to provide students with an engaging and comprehensive learning experience resulting in the ability to empower students for the future. Through a series of data gathering, community engagement and plan development exercises, the 2023 Master Plan acknowledges and ensures the continuous growth and vision the District has established.


MONCLOVA PRIMARY SCHOOL
ANTHONY WAYNE HIGH
JUNIOR HIGH
FALLEN TIMBER MIDDLE
ANTHONY WAYNE
TRANSPORTATION
DEPARTMENT
CENTRAL ADMINISTRATION
OFFICES
ANTHONY WAYNE
OPERATIONS BUILDING
WHITEHOUSE PRIMARY SCHOOL
WATERVILLE PRIMARY SCHOOL

## 2023 Facilities Master Plan

Covering 77 square miles, the Anthony Wayne Local School District serves Monclova Township, Waterville, Whitehouse and areas from the Swanton, Middleton and Providence Townships. Comprised of six schools, the District currently supports approximately 4,431 students, as well as hundreds of dedicated faculty and staff. With increasing enrollment and a desire for academic and athletic improvements, the 2023 District Master Plan intends to help guide facility and site decisions to encourage its growth and success through the next several years. The Master Plan recommendations are comprehensive, including forward-thinking initiatives such as new additions to academic buildings and new or improved athletic facilities.

The recommendations within this report were guided by the valuable input from faculty, staff, students, community and parents across the School District. Based on this input, the following Core Strategies were instrumental in shaping the 2023 Master Plan Objectives:

1 Enhance Learning & Collaboration Experience
2 Accommodate Enrollment Growth
3 Advance Athletic Achievement

## Master Plan Objectives

Based on the Core Strategies, the following Master Plan Objectives were created:

- Provide Immediate Deferred Maintenance at All Academic Facilities
- Offer All Day Kindergarten at each Primary School
- Locate all Pre-K Students at Monclova Primary School
- Accommodate Increasing Enrollment in Primary Schools
  - Additions to both Waterville and Whitehouse Primary School Facilities
- Renovate Middle, Junior High and High School Buildings
  - Expand Kitchen and Dining in Fallen Timbers Middle School and Junior High School
  - Add a Girl's Locker Room and Storage Addition to Fallen Timbers Middle School
  - Add New Classroom Wing and Band Room Addition to Junior High
  - Add New Lecture / Performance and Storage Addition to High School
- New Multi-Use Stadium
  - New Complex for Football, Lacrosse, Soccer and Track & Field
- Enhance Softball Complex
  - Add Locker Rooms, Restrooms, Concessions and Storage

Proposed Improvements

# Enhance Learning & Collaboration Experience

Committed to creating a positive learning experience, Anthony Wayne Local Schools ensure a supportive environment that immerses students in engaging and collaborative academic instruction. While the District currently holds a *Portrait of a General* experience with their students, helping guide them to a fulfilling future, a few of the facilities lack the spacial integrity to support this ambition. Through various design interventions suggested by the master plan consulting team, many spaces are developed and enhanced, carving a pathway for valuable learning and collaborative opportunities.

Proposed improvements and additions that reform and strengthen the *Portrait of a General* experience in learning are:

- Junior High Band Room Addition
- Enhanced Classroom Additions
- Newly Formed Courtyard Space on Junior High Site
  - Established by a Classroom Wing Addition
- New Lecture & Performance Space in the High School
- Kitchen & Dining Expansions

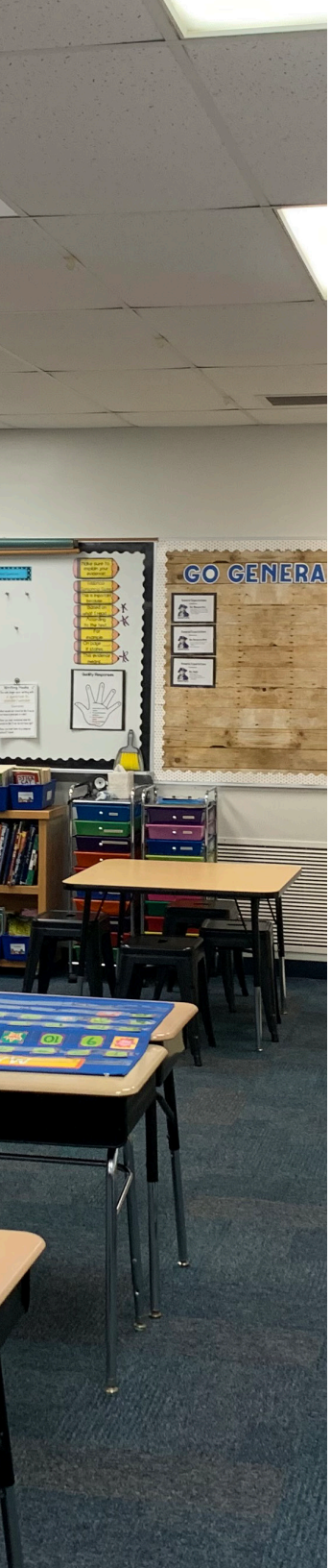
Proposed Improvements

# Academic Enrollment Growth

Over the years, the existing academic buildings across the district have conformed to suit the capacity of students and faculty. As the rate of enrollment continues to increase, the demand for additional space throughout the district is becoming evident. This type of growth calls for adjustments to the facilities involved in order to better accommodate the expanding student population and updated teaching configurations.

To address the increasing number of students enrolled, the recommended improvements are as follows:

- New Additions to both Waterville and Whitehouse Primary Schools to accommodate increasing enrollment
- Expand Kitchen and Dining in both Fallen Timbers Middle School and Junior High School
- Add New Locker Room and Storage Addition to Fallen Timbers Middle School
- Add New Classroom Wing in Junior High School


GO GENERA

IT'S NEVER TOO LATE
TO START THE DAY OVER

AQUAFINA
BALANCE
WHAT YOU
EAT
DRINK
& DO

Proposed Improvements

# Advance Athletic Achievement

The existing athletic fields and other athletic facilities are used regularly by hundreds of student athletes at Anthony Wayne. Several of the athletic areas lack sufficient bleacher space and / or periodically flood, including the football stadium. The softball and baseball fields currently maintain the necessary scope for practice and game days, though would both benefit from modest improvements.

Proposed athletic facility improvements include:

- New Multi-Use Sports Stadium for Football, Lacrosse,
- Soccer, and Track & Field
  - Includes Locker Rooms, Restrooms, Concessions & Storage
- Enhanced Softball Complex
  - Add New Locker Rooms, Restrooms, Concessions & Storage

ANTHONY

# 02

# Existing Conditions

The following pages illustrate the condition of each of Anthony Wayne Local School District Academic and Athletic Facility as of summer 2022. This section includes building footprints, gross floor area, built dates, enrollments, facility use and land acreage.

# Anthony Wayne Local School District

Founded in the early 1950s, Anthony Wayne Local Schools commenced with three educational buildings located in Monclova, Waterville and Whitehouse. Shortly after establishing the local school district, the new Anthony Wayne High School was constructed, centered within the district on Finzel Road and accommodating 600-650 students. Following the High School was the development of a new field house and football stadium designed to house 2,000 supporting fans. In 1968, a Junior High School was constructed south of the High School and originally named Fallen Timbers Junior High. Later it was renamed to Fallen Timbers Middle School after further building expansions in 1968. The former Junior High School became Anthony Wayne South, after the new Fallen Timbers was built in 1973, housing grades five through seven.

Later that same year, the newly constructed Monclova Primary School was built beside the original primary school building at the corner of Monclova and Waterville-Monclova Roads. In 1995, the new Waterville Primary School was completed and improvements to all Anthony Wayne academic buildings were made, enhancing the learning experience of each school.

Anthony Wayne South was renamed Anthony Wayne Junior High School in 1998, housing seventh and eighth grade students while Fallen Timbers Middle School held grades five and six. New additions were added to Monclova Primary and Anthony Wayne High School between the years 2000 and 2004. The Anthony Wayne Central Administration Offices transitioned into a new building on Bucher Road in 2005, just east of the Anthony Wayne central campus. With a voter approved bond levy of $44 million, plans were made to renovate all six of the academic buildings, including increased parking, upgraded security and replacement of the existing Whitehouse Primary Building.

| No. | Building |
|---|---|
| 1 | Whitehouse Primary |
| 2 | Waterville Primary |
| 3 | Monclova Primary |
| 4 | Fallen Timbers Middle School |
| 5 | Anthony Wayne Junior High School |
| 6 | Anthony Wayne High School |
| 7 | Central Administrative Office |
| 8 | Transportation Department |
| 9 | Operations Building |

Monclova Road
3
Waterville Monclova Road
6
5
4
7
Finzel Road
Bucher Road
9
8
Centerville Street
North Texas Street
1
Dutch Road
Highway 24
Waterville Swanton Road
Waterville Monclova Road
2

Existing Conditions

# Anthony Wayne Primary Schools

## Monclova Primary

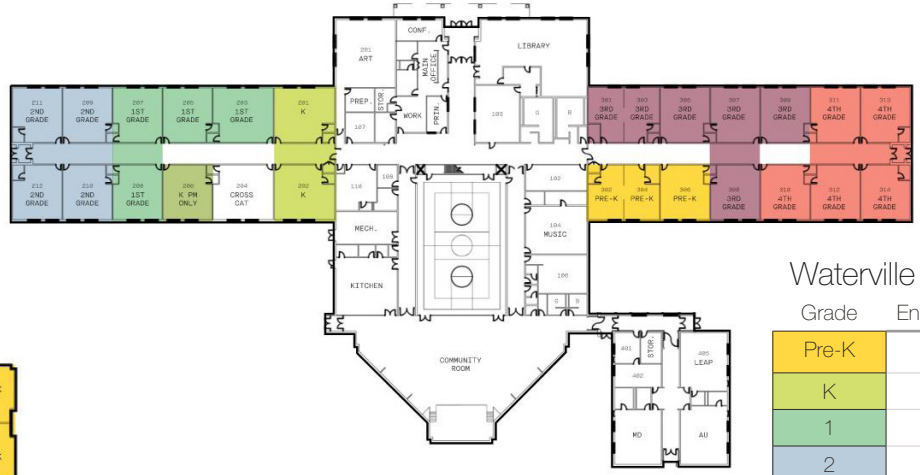
- Built 1972
- Additions 1997, 2000, 2004 & 2018
- 69,760 $ft^2$
- PreK-4 Enrollment 2022: ± 528
- 9.36 acres

## Waterville Primary

- Built 1996
- Addition 2018
- 71,856 $ft^2$
- PreK-4 Enrollment 2022: ± 547
- 18.84 acres

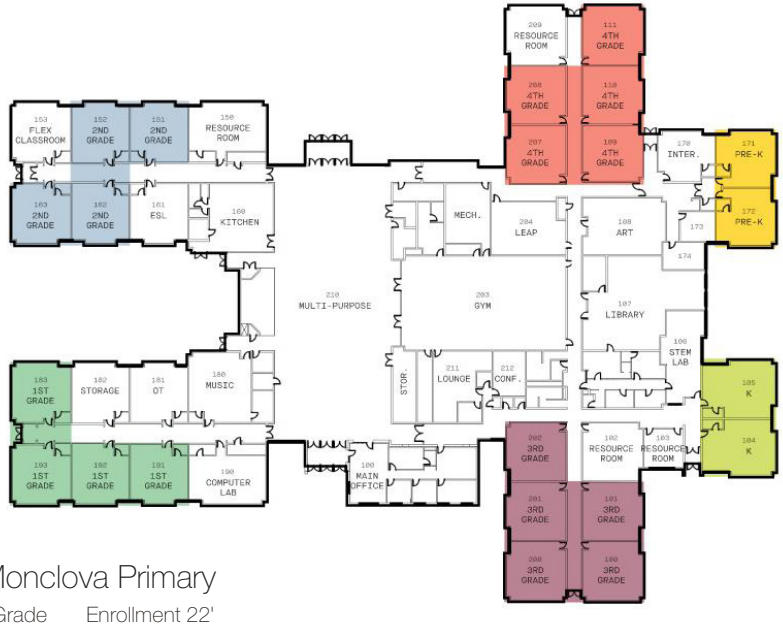
## Whitehouse Primary

- Built 2019
- 65,480 $ft^2$
- K-4 Enrollment 2022: ± 579
- 13.73 acres




## Waterville Primary

| Grade | Enrollment 22' |
|---|---|
| Pre-K | 32 |
| K | 104 |
| 1 | 90 |
| 2 | 98 |
| 3 | 108 |
| 4 | 115 |
| Total | 547 |




## Monclova Primary

| Grade | Enrollment 22' |
|---|---|
| Pre-K | 38 |
| K | 65 |
| 1 | 86 |
| 2 | 116 |
| 3 | 107 |
| 4 | 116 |
| Total | 528 |

## Whitehouse Primary

| Grade | Enrollment 22' |
|---|---|
| Pre-K | 36 |
| K | 76 |
| 1 | 112 |
| 2 | 113 |
| 3 | 125 |
| 4 | 117 |
| Total | 579 |

# Waterville Primary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

The building is a single story educational facility serving Kindergarten through Fourth Grades. The original construction has seen one addition. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a shingle roof and brick/CMU masonry veneer with metal panel at the Entry.

| Building Square Footages (GSF) | |
|---|---|
| | |
| 1st Floor | 65,310 |
| Addition | 6,547 |
| | |
| | |
| Total: | 71,857 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1996 Original Building w/ Addition added in 2018 |
| Stories: | Single |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Split Faced CMU veneer |
| Roof: | Shingle |
| Elevator(s): | None |
| Heating: | Boiler |
| Cooling: | Chiller |
| Electric: | |
| Fire Suppression: | Yes |

| Rating System |
|---|
| 1 = Replace |
| 2 = Poor |
| 3 = Adequate |
| 4 = New |

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 62% |
| Life Safety / Code / Accessibility: | 88% |
| Structural: | 69% |
| Mechanical / Plumbing / Fire Protection: | 66% |
| Electrical: | 40% |

| | |
|---|---|
| Building Summary: | 65% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

# Monclova Primary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

The building is a single story educational facility serving Kindergarten through Fourth Grades. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 51,400 |
| Total: | 51,400 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1970's with later additions |
| Stories: | 1 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Pre-Cast Stone Veneer |
| Roof: | Membrane |
| Elevator(s): | None |
| Heating: | Electric |
| Cooling: | DX Cooling |
| Electric: | |
| Fire Suppression: | None |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 60% |
| Life Safety / Code / Accessibility: | 88% |
| Structural: | 63% |
| Mechanical / Plumbing / Fire Protection: | 48% |
| Electrical: | 36% |
| Building Summary: | 59% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

Existing Conditions

# Anthony Wayne Middle, Junior High, & High School

## Fallen Timbers Middle School

- Built 1972
- Addition 2019
- 70,670 $ft^2$
- 5-6 Enrollment 2022: ± 649
- 21.65 acres

## Junior High School

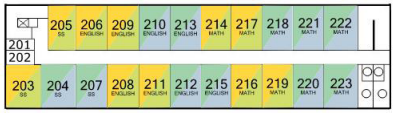
- Built 1959
- Additions 1967, 1975, 2002 & 2019
- 86,925 $ft^2$
- 7-8 Enrollment 2022: ± 712
- 20.05 acres

## High School

- Built 1951
- Additions 1952, 1967, 1996, 2001 & 2019
- 237,726 $ft^2$
- 9-12 Enrollment 2022: ± 1,426
- 36.83 acres

## High School

| Grade | Enrollment 22' |
|---|---|
| 9 | 352 |
| 10 | 328 |
| 11 | 382 |
| 12 | 364 |
| Total | 1,426 |



## Junior High School

| Grade | Enrollment 22' |
|---|---|
| 7 | 346 |
| 8 | 366 |
| Total | 712 |

## Fallen Timbers Middle School

| Grade | Enrollment 22' |
|---|---|
| 5 | 308 |
| 6 | 341 |
| Total | 649 |

# Fallen Timbers Middle School

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

The building is single/two story educational facility serving the fifth and sixth grades. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at Entry, and brick & precast stone masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 42,100 |
| 2nd Floor | 18,000 |
| | |
| Total: | 60,100 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1973 with later additions |
| Stories: | 2 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Precast Stone Veneer |
| Roof: | Membrane |
| Elevator(s): | 1 |
| Heating: | Unit Vents + Boiler System |
| Cooling: | Chiller |
| Electric: | |
| Fire Suppression: | None |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 72% |
| Life Safety / Code / Accessibility: | 63% |
| Structural: | 75% |
| Mechanical / Plumbing / Fire Protection: | 45% |
| Electrical: | 48% |
| | |
| Building Summary: | 60% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

# Junior High

| | |
|---|---|
| Auditor(s): | Dave Serra / Mike DiNardo / Joe Adams / Doug Hohman / Darren Keil |

The building is single/two story educational facility serving the seventh and eighth grades. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 53,700 |
| 2nd Floor | 23,000 |
| | |
| Total: | 76,700 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1959 with later additions |
| Stories: | 2 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Pre-Cast Stone Veneer |
| Roof: | Membrane |
| Elevator(s): | 1 |
| Heating: | Boilers |
| Cooling: | Chiller w/Ice Storage |
| Electric: | |
| Fire Suppression: | None |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 62% |
| Life Safety / Code / Accessibility: | 84% |
| Structural: | 75% |
| Mechanical / Plumbing / Fire Protection: | 41% |
| Electrical: | 47% |
| | |
| Building Summary: | 62% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

# High School

Auditor(s): Dave Serra / Joe Adams / Doug Hohman / Darren Keil

The building is single/two story educational facility serving grades 9th through 12th. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| | |
| 1st Floor | 185,000 |
| 2nd Floor | 21,700 |
| | |
| | |
| Total: | 206,700 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | |
| Stories: | 2 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Masonry |
| Roof: | Membrane |
| Elevator(s): | 1 |
| Heating: | Boilers with RTU |
| Cooling: | Chiller |
| Electric: | |
| Fire Suppression: | N/A |

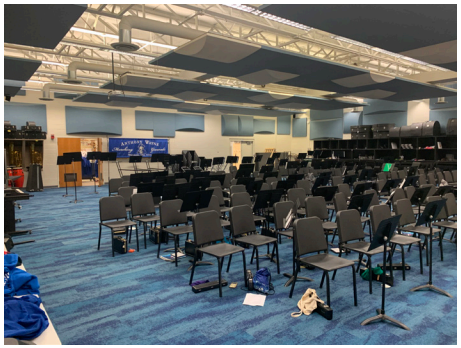
| Rating System |
|---|
| 1 = Replace |
| 2 = Poor |
| 3 = Adequate |
| 4 = New |

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 66% |
| Life Safety / Code / Accessibility: | 73% |
| Structural: | 75% |
| Mechanical / Plumbing / Fire Protection: | 55% |
| Electrical: | 50% |

| | |
|---|---|
| Building Summary: | 64% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |



| Building Systems Summary | | | | | | | Building Recommendations with Opinion of Costs | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Color Rating Key | Replace < 40% | Poor 40%-59% | Adequate 60-79% | Good 80% and Over | | | Bond / Levy Work | | Permanent Improvements | |
| | Architectural Condition: | Life Safety / Code / Accessibility: | Structural: | Mechanical / Plumbing / Fire Protection: | Electrical: | Building Summary: | Total Renovation Cost Low | Total Renovation Cost High | Total Renovation Cost Low | Total Renovation Cost High |
| Monclova Elementary | 60% | 88% | 63% | 48% | 36% | 59% | $2,546,861.73 | $3,120,940.83 | $1,712,991.00 | $2,469,247.20 |
| Waterville Elementary | 62% | 88% | 69% | 66% | 40% | 65% | $2,350,864.79 | $3,425,737.98 | $878,166.61 | $1,413,917.66 |
| Fallen Timbers Middle School | 72% | 63% | 75% | 45% | 48% | 60% | $1,797,485.13 | $2,293,463.13 | $1,408,561.35 | $1,947,830.85 |
| Junior High School | 62% | 84% | 75% | 41% | 47% | 62% | $3,576,148.38 | $4,518,363.26 | $1,069,719.00 | $1,467,133.50 |
| High School | 66% | 73% | 75% | 55% | 50% | 64% | $6,807,634.09 | $8,928,565.09 | $5,529,976.83 | $6,884,330.46 |
| Administration Building | 64% | 63% | 69% | 69% | 0% | 53% | $597,849.00 | $764,841.00 | $2,117,241.00 | $2,515,243.50 |
| Transportation Building | 39% | 44% | 75% | 64% | 46% | 54% | $542,062.50 | $642,904.50 | $747,524.40 | $872,886.00 |
| | | | | | | Total | $18,218,905.62 | $23,694,815.78 | $13,464,180.19 | $17,570,589.17 |

Existing Conditions

# Anthony Wayne Athletic Facilities

The Anthony Wayne Local School District provides a variety of sports to support their hundreds of student athletes. The primary athletic facilities are located just east of the High School, Junior High and Middle School on the Finzel Road Campus. Available on site are multiple practice fields, six tennis courts, two softball fields, a baseball field, a track, soccer and lacrosse field, and a football stadium. Concession stands, locker rooms, restrooms and athletic storage spaces can be found around these facilities as well.

Though the current athletic facilities at Anthony Wayne offer sufficient fields and support, there are many areas that would benefit from updates. Some of the challenges that are currently being faced at Anthony Wayne are seating capacity at the football field, insufficient parking spaces during athletic competitions, and periodic flooding of several athletic areas including the football stadium.

## Existing Facilities

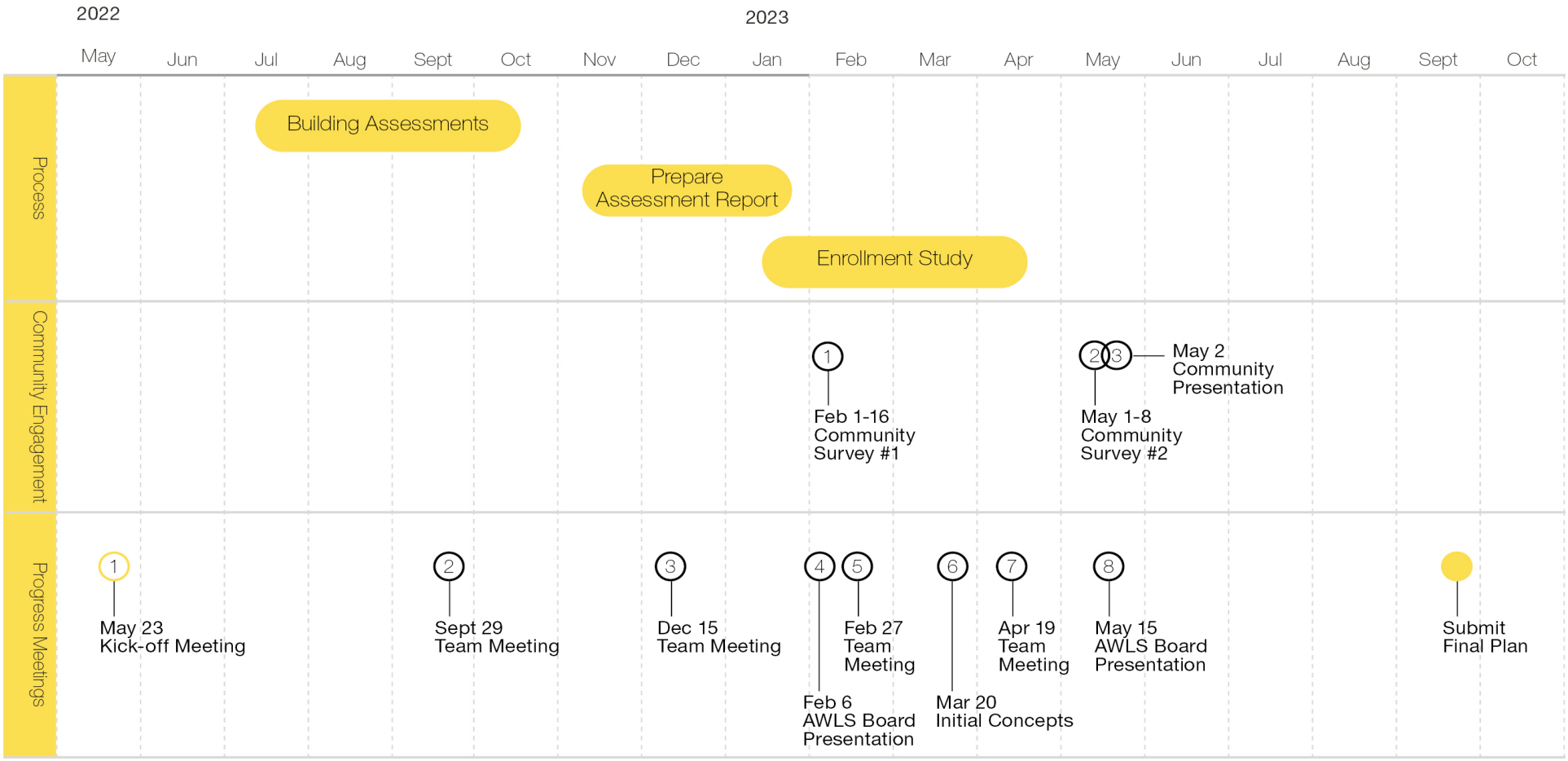
1. Baseball Field
2. Varsity Football Stadium
3. Lockers, Concessions & Restrooms
4. Tennis Courts
5. Band Practice Field
6. Track, Soccer & Lacrosse Field
7. Concessions & Restrooms
8. Athletic Storage
9. Varsity Softball Field
10. Junior Varsity Softball Field
11. High School Soccer Practice Field
12. High School Lacrosse Practice Field
13. Junior Varsity Football Practice Field
14. Varsity Football Practice Field

EXIT

# 03

# Planning Process & Participation

The Anthony Wayne Local School District 2023 Master Plan Update was developed over the course of 15 months through a highly focused group of planning exercises. The process began in May 2022, and was completed in August 2023.


2022
2023
May
Jun
Jul
Aug
Sept
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sept
Oct
Process
Building Assessments
Prepare Assessment Report
Enrollment Study
Community Engagement
1
Feb 1-16 Community Survey #1
2
3
May 2 Community Presentation
May 1-8 Community Survey #2
Progress Meetings
1
May 23 Kick-off Meeting
2
Sept 29 Team Meeting
3
Dec 15 Team Meeting
4
Feb 6 AWLS Board Presentation
5
Feb 27 Team Meeting
6
Mar 20 Initial Concepts
7
Apr 19 Team Meeting
8
May 15 AWLS Board Presentation
Submit Final Plan

## Planning Process

The Anthony Wayne Local Schools master planning process extended over fifteen months and included several phases. These phases included meetings with the Anthony Wayne Master Plan Committee, quality assessments conducted on each facility, an enrollment study to determine future growth indicators, and surveys completed by the district community. In the beginning phases of planning, The Collaborative's master plan team met with Anthony Wayne representatives to assemble and assess existing data and conditions.

## Master Plan Participants

Anthony Wayne Master Plan Team Members:

- Pam Brint, Board President
- Jeff Baden, Board Vice President
- Jayna Gwin, Board Member
- Kyle Miller, Board Member
- Troy Lutz, Board Member
- Jim Fritz, Anthony Wayne Superintendent
- Neil Raymond, Anthony Wayne Director of Ops
- Matt Dick, (Retired) Anthony Wayne Director of Ops

The Collaborative's Consulting Team:

- Dave Serra, Principal
- Joe Adams, AIA, Architect
- Matthew Clarkson, AIA, Architect / Principal
- Rusty Wilke, ASLA, Landscape Architect
- Michael DiNardo, Architect / Planner

## Community Input

The Planning Process for Anthony Wayne Local Schools 2023 Master Plan also included input from many members of the district community. Two separate facility surveys were administered to the community electronically. Survey questions focused on community opinions of facility conditions and needs, and the resulting information was then gathered and later disseminated by the district and its design consultants. Specific topics that arose from the surveys and team meetings are referenced in the list below and further illustrated within the following pages.

- Desired Facility Improvements
- Overall District Priorities
- An Extended Kindergarten Program
- Preferred Athletic Field Surface

38%

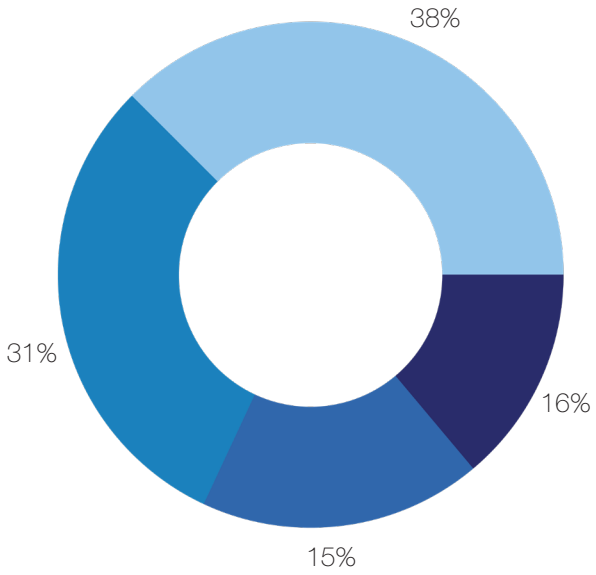
Preferred Existing Renovations Over New Building Constructions

What We Heard / Community Input

## Desired Facility Improvements

When asked which of the following should best be recommended to address the expected increase in enrollment at the Primary School building, renovating the existing buildings was most preferred. Available answers included in the survey question were as follows:

- Do Not Redistrict and Add Classrooms to Current Buildings as Needed
- Build a New Primary School
- Make Fallen Timbers a New Primary Building and Redistrict
- No Opinion

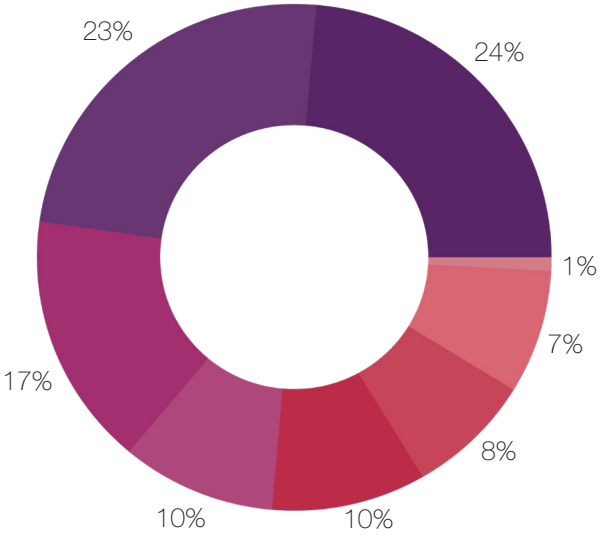


What We Heard / Community Input

# Overall District Priorities

Those answering the survey were asked to rate the following responses as their top three priorities. The three that rose to the top were the Safety and Security of the schools, the Physical Conditions of the schools, and the Ability to Accommodate Increasing Enrollment. Available answers included in the survey question were as follows:

- Safety and Security of the School
- Physical Condition of the School
- Ability to Accommodate an Increase in Enrollment
- Ability to Accommodate Increases in Enrollment on Current Site
- Fix Facility Overcrowding and / or Underutilization
- Providing Adequate Program Spaces
- Overall Cost of the Project
- Other




## Top 3 Priorities

Safety and Security

Physical Conditions

Accommodate Increased Enrollment

# 61%

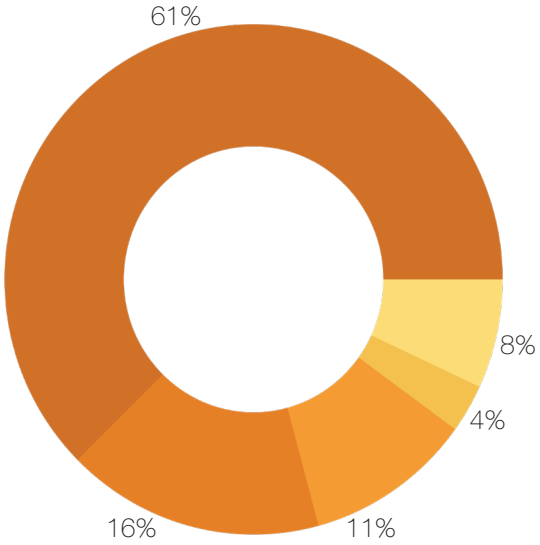
Respondents See a High Need for an All-Day, Every Day Kindergarten Program

What We Heard / Community Input

## Extended Kindergarten Program

A desire for an all-day Kindergarten program had been suggested from parents. Survey respondents were asked to provide the level of need for an all-day, every day Kindergarten Program. Results show that over half of the respondents believe it is a high need for an extended Kindergarten Program. Available answers were as follows:

- 1 (Low Need)
- 2
- 3
- 4
- 5 (High Need)

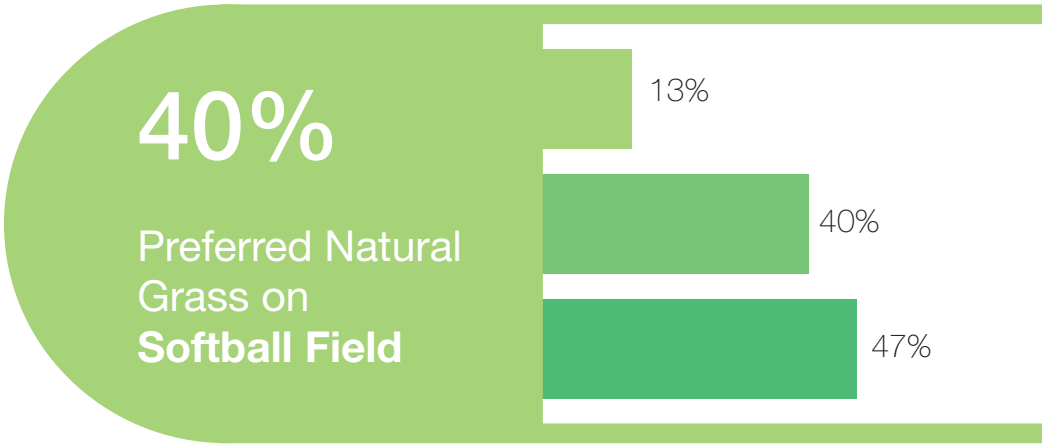


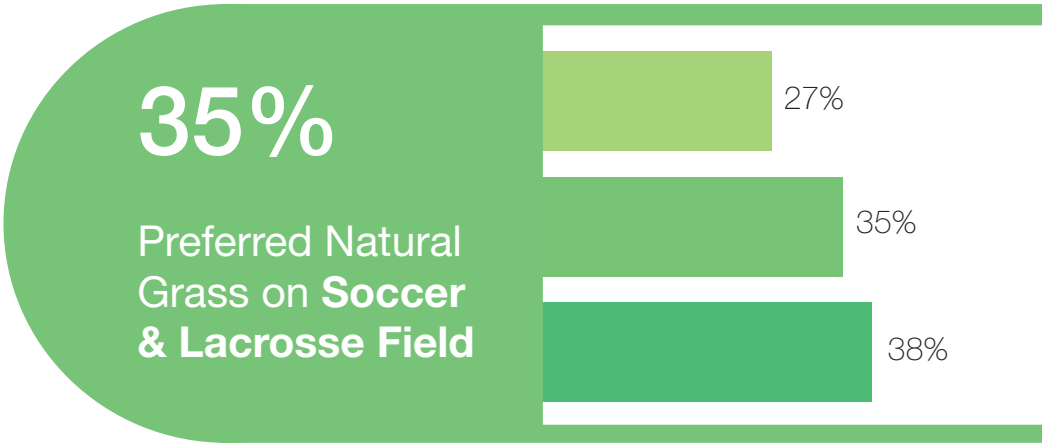
What We Heard / Community Input

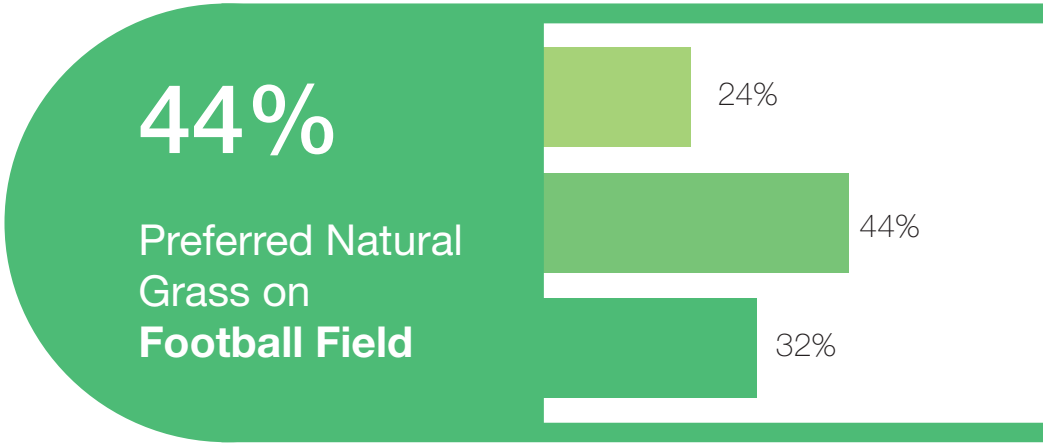
# Preferred Athletic Field Surface

After being asked what play surface - Natural Grass versus Synthetic Turf - is most preferred, most respondents prefer the natural grass to remain on all suggested fields. Though most respondents had no opinion on the topic, it is still shown that Natural Grass would be preferred. Available answers included in the survey question were as follows:

- I do not have an opinion
- Remain as Natural Grass
- Turf Infield

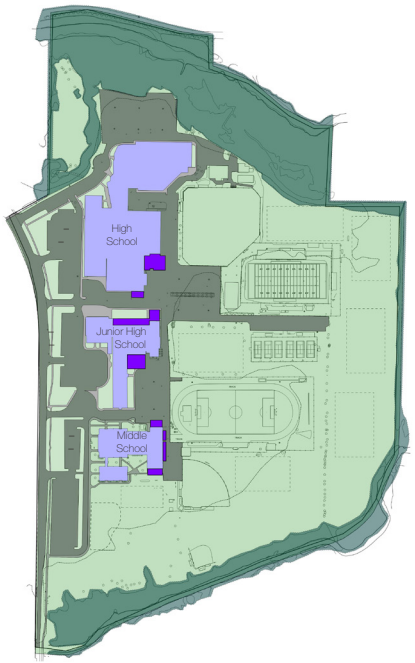


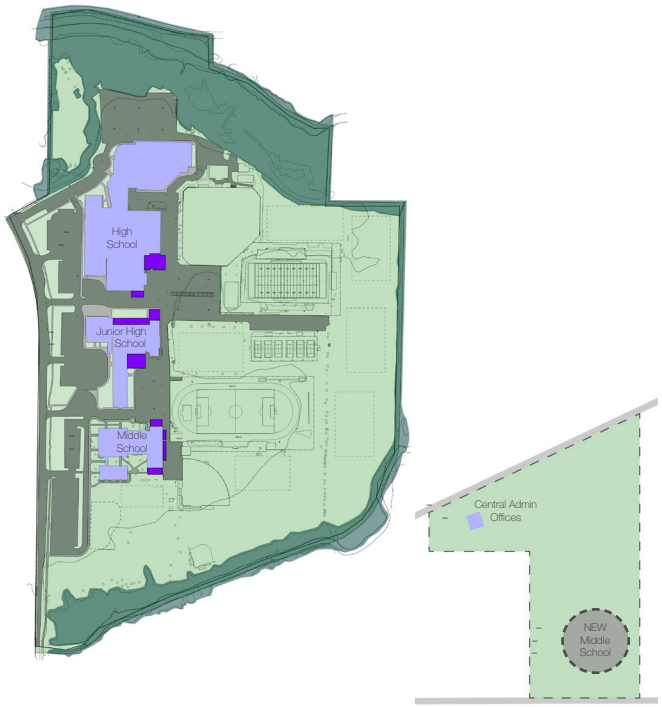



# Proposed Academic Concepts

The concept drawings below convey proposed changes to the academic facilities within the Anthony Wayne site and indicate interventions recommended by the master plan representatives and team. These three concepts were presented to the community via the facility survey, asking the community to determine a preferred academic concept. Results to this survey question are found on the following page.






## Concept 1

- Deferred Maintenance to all Schools
- Increase Enrollment at Waterville and Whitehouse Primary Schools (via additions)
- Offer All-Day Kindergarten at each Primary
- All Pre-K Students at Monclova Primary
- HS, JHS and Middle School remain at current location and renovate as necessary

## Concept 2

- Deferred Maintenance to all Schools
- Decrease Enrollment at all three existing Primary Schools (below 500 students)
- Renovate Fallen Timbers as new Primary School
- Offer All-Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova Primary
- Renovate existing JHS as the New Middle School
- Renovate existing HS as the New JHS
- Build New HS at Bucher Road Campus

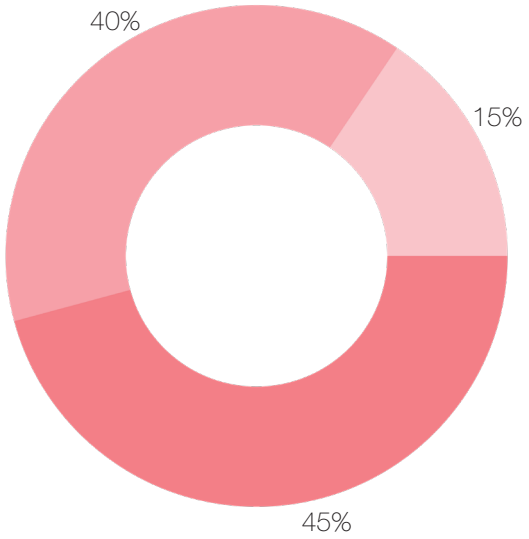
## Concept 3

- Deferred Maintenance to all Schools
- Decrease Enrollment at all three existing Primary Schools (below 500 students)
- Renovate Fallen Timbers as new Primary School
- Offer All-Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova Primary
- Build New Grade 5-6 Middle School at Bucher Road Campus
- JHS Grades 7-8, with additions
- HS Grades 9-12, with additions

# Preferred Academic Concept

The facility survey completed by the district community asked respondents to consider the current facility needs of the district and which of the suggested concepts shown on the previous page should be included in the 2023 Anthony Wayne Facility Master Plan. Out of 903 respondents, 45% of the community members who completed the survey prefer concept one over the other suggested concepts.

- Concept 1
- Concept 2
- Concept 3




**45%**

Respondents Preferred Concept One

Anthony Wayne Local Schools

# Enrollment Study

Part of the Master Plan Strategy for Anthony Wayne Local Schools was determining the district enrollment history and projections. An Enrollment Study was prepared by Cooperative Strategies of Dublin, Ohio, where a team used the cohort survival projection methodology to gather overall district projections. The team analyzed historical enrollment data by school, grade and year, as well as census data, resident live birth data and building permits. Out of the study came projections and predictions on student enrollment within the Anthony Wayne Local School District.

According to the Enrollment Projection Report prepared by the Cooperative Strategies Team, Kindergarten through 12th grade student enrollment has effectively decreased by 82 students over the past 10 years. Within those 10 years, student enrollment increased by 40 students between the years 2013 to 2020 and decreased by 122 students since 2020. A modest increase is predicted for Anthony Wayne Local School District K-12 students in the future.

Based on the recommended projected enrollment shown on the following page, Kindergarten through 12th grade student enrollment is projected to increase by 36 students from 2022 to 2033.

**Historical Enrollment - District-wide**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| PK | 0 | 40 | 48 | 61 | 85 | 89 | 81 | 60 | 89 | 89 |
| K | 232 | 240 | 235 | 238 | 224 | 275 | 274 | 278 | 249 | 245 |
| 1 | 289 | 298 | 287 | 307 | 295 | 299 | 346 | 347 | 312 | 285 |
| 2 | 333 | 300 | 287 | 304 | 319 | 305 | 305 | 343 | 338 | 329 |
| 3 | 349 | 347 | 298 | 302 | 312 | 325 | 332 | 303 | 351 | 339 |
| 4 | 334 | 358 | 355 | 307 | 316 | 315 | 342 | 326 | 308 | 350 |
| 5 | 348 | 332 | 363 | 360 | 318 | 338 | 342 | 336 | 342 | 308 |
| 6 | 360 | 360 | 333 | 371 | 379 | 328 | 342 | 335 | 346 | 341 |
| 7 | 367 | 363 | 356 | 334 | 366 | 391 | 329 | 339 | 351 | 346 |
| 8 | 391 | 373 | 356 | 364 | 338 | 374 | 394 | 328 | 351 | 366 |
| 9 | 352 | 396 | 357 | 361 | 368 | 349 | 364 | 391 | 323 | 352 |
| 10 | 349 | 357 | 382 | 353 | 345 | 372 | 337 | 362 | 379 | 328 |
| 11 | 318 | 347 | 361 | 374 | 360 | 379 | 365 | 326 | 368 | 382 |
| 12 | 395 | 330 | 345 | 378 | 373 | 368 | 385 | 371 | 333 | 364 |
| **K - 12 Total** | **4,417** | **4,401** | **4,315** | **4,353** | **4,313** | **4,418** | **4,457** | **4,385** | **4,351** | **4,335** |
| **Grand Total** | **4,417** | **4,441** | **4,363** | **4,414** | **4,398** | **4,507** | **4,538** | **4,445** | **4,440** | **4,424** |

*Source: Anthony Wayne Local School District*

**Projected Enrollment - Recommended - District-wide**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| PK | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 | 89 |
| K | 269 | 265 | 256 | 268 | 263 | 263 | 263 | 263 | 263 | 263 |
| 1 | 296 | 323 | 320 | 309 | 320 | 317 | 317 | 317 | 317 | 317 |
| 2 | 294 | 304 | 334 | 330 | 318 | 331 | 326 | 326 | 326 | 326 |
| 3 | 336 | 301 | 310 | 340 | 336 | 326 | 337 | 333 | 333 | 333 |
| 4 | 344 | 341 | 305 | 314 | 346 | 341 | 329 | 343 | 337 | 337 |
| 5 | 360 | 353 | 350 | 314 | 322 | 355 | 350 | 338 | 352 | 347 |
| 6 | 311 | 363 | 357 | 354 | 317 | 325 | 358 | 353 | 342 | 355 |
| 7 | 343 | 313 | 366 | 359 | 356 | 319 | 327 | 361 | 356 | 344 |
| 8 | 353 | 350 | 320 | 373 | 367 | 363 | 326 | 334 | 368 | 363 |
| 9 | 365 | 352 | 349 | 319 | 372 | 366 | 362 | 325 | 333 | 367 |
| 10 | 349 | 362 | 349 | 346 | 316 | 369 | 363 | 359 | 322 | 330 |
| 11 | 331 | 352 | 365 | 352 | 349 | 319 | 372 | 366 | 362 | 325 |
| 12 | 388 | 336 | 357 | 371 | 358 | 355 | 324 | 378 | 371 | 368 |
| **K - 12 Total** | **4,339** | **4,315** | **4,338** | **4,349** | **4,340** | **4,349** | **4,354** | **4,396** | **4,382** | **4,375** |
| **Grand Total** | **4,428** | **4,404** | **4,427** | **4,438** | **4,429** | **4,438** | **4,443** | **4,485** | **4,471** | **4,464** |

*Source: Cooperative Strategies*

GUEST
GENERALS

26

# 04

# Facilities Master Plan

The following chapter illustrates the 2023 Anthony Wayne Facilities Master Plan through graphic and written descriptions of the proposed future developments. The Master Plan is a result of committee members and the community coming together to create a Plan that meets the District's vision and community aspirations to best prepare Anthony Wayne students for the future. Plans are provided to illustrate locations and 'development envelopes' in which future potential development may occur.

## Facilities Master Plan

The 2023 Facilities Master Plan creates a developmental framework for Anthony Wayne Local School District. The Master Plan is a result of the Master Plan Committee and Anthony Wayne community members providing valuable input to create a plan that aligns the physical conditions with the Anthony Wayne District's strategic planning goals. Based on the input provided, the following Core Strategies were instrumental in shaping the 2023 Master Plan Objectives.

- Enhance Learning & Collaboration Experience
- Accommodate Enrollment Growth
- Advance Athletic Achievement

## Master Plan Objectives

To meet these goals, the Anthony Wayne Facilities Master Plan Committee developed the following six Master Plan Objectives after conducting committee and community engagement exercises. These proposed objectives are further outlined in greater detail on the following pages.

All Academic Facilities:

- Provide Immediate Deferred Maintenance

Individual Facilities:

A New Addition to Waterville Primary School
  - To accommodate increasing enrollment and all-day Kindergarten

B New Addition to Whitehouse Primary School
  - To accommodate increasing enrollment and all-day Kindergarten

C Locate all Pre-K Students at Monclova Primary School

D Renovate Middle, Junior High and High School Buildings

E Improve and Add New Athletic Facilities

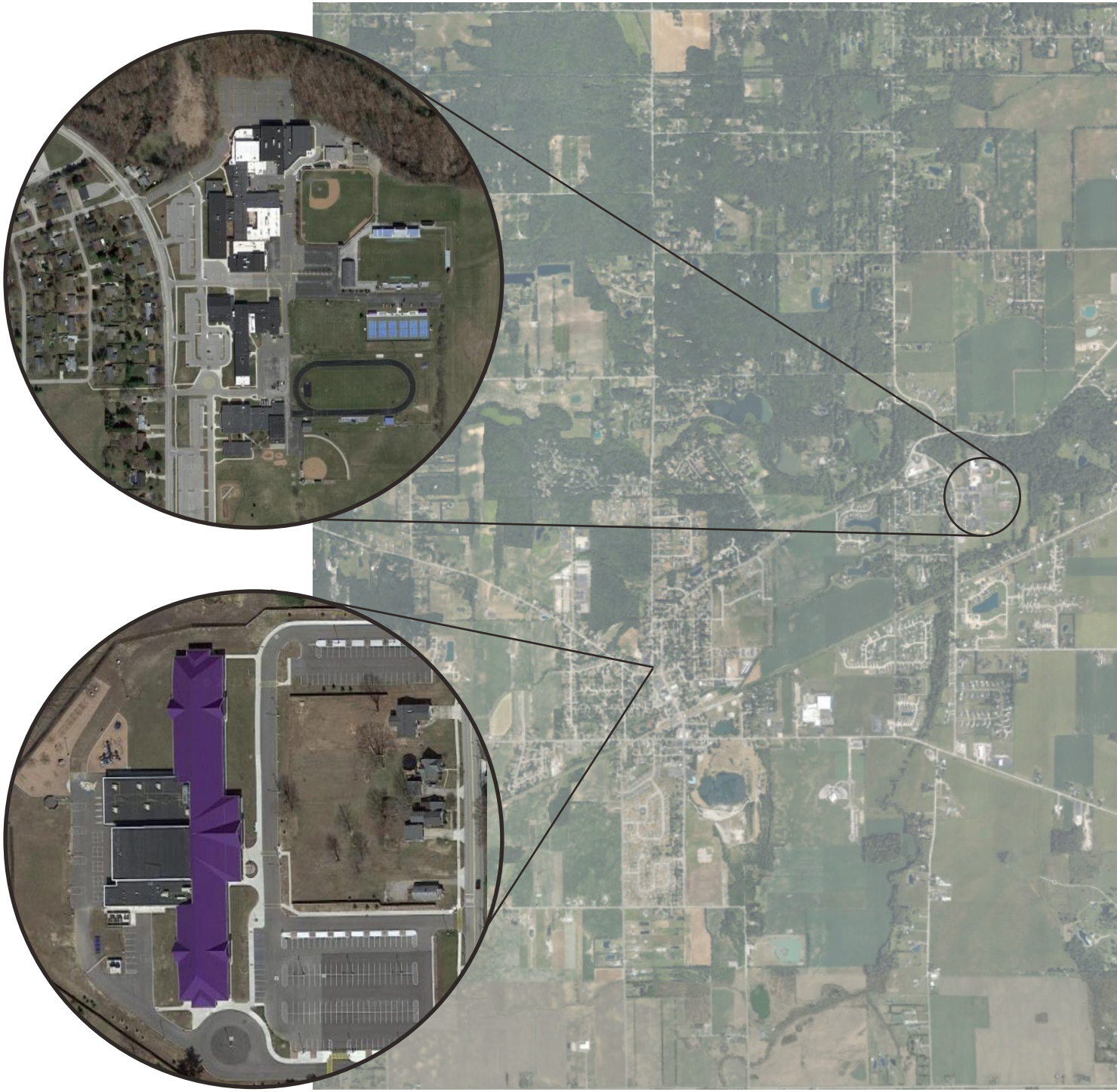
Monclova Road
C
Waterville Monclova Road
D
E
Finzel Road
Bucher Road
North Texas Street
Centerville Street
B
Waterville Swanton Road
Waterville Monclova Road
A

## High School, Junior High & Middle School

Grades 5-12

## Whitehouse Primary School

Grades K-4



## Monclova Primary School

Grades PreK-4

## Waterville Primary School

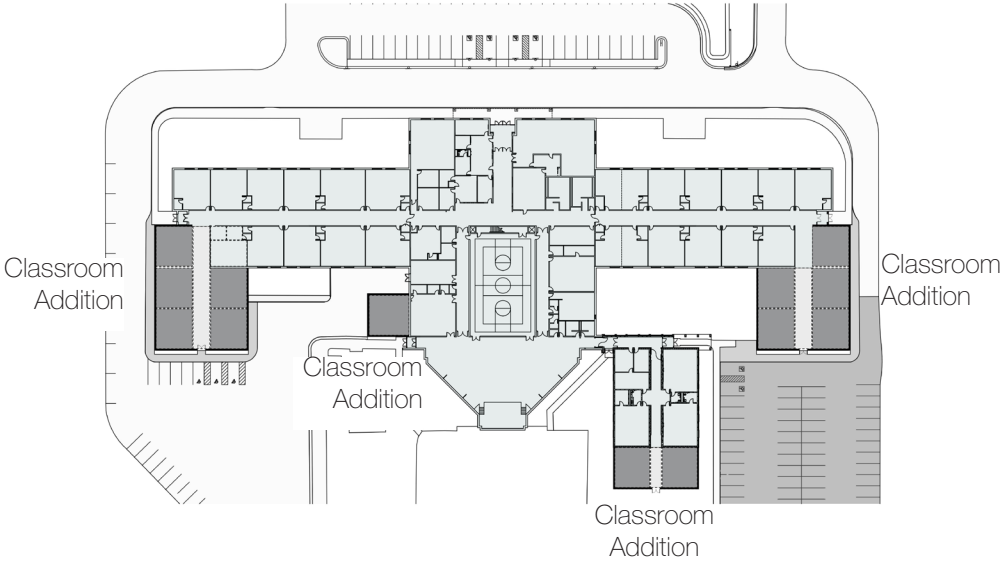
Grades K-4

Anthony Wayne Local School District

# Academic Facilities

For many years, the Anthony Wayne District has seen a slow, but steady increase in student enrollment and has maintained an appropriate capacity within each of the academic facilities. The facilities, however are currently in need of additional space as enrollment continues to push higher and an all-day Kindergarten Program has been proposed. To better accommodate the increasing enrollment across the district and include space for all-day Kindergarten, several improvements have been recommended by Anthony Wayne representatives and the Master Plan Consulting Team.

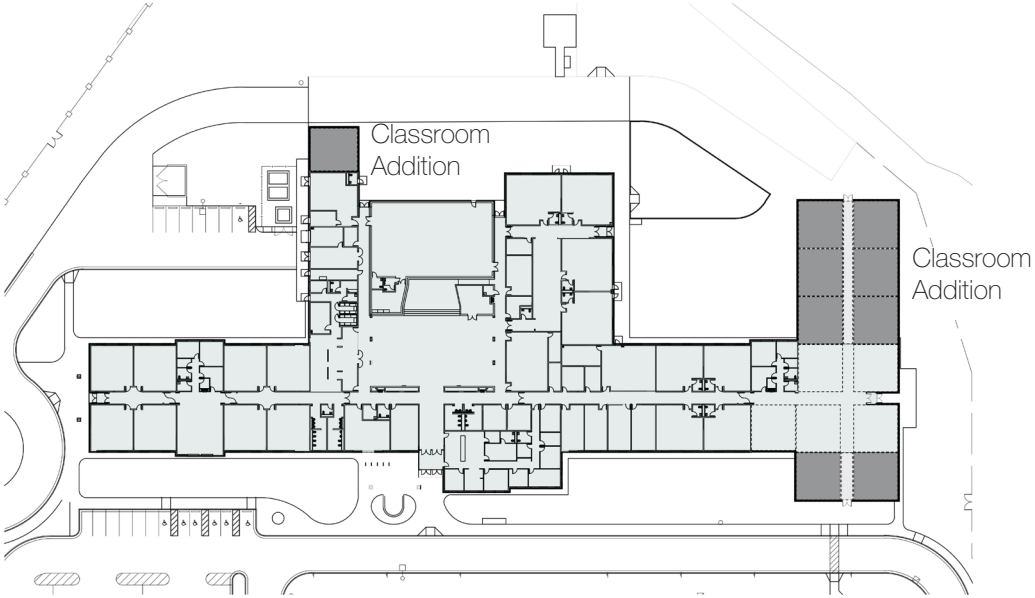
These recommended improvements include multiple additions to Waterville and Whitehouse Primary Schools, as well as to the Middle, Junior High and High School Facilities. Monclova will need classroom reconfigurations to accommodate the Pre-Kindergarten program, since it would be the only facility to house the program. The following pages further describe these academic facility interventions.




Waterville Primary

- Offer All-Day Kindergarten
- Deferred Maintenance
- New Classroom Additions

| | |
|---|---|
| Deferred Maintenance Costs | $2,330,434 |
| Addition Construction Costs ($325/sf) | $5,262,075 |
| Site Work Costs | $350,000 |
| Total Hard Costs | $7,942,509 |
| Soft Costs | $1,985,627 |
| Total Project Cost | $9,928,136 |




Whitehouse Primary

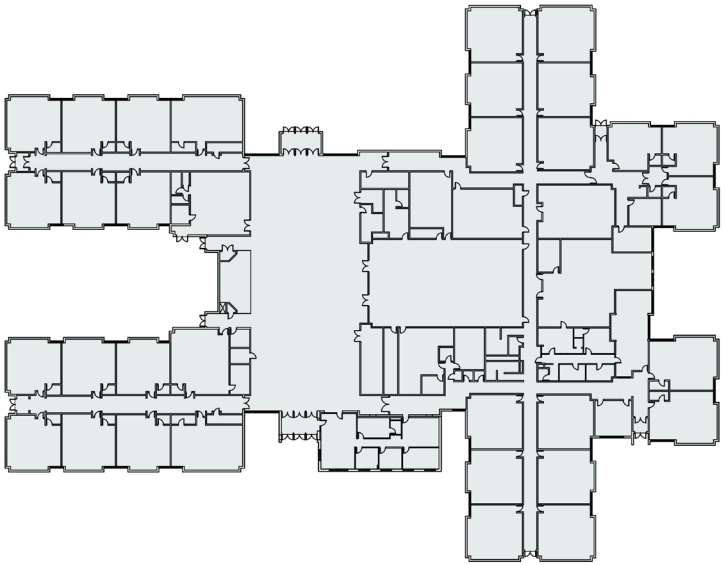
- Offer All-Day Kindergarten
- Deferred Maintenance
- New Classroom Additions

| | |
|---|---|
| Deferred Maintenance Cost | $0 |
| Addition Construction Costs ($325/sf) | $3,441,425 |
| Site Work Costs | $350,000 |
| Total Hard Costs | $3,791,425 |
| Soft Costs | $947,856 |
| Total Project Cost | $4,739,281 |

## Monclova Primary

- Offer All-Day Kindergarten
- Only Primary Building to Offer Preschool
- Deferred Maintenance

| | |
|---|---|
| Deferred Maintenance Costs | $2,123,089 |
| Addition Construction Costs ($325/sf) | $0 |
| Site Work Costs | $0 |
| Total Hard Costs | $2,123,089 |
| Soft Costs | $530,772 |
| Total Project Cost | $2,653,861 |



## Fallen Timbers Middle School

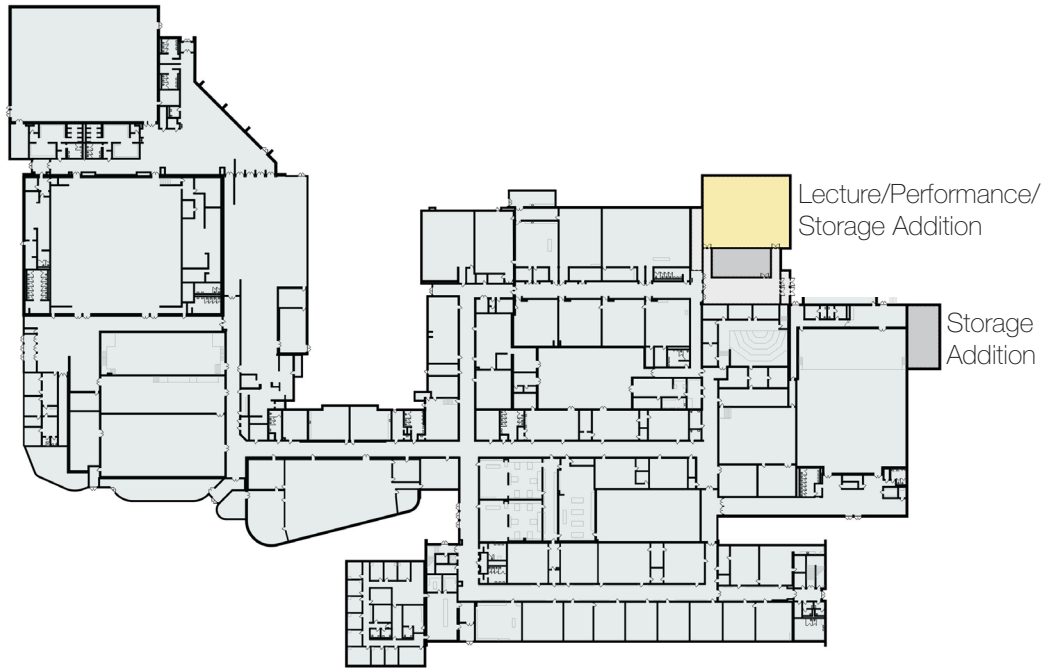
- Deferred Maintenance
- Renovated when Necessary
- Extend Kitchen and Dining
- Girl's Locker Room and Storage Addition
- New Classroom Addition

| | |
|---|---|
| Deferred Maintenance Costs | $1,560,179 |
| Addition Construction Costs ($325/sf) | $2,868,450 |
| Site Work Costs | $150,000 |
| Total Hard Costs | $4,578,629 |
| Soft Costs | $1,144,657 |
| Total Project Cost | $5,723,286 |

Anthony Wayne Junior High School

- Deferred Maintenance
- Renovated when Necessary
- Extend Kitchen and Dining
- Band Room and Classroom Addition

| | |
|---|---|
| Deferred Maintenance Costs | $3,073,854 |
| Addition Construction Costs ($325/sf) | $5,972,200 |
| Site Work Costs | $150,000 |
| Total Hard Costs | $9,195,917 |
| Soft Costs | $2,298,979 |
| Total Project Cost | $11,494,896 |




Anthony Wayne High School

- Deferred Maintenance
- Renovated when Necessary
- Lecture Room and Storage Addition

| | |
|---|---|
| Deferred Maintenance Costs | $6,073,854 |
| Addition Construction Costs ($325/sf) | $2,850, 900 |
| Site Work Costs | $150,000 |
| Total Hard Costs | $9,074,754 |
| Soft Costs | $2,268,688 |
| Total Project Cost | $11,343,442 |

# Athletic Facilities

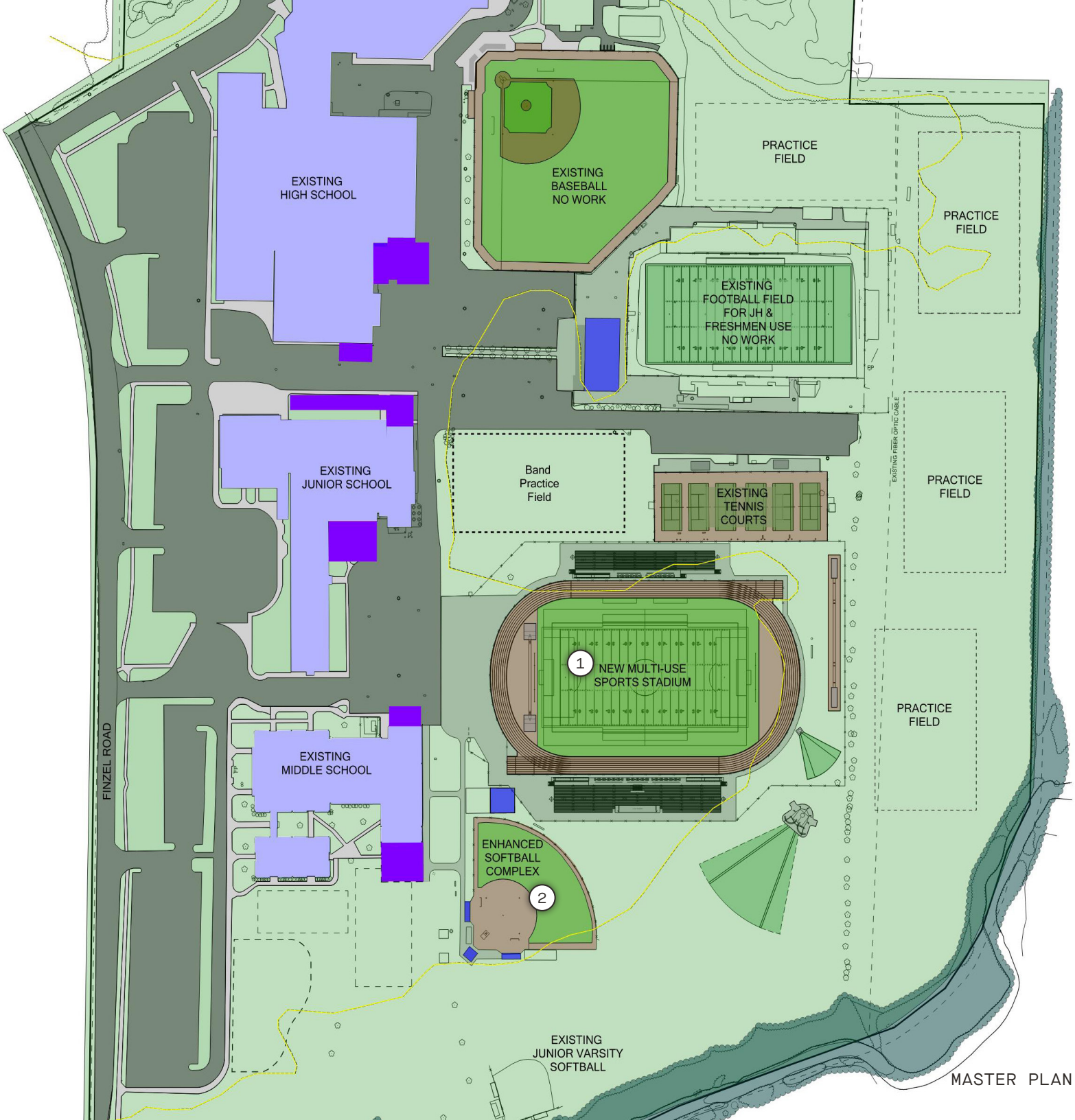
Anthony Wayne offers seventeen varsity sports, providing High School students with an array of athletic opportunities. To further support the students and their chosen sports, Anthony Wayne must provide adequate playing space for all athletic activities. There is also the consideration of fan accommodations during sporting events and how to meet their needs. After thoroughly assessing the athletic facilities and having discussions with Anthony Wayne representatives, it is clear there are some areas that would benefit from improvements. In addition, periodic flooding, insufficient seating, concessions and restrooms at the football stadium are areas to be addressed in the Master Plan.

Recommended by the Master Plan Consulting Team and favored by the Anthony Wayne community is the construction of a new, multi-use sports stadium to support athletes and fans, and eliminate the possibility of flooding. The multi-use sports stadium would accommodate football, track, soccer and lacrosse, and hold 6,000 fans, including both home and visitors seating. The stadium would also provide athletes with lockers for both home and visitors, as well as concessions and restrooms below bleacher seating. It is suggested that the softball field be enhanced to serve athletes and fans as well, gaining a new scoreboard, press box and dugouts with storage.

# Athletic Improvements Concept

1 New Multi-Use Sports Stadium
- For Football, Lacrosse, Soccer and Track Use
- Synthetic Turf Field
- Press Box
- Raised Bleachers; 6,000 Seats Total (home and visitor)
- Locker Rooms Under Bleachers (home and visitor)
- Ticket Booth
- Concessions (home & visitor)
- Perimeter Fencing with Paved Walkways
- Paved Concourse
- Athletic Field Lighting and Scoreboard

2 Enhance Softball Complex
- Fencing and Field Accessories
- Dugouts with Storage
- Bullpens
- Press Box
- Scoreboard
- Paved Walkways and Concourse


EXISTING HIGH SCHOOL
EXISTING BASEBALL NO WORK
PRACTICE FIELD
PRACTICE FIELD
EXISTING FOOTBALL FIELD FOR JH & FRESHMEN USE NO WORK
EXISTING JUNIOR SCHOOL
Band Practice Field
EXISTING TENNIS COURTS
PRACTICE FIELD
1
NEW MULTI-USE SPORTS STADIUM
PRACTICE FIELD
FINZEL ROAD
EXISTING MIDDLE SCHOOL
ENHANCED SOFTBALL COMPLEX
2
EXISTING JUNIOR VARSITY SOFTBALL

MASTER PLAN

# Athletic Facility Estimates

| New Multi-Use Stadium | Quantity | Unit Cost | Unit | Total |
|---|---|---|---|---|
| Entry Gateway Feature / Ticket Booths | 2 | $100,000 | lump sum | $200,000 |
| Visitor Lockers, Concessions, Toilet Rooms | 6,000 | $450 | sq.ft. | $2,700,000 |
| Home Lockers, Concessions, Toilet Rooms | 9,000 | $450 | sq.ft. | $4,050,000 |
| Concrete Walks (within stadium area) | 58,000 | $9 | sq.ft. | $522,000 |
| Press Box | 1 | $400,000 | lump sum | $400,000 |
| Aluminum Bleachers - Elevated System (6,000 seats) | 6,000 | $325 | lump sum | $1,950,000 |
| Aluminum Bleachers - Elevated System for Band (380) | 380 | $325 | lump sum | $123,500 |
| Artificial Turf Playing Fields | 110,000 | $11 | sq.ft. | $1,210,000 |
| Fencing at Field Perimeter (4ft high, chain link) | 1,600 | $45 | l.f. | $72,000 |
| Track Surfacing & Striping | 59,370 | $12 | sq.ft. | $712,440 |
| Track - 4” Asphalt Pavement | 58,566 | $6 | sq.ft. | $351,396 |
| Track - 6” Stone Base | 2,170 | $25 | ton | $54,250 |
| Track - Long Jump Pits / Forms / Sand / Concrete Runway | 1 | $60,000 | each | $60,000 |
| Track - Pole Vault Forms | 2 | $2,000 | each | $4,000 |
| Track - Discus Net System with Concrete Pad | 1 | $30,000 | lump sum | $30,000 |
| Track - Shot Put Area / Forms / Concrete Pads / Stone Area | 2 | $35,000 | lump sum | $70,000 |
| Fencing at Perimeter (6ft high, chain link) | 2,000 | $55 | l.f. | $110,000 |
| Field Accessories | 1 | $10,000 | lump sum | $10,000 |
| Lighting | 6 | $45,000 | per pole | $270,000 |
| Scoreboard with Flagpole | 2 | $70,000 | each | $140,000 |
| Utilities (storm, water, sanitary) | 1 | $250,000 | lump sum | $250,000 |
| Electrical Service and Teledata | 1 | $75,000 | lump sum | $75,000 |
| Public Address System | 1 | $25,000 | lump sum | $25,000 |
| Landscape Allowance (seed, mulch, plants) | 1 | $70,000 | lump sum | $70,000 |
| Total | | | | $13,459,586 |

| New Softball Complex | Quantity | Unit Cost | Unit | Total |
|---|---|---|---|---|
| Press Box | 1,300 | $250 | lump sum | $325,000 |
| Building Addition (lr, rr, concessions, storage) | 3,000 | $350 | lump sum | $1,050,000 |
| Relocation of Basketball Courts for Middle School | 12,000 | $9 | sq.ft. | $108,000 |
| Concrete Walks (within ball complex) | 6,800 | $9 | sq.ft. | $61,200 |
| Fencing at Perimeter of Complex (6ft high, chain link) | 1,000 | $55 | l.f. | $55,000 |
| Dugouts | 2 | $75,000 | each | $150,000 |
| Backstop Netting | 1 | $50,000 | lump sum | $50,000 |
| Fencing for Ball Field (8ft high, chain link) | 800 | $65 | l.f. | $52,000 |
| Field Accessories | 1 | $10,000 | lump sum | $10,000 |
| LED Sports Lighting | 6 | $40,000 | per pole | $240,000 |
| Scoreboard | 1 | $68,000 | each | $68,000 |
| Batting Cage (turf on concrete base, net system, power) | 1 | $40,000 | lump sum | $40,000 |
| Utilities (storm, water, sanitary) | 1 | $50,000 | lump sum | $50,000 |
| Landscape Allowance (seed, mulch, plants) | 1 | $30,000 | lump sum | $30,000 |
| Total | | | | $2,289,200 |

| Site Elements | Quantity | Unit Cost | Unit | Total |
|---|---|---|---|---|
| General Conditions | 1 | $100,000 | lump sum | $100,000 |
| Demolition of Existing Soccer / Lacrosse Facility | 215,000 | $3 | sq.ft. | $537,500 |
| Earthwork Fill (due to flood plain) | 14,600 | $15 | cu.yd. | $219,000 |
| Total | | | | $856,500 |

| Estimate of Probable Cost (Hard Costs) | Total |
|---|---|
| SUBTOTAL | $16,605,286 |
| Design / Estimating Contingency (10%) | $1,660,529 |
| General Conditions (10%) | $1,660,529 |
| Profit and Overhead (10%) | $1,660,529 |
| Total Hard Costs | $21,586,873 |

| Estimate of Probable Cost (Soft Costs) | Total |
|---|---|
| A/E Design Fees (7.5%) | $1,619,015 |
| Civil Engineering | $100,000 |
| Site Survey and Soil Borings | $15,000 |
| Construction Testing | $100,000 |
| FF&E (loose furniture, fixtures, equipment) | $1,000,000 |
| Owner Contingency (8%) | $1,726,950 |
| Total Soft Costs | $4,560,965 |

| | |
|---|---|
| **Total Non-Escalated Project Cost** | **$26,147,838** |

ANTHONY WAYNE HIGH SCHOOL

READ

# 05

# Appendices

Appendix A

Facility Assessments

Appendix B

Concepts

Appendix C

Survey

Appendix D

Meeting Minutes

# Facility Assessments

Collecting existing data and findings is the initial step when embarking on a master planning exercise. In order to improve physical structures and the utilization of proposed spaces, the consulting team must understand the existing conditions of all facilities and the current functions of each. Facility assessments help determine the remaining life expectancy of various systems and if replacements are needed, whether they be immediate or long term enhancements. These assessments also aid in the planning of deferred maintenance, helping to determine how to wisely utilize funds. The Anthony Wayne Local School District Facility Assessments and associated images are displayed within the following pages.

**Waterville Elementary**

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil — Date of Audit: 7/6/2022

The building is a single story educational facility serving Kindergarten through Fourth Grades. The original construction has seen one addition. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a shingle roof and brick/CMU masonry veneer with metal panel at the Entry.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 65,310 |
| Addition | 6,547 |
| Total: | 71,857 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1996 Original Building w/ Addition added in 2018 |
| Stories: | Single |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Split Faced CMU veneer |
| Roof: | Shingle |
| Elevator(s): | None |
| Heating: | Boiler |
| Cooling: | Chiller |
| Electric: | |
| Fire Suppression: | Yes |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 62% |
| Life Safety / Code / Accessibility: | 88% |
| Structural: | 69% |
| Mechanical / Plumbing / Fire Protection: | 66% |
| Electrical: | 40% |

| | |
|---|---|
| Building Summary: | 65% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

| Waterville Elementary | | | |
|---|---|---|---|
| Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil | | Date of Audit: 7/6/2022 | |
| Roof: | Rating | Comments | 58% |
| Roof Type: | 3 | Shingle type roof - recently replaced. Appears in good condition. Some additional study should be taken for the amount of venting that is currently installed. Some roof ridge vents were installed but for the amount of roof area the relief area does not seem to be adequate. Possible look to install additional roof vents to help with air flow in attic spaces. | 75.0% |
| Roof Copings: | 1 | Original Drip edge was not replaced with Roof Replacement. | 25.0% |
| Soffits: | 2 | Existing/original construction and soffits do not appear to be have been included with Roof replacements. Soffit vents should be cleaned and cleared of debris. | 50.0% |
| Expansion Joints: | N/A | | |
| Curbs & Flashings: | 3 | No known or visible issues with the curbs or flashings. | 75.0% |
| Gutters & Downspouts: | 1 | Were not replaced with Roof Replacement project. Most downspouts do not tie into storm system (some have been tied into recently) causing washouts around foundations and mildew on exterior walls. Most existing splash blocks were missing or deteriorated beyond being useful. | 25.0% |
| Roof Access: | 4 | No concerns noted. | 100.0% |

Damage at door

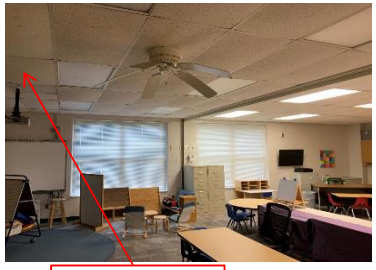
| Exterior Walls: | Rating | Comments | 60% |
|---|---|---|---|
| Wall Type: | 3 | Metal panel at Entry, brick, & split-face CMU masonry veneer. Brick and CMU Veneer seemed in good condition. Traditional weeps do not appear to be installed however there are openings at window heads and around flashing locations thru partial mortar openings to allow water to escape should it need to. Flashing appears to be installed but no drip edges installed. Some flashing was overextended beyond the brick ledge which is deteriorating thru the affects of sunlight. Due to age and downspouts, power washing the exterior would help the appearance. | 75.0% |
| Foundation Type: | 3 | No visible or known issues with the existing foundations | 75.0% |
| Lintels: | 2 | Some rust starting to form on lintels and some paint delamination happening. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint. | 50.0% |
| Masonry Joints: | 3 | Very little to any joint cracking was found in the brick veneer and CMU veneer although no expansion/control joints are installed. See item below. | 75.0% |
| Control & Expansion Joints: | 1 | None present although this has not caused expansion/contractor issues that were noticeable around the building. If brick and cru veneer expansion/contraction hasn't occurred by now, no reason to cut in new joints. | 25.0% |

Missing vertical grab bar.

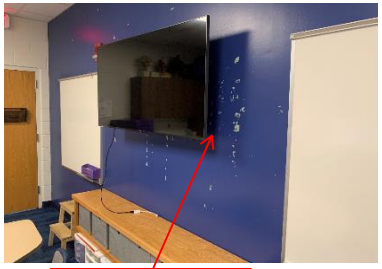
| Exterior Openings: | Rating | Comments | 50% |
|---|---|---|---|
| Window Types: | 2 | While the overall window system is original and in acceptable condition the size of the windows operable units do not allow for the windows to be opened and when they do, re shutting them becomes an issue. Some seals on the window are starting to fail as well causing moisture infiltration within the glass panes creating fog like appearances. Interior of the windows are wood, in acceptable condition but require maintenance and repainting. All exterior sealant joints between the windows and the building are old, cracking and should be removed and resealed. | 50.0% |
| Entrance Systems: | 1 | Other than the recently replaced entrances at the Administration area, other exterior doors and frames are beginning to fail due to salts completely erode at the base of the doors and frame allowing exterior conditions to come into the building. Thresholds are missing at most entrances and should be considered to be reinstalled to help with outside weather conditions entering the building | 25.0% |
| Louvers: | 3 | Acceptable condition. If resealing of windows take place, all sides of louvers should be resealed as well. | 75.0% |
| Area wells: | N/A | | |

Damage to plastic laminate countertop.

| Interior Finishes: | Rating by Floor | | | | | 79% |
|---|---|---|---|---|---|---|
| | 1 | N/A | N/A | N/A | | |
| Floors: | 3 | | | | Mix of carpet in the classrooms/offices, Sheet Good in Art and Ceramic tile in public corridors and toilet rooms. All in very good shape and some recently replaced. Approx. 5% of less cracked floor tile should be replaced. | 75.0% |
| Walls: | 3 | | | | Most walls are gyp. Bd with a ceramic tile wainscot in the corridors and toilet rooms. All in good shape. Most exterior walls are CMU also in good condition | 75.0% |
| Ceilings: | 2 | | | | Primarily suspended acoustical tile. Most is showing its age and sagging probably due to moisture/humidity issues in the building. Most classroom ceiling fans are also very warped and should be replaced | 50.0% |
| Clear Floor Height: | 4 | | | | No concerns noted. | 100.0% |
| Doors: | 3 | | | | Original solid core wood doors are in good condition. Due to the age of the doors they have "yellowed" some | 75.0% |
| Doors - Hardware: | 4 | | | | Appears to be all in working order. Exterior door hardware should be replaced when the exterior doors and frames are replaced | 100.0% |
| Stairways: | N/A | | | | | |
| Fixed Furnishings/ Casework: | 3 | | | | Most casework is plastic laminate cabinets with vinyl edge banding with plastic laminate countertops and backsplashes. The existing cabinets appear to be in good condition however the plastic laminate countertops are showing age and seams, counter edges, etc. are separating and should be replaced. | 75.0% |
| Elevator: | N/A | | | | | |



Sagging ceiling tiles.



Repair / repaint walls.

Typical classroom

Missing vertical grab bar.

Missing vertical grab

| Waterville Elementary | | | |
|---|---|---|---|
| Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil | | Date of Audit: 7/6/2022 | |
| Accessibility / Life Safety: | Rating | Comments | 88% |
| Means of Egress- Door Hardware: | 4 | All Doors had ADA hardware and all doors had lever type hardware. | 100.0% |
| Means of Egress- Stairs: | N/A | | |
| Means of Egress- Handrails: | N/A | | |
| Means of Egress- Elevators: | N/A | | |
| Signage: | 4 | All Rooms had appropriate ADA signage with Braille. Appeared to be installed at the correct elevation | 100.0% |
| Accessibility- Ramps: | N/A | | |
| Accessibility- Elevators: | N/A | | |
| Restrooms- Clearances: | 3 | No concerns noted. | 75.0% |
| Restrooms- Handrails/ Fixtures: | 3 | Some existing toilet rooms did not have vertical grab bars installed as currently required. Other fixtures etc. appeared to meet ADA requirement | 75.0% |
| Drinking Fountains: | 3 | Drinking foundations had High/Low access, unsure of age of units. | 75.0% |
| Accessible Building Entrance/ Exit: | 4 | No concerns noted. | 100.0% |

| Structural: | Rating | Comments | 69% |
|---|---|---|---|
| Foundation and Footings: | 3 | Concrete foundations - no concerns noted. | 75.0% |
| Structural Frame Type: | 3 | Steel frame with load bearing masonry - no concerns noted. | 75.0% |
| Basement(s): | N/A | | |
| Floor Construction: | 3 | Slab on grade, no noticeable settling or cracking that is transferring thru floor finishes | 75.0% |
| Roof Assembly: | 2 | Most pitched roofs were wood framed roof joists with batt insulation between joists. Custodial staff complained about batt insulation falling from the joists and potential building envelope breaches making the above ceiling areas very cold in the winter, so much so that the mechanical system cannot keep up. Some intermediate fixes have been installed in some locations to keep the batt insulation in place. This may be a large issue with lack of vapor barrier, no air flow plane above insulation and insufficient relief area for the roof. | 50.0% |
| Catwalk: | N/A | | |

| Electrical Lighting: | Rating | Comments | 75% |
|---|---|---|---|
| Areas adequately lit: | 4 | Spaces have appropriate light levels throughout. | 100.0% |
| Any incandescent lighting: | 3 | The stage area in the community room still includes incandescent lighting. | 75.0% |
| T12, T8, T5 lamps: | 1 | The building includes LED luminaires in the 2019 Addition and Renovations and limited other areas. The majority of the lighting is fluorescent T8 based luminaires. LED lighting is included in the gym. | 25.0% |
| Egress lighting adequate coverage: | 2 | The egress lighting uses battery based systems. Either integral to the normal lighting or auxiliary two headed units. | 50.0% |
| Exit sign adequate coverage: | 4 | Exits are signed and functional | 100.0% |
| Exterior entries include egress lighting: | 4 | Egress lighting is provided at the exterior egress doors. | 100.0% |

| Electrical Power: | Rating | Comments | 58% |
|---|---|---|---|
| Age of Equipment/Manufacturer: | 4 | The distribution equipment is Siemens Type SB, Type 1, and Type S3 from 1996. (majority of the building). The 2019 Addition uses Square D Nq and NF series equipment. | 100.0% |
| Room has code clearances: | 4 | All of the panels include adequate clearances. | 100.0% |
| Size/voltage/phase of main service: | 3 | The MDP is 1600A 277/480V-3PH-4W with a Toledo Edison transformer. The MDP is a six circuit subdivision without a main switch. This is not desirable from a maintenance and safety perspective and should be considered for updating. | 75.0% |
| Contactor for HVAC Shutdown | 1 | The contactor for the HVAC shutdown at panel RPL-L failed and was bypassed. This contactor needs to be repaired/replaced and verified for functionality. | 25.0% |
| Does main service include a meter: | 1 | No meter is included at the MDP. | 25.0% |
| Is TVSS present: | 1 | TVSS units are not included throughout the distribution system. | 25.0% |
| Generator (yes/no), Manufacturer: | NA | No generator on site. | |
| Gas or Diesel: | NA | NA | |
| Number of transfer switches: | NA | NA | |

| Fire Alarm System: | Rating | Comments | 66% |
|---|---|---|---|
| Does building have a fire alarm system: | 3 | The Building is fully covered by a Fire Alarm detection and notification system. | 75.0% |
| Addressable/non-addressable: | 3 | Addressable | 75.0% |
| Manufacturer and series: | 4 | Simplex 4020 Panel, Simplex 4003EC Communicator | 100.0% |
| Remote Annunciator location: | 4 | No remote annunciator. Panel and Annunciator located in main office. | 100.0% |
| Is coverage adequate: | 1 | The building is fully covered by the Fire Alarm system for detection including pull stations and smoke detectors. The Notification Devices are horn strobes in the majority of the building which no longer meets code requirements. | 25.0% |
| Does system include CO detection: | 4 | CO detection is included where required and monitored by the Fire Alarm System. | 100.0% |
| Does system meet ADA: | 1 | The strobe coverage is adequate. The audible device coverage is adequate, however horns are used in the majority of the building. | 25.0% |
| Types of devices, Audible, strobe, or AV: | 1 | Horn strobe in the majority. Speaker Strobe in the 2019 addition and renovations. | 25.0% |

| Auditor(s): | Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil | Date of Audit: | 7/6/2022 |
|---|---|---|---|

| HVAC Systems: | Rating | Comments | 58% |
|---|---|---|---|
| Boiler(s): | 1 | Original from 1995, Need replaced (including accessories - expansion tank, air separator, etc.) Also system doesn't keep up on coldest of days. | 25.0% |
| Chiller(s): | 2 | One is from 1995 other was added a few years later. In good shape and operate well with no known issues, however they are both at the end of the typical life expectancy for an air cooled chiller and both utilize R22 which is currently no longer produced. Should be replaced in the next few | 50.0% |
| Ductwork Distribution: | 3 | Ductwork is in good condition for age. Diffuser over stage needs supported properly. | 75.0% |
| Air Handler(s): | 3 | Original form 1995. In fair condition for age, AHU-3 has rust in cooling coil drain pan. Unit ventilators in newest addition have had issues with dealing with humidity. | 75.0% |
| Pump(s): | 2 | Fair condition for age. Will probably need replaced or rebuilt in a few years. HW pumps will need replaced with boilers | 50.0% |
| VFD(s): | 3 | No known or reported issues, but VFDs are 27 years old. | 75.0% |
| HVAC Zoning: | 2 | Zoning is appropriate, but control valves and piping need replaced. | 50.0% |
| Heating Water Distribution: | 1 | Piping needs replaced have been leaking issues over the years and gaskets in grooved system are past life expectancy | 25.0% |
| Shared systems with other bldgs.? | 4 | N/A | 100.0% |

| HVAC Controls | Rating | Comments | 75% |
|---|---|---|---|
| DDC or pneumatic controls? | 3 | System is Johnson Controls DDC system that is integrated to District head end. Metasys system is aging and will become obsolete at some point. | 75.0% |
| Other Buildings Served: | 3 | Integrated with District Head End | 75.0% |

| Plumbing Systems: | Rating | Comments | 65% |
|---|---|---|---|
| Plumbing Fixtures: | 3 | Some have been replaced. All in good working condition | 75.0% |
| Water Service: | 3 | No known or reported issues with meter and backflow preventer. Lead free options are available now. | 75.0% |
| Water Distribution: | 3 | No known or reported Issues, but system is 27 years old. EWC's replaced in last couple of years | 75.0% |
| Sanitary and Vent System: | 3 | No known or reported Issues, but system is 27 years old. Grease interceptor is old and should be checked. | 75.0% |
| DHW: | 1 | Original to building, needs replaced. If boilers replaced can put in an indirect heater/storage tank off of HW boilers. Mixing valve doesn't appear to meet ASSE1070 and needs replaced. | 25.0% |

| Fire Protection | |
|---|---|
| Year Installed? | 1995 |
| Wet Pipe? | Yes, limited system in storage rooms |
| Dry Pipe? | No |
| Fire Pump? | No |

If Yes, two power sources?

Sagging ceiling tiles.

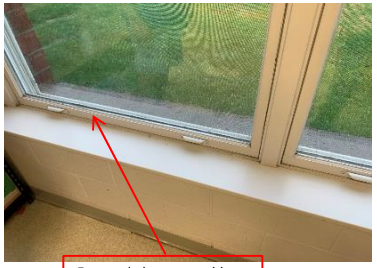
Typical classroom

Missing vertical grab bar.

Missing downspout splash block.

Staining at window sill.

Missing vertical grab bar.



Extremely large operable windows making opening and shutting very difficult

Repair door threshold.

Cracks in flooring.

Missing walk-off carpeting at doors.

Waterville Elementary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil — Date of Audit: 7/6/2022

Building Recommendations with Opinion of Costs — Bond / Levy Work

| | Renovation Recommendations | B/L Quantity | Unit | Low Unit Cost | High Unit Cost | PI Quantity | Total Low | Total High |
|---|---|---|---|---|---|---|---|---|
| Architectural | | | | | | | | |
| | Replace Roof Drip Edge at all Areas other than New Roof | | LF | $ 21.00 | $ 22.00 | 2,000 | | |
| | Replace Existing Gutters and Downpipes | | LF | $ 16.00 | $ 17.50 | 2,000 | | |
| | Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing (10%) | 2,400 | SF | $ 9.00 | $ 10.00 | | $ 21,600.00 | $ 24,000.00 |
| | Replace Existing Storefront Entries | | EA | $ 5,500.00 | $ 6,500.00 | 17 | | |
| | Replace Drinking Fountains | | ES | $ 4,000.00 | $ 4,500.00 | 5 | | |
| | Reseal All window and Louver Exterior Joints | 90 | EA | $ 550.00 | $ 700.00 | | $ 49,500.00 | $ 63,000.00 |
| | Add additional Roof venting / Review Issues in Cafeteria | | SF | $ 6.00 | $ 7.00 | 6,500 | | |
| | Removal and Replacement of Exterior Pavement (Near Boiler Room) | | SF | $ 36.00 | $ 40.00 | 1,200 | | |
| | Tie-In Downpipes into Storm System | 18 | EA | $ 1,200.00 | $ 1,600.00 | | $ 21,600.00 | $ 28,800.00 |
| | Remove and Replace Existing Ceilings (75%) | 54,000 | SF | $ 6.50 | $ 7.50 | | $ 351,000.00 | $ 405,000.00 |
| | Remove and Replace Existing Ceiling Fans | | EA | $ 400.00 | $ 550.00 | 12 | | |
| | Replace Cracked Floor Tile (Approx 5%) | | SF | $ 5.00 | $ 6.00 | 3,500 | | |
| | | | | | | | | |
| HVAC | | | | | | | | |
| | Boiler Replacement | 3 | EA | $ 50,000 | $ 80,000 | | $ 150,000.00 | $ 240,000.00 |
| | Chiller Replacement | 1 | EA | $ 200,000 | $ 250,000 | | $ 200,000.00 | $ 250,000.00 |
| | Pump Replacement | 6 | EA | $ 7,500 | $ 12,000 | | $ 45,000.00 | $ 72,000.00 |
| | Zoning - Control Valve and Piping Replacement | 29 | EA | $ 1,500 | $ 2,500 | | $ 43,500.00 | $ 72,500.00 |
| | Distribution Piping Replacement | 71,857 | SF | $ 4 | $ 8 | | $ 287,428.00 | $ 574,856.00 |
| | | | | | | | | |
| Electrical/Technology | | | | | | | | |
| | Replace Lighting to LED Type Fixtures in the Remaining Portions of the Building | 71,857 | SF | $ 4 | $ 6 | | $ 287,428.00 | $ 431,142.00 |
| | Repair/Update the Egress Lighting System | 71,857 | SF | $ 0.75 | $ 1 | | $ 53,892.75 | $ 71,857.00 |
| | Replace Electrical Contactor for HVAC Shutdown at Panel RPL-L | 1 | EA | $ 2,000 | $ 3,000 | | $ 2,000.00 | $ 3,000.00 |
| | Install Electrical Meter in MDP | 1 | EA | $ 8,500 | $ 12,500 | | $ 8,500.00 | $ 12,500.00 |
| | Install TVSS Units Throughout the Distribution System | | SF | $ 0.75 | $ 1.25 | 71,857 | | |
| | Technology Equipment | | | | | | $ 69,779.00 | $ 69,779.00 |
| Fire Alarm | | | | | | | | |
| | Fire Alarm System Replacement in the Older Portions of the Building | 71,857 | SF | $ 1.5 | $ 2.5 | 71,857 | | |
| | | | | | | | | |
| Plumbing | | | | | | | | |
| | Domestic Hot Water Piping Replacement | 71,857 | SF | $ 2 | $ 5 | 71,857 | | |
| | Water Heater Replacement | 1 | EA | $ 8,000 | $ 12,000 | | $ 8,000.00 | $ 12,000.00 |
| | | | | | | | | |
| Fire Protection | | | | | | | | |
| | | | | | | | | |
| | | | | | | Total Hard Cost | $ 1,599,227.75 | $ 2,330,434.00 |
| | | | | | | Abatement | $ - | $ - |
| | 10% | | | | | Contingency | $ 159,922.78 | $ 233,043.40 |
| | 15% | | | | | GC / Profit / Overhead | $ 239,884.16 | $ 349,565.10 |
| | 22% | | | | | Soft Costs (Fees / Permits / Const. Cont) | $ 351,830.11 | $ 512,695.48 |
| | | | | | | **Total Renovation Cost** | **$ 2,350,864.79** | **$ 3,425,737.98** |

## Monclova Elementary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

Date of Audit: 7/6/2022

The building is a single story educational facility serving Kindergarten through Fourth Grades. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 51,400 |
| Total: | 51,400 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1970's with later additions |
| Stories: | 1 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Pre-Cast Stone Veneer |
| Roof: | Membrane |
| Elevator(s): | None |
| Heating: | Electric |
| Cooling: | DX Cooling |
| Electric: | |
| Fire Suppression: | None |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 60% |
| Life Safety / Code / Accessibility: | 88% |
| Structural: | 63% |
| Mechanical / Plumbing / Fire Protection: | 48% |
| Electrical: | 36% |
| Building Summary: | 59% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

| Roof: | Rating | Comments | 50% |
|---|---|---|---|
| Roof Type: | 1 | Membrane type roof. Roof has been added onto over the years as additions have been put onto he original building. A lot of patches, re-flashing are showing age and cracking. Upper Roof area over muti-use room roof has unadhered from insulation and is bellowing. Existing roof has a lot of flat areas causing ponding water. Proper rigid roof insulation and new membrane roof should be installed. | 25.0% |
| Roof Copings: | 1 | No real copings exist. From previous re-roofs a termination bar only has been installed to the top edge of the Concrete fascia panels. Some are secured, screwed and sealed, most are partially secured and not sealed. Suggest with roof replacement a gravel stop or some other coping type be installed. | 25.0% |
| Soffits: | N/A | | |
| Expansion Joints: | 2 | Expansion joints are existing on the roof, however covered up by past membrane roofing projects. More examination would be needed once the existing membrane roof is removed. Suggest to remove and reinstall whatever roof expansion joints are installed when the re-roof project happens | 50.0% |
| Curbs & Flashings: | 2 | Similar to above, due to the age and the previous roof repairs installed, a lot of the flashings and curbing were difficult to review. Assuming all new flashing and curbing would take place with the roof placement | 50.0% |
| Gutters & Downspouts: | N/A | | |
| Roof Access: | 4 | Vertical ladders from Janitor closet to the Roof and from the lower roof to the upper roof exist. All in good condition. When the re-roof project happens suggest the existing roof hatch be replaced with a new insulated hatch | 100.0% |

| Exterior Walls: | Rating | Comments | 60% |
|---|---|---|---|
| Wall Type: | 3 | Metal panel at Entry, brick, & precast stone masonry veneer. All in overall good condition. Some areas of repair and staining present. | 75.0% |
| Foundation Type: | 3 | Concrete walls and foundation - some minor areas of cracking and differential settlement is present. | 75.0% |
| Lintels: | 2 | Some rust starting to form on lintels and some paint delamination happening. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint. | 50.0% |
| Masonry Joints: | 2 | Several areas are in need of repair and tuck pointing. | 50.0% |
| Control & Expansion Joints: | 2 | Minimal joints present - joints should be raked clean and new backer rod and sealant applied. | 50.0% |

| Exterior Openings: | Rating | Comments | 50% |
|---|---|---|---|
| Window Types: | 2 | Insulated aluminum frame system is present - original to building. Considering age, the window system should be replaced. | 50.0% |
| Entrance Systems: | 2 | Insulated aluminum entrance system is present - original to building. Considering age, the door system should be replaced. | 50.0% |
| Louvers: | 2 | Louvers are dated and should be replaced - at a minimum recommend raking joints clean and resealing with backer rod and sealant. | 50.0% |
| Area wells: | N/A | | |

Masonry - repair / tuck point.

Masonry repairs.

Masonry repairs.

Peeling paint at entry.

Staining on exterior wall.

Masonry repairs.

Masonry repairs.

Rusting lintel at entry.

Monclova Elementary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil — Date of Audit: 7/6/2022

| Interior Finishes: | Rating by Floor | | | | | 79% |
|---|---|---|---|---|---|---|
| | LL | 1 | 2 | 3 | | |
| Floors: | 3 | | | | Mix of Carpet, terrazzo tile (main corridors), ceramic tile (toilet rooms), VCT and epoxy. The epoxy floors at the existing building have a rough texture and do not match the rest of the building, but appears to have held up. VCT in the janitor closets needs removed and replaced. | 75.0% |
| Walls: | 3 | | | | Mix of mostly CMU with Ceramic tile wainscot at corridors, full ceramic tile at toilet rooms with some gyp.bd and moveable wall panels. All vertical wall surfaces are in good condition. | 75.0% |
| Ceilings: | 3 | | | | New ACP ceilings appear to have been installed in recent years in most classrooms and corridors. Some classrooms in the original building have not had ceilings replaced and should do to moisture/humidity causing the panels to sag. | 75.0% |
| Clear Floor Height: | 4 | | | | No concerns noted. | 100.0% |
| Doors: | 3 | | | | Overall good condition. While some doors have different finishes there is very little damage and all appear in working order. | 75.0% |
| Doors - Hardware: | 3 | | | | Similar to the doors, current accessible hardware is installed including closers for rated doors. All looked in working order. | 75.0% |
| Stairways: | N/A | | | | | |
| Fixed Furnishings/ Casework: | 3 | | | | While dated in look and finish and mixed finish selection, overall most all casework still looked in very good condition with very little to no laminate damage on the horizontal surfaces and a mix of laminate and solid surface counters | 75.0% |
| Elevator: | N/A | | | | | |

| Accessibility / Life Safety: | Rating | Comments | 88% |
|---|---|---|---|
| Means of Egress- Door Hardware: | 4 | No concerns noted. | 100.0% |
| Means of Egress- Stairs: | N/A | | |
| Means of Egress- Handrails: | N/A | | |
| Means of Egress- Elevators: | N/A | | |
| Signage: | 4 | All rooms had appropriate ADA signage with Braille. Appeared to be installed at correct elevation and distance off doors | 100.0% |
| Accessibility- Ramps: | N/A | | |
| Accessibility- Elevators: | N/A | | |
| Restrooms- Clearances: | 3 | No concerns noted. | 75.0% |
| Restrooms- Handrails/ Fixtures: | 3 | No concerns noted. | 75.0% |
| Drinking Fountains: | 3 | No concerns noted. | 75.0% |
| Accessible Building Entrance/ Exit: | 4 | No concerns noted. | 100.0% |

| Structural: | Rating | Comments | 63% |
|---|---|---|---|
| Foundation and Footings: | 3 | Concrete walls and foundations - some minor areas of cracking and differential settlement is present needing repair. | 75.0% |
| Structural Frame Type: | 3 | Steel frame with load bearing masonry - no concerns noted. | 75.0% |
| Basement(s): | N/A | | |
| Floor Construction: | 2 | Area of slab on grade and flooring in the original portion of the building is rough/irregular and in need of repair. | 50.0% |
| Roof Assembly: | 2 | Roof area over the original portion of the building experiencing excessive movement/bounce - cause unknown. | 50.0% |
| Catwalk: | N/A | | |

| Electrical Lighting: | Rating | Comments | 79% |
|---|---|---|---|
| Areas adequately lit: | 4 | Spaces have appropriate light levels throughout. | 100.0% |
| Any incandescent lighting: | 3 | The stage area in the community room still includes incandescent lighting. | 75.0% |
| T12, T8, T5 lamps: | 1 | The building includes LED luminaires in the 2019 Addition and Renovations and limited other areas. The majority of the lighting is fluorescent T8 based luminaires. LED lighting is included in the gym. | 25.0% |
| Egress lighting adequate coverage: | 3 | The egress lighting uses battery based systems. Either integral to the normal lighting or auxiliary two headed units. | 75.0% |
| Exit sign adequate coverage: | 4 | Exits are signed and functional | 100.0% |
| Exterior entries include egress lighting: | 4 | Egress lighting is provided at the exterior egress doors. | 100.0% |

| Electrical Power: | Rating | Comments | 46% |
|---|---|---|---|
| Age of Equipment/Manufacturer: | 1 | The electrical distribution includes equipment from 1970, 1980s, 2000, 2005, and 2019. The main distribution gear is in the 2000 addition. Some of the gear that remains in the original 1970 portion of the building is in poor condition and should be considered for replacement. Equipment in the building was manufactured by Federal Pacific Equipment (1970), Square D (1980), General Electric (1980), Square D (2000), | 25.0% |
| Room has code clearances: | 3 | The electrical rooms are tight. Barely enough clearance around the equipment. No space for growth within the equipment rooms. | 75.0% |
| Size/voltage/phase of main service: | 3 | 1600A 277/480V-3PH. Size is adequate for the facility. 500kVA transformer from the Utility (Toledo Edison) Assume the transformer has been sized to the load present at the facility as the transformer is undersized to the building service. | 75.0% |
| Does main service include a meter: | 1 | No meter included on the main panel or any sub distribution panels. | 25.0% |
| Is TVSS present: | 1 | The electrical distribution equipment in 2000 and 2019 has had surge protection added to some of the equipment. Nothing prior to that included surge protection. None of the replacement panels that have been installed in place of some of the original distribution equipment included surge protection. Surge protection should be considered for installation throughout the building and distribution, sub-distribution, and branch panel levels. | 25.0% |
| Receptacles | 2 | General receptacle placement and coverage is acceptable. The older portion of the building has less locations than would be currently placed in classrooms. The devices do not meet current code requirements, they do not include tamper resistant features. | 50.0% |
| Generator (yes/no), Manufacturer: | NA | No generator is included at this building. Emergency power for code required items is provided by batteries. | |
| Gas or Diesel: | NA | | |
| Number of transfer switches: | NA | | |

| Monclova Elementary | | | |
|---|---|---|---|
| Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil | | Date of Audit: 7/6/2022 | |
| Fire Alarm System: | Rating | Comments | 56% |
| Does building have a fire alarm system: | 2 | The building is fully covered by a fire alarm detection and notification system. | 50.0% |
| Addressable/non-addressable: | 4 | Addressable | 100.0% |
| Manufacturer and series: | 2 | Simplex 4005 | 50.0% |
| Remote Annunciator location: | 1 | A Fire Alarm Annunciator is located at the North-East entry. This is not currently an official entry point. The annunciator should be relocated to the main entry along with the knox box. | 25.0% |
| Is coverage adequate: | 2 | The building is fully covered by the Fire Alarm system for detection including pull stations and smoke detectors. The Notification Devices are horn strobes which no longer meets code requirements. | 50.0% |
| Does system include CO detection: | 4 | CO detection is included where required and monitored by the Fire Alarm System. | 100.0% |
| Does system meet ADA: | 2 | The strobe coverage is adequate. The audible device coverage is adequate, however horns are used for audible notification. | 50.0% |
| Types of devices, Audible, strobe, or AV: | 1 | Horn-strobe notification devices are utilized in the building. | 25.0% |

| HVAC Systems: | Rating | Comments | 58% |
|---|---|---|---|
| Boiler(s): | N/A | None, All electric heat in building, in Uvs and some electric baseboard and CUH and UH | |
| Chiller(s): | N/A | None, all DX cooling in building | |
| Ductwork Distribution: | 3 | Ductwork in a few areas (gym, multi-purpose, etc.) | 75.0% |
| Air Handler(s): | 1 | Unit Ventilators: Various different years, many are old and need replaced some form 2000 and 2005 are still in fair condition. Some replaced with VRF style recently are close to new. Kitchen Make Up Air fan is unconditioned, installed in 2001 or 2002 Based on the age of most of the equipment it is very likely that most of the refrigerant is R22. R22 is no longer being produced and will become increasingly more difficult and expensive to obtain. | 25.0% |
| Pump(s): | N/A | None, electric heat and dx cooling | |
| VFD(s): | N/A | | |
| HVAC Zoning: | 3 | Zoning is appropriate. | 75.0% |
| Heating Water Distribution: | N/A | | |
| Shared systems with other bldgs.? | N/A | | |

| HVAC Controls | Rating | Comments | 25% |
|---|---|---|---|
| DDC or pneumatic controls? | 1 | Mostly pneumatic, very little on DDC | 25.0% |
| Other Buildings Served: | 1 | Very little on DDC and integrated into district head end | 25.0% |

| Plumbing Systems: | Rating | Comments | 60% |
|---|---|---|---|
| Plumbing Fixtures: | 3 | Appear in good condition for age. | 75.0% |
| Water Service: | 3 | Recently replaced backflow preventer. No known or reported issues with meter or pressure. | 75.0% |
| Water Distribution: | 3 | No known or reported issues with water piping through building. EWCs have been replaced in the last couple of years | 75.0% |
| Sanitary and Vent System: | 1 | No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required. Liftstation in North End of building from 1989. Pump should be replaced. | 25.0% |
| DHW: | 2 | Electric water heaters in various locations. Water Heaters and HW circ pumps at the end of life expectancy (2 out of 3). Two of the Mixing Valves appear that they do not meet ASSE 1070 and should be replaced. | 50.0% |

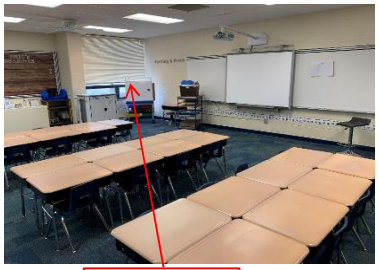
| Fire Protection | | |
|---|---|---|
| Year Installed? | N/A | |
| Wet Pipe? | | |
| Dry Pipe? | | |
| Fire Pump? | | If Yes, two power sources? |

Rusting roof flashing and joint opening up.

Areas of ponding.

Areas of ponding.

Areas of ponding.



Typical classroom

Stained ceiling tiles.

Typical classroom casework

Stained ceiling tiles.

Monclova Elementary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil — Date of Audit: 7/6/2022

Building Recommendations with Opinion of Costs — Bond / Levy Work

| | Renovation Recommendations | B/L Quantity | Unit | Low Unit Cost | High Unit Cost | PI Quantity | Total Low | Total High |
|---|---|---|---|---|---|---|---|---|
| Architectural | | | | | | | | |
| | Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, and Copings | 40,170 | SF | $22.00 | $25.00 | 11,230.00 | $ 883,740.00 | $ 1,004,250.00 |
| | Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing (10%) | 2,500 | SF | $9.00 | $10.00 | | $ 22,500.00 | $ 25,000.00 |
| | Window replacement | | EA | $9,000.00 | $15,000.00 | 42.00 | | |
| | Replace Existing Storefront Entries (Interior and Exterior) | | EA | $5,500.00 | $6,500.00 | 16.00 | | |
| | Louver Replacement/joint raking and resealing | | EA | $1,500.00 | $2,000.00 | 18.00 | | |
| | Concrete Floor Repairs and Finish Flooring Reinstallation (10%) | | SF | $12.00 | $15.00 | 350.00 | | |
| | VCT Flooring Removal and Replacement (1%) | | SF | $5.00 | $6.00 | 200.00 | | |
| | Acoustical Ceiling Removal and Replacement (15%) | 5,000.00 | SF | $6.50 | $7.50 | | $ 32,500.00 | $ 37,500.00 |
| | | | | | | | | |
| HVAC | | | | | | | | |
| | Replacement of approximately 20 UV's | 20 | EA | $14,000.00 | $16,000.00 | | $ 280,000.00 | $ 320,000.00 |
| | Replacement of MAU and Exhaust fan in kitchen | 1 | EA | $25,000.00 | $35,000.00 | | $ 25,000.00 | $ 35,000.00 |
| Electrical / Technology | | | | | | | | |
| | Recommend relacing all of the electrical distribution from the 1970s and 1980s. The equipment is in poor condition and some is not maintainable from the original equipment manufacturer. | 10 | EA | $5,000.00 | $6,500.00 | | $ 50,000.00 | $ 65,000.00 |
| | Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system. | 1 | LOT | $20,000.00 | $30,000.00 | | $ 20,000.00 | $ 30,000.00 |
| | Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level. | | EA | $2,500.00 | $3,500.00 | 40 | | |
| | Recommend adding power meters at the main distribution and sub-distribution panels. | 2 | EA | $3,000.00 | $5,000.00 | | $ 6,000.00 | $ 10,000.00 |
| | Replace duplex receptacles throughout the building with new tamper rated devices. | | SF | $1.50 | $3.00 | 69,760 | | |
| | Update the lighting throughout the building to LED type. | 69,760 | SF | $4.00 | $6.00 | | $ 279,040.00 | $ 418,560.00 |
| | Update the classroom lighting controls to include occupancy sensors and dimmers. | 44 | EA | $1,000.00 | $1,500.00 | | $ 44,000.00 | $ 66,000.00 |
| | Update stage lighting to LED. | 1 | LOT | $15,000.00 | $35,000.00 | | $ 15,000.00 | $ 35,000.00 |
| | Technology Equipment | | | | | | $ 69,779.00 | $ 69,779.00 |
| Fire Alarm | | | | | | | | |
| | Update fire alarm system to a voice system. Replace the notification devices throughout the building | | SF | $2.50 | $3.00 | 69,760 | | |
| | Locate the new Fire Alarm Annunciator in the main office. Provide a remote annunciator in the entry vestibule. | 2 | EA | $2,500.00 | $3,500.00 | | $ 5,000.00 | $ 7,000.00 |
| | | | | | | | | |
| Plumbing | | | | | | | | |
| | Replace Water Heaters and mixing valves | | EA | $8,000.00 | $12,000.00 | 2 | | |
| | Install Grease Interceptor and Required Piping | | EA | $25,000.00 | $40,000.00 | 1 | | |
| | | | | | | | | |
| Fire Protection | | | | | | | | |
| | | | | | | | | |
| | | | | | | Total Hard Cost | $ 1,732,559.00 | $ 2,123,089.00 |
| | | | | | | Abatement | $ - | $ - |
| | 10% | | | | | Contingency | $ 173,255.90 | $ 212,308.90 |
| | 15% | | | | | GC / Profit / Overhead | $ 259,883.85 | $ 318,463.35 |
| | 22% | | | | | Soft Costs (Fees / Permits / Const. Cont) | $ 381,162.98 | $ 467,079.58 |
| | | | | | | **Total Renovation Cost** | **$ 2,546,861.73** | **$ 3,120,940.83** |

Typical classroom.

Typical rated corridor door.

## Fallen Timbers Middle School

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

Date of Audit: 7/12/2022

The building is single/two story educational facility serving the fifth and sixth grades. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at Entry, and brick & precast stone masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| | |
| 1st Floor | 42,100 |
| 2nd Floor | 18,000 |
| | |
| | |
| Total: | 60,100 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1973 with later additions |
| Stories: | 2 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Precast Stone Veneer |
| Roof: | Membrane |
| Elevator(s): | 1 |
| Heating: | Unit Vents + Boiler System |
| Cooling: | Chiller |
| Electric: | |
| Fire Suppression: | None |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 72% |
| Life Safety / Code / Accessibility: | 63% |
| Structural: | 75% |
| Mechanical / Plumbing / Fire Protection: | 45% |
| Electrical: | 48% |

| | |
|---|---|
| Building Summary: | 60% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

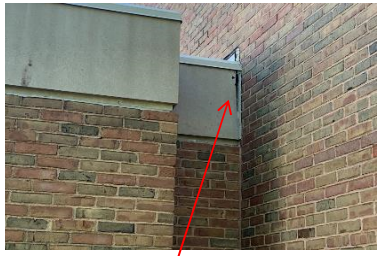
| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

| Roof: | Rating | Comments | 85% |
|---|---|---|---|
| Roof Type: | 3 | All roof wings, good condition, some ponding water, no overflow or secondary roof drains installed, no scuppers and any parapets all flashings copings appear in good condition. | 75.0% |
| Roof Copings: | 3 | No concerns noted. | 75.0% |
| Soffits: | 3 | In overall good condition. | 75.0% |
| Expansion Joints: | N/A | | |
| Curbs & Flashings: | 4 | No concerns noted. | 100.0% |
| Gutters & Downspouts: | N/A | | |
| Roof Access: | 4 | No concerns noted. | 100.0% |

| Exterior Walls: | Rating | Comments | 60% |
|---|---|---|---|
| Wall Type: | 3 | Metal panel at Entry, brick, & precast stone masonry veneer. Brick and stone veneer all in overall good condition, appears someone has removed mortar joints and replaced the mortar. Walls are missing window sill flashing, louver head and base flashing. | 75.0% |
| Foundation Type: | 3 | Concrete - in overall good condition. | 75.0% |
| Lintels: | 3 | Overall good condition - a handful are showing signs of rust. Remove rust and repaint. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint. | 75.0% |
| Masonry Joints: | 2 | Overall good condition even though there aren't very many control/expansion joints installed in the brick. Areas of repair and tuck pointing needed. 500-700sqft of tuckpointing is needed. | 50.0% |
| Control & Expansion Joints: | 1 | Very few existing joints. Additional joints should be cut-in. Where joints are installed, they should be raked clean and resealed with backer rod and sealant. | 25.0% |

| Exterior Openings: | Rating | Comments | 67% |
|---|---|---|---|
| Window Types: | 3 | Rake/clean joints out and reseal with back rod and sealant - due to aging. | 75.0% |
| Entrance Systems: | 3 | All were relatively new aluminum and functioning, Door 13 is hollow metal and in decent condition. Likely will need replaced in the future. | 75.0% |
| Louvers: | 2 | Many appear to be rusting and in need of replacement. At a minimum, rake/clean joints around louvers and reseal with backer rod and sealant. Provide rope water control/weeps. | 50.0% |
| Area wells: | N/A | | |

Masonry - repair / tuck point.

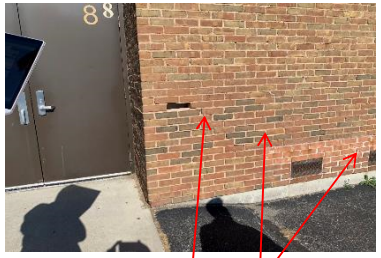


Open joint - reseal.

Chipping/pealing paint at entry canopy.

Staining on masonry.

Repair / replace louver and re-seal.



Masonry repairs.

Masonry repairs.

Rough brick at middle section of wall. Cracking and popping.

Fallen Timbers Middle School

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil — Date of Audit: 7/12/2022

| Interior Finishes: | Rating by Floor 1 | 2 | N/A | N/A | | 75% |
|---|---|---|---|---|---|---|
| Floors: | 3 | 3 | | | 2nd floor - mix of terrazzo, carpet, and ceramic tile all in very good condition | 75.0% |
| Walls: | 3 | 3 | | | 2nd floor - most public corridor walls have ceramic tile finish, interior classroom walls are a mix of CMU and folding partition. CMU in good condition. Folding partitions are showing age. | 75.0% |
| Ceilings: | 2 | 2 | | | 1st floor - 6th grade wing tiling should be replaced. 2nd floor - ACP ceilings old, grid is yellowing, tile is sagging in some areas should be replaced. 1st floor - ceiling grid rusting is worse. | 50.0% |
| Clear Floor Height: | 4 | 4 | | | 2nd Floor - Most ceilings are 9ft in classrooms and 8foot in corridors. | 100.0% |
| Doors: | 3 | 3 | | | 2nd Floor - Appears to be original solid core wood doors, okay condition could use refinishing | 75.0% |
| Doors - Hardware: | 4 | 4 | | | 2nd Floor - all appears to be in working order and was probably replaced earlier, D | 100.0% |
| Stairways: | 2 | 2 | | | 2nd Floor - 42" wide, guardrail is 35" should be 42", handrail is 33" - 35.5", openings in guard rails all exceed code minimums, 10.25" wide should be less than 4" | 50.0% |
| Fixed Furnishings/ Casework: | 3 | 3 | | | 2nd - Plastic laminate with solid surface counters all in good condition. | 75.0% |
| Elevator: | 3 | 3 | | | 55"x80" controls are all 44" to top | 75.0% |

| Accessibility / Life Safety: | Rating | Comments | 63% |
|---|---|---|---|
| Means of Egress- Door Hardware: | 2 | Should be 18" clear on the latch side for access, space not present. | 50.0% |
| Means of Egress- Stairs: | 2 | Building stair handrails/guard rails are not code compliant. 2nd Floor - 42" wide, guardrail is 35" should be 42", handrail is 33" - 35.5", openings in guard rails all exceed code minimums, 10.25" wide should be less than 4" | 50.0% |
| Means of Egress- Handrails: | 2 | Building stair handrails/guard rails are not code compliant. Handrail is 33" - 35.5", openings in guard rails all exceed code minimums, 10.25" wide should be less than 4". | 50.0% |
| Means of Egress- Elevators: | 3 | 55"x80" controls are all 44" to top. | 75.0% |
| Signage: | 1 | 2nd Floor brail is at 56", Missing some room signage - all areas not ADA compliant. | 25.0% |
| Accessibility- Ramps: | N/A | | |
| Accessibility- Elevators: | 3 | 55"x80" controls are all 44" to top. | 75.0% |
| Restrooms- Clearances: | 3 | Clearances are between 44" and 47" | 75.0% |
| Restrooms- Handrails/ Fixtures: | 2 | Missing the vertical grab bars. | 50.0% |
| Drinking Fountains: | 3 | Installed at 31" to spout. | 75.0% |
| Accessible Building Entrance/ Exit: | 4 | No concerns noted. | 100.0% |

| Structural: | Rating | Comments | 75% |
|---|---|---|---|
| Foundation and Footings: | 3 | Concrete foundations - no concerns noted. | 75.0% |
| Structural Frame Type: | 3 | Steel frame with load bearing masonry - no concerns noted. | 75.0% |
| Basement(s): | N/A | | |
| Floor Construction: | 3 | Slab on grade - no concerns noted. | 75.0% |
| Roof Assembly: | 3 | Assumed bar joists bearing on steel and masonry. No concerns noted. | 75.0% |
| Catwalk: | N/A | | |

| Electrical Lighting: | Rating | Comments | 86% |
|---|---|---|---|
| Areas adequately lit: | 4 | The spaces are all adequately lit. | 100.0% |
| Any incandescent lighting: | 4 | No incandescent lamps are used in majors areas of the facility. | 100.0% |
| T12, T8, T5 lamps: | 1 | The building includes fluorescent luminaires throughout everywhere except in the 2019 renovation spaces. | 25.0% |
| Exterior Lighting | 4 | The exterior lighting building mounted and poles have been upgrade to LED units recently and are in good condition. | 100.0% |
| Egress lighting adequate coverage: | 3 | The egress lighting uses surface mounted battery units with two incandescent or led lamps. The egress path appears to be covered adequately. | 75.0% |
| Exit sign adequate coverage: | 4 | Egress path appears to be adequately marked with mostly plastic LED signs. | 100.0% |
| Exterior entries include egress lighting: | 4 | Exterior egress lighting is present. | 100.0% |

| Electrical Power: | Rating | Comments | 83% |
|---|---|---|---|
| Age of Equipment/Manufacturer: | 4 | The existing Electrical distribution equipment has been updated to either Eaton or Square D equipment recently. The distribution equipment is | 100.0% |
| Room has code clearances: | 4 | Space around the equipment is adequate. | 100.0% |
| Size/voltage/phase of main service: | 4 | 800A 277/480V-3PH-4W | 100.0% |
| Does main service include a meter: | 4 | There is a meter on the main distribution panel. | 100.0% |
| Is TVSS present: | 2 | Surge protection devices are only at very limited locations (main and a few other branch panels) in the electrical distribution equipment. | 50.0% |
| Receptacles | 2 | General receptacle placement and coverage is acceptable. The devices do not meet current code requirements, they do not include tamper | 50.0% |
| Generator (yes/no), Manufacturer: | NA | No generator is included at this building. Emergency power for code required items is provided by batteries. | |
| Gas or Diesel: | NA | | |
| Number of transfer switches: | NA | | |

| Fire Alarm System: | Rating | Comments | 71% |
|---|---|---|---|
| Does building have a fire alarm system: | 3 | Yes. General the system is a current series | 75.0% |
| Addressable/non-addressable: | 4 | The system is addressable | 100.0% |
| Manufacturer and series: | 2 | Simplex 4010. | 50.0% |
| Remote Annunciator location: | 2 | Annunciator is located in office. | 50.0% |
| Is coverage adequate: | 4 | Coverage is acceptable. | 100.0% |
| Does system meet ADA: | 4 | The strobe coverage is code compliant for ADA requirements. | 100.0% |
| Types of devices, Audible, strobe, or AV: | 1 | The system is a Horn/Strobe system. A planned upgrade to a voice speaker strobe system is required to meet current code requirements. | 25.0% |

| Fallen Timbers Middle School | | | |
|---|---|---|---|
| Auditor(s): | Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil | Date of Audit: | 7/12/2022 |

| HVAC Systems: | Rating | Comments | 50% |
|---|---|---|---|
| Boiler(s): | 4 | The boilers were replaced in 2019 | 100.0% |
| Chiller(s): | 1 | Original to building, in good condition for age, refrigerant is R22 which is phased out. Needs replaced | 25.0% |
| Ductwork Distribution: | 3 | Minimal ductwork, mostly Classroom Unit ventilators | 75.0% |
| Air Handler(s): | 2 | Mix of newer AHUs in gym with older units scattered throughout building replacement of some of the older ones is recommended. Many of the | 50.0% |
| Pump(s): | 1 | HW pumps rebuilt recently, but need replaced. | 25.0% |
| VFD(s): | N/A | | |
| HVAC Zoning: | 3 | Zoning is appropriate | 75.0% |
| Heating Water Distribution: | 2 | Piping is in fair condition throughout building, but there is some piping under the slab feeding the South Wing that is rotting away and needs | 50.0% |
| Shared systems with other bldgs.? | Rate 1-4 | | 0.0% |

| HVAC Controls | Rating | Comments | 25% |
|---|---|---|---|
| DDC or pneumatic controls? | 1 | Mix of DDC and Pneumatic controls | 25.0% |
| Other Buildings Served: | N/A | | |

| Plumbing Systems: | Rating | Comments | 60% |
|---|---|---|---|
| Plumbing Fixtures: | 3 | Appear in good condition for age. | 75.0% |
| Water Service: | 3 | Backflow preventer is RPZ type. No known or reported issues with meter or pressure. | 75.0% |
| Water Distribution: | 3 | No known or reported issues with water piping through building. EWCs have been replaced in the last couple of years, still a couple to replace | 75.0% |
| Sanitary and Vent System: | 2 | No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required. | 50.0% |
| DHW: | 1 | Gas fired water heater is 12 years old. Typical life expectancy is 8 to 12 years. Plan for replacement in the next couple of years. At the same | 25.0% |

| Fire Protection | | |
|---|---|---|
| Year Installed? | None | |
| Wet Pipe? | | |
| Dry Pipe? | | |
| Fire Pump? | | If Yes, two power sources? |

Joint opening up.

Reseal window.

Ponding on roof.

Damaged roof vent. Need to repair caulk joint.

Failing roof patch joints/cement.

Failing roof cement/joints.

Rusting at roof vent.

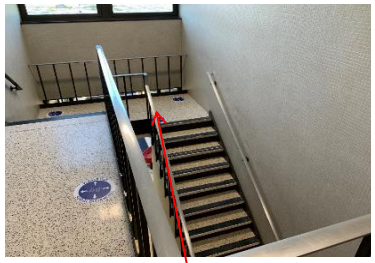
Failing roof patch

Ponding on roof.

Areas of ponding.

Sagging ceiling tiles.

Wall damage



Stair railing is not Building Code compliant.

Fallen Timbers Middle School

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil — Date of Audit: 7/12/2022

Building Recommendations with Opinion of Costs — Bond / Levy Work

| | Renovation Recommendations | B/L Quantity | Unit | Low Unit Cost | High Unit Cost | PI Quantity | Total Low | Total High |
|---|---|---|---|---|---|---|---|---|
| Architectural | | | | | | | | |
| | Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing | 3500 | SF | $9.00 | $10.00 | | $ 31,500.00 | $ 35,000.00 |
| | Window Sill & Louver Flashing Installation & Louver Replacement | 33 | EA | $ 15,000 | $ 19,000 | | $ 495,000.00 | $ 627,000.00 |
| | Exterior Metal Framing - Loose Paint Removal and Repainting | 2 | EA | $ 4,000 | $ 5,000 | | $ 8,000.00 | $ 10,000.00 |
| | Acoustical Ceiling Removal and Replacement (25%) | 15,000 | SF | $6.50 | $7.50 | | $ 97,500.00 | $ 112,500.00 |
| | Egress Stair Hand Rail / Guard Rail Removal and Replacement | 300 | LF | $200.00 | $225.00 | | $ 60,000.00 | $ 67,500.00 |
| | Interior Sign Removal and Replacement | | SF | $ 0.25 | $ 0.35 | 60,100 | | |
| | ADA Stall/Restroom Grab Bar Installation | 8 | EA | $250.00 | $300.00 | | $ 2,000.00 | $ 2,400.00 |
| | | | | | | | | |
| HVAC | | | | | | | | |
| | Replace chiller, piping in mech room and outside, and pumps and accessories | 1 | EA | $ 200,000 | $ 250,000 | | $ 200,000.00 | $ 250,000.00 |
| | Replace an assumed quantity of 26 Uvs (CHW & HW) | | EA | $ 15,000 | $ 20,000 | 26 | | |
| | Replace 8 UV's & CU's | | EA | $ 20,000 | $ 25,000 | 8 | | |
| | Replace piping to South Wing | 500 | LF | $ 70 | $ 100 | | $ 35,000.00 | $ 50,000.00 |
| | | | | | | | | |
| Electrical / Technology | | | | | | | | |
| | Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system. | 1 | LOT | $ 20,000 | $ 30,000 | | $ 20,000.00 | $ 30,000.00 |
| | Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level. | | EA | $ 2,500 | $ 3,500 | 30 | | |
| | Replace duplex receptacles throughout the building with new tamper rated devices. | | SF | $ 2 | $ 3 | 70,670 | | |
| | Update the lighting throughout the building to LED type - remaining areas only. | 40,000 | SF | $ 4 | $ 6 | | $ 160,000.00 | $ 240,000.00 |
| | Update the classroom lighting controls to include occupancy sensors and dimmers. | 44 | EA | $ 1,000 | $ 1,500 | | $ 44,000.00 | $ 66,000.00 |
| | Technology Equipment | | | | | | $ 69,779.00 | $ 69,779.00 |
| Fire Alarm | | | | | | | | |
| | Update fire alarm system to a voice system. Replace the notification devices throughout the building | | SF | $ 2.50 | $ 3.00 | 70,670 | | |
| | | | | | | | | |
| Plumbing | | | | | | | | |
| | Replace domestic water heater | | EA | $ 8,000 | $ 12,000 | 1 | | |
| | Replace EWC's | | EA | $ 2,500 | $ 3,000 | 1 | | |
| | Install Grease Interceptor and Required Piping | | EA | $ 25,000 | $ 40,000 | 1 | | |
| | | | | | | | | |
| Fire Protection | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | Total Hard Cost | $ 1,222,779.00 | $ 1,560,179.00 |
| | | | | | | Abatement | $ - | $ - |
| | 10% | | | | | Contingency | $ 122,277.90 | $ 156,017.90 |
| | 15% | | | | | GC / Profit / Overhead | $ 183,416.85 | $ 234,026.85 |
| | 22% | | | | | Soft Costs (Fees / Permits / Const. Cont) | $ 269,011.38 | $ 343,239.38 |
| | | | | | | **Total Renovation Cost** | **$ 1,797,485.13** | **$ 2,293,463.13** |

Missing vertical grab bar.

Damage at window head.

Typical corridor.

## Junior High School

Auditor(s): Dave Serra / Mike DiNardo / Joe Adams / Doug Hohman / Darren Keil

Date of Audit: 7/12/2022

The building is single/two story educational facility serving the seventh and eighth grades. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 53,700 |
| 2nd Floor | 23,000 |
| Total: | 76,700 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 1959 with later additions |
| Stories: | 2 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Brick and Pre-Cast Stone Veneer |
| Roof: | Membrane |
| Elevator(s): | 1 |
| Heating: | Boilers |
| Cooling: | Chiller w/Ice Storage |
| Electric: | |
| Fire Suppression: | None |

**Rating System**

1 = Replace
2 = Poor
3 = Adequate
4 = New

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 62% |
| Life Safety / Code / Accessibility: | 84% |
| Structural: | 75% |
| Mechanical / Plumbing / Fire Protection: | 41% |
| Electrical: | 47% |
| Building Summary: | 62% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

| Roof: | Rating | Comments | 54% |
|---|---|---|---|
| Roof Type: | 2 | Membrane and white TPO systems are present. Small area of recent construction - these areas are in good condition. Areas of ponding are present. The majority of the roofing is near the end of its service life. Joints/seams are being repaired annually, Examples of existing joint/seam repairs and examples of joints/seams failing are present. Sections of membrane have been coated with a white silicon product to add approximately 5 years of service life. | 50.0% |
| Roof Copings: | 2 | Some loose fasteners - copings to be replaces when the roofing is replaced. | 50.0% |
| Soffits: | 3 | Metal panel and wood soffit | 75.0% |
| Expansion Joints: | 2 | Present, to be replaced as the majority roof system is near the end of its service life. | 50.0% |
| Curbs & Flashings: | 2 | Present, to be replaced as the majority roof system is near the end of its service life. | 50.0% |
| Gutters & Downspouts: | 2 | Rusted, bent in poor condition | 50.0% |
| Roof Access: | 2 | Ladders - remove rust and repaint. | 50.0% |

| Exterior Walls: | Rating | Comments | 55% |
|---|---|---|---|
| Wall Type: | 2 | Metal panel at Entry, brick, & precast stone masonry veneer. Brick, middle section rough with cracking and popping, 3 different brick types are present. | 50.0% |
| Foundation Type: | 3 | Concrete - in overall good condition. | 75.0% |
| Lintels: | 3 | Some rust starting to form on lintels and some paint delamination happening. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint. | 75.0% |
| Masonry Joints: | 2 | Areas of repair and tuck pointing needed. | 50.0% |
| Control & Expansion Joints: | 1 | Could use more expansion joints. Existing joints to be raked clean and reseal with backer rod and sealant. | 25.0% |

| Exterior Openings: | Rating | Comments | 67% |
|---|---|---|---|
| Window Types: | 3 | Aluminum frame with insulated glazing. Over all windows are in good shape. Window jointing at masonry should be raked clean and resealed with backer rod and sealant. | 75.0% |
| Entrance Systems: | 3 | Overall entry doors are in good shape. No concerns noted. | 75.0% |
| Louvers: | 2 | Rusted, aged, and in poor condition and should be replaced. At a minimum, joints should be raked clean and resealed with backer rod and sealant installed. | 50.0% |
| Area wells: | N/A | | |

Masonry repairs and staining.

Masonry repairs and reseal louver.

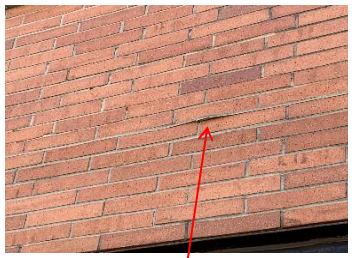
Masonry stains.

Different types of bricks.

Different types of bricks.

Need repairs at metal panel and masonry.

Different types of bricks.



Damaged masonry and mortar joints.

| Junior High School | | | | | | |
|---|---|---|---|---|---|---|
| Auditor(s): | Dave Serra / Mike DiNardo / Joe Adams / Doug Hohman / Darren Keil | | | | Date of Audit: | 7/12/2022 |
| Interior Finishes: | Rating by Floor | | | | | 72% |
| | 1 | 2 | N/A | N/A | | |
| Floors: | 3 | 3 | | | 1st floor - Mix of VCT and Terrazzo and some carpet, areas of VCT are largest concern and in poor condition. The VCT is a 2, everything else is in overall good shape. | 75.0% |
| Walls: | 2 | 2 | | | 1st floor - mostly CMU some glazed tile - all in overall good shape. | 50.0% |
| Ceilings: | 2 | 2 | | | 1st floor - sagging ceiling tile 2x2, most of classrooms are 2x4 and old. 2nd floor similar to first floor. | 50.0% |
| Clear Floor Height: | 4 | 4 | | | No concerns noted. | 100.0% |
| Doors: | 3 | 3 | | | Wood and hollow metal door types present. Vented and insulated hollow metal are in poor condition and in need of replacement - rated a 1. Older wood doors are overall good condition and rated a 3. Wood and hollow metal doors in the new addition are rated a 4. | 75.0% |
| Doors - Hardware: | 3 | 3 | | | Lever type present with different finishes, ages and styles. Overall good working order. | 75.0% |
| Stairways: | 3 | 3 | | | Terrazzo and vinyl finishes present. Overall stairs in good condition. | 75.0% |
| Fixed Furnishings/ Casework: | 2 | 2 | | | Serviceable but dated. | 50.0% |
| Elevator: | 4 | 4 | | | Appears to be newer. No concerns noted. | 100.0% |

| Accessibility / Life Safety: | Rating | Comments | 84% |
|---|---|---|---|
| Means of Egress- Door Hardware: | 3 | No concerns noted. | 75.0% |
| Means of Egress- Stairs: | 3 | Center stairwell not Building Code compliant. | 75.0% |
| Means of Egress- Handrails: | 3 | 36" handrails present. Center stair handrail / guard rail is not Building Code complaint. | 75.0% |
| Means of Egress- Elevators: | 4 | No concerns noted. | 100.0% |
| Signage: | 3 | 52"-54" to brail signage overall good condition. | 75.0% |
| Accessibility- Ramps: | 2 | No ADA access to woodshop (industrial classroom) except from exterior. 11" tall, 30.5" tall handrail 20' 2" long, need two handrails - one on each side. Provide an additional handrail attached to wall. Handrail is rusting - remove rust and repaint. | 50.0% |
| Accessibility- Elevators: | 4 | 44" to top of control in and out 51"x80" . | 100.0% |
| Restrooms- Clearances: | 3 | 36" clearance, one was really tight others were okay | 75.0% |
| Restrooms- Handrails/ Fixtures: | 4 | 35.5" sink 33" on others. Grab bars are missing in some ADA stalls. | 100.0% |
| Drinking Fountains: | 4 | Ones by restrooms were new. | 100.0% |
| Accessible Building Entrance/ Exit: | 4 | No concerns noted. | 100.0% |

| Structural: | Rating | Comments | 75% |
|---|---|---|---|
| Foundation and Footings: | 3 | Concrete foundations - no concerns noted. | 75.0% |
| Structural Frame Type: | 3 | Steel frame with load bearing masonry - no concerns noted. | 75.0% |
| Basement(s): | N/A | | |
| Floor Construction: | 3 | Slab on grade - no concerns noted. | 75.0% |
| Roof Assembly: | 3 | Assumed bar joists bearing on steel and masonry. No concerns noted. | 75.0% |
| Catwalk: | N/A | | |

| Electrical Lighting: | Rating | Comments | 86% |
|---|---|---|---|
| Areas adequately lit: | 4 | The spaces are all adequately lit. | 100.0% |
| Any incandescent lighting: | 4 | No incandescent lamps are used in majors areas of the facility. | 100.0% |
| T12, T8, T5 lamps: | 1 | The building includes fluorescent luminaires throughout everywhere except in the 2019 renovation spaces. | 25.0% |
| Exterior Lighting | 4 | The exterior lighting building mounted and poles have been upgrade to LED units recently and are in good condition. | 100.0% |
| Egress lighting adequate coverage: | 3 | The egress lighting uses surface mounted battery units with two incandescent or led lamps. The egress path appears to be covered adequately. | 75.0% |
| Exit sign adequate coverage: | 4 | Egress path appears to be adequately marked with mostly plastic LED signs. | 100.0% |
| Exterior entries include egress lighting: | 4 | Exterior egress lighting is present. | 100.0% |

| Electrical Power: | Rating | Comments | 79% |
|---|---|---|---|
| Age of Equipment/Manufacturer: | 4 | The equipment is a mix of Square D and Eaton equipment. The majority of the equipment is from the 1990s building rebuild. Some of the | 100.0% |
| Room has code clearances: | 4 | Generally the equipment is in spaces with adequate room. Some equipment is placed in the public corridors (which is common when the | 100.0% |
| Size/voltage/phase of main service: | 4 | 120/208V-3PH-4W 2500A Main. | 100.0% |
| Does main service include a meter: | 4 | Yes a meter is on the MDP. | 100.0% |
| Is TVSS present: | 1 | There are surge devices on some equipment. Most of them are installed in a manner which would limit the effectiveness of the equipment | 25.0% |
| Receptacles | 2 | General receptacle placement and coverage is acceptable. The devices do not meet current code requirements, they do not include tamper | 50.0% |
| Generator (yes/no), Manufacturer: | NA | | |
| Gas or Diesel: | NA | | |
| Number of transfer switches: | NA | | |

| Fire Alarm System: | Rating | Comments | 71% |
|---|---|---|---|
| Does building have a fire alarm system: | 3 | Yes. General the system is a current series | 75.0% |
| Addressable/non-addressable: | 4 | The system is addressable | 100.0% |
| Manufacturer and series: | 2 | Simplex 4010. | 50.0% |
| Remote Annunciator location: | 2 | Annunciator is located in office. | 50.0% |
| Is coverage adequate: | 4 | Coverage is acceptable. | 100.0% |
| Does system meet ADA: | 4 | The strobe coverage is code compliant for ADA requirements. | 100.0% |
| Types of devices, Audible, strobe, or AV: | 1 | The system is a Horn/Strobe system. A planned upgrade to a voice speaker strobe system is required to meet current code requirements. | 25.0% |

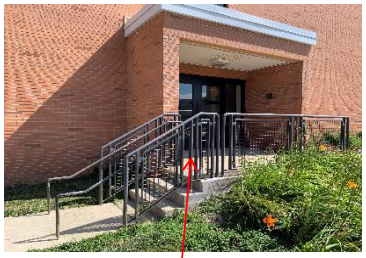
| Junior High School | | | |
|---|---|---|---|
| Auditor(s): | Dave Serra / Mike DiNardo / Joe Adams / Doug Hohman / Darren Keil | Date of Audit: | 7/12/2022 |

| HVAC Systems: | Rating | Comments | 54% |
|---|---|---|---|
| Boiler(s): | 2 | Three (3) CB from 2007. Two (2) need controls upgrade. All 3 need to be tied into BAS | 50.0% |
| Chiller(s): | 1 | Chiller with Ice Storage from 2002. Only one stage of cooling on Chiller is functioning. Chiller utilizes R22 and should be replaced. | 25.0% |
| Ductwork Distribution: | 3 | Ductwork is in good condition for age. | 75.0% |
| Air Handler(s): | | | |
| UV's | 3 | Many of the UV's were replaced in 2011. Still a few that are older and need replaced. 2011 UV's should be good for another 5 to 10 years | 75.0% |
| RTUs | 2 | RTUs on classroom wing are form 1997 and need replaced or a new HVAC solution for those rooms should be considered. | 50.0% |
| Pump(s): | 2 | HW were replaced when boilers were replaced. CHW are from 2002, should be replaced with Chiller. | 50.0% |

| Plumbing Systems: | Rating | Comments | 70% |
|---|---|---|---|
| Plumbing Fixtures: | 3 | Appear in good condition for age. | 75.0% |
| Water Service: | 3 | No known or reported issues with meter or pressure. | 75.0% |
| Water Distribution: | 3 | No known or reported issues with water piping through building. Most EWCs have been replaced in the last couple of years, there are still | 75.0% |
| Sanitary and Vent System: | 1 | No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required. | 25.0% |
| DHW: | 4 | water heaters and mixing valve replaced in the last few years. | 100.0% |

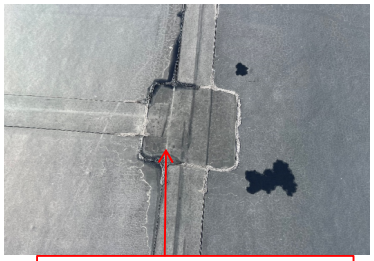
| Fire Protection | | |
|---|---|---|
| Year Installed? | None | |
| Wet Pipe? | | |
| Dry Pipe? | | |
| Fire Pump? | | If Yes, two power sources? |

Different types of bricks.



Repaint hand/guard rails.

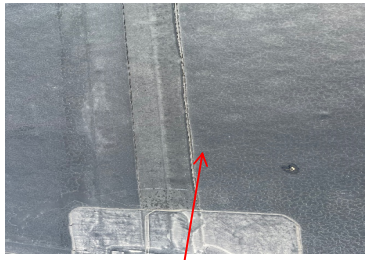
Different types of bricks.



Roofing joint/seam cracking needing repair.

Rusting roof equipment.

Repaint hand/guard rails.



Roofing joint/seam cracking needing repair.

Rusting roof equipment.

Roofing joint/seam cracking needing repair.

Junior High School

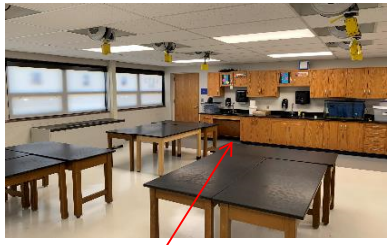
Auditor(s): Dave Serra / Mike DiNardo / Joe Adams / Doug Hohman / Darren Keil — Date of Audit: 7/12/2022

Building Recommendations with Opinion of Costs — Bond / Levy Work

| | Renovation Recommendations | B/L Quantity | Unit | Low Unit Cost | High Unit Cost | PI Quantity | Total Low | Total High |
|---|---|---|---|---|---|---|---|---|
| Architectural | | | | | | | | |
| | Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, Copings, & Gutters & Downspouts | 58,300 | SF | $22.00 | $25.00 | | $ 1,282,600.00 | $ 1,457,500.00 |
| | Roof Access Ladder Loose Paint Removal and Repainting | 8 | EA | $1,750.00 | $2,200.00 | | $ 14,000.00 | $ 17,600.00 |
| | Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Cutting In Additional Control Joints, Stain Removal, and Joint Tuck Pointing | 9,600 | SF | $9.00 | $10.00 | | $ 86,400.00 | $ 96,000.00 |
| | Louver Replacement/Joint Raking and Resealing | 44 | EA | $1,500.00 | $2,000.00 | | $ 66,000.00 | $ 88,000.00 |
| | VCT Finish Flooring Removal and Replacement (75%) | | SF | $5.00 | $6.00 | 28,000 | | |
| | Acoustical Ceiling Removal and Replacement (25%) | 16,000 | SF | $6.50 | $7.50 | | $ 104,000.00 | $ 120,000.00 |
| | Door Removal and Replacement | | EA | $ 4,200 | $ 4,500 | 25 | | |
| | Interior ADA Ramp for Woodshop | 125 | SF | $ 47 | $ 50 | | $ 5,875.00 | $ 6,250.00 |
| | Exterior ADA Ramp Repairs Including Additional Handrails and Painting | 50 | LF | $ 51 | $ 56 | | $ 2,550.00 | $ 2,800.00 |
| | | | | | | | | |
| HVAC | | | | | | | | |
| | Replace Chiller and Chilled Water Pumps, evaluate ice tanks and piping | 1 | EA | $ 140,000 | $ 190,000 | | $ 140,000.00 | $ 190,000.00 |
| | Replace pneumatic controls with Trane DDC controls | 43,463 | SF | $ 4 | $ 7 | | $ 173,850.00 | $ 304,237.50 |
| | Upgrade Boiler Controls | 2 | EA | $ 20,000 | $ 30,000 | | $ 40,000.00 | $ 60,000.00 |
| | Replace 2 RTU's (or another solution) on classroom wing | 2 | EA | $ 10,000 | $ 15,000 | | $ 20,000.00 | $ 30,000.00 |
| | | | | | | | | |
| Electrical / Technology | | | | | | | | |
| | Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system. | 1 | LOT | $ 20,000 | $ 20,000 | | $ 20,000.00 | $ 20,000.00 |
| | Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level. | | EA | $ 2,500 | $ 3,500 | 40 | | |
| | Replace duplex receptacles throughout the building with new tamper rated devices. | | SF | $ 2 | $ 3 | 86,925 | | |
| | Update the lighting throughout the building to LED type. | 86,925 | SF | $ 4 | $ 6 | | $ 347,700.00 | $ 521,550.00 |
| | Update the classroom lighting controls to include occupancy sensors and dimmers. | 60 | EA | $ 1,000 | $ 1,500 | | $ 60,000.00 | $ 90,000.00 |
| | Technology Equipment | | | | | | $ 69,779.00 | $ 69,779.00 |
| Fire Alarm | | | | | | | | |
| | Update fire alarm system to a voice system. Replace the notification devices throughout the building | | SF | $ 2.50 | $ 3.00 | 86,925 | | |
| | | | | | | | | |
| Plumbing | | | | | | | | |
| | Install Grease Interceptor and required piping | | EA | $ 30,000 | $ 50,000 | 1 | | |
| | Replace EWC's | | EA | $ 2,500 | $ 3,000 | 2 | | |
| | | | | | | | | |
| Fire Protection | | | | | | | | |
| | | | | | | | | |
| | | | | | | Total Hard Cost | $ 2,432,754.00 | $ 3,073,716.50 |
| | | | | | | Abatement | $ - | $ - |
| | 10% | | | | | Contingency | $ 243,275.40 | $ 307,371.65 |
| | 15% | | | | | GC / Profit / Overhead | $ 364,913.10 | $ 461,057.48 |
| | 22% | | | | | Soft Costs (Fees / Permits / Const. Cont) | $ 535,205.88 | $ 676,217.63 |
| | | | | | | **Total Renovation Cost** | **$3,576,148.38** | **$4,518,363.26** |

Sagging ceiling tiles.

Typical science classroom.



Typical science classroom.

## High School

Auditor(s): Dave Serra / Joe Adams / Doug Hohman / Darren Keil

Date of Audit: 8/2/2022

The building is single/two story educational facility serving grades 9th through 12th. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick masonry veneer.

| Building Square Footages (GSF) | |
|---|---|
| 1st Floor | 185,000 |
| 2nd Floor | 21,700 |
| Total: | 206,700 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | |
| Stories: | 2 |
| Use Group: | E - Education |
| Structure: | Steel frame & load bearing masonry |
| Exterior Enclosure: | Masonry |
| Roof: | Membrane |
| Elevator(s): | 1 |
| Heating: | Boilers with RTU |
| Cooling: | Chiller |
| Electric: | |
| Fire Suppression: | N/A |

| Rating System |
|---|
| 1 = Replace |
| 2 = Poor |
| 3 = Adequate |
| 4 = New |

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 66% |
| Life Safety / Code / Accessibility: | 73% |
| Structural: | 75% |
| Mechanical / Plumbing / Fire Protection: | 55% |
| Electrical: | 50% |
| Building Summary: | 64% |

Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

| Color Rating Key | Replace | Poor | Adequate | Good |
|---|---|---|---|---|
| | < 40% | 40%-59% | 60-79% | 80% and Over |

| Roof: | Rating | Comments | 57% |
|---|---|---|---|
| Roof Type: | 1 | Varied sections of roofing type and age are present. Areas of ponding are present. Sections of membrane toward their end of life cycle have been coated with a white silicon product to add approximately 5 years of service life. There are sections of white TPO membrane roofing installed in 2001. The section above room 162 appears to be ready for replacement. The high section of roof on the 2 story section has been damaged by wind and has several long/linear repair areas. | 25.0% |
| Roof Copings: | 3 | Metal coping - the section above room 162b is damaged and should be replaced. | 75.0% |
| Soffits: | 2 | Several areas of soffits are in need of repair, joints are opening, materials are sagging, paint is peeling and lintels are starting to rust. Repair soffit at Door 10. | 50.0% |
| Expansion Joints: | 2 | The older sections of roofing should have their expansions joints replaced. Newer sections of roof are in good shape. | 50.0% |
| Curbs & Flashings: | 2 | The older sections of roofing should have their curbs replaced and flashing joints racked and resealed. Newer sections of roof are in good shape. | 50.0% |
| Gutters & Downspouts: | 3 | The older sections of roofing should have their gutters and downspouts replaced. Newer sections of roof are in good shape. Sections at the Main Gym are in need of replacement. Door 8 - replace / increase the size of the gutter and downspouts - there appears to be damage from excessive canopy roof water run-off. The downspout guards at grade need the rest removed and repainted. | 75.0% |
| Roof Access: | 3 | The roof access ladders, stairs, hand/guard rails need painted. The ladder to the roof of the Main Gym has an anchor loose and is in need of repair. | 75.0% |

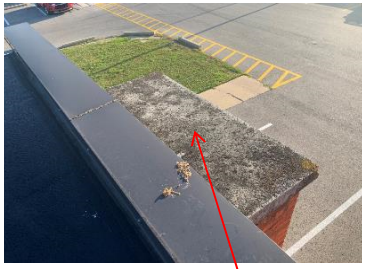
| Exterior Walls: | Rating | Comments | 65% |
|---|---|---|---|
| Wall Type: | 3 | Metal panel at Entry and brick masonry. The overall masonry is in good shape, Several areas need stains removed, mixed brick materials from previous work replaced and general repair. Repair crack in brick near Door 6. Door 8 - clean / remove stains from masonry and sills. Lower portions of the masonry appear to be damaged by salt exposure. Masonry at structure needs joints raked cleaned and resealed with backer rod and sealant. Door 21 - clean / remove stains from masonry and sills. Door 21 - tuck point / repair masonry. At the Fire Department Connection - the steel guard needs rust removed, repainted, and anchored to the masonry wall. Door 19 - tuck point/repair masonry. Door 22 and 23 - clean/remove brick staining and tuck point/repair masonry. | 75.0% |
| Foundation Type: | 3 | Concrete - overall visible foundations look good. The applied cement/parge coating is failing and should be thoroughly removed and recoated. | 75.0% |
| Lintels: | 3 | Steel lintels - many are starting to rust and need to have the rust removed and painted. Remove rust and repaint lintel at room 142b. Tuck point / repair masonry at this location as well. Lintel at Door 5 - remove rust and repaint. Lintel at Door 10 - remove rust and repaint. Lintel Door 21 - remove rust and repaint. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint. | 75.0% |
| Masonry Joints: | 2 | Several areas of masonry are in need of repair/tuck pointing. The Weight Room walls need tuck pointing. Approximately 15% on the building exterior masonry should be addressed with tuck pointing or other repairs noted above. | 50.0% |
| Control & Expansion Joints: | 2 | Exterior masonry joints to be raked clean and resealed with backer rod and sealant. | 50.0% |

Rusting at vent.

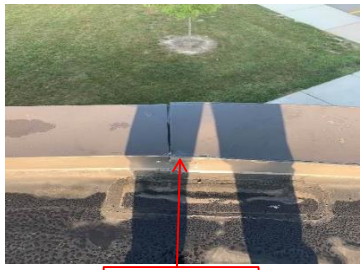
Masonry repairs.

Large roof repair

Rusting at penetration/cap.



Staining on construction



Damaged coping

Reseal masonry joint.

Masonry repairs and staining.

| High School | | | |
|---|---|---|---|
| Auditor(s): | Dave Serra / Joe Adams / Doug Hohman / Darren Keil | Date of Audit: | 8/2/2022 |

| Exterior Openings: | Rating | Comments | 69% |
|---|---|---|---|
| Window Types: | 4 | Aluminum frame with insulated glazing. Overall windows are in good shape. Window jointing at masonry should be raked clean and resealed with backer rod and sealant. Many of the windows appear to be missing flashing and weeps. Replace window screens around building. Door 31 - broken seal in the insulated window panel - replace glazing panel. | 100.0% |
| Entrance Systems: | 3 | Overall entry doors are in good shape. Several have some corrosion / finish damage likely due salt exposure. Exterior hollow metal doors and frames need rust removed and repainted. Door 22 and 23 - removed from door and door frame rust and repaint. Door 19 - remove rust from door and frame and repaint. | 75.0% |
| Louvers: | 2 | Most of the exterior louvers are corroded/rusting. Louvers should be replaced with their joints sealed with backer rod and sealant. Soffit grills/louvers are rusting/corroded and should be painted or replaced. | 50.0% |
| Area wells: | 2 | Door 19 - door and frame are rusting at the areas near the bottom. | 50.0% |

| Interior Finishes: | Rating by Floor | | | | | 72% |
|---|---|---|---|---|---|---|
| | 1 | 2 | N/A | N/A | | |
| Floors: | 3 | 3 | | | Finish Flooring:<br>Terrazzo - good shape<br>Rubber Flooring - near new condition<br>Carpet - some staining present, nearing end of life cycle<br>Epoxy - good shape<br>VCT - nearing the end of its life cycle<br>LVT - near new condition<br>Ceramic Tile - cracking is present on the 2nd floor with approximately 10% in need of repair<br>Wood (gym flooring) - good shape | 75.0% |
| Walls: | 3 | 3 | | | Majority of the interior walls are painted CMU. Gyp. board walls are present in the Office Areas. Overall - walls and their finishes are in good shape. Carpet has been applied to the 2nd floor corridor walls. Carpet should be removed and replaced with a painted gyp. board overlay. CMU wall in Choir 134 has a horizontal crack that needs repaired/tuck pointed and painted. 2nd floor Boys Restroom ceramic tile base needs replaced. | 75.0% |
| Ceilings: | 2 | 2 | | | Ceiling Types present including gyp. board, 2x4 lay-in<br>2x2 lay-in and expose to structure. The 2x4 ceiling tiles near the Main Gym are sagging and need replaced. There are several areas in the corridors and restrooms where a mix of ceiling tiles are present and should be replaced with a common/uniform type. | 50.0% |
| Clear Floor Height: | 3 | 3 | | | No concerns noted. | 75.0% |
| Doors: | 3 | 3 | | | Varied door finishes, but appropriate for the building. Corridor doors on some of the restrooms have been removed. The corridor walls are fire rated and removal of the doors may cause a Building Code violation. Removal of the door also creates poor sight lines from the corridor into the restrooms. | 75.0% |
| Doors - Hardware: | 3 | 3 | | | Varied color/finish but appropriate for the building and ADA compliant. | 75.0% |
| Stairways: | 3 | 3 | | | The finishes in the stairs are in good shape - with some have new rubber finish materials. | 75.0% |
| Fixed Furnishings/ Casework: | 3 | 3 | | | The overall building casework is in good shape. The lockers on the first floor latches are not ADA compliant and their finish needs updated/painted. The lockers on the 2nd need painted. | 75.0% |
| Elevator: | 3 | 3 | | | Elevator is in good condition. | 75.0% |

| Accessibility / Life Safety: | Rating | Comments | 73% |
|---|---|---|---|
| Means of Egress- Door Hardware: | 3 | There are different types and colors of door hardware installed, but they are ADA compliant. | 75.0% |
| Means of Egress- Stairs: | 3 | No concerns noted | 75.0% |
| Means of Egress- Handrails: | 2 | Exterior ramp at Door 27 - guardrail/hand rail is not Building Code compliant - missing the hand rail. Door 26 - the guard/hand rails need the rust removed and repainted. | 50.0% |
| Means of Egress- Elevators: | 3 | No concerns noted | 75.0% |
| Signage: | 4 | Overall interior signage is appropriate and appear compliant. | 100.0% |
| Accessibility- Ramps: | 3 | Interior and exterior ramps are appropriate and appear compliant. | 75.0% |
| Accessibility- Elevators: | 3 | No concerns noted | 75.0% |
| Restrooms- Clearances: | 2 | Several of 1st & 2nd floor restrooms do not have enough wall clearance as you enter the restrooms. | 50.0% |
| Restrooms- Handrails/ Fixtures: | 2 | Building Code required vertical grab bars are missing in several of the ADA toilet locations. 1st floor Boys Restrooms urinals are installed too close together and not Building Code/ADA compliant. The partitions in the Boys Restroom near the Main Gym are rusting and should be replaced. | 50.0% |
| Drinking Fountains: | 4 | Overall in good condition/compliant - high/low and bottle filler types are present. | 100.0% |
| Accessible Building Entrance/ Exit: | 3 | No concerns noted | 75.0% |

| Structural: | Rating | Comments | 75% |
|---|---|---|---|
| Foundation and Footings: | 3 | Concrete foundations. Exposed concrete foundations near Door 26 need the loosed/cracked cementitious coating removed and re-coated. | 75.0% |
| Structural Frame Type: | 3 | Steel frame with load bearing masonry. Door 27 - the paint is peeling off of the canopy structure, remove loose paint and repaint. Door 15 - the paint is peeling off of the canopy structure, remove loose paint and repaint. | 75.0% |
| Basement(s): | N/A | | |
| Floor Construction: | 3 | Concrete slab on grade and concrete on metal deck for the elevated floor. | 75.0% |
| Roof Assembly: | 3 | Metal bar joist bearing on CMU or steel beams. The 2nd floor was constructed after the original 1st floor construction and an interstitial space was created between 1st floor ceiling and the 2nd floor. The space is entered by access panels in the 2nd floor. | 75.0% |
| Catwalk: | 3 | No concerns noted | 75.0% |

| High School | | | |
|---|---|---|---|
| Auditor(s): | Dave Serra / Joe Adams / Doug Hohman / Darren Keil | Date of Audit: | 8/2/2022 |

| Electrical Lighting: | Rating | Comments | 84% |
|---|---|---|---|
| Areas adequately lit: | 4 | The spaces are all adequately lit. | 100.0% |
| Any incandescent lighting: | 4 | No incandescent lamps are used in majors areas of the facility. See Theatrical Lighting. | 100.0% |
| T12, T8, T5 lamps: | 2 | The building has been updated in some places to LED (First Floor Classrooms, 2019 Renovation areas, some corridors). The rest of the space is illuminated using fluorescent luminaires. | 50.0% |
| Exterior Lighting | 4 | The exterior lighting building mounted and poles have been upgrade to LED units recently and are in good condition. | 100.0% |
| Theatrical Lighting | 1 | The theatrical lighting system and luminaires are outdated. Incandescent and quartz luminaires are being used. The control system is a Strand CD80 (out of production). | 25.0% |
| Egress lighting adequate coverage: | 4 | The egress lighting uses surface mounted battery units with two incandescent or led lamps. The egress path appears to be covered adequately. Some of the units appear to be older. Continual monitoring and maintenance of the battery units will be required. | 100.0% |
| Exit sign adequate coverage: | 4 | Egress path appears to be adequately marked with mostly plastic LED signs. | 100.0% |
| Exterior entries include egress lighting: | 4 | Exterior egress lighting is present. | 100.0% |

| Electrical Power: | Rating | Comments | 67% |
|---|---|---|---|
| Age of Equipment/Manufacturer: | 4 | The equipment is a mix of Square D and Eaton equipment. The majority of the equipment is from the 1990s. Some of the equipment is more recent from equipment upgrades (Eaton gear). | 100.0% |
| Room has code clearances: | 4 | Generally the equipment is in spaces with adequate room. Some equipment is placed in the public corridors (which is common when the building was constructed, but not standard practice today). | 100.0% |
| Size/voltage/phase of main service: | 4 | 277/480V-3PH-4W 2500A Main with 2000A distribution panels. | 100.0% |
| Does main service include a meter: | 1 | Meter is include, but does not appear to function. | 25.0% |
| Is TVSS present: | 1 | There are surge devices on some equipment. Some of those are installed in a manner which would limit the effectiveness of the equipment (distance of the device to the panel is too great, the conductor length is too long). Generally the surge devices should be replaced, updated, or installed new in locations where they do not exist. | 25.0% |
| Receptacles | 2 | General receptacle placement and coverage is acceptable. The devices do not meet current code requirements, they do not include tamper resistant features. | 50.0% |
| Generator (yes/no), Manufacturer: | NA | | |
| Gas or Diesel: | NA | | |
| Number of transfer switches: | NA | | |

| Fire Alarm System: | Rating | Comments | 100% |
|---|---|---|---|
| Does building have a fire alarm system: | 4 | Yes. General the system is a current series | 100.0% |
| Addressable/non-addressable: | 4 | The system is addressable | 100.0% |
| Manufacturer and series: | 4 | Simplex 4100ES Updated in 2019. | 100.0% |
| Remote Annunciator location: | 4 | Annunciator is located in office. | 100.0% |
| Is coverage adequate: | 4 | Coverage is acceptable. | 100.0% |
| Does system meet ADA: | 4 | The strobe coverage is code compliant for ADA requirements. | 100.0% |
| Types of devices, Audible, strobe, or AV: | 4 | The system includes speaker strobes and is a voice annunciation. | 100.0% |

| HVAC Systems: | Rating | Comments | 56% |
|---|---|---|---|
| Boiler(s): | 3 | Two (2) Steam Boilers, Ohio Special, One replaced in 2005, should have at least 5 to 10 years of life left. Other was converted to Ohio Special. | 75.0% |
| Chiller(s): | 1 | Chiller is past its life expectancy and uses R22 and needs replaced. | 25.0% |
| Ductwork Distribution: | 3 | Okay for age, no major issues noted. | 75.0% |
| Air Handler(s): | | | |
| RTUs | 3 | Many newer RTUs during additions and renovations of 2019. RTU above Science Room is oversized and causing temperature and humidity fluctuations. Unit should be removed and reused on the Gymnasium. Install new correctly sized RTU and ductwork. Some older RTUs with R22 refrigerant. These should be replaced. | 75.0% |
| Uvs | 2 | UV's in general are steam UV's and are past their life expectancy. Estimate about 40 that need replaced. | 50.0% |
| AHUs | | | |
| Pump(s): | 1 | Chilled water pumps need replaced | 25.0% |
| VFD(s): | N/A | | |
| HVAC Zoning: | 3 | Zoning is Appropriate | 75.0% |
| Steam/Heating Water Distribution: | 2 | HW is required for reheat in Admin Office area in the summer and Steam boilers do not run in summer. Replace Steam to HW HX with small HW boiler plant. Steam condensate return system needs replacement. | 50.0% |
| Shared systems with other bldgs.? | N/A | | |
| | | | |

| HVAC Controls | Rating | Comments | 50% |
|---|---|---|---|
| DDC or pneumatic controls? | 2 | Mix of pneumatic and JCI DDC on BAS. Approximately 60% on JCI system. Should expand to get the entire building on the DDC system. | 50.0% |
| Other Buildings Served: | N/A | | |

| Plumbing Systems: | Rating | Comments | 58% |
|---|---|---|---|
| Plumbing Fixtures: | 3 | Appear in good condition for age. | 75.0% |
| Water Service: | 3 | No known or reported issues with meter or pressure. | 75.0% |
| Water Distribution: | 3 | No known or reported issues with water piping through building. Most EWCs have been replaced in the last couple of years, there are still a couple to replace. | 75.0% |
| Gas Piping: | 2 | Section of gas piping going to backstage area is not supported properly, needs supports added. | 50.0% |
| Sanitary and Vent System: | 1 | No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required. | 25.0% |
| DHW: | 2 | Water heaters in various locations. Water Heaters and HW circ pumps at the end of life expectancy (2 out of 3). The Water Heater by the Auditorium is turned off because it doesn't vent properly. Correct the venting issues so WH can be used. | 50.0% |

| Fire Protection | | | |
|---|---|---|---|
| Year Installed? | Not known - Partial sprinkling in Auditorium, Stage and backstage. | | |
| Wet Pipe? | Yes | | |
| Dry Pipe? | No | | |
| Fire Pump? | No | If Yes, two power sources? | N/A |

Damaged roofing material - several repairs due to

Loose anchor on ladder and needs painted.

Rusted vent.

Repair joint sealant at window.

Missing anchors and rusting at guard.

Damage at soffit.

Reseal joint.

| Building Recommendations with Opinion of Costs | | | | | | | | Bond / Levy Work | |
|---|---|---|---|---|---|---|---|---|---|
| | Renovation Recommendations | B/L Quantity | Unit | Low Unit Cost | High Unit Cost | PI Quantity | | Total Low | Total High |
| Architectural | | | | | | | | | |
| | Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, Copings, & Gutters & Downspouts | 60,000 | SF | $22.00 | $25.00 | 125,000 | | $1,320,000.00 | $1,500,000.00 |
| | Soffit Repairs | 1,200 | SF | $28.50 | $30.00 | | | $34,200.00 | $36,000.00 |
| | Exterior Metal Framing Repairs Including Loose Paint Removal and Repainting on Metal Framing & Handrails and Installation of Additional Handrails | 5 | EA | $6,500.00 | $7,000.00 | 5 | | | |
| | Roof Access Ladder Repairs, Re-Anchoring, Loose Paint Removal and Repainting | 9 | EA | $1,750.00 | $2,200.00 | | | $15,750.00 | $19,800.00 |
| | Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing | 7,200 | SF | $9.00 | $10.00 | | | $64,800.00 | $72,000.00 |
| | Louver Replacement/Joint Raking and Resealing | 24 | EA | $1,500.00 | $2,000.00 | | | $36,000.00 | $48,000.00 |
| | Exposed Concrete Coating Removal and Recoating | 300 | SF | $12.00 | $14.00 | | | $3,600.00 | $4,200.00 |
| | Exterior Door Repairs - Exterior Hollow Metal Door and Frame Rust Removal and Repainting | 4 | EA | $500.00 | $750.00 | 4 | | | |
| | Interior Door (Main Office) Magnetic Hold-Open Installation | 15 | EA | $2,000.00 | $2,500.00 | | | $30,000.00 | $37,500.00 |
| | Carpet Removal and Replacement (50%) | | SF | $6.50 | $7.70 | 2,000 | | | |
| | VCT Removal and Replacement (50%) | | SF | $5.00 | $6.00 | 56,000 | | | |
| | Terrazzo/Ceramic Tile Repairs (20%) | | SF | $12.00 | $15.00 | 5,800 | | | |
| | Corridor Wall Carpeting Removal and Gyp. Board Installation | | SF | $10.00 | $12.00 | 720 | | | |
| | Interior CMU Wall Repairs in Choir 134 & Repainting | 350 | SF | $12.50 | $14.50 | | | $4,375.00 | $5,075.00 |
| | Acoustical Ceiling Removal and Replacement (25%) | 50,000 | SF | $6.50 | $7.50 | | | $325,000.00 | $375,000.00 |
| | ADA Stall/Restroom Grab Bar Installation | 12 | EA | $250.00 | $300.00 | | | $3,000.00 | $3,600.00 |
| | Lockers | | | | | | $ | 310,000 | $ 362,500 |
| HVAC | | | | | | | | | |
| | Remove RTU from Science Room and Move to Cafeteria/Servery and install properly sized unit for Science Room | 1 | EA | $ 20,000 | $ 30,000 | | | $20,000.00 | $30,000.00 |
| | Replace Older RTUs and RTUs using R22 | 6 | EA | $ 20,000 | $ 35,000 | | | $120,000.00 | $210,000.00 |
| | Units in Choir area are noisy. Rework unit insulation and/or ductwork to minimize noise | 1 | EA | $ 6,000 | $ 25,000 | | | $6,000.00 | $25,000.00 |
| | Electrical Room with XF needs ventilation or Cooling, very hot in the space. | 1 | EA | $ 5,000 | $ 20,000 | | | $5,000.00 | $20,000.00 |
| | Replace 40 Steam UVs | 40 | EA | $ 15,000 | $ 18,000 | | | $600,000.00 | $720,000.00 |
| | Replace Steam to HW HX serving main office heating water with small boiler plant. Steam boilers don't run in summer, and reheat is required in office. | 1 | EA | $ 200,000 | $ 275,000 | | | $200,000.00 | $275,000.00 |
| | Expand JCI DDC system to remainder of building and eliminate pneumatic controls | 95,090 | SF | $ 4 | $ 7 | | | $380,361.60 | $665,632.80 |
| | | | | | | | | | |
| Electrical / Technology | | | | | | | | | |
| | Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system. | 1 | LOT | $ 35,000 | $ 45,000 | | | $35,000.00 | $45,000.00 |
| | Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level. | | EA | $ 2,500 | $ 3,500 | 80 | | | |
| | Replace duplex receptacles throughout the building with new tamper rated devices. | | SF | $ 2 | $ 3 | 237,726 | | | |
| | Update the lighting throughout the building to LED type. | 178,295 | SF | $ 4 | $ 6 | | | $713,178.00 | $1,069,767.00 |
| | Update the classroom lighting controls to include occupancy sensors and dimmers. | 80 | EA | $ 1,000 | $ 1,500 | | | $80,000.00 | $120,000.00 |
| | Update the theatrical Lighting System and Luminaires | 1 | LOT | $ 250,000 | $ 350,000 | | | $250,000.00 | $350,000.00 |
| | Technology Equipment | | | | | | $ | 69,779 | $ 69,779 |
| Fire Alarm | | | | | | | | | |
| | | | | | | | | | |
| Plumbing | | | | | | | | | |
| | Install Grease Interceptor and required piping | | EA | $ 30,000 | $ 50,000 | $ 1 | | | |
| | Correct venting issue at WH by Auditorium | 1 | EA | $ 5,000 | $ 10,000 | | | $5,000.00 | $10,000.00 |
| | Replace One GFWH and one EWH | | EA | $ 8,000 | $ 12,000 | $ 2 | | | |
| | Replace EWC's | | EA | $ 2,500 | $ 3,000 | $ 2 | | | |
| | | | | | | | | | |
| Fire Protection | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | Total Hard Cost | | $4,631,043.60 | $6,073,853.80 |
| | | | | | | Abatement | | $0.00 | $0.00 |
| | 10% | | | | | Contingency | | $463,104.36 | $607,385.38 |
| | 15% | | | | | GC / Profit / Overhead | | $694,656.54 | $911,078.07 |
| | 22% | | | | | Soft Costs (Fees / Permits / Const. Cont) | | $1,018,829.59 | $1,336,247.84 |
| | | | | | | **Total Renovation Cost** | | **$6,807,634.09** | **$8,928,565.09** |

Seal broken on insulated glazing.

Rusting at handrail / anchor plates.

Damage at masonry.

## Administration Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit: 8/17/2022

The building has two stories with only the 1st floor bring finished and occupied. The second floor remains in rough construction and primarily used for storage. Construction includes wood and metal stud wall framing with wood roof trusses. The exterior envelope is comprised of a shingle roof and cement siding on the exterior walls.

| Building Square Footages (GSF) | |
|---|---|
| | |
| 1st Floor | 12,300 |
| 2nd Floor (Unfinished) | |
| | |
| | |
| Total: | 12,300 |

| Existing Building Data/ Statistics | |
|---|---|
| Year of Construction Completion: | 2005 |
| Stories: | 2 |
| Use Group: | B - Business |
| Structure: | Wood & Metal Stud |
| Exterior Enclosure: | Cement Siding |
| Roof: | Shingle |
| Elevator(s): | N/A |
| Heating: | Furnace |
| Cooling: | Condensing Units |
| Electric: | |
| Fire Suppression: | N/A |

| Rating System |
|---|
| 1 = Replace |
| 2 = Poor |
| 3 = Adequate |
| 4 = New |

| Building Systems Summary | |
|---|---|
| Architectural Condition: | 64% |
| Life Safety / Code / Accessibility: | 63% |
| Structural: | 69% |
| Mechanical / Plumbing / Fire Protection: | 69% |
| Electrical: | 0% |

| | |
|---|---|
| Building Summary: | 53% |
| Total Hard Costs | |
| Contingency | |
| GC / Profit / Overhead | |
| Soft Costs (Fees / Permits / Const. Cont) | |
| Total Renovation Cost | |

| Color Rating Key | Replace < 40% | Poor 40%-59% | Adequate 60-79% | Good 80% and Over |
|---|---|---|---|---|

| Roof: | Rating | Comments | 50% |
|---|---|---|---|
| Roof Type: | 1 | Shingle roofing is near the end of its life cycle - areas of missing shingles and other damage is present. | 25.0% |
| Roof Copings: | 1 | Overall poor condition at the roof chimney areas. | 25.0% |
| Soffits: | 3 | Overall good condition - a few loose areas needing repaired. | 75.0% |
| Expansion Joints: | N/A | | |
| Curbs & Flashings: | 2 | The roof is near the end of its service life and the curb/flashings should be replaced when the roof area is replaced. | 50.0% |
| Gutters & Downspouts: | 3 | Prefinished metal - in overall good condition - a short section needs repaired/raised. | 75.0% |
| Roof Access: | N/A | | |

| Exterior Walls: | Rating | Comments | 75% |
|---|---|---|---|
| Wall Type: | 3 | Cementitious siding in over all good condition - some areas where joints are opened. The chimney areas are in need of repair with loose sections and damage present. Masonry at base of wall in overall good condition, some areas needing repairs and stains removed are present. | 75.0% |
| Foundation Type: | 3 | Concrete - overall good condition. | 75.0% |
| Lintels: | 3 | Steel lintels. Most are in good condition - some rust starting to form on lintels on a few lintels and some paint delamination happening. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint. | 75.0% |
| Masonry Joints: | 3 | Present and in good condition. Some areas of repair are needed - including tuck pointing and stain removal. | 75.0% |
| Control & Expansion Joints: | 3 | Present and in good condition. | 75.0% |

| Exterior Openings: | Rating | Comments | 67% |
|---|---|---|---|
| Window Types: | 3 | Insulated aluminum frame system - in overall good condition. | 75.0% |
| Entrance Systems: | 3 | Good condition with some signs of corrosion due to salt. | 75.0% |
| Louvers: | 2 | Louvers at chimneys should have joints raked-out and resealed with backer rod and sealant. | 50.0% |
| Area wells: | N/A | | |

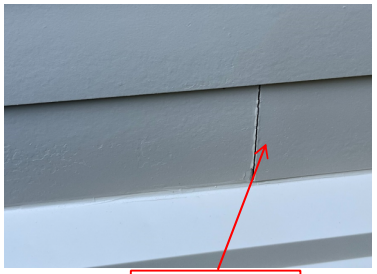
Existing metal trim repair

Roof flashing in poor condition

Masonry staining and efflorescence

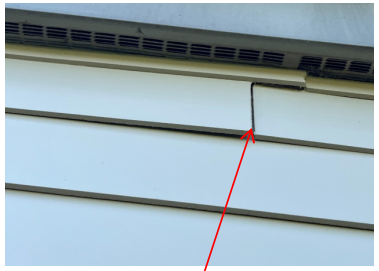
Roof flashing in poor condition

Repair / seal wall



Open joint in siding

Rusting lintel



Damaged / loose siding

| Administration Building | | | | | | |
|---|---|---|---|---|---|---|
| Auditor(s): | Joe Adams / Doug Hohman / Darren Keil | | | | Date of Audit: | 8/17/2022 |
| Interior Finishes: | Rating by Floor | | | | | 66% |
| | N/A | 1 | N/A | N/A | | |
| Floors: | | 2 | | | VCT Resilient floor tile and carpet is looking dated and should be replaced. Some areas of minor repairs needed. | 50.0% |
| Walls: | | 2 | | | Paint on gyp. board walls - gyp. board walls are in overall good condition. Some areas of cracking is visible needing repaired. The paint is looking dated and the interior of the building should be repainted. | 50.0% |
| Ceilings: | | 3 | | | Lay-in ceiling and gyp. board ceilings are present. The lay-in ceilings are in overall good condition with some minor areas needing replaced/repaired. The gyp. board ceiling in the Board Room has several areas where cracking is present. Movement control joints should be cut-in the existing gyp. board and repairs completed. | 75.0% |
| Clear Floor Height: | | 4 | | | No concerns noted. | 100.0% |
| Doors: | | 3 | | | Wood interior doors are in good overall condition. | 75.0% |
| Doors - Hardware: | | 3 | | | No concerns noted. | 75.0% |
| Stairways: | | 1 | | | Vinyl flooring is loose and in need of repair. Flooring is looking dated and should be replaced. | 25.0% |
| Fixed Furnishings/ Casework: | | 3 | | | No concerns noted. | 75.0% |
| Elevator: | | N/A | | | | |

| Accessibility / Life Safety: | Rating | Comments | 63% |
|---|---|---|---|
| Means of Egress- Door Hardware: | 3 | Lever type - no concerns noted. | 75.0% |
| Means of Egress- Stairs: | 3 | No concerns noted. | 75.0% |
| Means of Egress- Handrails: | 3 | No concerns noted. | 75.0% |
| Means of Egress- Elevators: | N/A | | |
| Signage: | 3 | No concerns noted. | 75.0% |
| Accessibility- Ramps: | N/A | | |
| Accessibility- Elevators: | N/A | | |
| Restrooms- Clearances: | 1 | 2 restrooms are not accessible and should be renovated to become fully accessible. | 25.0% |
| Restrooms- Handrails/ Fixtures: | 1 | Accessible stalls are missing the vertical grab bars | 25.0% |
| Drinking Fountains: | 3 | No concerns noted. | 75.0% |
| Accessible Building Entrance/ Exit: | 3 | No concerns noted. | 75.0% |

| Structural: | Rating | Comments | 69% |
|---|---|---|---|
| Foundation and Footings: | 3 | Concrete foundations are in overall good condition - no concerns noted. | 75.0% |
| Structural Frame Type: | 3 | Wood and metal stud framing is in overall good condition - no concerns noted. | 75.0% |
| Basement(s): | N/A | | |
| Floor Construction: | 3 | Concrete slab on grade is on over all good condition - no concerns noted. | 75.0% |
| Roof Assembly: | 2 | Wood roof trusses present. Signs of roof leaks are present - staining on the unfinished 2nd floor wood sheathing. | 50.0% |
| Catwalk: | N/A | | |

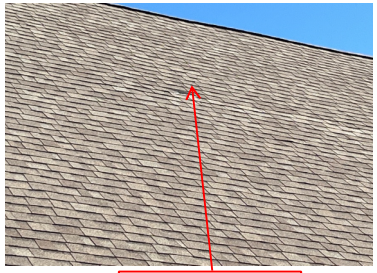
| HVAC Systems: | Rating | Comments | 58% |
|---|---|---|---|
| Boiler(s): | N/A | | |
| Chiller(s): | N/A | | |
| Ductwork Distribution: | 3 | Condition is good for age. | 75.0% |
| Air Handler(s): | 1 | Furnaces and condensing units are original and are past life expectancy, should be replaced. Also need to look at keeping the furnace closets heated to avoid freezing issues in the winter. | 25.0% |
| Pump(s): | N/A | | |
| VFD(s): | N/A | | |
| HVAC Zoning: | 3 | Zoning is appropriate for the type of system. | 75.0% |
| Heating Water Distribution: | N/A | | |
| Shared systems with other bldgs.? | N/A | | |

| HVAC Controls | Rating | Comments | 75% |
|---|---|---|---|
| DDC or pneumatic controls? | 3 | Stand alone controls with Furnaces, alarms installed to monitor temps in furnace closets to prevent freezing. | 75.0% |
| Other Buildings Served: | N/A | | |

| Plumbing Systems: | Rating | Comments | 75% |
|---|---|---|---|
| Plumbing Fixtures: | 3 | Good condition for age, no issues reported | 75.0% |
| Water Service: | 2 | Meter and service are appropriate, however no backflow preventer was visible. | 50.0% |
| Water Distribution: | 3 | Good condition for age, no issues reported | 75.0% |
| Sanitary and Vent System: | 3 | Good condition for age, no issues reported | 75.0% |
| DHW: | 4 | Replaced in the last 5 years. | 100.0% |

| Fire Protection | | |
|---|---|---|
| Year Installed? | None | |
| Wet Pipe? | | |
| Dry Pipe? | | |
| Fire Pump? | | If Yes, two power sources? |

| Building Recommendations with Opinion of Costs | | | | | | | | Bond / Levy Work | |
|---|---|---|---|---|---|---|---|---|---|
| | Renovation Recommendations | B/L Quantity | Unit | Low Unit Cost | High Unit Cost | PI Quantity | | Total Low | Total High |
| Architectural | | | | | | | | | |
| | Site Work - Drive Planting Bed Removal and Concrete Paving with Concrete Curb Installation | 2,500 | SF | $10.80 | $12.00 | | $ | 27,000.00 | $ 30,000.00 |
| | Full Shingle Roof Replacement Including Flashings | 18,000 | SF | $5.50 | $7.00 | | $ | 99,000.00 | $ 126,000.00 |
| | Chimney Repairs Including Removing the Siding, Framing Repairs, New Vapor/Moisture Barrier, New Flashings, Seal Construction/Penetrations, New Louvers, & New Siding Installation. | 3 | EA | $15,500.00 | $17,500.00 | | $ | 46,500.00 | $ 52,500.00 |
| | Exterior Repairs - Caulking, Remove Stains, Misc Repairs | | SF | $9.00 | $10.00 | 500 | | | |
| | Finish Flooring Replacement (Carpet) | | SF | $8.50 | $9.50 | 11,900 | | | |
| | Stair Finish Flooring Replacement | | EA | $6,500.00 | $8,500.00 | 2 | | | |
| | Interior Painting | | SF | $4.00 | $5.00 | 12,300 | | | |
| | Boardroom Ceiling Repairs | | SF | $12.00 | $15.00 | 1,750 | | | |
| | ADA Stall/Restroom Grab Bar Installation | | EA | $250.00 | $300.00 | 7 | | | |
| | 2nd Floor Finish Construction | | SF | $200.00 | $230.00 | 5,500 | | | |
| | Elevator Installation (Reuse Existing Shaft) | 1 | EA | $120,000.00 | $138,000.00 | | $ | 120,000.00 | $ 138,000.00 |
| | | | | | | | | | |
| HVAC | | | | | | | | | |
| | Replace Furnaces and condensing units | | EA | $ 10,000 | $ 15,000 | 10 | | | |
| | | | | | | | | | |
| Electrical / Technology | | | | | | | | | |
| | Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system. | 1 | LOT | $ 15,000 | $ 20,000 | | $ | 15,000.00 | $ 20,000.00 |
| | Recommend adding surge protection to RP-2A and the Lighting Control Panel | | EA | $ 2,500 | $ 3,500 | 2 | | | |
| | Replace duplex receptacles Board Meeting Room with new tamper rated devices. | | EA | $ 150 | $ 200 | 16 | | | |
| | Update the lighting throughout the building to LED type. | 12,300 | SF | $ 4 | $ 6 | | $ | 49,200.00 | $ 73,800.00 |
| | Update the lighting in the Board Meeting Room to LED type. | 1 | LOT | $ 50,000 | $ 80,000 | | $ | 50,000.00 | $ 80,000.00 |
| | The fire alarm control panel; Notifier AFP-100 is discontinued. Recommend updating the Fire Alarm System with a product that is in current production. | | SF | $ 1 | $ 2 | 12,300 | | | |
| | The lighting Control system for the Board Meeting Room is not functioning properly. Update the control panel and the room controls. | | Lot | $ 25,000 | $ 35,000 | 1 | | | |
| | | | | | | | | | |
| Plumbing | | | | | | | | | |
| | Install appropriate backflow preventer | | EA | $ 5,000 | $ 7,500 | $ 1 | | | |
| | | | | | | | | | |
| Fire Protection | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | Total Hard Cost | $ | 406,700.00 | $ 520,300.00 |
| | | | | | | Abatement | $ | - | $ - |
| | 10% | | | | | Contingency | $ | 40,670.00 | $ 52,030.00 |
| | 15% | | | | | GC / Profit / Overhead | $ | 61,005.00 | $ 78,045.00 |
| | 22% | | | | | Soft Costs (Fees / Permits / Const. Cont) | $ | 89,474.00 | $ 114,466.00 |
| | | | | | | **Total Renovation Cost** | **$** | **597,849.00** | **$ 764,841.00** |



Roof shingle damage

Rusting HVAC equipment

Roof shingle damage

Damaged gyp. board wall and loose wall base.

Damaged ceiling tile

Install cover

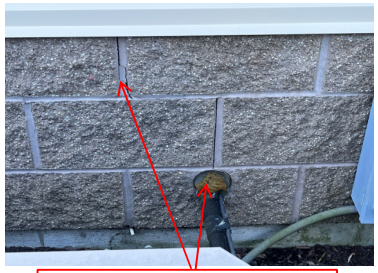
Loose stair finishes

Damaged / crack in gyp.

Missing vertical grab bar

Damaged / crack in gyp. board

Missing vertical grab bar



Masonry repairs / seal wall penetration

Damaged ceiling tile

Damaged flooring

Damaged / crack in gyp. board

Damaged ceiling

Appendix B

# Initial Academic & Athletic Facility Concepts

A method used during the intermediate stages of Master Planning is concept development, which further illustrates valuable interventions unique to the project. During the concept development stage, strategies are formed based on previous information collected by the Master Plan Team and various parties associated with the project. Throughout the master planning process, these concepts can be further advanced to better achieve project goals. In many cases, the final concept is a composed consolidation of several concepts formed into a single approach.

The Anthony Wayne Local School District Master Plan representatives and The Collaborative's Consulting Team worked together to discuss and evaluate the district's facilities and develop varying strategies based on the Master Plan goals. Eight options with intermediate alternatives were developed in the early portion of the design process.

Each one of the eight options consisted of interventions enhancing both academic and athletic facilities across the Anthony Wayne Local School District. Additionally, each option provided solutions to the district's increasing enrollment, academic adjustments and athletic facility challenges. Over the course of the design process, options were altered, some 'fell off' the list, and others were merged in order to create a limited number of substantial concepts worth moving forward.

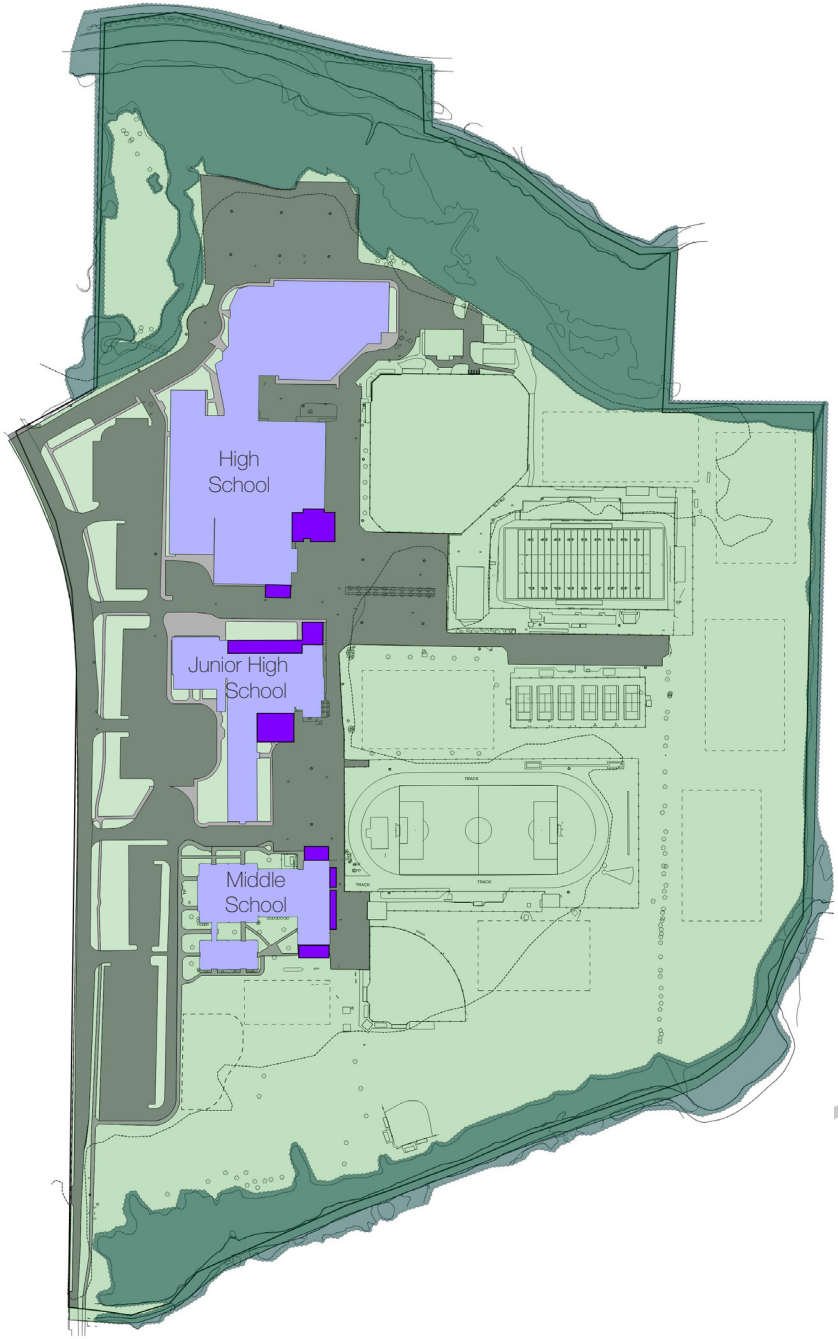
The following pages include several of the eight original options.

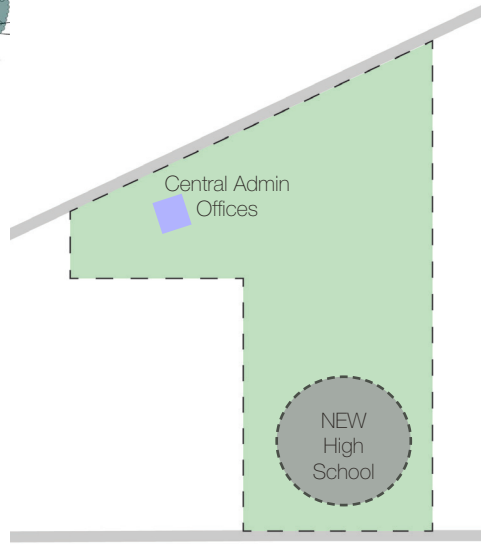
## Academic Facility / Concept 2

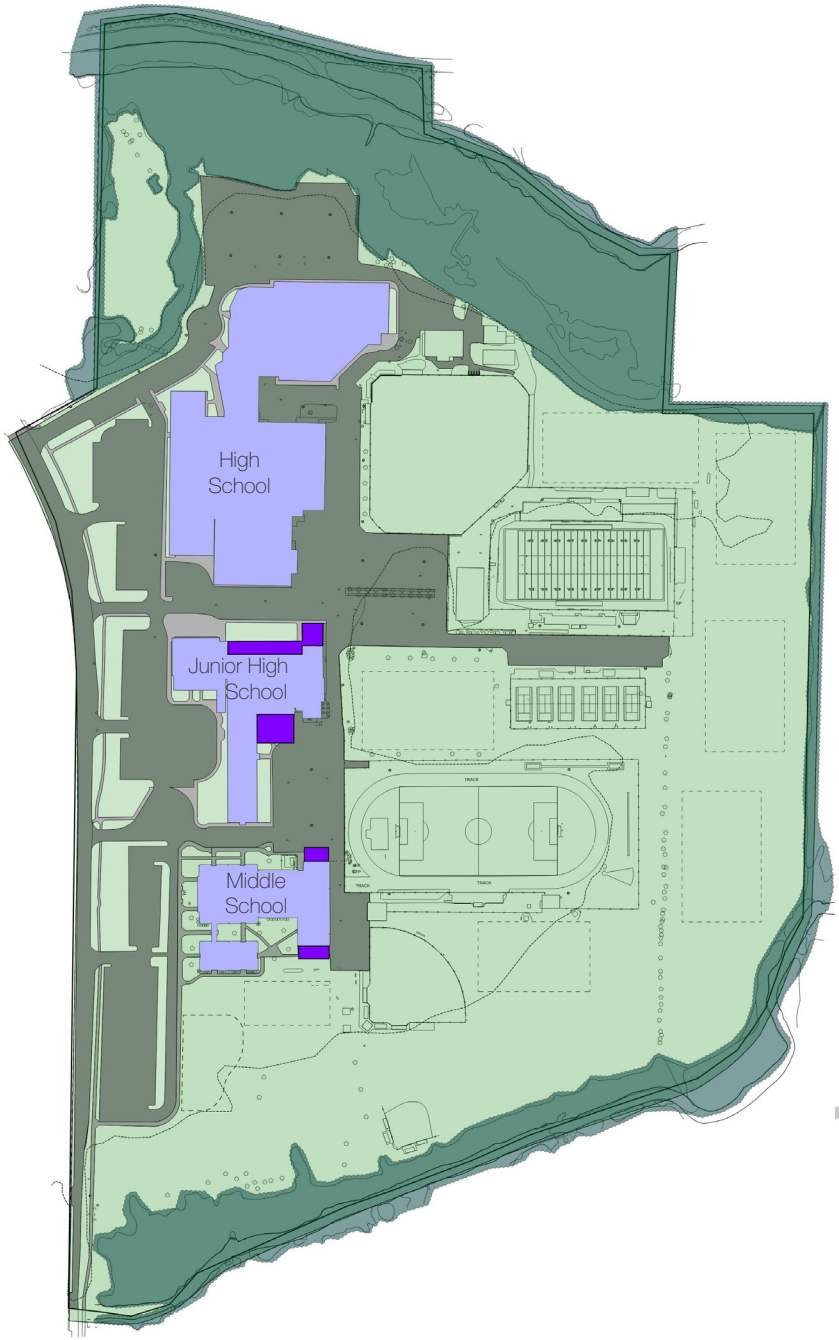
- Deferred Maintenance to all Schools
- Decrease Enrollment at all three existing Primary Schools (below 500 students)
- Renovate Fallen Timbers as new Primary School
- Offer All-Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova Primary
- Renovate existing JHS as the New Middle School
- Renovate existing HS as the New JHS
- Build New HS at Bucher Road Campus

Total Estimate of Probable Cost

$122,408,653



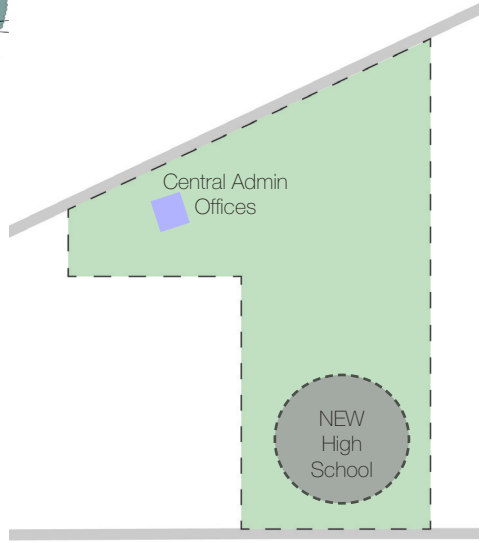



## Academic Facility / Concept 3

- Deferred Maintenance to all Schools
- Decrease Enrollment at all three existing Primary Schools (below 500 students)
- Renovate Fallen Timbers as new Primary School
- Offer All-Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova Primary
- Build New Grade 5-6 Middle School at Bucher Road Campus
- JHS Grades 7-8, with Additions
- HS Grades 9-12, with Additions

Total Estimate of Probable Cost

$87,378,528



## Athletic Facility / Concept A

### Baseball

- New Synthetic Turf Infield Alternate - Base Bid - Natural Grass Field

### Football

- New Stadium Re-oriented, and Elevated above Flood Plain, increased seating to 5,000
- Synthetic Turf Field Alternate – Base Bid – Natural Grass Field
- Press Box
- Raised Bleachers with Locker Rooms, Training Room and Storage beneath
- Perimeter Fence, Paved Walkways and Concourse
- Retaining wall at football / tennis to preserve existing tennis courts

### Track / Soccer / Lacrosse

- Track re-worked to accommodate full Soccer and Lacrosse Field, seating for 3,000
- New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate – Base Bid, Natural Grass Field

### Locker Room Building

- Locker Room, Concessions, Restrooms and Storage Expansion and New Golf Simulator

### New Softball Complex

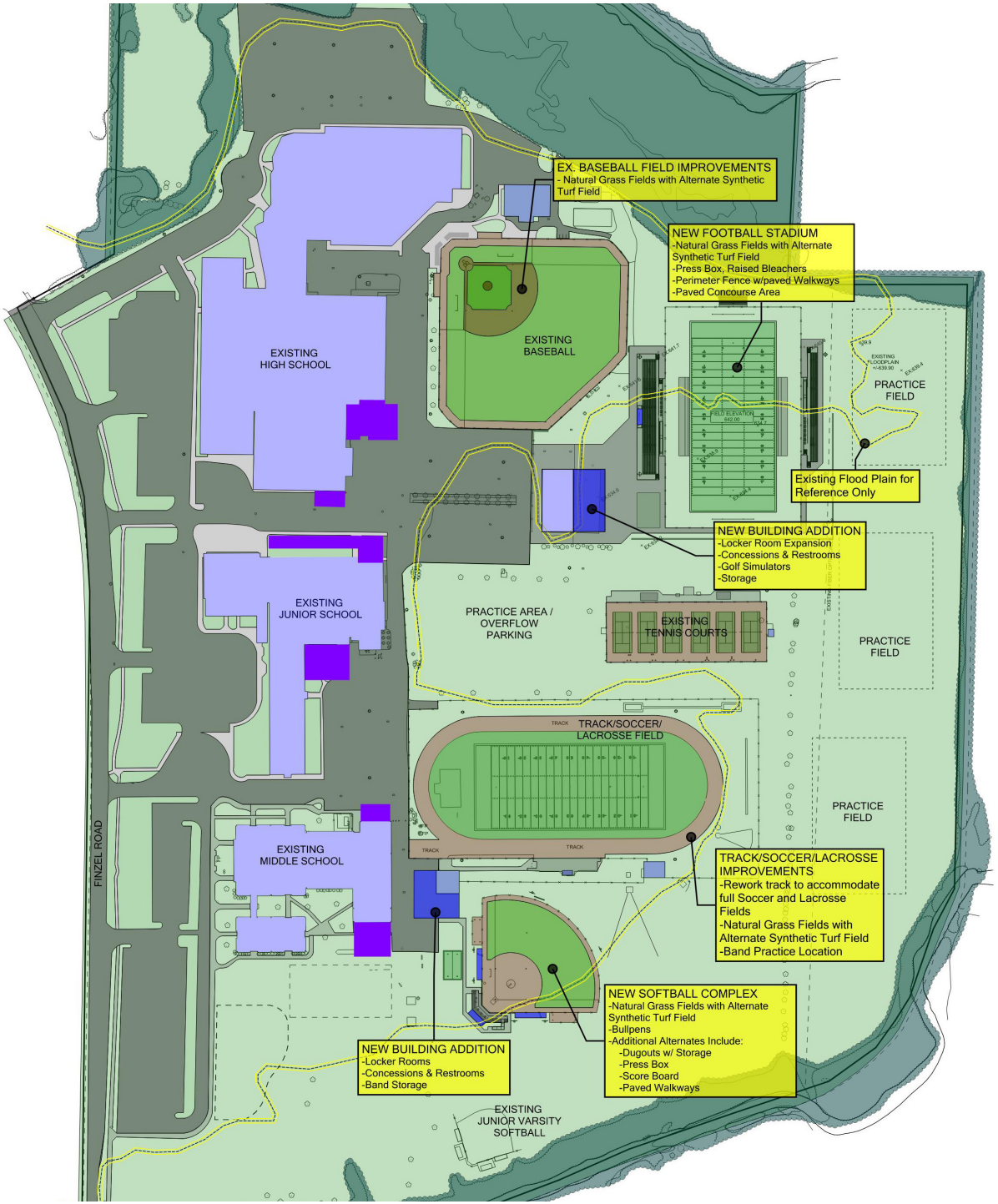
- Base Bid – Natural Grass Field with Bullpens – Minor Improvements
- Major Improvement Alternates Include:
  - Synthetic Turf Field
  - Dugouts with Storage
  - Press Box, Score Board and Paved Walkways

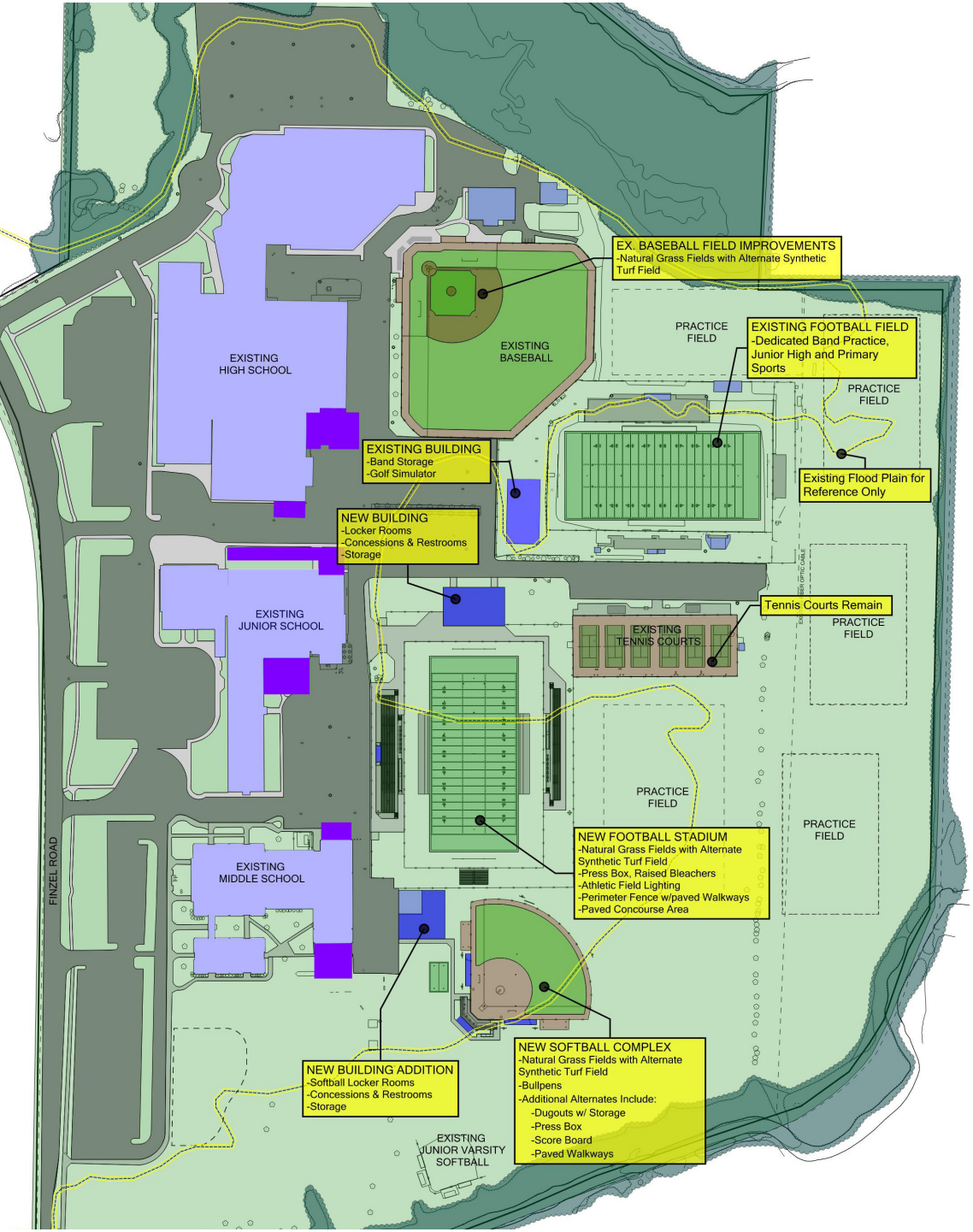
### Building Additions

- Building Additions
- Girls – Softball, Lacrosse and Soccer Locker Rooms
- Boys – Lacrosse and Soccer Locker Rooms
- Band Storage and General Storage and Concessions

Total Non-Escalated Project Cost

$22,205,651






## Athletic Facility / Concept B

### Baseball

- New Synthetic Turf Infield Alternate – Base Bid – Natural Grass Field

### Football

- New Stadium – North / South Orientation and increased seating to 5,000
- Synthetic Turf Field Alternate – Base Bid – Natural Grass Field
- Press Box and Athletic Lighting
- Raised Bleachers with Locker Rooms, Training Room and Storage beneath
- Perimeter Fence, Paved Walkways and Concourse

### Existing Football Field

- Dedicated Band Practice, JH and Primary School Sports

### Existing Locker Room Building

- Band Storage and New Golf Simulator

### New End Zone Building

- Locker Rooms, Concessions, Restrooms and Storage

### New Softball Complex

- Base Bid – Natural Grass Field with Bullpens – Minor Improvements
- Major Improvement Alternates Include:
  - Synthetic Turf Field
  - Dugouts with Storage
  - Press Box, Score Board and Paved Walkways

### Building Additions

- Girls – Softball, Lacrosse and Soccer Locker Rooms
- Boys – Lacrosse and Soccer Locker Rooms
- Band Storage and General Storage and Concessions
- New Synthetic Turf Infield Alternate – Base Bid – Natural Grass Field

Track / Soccer / Lacrosse

- New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate – Base Bid, Natural Grass Field
- New Track
- Seating for 3,000
- Field Event Area and Storage Building
- Athletic Lighting
- Raised Bleachers and Press Box
- Ticket Booths and Perimeter Fencing with Paved Walkways / Concourse

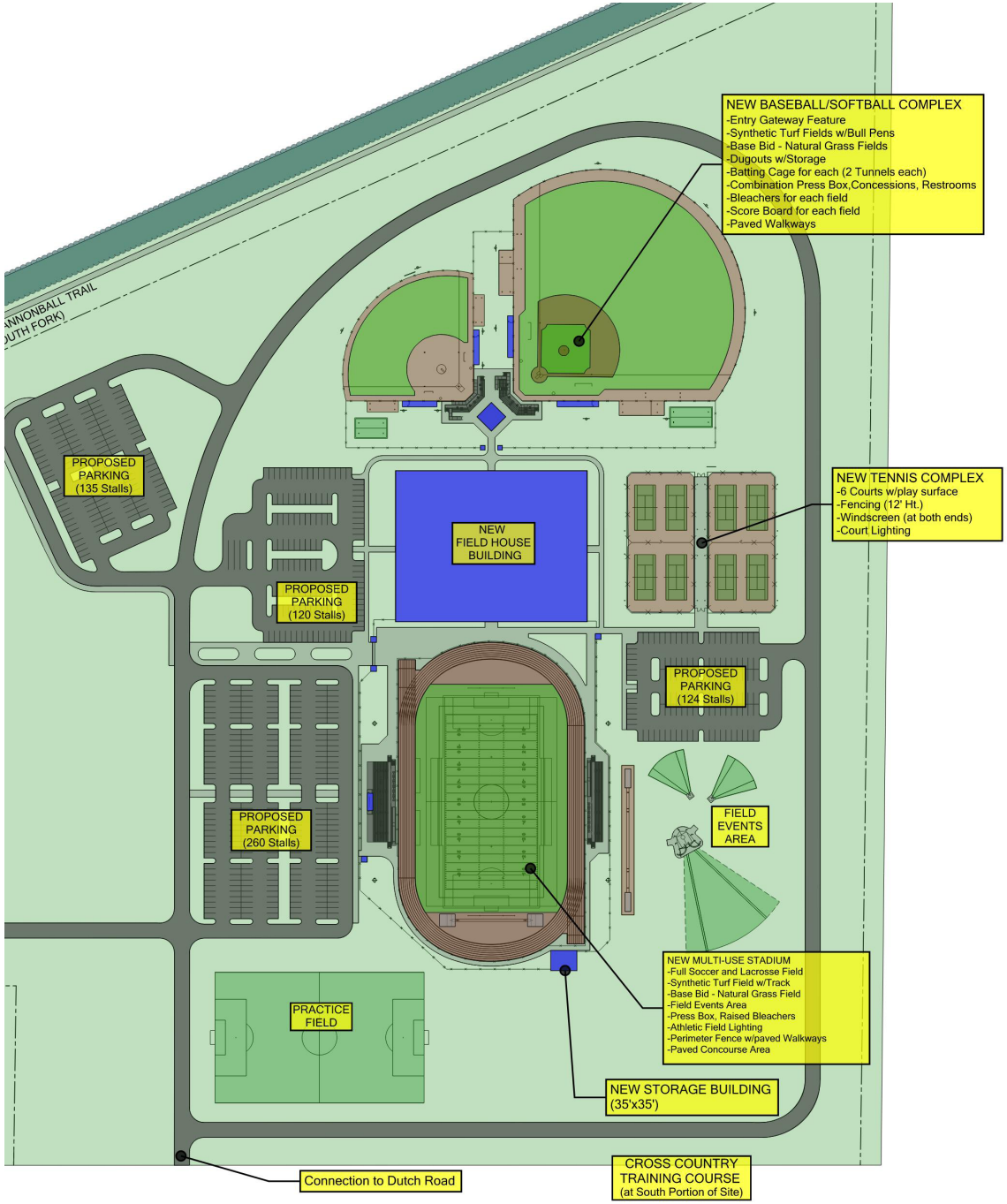
New End Zone Building

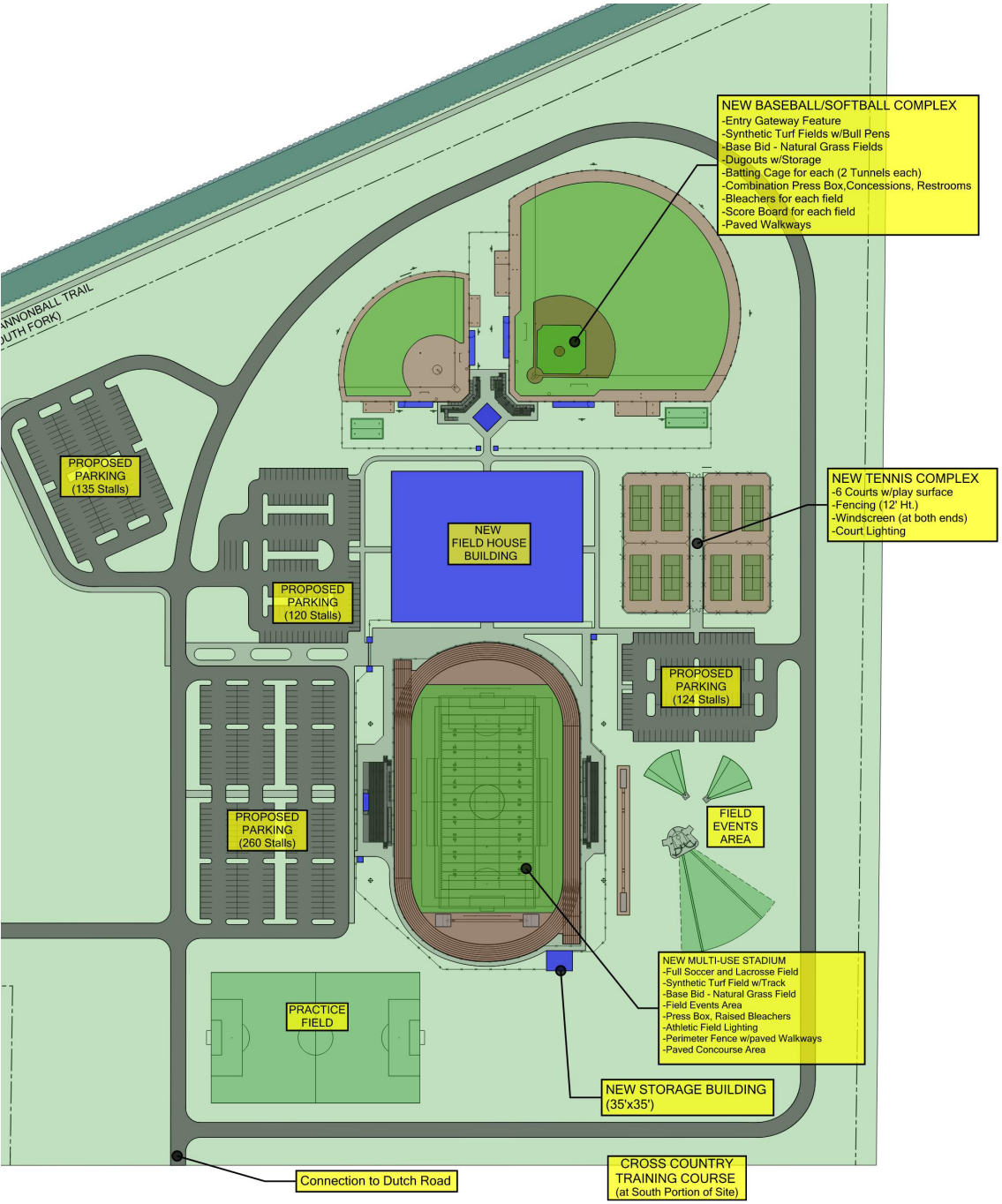
- Locker Rooms, Concessions, Restrooms and Storage

Parking and Roadways

Total Non-Escalated Project Cost

$25,430,587






## Athletic Facility / Concept C

Baseball / Softball Complex

- Synthetic Turf Fields Alternate – Base Bid, Natural Grass Fields
- Bullpens and Dugouts with Storage
- Batting Cages – 2 Tunnels each
- Combo Press Box, Restrooms, Storage and Concessions
- Bleachers and Scoreboard – Each Field
- Paved Walkways

Track / Soccer / Lacrosse / Football Stadium

- New Track
- Field Event Area and Storage Building
- Full Soccer and Lacrosse and Football Field – Synthetic Turf Alternate
- Base Bid, Natural Grass Field
- Athletic Lighting
- Raised Bleachers and Press Box – Seating for 5,000
- Ticket Booths and Perimeter Fencing with Paved Walkways / Concourse

Tennis Complex

- 6 Courts, 12' High Fencing with Windscreens and Lighting
- New Fieldhouse Building
- Practice Fields
- Cross Country Course
- Parking and Roadways
- Finzel Road Facilities for JHS and Youth Sports

Total Non-Escalated Project

$48,249,831

| Concept A - Estimate of Probable Cost | | |
|---|---|---|
| SUBTOTAL | | $14,579,188 |
| Design/Estimating Contingency (10%) | $ | 1,457,919 |
| General Conditions (10%) | $ | 1,457,919 |
| Profit + Overhead (10%) | $ | 1,457,919 |
| **TOTAL HARD COSTS** | **$** | **18,952,944** |
| | | |
| A/E Design Fees (7.5%) | $ | 1,421,471 |
| Civil Engineering | $ | 50,000 |
| Site Survey & Soil Borings | $ | 15,000 |
| Construction Testing | $ | 50,000 |
| FF&E (Loose Furn, Fixtures, Equipment) | $ | 200,000 |
| Owner Contingency (8%) | $ | 1,516,236 |
| **TOTAL SOFT COSTS** | **$** | **3,252,706** |
| | | |
| **TOTAL NON-ESCALATED PROJECT COST** | **$** | **22,205,651** |

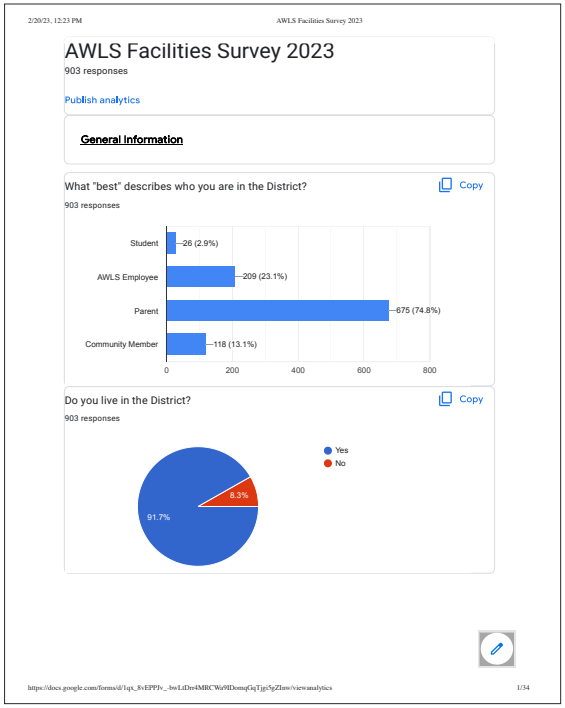
| Concept B - Estimate of Probable Cost | | |
|---|---|---|
| SUBTOTAL | | $17,170,738 |
| Design/Estimating Contingency (10%) | $ | 1,717,074 |
| General Conditions (10%) | $ | 1,717,074 |
| Profit + Overhead (10%) | $ | 1,717,074 |
| **TOTAL HARD COSTS** | **$** | **22,321,959** |
| | | |
| A/E Design Fees (7.5%) | $ | 1,674,147 |
| Civil Engineering | $ | 50,000 |
| Site Survey & Soil Borings | $ | 15,000 |
| Construction Testing | $ | 50,000 |
| FF&E (Loose Furn, Fixtures, Equipment) | $ | 200,000 |
| Owner Contingency (8%) | $ | 1,785,757 |
| **TOTAL SOFT COSTS** | **$** | **3,774,904** |
| | | |
| **TOTAL NON-ESCALATED PROJECT COST** | **$** | **26,096,863** |

| Concept C - Estimate of Probable Cost | | |
|---|---|---|
| SUBTOTAL | | $31,102,968 |
| Design/Estimating Contingency (10%) | $ | 3,110,297 |
| General Conditions (10%) | $ | 3,110,297 |
| Profit + Overhead (10%) | $ | 3,110,297 |
| **TOTAL HARD COSTS** | **$** | **40,433,858** |
| | | |
| A/E Design Fees (7.5%) | $ | 3,032,539 |
| Civil Engineering | $ | 100,000 |
| Site Survey & Soil Borings | $ | 15,000 |
| Construction Testing | $ | 100,000 |
| FF&E (Loose Furn, Fixtures, Equipment) | $ | 2,000,000 |
| Owner Contingency (8%) | $ | 3,234,709 |
| **TOTAL SOFT COSTS** | **$** | **8,482,248** |
| | | |
| **TOTAL NON-ESCALATED PROJECT COST** | **$** | **48,916,106** |

Appendix C

# Survey Results

The following pages indicate the results of two community surveys conducted by Anthony Wayne Local School District. The surveys were made available on the Anthony Wayne website, and included questions about both academic and athletic facilities. Over 900 community members responded to the surveys.




AWLS Facilities Survey 2023

903 responses

Publish analytics

**General Information**

What "best" describes who you are in the District?

Copy

903 responses



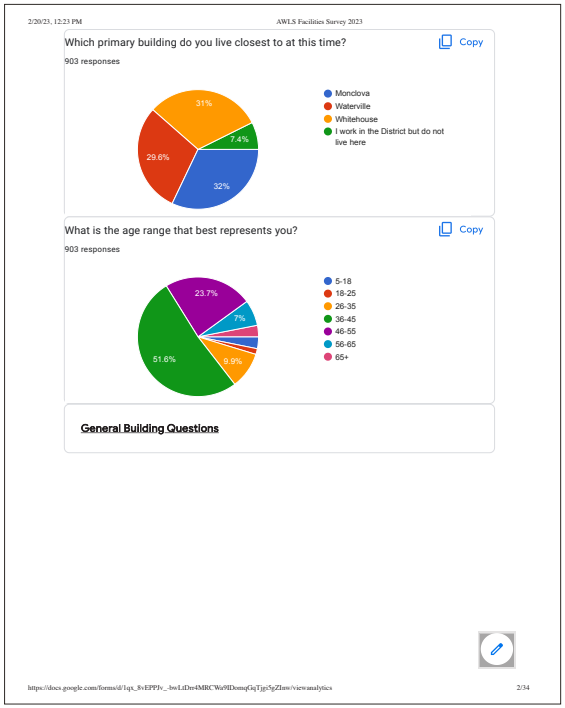
Do you live in the District?

Copy

903 responses








Which primary building do you live closest to at this time?

Copy

903 responses



What is the age range that best represents you?

Copy

903 responses

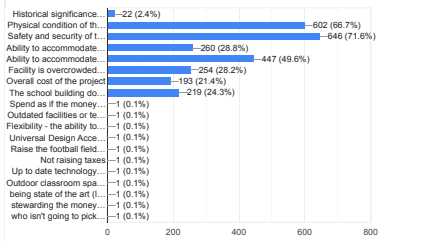


**General Building Questions**

When determining whether to renovate, replace, build new, repurpose, or retire a school building, which of the three should be the highest priority? Please only pick "three":

Copy

902 responses







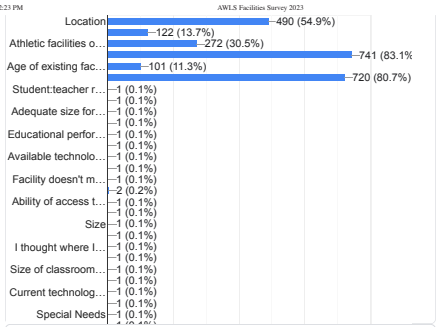

When choosing a school for your child or a student in the District, which are the most important facility conditions? Please only pick "three".

Copy

892 responses



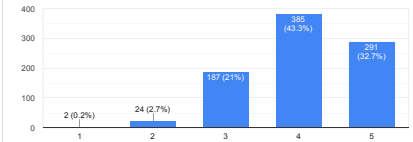





Please rate your level of satisfaction with the overall quality of all education facilities in the District.

Copy

889 responses



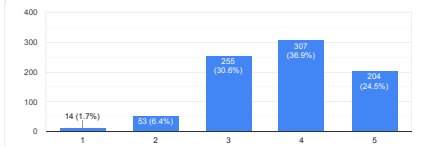





Please rate your level of satisfaction with the performing arts facilities in the District.

Copy

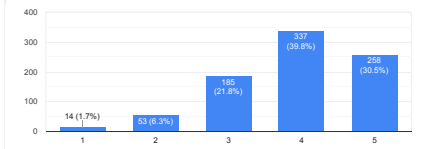
833 responses




Please rate your level of satisfaction with the indoor athletic facilities in the District.

Copy

847 responses



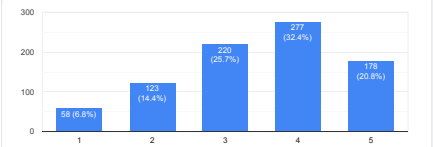





Please rate your level of satisfaction with the outdoor athletic facilities in the District.

Copy

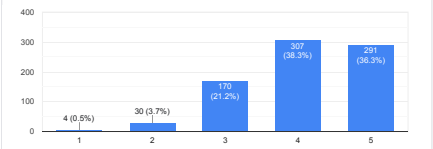
856 responses




Please rate your level of satisfaction with the appearance and maintenance of Monclova Primary.

Copy

802 responses



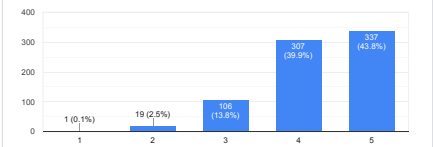





Please rate your level of satisfaction with the appearance and maintenance of Waterville Primary.

Copy

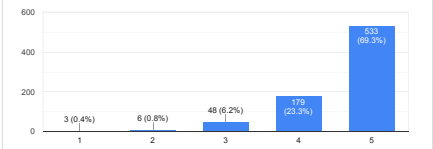
770 responses




Please rate your level of satisfaction with the appearance and maintenance of Whitehouse Primary.

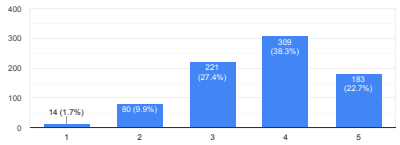
Copy

769 responses



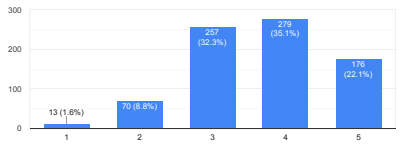
Please rate your level of satisfaction with the appearance and maintenance of Fallen Timbers Middle School.

807 responses




Please rate your level of satisfaction with the appearance and maintenance of AW Junior High School.

795 responses

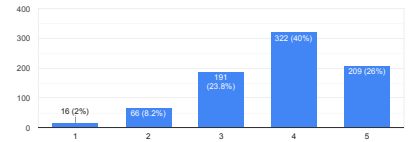







Please rate your level of satisfaction with the appearance and maintenance of AW High School.

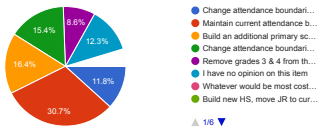
804 responses




**AWLS Primary Schools (Pre-kindergarten through Grade 4)**

Which of the following do you recommend to address the expected increased enrollment at the Primary school buildings?

888 responses



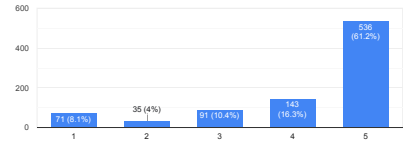





One of the program changes that the District has heard from some parents is the desire to have an all-day Kindergarten program. What do you believe the level of need is for having an all-day, every-day Kindergarten program in the District?

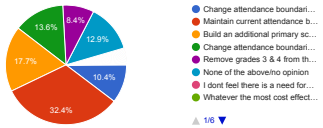
(scale of 1-5)

876 responses




If the District were to start an all-day, every-day Kindergarten program, how do you believe the facility space should be created for this program?

874 responses



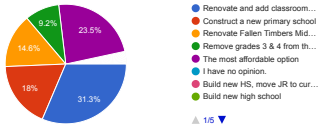

**Renovations and/or New Construction Input**





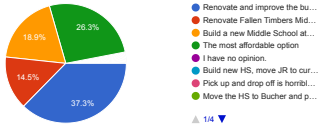
Primary Schools: Please choose one of the following options for investing in our Primary Schools.

878 responses



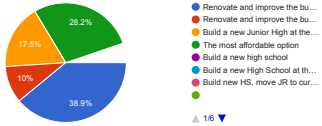

Fallen Timbers Middle School: Please choose one of the following options for investing in Fallen Timbers Middle School.

851 responses




AW Junior High: Please choose one of the following options for investing in AW Junior High.

850 responses

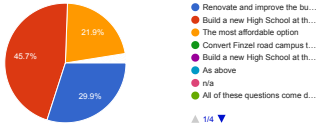






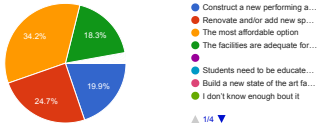

AW High School: Please choose one of the following options for investing in AW High School.

863 responses




Performing Arts: Please choose one of the following options for investing in performing arts facilities in the District that include the high school auditorium, band classroom facilities, band storage facilities, choir classrooms, music classrooms, etc.

841 responses








**School Education Facilities-** What other items would you like the District to consider in regards to renovating and/or new construction of school education facilities?

304 responses

N/A

None

NA

n/a

Nothing

Building a 7-8 and 5-6 building new and using Jr high for high school and FT as primary. HS campus

A new milage was passed recently. Use that money or hold administrators accountable for misuse of funds.

The Marching Band/Band needs more space

Fallen Timbers and the HS kitchens

Waterville primary's half day kindergarten provides an efficient use of space. More importantly, the half day option has been (and is for my current kindergartner) a perfect bridge to all day school. It fills the need for learning and social skills, while still providing "at home" unstructured time that kindergartners need.

I am not sure why none of the primary schools have more the one floor.

I think improving areas of the school such as bathrooms and existing older classrooms. I think locker size is also an issue, as sometimes students express frustration for lack of space to store items.

better use of the green space around the middle school - a possible outdoor classroom, a land lab for science and agriculture classes, and updated playground equipment for the middle school

The high school bathrooms should have doors. It is ridiculous that near adults are subjected to open doors for "safety" reasons.

Larger sports complex

Swimming pool.

New track and new football stadium

Classroom size; age of the facility

Think through what the district will look like in 10 years NOW before making decisions based solely on what is needed NOW.

Many of these have more than one good option. I think that kids/families build relationships with the teachers and staff at their primary schools. These relationships help keep us in the district. I would most like to avoid moving kids and teachers around to different schools.

none

Sharing of teachers between JH and HS students; JH students taking high school classes at the high school

Music-Art and Library provide AW students with a well rounded education. Providing dedicated spaces for these classes sets not only students up for success but it also supports staff so they can meet student needs.

Allow room for expansion and take traffic in and out into account.

Cost effectiveness and working within your means!

STEAM LAB, Makerspace, and more spaces for media/art/design/etc.

I don't want to see my kids in five different school buildings, its too confusing

Traffic patterns

I like an idea of campus being geared for older students. Use existing campus buildings for updated classrooms for grades 7-12. Move 5-6 students off campus, think HPI model. Add on to the current primaries.

The common "stem/libraries" rooms in Whitehouse Primary are not a functional use of space and could be better utilized as classrooms. One room for the library makes more sense. When classes meet in these open spaces, it is disruptive to the neighboring classrooms.

FOCUS ON EDUCATION!! EXTRAS ARE EXTRAS and should not be funded by residents without children in the district

Redistricting and considering multiple high schools with better facilities, similar to Olentangy





in Columbus area. The current system is just getting way to big.

Flex spaces for teachers to utilize for small groups.

The lastest technology to improve student learning.

New JH, New main campus operations storage facility

Swimming pool

Initial cost is only part of the equation if renovating old buildings is in the mix. Need to properly analyze total cost and life cycle of newer, more efficient structures versus renovation of older ones.

I teach at Fallen Timbers Middle School in the multiple disabilities unit. We have run into issues with using the bathroom/changing room. We have many students that are dependent on adult assistance in the bathroom and we are losing academic time by having to go down the hallway and use the staff bathrooms. It would be great if our classroom had its own bathroom to accommodate my students as well as a space for a changing table. Our current changing space is very very small and it is difficult to lift students into it and change them safely. Another issue is the sensory room. We have students with high sensory needs and lots of great resources/sensory items but a very tiny space to work with students. Sensory room is shared with changing room.

When building, please keep in mind future growth. We gave input when WH was being built but I feel our ideas were not valued. As a result, we are already over-crowded, with no art/music rooms.

Safety and security at all buildings #1 priority. Other than that do whatever is the most cost effective option that will give the district/community what it needs to have a successful future.

Whatever decision you make, please plan to have an abundance of space for growth and changing needs of what a classroom will look like. I'd love to see this district I have called home for 21 years to be ahead of the curve, knowing that homes and students of today are immensely different than those 20 years ago. There need to be "emotional support" spaces and quiet "offices" for small testing/students who need to be included in the classroom but are far from traditional in their needs. Offices for support staff that is best for kids - not shared spaces or being in the wide open when in-school consequences are needed. Program space for all learners, verses just specific demographics.

I fully support building and additional building to ease crowding.

really consider the existing extracurricular facilities and their use. If a new building or facility is built, will they become wasted? Or, how will students get to them if they are at a different location?





Consider the noise and traffic level created by Moving high school to Bucher/Dutch

It would be very beneficial to have a sensory room that is not also a room/office for therapists. I see a significant need for all students, not just students with disabilities, to have opportunities for sensory breaks throughout the day. The space could be utilized to implement scheduled breaks to proactively support students as well as a space as needed when behaviors are presented. This type of space could be used for mindfulness classes, small group counseling sessions, large group responsive classroom classroom meetings, and many other activities to support students with their SEL. All classrooms for intervention specialists should have bathrooms and sinks.

I believe all teachers should have a classroom to teach in. It is not in the best interest of the teacher or the students to have class taught from a cart. With the increases enrollment more classrooms need to be added.

Care more towards education than sports

BThe potential of building a new high school would mean many high school athletes would need to move from the new location to the Finzel Road location for practices or events. A new junior High would not require building many new athletic facilities.

Drop the on-line ticket sales

An access road needs to be built from weckerly to the campus to accommodate traffic needs.

Proper playground for FT

a pool

Additional support for theater program

Was any of this considered before the additions and renovations to the high school in 2019?

I would like the district to consider what is best for the students and the staff members at each school.

Build swimming pool for swim team and community use

New sports fields

Keep junior high and fallen timbers on same campus

Improve Performing Arts facilities and improve STEAM education





Cost - taxes are too high already

spend less on athletics facilities and more on science rooms/labs

Making teachers' jobs easier

As a 16 year resident of Waterville and father of one AWHS student (Junior Caleb Rowland) and with a 2nd entering AWHS next year, I would like to offer my assistance to perform contract review and analysis for our schools benefit. My hope is that my involvement can help to insure the district receives the very best value and price with the tax dollars being spent on future projects. With the immense size of the projects and amount of dollars being spent, my involvement can bring pricing clarity and save the district tens or even hundreds of thousands of dollars. I would love to begin a discussion about how I can and want to assist. Regards, Michael Rowland, Principal Consultant. M.R. Consulting 8103 Donnington Dr, Waterville, OH 43566 419-304-8350 https://www.linkedin.com/in/michael-rowland-aic-mrconsulting/

lunch room at JH needs bathrooms so that kids wont wonder in the hallways leve the lunch room with out asking Adimdstrader teacher or other staff member

get rid of home base because it sucks

Adding a pool so we can keep more activities locally. Expanding the current football stadium to retain the history of it

keeping safety the number one priority, no see through windows in the doors of the classrooms, black out shades instead of blinds - in case of emergency they would be much easier to move than blinds when needed to vacate through the windows, keep bathrooms out of the classroom - it's not as pleasant as the idea seems, slightly wider lockers to accommodate backpacks easily, making sure there are some "empty" rooms in a new building (not at capacity when moving in), organizing classrooms so like grades/departments are close together including the gifted and sped classrooms, workspace for teachers at multiple areas (not all clustered together in the office), water bottle filling stations in classrooms in place of water fountains, quieter ventilation

Creating a building for preschool rather than using the space at the elementary buildings for this. This would free up classrooms as well as provide a safer playground option for those students.

Traffic

Increase remote learning environment to avoid the need to add to physical plant space

I went to school at AW and I know so much has changed. I am not familiar enough with the HS or other schools to answer this.





Most are addressed in the survey.

More club sports

To ensure that the renovations are conducive to the learning environment.

The football field is in need of new stands that can accommodate everyone that attends games.

Make elementaries K-6.

There is a lot of focus on the primary schools, i just want to make sure we can all continue to fit in the middle, jr. high, and HS. I am glad to see those consideration toward the end. I want to make sure my children contine to have small class sizes for individual attn and support as needed, including OT and speech space. As well as space for music, art, STEM/teaching supplies, etc. These resources are part of what makes this a great district and a great environment for our children to learn and develop

Flow of traffic at all locations.

most up to date facilities and technologies, remove outdated. rethink what education needs to be and renovate based on that. schools should not look like they did 50+ years ago, they need to catch up with what children need for proper education and growth

Build a fourth primary school and make them k-5 and offer all day/everyday kindergarten. Make FT 6/7 and the current JH 8th and move some HS classes like AG/AFNR/FCS classes that also include 8th graders.

Add vocational programs. Not everyone wants college

The traffic flow for school drop off and pickup

Please keep libraries, art rooms, etc in new builds. I hate how the Whitehouse elementary left these out. Also the elementary seems dark in commons spaces. Please think of lots of natural light and outdoor spaces for our kids!

A new larger, safer high school makes most sense for future expansion…plus can slowly add athletic and performing arts facilities—better to put money into new than try to fix up what you have now which is crowded and flooded

Keep the schools k-4 and keep them in the communities pulling 3-4 out of the primary buildings is not developmentally appropriate.

Primary schools should have space for performing arts/auditoriums





Make sure a new building can accommodate the growing needs of the district. Whitehouse primary was just built in 2019 and it is already too small. As a taxpayer and parent in this district, that is very disappointing to hear. The art and music teachers were displaced from their classes. This is not right.

New high school kitchen

No further comments

A more modern approach to school layout, with flexible, open, lounge-like spaces for students and teacher to use as they may need.

Air condition hallways at high school

I think the athletic fields need a serious renovation. When visiting other NLL facilities, our AHWS does not compare.

Where sports facilities will be located. Transportation between Bucher Rd and Finzel for underclassmen. In the end, what do we need, not want. There is a huge difference.

Efficient drop off and pick up lines

Cost

We need to modernize our football stadium

Do it within budget and don't ask for increases on tax levies

Move high-school/keep jr. high and middle school and add new primary school

188 more responses are hidden

**Outdoor Extracurricular Facilities Input**

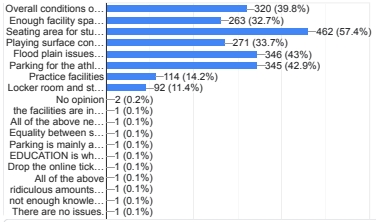
What are the top three outdoor facility challenges that our athletic programs face at this time? Please select your top "three".

Copy

805 responses



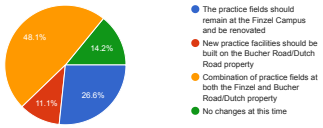





When considering practice facilities for extracurricular activities (band, football, soccer, lacrosse, track, cross country, golf, softball, baseball, tennis, etc.), do you believe that:

Copy

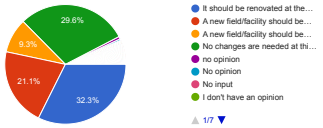
796 responses




When considering the existing softball field facility, do you believe that:

Copy

740 responses








When considering the existing track facility, do you believe that:

Copy

751 responses

When considering the existing cross country course on campus, do you believe that:

Copy

733 responses

When considering the current soccer and lacrosse field/facility, do you believe that:

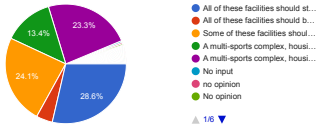
Copy

749 responses

When considering the current soccer, lacrosse, track, and football facilities, do you believe that:

Copy

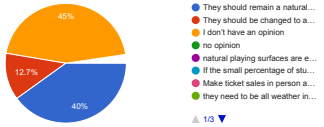
756 responses




When considering the softball and baseball infields, do you believe:

Copy

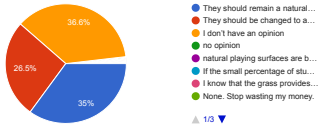
803 responses




When considering the soccer and lacrosse field, do you believe:

Copy

803 responses



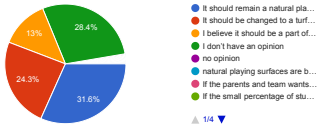





When considering the football field, do you believe:

Copy

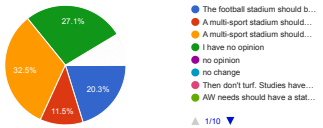
816 responses




With the current flood plain issues on campus, if the football field was turfed, the current football stadium would need to be redesigned. When considering this information, do you believe:

Copy

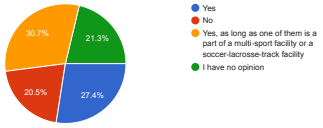
828 responses




In most Districts the size of Anthony Wayne, the Junior High and High School have separate track facilities. Would you support two separate track facilities?

Copy

849 responses



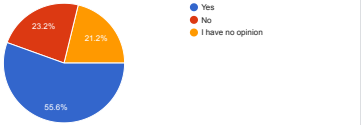





Some Districts are building indoor multi-use facilities for athletics and extracurricular programs (i.e. band, golf simulator, esports, etc.). Would you support the District building this type of facility?

Copy

853 responses




Additional seating, bathrooms, locker room and storage space, press boxes and improved speaker systems are all items the District has heard are needed at the football, track/soccer/lacrosse, and softball facilities. The District should:

Copy

839 responses

**Outdoor Athletic Facilities-** What other items would you like the District to consider in regards to renovating and/or new construction of outdoor athletic facilities?

246 responses

N/A

None

none

NA

Cost

Parking

Swimming Pool

fund changes through alumni / community donations and not new taxes

Keep the tax payers in mind

Improve quality of said facilities as well as flood protection

it would be nice for the swim team to have its own pool- we could really use this in our community

No new taxes. I glady support paying for our teachers but AW facilities are on par with Perrysburg and other peers.

Add any extra safety amenities possible

The district is in desperate need of new facilities. They should used what they can on the main campus if possible, then build what can't be done on Bucker.

No parking issues.... Have AMPLE parking!

Need a pool.

Our athletic facilities are a bigger concern than the buildings. Our athletic facilities need major updating.

The most affordable option. If its do nothing then it should be to do nothing.





Community use of these facilities during non use periods for the school district

Academics; age of classrooms. Athletics are EXTRA-curricular.

Build pool for swim team

Better/bigger concession stands

building new/ sepparate facilities will require large parking lots, more maintenance, more employees.

Parking garage?

Several years ago the softball parents paid for and the girls raised money for new speakers. This needs to happen for all this, if you want new facilities raise the money without going to the tax payers!

Either build a new complex or completely renovate what we have. It is a cool environment on football Friday I get it, but we have the worst field in the league now in my opinion. That enviornment can be created somewhere with enough parking, bleachers, in a non flood plain, etc. Let's figure it out.

Soccer, LAX, HS Track, HS XC, Indoor facility along could be moved off campus. Keep JH track on campus. Keep FB and Basketball on campus - renovate for those programs as needed..

Turf is an absolute MUST

DO NOT PUT IN TURF

I may be biased, but I feel that most of our facilities money should focus on our academic buildings and not our extracurriculars.

EDUCATE STUDENTS the chances of students making it pro are very slim. Educating them to be successful in RESPECT, a job, finances and responsible for their actions.

As you can tell by my responses, I do think that if the district is considering upgrading and new construction. Building a new HS/Athletics/Indoor facilities is best on Bucher/Dutch. This keeps the exsiting athletic fields for JH/MS use. I would also encourage the district to build the HS with a very liberal belief that enrollment will sky rocket in the next 20-30 years. I would build more vs "just enough".

I would like to see some facilities as shared with community organizations or possibly the YMCA. What about an indoor community center, partnered with the YMCA to provide additional indoor activities and possibly a pool.





We need more parking

More seats

More seating

not wasting existing facilities - travel to facilities by students (safety) - also take into consideration sunk cost - determine if it is more $ to improve vs. build new

Anthony Wayne needs more basketball court space as well. Travel programs do not get enough court space

Have more than one entrance to facility, to make it easier on traffic.

Bleachers with no openings at the feet - too many people lose items this way when sitting in stands. Also need many more bleachers for the amount of spectators we have - and we need a designated student section.

Consider the noise level of anything built on Bucher/Dutch road

No

The athletic facilities are in desperate need of update/ overhaul.

Add shade areas for atheletes to get out of the sun for stretching and cool downs

invest in other sports other than football. Swimming hockey tennis etc. all deserve attention and consideration.

Keeping the football field close to the stands and natural grass are unique features that offer a high quality atmosphere for football games

How students would get to new facilities not on the Finzel campus if they can not drive.

The multi-sport facilities already have scheduling conflicts, so if we make the facility too large your scheduling conflicts may increase.

Separate Track & Field facilities for the HS and JH are essential due to team sizes and community needs

the lacrosse field/track is in dire need of being renovated and/or replaced. the upkeep needs to be better.

I think the district should do whatever the most cost effective option is as far as rebuilding onsite or new site; I do think if it makes financial sense, that practice fields (and junior high





fields) should stay on campus while the bucher road location would be for varsity/high school sports.

Turf for soccer/lacrosse makes the most sense

In all honesty, not everything is about sports. I would rather the money be spent on more learning opportunities for all of the kids. The fact that the only way kids can get in teams (i know not all but most) they have to have been playing their whole lives is kind of not fair. But it is what it is. Adding more technology classes would be a better way to spend the money.

Take parking into consideration

Plan for the future - renovating existing conditions is a waste or time and money.

cost - taxes are too high already

please do not consider "E-Sports" as a sport

Sustainable, safe products, low maintenance products

Functionality over aesthetics. Rigorous analysis of estimates/bids being presented to get the very best value for the district. I would love to come along side the district to help ensure they are receiving the very best price for each project. With the money saved, more projects can become reality.

We don’t need to update anything regarding sports facilities. Stop wasting my money on athletics.

for football loocker rooms shouled be closer to the field for Home and visit teams and referees

more space between the players and stands for cheerleaders, cheerleaders and band can be next to each other at events to work together for more school spirit, possible shelter underneath stands for fans in case of weather emergencies

New soccer facilities will attract district and regional games creating additional revenue

When we travel to other schools (for instance Springfield) their football field looks so nice! The bleachers have enough space, I feel like even when I go to my nephew's 8th grade basketball games, there isn't enough seating!

I would really like to see an indoor pool facility added within the district. AW families are traveling to Perrysburg and BG to practice and compete. I think if you building a new sports complex it should include a pool for the swim/dive team, etc.

When looking at turf vs natural playing fields. Please take into consideration the costs of





maintenance and upkeep pertaining to both playing surfaces.

As stated above, new football stands should be considered to accommodate attendees at games.

small studio ice rink maintained by ?team parents? with space for future expansion

Much larger stands at the football stadium for home and away . Thanks

I think the number one focus should be on the indoor alll purpose facility

Shared use. Soccer lacrosse and football on same field.

The Softball Fields are in great need of improvements all the way around. Reconstruction, resurfacing, upgrading the score board, which does not work, updating seating. Building a JV field that doesn't flood all the time and whose bases aren't hazardous in wet weather that we have one player after another injured on them.

Current campus is too crowded and money spend on renovations would be better spend on new high school and athletic campus on new site. The junior high and middle school can stillcontinue to use what’s at high school

feel that it is important that the student athletes be able to play at their home campus and not travel away from the schools. I think if those facilities are moved off campus of the schools, then transporting student to / from could be an added cost burden to the district.

Turf is unnecessary only expensive

Focus more on education and safety, stop worrying about athletics

The parking and seating is definitely too limited for such a big district

No further comment

Keep it simple. Money, time, and what is needed, not wanted.

Well I was hoping for more of a general comment area. Based on the questions it seems that the two biggest concerns are the sizes of the schools and the condition of the sports fields. With this in mind if you were to move the sports to Bucher it would allow for growth of school facilities at the current locations. Ultimately the school facilities and call size have to take precedent. The kids are in school to receive the best possible education. I would support a sports complex if it made room for additional classes to be built. Again, the majority of the kids are not in sports or band.





Fix the parking nightmare you have created at the highschool especially varsity football

Covered seating for sun or rain

Accommodate the community/fans and parking for spectators as well

Our soccer/track stadium and seating is one of the worst in the district. I feel this is highest priority.

Indoor turf multipurpose facility including weightroom

Room for the band to practice

Athletic facilities should not be more important that academic needs, as that should be the primary focus of a school district.

Plan for future growth and don't short change girls'sports.

I think if you add a better sound system, bigger score board, a bigger flag, and more seating it will be a lot better.

Sufficient parking for sport contests. Consider traffic flow as well.

Please consider that Dalleb Timber still has recess and uses the grass. We lost a lot to the drainage pjs when the parking lot was redone. We need to keep that need in mind as we plan for Atheltic faculties on campus.

N/a

More seating at football and baseball stadiums, built at athletic complex on butcher road

Save the money for the schools.

If practice fields are located at a separate location, AWLS will need a way to transport athletes there after school. I suggest Monorail!

Perrysburg ended up with a high school separated from its athletic facilities. This is terrible for the kids. If you think you will relocate the high school 15-20 years out, then don't sink tons of money and work into overhauling the athletic complex. Bucher is close enough, but ideally athletic complex should be on high school campus.

A swimming facility

I know turf is easier to maintain, but playing on turf changes the game and more people are

# AWLS Facilities Survey: May 2023

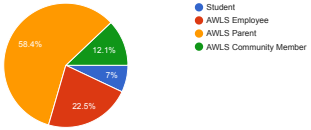
356 responses

Publish analytics

General Information

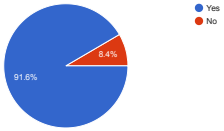
What "best" describes who you are in the District? Copy

356 responses




Do you live in the District? Copy

356 responses

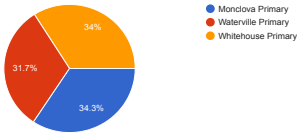






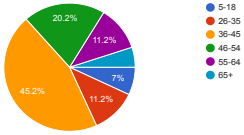

Which primary building do you live closest to at this time? Copy

356 responses




What is the age range that best represents you? Copy

356 responses




**Potential Facilities Plan Concepts from the Collaborative**

**Facilities Plan Concept ONE from The Collaborative**

**The Collaborative: Concept 1**

**Facilities Plan Concept TWO from The Collaborative**

**The Collaborative: Concept 2**

**Facilities Plan Concept THREE from The Collaborative**

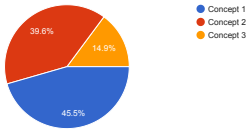


**The Collaborative: Concept 3**

**Facilities Plan Concept Questions**

When considering the building facility needs of the District at this time, which of the three building concepts from The Collaborative do you suggest be included in the AWLS facility master plan? Copy

356 responses








What other facilities adjustments do you believe should be considered in Concept 1?

101 responses

None

There needs to be no new construction. The board needs to work within their budget without raising taxes over and over again to keep building and or needlessly upgrading

none

n/a

School safety measures- if not already in place such as panic buttons, solid bulletproof doors, metal detectors, etc. Also some barrier at school drop off to prevent cars from encroaching the sidewalks.

I think it is important to plan for enough extra classroom space to accommodate smaller class sizes without giving up spaces designated specifically for other purposes (i.e. library areas, music/art); consider creating a single media center

Make one of the 3 new gyms into more classrooms

pre-K should be at each elementary

Massage room

If additional elementary schools are needed to build them on Bucher Road.

Please do not move the students that are used to their campuses! And keeping the age range / class range K-4 is most appropriate on one campus!

More office space for HS & JH Athletic Department's

Additional classroom space is needed at Fallen Timbers because intervention specialists share classrooms and gifted classrooms have 30 students but are smaller classrooms. There are also classrooms with no windows.

Access from Bucher Rd to the existing campus would be extremely helpful for the traffic situation during sports events and daily transportation

Modernization of HS auditorium

I question if all the additional dinning space is required if our schools aren't growing where is the need? I also question the value of additional storage space attached to the HS, this is a



significant cost for minimal SQ FT. If we add locker rooms to the middle school do we really need additional locker rooms as seen in concept A or B by the softball and soccer fields? Finally, I feel as though much of the costs in this concept are nice to haves rather than must haves, how is this differentiated?

Build on to existing elementary in Waterville and Whitehouse

Add extra classrooms to each of the buildings to eliminate the need to keep adding later down the road when enrollment goes up.

More security in all schools

Solar panels, environmental sustainability

ADK will increase number of students. I dont believe the +36 students in ten years from now, the prior 5 years excluding covid years this area grew by 40. Recommend a second opinion on future enrollment considering our new Whitehouse building was beyond capacity during its first year opening. We should have the space to educate our children, most important piece of this is accurately determining what enrollment to expect and also how to cost effectively expand any new expansions if the enrollment estimates are incorrect.

Expanding kindergarten from half days to all day everyday is a want, not a need. Many portions of Concept 1 could be eliminated or postponed by maintaining half day kindergarten.

If this plan is adopted, I think it would be good to consider a more balanced way of adding classrooms to the building, rather than most space being added by the north wing of the building.

Nothing

consider redistricting

Better safety and accessibility for students and families.

I like this option if it would cover the next 10-20 years of anticipated growth

How would this accommodate growth?

new HS

More classrooms at HS

No comment



how long will the adjustments last? are we putting a band-aid on a bigger issue? is this a good long-term plan for the school district?

I believe that traffic should be kept in mind. The Middle-High school campus creates a lot of traffic, since all three buildings start and end at the same time. A solution to this traffic issue should be discussed.

Decrease at waterville primary, it's already too full.

more parking on campus, improve auditorium lighting & sound

Way too big of a district. Need to decrease enrollment.

Growth not only in the immediate future but building needs in the far off future.

I believe classroom additions are needed so that no teachers share a room. I believe any room that kids or a teacher are in all day should have windows for natural light. With the cafeteria addition to FT, I'm hoping that's seating area but am also wondering if FT will get a kitchen since it's the only building without one. Additional restroom faculties would be helpful. The special education room with students having the most severe needs should have a restroom built into it. All science classrooms should have sinks.

I did not notice any area to address restroom issue

Operations storage requirements are never thought of. Buildings are expanded without giving thought to operations needs for proper storage of equipment and supplies to maintain the new expansions. Operations continueosly looses out.

More classroom at FT, larger sensory room, own bathroom for MD sped unit

middle school playground upgrade

Add space to FT.

Sad, 4 years ago you didn't know Whitehouse needed more classrooms!

HS Auditorium updating; lights, tech, backstage

Concept 1 helps for elementary but what will you do as the enrollment will still continue to increase on up the grade levels. I think concept 2 is the best.

Traffic flow and safety of students getting to/from the buildings.

Do not think that putting more additions on primary schools schools that have one, two or three additional already is practical. I questions the ability to have enough classroom support

at Waterville for specials with that many classrooms being proposed. Whitehouse additions could be challenging with fire lane loop access; seem to me the only real viable option is coming out the front on both ends towards Texas St.

New construction

Safety for all students and faculty

I believe a new building is a must with the growth of the district

Increase/inclusion of large group/common learning spaces. Improvement of Gym space (more seating) at existing JH.

Make proper adjustments to accommodate increased enrollment in the HS and JH over the next 5-7 years.

Multi use space for STEM, mindfulness, PBL lessons

More classrooms at the high school

Better playground equipment at Monclova

I do not believe we need to have all day kindergarden. My kids didn't have that and they developed on schedule without it.

With the added students at each building, and significant growth of students to monclova primary, the playground needs, cafeteria needs, and gymnasium needs should be looked into. Will this restrict the students current use, should additional space be allocated, are the play structures all accessible for a much younger student population?

I don't believe that all preschools should be housed in one building. They should be spread throughout the district to allow students to attend their home school for preschool - 4th grade when possible.

Parking, parking, parking and improved traffic flows

How will this impact the recess area for Whitehouse Primary. Also how do the classrooms adjust and stay together with groups of 4 classrooms when there are currently groups of 5. Why is there a classroom off by itself in the back of the building?

As this concept represents the lowest estimated costs, would the deferred facilities needs then be addressed?

This is the most cost effective and hits everything that needs covered.





This seems like the most logical plan.

Actually there should be an option 4. As I see things, spending this kind of money for the projected increase in enrollment seems to be rediculous. This is all wants not needs. The only thing needed at this time is another bleecher section at the football stadium.

possible additional auditorium/performance space for JH and MS use

I understand the idea in putting all pre-K together, but that is not logical for parents with siblings in schools and it also isn't helping to build community schools that grow and develop as the children age.

If Fallen TImbers is going to remain a 5/6 building it will need more classroom space and common use space for testing and small group presentations.

Traffic flow during mornings on campus (between MS, JH, and HS)

I believe there needs to be more staff restrooms added to FT (especially upstairs).

Modernize HS band room

Pick up and drop off traffic flow improvements.

It would be beneficial for the district to build with the next 10+ years in mind.

——

New high school kitchen

Improvement of Football Field/ Possible New field on Dutch/Bucher

Utilizing open space to increase classroom space. I have not been in other schools but I know Whitehouse Elementary has "Community / Areas" that could be transformed to class rooms without adding onto the building. So, if that exists in other building, consider doing that. How are you adding space to the elementary schools but when it comes to Jr. high you only need a bigger kitchen and locker room.

Focus on the immediate improvements needed

Add on unisex bathrooms

If another primary school or pre-k site becomes necessary, that could be added to the Bucher road site.





More classroom space for grades 5-6

The high school needs a new kitchen.

Aging building, is that the best choice and use of funds

Update the auditorium

all Pre-K students at each of the schools, Monclova, Whitehouse and Waterville

Parking & Traffic Flow, Cost

Of the existing buildings and don't expect any more tax money to build new buildings. Do a demographics study and forget the idea of all three schools having a kindergarten all day.

The best part of #1 is the expansion at existing primary facilities. They are slightly overprogrammed now, but additions will seem to address our primary school needs. At what point is the District done renovating and adding to a 71 year old HS? This building will need to be fully addressed within the next 25-years when it is a 100-year old structure.

unisex restrooms/locker rooms with closed doors that lock

Additional classrooms and storage in each building

Additional classrooms at FT

Upgrade oldest classrooms in JH & HS

N/A



What other facilities adjustments do you believe should be considered in Concept 2?

87 responses

none

None

N/A

n/a

Same as above

Add onto FT

pre-K should be at each elementary

Make the current primary K-3(allday K) then 4/5, 6/7 8/9 then new HS for 10-12.

mcdonalds in school

Please do not move the students that are used to their campuses! And keeping the age range / class range K-4 is most appropriate on one campus!

New restrooms added to Expansion to AWJH Lunch room

This is my least favorite option. The playground needs to FT being a primary school needs to be addressed. Also, jr. high and high school sport practices start an hour before primary school ends. That affects the playground and would also affect safe timing of things like fire drills as some FT classes currently crosses the lane and stands in from of the jr. high.

Logistics of HS separated from athletics complex.

It is my belief that the community would not support a 4th elementary/re-districting as there is a lot of pride in their "home school."

Though this is a great option and something I think we must ultimately move towards, as the current school in 20-30yrs could become more cost to maintain than building new. I really want to understand the additional tax burden of this.

Not moving the middle school.

More security in all schools





Hs students on seperate bus then ms and jr high

Solar panels environmental sustainability

This doesn't make sense to me, FT shouldn't become a primary, because today accelerated students can walk to the next building but if you move the high school then 7/8th grades can no longer attend accelerate classes. Also how will high school kids on Bucher road get to practice at the main campus when Freshman and sophomores don't drive., kids should need to drive to practice off site or drive other students. And FT is two stories, I wouldn't think a primary school should be 2 stories.

Building any new school building, which both Concepts 2 and 3 propose, will come with large continuing costs: two administrators, two secretaries, custodial staff, kitchen staff, art, music, physical education teachers at the minimum. If additions are added to current locations, many these expenses will be be added to the future budgets. Another consideration is the flexibility that the current Finzel schools have for students in advanced placement classes. We have many students in the Fallen Timbers building who walk to the junior high building for math and other classes. Likewise, junior high students walk to the high school for a variety of courses. Instructors from the high school currently walk to the junior high to teach whole classes. The band directors walk between all three Finzel schools. Changing the location of any one of those buildings will require less interaction at higher levels, hiring additional teachers, and redistricting for the primary students.

I think the community would want to know how the redistricting of a 4th elementary would affect them. Likely there will be some push back there. However, I think adding all day K while reducing building sizes <500 should be a priority.

Nothing

I believe concept 2 is best to address the need for larger classroom sizes with increased technology at the high school.

Prek at all primaries

Would this mean building a new football/track stadium as well? Costs could spiral beyond what people are willing to pay in taxes.

More appropriate auditorium size, field house style gymnasium in addition to traditional gymnasium

Physical connection to current campus from new AWHS

Move athletic fields to HS at Bucher Road

Increased traffic on finzel, bus drop offs and pick up ease, also continue turning lane from JH





all the way past school zone towards Bucher

Just make additions and new hs is largest enough.

No comment

this concept seems to have the most long-term impact for the district even though it has the highest cost.

Moving the high school to the Bucher road site would decrease the traffic most significantly, but this is the most expensive option, and I don't believe the cost is worth the benefits. Cost should be very much kept in mind, and a balance of cost and improvements is very important.

I think the current plan is the way it should be.

more parking on campus, improve auditorium lighting & sound

None, it seems the most reasonable of the three.

Sports facilities for high school when new building is built. Also larger parking lot. This will decrease trafic on main campus as well.

Growth not only in the immediate future but building needs in the far off future.

This is my last choice. The logistics of having the high school on Bucher but Atheltic faculties on the campus is not ideal. I think converting FT to a primary build no will create the worst primary building in the district. We are used to larger classes with sinks, drinking fountains and restrooms. The current fifth graders cannot reach the coat hook in the upper lockers. K-4 students will not be able to utilize the top row lockers. The toilets are too big and the sinks may be too high. I'm not even sure K-4 could see over the office counter to talk to a secretary. The playground is no where near what our primary buildings have in terms of commitment and would require a big investment. With the jr high and high school ending the school day an hour early, those athletes would be moving around campus before school is out so the playground would need to be a defined area.

I prefer 1 all three have not addressed restroom issue

More classrooms at FT, bigger sensory room, own bathroom for MD sped unit

0

adding a partnership with the ymca to add more community structure to the school. Wooster Highschool did this and it has been a great success for the community.

If you make a new FT (5 & 6) on Bucher Rd, then the old FT should be 7, JR H should be 8th

and then the high school. Add to elementary as planned.

This is the best concept at this time.

An onsite athletic facility at the new high school so that students wouldn't need to travel back and forth.

Technology needs for the older students

Been discussed for years that if we keep athletics at main campus that the student have voiced they would prefer to keep the school on same property as athletic fields. This option may be cost-prohibitive at over $100M.

What ever is needed

Incorporating the current administrative building into the new building design. Where is parking lot for new building. Move grade 6,7 and 8 into current high school and hrades 4 and 5 into current junior high.

Increase/inclusion of large group/common learning spaces. Improvement of Gym space (more seating) at existing JH.

Not interested in concept 2

The sports facilities should stay where they are currently located rather than building all new complexes on Bucher Rd. I'm not sure how to resolve the resulting transportation issue, but moving/rebuilding sports facilities would greatly increase the cost of the project.

I would be curious about the JH students who currently attend classes at the HS building; separating the campuses would infringe on this learning model

I do not think it feasible to restructure a primary building to an older student campus area. I also think a playground area , a must for a new building, would be abused at any sport function in the future given it's proximity to the field complexes.

Include Sports upgrade, especially football field & stadium

Better parking lots and car flow on Finzel Road campus.

I don't believe that all preschools should be housed in one building. They should be spread throughout the district to allow students to attend their home school for preschool - 4th grade when possible.

Improve traffic flows, possible schedule adjustments for bus transportation





How do student at a new high school get to the sport facilities off site? How would bussing work for a primary school on the current campus. Would the start times change for that primary school? How do students from the JH take high school courses?

I believe that this may be the best long term plan for projected growth, however, it was difficult to select this option with no references to what a potential new high school would include.

I don't like the idea of have an elementary school on a campus with junior high and high school students, especially if this impact bussing. I don't believe young children should be exposed to the topics of conversations HS students participate in.

The pick-up/drop-off route is extremely problematic. Not only do all AW drivers sit in long, congested lines, but all other thru traffic (ie. community members making their way to work) is halted for up to 20 minutes. My suggestion would be new routing and/or roadways allowing traffic bypass and multiple entrance and exit pick-up/drop-off solutions.

I like the idea of a high school that is separate from the rest of the schools, but I am not sure that is economical at the moment.

I think that traaffic needs to be considered ifyou are going to move the HS away from the athletic facilities even if some of them will move to Bucher Rd. I also think you need to take in to account transportation routing and scheduling if HS, JH and FT are to remain on the same schedule.

Pick up and drop off traffic flow improvements.

It would be beneficial for the district to build with the next 10+ years in mind.

——

The additional primary school should be campus wide 3rd & 4th graders

Should not be considered

Add on unisex bathrooms

Make sure there is adequate parking for students ,teachers, visitors at the new high school

More classroom space for grades 5-6

HS athletics should be on same campus as the high school

Update the Auditorium



More parking at facilities

Of the existing buildings and don't expect any more tax money to build new buildings. Do a demographics study and forget the idea of all three schools having a kindergarten all day.

#2 should keep the Primary School, Middle School, and Junior High strategy in place from #1, but demolish the old High School, and build a new High School off of Dutch. The empty space from the High School can be repurposed into least used athletic fields so that it is available to be used as "swing" space when a new Junior High is required to be built.

unisex restrooms/lockerooms with closed doors that lock

Access to new building on Bucher





### What other facilities adjustments do you believe should be considered in Concept 3?

73 responses

None

none

n/a

Build an indoor bridge to connect the JH and HS for students that are taking HS classes to get between the two buildings. Add a weight room or additional gym space to the JH.

Same as above

Add onto FT

pre-K should be at each elementary

Need to upgrade athletic fields and grounds

Is 5-6 the appropriate building? Would a new JH on Bucher (5-7) be better and have the current JH become and 8th only building?

corn silo

Please do not move the students that are used to their campuses! And keeping the age range / class range K-4 is most appropriate on one campus!

Updated concession stands and bleachers in the Dick Albaugh gym and lobby

This is my second favorite option. I think playground at Fallen Timbers needed to be addressed if it is going to be a primary school. I did not see the cost of that in the plans. Also, sports practices would start while primary school is still in session so a dedicated playground area needs to be established.

Modernization of HS auditorium

It is my belief that the community would not support a 4th elementary/re-districting as there is a lot of pride in their "home school."

I don't really understand this option. If I were to build new, I would first consider building a new high school, especially due to its age, then I would consider building a new elementary



school... maybe a new JR high if needed... why would we consider building a new 5-6 school on Bucher?

More security in all schools

Solar panels environmental sustainability

Similar to above concept 2; a middle school shouldn't be separated from the main campus either, our problem is with enrollment in the primary schools, so why didnt you consider building a new primary school on Bucher. Concept 4 should be new primary on Bucher.

Building any new school building, which both Concepts 2 and 3 propose, will come with large continuing costs: two administrators, two secretaries, custodial staff, kitchen staff, art, music, physical education teachers at the minimum. If additions are added to current locations, many these expenses will be be added to the future budgets. Another consideration is the flexibility that the current Finzel schools have for students in advanced placement classes. We have many students in the Fallen Timbers building who walk to the junior high building for math and other classes. Likewise, junior high students walk to the high school for a variety of courses. Instructors from the high school currently walk to the junior high to teach whole classes. The band directors walk between all three Finzel schools. Changing the location of any one of those buildings will require less interaction at higher levels, hiring additional teachers, and redistricting for the primary students.

Nothing

Prek at all primaries

This seems like a good middle ground for creating a new school for future growth while limiting the costs. Less likely to need "add-ons" than a new high school.

FTMS needs a vision for AWHS in their future

New HS

Same as 1

No comment

is a new middle school really the best use of funds? why a new middle school vs a new jr high or high school?

Also move 7th grade to the new Middle School on bucher Rd, in order to free space in the HS/JH for additional programming and space for growth.

I see no issues with Concept 3.



Decrease at waterville primary, it's already too full.

more parking on campus, improve auditorium lighting & sound

Having middle school off campus would not be ideal for students.

Growth not only in the immediate future but building needs in the far off future.

This is my second favorite option because keeping 7-12 students on the site with all or most Atheltic faculties makes sense. I'd have the same concerns about FT not being a very good set up for a primary building. It would also be the only primary building without a community room.

i prefer 1

More classrooms at FT, bigger sensory room, own bathroom for MD sped unit

0

I think it's ridiculous to move the HS to a different campus when all the sports are on the main campus!

The high school needs replaced first.

Like this option best but question some of the additions at other buildings. FT woudl need to be a nearly complete gut and re-build.

No idea

I believe a new HS is needed

Integrate the current administrative building into new building design

Increase/inclusion of large group/common learning spaces. Improvement of Gym space (more seating) at existing JH.

Not interested in concept 3

I would be curious about the MS students who currently attend classes at the JH building; separating the campuses would infringe on this learning model

Reference above*

I don't believe that all preschools should be housed in one building. They should be spread throughout the district to allow students to attend their home school for preschool - 4th grade

when possible.

Increase parking, improve traffic flows, possible schedule adjustments for bus transportation

How do students that are in accelerated classes take those classes from the JH teachers? Would the 5/6 be on the bussing schedule as the other primaries and the new primary be on the HS/JH schedule? Would this allow for more parking for student in AWHS?

See my comment above

Please take transportation scheduing into consideration if HS, JH and FT are to remain on the same schedule.

Pick up and drop off traffic flow improvements.

It would be beneficial for the district to build with the next 10+ years in mind.

Why move the middle school to bucher instead of building a new primary at bucher? Ft on the same schedule as campus. And shares classes etc.

Improvement of Football Field/ Possible New field on Dutch/Bucher

Should not be considered

Add on unisex bathrooms

Capacity for new 5-6 building to be 5-7 if needed in the future.

The high school needs a new kitchen

Consider the fact that we already pay an extreme amount for our schools and I don’t think we’re getting our moneys worth.

Not a fan of #3 at all. Doesn't address the impending need to eliminate the oldest building in the District.

unisex restrooms/lockerooms with closed doors that lock

Update oldest classrooms in JH & HS

N/A





**School Education Facilities:**

What other items would you like the District to consider in regards to renovating and/or new construction of school education facilities?

131 responses

none

Nothing

There needs to be no new construction. The board needs to work within their budget without raising taxes over and over again to keep building and or needlessly upgrading

N/A

Update paint in all building to make them look more modern.

School safety measures should be a top priority.

don't be afraid to add extra rooms that aren't going to be fully occupied the minute the additions are complete. Building is already there, make a few extra so that we have room to grow instead of having to build on again in a few years.

No more gymnasiums

I would encourage the school to revamp the lighting (LEDs) and sound system in the auditorium if the current building stays the HS. Both systems are very outdated and malfunction constantly.

New bus garage.bus parking lot repair and bus fueling station upgrage

Bigger classrooms is always best, descent parking/traffic flow, buildings always need more rooms

helicopter pad

Bathroom on classrooms or more one stall bathrooms

The total costs of these projects. With current inflation issues, money is tight for numerous homes so look at what is most feasible.

Will you please confirm that the renovations are going to accommodate existing residents of the district and the new enrollments will be limited to existing families. AND THERE WILL BE A STOP/LIMIT ON ALLOWING ANY FURTHER LOW INCOME HOUSING FROM BEING BUILT. WE DO NOT NEED LOW INCOME HOUSING TAKING OVER OUR DISTRICT. ANY RENOVATIONS/NEW





CONSTRUCTION SHOULD BE FOR CURRENT RESIDENTS NOT NEW LOW INCOME "STUDENTS" OR "FREE" GOV MONIES!!! Please do not move the students that are used to their campuses! And keeping the age range / class range K-4 is most appropriate on one campus!

Keeping class sizes reasonable is more important to me than the overall enrollment of a building so I want to be sure there are enough classrooms to do so. I also want to be sure there are proper facilities to meet the needs of special education students.

Theater

NA

If a new building is built in Bucher please consider how that will affect the students that participate in after school activities.

I think we need to be critical of any additions at this time, especially if the survey comes back stating no growth is expected. If space must be increased or improved to meet standards and needs then lets do so... however I think many of our options are nice to haves rather than must haves.

i feel that we should keep all buildings that aren’t primary buildings should stay the same. ex-highschool remains highschool, junior high remains the junior high building ect.

A windmill for generating electricity

More security in all schools

Technology, parking, traffic

Playgrounds flooring

5/6th graders use the athletics facilities on the main campus. FT needs to remain 5/6th grade. Its really strange that 2 of 3 proposals suggest primary school on the main campus, there are so many issues with using FT for younger kids from bussing to up and down stairs to class rooms too small; it doesn't make any sense.

Building any new school building, which both Concepts 2 and 3 propose, will come with large continuing costs: two administrators, two secretaries, custodial staff, kitchen staff, art, music, physical education teachers at the minimum. If additions are added to current locations, many these expenses will be be added to the future budgets. Another consideration is the flexibility that the current Finzel schools have for students in advanced placement classes. We have many students in the Fallen Timbers building who walk to the junior high building for math and other classes. Likewise, junior high students walk to the high school for a variety of courses. Instructors from the high school currently walk to the junior high to teach whole classes. The band directors walk between all three Finzel schools. Changing the location of any one of





those buildings will require less interaction at higher levels, hiring additional teachers, and redistricting for the primary students.

Being within the Fallen Timbers building every day, I find it very hard to understand how the only renovations the committee believes FT needs is just additional storage and a bigger cafeteria. FT is lacking adequate bathrooms and classrooms. We have special ed teachers sharing classrooms with 30 kids in them.

Class sizes have been steadily creeping up for years. The classrooms in our brand new building are very tight with 24+ students, often not allowing teachers to have simple things like a desk AND a work space for small group work. Designs should consider that every teacher is likely to have a computer cart SOMEWHERE in the room. A dedicated space planned for this would be nice. Think proactively and build with the future in mind, not just to save cost. Design in ways that can be used flexibly. We under built the Whitehouse building and seemed to have scrapped the plans for expansion if needed (expand into and out from active learning spaces.

Handicap accessibility. Safeguard against overcrowding. Hallway safety. Additional restrooms.

Keep building maintenance as a priority. We don’t want to neglect our current facilities to chase the excitement of a new building.

We are here for Education, not Sports training.

Always safety measures

Turning Lane expansion from JH to creek Bridge

Concept two I believe solves many issues facing the district

This district needs a new HS. When people shop for schools they are looking at the HS and the newer technology is has to offer.

It makes sense to build a new highschool

No comment

Upgrading existing buildings interms on LED lighting, HVAC, etc. should be a priority.

I think cost should be kept as low as possible while providing improvements to the education facilities. The cost should not outweigh the benefits, but the benefits should not be too little; the cost should be kept moderate, with as many improvements as possible for said moderate price range.

Waterville primary road entrances for student drop off and pickup. More parking at Waterville primary as well.



more parking on campus, improve auditorium lighting & sound

Regular maintenance, including replacement of equipment/electrical/pipes/HVAC, etc.

Special education bathrooms, playground equipment, and sensory rooms. The district currently lacks these needs on campus l.

I feel very strongly that when looking at additions or new buildings that growth and safety should be the two main items to consider. Whitehouse Primary is the newest building and the smallest with square footage. I understand wanting to have schools that remain under 400 students for student to teacher ratio but Whitehouse was out of room when they moved in in January 2019. They now have no art classroom and music on the stage.

Please consider additional restrooms and classrooms so no teachers are sharing. Also consider natural light. FT does not have a room that can house all band members for a rehearsal so they walk tot he high school. Consider how changing building structures affects that. Currently during 6th grade band, 5th grade student who take music have to do that in the classroom of a teacher who has her planning period then because the band and music room are one space.

Do everything to preserve the schools already in use. maximize what we as a community already have

New storage area on the main campus for operations use to store tables ,desk, racks of folding chairs. If the band is getting an new area they can give up some of the storage rooms that they have taken over and give it to operations. I.E. Room 132

Address all major facilities issues as reported by The Collaborative report.

Buss garage is a must.

custodial storage/closets in buildings, because we keep losing our storage space.

Outdoor Classroom space.

All bathrooms should be constructed to single user, gender neutral rooms.

I feel like converting the primary buildings to k-3 is a wonderful idea and housing 4-5 together. At that age, they are all around the same maturity level and it helps prepare for not a huge jump like it is for FT.

new ymca partnership with a new facility. similiar to the wooster highschool.

If you’re making lunch rooms bigger maybe you should consider offering 1 nutritional lunch and if you offer 2 then they should each be nutritional lunches.



Cost reduction

My current FT student walks over to the Junior High for some classes - this would be impossible with Concept 3.

HS Auditorium lights and equipment are severely outdated, to the point where new parts aren't even made for old equipment. Additions and replacements can allow for a more adaptive environment for all associated activities. Additionally, the "needs" of the choir and theater departments should be viewed as equals with the band department, as our following and skill are on the uprise. Allocating funds for these communities to carry out their regular activities should be an additional and semi-equal initiative, and not being the usual scowl or overlooking.

An athletic facility at the new high school. Adding a pool and training facilities for multi-use sports.

The building of a new high school addresses the needs of the future most effectively.

Ensure that all classroom doors at the wooden fire safety doors instead of old metal doors with large windows.

Making sure the technology needs are addressed. Outlets for charging computers, smart boards, Wi-Fi, and safe storage for these items.

Cost to homeowners in the district

Love the all day kindergarten idea. Wish we had that model now.

Transportation building needs a major improvement or entire replacement.

Large amount of construction in the district. I feel district growth is underreported.

solar panel installation to help offset electricity use

Increase/inclusion of large group/common learning spaces. Improvement of Gym space (more seating) at existing JH.

Why not combine the HS and JH as the high school, make fallen Timbers a JH with proper additions and build a middle school on the Bucher Road campus. This leaves all the older kids on one campus with all of the after school activities and sports on one campus. It also takes the 5-6 graders away from the older kids.

More space for technology and parking

high cost of taxes to taxpayers

I hate to choose the most expensive option, but the HS really does need to be modernized for 21st century learning, and the building is incredibly old compared to other districts in the area. The infrastructure is not designed to accommodate technology. The electrical system needs a complete overhaul to be able to handle laptop carts and student devices (not phones-- the Chromebooks that inevitably are never charged). While I appreciate that making additions & renovations over time has saved money, the building and individual classrooms have reached the limit of how they can be modernized. Space is always at a premium at the HS anyway, with many classrooms packed to the gills with desks and students. However, if we choose this option, it will be difficult to justify to taxpayers why we didn't just do this in the first place instead of kicking the can by adding so many things to the HS building over the past few years.

School safety,

The cost. I find it hard to believe that cost was not one of the three major considerations from the first survey.

I think with the addition n of an all day kindergarten program, growth to the district very likely will be different from the current predictions given. Therefore, I would rather the district hold off from a new building until we can see where the growth truly lies, and allow for additions presently needed, updates as necessary, and perhaps a keener focus on better updates to accommodate the all the younger students at monclova. Though the building has ample classrooms to support the growth, does the gym?, Music room?, Art space?, Playground?, Cafeteria?, All have the space and time needed to allocate for this growth

convenient parking, safe access in and out of parking, secure building,

If a new HS is built what would that mean for busing and start times for buildings?

Gender neutral bathrooms as to keep the boys out of the girls locker room and bathroom please

I don't believe that all preschools should be housed in one building. They should be spread throughout the district to allow students to attend their home school for preschool - 4th grade when possible. By adding an additional primary building, you will be breaking apart teams of teachers that work well together in their home schools/buildings to create a fourth primary. This could hurt morale among staff who will be forced to move.

I would like to see preschool being offered at more than just Monclova. Parking lot patterns for drop off and pick have become more challenging with the addition and will become worse if more preschool sections are added. Also, I'd see it beneficial if my child became acclimated to the elementary building and staff where they will attend after preschool. I'd like to see them have a designated playground area that fits their needs and is on a smaller/safer scale than the equipment available.

Audience capacity at music/theatre and sporting events





Build a new primary not a new MS or HS. Primary students should not be on two levels. Stairs for primary students are not a good option. Classroom at FT are not size appropriate for primary students. Primary students are up and moving much more than MS/Secondary students..

traffic patterns on Finzel road

The high school auditorium lighting and sound would be my number one suggestion.

indoor facilities - space for basketball, volleyball, etc.

Any way to widen the road on Dutch? The busses are holding everyone up in the morning waiting to turn into the school.

All day kindergarten is a must

Ensure that there is enough classroom space and bathrooms for all genders

I do not believe a new middle school building is necessary. I believe the upgrade for our JH students to the current high school and building a new HS is certainly the most beneficial plan for our students.

Instead of building a new Middle school, maybe build a new primary school so the HS, JR High, FTMS can stay on same campus?

Prepare for future growth.

I don't beleive we should be considering any of this at this time.

Community pool?

ability to adapt to the future meaning changes in technology for example also create collaboration spaces for students to use during and after school both inside and outside of the buildings

I am not in favor of elementary students on campus with JH and HS students - the age difference is too great and the campus would be overwhelming to an elementary student

I think you should consider the educational needs within each building and whether or not you are meeting the needs of students by filling your buildings with enough staff to work with them and updated materials to enhance their learning.

If moving HS to Bucher then the sports complex should also move. And consider NOT putting a primary school on a HS campus.



The district built a brand new building three years ago and it already needs additional space? Wasn't a new roof put on Waterville primary in the recent past?

Existing locations are adequate with refresh; lighting, HVAC, decor

26 more responses are hidden

**Athletics Facilities Plan Concepts The Collaborative**

**Athletic Concept A from The Collaborative**

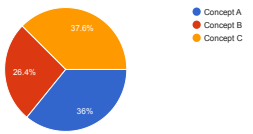
**Athletic Concept B from The Collaborative**

**Athletic Concept C from The Collaborative**

When considering the athletic facility needs of the District at this time, which of the three Athletic Facility Concepts from the Collaborative do you suggest be included in the AWLS facility master plan?

Copy

356 responses








What other facilities adjustments do you believe should be considered in Concept A?

65 responses

None

none

N/A

There needs to be no new construction. The board needs to work within their budget without raising taxes over and over again to keep building and or needlessly upgrading

Wasting more money

Press box replacement. Additional outdoor locker rooms.

Bigger football

Highly consider synthetic turf for football and soccer fields. Would find a way to rotate soccer field 90 degrees

Too Much money invested already at the current facilities

Where does the school think the community will come up with this much extra money? Some of us are already taxed way too much!!!

Field house there should be also area for Football,soccer' Lacrosse Baseball softball Track to practice when there Inclement weather

Will the football team practice on the game field? If not, I do not see how a practice field for football has been established.

Dedicated band practice field

No football lines if turf on soccer/LAX!

This seems reasonable, but question the needs in baseball and softball, where these just renovated? Additionally, why do we need locker rooms both attached to the middle school and literally 15 yards away near the soccer/lacrosse and softball fields? Seems redundant. Additionally, the amount of seating at the football stadium isn't discussed, this should be clearly identified on the costs.

all sports need to remain on the main campus. Rotating and raising the football field will be nice, but this would alter the flood plane, will the soccer/lacrosse fields be elevated too? Also





no turf, if we practice on grass we should play on grass to give us a true home field advantage. Turf is bad on bodies and I dont want my kids playing on turf anymore then they already are.

Implementing grass fields

Track and cross-country considerations

concept c

Tennis court

No comment

I believe that it is important to make the new rotated football stadium look as pleasing as possible. Due to it's new rotation, visitors will be presented with the back side of the bleachers, which is not very appealing to the eye. A solution will need to be created for this issue.

more parking on campus

Lack of space and flooding issues

I agree that the flooding issue is a concern

More parking.

more practice facilities at CAO.

High School Athletic Facilities belong on HS Grounds

I've been attending AW football games for 50 years and I can count 1 time that the football field was under water. This is a reach saying it needs redone because of flooding!

Its a natural flood plain. Things need moved. These could remain as alternative locations or somewhere for the youth foundation to utilize.

Parking

Should include keeping as much parking around fields for teams & spectators.

Facilities are underwater often.

Expansion to Bucher Rd

Tennis court lights





Natural grass - continue to consider how JH athletics/community athletics can utilize the space.

Maintenance of existing sports outbuildings, Parking - including increased ADA spaces in close proximity to facilities, JV facilities and practice fields located on flood plane

I feel synthetic turf for football and the soccer/lacrosse field should be a base bid and not an alternate. There should be a significant maintenacne cost eliminated, it makes for a better playing surface for the athletes, and it doesn't have the same health impacts as a natural surface has including the bacteria that cana grow if not properly maintained and injuries from poor footing.

All sports should be with the HS/JH. Having them seperate from where the kids attend everyday is a huge disconnect. Keep the football field moving to a N/S field is a bonus.

If the football field were to be placed with the end zones facing north and south, with the stands on the east and west, half of the attendees of games will be blinded by the sunset for a good portion of the game.

Turf soccer field

Again I think this is all unnecessary at this time. We should be budgeting maintenance and upkeep cost in our regular budget on an ongoing bases. We don't need to reinvent everything.

n/a

Is there a way to create a new football/soccer/track/lacrosse field on the current site? Why put in a golf simulator and not upgrade the girls softball field?

Nothing- great job

--–

Future annual Maintenance expense

No golf simulator. Why can't the soccer and football field be combined? Why do they need separate fields? Use natural grass.

Additional seating, too many people standing during games.

Consider using space on Bucher Rd for outdoor eduction - prairie habitat/community garden

Cross Country Path on campus

Natatorium used for Athletes and public

I don't think we need anything new clean up what you have and deal with it. Too much of a concern on athletics and not enough concern on academics and quality teachers.

Concept A needs to include a New Fieldhouse Building. This District is crammed to the walls and needs an additional indoor space for multiple activities. This is the least attractive alternative and doesn't take advantage of available space at Dutch.

parking





What other facilities adjustments do you believe should be considered in Concept B?

67 responses

none

None

Parking

N/A

Pay to play

none

Keep grass for all fields. Turf is more dangerous for our players. Grass gives us an advantage.

Smaller basketball

Dislike

Where does the school think the community will come up with this much extra money? Some of us are already taxed way too much!!!

On the south side of the stadium there should be a big locker room with 2nd level with balcony for filming games

This is the worst option in my opinion. I do not think the band should be sent to the field that floods as that is a downgrade from their current facility. Also, saying that field can be for the band or jr. high football potentially leaves the band without a practice field. That is not acceptable and I would not support a bond issue that adversely affects the band in favor of the football team.

Parking needs

What does it look like at Bucher for restrooms? I see they are in the storage building but do we have the infrastructure for plumbing/sewer with no school out there? Make the storage building bigger than you think- track has a ton of equipment. LAX should have storage space too if using a similar set up to current blue shed. Make all "cages" lockable.

I don't like the idea of separating the athletic fields.

dont separate sports from the campus



Concept B relieves many issues that AW sports faces. It adds more stadium seating, Also, it adds track capabilities. Having most of the facilities near the school buildings on Finzel, makes after school practices easy to access for students and coaches who do not need to relocate. Students will not be transporting themselves and others during the after school traffic congestion.

Implementing grass fields

would the district be providing and activity bus to transport students to Bucher Rd. facilities

Track and cross-country considerations

concept c

Don't like field being split up and using the Bucher land for just sports.

Tennis courts

No comment

size of stands and scoreboard

Leave the varsity football field where it is at, just raise and turn it N-S.

more parking on campus

None

Moving the football field so that it is north and south.

No extension on campus

Turf soccer field

0

High School Athletic Facilities belong on HS Grounds

Disagree completely

Why move the old stadium when an update would be sufficient? If this plan goes through, you'd be moving the entire stadium to leave a practice one where it was. Updating will save all the hastle and cost



Just go with C.

No track available for Physical Education classes. Some of their standards involve teaching track and filed events. Moving the track to Bucher Rd and not having a track at all on campus would make it impossible for these standards to be taught. You cannot travel to Bucher during the school day for class.

Arrange to not lose any parking around fields for teams & spectators. Make sure adequate parking is provided for Bucher Rd. facilities.

Tennis court lights

Natural grass - continue to consider how JH athletics/community athletics can utilize the space.

Build a new football stadium with a track around the field like Findlay

Maintenance of existing sports outbuildings, Parking - including increased ADA parking close to facilities, maintenance of sports

Do not isolate a few sports to a different location. This does not feel like a cohesive sports program. Some kids get to stay on campus and others must leave campus. The light pollution from being on Bucher would be much worse. You would have lights on at the main campus and Bucher campus. The houses around that area would suffer.

Turf soccer field

Other adjustments and additions include considerably more parking and bleacher seating at the new football stadium, keeping with natural grass and avoiding the unnecessary turf costs, and a very efficient ticket purchase and entry method.

n/a

Refurbish current FB stadium and keep in current location while keeping and refurbishing the existing track for continued JH/MS use

Make one field to accommodate football/soccer/track/lacrosse at the administration property and not build a new football field at the current site.

Prefer A

Additional track facility to separate JH and HS

Could lax soccer and soccer and football share a new stadium on main campus of it was turf? With old football field, wouldn't have to share w JH sports?





Maintenance expense

Turfed Baseball/Softball Facilities

Consider using space on Bucher Rd for outdoor eduction - prairie habitat/community garden

Space allocated properly at the Bucher Road site for future expansion.

Cross Country Path on campus

none thats ferda.

An indoor field house either behind the footballs stadium on campus or by the lacrosse/track field.

I don't think we need anything new clean up what you have and deal with it. Too much of a concern on athletics and not enough concern on academics and quality teachers.

Concept B needs to include a New Fieldhouse Building (same reason as Concept A). This is a better alternative, but should create a New Fieldhouse either at Finzel or Dutch.

parking



What other facilities adjustments do you believe should be considered in Concept C?

71 responses

None

none

Pay to play

none

Have a stand alone football stadium and leave soccer and lacrosse in current Finzel location, with upgrades to that facility.

Outdoor practice facility, locker room for officials.

more concessions stands

Indoor pool for the swim team and the community to use

I do like this idea. Would prefer to keep the football stadium on Finzel and have this one be an extra practice facility

Where does the school think the community will come up with this much extra money? Some of us are already taxed way too much!!!

Little athletic office inside the field house

Is it possible to still build a new building on the Bucher Road site and build this athletic facility? If not, I would not support this. It is reasonable to think we will need another school building at some point. Also, would be a lot for the district to maintain the new athletic complex for the high school and all of the old athletic facilities for the jr. high. I can't see investing in athletics to that degree when we have classrooms with 30 students and teachers sharing classrooms in the district.

NA

This would put football/soccer in competition for field space everyday and would cost the most- not sure this is a realistic viable option. Field house would be incredible.

How students will get there after school

This seems to be the only option that gets our bottle neck sports complex away from the school, out of the flood plane and up to the state standards our competition plays with.

Furthermore, this aligns with progression of other schools eventually built at the Bucher road campus while still leaving practice fields available at the HS for recreation and middle school/community events.

dont separate sports from the campus

The Finzel location for many of the sports facilities is more than adequate. Concept C would be wonderful if private money was generously donated to the project. However, AW is asking homeowners to pay for this want, not need.

There should be a football field with all the other fields

I appreciate that concept C provides adequate athletic facilities for the youth programs (K-8) in our district. Athletic space for younger teams is very tight in our district.

would the district be providing and activity bus to transport students to Bucher Rd. facilities

Handicap accessibility between sporting “arenas”. Much more seating. Safety top priority.

None

concept c

Don’t like field being split up and using the Bucher land for just sports.

Tennis courts

No comment

more parking on campus

Where is the football field?

Special education sports area.

I’ll be disappointed if the district invests this much in athletics and commits to maintain the current faculties plus this new complex but continues to require teachers to share classrooms and have music in their room during their planning period. With that said, this is awesome. If the schools are the priority and then people also want to find this, I’d be thrilled.

0

High School Athletic Facilities belong on HS Grounds





Disagree completely…high school sports off campus? Stupid idea!

I prefer this concept.

No track available for Physical Education classes. Some of their standards involve teaching track and filed events. Moving the track to Bucher Rd and not having a track at all on campus would make it impossible for these standards to be taught. You cannot travel to Bucher during the school day for class.

Parking

COST

What would be done with existing athletic fields at main campus? This option and Option B will involve much more grounds support to maintain the added facilities. Make sure parking is adequate to support this new huge athletics complex.

Natural grass - continue to consider how JH athletics/community athletics can utilize the space.

Not interested in moving all sports to another location.

I would like to have more details on the use/necessity of a field house.

Bigger stadium stands.

Turf multiple concession areas

Please improve parking and traffic flows. There’s nothing at all demonstrating the effect to facilities on main campus??? While the Bucher complex is well demonstrated, it is difficult to understand what the plan is for main campus facilities with this approach. Please, increase parking, do what you can to remove use of the flood plane as a JV play or practice location and

Bigger stands for all-purpose field.

This again goes along with the fact that many of the athletes do not drive and would be required to somehow get to the facility. This would effect the JH students as well who need catch a ride also.

No turf. All grass

Where would the football field be placed?

Turf soccer field





Larger stadium seating capacity with more parking

n/a

keep and refurbish the existing track at Finzel Rd. in addition to new facility at Bucher Rd

Prefer A

What would happen to everything already existing on current campus? Seems like a lot to go to waste

Maintenance Expense

What kind of issues will the noise and lights cause for Crimson Hallow

ample parking

Consider using space on Bucher Rd for outdoor eduction - prairie habitat/community garden - area within the cross country track could be made into prairie space

Has anyone talked to the taxpayers about the fact that maybe the parents of the kids should be paying for the renovations and not everyone who’s on fixed incomes.

Unfortunately the most expensive option, but long term is the best athletic strategy for the District. Creates a central sporting complex and if coupled with #2 marries HS academic and athletic needs together. Concept C should expand on what happens to all the available space at the Finzel campus.

Not paying for all new. People are having a hard time as is without taxes increasing. Focus on education

parking

Difficulty of access to facilities from Bucher

N/A

I would consider separating the track and football stadiums.



**Outdoor Athletic Facilities**

What other items would you like the District to consider in regards to renovating and/or new construction of outdoor athletic facilities?

104 responses

Parking

There needs to be no new construction. The board needs to work within their budget without raising taxes over and over again to keep building and or needlessly upgrading

Pay to play.....no more levys

none

Utilizing the land on Bucher for athletics would allow a complete rebuild and state of the art faciltities for Athletics while also continuing on current facilities on Finzel during construction. Many of the Finzel facilities on Finzel could continue to be used by the junior high, freshmen level programs and for double booking.

no females bathrooms

Consider collaborating with the YMCA for potential athletic facilities.

Parents have to pay so much already for their kids to play sports, for a gravel parking lot that's totally clustered at bluecreek. If the HS is rather new, why didn't those in charge, see the trend of growth and plan at that time? If Whitehouse Primary is very newly built, who was in charge and didn't plan ahead for the growth that was obviously occurring at the time of that building being rebuilt brand new, but it's already bursting at the seams? Maybe the decision makers need some additional consultation with a financial planner to be able to better plan ahead and budget better? Why are the HS games now all online ticket sales only?? So there's additional fees PER TICKET! And you can't leave the stadiums and return back inside? Not cool with all of the kids / parents tailgating and meeting up with friends and checking in with parents. The way money is being handled by those in charge is concerning and the future of the community and children is at risk if they continue to spend the budget poorly and allow more low income housing for that 'free' government handout that the rest of us hard working families have to actually pay for! And in the end, our children will suffer in multiple ways.

Turf for all outdoor athletic fields

Please maintain a practice space for all activities out of the flood plain, including the band. I like the idea of an indoor sports complex on Bucher Road for use when weather impacts safe practice.

NA





Due to the homes around the Bucher site, would LED lighting be better more direct to lesson excess light pollution for neighbors?

Parking

If I were to grade our buildings vs other school districts I would give them a B overall. If I were to grade our Athletic fields compared to other schools I would give them an F.

Wind or solar power ?!!

no turf, AW plays on grass!

Many of these upgrades can be done portions at a time.

** I do not have an opinion on the athletic facilities- but the survey made me pick an option, so I picked A

I don't have strong feelings on these plans but I would hope that strong consideration can be given to traffic flow in and out of the areas. The traffic around the campus is awful because there is only one way in and out. This is especially bad around big sporting events.

Nothing

Marching band practice field.

Including indoor golf simulators is 100% must for any proposal, and I know these include that, but it should be done. Adding seating for football is 100% imperative as well. The current stands are so small attending games is unenjoyable.

Total cost of athletic plus facility proposals - choosing the most expensive of both options sounds like way more taxes! I want to pay for good schools but I don’t want to fund a wish list.

concept c

Love the natural grass and the home field advantage it provides AW. All are viable options. Makes sense if high school moves to then take the athletic fields with them.

Tennis courts

No comment

while I understand sports plays an important role in any district, I believe more emphasis should be placed on the educational aspects of the district. what is the ROI for improving



athletic facilities vs putting more of those funds towards the educational pieces of the proposal?

practice fields close to game field

I think it is very inconvenient for kids to need transportation to a separate location for athletics practice. It's significantly more convenient for parents and students to simply walk behind school for athletics practice at the end of the day as opposed to driving to another location.

more parking on campus

How the program would pay for itself in admissions prices.

Something special education related

Consider updating the FT playground to include more swings, a Gaga pit, etc.

The football stadium is the biggest concern for me. We’ve clearly outgrown the area we have. I think it’s also hard to pick an athletic complex before we know where the high school will be. If the high school is moved to Bucher, I think moving the entire athletic complex with it would make sense.

Please do NOT count this as a vote for any concept. Keep athletics as is. This form does not allow you to not select any of these options and will certainly skew the data. Please focus on academics.

High School Athletic Facilities belong on HS Grounds

These slides are confusing. A and b give a total but C is just separate costs.

keeping natural grass

The 7-12 track programs are too large to share a single facility

i like the idea of a turf football field and i think the field houseidea is really good.

Pool for swim

Again: cost reduction

Turf is an absolute must for all our athletic programs

Sell Bucher Road and use that money to offset buildings and sports facilities

The creation of a small Cross Country course is a weak attempt to include the cross Country community. Though the elementary series is not unimportant, the teams that actually compete and could host other schools (the HS and JH) should not be overlooked based upon the publicity of the school. Maybe if the resources were available, our teams would host meets that would knock around the eyes of the public for the better community and district we have.

To allow others to help maintain the old fields so they just dont become another dead piece of land. I think allowing another organization to be able to utilize these things would be a better solution or allow the middle, JR, and elementary kids areas to have sporting events.

I think funds for improved athletic facilities should come from donations to AW foundation. Tax money should go to truly improve academic opportunities for students via new, up-to-date buildings.

Parking may be a concern during sporting events in the fall; however, traffic on Finzel road is a constant problem. If possible, could more green space in front of the the JH and FT be taken away to develop a turn lane along the entire length of Finzel, not just in front of the HS like it currently is.

More Peking, the tailgate is a tradition and takes up spaces, there is never enough space for AW or their competitors during football. The opportunity for students to access all of these fields is amazing!!

Even though majority might not feel that turf is necessary, if we are the only school in the area / region that does not have turf how long can we hold out and this minimizes our facilities from being used for hosting tournament games.

Swimming pool to be incoporated into fieldhouse proposal

Natural grass - continue to consider how JH athletics/community athletics can utilize the space.

Everything needs to stay on the main campus. Keep the sports where to students are, prevent them from having to walk or drive to a different location.

high cost to taxpayers

Honestly, our focus needs to be on the academic side of things. As a former coach, I very much see the value of athletic programs, but we are an educational facility first and foremost-- we don't need to install turf baseball/football fields when the HS can't accommodate 21st centrury technology very well. As an employee AND taxpayer in the district, I think that we should consider any much-needed (NOT "wants" like turf) renovations to the athletic facilities on main campus and build a new HS on the Bucher Rd. site. I have to question spending millions of dollars on athletics when our school buildings need such serious updates to keep up with modern educational needs. If the community values athletics over education with regard to passing levies, that's a problem.





I would like to see the district address the logistics of students moving back and forth between the campuses. Are they traversing through private properties to get from point A to point B? will there be shuttles?

Ice hockey

Again, the cost as most people in this current economy cannot afford millions of dollars of improvements. Also consider how students are going to get to the Bucher road facilities if any of those options are pursued.

turf, quality lighting, quality score boards with modern technology (TV Screen type capability)

Maintenance plans for sports outbuildings that will remain in place, ease of accessibility of facilities to students

Athletics aren't that important so I wouldn't support any levy that is for athletic facilities. The district is too obsessed with athletics and needs more emphasis on academics.

As I have visited other schools which have off campus facilities, it definitely feels disconnected. For example, Perrysburg high school's football stadium. Not all sports that use the field for the games practice on that field and therefore they do not have true home field feel/advantage. This is true for our current soccer and lacrosse teams. They practice on a different fields than they play. Many players do not like that.

Power and data pulled to relevant locations facilitating security cameras, HUDL cameras, wireless access, and other network requirements.

While I appreciate AW's committment to athletics, I would preper to focus on academics. My "vote" would go for the cheapest plan.

Transportation to and from schools to athletic complex.

Improve soccer/lacrosse/track - turf, bleachers, locker rooms

Seating capacity

' Retain space for future building needs.

Add one more bleacher section to the current football stadium and call it good.

n/a

Track and field is one of if not the largest enrolled sport when looking at JH and HS participation. Removing the track at Finzel would require transportation of JH kids to practice every day, and would no longer make it available for PE and outdoor MS recess use. For this





reason, it would be good for both the community and the school system to have 2 tracks - one at FInzel and one at Bucher for concurrent JH and HS practicing, as well as additional soccer, lacrosse and other community use

for any of them it would be great to get a timer option for track meets to get away from volunteers doing timing manually- just more accuracy

It seems inappropriate to ask the community for funds to pay for athletic needs when the district is apparently concerned about paying for proper staffing needs to the point of burdening classroom opportunities for our students.

none

I honestly don't have an opinion on the athletics, except for them to be cost effective.

Bringing the girls softball field up to the same standards as the boys field before putting in facilities for golf simulation and e-sports.

Higher capacity for parking during athletic events.

Current facilities are adequate with upgrades

Would it be possible to pay for athletic improvements in another method other than tax dollars? (ie business donations or alumni donations?) Other districts appear to pay for athletic facilities using creative methods that relieve the tax burden faced by voters.

Turf on multipurpose field, grass for football

Combine Football/lacross/ soccer field into one unit

I attend athletic events at AW every year. The only things necessary are artificial turf for the current football and track, soccer and lacrosse stadiums.

Having a pool or an ice rink would be really great for opening the opportunity for more students to participate in these sports that would use a pool or an ice rink

If synthetic turf will significantly reduce labor costs for cutting the grass and weed prevention over the long term, then it should be considered. If it is a wash, then natural grass should be maintained.

Address parking and traffic issues.

New athletic facilities would be nice but the High School kitchen REALLY needs updated.

COST





Nothing is wrong with current facilities

build a dome with a retractable roof for football.

Don't do anything

Ice rink..indoor multipurpose building

Inclement weather safety measures

Future Needs, Cost

You don't need any more buildings. Deal with what you have. We seniors and Waterville are tired of being ignored and yet paying for kids that we don't have any of the schools. I believe Ohio State law says that it is illegal for taxpayers to be charged for students in schools that they have none in. Enforce Ohio State law and start making taxpayers pay for the school find another way to find your projects.

Like having the lacrosse/soccer complex on campus.

Consider long term planning. Do we want a 100 yr old high school and jr high? What is the ultimate potential of the Bucher Rd property long term. If we build full athletic complex over there, will it limit ability to add buildings to that site later? With the number of campus students currently served by more than one building, how will we continue to serve these students if campus is long term split?

No new construction for sports. Repair what's there

parking

Pare back all of the plans

2 more responses are hidden

This content is neither created nor endorsed by Google. Report Abuse - Terms of Service - Privacy Policy

Google Forms

Appendix D

# Meeting Minutes

In any design project, it is important to document given information that has been provided during project meetings and various other gatherings. The documents shown in the following pages are written 'meeting minutes' reported by the consulting team verifying meeting attendees and information presented.

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

September 7, 2022

Meeting Notes

RE: Anthony Wayne Local Schools Master Planning

Attending:
Mike DiNardo
Dave Serra
Matt Clarkson
Rusty Wilke
Joe Adams

Discussion Items:
Option #1 - (Lowest Potential Costs)

- School buildings remain
  - Address deferred maintenance items
- Baseball remains
- Tennis remains
  - Storage and maintenance buildings?
- Football Stadium stays in current location with natural grass
  - Add seating - home, visitor & band
  - Replace press box
  - Add concession and restroom facilities
- Track/Soccer/Lacrosse
  - Expand track
  - Rework field events
  - Consider synthetic turf field
  - Add bleachers
  - Add storage
- Softball
  - Relocate to the east
  - Add new field and bleachers
  - Synthetic turf or natural grass?
  - Add dugouts, bull pen, and batting cages
  - Add press box
  - Add to current Soccer/Lacrosse restroom/concession building to include locker rooms and storage.
- Band practice remains or shares synthetic turf at Soccer/Lacrosse field

Option 1.1

- Provide synthetic turf at Soccer / Lacrosse field
- Band practice area moves to synthetic turf
- Expand tailgating to include current band practice area
- Expand concession building to the west

Option 1.2

- Demo tennis and relocate
- Demo stadium and relocate
- Build a multi-use stadium
- Rebuild softball

Option #2 - (Low Viability)
- Demo H.S. building and relocate to 140 ac site
- Build new multi-use stadium where H.S. was

Option #3
- Demo M.S. & J.H. buildings and relocate
- Build new 5-8 building on the 140 ac site
- Build new multi-use stadium where M.S. and J.H. were
- Provide new lockers, concession, & restrooms at the new stadium
- Demo track and potentially keep / expand the Soccer/Lacrosse field
- Keep current stadium (Schaller) for J.H. use
- Rebuild softball
- Baseball remains
- Demo and re-build Baseball Locker building
- Improve site circulation and parking
- Expand tailgating area

Option #4
- Demo M.S. & J.H. buildings
- Current H.S. building becomes a 5-8 grade building
- Build new H.S. building and multi-use stadium on the 140 ac site

Option #5
- All buildings stay in current locations
- Address deferred maintenance items
- Move all athletics to the 140 ac site
- Plan for future H.S. and J.H. buildings on the 140 ac site

Option #6
- Demo the J.H. building and relocate
- Build a J.H. building on the 140 ac site
- Building a new multi-use stadium on the current campus

Option #7
- Demo the M.S. building and relocate
- Build new M.S. on the 140 ac site
- Building a new multi-use stadium on the current campus
- Relocate softball to the north
- Tennis stays

Option #8
- Demo the H.S. & J.H. buildings and relocate
- Build new H.S. & J.H. buildings on the 140 ac site
- Build new multi-use stadium on the current campus
- Tennis to remain

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

November 7, 2022

Master Plan Meeting

RE: Anthony Wayne Local Schools

Attending

Jim Fritz
Matt Dick
Doug H.
Darren K.
Dave Serra
Joe Adams
Rusty Wilke

<u>Items</u>

1. Academics
    a. Whitehouse Primary
        i. Increasing Enrollment 540-579
        ii. Increase 2nd grade
    b. Waterville Primary
        i. Increasing Enrollment 540-579
    c. Monclova Primary
        i. Decreasing Enrollment 700-520
    d. Potential for a fourth Primary School building
        i. Proposed Fallen Timbers becomes a Primary Building
            1. Split into wings - preschool and 1st-4th
    e. Kindergarten is currently using half days
        i. Has potential to go whole days, every day
        ii. Positive comments on this topic
    f. Expectations for a class size of 360-400
        i. Build for a size of 450 students
2. Athletics
    a. Proposed two separate tracks
        i. One for Junior High and another for High School
    b. Football/Soccer/Lacrosse Field - no track
    c. Separate practice field for Band
    d. New Press Boxes
3. Administration Building
    a. Fire alarm
    b. Boilers
    c. Roofs
    d. Lighting & Ceilings

4. Could the Flood Plain be adjusted?
    a. Is permission needed
    b. Could high areas be swapped
    c. Could there be a disturbance to neighbors
        i. Potential for flooding if not adjusted properly

5. Bucher Site
    a. Bring school buildings closer to Bucher
    b. Place some athletics on Bucher Site
    c. Add academic buildings on Bucher Site

Put together 2-3 options to share to community
- Have small comment meetings?

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

December 15, 2023

Master Plan Meeting

RE: Anthony Wayne Local Schools

Attending

Jim Fritz
Matt Dick
Dave Serra
Joe Adams
Rusty Wilke

Items

1. Thoughts on “Re-Districting”

2. Potential Options
    a. Fallen Timbers
        i. Becomes an Elementary with Kitchen Expansion
        ii. Expand Media Center
    b. Expand Whitehouse and Waterville
    c. High School needs more band areas
    d. Move High School to South Campus
    e. 7th-8th grades
        i. Need Media Center

3. Gas line is found along Wabash - High Pressure
    a. Add Maintenance Building

Next Steps:
- Receive feedback from Jim after holidays
- Complete and send out survey
- Present at upcoming board meeting

These minutes represent the writer’s understanding of the items discussed. Any corrections or clarifications should be brought to the attention of the writer for amendment.

Submitted:

Distribution:

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

February 7, 2023

Master Plan Meeting

RE: Anthony Wayne Local Schools

Attending

Jim Fritz
Matt Dick
Neil Raymond
Mike DiNardo
Dave Serra
Joe Adams

Items

Jim's Highlights:

1. High Priorities
    a. Safety & Security
    b. Physical Conditions
    c. Ability to increase enrollment

2. Community is overall good with current conditions - renovate existing buildings

3. How to address increased enrollment?
    a. Redistrict and add classrooms?
    b. Build a new primary school?
    c. Build a new HS on Bucher Rd Campus?

4. Performing Arts - feels that previous dollars were spent on athletics and overlooked.

5. Athletics
    a. Need more seating for parents/fans & students
    b. Address flood plain issues
    c. Additional parking for athletic events
    d. New press boxes
    e. Keep items where currently located
    f. Parking comments are due to football games
    g. Have practice fields located at both campuses
    h. Softball
        i. Make adjustments to right field
        ii. Address lip at infield to outfield
        iii. Move JV stands to main field
        iv. Keep at current location
        v. New stands and press box
        vi. Facilities to be comparable to baseball - equilibrium between sports facilities
    i. Natural turf for baseball and softball



    j. Track
        i. Rebuild to allow full soccer and lacrosse fields
        ii. Make space for home and visitor stands
    k. Cross Country - no changes
    l. Soccer / Lacrosse - keep at current location
    m. No pool or hockey facilities

6. Parking
    a. Flow / peak times are a challenge - not much can be done to alleviate this

7. All day kindergarten

8. Costs will be a key driver

9. A 31 mill tax will be ending in 2025 - target November of 2023 to place on ballot and renew for this work?

10. FTMS Building
    a. Need more locker room space - at south end of campus
    b. Potentially add on to FTMS for this?
    c. Need more kitchen space - building addition?
    d. Possibly make a Primary Building?

11. JH Building
    a. Need additional space for Band Room and cafeteria
    b. Possibly more classroom space

12. Enrollment Projection Report should be completed in 3 weeks.
    a. Whitehouse is increasing
    b. Waterville is increasing
    c. Monclova is decreasing

13. HS Building
    a. Need additional space for band/choir
    b. No other new needs

14. Community Sessions - one of each
    a. An online survey
    b. An in person meeting
    c. An online/zoom meeting

15. Timing
    a. Levy in fall - November 2023 or November 2024
    b. May need to push the levy to 2024 due to other potential issues or completion on the ballad
    c. This may not be clear until later this year - May or early June.
    d. Target April or May for the next round of presentation

16. Options to the Community
    a. Building Additions and renovations will be considered the same

b. Keep current Primary Buildings at K-4. Not a good idea to add a 5 grade.

17. Maintain:
    a. MS 5-6
    b. JH 7-8
    c. HS 9-12

18. Show option:
    a. New HS on Bucher Campus
    b. Current HS becomes a JH
    c. Current JH becomes a MS
    d. FTMS becomes a Primary Building
    e. Community Room?
    f. Current Cafeteria becomes a Band Room
    g. Assume little to 0 enrollment increase

19. Educational Options:
    a. 1 Similar to as shown on page 23 of the presentation
        i. Less detail - blocks and spaces
        ii. No grades noted
        iii. Keep simple/high level
        iv. Athletic options will be separate from the educational
        v. HS site
        vi. Callout new spaces
        vii. Items moving
        viii. What spaces may be used for
        ix. Keep simple/high level
    b. 2) FTMS becomes a Primary Building
    c. 3) Combining grades 5-7 - new building on Bucher campus
    d. 4) Additions to Primary Buildings
    e. 5) Add a Primary building on Bucher
    f. Goal to reduce to 3 options for final public presentations
    g. 500 students per grade level

20. Athletic Options
    a. Concept A
        i. Costs for football stadium - raise and rotate
        ii. Space under stands used for locker rooms, training, storage
        iii. Rework track for full soccer/lacrosse fields
        iv. A1) Main Campus work only.
        v. A2) Show practice fields
21. Concept B - OK as is
22. Concept C
    a. Pull back on what is provided on the Bucher Campus

23. 14-15 Million Dollars for a Multi-Purpose Building

24. Assessment - what should be included in the bond/levy work?

25. Next Meeting - before spring break - show options and budgets.

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

March 20, 2023

Master Plan Meeting

RE: Anthony Wayne Local Schools

Attending

- Jim Fritz - AWLS
- Matt Dick - AWLS
- Neil Raymond - AWLS
- Mike DiNardo - Collaborative
- Dave Serra - Collaborative
- Joe Adams - Collaborative

<u>Items</u>

1. Community Survey went out 2/1 - 2/16
    a. There had been a recorded, live streamed meeting
    b. *Post presentation on AWLS online site along with survey results

2. Review
    a. Option 1
        i. No Pre-12 at Waterville
        ii. Pre-12 only at Monclova
        iii. Look at a fire lane at on Whitehouse site
        iv. Adjust Fallen Timbers dining experience
    b. Option 2
        i. AW High School location is still to be determined - could be moved down closer to Dutch Road on the Bucher site
    c. Option 3
        i. Additional expenses may be required for general building refreshing

3. Additional Notes
    a. Replacement of ceilings and lighting throughout
    b. *Add in High School lockers into Matt's spreadsheet
    c. Add Tech costs

4. Presentation Revisions
    a. Slide 6 - Show expanded kitchen at Junior High and update costs
    b. Slide 11 - Update costs
    c. Slide 15 - Move location of High School closer to Dutch Rd.
        i. No change to costs

Next Meeting in May

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

April 19, 2023

Master Plan Meeting

RE: Anthony Wayne Local Schools

Attending

Jim Fritz
Matt Dick
Neil Raymond
Mike DiNardo
Dave Serra
Joe Adams

Items

1. Community Meeting
   a. Public meeting to be presented May 1st
   b. High School Auditorium
   c. Recorded
   d. Live Streamed
   e. Leave a PDF of presentation on AWLS website
   f. Presentation
      i. Jim - intro with TC to follow with presentation
      ii. Questions are to be emailed to District

2. General Notes
   a. Create a FAQ Document for the District website that would be updated as progress is made
   b. Narrow down preferences to options
      i. Present additional items to consider within these options
   c. Finalize data within the Master Plan
   d. ***Present Final Plan to Board by May 15th
      i. Give a week and a half for feedback
   e. Transgender Restroom/Locker room issue will be addressed with PI - NOT to be part of bond
   f. This summer urinals are being converted into toilets - put in partitions

3. Next Meeting Presentation - "Conceptual"
   a. Minimal Growth
   b. Enrollment
   c. Differed Maintenance
   d. Survey Results
   e. Concepts
   f. Jim's Into Slide
   g. 2016 Facilities
   h. Present Board similar presentation - May 15

THE COLLABORATIVE

One SeaGate, Park Level 118
Toledo, OH 43604
419.242.7405

213 South Main Street, Suite 200
Ann Arbor, MI 48104
734.922.8002

May 12, 2023

Master Plan Meeting

RE: Anthony Wayne Local Schools

Attending

Jim Fritz
Neil Raymond
Dave Serra
Joe Adams

Items

1. May Survey Results
   a. Reduced feedback and respondents from previous survey
      i. 380 vs 870
   b. Building Option 1 and overall Athletics was preferred
   c. Athletics may lead to additional votes and support
   d. Focus on potential costs of Option 1 and Athletics

2. Board Key Factor Costs
   a. PI vs Bond Issue
   b. Lighting - PI in phases

3. Board Presentation Notes
   a. Differed Maintenance
   b. Roofing
   c. Electrical
   d. HVAC - Boilers
   e. Fire/Safety Systems - upgrade?
      i. Voice Alarm system upgrades
   f. High School Auditorium
      i. Seats 200-300 people
      ii. New Scoreboard
      iii. New Sound System
   g. Football Stadium
      i. Capacities - Existing vs New
      ii. Can something be done with the drive between the existing football field and tennis courts
      iii. Football renovation could lead to a season being lost depending on timing
   h. Option A - add practice fields on Bucher Campus

4. General Notes
   a. Board is due to look over priorities and get back with TC
   b. 4 Board Members' terms end in November - could lead to revisions to presentation content
   c. There are concerns about costs