
Translating Educational Needs into Facility Needs



Overview

The Comprehensive Educational Facility Planning process began with a detailed assessment of all current facilities. Teachers, school based administrative staff, district level administrative staff, maintenance/operation staff, school safety, transportation and food service staff provided input into the assessment process. The assessment considered how all facilities met current codes, standards and district preferences. At the conclusion of the data collection phase, a cost summary was provided that reflected the anticipated cost to bring all facilities up to current standards. This cost opinion included all soft costs, contingencies, cost adjustments associated with a conceptual design and construction schedule and cost escalation associated with traditional construction estimates as if all identified deficiencies would be addressed regardless of financing availability.

This process provided the ULSD Board of Education members and staff as well as the community a baseline of costs to begin the planning process. The assessment also provided a scope of work needed to address all deficiencies as well as perspective for stakeholders participating in the planning process. The initial cost opinion indicated that \$46,805,915.00 would be required if the community and BOE desired to address all needs identified in the assessment. Volume I, dated September 2018, of this CEFPP provides supporting data relating to the assessment process.

As noted in the assessment, the CEFPP planning process did not anticipate addressing all needs immediately. Instead, the needs would be prioritized and addressed as funding becomes available. Building from the assessment, a comprehensive community analysis, population and enrollment projection study, an operations and maintenance study and a school access safety and security plan was developed within this long range plan. A detailed review of current and proposed curriculum delivery as it relates to student achievement, community expectations and business and industry needs for graduating students was also completed.

The **Translating Educational Needs into Facility Needs** section of the CEFPP addresses the priority needs that should be addressed in the coming years based on the goals and objectives established by the Union Local School District Board of Education and administrative staff. This section of the plan provides costs to address these prioritized needs during the upcoming 10 year planning cycle.

A plan of action for each facility is provided. This would include providing a seamless curriculum plan for all pre-kindergarten through 12th grade students. College preparatory, vocational/education and special needs programs have been reviewed and this section of the plan provides itemized capital improvement needs required to deliver the desired curriculum in all these areas. The district understands that communications and staff development will be critical if the new programs identified in the educational plan are to become a reality. The educational plan proposed within this CEFPP will drive the facility needs. Specific building renovations required to deliver the proposed curriculum in a safe and secure facility are noted as priority improvements over these next 10 years. These priorities and scope of needs may increase over the coming years if additional deficiencies are identified or if the noted deficiencies are not addressed in a timely manner.

Capital Improvement Prioritization Process

A number of capital improvements and general renovations have been identified during the initial assessment process as well as the data compilation process used to create the CEF. Typically, improvement costs are assigned to each improvement to represent the cost to address all of the staff's concerns with aging facilities as well as educational program inadequacies identified during the assessment or comprehensive planning process. Often the funding to address these needs exceeds the school district's current ability to fund all identified needs. All school districts are faced with a finite amount of annual operating funding. Unfortunately, they also need significant improvements to facilities and programs of study to address changing student needs. Frequently, these improvements are postponed or delayed until future funding is secured and building systems begin to fail or programs are outdated and students and staff are not being adequately served. Therefore, student health, safety and programmatic needs suffer as a result. Without adequate state level funding available to local school districts to address these issues, it becomes the responsibility of each school district to find creative ways to address these priority improvements. Once these options are exhausted the needed improvements are not addressed.

The CEF process was undertaken to begin identifying future demographics and other planning data that will help the Union Local School District attempt to predict and plan for future needs and if possible secure funding to address these needs. Unfortunately, the cost of the desired needs far exceeds the annual operating funds and additional capital improvement funding will be needed if the community desires to begin correcting failing building components, updating failing educational programs of delivery and creating a 21st century facility for students and staff to teach and learn in the future. The school district has adopted a strategy of first using any and all available discretionary funding to begin addressing the needs. Realizing that sufficient operating funds are not available to correct all deficiencies through a variety of funding strategies, it was necessary to prioritize all improvements and in so doing address these needs as funding may become available in the future. Additional building operations and routine maintenance improvement expenditures will also occur over the upcoming 10 year planning cycle.

To be consistent within this process, a numerical prioritization scoring system has been created. This system creates priorities #1 as the highest priority need and continues to priority #5 as the improvements that will be delayed for the future. The logics of this scoring system is as follows:

#1 = Current condition does not meet current codes, standards or desired educational delivery models and should be addressed as a priority expenditure as soon as possible with current operating funds.

#2 = Current condition does not meet current codes, standards or desired educational delivery models and should be addressed as soon as possible when funding becomes available.

#3 = Current condition may or may not meet current codes, standards or desired educational delivery models but improvements are needed as funding becomes available later in the current 10 year planning cycle.

#4 = Current condition complies with current codes and standards but if addressed would enhance the curriculum delivery or building systems and should be addressed should funding become available once higher priorities are addressed in the upcoming 10 year planning cycle.

#5 = Current condition complies with current codes and standards but if addressed would enhance the curriculum delivery or building systems and should be addressed should funding become available via future operating funding or through state, federal or other outside grants or revenue streams.

Facility Review of Recommendations

Union Local Elementary School
66699 Belmont Morristown Rd
Belmont, OH 43718
(740) 782-1384

August 31, 2019

School ID Number	Grades Served	Building Program Capacity	Program % Utilization	Date of Original Construction
132266	PreK - 5	975	75.68%	1998

Ten Year Historic/Projected Enrollments Union Local Elementary School

Year	Enrollment	Year	Enrollment
2009 – 2010	681	2019 – 2020	707
2010 – 2011	708	2020 – 2021	704
2011 – 2012	693	2021 – 2022	716
2012 – 2013	718	2022 – 2023	734
2013 – 2014	743	2023 – 2024	741
2014 – 2015	743	2024 – 2025	739
2015 – 2016	738	2025 – 2026	741
2016 – 2017	731	2026 – 2027	767
2017 – 2018	719	2027 – 2028	761
2018 – 2019	723	2028 – 2029	769

(Ohio Department of Education, 2018)

Union Local Elementary School

General Notations

Union Local Elementary School was constructed in 1998 for a traditional curriculum delivery model. Programmatic changes and increases in student population relating to these programmatic changes as well as the introduction of full day kindergarten and pre-kindergarten have caused this facility to be at its peak capacity. Also, since the school was built, school access safety design has evolved and enhanced site amenities are now needed. The building envelope also requires attention to address water infiltration. Other building systems will require upgrades or replacement to meet current codes and standards as noted in the facility assessment. There are also site deficiencies that will require upgrades within the upcoming 10 year planning cycle.

Site Notations

The current site has adequate acreage to support the facility. However, site improvements are needed to address security, drainage, parking, separation of parent traffic and bus traffic and provide a connection to the additional remote exit to US route 40 for emergency use only.

Building Notations

As noted, the facility was planned and designed for a traditional educational delivery model and significant changes have occurred since the facility was constructed. The staff has made every effort to adapt the facility to accommodate the changes that have occurred over the past 20 years. Outdated infrastructure, failing building components, technology demands, additional space for increased intervention and proposed curricular changes will all require capital improvements in the future if the school district is going to address deficiencies noted in the facility assessment and the educational audit. The revised curriculum desired and improvement in school access safety and security will also require priority improvements.

Recommendations

It is recommended that the current facility continue in use with capital improvements to address all phases of the curricular plan including project based learning and expanded STEM Lab facilities as well as building and site deficiencies, school access safety and security improvements upgrades. Several current PreK-K classrooms are limited and/or inadequate spaces and do not meet current standards for early childhood education. The district would also like to expand early intervention services for Pre K students in the future. To resolve this problem two option are being considered.

Option A would provide a standalone PreK-1st grade center. This new facility would provide for all PreK -1st grade services in a separate facility on campus. Given the limited funding available to address the current deficiencies in the PreK-K programs, the district will also consider an alternative solution to the construction of a new PreK-1st grade standalone center. This alternative (Option B) would include an addition to the existing elementary school of the minimum number of classrooms needed to replace undersized and under equipped PreK and kindergarten classrooms. Option A and Option B costs would both provide for renovations to vacated classrooms for use as flex space, intervention specialists,

early intervention programs, tech labs, a proposed school based health center and daycare, building wide storage, student services, a new STEM lab facility, and possibly district level offices if possible.

A conceptual program of space was performed to compare costs of both the stand alone center and the building addition and it appears a 48,000 sq. ft. standalone facility would be required for Option A improvements. If Option B is selected, a 14,000 sq. ft. addition at the current elementary school would be needed to house the PreK, K students and support spaces noted. Option B would allow for a segregated wing within the existing facility for PreK-K classrooms and would significantly reduce the scope of work and cost to provide needed space. However, it would not provide a separate facility if this is desired. The cost to provide for the above recommendations is provided in the **Summary of Building Improvements Cost Estimate**.

Union Local Elementary School

School Improvement	Priority	Funding Source	Cost	Comments
Implementation of Phase I of the Educational Plan – staff development and training	1	Local	\$ 0	1, 6
Create a safe schools controlled entrance	1	Local	\$ 159,421	2, 4
Reconfigure the Administrative Suite, relocate the Intervention classroom, improve power, lighting, technology and HVAC	1	Local	\$ 671,663	2, 4
Install a privacy/security fence around the Kindergarten play area	1	Local	\$ 17,861	4
Phase I HVAC renovation – outside air units, fluid cooler and energy savings controls	1	Local	\$ 379,809	1, 3, 4, 5
Parking lot repairs, separation of bus and parent pickup, provide 20 additional parking spaces, lighting, ADA and security camera improvements	1	Local	\$ 1,465,254	
Install a 2 nd exit from the Electrical room	1	Local	\$ 10,935	4
Install building-wide surge protection	1	Local	\$ 85,293	4
Install FACP ground fault protection	1	Local	\$ 32,805	4
Provide acoustical treatment for the Gymnasium	1	Local	\$ 31,347	4
Total Priority #1			\$ 2,854,388	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. The district desires to work cooperatively with local hospitals, medical professionals and county health officials to provide an on-site medical examination area and dental services for students in the vacated space if the additional PreK-1 classrooms are constructed.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Union Local Elementary School

School Improvement	Priority	Funding Source	Cost	Comments
Full implementation of the Educational Plan including renovations for STEM Lab	2	Local/Bond	\$ 729,729	1, 6
Construction of PreK-1 stand-alone facility. This would include the construction of a 48,000 sq.ft. building	2	Local/Bond	Option A - \$ 20,321,280	4, 6
Construct a PreK-K addition (14,000 sq.ft.) in lieu of the stand-alone facility.	2	Local/Bond	Option B - \$ 6,244,560	4, 9
Renovate vacated PreK (6,500 sq.ft.) to house Sensory/Tutoring/Intervention specialist and District Administration office with Board meeting room	2	Local/Bond	\$ 1,942,785	4, 6
HVAC and Phase II controls – replace in all areas except the Gymnasium	2	Local/Bond	\$ 232,687	3, 4, 5, 6
Roof replacement – all low slope areas	2	Local/Bond	\$ 178,985	4, 6
Improve classroom power, lighting, technology and controls	2	Local/Bond	\$ 1,377,810	1, 4, 6
Install waterproof sealer for all exterior walls	2	Local/Bond	\$ 196,830	6
Provide fire suppression system for the entire building	2	Local/Bond	\$ 590,490	8
Option A - Total Priority #2			\$ 25,570,596	
Option B - Total Priority #2			\$ 11,493,876	

Notes:

- Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
- In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
- Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
- In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
- As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
- Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
- The district desires to work cooperatively with local hospitals, medical professionals and county health officials to provide an on-site medical examination area and dental services for students in the vacated space if the additional PreK-1 classrooms are constructed.
- It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.
- This additional/renovation (Option B) will occur at the current elementary school if the PreK-K addition is constructed in lieu of the stand-alone center.

Union Local Elementary School

School Improvement	Priority	Funding Source	Cost	Comments
Provide improvements to Food Service preparation and serving for on-site delivery	3	Local/Lease Purchase	\$ 547,115	4
Replace/improve finishes for floors, walls and ceilings	3	Local/Lease Purchase	\$ 864,594	3, 4
Provide 21 st Century furniture and equipment for existing classrooms	3	Local/Lease Purchase	\$ 675,000	1, 4
Renovate current space for Health and Dental lab	3	Local/Private	\$ 109,350	7
Subtotal Priority #3			\$ 2,196,059	
Renovate all gang toilets	4	Local/Bond	\$ 65,610	4
Improve Art/Kiln room providing additional space, ventilation and drainage trap repairs	4	Local/Bond	\$ 31,347	3
Subtotal Priority #4			\$ 96,957	
Provide an additional control storage area, provide an additional exit door in Mechanical room	5	Local	\$ 116,393	4
Subtotal Priority #5			\$ 116,393	
Total Priorities #3, #4, #5			\$ 2,409,409	
Option A - Grand Total Elementary School Priorities #1 - #5			\$ 30,834,393	
Option B - Grand Total Elementary School Priorities #1 - #5			\$ 16,757,673	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. The district desires to work cooperatively with local hospitals, medical professionals and county health officials to provide an on-site medical examination area and dental services for students in the vacated space if the additional PreK-1 classrooms are constructed.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Facility Review of Recommendations

Union Local Middle School
66859 Belmont Morristown Rd
Belmont, OH 43718
(740) 782-1388

August 31, 2019

School ID Number	Grades Served	Building Program Capacity	Program % Utilization	Date of Original Construction
37846	6 – 8	525	63.43%	1958

Ten Year Historic/Projected Enrollments Union Local Middle School

Year	Enrollment	Year	Enrollment
2009 – 2010	324	2019 – 2020	312
2010 – 2011	361	2020 – 2021	310
2011 – 2012	358	2021 – 2022	312
2012 – 2013	341	2022 – 2023	310
2013 – 2014	330	2023 – 2024	319
2014 – 2015	347	2024 – 2025	340
2015 – 2016	354	2025 – 2026	338
2016 – 2017	355	2026 – 2027	333
2017 – 2018	333	2027 – 2028	338
2018 – 2019	347	2028 – 2029	343

(Ohio Department of Education, 2018)

Union Local Middle School

General Notations

Union Local Middle School was constructed in 1958 and received major renovations in 1998. This school was for a 19th century traditional curriculum delivery model. Programmatic changes and increases in student population relating to these programmatic changes as well as the introduction of 21st Century curriculum and career exploration classes have caused this facility to become outdated and without change, inhibit the full implementation of the districts desired programmatic improvements. Also, since the school was built, school access safety design has evolved and enhanced site amenities are now needed. Other building systems will also require upgrades or replacement to meet current codes and standards as noted in the facility assessment. These needed improvements will occur during the upcoming 10 year planning cycle.

Site Notations

The current site has adequate acreage to support the facility. However, site improvements are needed to address security, parking lot lighting, and separation of parent traffic and bus traffic if and when the middle and high school secured entrance is combined, as well as providing a connection to the remote exit to US Route 40 for emergency use only.

Building Notations

As noted, the facility was planned and designed for a traditional educational delivery model and significant changes have occurred since the facility was constructed and later renovated. The staff has made every effort to adapt the facility to accommodate the changes that have occurred since the facility was renovated 20 years ago. Outdated infrastructure, failing building components, technology demands, additional space for increased special needs and proposed curricular changes will all require capital improvements in the future if the school district is going to address deficiencies noted in the facility assessment and the educational audit. The revised curriculum desired and improvement in school access safety and security will also require priority improvements.

Recommendations

It is recommended that the current facility continue in use with capital improvements to address all phases of the curricular plan including project based learning and expanded STEM Lab facilities as well as building and site deficiencies, school access safety and security upgrades improvements. The 21st Century curriculum updates and building system improvements will require major renovations at this facility.

The middle school dining area will also be vacated with all students dining in the high school cafeteria. This space will be renovated to house 21st Century and Intervention classrooms. The media center will be updated, the new educational plan including UDL, STEM and Project Based Learning programs will be fully implemented and the art, gymnasium, and career exploration classrooms will receive improvements. Failing building systems will be upgraded or replaced to meet desired educational programs or to meet current codes and standards. The cost to provide for the above recommendations is provided in the **Summary of Building Improvements**.

Union Local Middle School

School Improvement	Priority	Funding Source	Cost	Comments
Implementation of Phase I of the Educational Plan – staff development and training	1	Local	\$ 0	1, 6
Create a safe schools controlled entrance for middle/high school students	1	Local	\$ 126,730	2, 4
Reconfigure the middle school Administrative Suite and add faculty restrooms	1	Local	\$ 992,951	2, 4
Install new parking lot lighting and security cameras	1	Local	\$ 142,155	4
Phase I HVAC repairs – fluid cooler and install energy savings controls	1	Local	\$ 164,754	1, 3, 4, 5
Install building-wide surge protection	1	Local	\$ 70,754	4
Install grounding conductors	1	Local	\$ 27,214	4
Lower the fire alarm pull stations for ADA	1	Local	\$ 18,954	4
Install ADA signage and markings for crossing in the parking lot	1	Local	\$ 8,754	4
Total Priority #1			\$ 1,551,260	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. If the visitors' locker/dressing area is constructed at the football field, this space can be repurposed for other use.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Union Local Middle School

School Improvement	Priority	Funding Source	Cost	Comments
Update the existing Library to 21 st Century space	2	Local/Bond	\$ 273,375	6
Full implementation of the Educational Plan including UDL and STEM lab construction	2	Local/Bond	\$ 164,025	1, 6
Repurpose Home Economics space for the 21 st Century classroom	2	Local/Bond	\$ 256,200	5, 6
Roof replacement (TPO roof)	2	Local/Bond	\$ 204,179	4, 6
Indoor HVAC units and controls replacement, PVI boiler and replace hot water piping	2	Local/Levy	\$ 594,864	3, 4, 5, 6
Renovate classroom floors, walls and ceilings	2	Local/Bond	\$ 391,892	4, 6
Improve power, lighting and technology in all classrooms	2	Local/Bond	\$ 576,311	1, 4
Provide Gymnasium renovations	2	Local/Bond	\$ 1,355,503	6
Renovate Art classroom	2	Local/Bond	\$ 254,859	4, 6
Provide 1 additional Intervention Specialist space in the existing space	2	Local/Bond	\$ 23,693	4
Install larger door in the Band room	2	Local/Levy	\$ 7,290	4
Upgrade the underground electric service, service panel and install energy savings lighting	2	Local/Bond	\$ 527,127	3, 4, 6
Total Priority #2			\$ 4,629,318	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. If the visitors' locker/dressing area is constructed at the football field, this space can be repurposed for other use.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Union Local Middle School

School Improvement	Priority	Funding Source	Cost	Comments
Improve and separate parent and bus drop-off areas and provide new canopy at bus loading area	3	Local/Bond	\$ 415,530	4
Upgrade gang toilets in Area B	3	Local/Bond	\$ 87,480	4, 6
Provide outdoor gathering area with security fencing	3	Local/Bond	\$ 61,383	6
Provide 21 st Century furniture and equipment for existing classrooms	3	Local/Lease	\$ 559,935	1, 4
Subtotal Priority #3			\$ 1,124,328	
Level I Kitchen renovation	4	Local	\$ 67,360	4
Provide central storage in existing space	4	Local/Bond	\$ 51,030	4, 6, 7
Subtotal Priority #4			\$ 118,390	
Total Priorities #3, #4			\$ 1,242,718	
Grand Total Middle School Priorities #1 - #4			\$ 7,423,296	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. If the visitors' locker/dressing area is constructed at the football field, this space can be repurposed for other use.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Facility Review of Recommendations

Union Local High School
66779 Belmont Morristown Rd
Belmont, OH 43718
(740) 782-1181

August 31, 2019

School ID Number	Grades Served	Building Program Capacity	Program % Utilization	Date of Original Construction
37846	9 – 12	686	58.16%	1998

Ten Year Historic/Projected Enrollments Union Local High School

Year	Enrollment	Year	Enrollment
2009 – 2010	495	2019 – 2020	414
2010 – 2011	483	2020 – 2021	426
2011 – 2012	476	2021 – 2022	414
2012 – 2013	468	2022 – 2023	400
2013 – 2014	482	2023 – 2024	389
2014 – 2015	442	2024 – 2025	416
2015 – 2016	417	2025 – 2026	432
2016 – 2017	386	2026 – 2027	445
2017 – 2018	399	2027 – 2028	464
2018 – 2019	380	2028 – 2029	471

(Ohio Department of Education, 2018)

Union Local High School

General Notations

Union Local High School was constructed in 1998. This school was constructed for a 20th Century traditional curriculum delivery model. Programmatic changes and increases in student population relating to these programmatic changes as well as the introduction of 21st Century curriculum and the 5 year career/technical education plan course offerings beginning to come on line in 2019 have caused this facility to become outdated and without change inhibit the full implementation of the districts desired programmatic improvements. Also, since the school was built, school access safety design has evolved and enhanced site amenities are now needed. Other building systems will also require upgrades or replacement to meet current codes and standards as noted in the facility assessment. These needed improvements will occur during the upcoming 10 year planning cycle.

Site Notations

The current site has adequate acreage to support the facility. However, site improvements are needed to address security, parking lot lighting, and separation of parent traffic and bus traffic if and when the middle and high school secured entrance is combined, as well as providing a connection to the remote exit to US Route 40 for emergency use only.

Building Notations

As noted, the facility was planned and designed for a traditional educational delivery model and significant changes have occurred since the facility was constructed. The staff has made every effort to adapt the facility to accommodate the changes that have occurred since the facility was constructed 20 years ago. Outdated infrastructure, failing building components, technology demands, additional space for increased special needs and proposed curricular changes will all require capital improvements in the future if the school district is going to address deficiencies noted in the facility assessment and the educational audit. The revised curriculum desired and improvement in school access safety and security will also require priority improvements.

Recommendations

It is recommended that the current facility continue in use with capital improvements to address all phases of the curricular plan including project based learning and expanded STEM Lab facilities as well as building and site deficiencies, school access safety and security upgrades improvements. The educational planning committee has recommended significant changes for the programs of delivery in the future. A transition to a 21st Century curriculum delivery model will be implemented beginning in FY 2019/2020 and building system improvements will require major renovations at this facility in the future.

The Capital Improvement program will begin with improved school access safety projects, phase I HVAC improvements, phase I career/technical space improvements and additional prioritized health/safety renovations. Phase I of the new educational plan including UDL, STEM and project based learning programs will be begin in 2019 with staff development and training. The desire is to fully implement the educational plan over the coming years. With future community support, the art program will be upgraded, career/technical programs will be expanded to meet the demands for future job placement for

students, special needs spaces will be expanded, the auditorium will be fully upgraded, multi-media spaces will be provided, additional storage and classroom support space will be provided and power, technology will be upgraded. Also appropriate furniture and equipment to support the revised educational plan will be provided, the current weight room in the existing high school hallway will be moved to a new space to allow for improved building security at the middle/high school controlled entrance and relocate the existing wrestling room in the current field house to a new space that will allow the visitors football locker room to be located in the existing field house. Failing building systems will be upgraded or replaced to meet desired educational programs or to meet current codes and standards. The district and high school administrative areas will also be relocated to the elementary school if space becomes available. The cost to provide for the above recommendations is provided in the **Summary of Building Improvements**.

Union Local High School

School Improvement	Priority	Funding Source	Cost	Comments
Implementation of Phase I of the Educational Plan – staff development and training	1	Local	\$ 0	1, 6
Career/Tech upgrades (scheduled plan)	1	Local	\$ 0	4
Phase I Auditorium renovations – install seating (purchased), provide 200 additional new seats, and carpet tiles	1	Local	\$ 143,001	3, 4
Improve the parking lot lighting and provide additional visitor parking	1	Local	\$ 492,075	4
Phase I HVAC – replace outside air units, fluid cooler and install energy savings controls	1	Local	\$ 786,591	1, 3, 4, 5
Install building-wide surge protection	1	Local	\$ 78,716	3, 4
Provide ADA signage and parking designation	1	Local	\$ 16,038	
Install panic hardware on Electrical room door and provide an 2 nd exit	1	Local	\$ 13,851	4
Total Priority #1			\$ 1,530,272	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas. If this is not possible, the administration offices' renovation/addition would occur in Phase 3.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. If the visitors' football locker/dressing area is relocated to the current wrestling room at the football field, this current space can be repurposed for other use.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Union Local High School

School Improvement	Priority	Funding Source	Cost	Comments
Full implementation of the Educational Plan including UDL	2	Local/Bond	\$ 0	1, 6
Renovate existing Vo-Ag shop and adjoining classrooms (6,100 sq.ft.) to create improved welding, woods, and Vo-Ag classrooms with storage	2	Local/Bond	\$ 1,289,601	4, 5, 6, 8
Construct 5,000 sq.ft. building addition for design production lab, STEM lab, and support storage space	2	Local/Bond	\$ 2,077,650	4, 8
Complete renovations in old Library for media productions and Tech lab	2	Local/Bond	\$ 688,293	5, 6
Renovate and equip existing Greenhouse	2	Local/Bond	\$ 36,450	5, 6
Replace TPO roofing	2	Local/Bond	\$ 1,752,470	4
Replace balance of HVAC system and hot water piping	2	Local/Bond	\$ 979,150	3, 4, 5, 6
Renovate classrooms – floors, walls, ceilings	2	Local/Bond	\$ 580,408	4, 6
Relocate and provide adequate Special Education office in existing space	2	Local/Bond	\$ 109,350	4
Improve power, lighting controls, and technology in the classrooms	2	Local/Bond	\$ 599,756	1, 4
Phase II Auditorium renovations – sound, lighting, and acoustics	2	Local/Bond	\$ 857,742	4, 6, 8
Provide Art classroom studio and Kiln room renovations	2	Local/Bond	\$ 307,843	4, 6
Provide renovated multi-use room space to separate exiting classrooms	2	Local	\$ 190,853	4, 5, 6
Provide additional central storage in existing space	2	Local	\$ 138,510	7
Provide a building-wide fire suppression system	2	Local/Bond	\$ 726,609	8
Total Priority #2			\$ 10,334,685	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. If the visitors' locker/dressing area is constructed at the football field, this space can be repurposed for other use.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.

Union Local High School

School Improvement	Priority	Funding Source	Cost	Comments
Provide receiving/holding area (200 sq.ft.) for deliveries for Food Services	3	Local	\$ 138,510	4
Relocate existing Weight room into a new space along with a space for Wrestling to improve school access (See also Ancillary Support Space items)	3	Local/Bond	See Ancillary Support Space	4
Renovate boys and girls locker room, expand Gymnasium storage	3	Local/Bond	\$ 834,560	4, 6
Renovate Cafeteria with new finishes, furnishings, table storage area and a permanent wall at the existing security gate	3	Local/Bond	\$ 172,639	4
Renovate the vacated District Administrative areas for Special Needs and high school administrators	3	Local/Bond	\$ 307,558	2, 4, 9
Provide 21 st Century furniture and equipment for existing classrooms	3	Local/Lease	\$ 726,609	1, 4
Renovate boys and girls gang toilets	3	Local/Bond	\$ 218,700	4, 6
Install new stair treads at the East tower	3	Local	\$ 75,015	
Renovate all corridors including Commons, floors, walls, ceilings and lighting	3	Local/Bond	\$ 138,510	4, 6
Total Priority #3			\$ 2,612,101	
Grand Total High School Priorities #1 - #3			\$ 14,477,058	

Notes:

1. Sufficient annual operating funding is not available to implement all desired elements of the educational plan. As a result, the basic framework will be phased in as funding becomes available.
2. In order to renovate this facility to provide a safe schools access control, additional administrative area renovations should occur simultaneously to provide proper segregated administrative areas for monitored access for visitors in the administrative offices separate from student occupied areas.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. As this building improvement is undertaken, the scope of this work could increase significantly. The entire building HVAC should be rebalanced and tested for proper operation to ensure all systems are functioning properly.
6. Full implementation of the educational plan and major renovations to realign grade configuration, replace the HVAC, roofs, provide general renovations and upgrades for the site amenities will require community support of a capital improvement program.
7. If the visitors' locker/dressing area is constructed at the football field, this space can be repurposed for other use.
8. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.
9. These renovations would occur when the district administration offices are relocated to the elementary school after the PreK classrooms construction is completed.

Union Local School District Ancillary Support Facilities

General Notations

The ancillary support facilities located on the campus are typical for most other school districts in the area. There are desired improvements needed for the support facilities (maintenance and bus garage) that would enhance the district's ability to support student services and extra-curricular activities. Additionally, athletic fields could better service students if improvements could be made in the future. This facility assessment provides an allowance for improvements cited during the facility assessment. It is anticipated that with community involvement and support desired improvements will be made if and when funding becomes available.

Site Notations

The current site has adequate acreage to support these facilities. However, site improvements are needed to address parking for the football field and provide a connection to the additional remote exit to US Route 40 for emergency use only. To accomplish this, the district will be required to acquire property right-of-way, submit proper permitting documents and construct the emergency use roadway. Ancillary

Building Notations

As noted, improvements for these facilities will be performed as needed to meet current codes and standards in the future and to meet the desired community use needs for play fields moving forward.

Recommendations

It is recommended that the current facility continue in use with capital improvements to support curricular improvements and extracurricular activities. Public and private funding will be pursued and with the support from local sporting and leisure activity businesses and industry, outdoor learning labs are planned to support career/technical programs and physical education programs. Field and support amenity improvements are also planned for all outdoor sports. Additional paved parking is also needed for the football field and soccer events if soccer is relocated to the current football play field with artificial turf. The cost to provide for the above recommendations is provided in the **Summary of Building Improvements Cost Estimate**. Additional building operations and routine maintenance improvement funding will also occur over the upcoming 10 year planning cycle and a compilation of all resources available will help address priority improvements.

Ancillary Support Facilities

School Improvement	Priority	Funding Source	Cost	Comments
Create outdoor Academic Support labs	4	Local/Private	\$ 145,800	
Improve football field drainage, field lighting, replace running track and install artificial turf on existing football field for soccer and football	4	Local/ Other	\$ 2,449,440	1, 2, 4, 5, 6
Convert existing boys Wrestling room back to visitors' locker room at the field house	3	Local/Bond	\$ 218,700	4, 6
Provide new Weight and Wrestling room addition (approx.. 7,500 sq. ft. addition) at H.S.	4	Local/Bond	\$ 2,733,750	2, 4, 5
Provide additional paved event parking (200 spaces) at football field	4	Local/Bond	\$ 729,000	1
Provide emergency access road	4	Local/Bond/Other	\$ 1,816,304	4, 7
Baseball field renovations	4	Local/ Other	\$ 85,000	1
Softball field renovations	4	Local /Other	\$ 85,000	1
Soccer field renovations	4	Local/ Other	\$ 85,000	1
Bus garage renovations	4	Local/ Other	\$ 165,000	
Maintenance building renovations	4	Local/ Other	\$ 70,000	
Total Priority #4			\$ 8,582,994	

Option A - Grand Total of All Prioritized School Improvements	\$ 61,317,741
Option B - Grand Total of All Prioritized School Improvements	\$ 47,241,021

Notes:

1. Provide an additional 200 event parking spaces for all sports.
2. With the installation of artificial turf on the football field, relocate soccer events to this field.
3. Several building systems have been identified as having reached their useful life. If capital improvement funding is not available when systems fail, these repairs will be delayed indefinitely until funding become available.
4. In order to provide the most economical approach for each building improvement, several building systems renovations should occur simultaneously with this building improvement. If sufficient funding is not available, these additional related building system improvements will be delayed. However, cost premium increase will occur if these improvements are performed later.
5. If a wrestling/weight room is constructed, the existing wrestling room would be converted to a visitors locker/dressing room for football and soccer.
6. It may be possible to design the reconfigured classroom layout to avoid the cost of installing a building-wide fire suppression system and still comply with applicable fire codes.
7. Install an emergency access only ingress/egress road that can be accessed from all on site schools. This road would connect to US Route 40. Consideration of state funding assistance will be pursued