DELAWARE 2040

SHP

THE DELAWARE TEAM

SHEA
MCMAHON

Principal-in-Charge
Vice President

SHP

JOSH
PREDOVICH

Master Planning /
Facilities Assessment
Lead
Director of Master
Planning

SHP

CARRIE
MALATESTA

Educational
Visioning Lead

SHP

DAN
LEFFINGWELL

Educational Advisor /
Client Support

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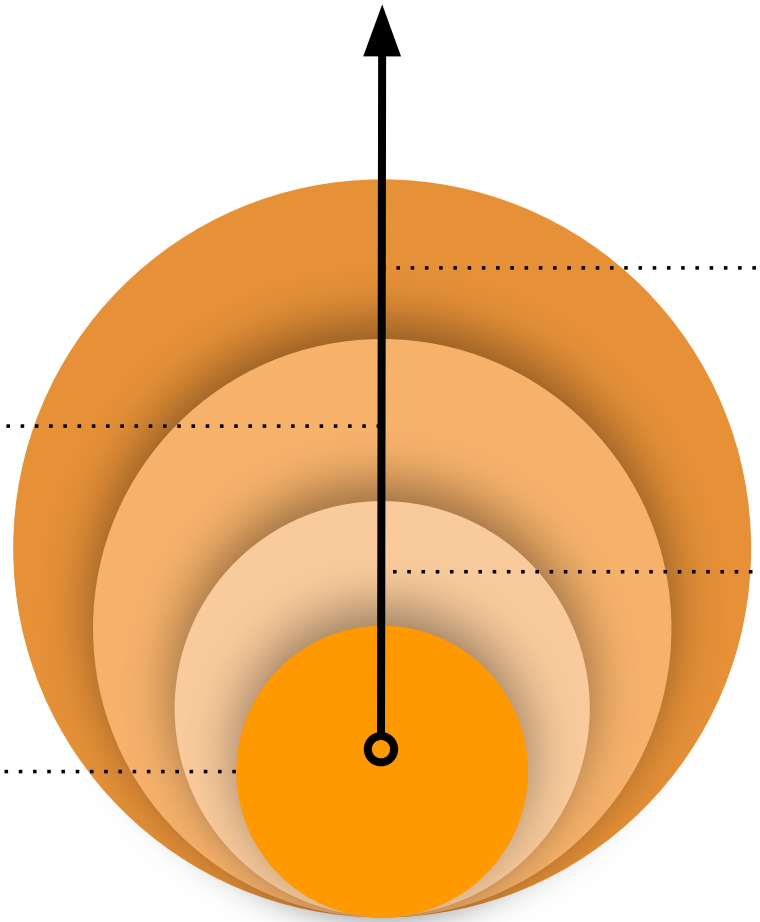
PROCESS PHASES AHEAD

GENUINE ENGAGEMENT AT THE RIGHT TIME



Delaware Community Members
28,583 Registered District Voters

Educational Visioning Team
100+ stakeholders

Community Advisory Team
35-50 members

Master Planning Steering Team
6-10 members

GENUINE ENGAGEMENT IN THE RIGHT WAY

input or inform?

What if we develop a strategic initiative that includes a Facilities Master Plan?

DELAWARE2040

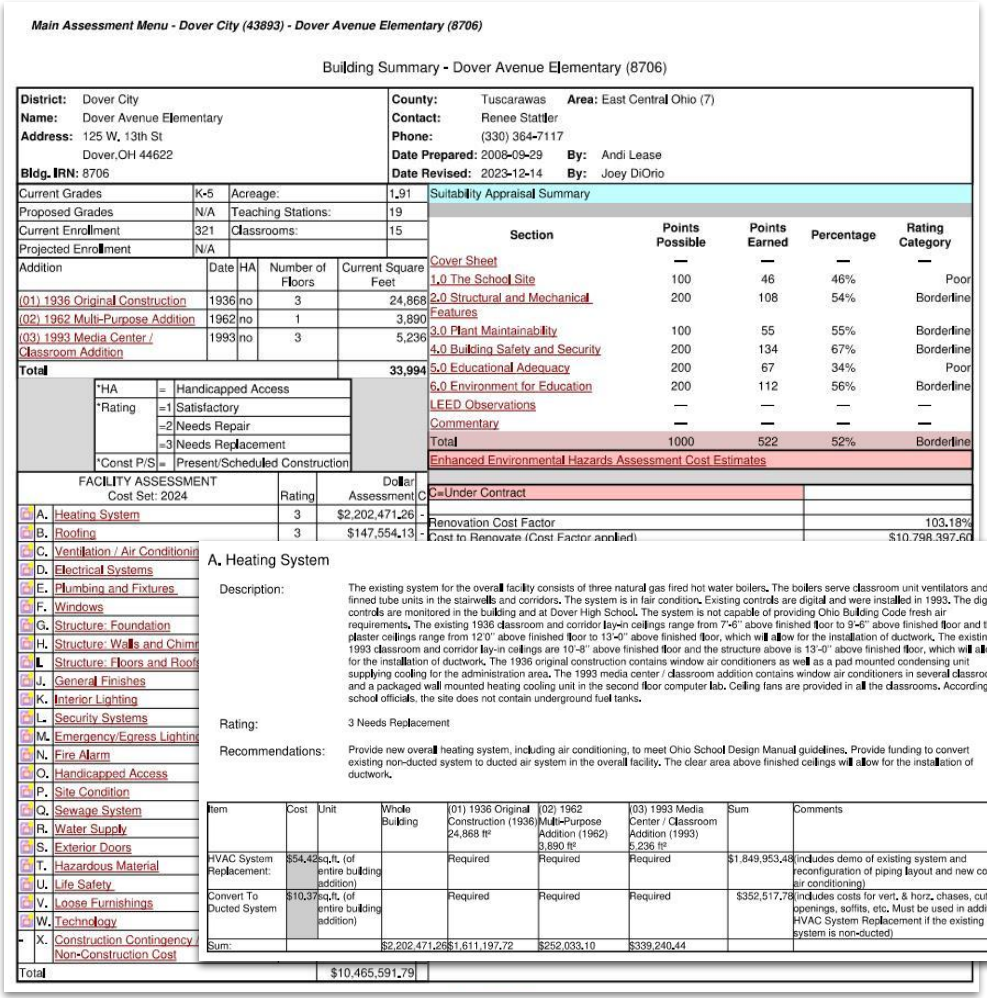
PROCESS PHASES AHEAD

Facilities Assessment
Long-Term Maintenance
Educational Visioning
Financial Assessment

OFCC FACILITY ASSESSMENT

Great tool for OFCC / OSDM program.

Not well suited for district maintenance or long range planning.



Main Assessment Menu - Dover City (43893) - Dover Avenue Elementary (8706)

Building Summary - Dover Avenue Elementary (8706)

District: Dover City
Name: Dover Avenue Elementary
Address: 125 W. 13th St
Dover,OH 44622
Bldg. IRN: 8706

County: Tuscarawas **Area:** East Central Ohio (7)
Contact: Renee Stattler
Phone: (330) 364-7117
Date Prepared: 2008-09-29 **By:** Andi Lease
Date Revised: 2023-12-14 **By:** Joey DiOrio

Current Grades	K-5	Acreage:	1.91
Proposed Grades	N/A	Teaching Stations:	19
Current Enrollment	321	Classrooms:	15
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1936 Original Construction	1936	no	3	24,868
(02) 1962 Multi-Purpose Addition	1962	no	1	3,890
(03) 1993 Media Center / Classroom Addition	1993	no	3	5,236
Total				33,994

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	46	46%	Poor
2.0 Structural and Mechanical Features	200	108	54%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	134	67%	Borderline
5.0 Educational Adequacy	200	67	34%	Poor
6.0 Environment for Education	200	112	56%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	522	52%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract

	Renovation Cost Factor			103.18%
	Cost to Renovate (Cost Factor applied)			$10,798,397.60

FACILITY ASSESSMENT
Cost Set: 2024

		Rating	Dollar Assessment	C
A.	Heating System	3	$2,202,471.26	-
B.	Roofing	3	$147,554.13	-
C.	Ventilation / Air Conditionin			
D.	Electrical Systems			
E.	Plumbing and Fixtures			
F.	Windows			
G.	Structure: Foundation			
H.	Structure: Walls and Chimn			
I.	Structure: Floors and Roofs			
J.	General Finishes			
K.	Interior Lighting			
L.	Security Systems			
M.	Emergency/Egress Lightin			
N.	Fire Alarm			
O.	Handicapped Access			
P.	Site Condition			
Q.	Sewage System			
R.	Water Supply			
S.	Exterior Doors			
T.	Hazardous Material			
U.	Life Safety			
V.	Loose Furnishings			
W.	Technology			
X.	Construction Contingency / Non-Construction Cost			
Total			$10,465,591.79	

A. Heating System

Description: The existing system for the overall facility consists of three natural gas fired hot water boilers. The boilers serve classroom unit ventilators and finned tube units in the stairwells and corridors. The system is in fair condition. Existing controls are digital and were installed in 1993. The digital controls are monitored in the building and at Dover High School. The system is not capable of providing Ohio Building Code fresh air requirements. The existing 1936 classroom and corridor lay-in ceilings range from 7'-6" above finished floor to 9'-6" above finished floor and the plaster ceilings range from 12'0" above finished floor to 13'-0" above finished floor, which will allow for the installation of ductwork. The existing 1993 classroom and corridor lay-in ceilings are 10'-8" above finished floor and the structure above is 13'-0" above finished floor, which will allow for the installation of ductwork. The 1936 original construction contains window air conditioners as well as a pad mounted condensing unit supplying cooling for the administration area. The 1993 media center / classroom addition contains window air conditioners in several classrooms and a packaged wall mounted heating cooling unit in the second floor computer lab. Ceiling fans are provided in all the classrooms. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines. Provide funding to convert existing non-ducted system to ducted air system in the overall facility. The clear area above finished ceilings will allow for the installation of ductwork.

Item	Cost	Unit	Whole Building	(01) 1936 Original Construction (1936) 24,868 ft²	(02) 1962 Multi-Purpose Addition (1962) 3,890 ft²	(03) 1993 Media Center / Classroom Addition (1993) 5,236 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	$1,849,953.48	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$10.37	sq.ft. (of entire building addition)		Required	Required	Required	$352,517.78	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$2,202,471.26	$1,611,197.72	$252,033.10	$339,240.44		

SHP FACILITY ASSESSMENT

A comprehensive assessment of all of your facilities (academic & athletic)

Actionable insights

Prioritized, data-driven decision making

FACILITY ASSESSMENT

ST. HENRY ELEMENTARY AND JR. HIGH SCHOOL

ARCHITECTURE FACILITY ASSESSMENT REPORT

SHP

Initial Assessment Date: 2024/02/27
Follow-Up Visit: 2024/03/13

ASSESSOR(S)	OWNER/ADDRESS	FACILITY INFORMATION
Brandi Ash (Architecture)	Diocese of Covington	Year Built: ES 1964 / JHS 1967
Aaron Hurley (Architecture)	St. Henry Elementary and Jr. High School	Area: ES. ~59,900 / JHS. ~31,300
	3825 Dixie Hwy, Elsmere, KY 41018	Stories: ES. 3 / JHS. 3

WORK PRIORITY LEGEND	
1	Satisfactory - No Work Required
2	Low Priority - Needs Repair/Replacement
3	High Priority - Needs Repair/Replacement
4	Life Safety Concern - Immediate Action Required

CIVIL / LANDSCAPING / SITE UTILITIES

HANDICAPPED ACCESS

Photo(s)	Description	Priority	Recommendation
HANDICAP PARKING	Asphalt is being sealed and re-striped as part of a separate Owner directed project	1	
ACCESSIBLE ENTRY	JHS - Current entry is accessible however elevator use is required to access any part of the building as the main entry is at a mid-level stair landing.	1	
SIGNAGE	Site wayfinding and exterior entry signage is minimal.	2	Recommendation to enhance site signage to provide clearer information for visitors
TOILET ROOMS	No accessible toilet rooms exist in the building	3	Potential options: 1) Provide options for creating larger handicap stalls in current restroom spaces. This option would be less costly but would likely reduce the total number of fixtures in the building 2) Provide options for capturing space elsewhere to create a new fully accessible ADA restroom. This would be a more costly option and would require taking space from some other function
DOORS AND HARDWARE	Existing doors are accessible but could be improved	2	Options for improvements: 1) Door hardware could be updated for improved capability. This is a lower cost improvement 2) Hands-up operators could be added to select doors to assist with building entry. This is a slightly higher cost option as electronics would be involved. 3) Current JHS enters at intermediate stair level. This entry could be redesigned for improved accessibility but this would be a very costly option.

SITE CONDITION

Photo(s)	Description	Priority	Recommendation
SITE GRADING	Some areas are graded very close to window sills which can cause water infiltration issues	2	Recommend adjusting site grading to be further from window sill locations

CONCEPTUAL **BUDGETING**

Deferred maintenance and larger capital projects are identified and categorized

All projects are given a cost target including appropriate escalation and contingencies

Fuller financial picture

FACILITIES ASSESSMENTS UNDERWAY + LONG-TERM MAINTENANCE PLANNING

FINANCIAL ASSESSMENT + FUNDING OPPORTUNITIES

What we've learned so far from the Ohio Facilities Construction Commission:

- 2002 ELPP agreement established but not completed. OFCC not involved in the facility work resulting from the 2013 & 2019 bonds.
- 2017: District valuation ranking - 341/608
  - 56% Local Share
- 2025 Valuation ranking - 253/608
  - 42% Local Share
- A new Expedited Local Partnership Program agreement is worth exploring
- "Place in Line" needs verified ASAP

A LOOK AT **YOUR PAST ENROLLMENT**

Delaware City School District
Historical Enrollment

Grade	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Pre-K	135	230	243	235	112	161	163	258	259	230
K	442	418	420	442	402	446	393	403	421	413
1	436	446	417	410	402	395	466	397	413	424
2	393	423	437	429	386	404	394	469	405	414
3	456	370	419	419	410	395	419	396	469	403
4	452	442	376	416	406	409	396	404	400	469
5	451	447	442	376	394	424	419	415	413	410
6	412	443	453	447	361	401	440	422	427	418
7	409	413	438	455	435	367	414	421	413	428
8	381	417	404	429	445	438	391	397	406	423
9	457	372	443	413	433	445	451	386	396	417
10	410	456	381	441	401	441	446	449	367	400
11	428	401	462	383	436	402	438	428	425	377
12	364	411	399	455	378	436	393	416	429	434
Pre-K - 12 Total	5,626	5,689	5,734	5,750	5,401	5,564	5,623	5,661	5,643	5,660
Ungraded	0	0	0	0	58	63	47	6	10	7
Grand Total	5,626	5,689	5,734	5,750	5,459	5,627	5,670	5,667	5,653	5,667

Source: Delaware City School District

41 student increase in the previous 10 years (~1%).

A LOOK AT **YOUR FUTURE ENROLLMENT**

Delaware City School District
Projected Enrollment

Grade	2025-26 Actual	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Pre-K	**230**	250	250	250	250	250	250	250	250	250	250
K	**413**	411	452	438	476	449	452	455	456	461	462
1	**424**	417	417	457	443	483	456	457	461	463	466
2	**414**	430	423	423	463	449	488	460	464	466	468
3	**403**	418	432	426	425	466	452	492	464	466	470
4	**469**	409	424	437	431	430	472	457	498	470	472
5	**410**	481	418	433	448	440	441	485	468	512	480
6	**418**	416	487	419	430	445	440	441	484	469	511
7	**428**	418	416	487	418	430	445	439	441	483	468
8	**423**	427	417	415	486	417	429	444	438	440	482
9	**417**	429	433	423	421	493	423	435	450	444	446
10	**400**	415	427	432	421	419	491	422	433	448	443
11	**377**	395	410	422	426	415	414	484	416	428	442
12	**434**	377	394	410	421	425	415	413	484	416	427
Pre-K - 12 Total	**5,660**	5,693	5,800	5,872	5,959	6,011	6,068	6,134	6,207	6,216	6,287
Ungraded	**7**	7	7	7	7	7	7	7	7	7	7
Grand Total	**5,667**	5,700	5,807	5,879	5,966	6,018	6,075	6,141	6,214	6,223	6,294

Source: FutureThink

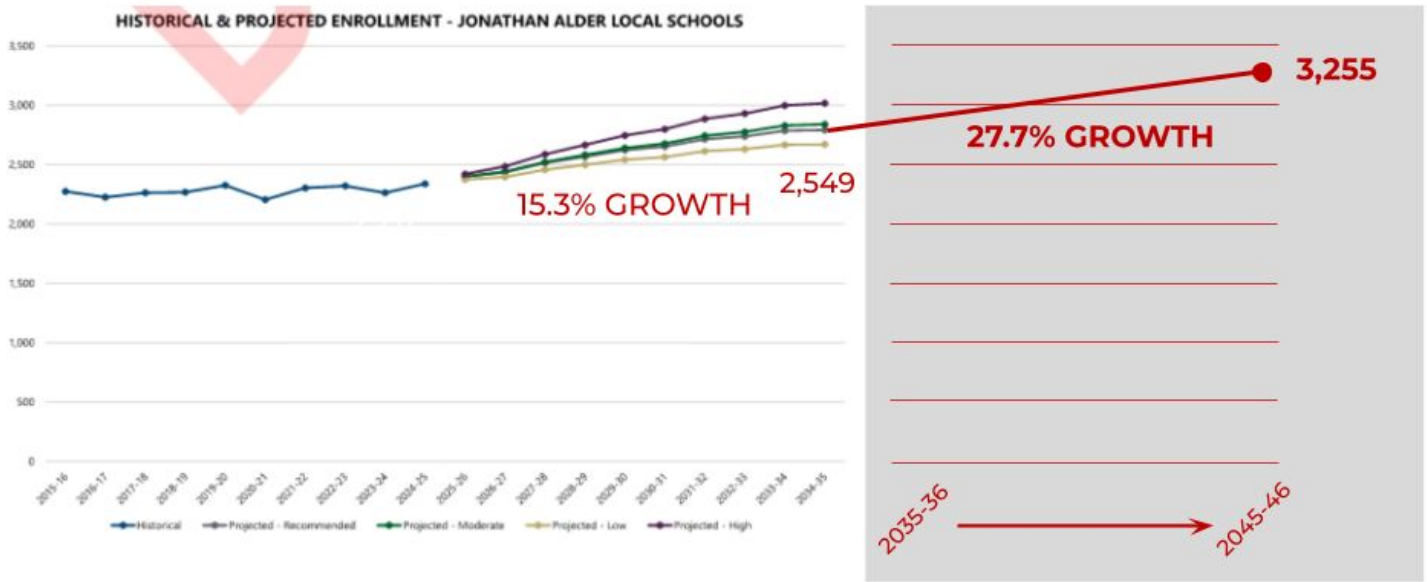
627 student increase in 10 years (11.1% increase)

PROCESS PHASES AHEAD

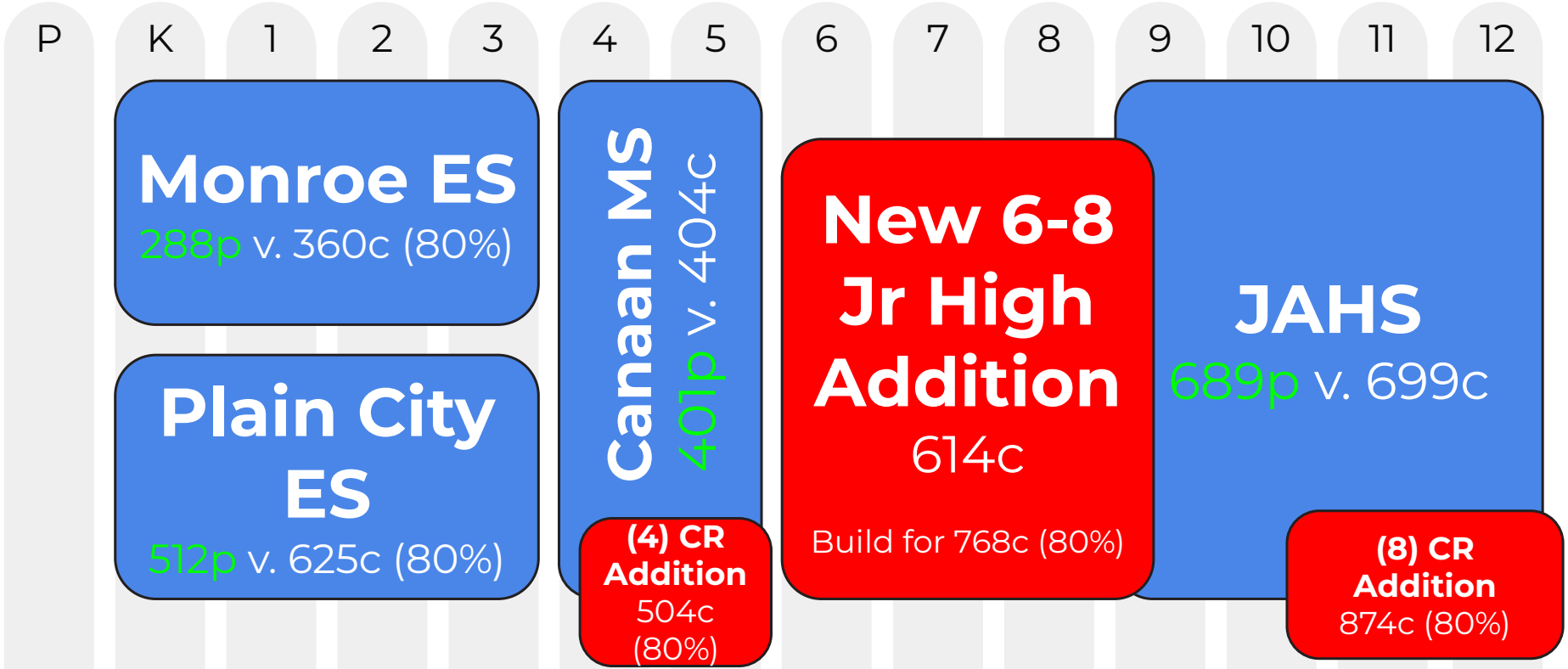
By Grade-Level
By Building-Level
Repair - Renovate - Rebuild

SCENARIO + CONCEPT TESTING EXAMPLE

SCENARIO #1 – Aggressive Growth



SCENARIO + CONCEPT TESTING EXAMPLE



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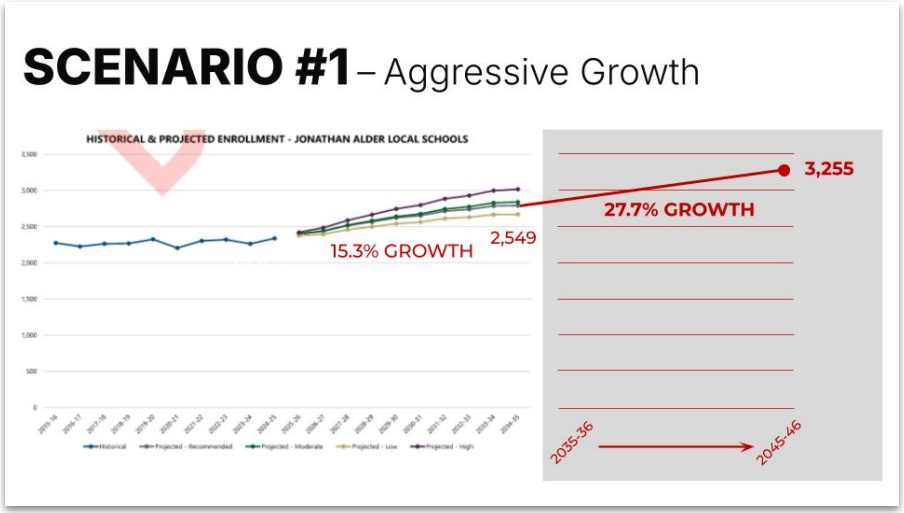
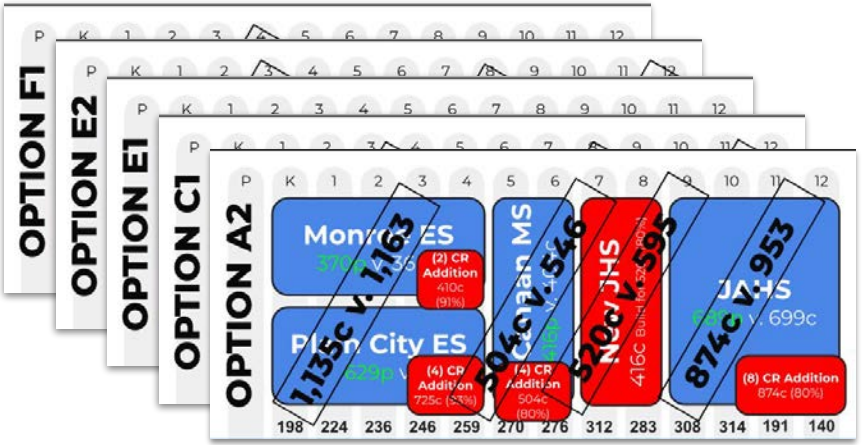




PROCESS PHASES AHEAD

Spring 2026 and Fall 2026

Fall 26-Spring 27

First Opportunity for Funding: Fall 2027

YOUR HISTORY AT THE BALLOT

Your levy success outpaces peers

Levy Elections								
Election Date	Millage	New/Renewal	Purpose	Years	Result	For	Against	Percentage For (Against)
11/4/2025	2.85	New	Permanent Improvement	CPT	Approved	4,336	3,972	52.19 % (47.81 %)
11/8/2022	5.80	Substitute	Emergency	CPT	Approved	9,142	5,802	61.18 % (38.82 %)
11/3/2020	11.73	Substitute	Emergency	CPT	Approved	11,738	8,065	59.27 % (40.73 %)
5/7/2019	3.00	Renewal	Permanent Improvement	CPT	Approved	2,636	1,126	70.07 % (29.93 %)
11/7/2017	8.35	New	Emergency	5	Approved	5,404	3,412	61.30 % (38.70 %)
3/15/2016	8.44	Substitute	Emergency	CPT	Approved	7,301	3,918	65.08 % (34.92 %)
11/4/2014	3.00	Renewal	Permanent Improvement	5	Approved	6,107	3,383	64.35 % (35.65 %)
11/8/2011	8.30	New	Emergency	5	Approved	5,950	5,367	52.58 % (47.42 %)
5/4/2010	12.80	Substitute	Emergency	10	Approved	3,967	2,119	65.18 % (34.82 %)
5/5/2009	3.00	Renewal	Permanent Improvement	5	Approved	2,874	1,244	69.79 % (30.21 %)
8/8/2006	12.90	New	Emergency	5	Approved	3,271	2,855	53.40 % (46.60 %)
5/2/2006	12.90	New	Emergency	5	Defeated	3,219	3,286	49.49 % (50.51 %)
11/2/2004	3.00	Renewal	Permanent Improvement	5	Approved	8,584	6,405	57.27 % (42.73 %)
3/2/2004	4.00	New	Emergency	3	Approved	4,016	3,304	54.86 % (45.14 %)
11/4/2003	4.00	New	Current Expense	CPT	Defeated	3,154	4,180	43.01 % (56.99 %)
5/8/2001	8.90	Renewal	Current Expense	5	Approved	2,799	1,927	59.23 % (40.77 %)
5/4/1999	3.00	Renewal	Permanent Improvement	5	Approved	2,651	1,905	58.19 % (41.81 %)
3/19/1996	8.90	New	Current Expense	5	Approved	3,837	3,078	55.49 % (44.51 %)
5/3/1994	3.00	Renewal	Permanent Improvement	5	Approved	2,810	1,806	60.88 % (39.12 %)
2/5/1991	6.90	New	Current Expense	CPT	Approved	2,307	2,037	53.11 % (46.89 %)
11/6/1990	5.95	New	Current Expense	CPT	Defeated	3,363	3,843	46.67 % (53.33 %)
11/7/1989	3.00	New	Permanent Improvement	5	Approved	2,981	2,266	56.81 % (43.19 %)
11/3/1987	5.80	New	Current Expense	CPT	Approved	2,876	2,094	57.87 % (42.13 %)

YOUR HISTORY AT THE BALLOT

Your levy success outpaces peers

Bond Elections								
Election Date	Millage	Bond Issue Amount	Purpose	Years	Result	For	Against	Percentage For (Against)
5/7/2019	**2.37**	**$36,530,000**	**Cnstrct & Imprv Schl Fclts**	**37**	**Approved**	**2,433**	**1,313**	**64.95 % (35.05 %)**
5/7/2013	**3.60**	**$50,000,000**	**Rnvtns & Imprvmnts**	**37**	**Approved**	**3,432**	**2,217**	**60.75 % (39.25 %)**
11/4/2003	3.76	$37,615,000	Cnstrct Schl Fclts; Imprv Site	28	Defeated	3,154	4,180	43.01 % (56.99 %)
5/5/1998	**3.31**	**$19,750,000**	**Site Imprvmnts**	**27**	**Approved**	**3,545**	**2,879**	**55.18 % (44.82 %)**
5/2/1995	**4.69**	**$19,900,000**	**Acqrng & Imprvng Lnd**	**27**	**Approved**	**2,423**	**2,263**	**51.71 % (48.29 %)**
11/2/1993	**2.34**	**$9,100,000**	**Prmnt Imprvmnt**	**27**	**Approved**	**3,146**	**3,099**	**50.38 % (49.62 %)**
11/2/1993	5.65	$22,000,000	Prmnt Imprvmnt	27	Defeated	2,901	3,364	46.30 % (53.70 %)
2/2/1993	10.90	$41,500,000	Cnstrctng Imprvng Eqpng Schls	27	Defeated	2,133	3,814	35.87 % (64.13 %)
11/3/1992	10.90	$41,000,000	Imprvng Rnvtng Bldg Fclts	27	Defeated	4,581	5,203	46.82 % (53.18 %)
11/6/1990	6.97	$22,000,000	Cnstrctng & Eqpng Hgh Schl	25	Defeated	2,937	4,330	40.42 % (59.58 %)

YOUR HISTORY AT THE BALLOT

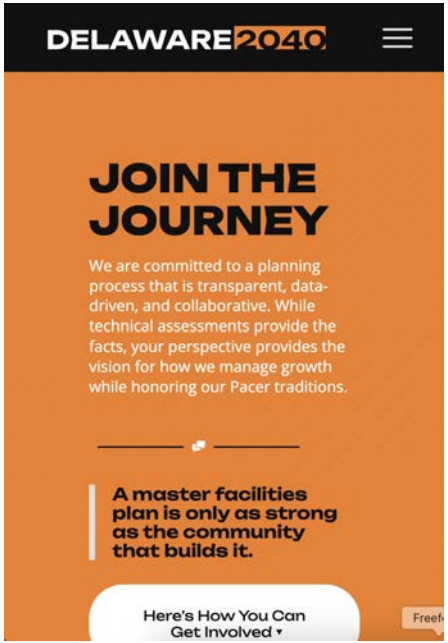
Your levy success outpaces peers

Election Cycles in 27 + 28 require careful consideration

	Approved	Defeated/ Withdrawn	Total	Success Rate
May	10	1	11	90.91%
November	10	7	17	58.82%
Other	5	1	6	83.33%
Overall	**25**	**9**	**34**	**73.53%**

Source: Ohio Municipal Advisory Council

Delaware2040.com is live for your review.



Public Launch **after** May 4th Board Meeting

DELAWARE 2040

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