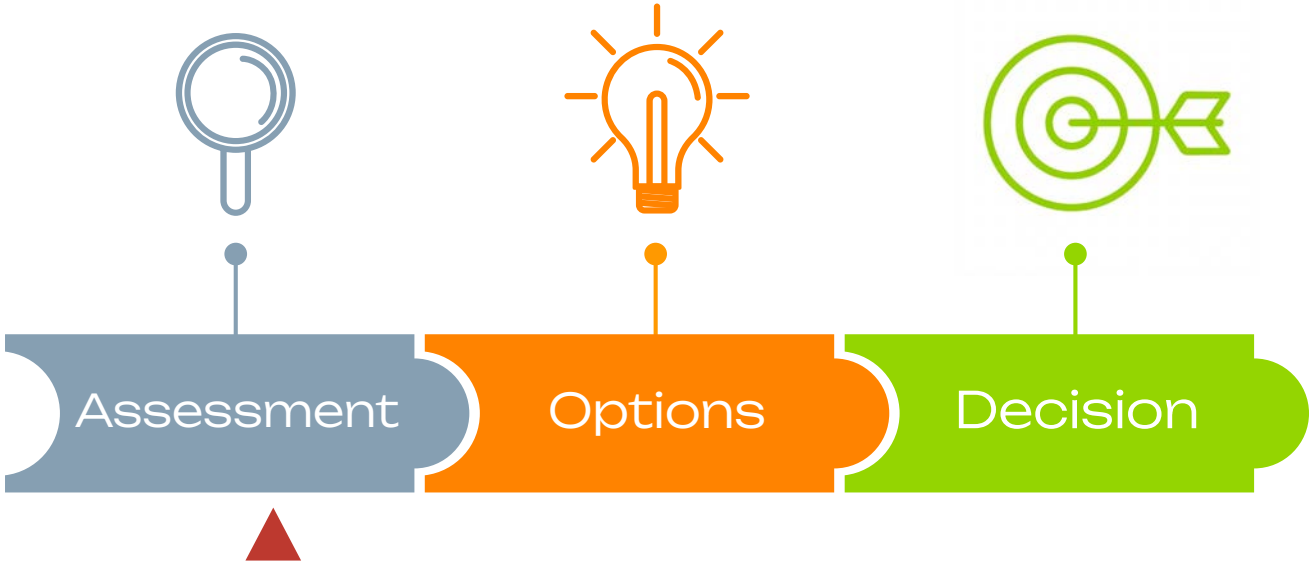
DELAWARE 2040

PROCESS PHASES AHEAD



Facilities Assessment
Long-Term Maintenance
Educational Visioning
Financial Assessment

WHAT'S ALREADY HAPPENED?

+ **5/4 – BOARD PRESENTATION**

– **5/14 – COMMUNITY FORUM**

Community Engagement Session – Facilities Planning
May 14, 2026 | 6:00 PM – 7:00 PM

Rutherford B. Hayes High School
289 Euclid Ave
Delaware, OH 43015

District leadership and our facilities planning partner discussed the key elements of the planning process.

View the Presentation PDF

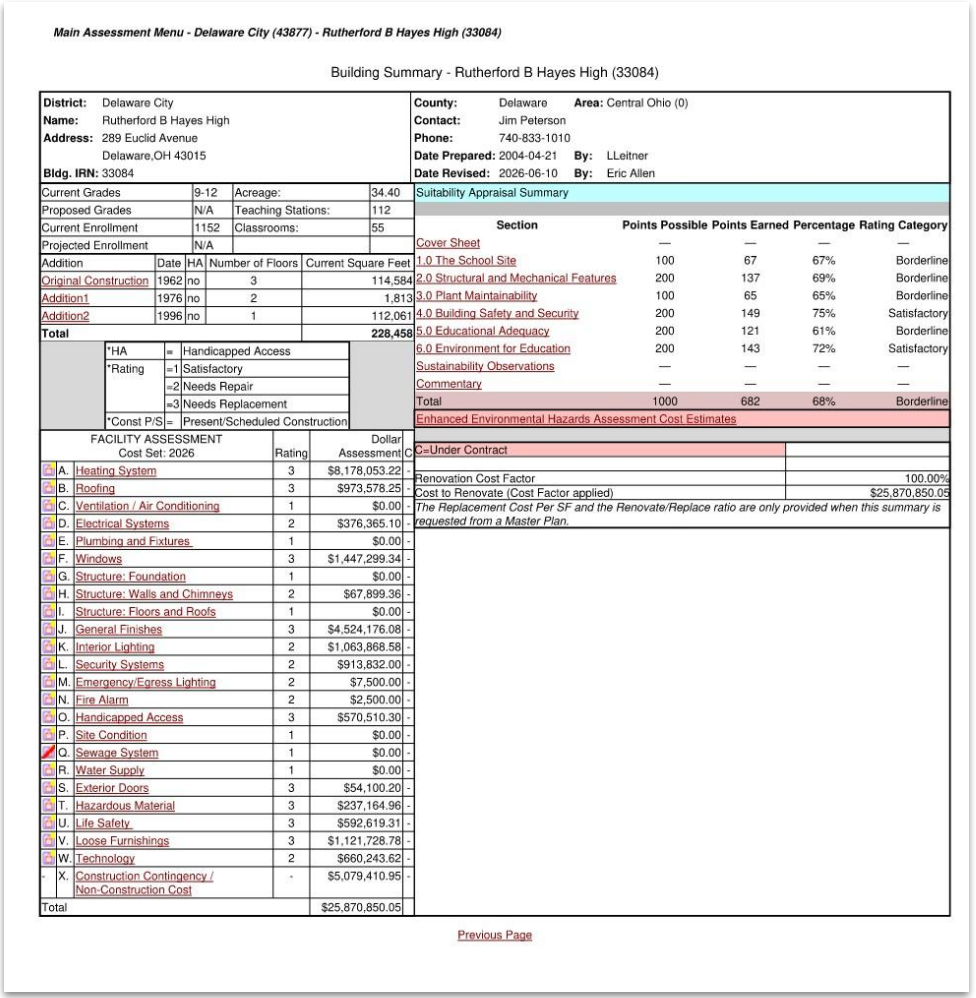
WHAT'S COMING UP?

Upcoming events will be posted soon

OFCC FACILITY ASSESSMENT

Great tool for OFCC / OSDM program.

Not well suited for district maintenance or long range planning.



Main Assessment Menu - Delaware City (43877) - Rutherford B Hayes High (33084)

Building Summary - Rutherford B Hayes High (33084)

District: Delaware City
Name: Rutherford B Hayes High
Address: 289 Euclid Avenue
Delaware,OH 43015
Bldg. IRN: 33084

County: Delaware **Area:** Central Ohio (0)
Contact: Jim Peterson
Phone: 740-833-1010
Date Prepared: 2004-04-21 **By:** LLeitner
Date Revised: 2026-06-10 **By:** Eric Allen

Current Grades	9-12	Acreage:	34.40
Proposed Grades	N/A	Teaching Stations:	112
Current Enrollment	1152	Classrooms:	55
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1962	no	3	114,584
Addition1	1976	no	2	1,813
Addition2	1996	no	1	112,061
Total				**228,458**

*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	67	67%	Borderline
2.0 Structural and Mechanical Features	200	137	69%	Borderline
3.0 Plant Maintainability	100	65	65%	Borderline
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	121	61%	Borderline
6.0 Environment for Education	200	143	72%	Satisfactory
Sustainability Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	682	68%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2026		Rating	Dollar Assessment	C
A.	Heating System	3	$8,178,053.22	-
B.	Roofing	3	$973,578.25	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	2	$376,365.10	-
E.	Plumbing and Fixtures	1	$0.00	-
F.	Windows	3	$1,447,299.34	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$67,899.36	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$4,524,176.08	-
K.	Interior Lighting	2	$1,063,868.58	-
L.	Security Systems	2	$913,832.00	-
M.	Emergency/Egress Lighting	2	$7,500.00	-
N.	Fire Alarm	2	$2,500.00	-
O.	Handicapped Access	3	$570,510.30	-
P.	Site Condition	1	$0.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$54,100.20	-
T.	Hazardous Material	3	$237,164.96	-
U.	Life Safety	3	$592,619.31	-
V.	Loose Furnishings	3	$1,121,728.78	-
W.	Technology	2	$660,243.62	-
X.	Construction Contingency / Non-Construction Cost	-	$5,079,410.95	-
Total			$25,870,850.05	

C=Under Contract	
Renovation Cost Factor	100.00%
Cost to Renovate (Cost Factor applied)	$25,870,850.05

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

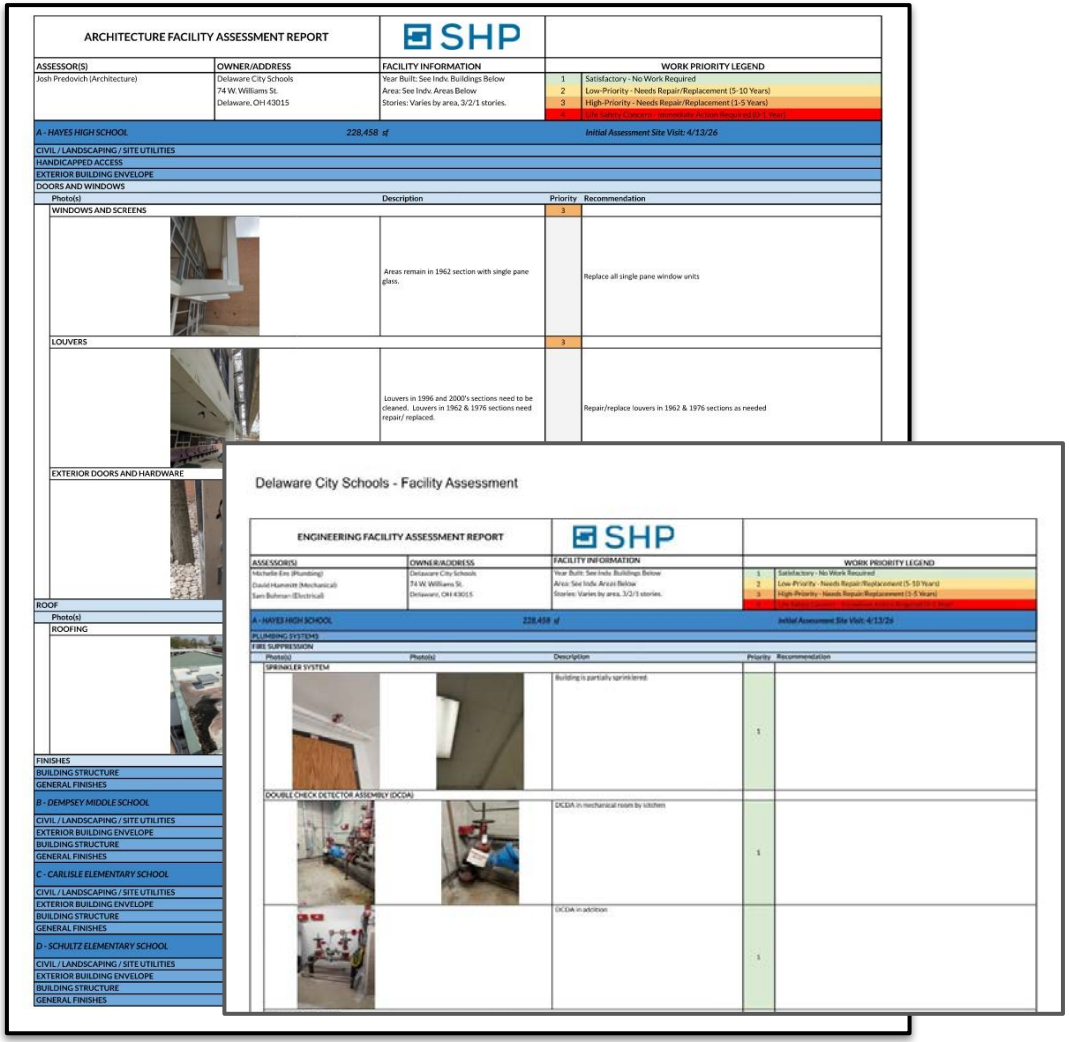
Previous Page

SHP FACILITY ASSESSMENT

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

Actionable insights

Prioritized, data-driven decision making



ARCHITECTURE FACILITY ASSESSMENT REPORT

SHP

ASSESSOR(S)	OWNER/ADDRESS	FACILITY INFORMATION	WORK PRIORITY LEGEND
Josh Predovich (Architecture)	Delaware City Schools 74 W. Williams St. Delaware, OH 43015	Year Built: See Indv. Buildings Below Area: See Indv. Areas Below Stories: Varies by area, 3/2/1 stories.	1 Satisfactory - No Work Required 2 Low-Priority - Needs Repair/Replacement (5-10 Years) 3 High-Priority - Needs Repair/Replacement (1-5 Years) 4 Life Safety Concern - Immediate Action Required (0-1 Year)

A - HAYES HIGH SCHOOL — 228,458 sf — Initial Assessment Site Visit: 4/13/26

CIVIL / LANDSCAPING / SITE UTILITIES
HANDICAPPED ACCESS
EXTERIOR BUILDING ENVELOPE
DOORS AND WINDOWS

Photo(s)	Description	Priority	Recommendation
WINDOWS AND SCREENS		3	
	Areas remain in 1962 section with single pane glass.		Replace all single pane window units
LOUVERS		3	
	Louvers in 1996 and 2000's sections need to be cleaned. Louvers in 1962 & 1976 sections need repair/ replaced.		Repair/replace louvers in 1962 & 1976 sections as needed
EXTERIOR DOORS AND HARDWARE			

ROOF

Photo(s)			
ROOFING			

FINISHES
BUILDING STRUCTURE
GENERAL FINISHES

B - DEMPSEY MIDDLE SCHOOL
CIVIL / LANDSCAPING / SITE UTILITIES
EXTERIOR BUILDING ENVELOPE
BUILDING STRUCTURE
GENERAL FINISHES

C - CARLISLE ELEMENTARY SCHOOL
CIVIL / LANDSCAPING / SITE UTILITIES
EXTERIOR BUILDING ENVELOPE
BUILDING STRUCTURE
GENERAL FINISHES

D - SCHULTZ ELEMENTARY SCHOOL
CIVIL / LANDSCAPING / SITE UTILITIES
EXTERIOR BUILDING ENVELOPE
BUILDING STRUCTURE
GENERAL FINISHES

Delaware City Schools - Facility Assessment

ENGINEERING FACILITY ASSESSMENT REPORT

SHP

ASSESSOR(S)	OWNER/ADDRESS	FACILITY INFORMATION	WORK PRIORITY LEGEND
Michelle Eno (Plumbing) David Hammitt (Mechanical) Sam Bohman (Electrical)	Delaware City Schools 74 W. Williams St. Delaware, OH 43015	Year Built: See Indv. Buildings Below Area: See Indv. Areas Below Stories: Varies by area, 3/2/1 stories.	1 Satisfactory - No Work Required 2 Low-Priority - Needs Repair/Replacement (5-10 Years) 3 High-Priority - Needs Repair/Replacement (1-5 Years) 4 Life Safety Concern - Immediate Action Required (0-1 Year)

A - HAYES HIGH SCHOOL — 228,458 sf — Initial Assessment Site Visit: 4/13/26

PLUMBING SYSTEMS
FIRE SUPPRESSION

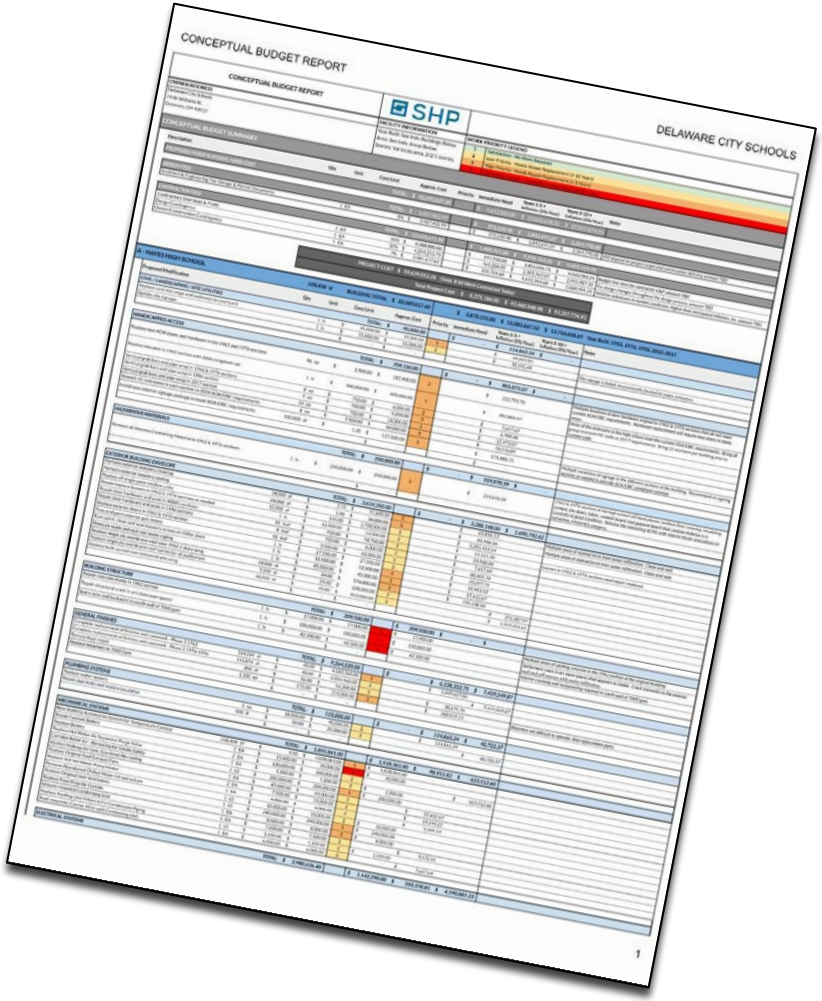
Photo(s)	Photo(s)	Description	Priority	Recommendation
SPRINKLER SYSTEM				
		Building is partially sprinklered.	1	
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)				
		DCDA in mechanical room by kitchen	1	
		DCDA in addition	1	

CONCEPTUAL **BUDGETING**

Deferred maintenance and larger capital projects are identified and categorized

All projects are given a budget target including appropriate inflation escalation and contingencies

Fuller financial picture, better tool for long range planning



HAYES
HIGH SCHOOL

Years Built: 1962, 1976, 1996, 2015-2017

Proposed Modification	Cost/Unit	Approx. Cost	Immediate Need	Years 1-5 + Inflation (5%/Year)	Years 5-10 + Inflation (5%/Year)
CIVIL / LANDSCAPING / SITE UTILITIES	TOTAL:	$ 90,000.00	$ -	$ 114,865.34	$ -
HANDICAPPED ACCESS	TOTAL:	$ 709,150.00	$ -	$ 905,075.07	$ -
HAZARDOUS MATERIALS	TOTAL:	$ 250,000.00	$ -	$ 319,070.39	$ -
EXTERIOR BUILDING ENVELOPE	TOTAL:	$ 3,614,350.00	$ -	$ 3,288,148.00	$ 1,690,792.62
BUILDING STRUCTURE	TOTAL:	$ 209,500.00	$ 209,500.00	$ -	$ -
GENERAL FINISHES	TOTAL:	$ 9,364,520.00	$ -	$ 6,138,352.75	$ 7,419,549.87
PLUMBING SYSTEMS	TOTAL:	$ 115,000.00	$ -	$ 114,865.34	$ 40,722.37
MECHANICAL SYSTEMS	TOTAL:	$	$	$ 11.82	
ELECTRICAL SYSTEMS	TOTAL:	$,636.4	2.29	$ .81	081.23
HARD COST:		$ M	$ 9M	11.1M	3.8M

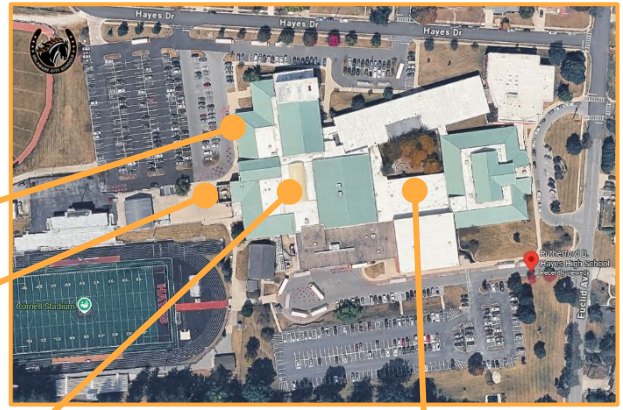
DRAFT

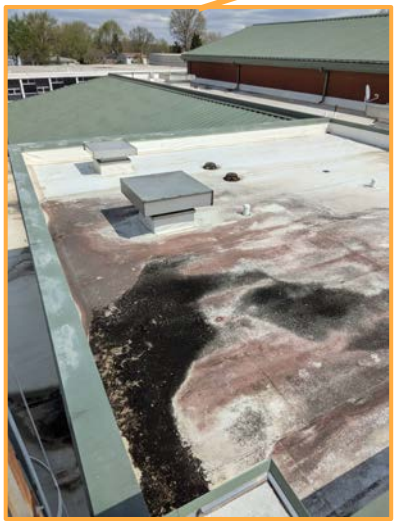
if all work was performed today ← → if work is prioritized over next 10 years

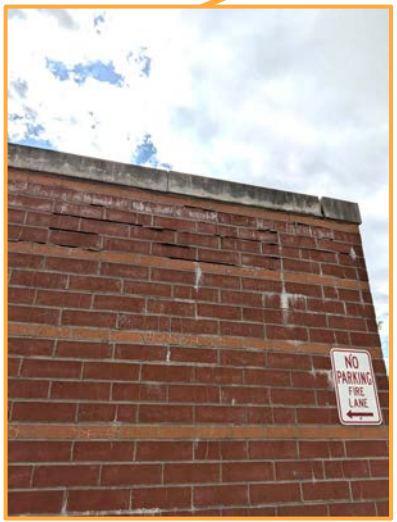
SHP

HAYES
HIGH SCHOOL

Years Built: 1962, 1976, 1996, 2015-2017

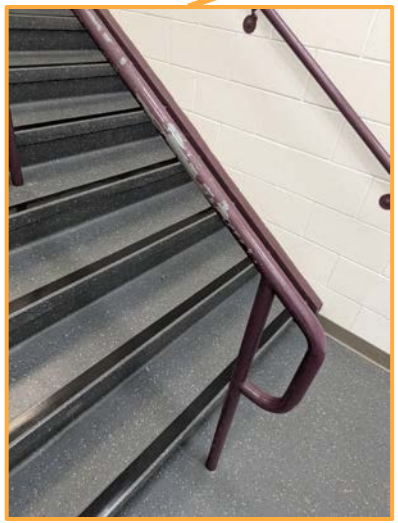






DEMPSEY
MIDDLE SCHOOL

Years Built: 2000, 2016, 2021



CARLISLE
ELEMENTARY SCHOOL

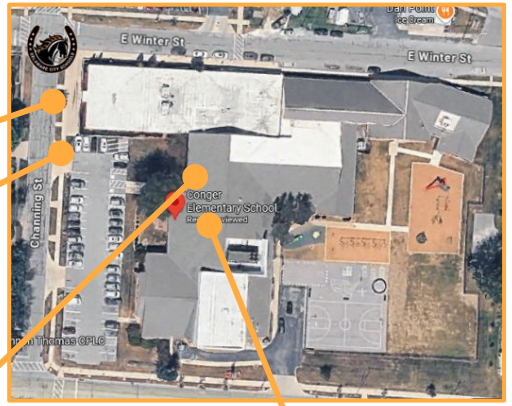
Years Built: 1955, 1979, 1999, 2020

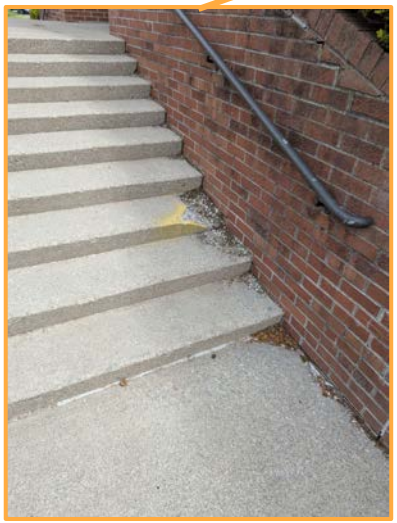
SCHULTZ
ELEMENTARY SCHOOL

Years Built: 1995

CONGER
ELEMENTARY SCHOOL

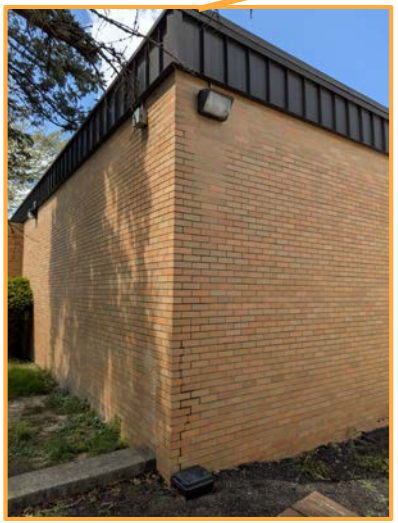
Years Built: 1956, 1981, 1996, 2021





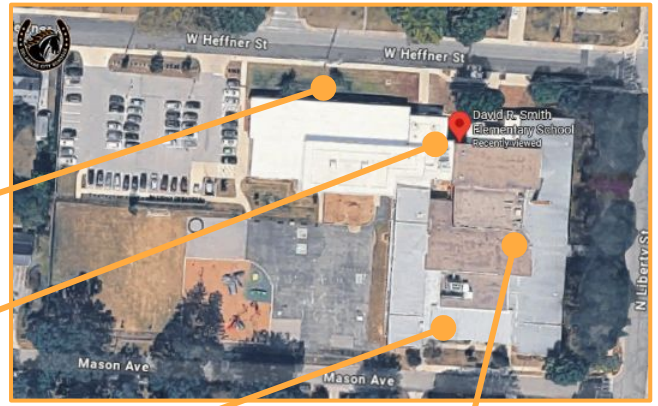
WOODWARD
ELEMENTARY SCHOOL

Years Built: 1956, 1981, 1996, 2021



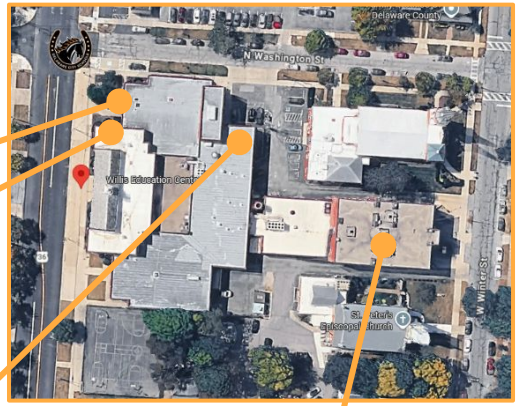
SMITH
ELEMENTARY SCHOOL

Years Built: 1956, 1981, 1996, 2021



WILLIS
INTERMEDIATE SCHOOL

Years Built: 1883, 1932, 1985



FULL PROJECT COST
CONCEPTUAL BUDGETING

Description	Cost/Unit	Approx. Cost	Immediate Need	Years 1-5 + Inflation (5%/Year)	Years 5-10 + Inflation (5%/Year)
PROPOSED MODIFICATIONS, HARD COST	*TOTAL:*	$ 77,723,762.99	$ 4,827,178.00	$ 54,043,321.25	$ 38,548,753.06
DESIGN FEES	*TOTAL:*	$ 6,217,901.04	$ 386,174.24	$ 4,323,465.70	$ 3,083,900.24
Architect & Engineering Fee: Design & Permit Documents	8%	$ 6,217,901.04	$ 386,174.24	$ 4,323,465.70	$ 3,083,900.24
CONTRACTOR FEES	*TOTAL:*	$ 24,871,604.16	$ 1,544,696.96	$ 17,293,862.80	$ 12,335,600.98
Contractors Overhead & Profit	15%	$ 11,658,564.45	$ 724,076.70	$ 8,106,498.19	$ 5,782,312.96
Design Contingency	10%	$ 7,772,376.30	$ 482,717.80	$ 5,404,332.13	$ 3,854,875.31
Owner/Construction Contingency	7%	$ 5,440,663.41	$ 337,902.46	$ 3,783,032.49	$ 2,698,412.71
PROJECT COST	$108,8	(Total,	Contracted		
Total Pr	Cost.	8	920.	$ 97	26 $ 387,755.51

DRAFT

TOTAL PROJECT COST:	$10	$8 M	$ .3M	$ 9.4M

if all work was performed today ← → if work is prioritized over next 10 years

SHP

NEXT STEPS
PLANNING PROCESS

Facility Assessment Reviews:

- Building Level Teams
- Facility Group

Preparing for **Community Engagement + Options Phase** in the Fall as school begins.

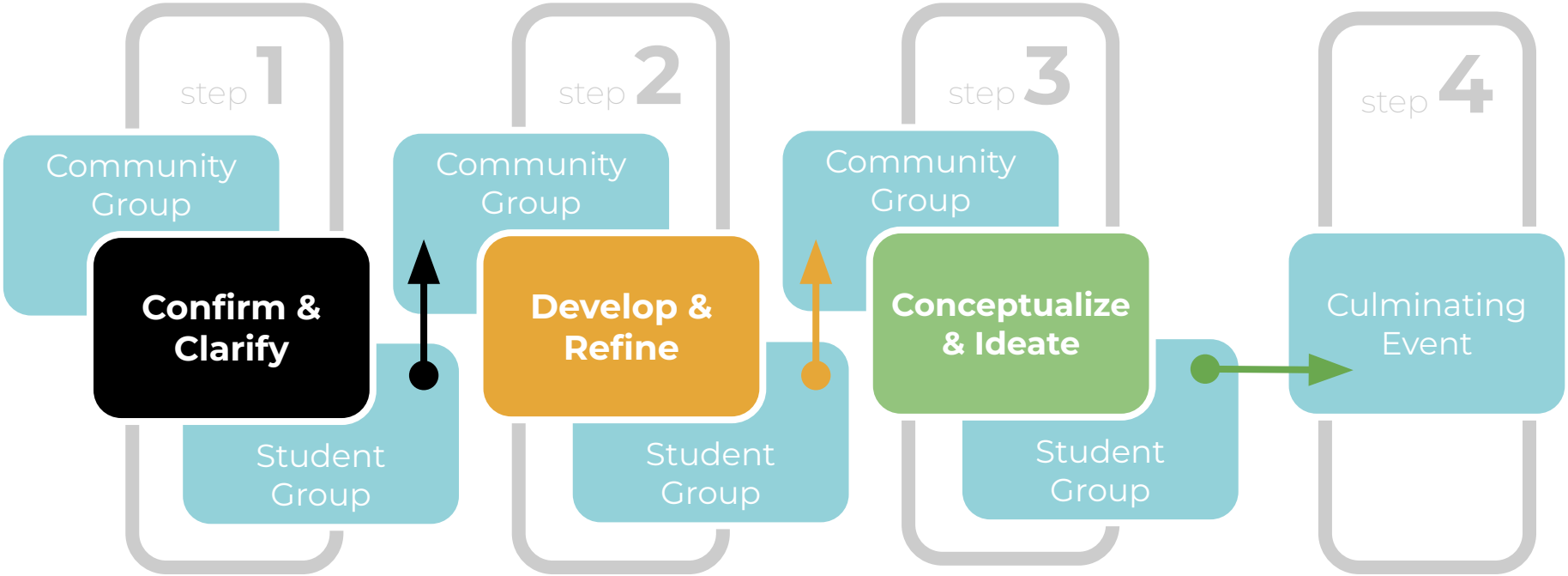
Preparing for **Educational Visioning** in the Fall:

- Community Team
- Staff Team
- Student Team

Educational Visioning Purpose

Building on **work the district has done** to date, research the **shifts occurring in learning and teaching**, consider their **impact on students**, and determine **how our facilities might best respond**.

Educational Visioning Process



DELAWARE 2040