



Anthony Wayne Local Schools

Facilities Master Plan Overview

June 2023

Anthony Wayne Local Schools Facilities Master Plan Overview

A Facilities Master Plan is developed and used to guide the long-term maintenance and management of an organization's buildings and properties to ensure they meet its needs today and into the future.

In May 2022, Anthony Wayne Local Schools enlisted the help of The Collaborative, a local architecture firm to assist with a new Facilities Master Plan for the District.

Over the last year, the District has completed:

- a Facilities Assessment to evaluate the current condition of each of our buildings and properties
- an enrollment study to identify trends in District population and residency
- two surveys to collect stakeholder ideas and preferences on the District's current and future facilities needs.

The Collaborative shared their final recommendations based on this research with the Anthony Wayne Board of Education in May 2023.

This document provides an overview of:

- the maintenance projects recommended to the District to ensure our facilities remain in good working order
- the proposed building renovations and additions to accommodate the needs and requests of our growing community

This work also aligns with *District Strategic Plan Goal 4: Resources for Student Success*, which states, "Anthony Wayne Local Schools will continue to work with the community to provide the necessary resources to ensure all Generals are future ready."

To learn more about the Strategic Plan, visit www.anthonywayneschools.org/StrategicPlan

The District is committed to responsible fiscal stewardship while ensuring provide excellent learning environments for students now and into the future. Learn more about the Facilities Master Planning Process online at:

www.anthonywayneschools.org/FacilitiesMasterPlanning

Thank you for your continued interest, collaboration and support as we work together to empower students to be future ready. Questions about the Facilities Master Plan or any of its projects may be directed to: planning@anthonywayneschools.org.

Total Estimated Maintenance, Renovation and Construction Costs

Detailed explanations are in the pages that follow.

LOCATION	ESTIMATED DEFERRED MAINTENANCE	PROPOSED ADDITIONS & RENOVATIONS	TOTAL
Monclova Primary School	\$2,357,188.00	-	\$2,357,188.00
Waterville Primary School	\$2,791,960.00	\$7,597,702.00	\$10,389,662.00
Whitehouse Primary School	-	\$4,739,281.00	\$4,739,281.00
Fallen Timbers Middle School	\$1,843,643.00	\$4,163,107.00	\$6,006,750.00
Anthony Wayne Junior High	\$3,619,385.00	\$8,421,179.00	\$12,040,654.00
Anthony Wayne High School	\$7,179,608.00	\$5,269,588.00	\$12,449,196.00
Transportation Building	\$642,905.00	-	\$642,905.00
Athletics Facilities	-	\$22,195,951.00	\$22,195,951.00
TOTAL COST			\$70,821,497.00



Anthony Wayne Local Schools

9565 Bucher Road, Whitehouse, OH 43571

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www.AnthonyWayneSchools.org

Anthony Wayne Local Schools empowers students to be future ready!

Monclova Primary School

8035 Monclova Road, Monclova, OH 43542

Grades: PreK - 4

Building Square Footage: 69,760 sq. ft.
 Building Age: 51 years
 Year Built: 1972
 Additions: 1997, 2000, 2004, 2018



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
Full membrane roof replacement, including: expansion joints, curbs, flashings and copings	40,170 sq. ft.	\$25.00	\$1,004,250.00*
Masonry repairs, lintel rust removal & repainting, control joint raking & resealing, stain removal, and joint tuck pointing (10%)	2,500 sq. ft.	\$10.00	\$25,000.00
Acoustical ceiling removal and replacement (15%)	5,000 sq. ft.	\$7.50	\$37,500.00
Replacement of approximately 20 UV's	20 ea.	\$16,000.00	\$320,000.00
Replacement of MAU and exhaust fan in kitchen	1 ea.	\$35,000.00	\$35,000.00
Recommend replacing 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.	\$6,500.00	\$65,000.00
Recommend adding power meters at the main distribution and sub-distribution panels.	1 lot	\$30,000	\$30,000
Locate the new fire alarm annunciator in the main office. Provide a remote annunciator in the entry vestibule.	2 ea.	\$3,500.00	\$7,000.00
Total Hard Cost			\$1,603,529.00
Contingency			\$160,352.90
GC Profit/Overhead			\$240,529.35
Soft Costs (fees, permits, etc.)			\$352,776.38
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			\$2,357,187.63

* \$11,230.00 from Permanent Improvement Funds

Proposed Building Additions & Renovations

PROJECTS	
None at this time.	
ESTIMATED ADDITIONS & RENOVATIONS	-

Waterville Primary School

457 Sycamore Lane, Waterville, OH 43566

Grades: PreK - 4

Building Square Footage: 71,857 sq. ft.

Building Age: 27 years

Year Built: 1996

Additions: 2018



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
Masonry repairs, lintel rust removal & repainting, control joint raking & resealing, stain removal, and joint tuck pointing (10%)	2,400 sq. ft.	\$10.00	\$24,000.00
Reseal all window and louver exterior joints	90 ea.	\$700.00	\$63,000.00
Tie in downpipes into storm system	18 ea.	\$1,600.00	\$28,800.00
Remove and replace existing ceilings	54,000 sq. ft.	\$7.50	\$405,000.00
Boiler replacement	3 ea.	\$80,000.00	\$240,000.00
Chiller replacement	1 ea.	\$250,000.00	\$250,000.00
Pump replacement	6 ea.	\$12,000.00	\$72,000.00
Zoning: control valve and piping replacement	29 ea.	\$2,500.00	\$72,500.00
Distribution piping replacement	71,857 sq. ft.	\$8.00	\$574,856.00
Repair/update egress lighting system	71,857 sq. ft.	\$1.00	\$71,857.00
Replace electrical contractor for HVAC shutdown at panel RPL-L	1 ea.	\$3,000.00	\$3,000.00
Install electrical meter in MDP	1 ea.	\$12,500.00	\$12,500.00
Water heater replacement	1 ea.	\$12,000.00	\$12,000.00
Total Hard Cost			\$1,889,929.00
Contingency			\$189,929.20
GC Profit/Overhead			\$284,893.80
Soft Costs (fees, permits, etc.)			\$417,844.24
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			\$2,791,959.24

Proposed Building Additions & Renovations

PROJECTS	
Construct additional classrooms to accommodate increased enrollment	
Construct additional classrooms to accommodate all-day kindergarten	
ESTIMATED ADDITIONS & RENOVATIONS	~ \$7.6 million

Whitehouse Primary School

6510 Texas Street, Whitehouse, OH 43571

Grades: PreK - 4

Building Square Footage: 65,480 sq. ft.
Building Age: 4 years
Year Built: 2019
Additions: n/a



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
None needed at this time			-
Total Hard Cost			-
Contingency			-
GC Profit/Overhead			-
Soft Costs (fees, permits, etc.)			-
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			-

Proposed Building Additions & Renovations

PROJECTS	
Construct additional classrooms to accommodate increased enrollment	
Construct additional classrooms to accommodate all-day kindergarten	
ESTIMATED ADDITIONS & RENOVATIONS	~ \$4.8 million

Fallen Timbers Middle School

6119 Finzel Road, Whitehouse, OH 43571

Grades: 7 - 8

Building Square Footage: 70,670 sq. ft.

Building Age: 51 years

Year Built: 1972

Additions: 2019



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
Masonry repairs, lintel rust removal & repainting, control joint raking & resealing, stain removal, and joint tuck pointing (10%)	3,500 sq. ft.	\$10.00	\$35,000.00
Window sill & louver flashing installation and louver replacement	33 ea.	\$19,000	\$627,000.00
Exterior metal framing: loose paint removal and repainting	2 ea.	\$5,000.00	\$10,000.00
Acoustical ceiling removal and replacement (25%)	15,000 sq. ft.	\$7.50	\$112,500.00
Egress stair hand rail / guard rail removal and replacement	300 lin. ft.	\$225.00.00	\$67,500.00
ADA stall/restroom grab bar installation	8 ea.	\$300.00	\$24,000.00
Replace chiller, piping in mechanical room and outside, and pumps and accessories	1 ea.	\$250,000.00	\$250,000.00
Replace piping to south wing	500 lin. ft.	\$100.00	\$50,000.00
Perform an arc flash hazard study to determine system hazards	1 lot	\$30,000.00	\$30,000.00
Total Hard Cost			\$1,254,179.00
Contingency			-
GC Profit/Overhead			-
Soft Costs (fees, permits, etc.)			-
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			\$1,254,179.00

Proposed Building Additions & Renovations

PROJECTS	
Expand the size of the cafeteria and kitchen area	
Construct additional educational spaces	
ESTIMATED ADDITIONS & RENOVATIONS	~ \$4.2 million

Anthony Wayne Junior High

6035 Finzel Road, Whitehouse, OH 43571

Grades: 7 - 8

Building Square Footage: 86,925 sq. ft.
Building Age: 64 years
Year Built: 1959
Additions: 1967, 1975, 2002, 2019



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
Full membrane roof replacement, including: expansion joints, curbs, flashings, copings, gutters and downspouts	58,300 sq. ft.	\$25.00	\$1,457,500.00
Roof access ladder loose paint removal and repainting	8 ea.	\$2,200.00	\$17,600.00
Masonry repairs, lintel rust removing and repairing, control joint raking and resealing, cutting in additional control joints, stain removal and joint tuck pointing	9,600 sq. ft.	\$10.00	\$96,000.00
Louver replacement/joint raking and resealing	44 ea.	\$2,000.00	\$88,000.00
Acoustical ceiling removal and replacement (25%)	16,000 sq. ft.	\$7.50	\$120,000.00
Interior ADA ramp for wood shop	125 sq. ft.	\$50.00	\$6,250.00
Exterior ADA ramp repairs including additional handrails and painting	50 lin. ft.	\$56.00	\$2,800.00
Replace chiller and chilled water pumps, evaluate ice tanks and piping	1 ea.	\$190,000.00	\$190,000.00
Replace pneumatic controls with Trane DDC controls	2 ea.	\$30,000.00	\$60,000.00
Replace 2 RTU's (or another solution) on classroom wing	2 ea.	\$15,000.00	\$30,000.00
Perform an arc flash hazard study to determine system hazards	1 lot	\$15,000	\$15,000.00
Total Hard Cost			\$2, 442, 166.50
Contingency			\$244,216.65
GC Profit/Overhead			\$366,324.98
Soft Costs (fees, permits, etc.)			\$537,276.63
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			\$3,589,984.76

Proposed Building Additions & Renovations

PROJECTS	
Expand the size of the cafeteria and kitchen area	
Add classroom space	
Expand band/choir room	
ESTIMATED ADDITIONS & RENOVATIONS	~ \$8.4 million

Anthony Wayne High School

5967 Finzel Road, Whitehouse, OH 43571

Grades: 9 - 12

Building Square Footage: 237,726 sq. ft.
 Building Age: 72 years
 Year Built: 1951
 Additions: 1952, 1967, 1996, 2001, 2019



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
Full membrane roof replacement, including: expansion joints, curbs, flashings and copings	60,000 sq. ft.	\$25.00	\$1,500,000.00*
Soffit repairs	1,200 sq. ft.	\$30.00	\$36,000.00
Roof access ladder repairs, re-anchoring, loose paint removal, repainting	9 ea.	\$2,200.00	\$19,800.00
Masonry repairs, lintel rust removal & repairing, control joint raking & resealing, stain removal and joint tuck pointing	7,200 sq. ft.	\$2,200.00	\$19,800.00
Louver replacement/joint raking and resealing	24 ea.	\$2,000.00	\$48,000.00
Interior door (main office) magnetic hold-open installation	15 ea.	\$2,500.00	\$37,500.00
Interior CMU wall repairs in choir 134 & repainting	350 sq. ft.	\$14.50	\$5,075.00
Acoustical ceiling removal and replacement (25%)	50,000 sq. ft.	\$7.50	\$375,000.00
ADA stall/restroom grab bar installation	12 ea.	\$300.00	\$3,600.00
Remove RTU from science room and move to cafeteria/servery and install properly-sized unit for science room	1 ea.	\$30,000.00	\$30,000.00
Replace older RTUs and RTUs using R22	6 ea.	\$35,000.00	\$210,000.00
Rework unit insulation/ductwork in choir room	1 ea.	\$25,000.00	\$25,000.00
Improve ventilation/cooling in electrical room with XF	1 ea.	\$20,000.00	\$20,000.00
Replace steam UVs	40 ea.	\$18,000.00	\$720,000.00
Replace steam to HW HX serving main office with small boiler plant	1 ea.	\$275,000.00	\$275,000.00
Expand JCI DDC system and eliminate pneumatic controls	95,090 sq. ft.	\$7.00	\$665,632.80
Perform an arc flash hazard study to determine system hazards	1 lot	\$45,000.00	\$45,000.00
Update theatrical lighting system and luminaries	1 lot	\$350,000.00	\$350,000.00
Correct venting issue at WH by auditorium	2 ea.	\$5,000.00	\$10,000.00
Total Hard Cost			\$4,884,086.80
Contingency			\$488,408.68
GC Profit/Overhead			\$732,613.02
Soft Costs (fees, permits, etc.)			\$1,074,499.10
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			\$7,179,607.60

* \$125,000.00 from Permanent Improvement Funds

Proposed Building Additions & Renovations

PROJECTS	
Construct lecture/performance/storage space for performing arts programs	
ESTIMATED ADDITIONS & RENOVATIONS	~ \$5.3 million

Transportation Building

6320 Industrial Parkway, Whitehouse, OH 43571

Serves: 3,400+ students daily

Building Square Footage: 7,239 sq. ft.
 Building Age: 38 years
 Year Built: 1985
 Additions: 2001



Deferred Maintenance & Renovations

PROJECT	QUANTITY	UNIT COST	TOTAL
Site work - repair curbs at fueling station and asphalt removal and replacement	2,700 sq. yd.	\$37.50	\$101,250.00
Exterior wall metal panel removal and replacement including louver removal and replacement	1,000 sq. ft	\$30.00	\$30,000.00*
Interior wall repairs and painting	1,700 sq. ft.	\$5.00	\$8,500.00
Interior high bay painting	1,700 sq. ft.	\$3.00	\$14,100.00
Overhead door removal and replacement	4 ea.	\$28,000.00	\$112,000.00
Exterior door removal and replacement	1 ea.	\$3,500.00	\$3,500.00
Mezzanine stair replacement	1 ea.	\$20,000.00	\$20,000.00
Replace gas fired unit heater	1 ea.	\$3,000.00	\$3,000.00
Duct revisions and ventilation in rear of shop/parts area	1,800 sq. ft.	\$15.00	\$27,000.00
Replace and upgrade the electrical panels at the bus parking lot	1 lot	\$15,000.00	\$15,000.00
Update lighting to LED units	7,000 sq. ft.	\$6.00	\$42,000.00
Update the electrical distribution system. Increase service to 800A and provide new distribution panel	1 lot	-	-
Replace domestic water heater	1 ea.	\$5,000.00	\$5,000.00
Replace backflow preventer with a lead-free BFP	1 ea.	\$5,000.00	\$5,000.00
Total Hard Cost			\$386,350.00
Contingency			\$38,635.00
GC Profit/Overhead			\$57,952.50
Soft Costs (fees, permits, etc.)			\$84,997.00
TOTAL DEFERRED MAINTENANCE & RENOVATIONS COST			\$567,934.50

* \$8,200.00 from Permanent Improvement Funds

Proposed Building Additions & Renovations

PROJECTS	
None at this time	
ESTIMATED ADDITIONS & RENOVATIONS	
	-

Athletic Facilities

The current stadium was constructed in 1955. Over the past 68 years, there have been a number of repairs, additions and updates made to the District's athletic facilities.

[Click here for a timeline of these projects.](#)



Renovations & New Construction Costs

PROJECT: NEW MULTI-USE STADIUM*	TOTAL
Entry gateway feature/ticket booths	\$200,000.00
Visitor lockers, concessions, restrooms	\$2,700,000.00
Home lockers, concessions, restrooms	\$4,050,000.00
Concrete walks within stadium area	\$522,000.00
Press box	\$400,000.00
Aluminum bleachers (home/visitors)	\$1,950,000.00
Aluminum bleachers (band)	\$123,500.00
Fencing at field perimeter	\$72,000.00
Artificial turf	\$1,210,000.00
Track resurfacing and striping	\$712,440.00
Track 4" asphalt pavement	\$351,396.00
Track 6" stone base	\$54,250.00
Track long jump pits: forms/sand/ runway	\$60,000.00
Track pole vault	\$4,000.00
Track discus net system w/concrete pad	\$30,000.00
Track shot put area/forms/concrete pad/stone area	\$70,000.00
Fencing at complex perimeter	\$110,000.00
Field accessories	\$10,000.00
Lighting	\$270,000.00
Scoreboard/flag pole	\$70,000.00
Utilities (storm, water, sanitary)	\$250,000.00
Electrical services and teledata	\$75,000.00
Public address system	\$25,000.00
Landscaping allowance (seed, plants, mulch)	\$70,000.00

PROJECT: SOFTBALL FIELD IMPROVEMENTS	TOTAL
Press box	\$325,000.00
Concrete walks within softball area	\$61,200.00
Fencing at complex perimeter	\$55,000.00
Dugouts	\$150,000.00
Backstop netting	\$50,000.00
Fencing at field perimeter	\$52,000.00
Field accessories	\$10,000.00
Scoreboard / flag pole	\$70,000.00
Utilities (storm, water, sanitary)	\$50,000.00
Landscaping allowance (seed, plants, mulch)	\$30,000.00

PROJECT: SITE ELEMENTS	TOTAL
General conditions	\$100,00.00
Demolition of existing soccer/lacrosse/ track facility	\$537,500.00
Earthwork due to floodplain	\$219,000.00

Total Hard Costs	\$15,099,286.00
Contingency	\$1,509,928.60
GC Profit/Overhead	\$2,264,892.92
Soft Costs (fees, permits, etc.)	\$3,321,842.92
TOTAL IMPROVEMENTS COST	\$22,195,950.42

* The proposed multi-use stadium for football, soccer, lacrosse, track, etc. would be built on its existing location behind Anthony Wayne High School.