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2026-2031 and Beyond

# RIVERSIDE LOCAL SCHOOL DISTRICT

## FIVE YEAR FACILITIES PLAN

*Creating Excellence!*  
**Riverside Local Schools**  
*Portrait of a*  
**RIVERSIDE BEAVER**

Lifelong Learner  
Innovator

Communicator  
Leader

Collaborator  
Creative Thinker

Self Awareness  
High Character

**KNOWLEDGE LEADERSHIP SKILLS HABITS**

*We are*  
**RIVERSIDE!**

**One Community Pursuing Greatness and Getting Better Every Day**

The collage on the right contains several photographs of school buildings and grounds, including an aerial view of a school campus, a sign for Riverside High School, a modern school building entrance, and a sign for Parkside Elementary School.

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# RIVERSIDE LOCAL SCHOOL DISTRICT FIVE YEAR FACILITIES PLAN



## Introduction

Guided by our vision of "One Community, Pursuing Greatness, and Getting Better Every Day," the Riverside Local School District is excited to share this 10-Year Facilities Plan. This document represents a collaborative commitment to enhancing our facilities, ensuring they align with the educational goals and values of our community.

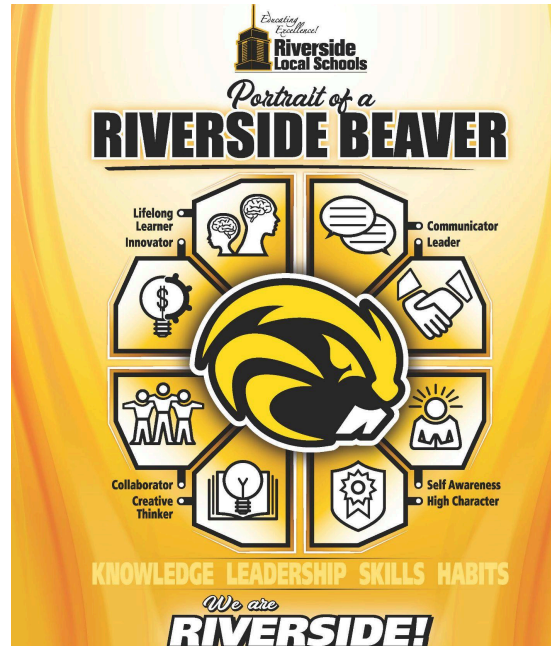
With a focus on communication, transparency, and excellence, this plan addresses essential needs related to aging infrastructure and limited space. Each proposed project—whether renovations, expansions, or new construction—aims to create safe, modern learning environments that enable our students to achieve their highest potential. Our emphasis on personalized learning, innovative technology, and the competencies

outlined in the "Portrait of a Riverside Beaver" will guide these improvements, ensuring they reflect our educational priorities.

Together, we are working toward an exceptional future for Riverside, investing in facilities that support growth and foster a culture of continuous improvement.

## Facilities Overview

The Riverside Local School District in Lake County, Ohio, includes several schools designed to meet students' educational needs from preschool through high school. Here's an overview of the schools within the district:



1. **Riverside Campus** (grades 8-12): The Riverside campus is located at 585 Riverside Drive, composed of Riverside High School (circa 1949), John R. William Jr. High (circa 1956), and the Riverside Community Field House (circa 2001). A media center (circa 1994) was added connecting Riverside High School and John R. Williams Jr. High. A Career Technical Experience (circa 2026) was added utilizing grant funding from the Ohio Department of Education and Workforce.
2. **Henry F. LaMuth Middle School** (grades 5-7): Located at 6700 Auburn Road, LaMuth Middle School opened in 1969 with a major addition constructed in 1994. Grade 5 students from the Buckeye and Melridge elementary districts began attending in the 2024-2025 school year.
3. **Parkside Elementary** (grades K-5): Situated at 12428 Concord Hambden Road, Parkside opened in 2019 as part of the district's recent efforts to modernize and replace aging facilities.
4. **Riverview Elementary** (grades Pre- K-5): Located at 845 Madison Avenue, Riverview opened alongside Parkside in 2019. In 2026 an additional eight classroom addition was opened to and will be home to the Riverside Preschool for the foreseeable future. The additional classroom space will also support potential increasing student numbers from future developments in the Riverview attendance zone.
5. **Buckeye Elementary** (grades K-4): Situated at 175 Buckeye Road, Buckeye Elementary opened in 1964 and remains an integral part of the district's elementary education facilities. Buckeye is slated for a 12 classroom and full size gymnasium update to begin in the summer of 2026 with a completion date by the start of the 2027-2028 school year.
6. **Melridge Elementary** (grades Pre-K-4): Located at 6689 Melridge Drive, Melridge was opened in 1956 and continues to serve as a staple elementary school in the

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community. Melridge currently has one, two classroom, modular unit adjacent to the library. Once the Buckeye Elementary addition is complete Melridge will be repurposed to serve the district in a different educational capacity.

These buildings reflect the district's commitment to maintaining facilities that support its "One Community, Pursuing Greatness, and Getting Better Every Day," vision and adapting to evolving educational and community needs.

## **Historical Context**

### **Prior Facilities Work**

Between 2008 and 2013, the Ohio Facilities Construction Commission (OFCC) recommended the replacement of all school buildings within the District except LaMuth Middle School following several in-depth facility assessments. In 2014, a District Facilities Committee was formed, made up of community members and staff. The District's prior Facilities Plan, approved by the Board of Education in February of 2016, consisted of a three-phase plan to decommission aging facilities and replacing them with new schools. Phase I of the project was completed after the District passed a Bond Levy in November of 2016 to construct two new larger elementary schools, while closing down Hadden, Hale Road, Leroy and Madison Avenue elementary schools. The two new elementary schools, Parkside Elementary and Riverview Elementary opened in time for the 2019-2020 school year.

Phase II would have allowed the District to build a new 6-12 Complex on the current Riverside Campus property and then the District would have ultimately converted LaMuth Middle School into a third larger elementary school as part of Phase III (which would have required no additional funding). Melridge Elementary and/or Buckeye Elementary would have then closed, depending on the District's enrollment at that time. Phase II was ultimately defeated soundly by voters in May of 2022 resulting in the district revising the 2016 plan to the plan today.

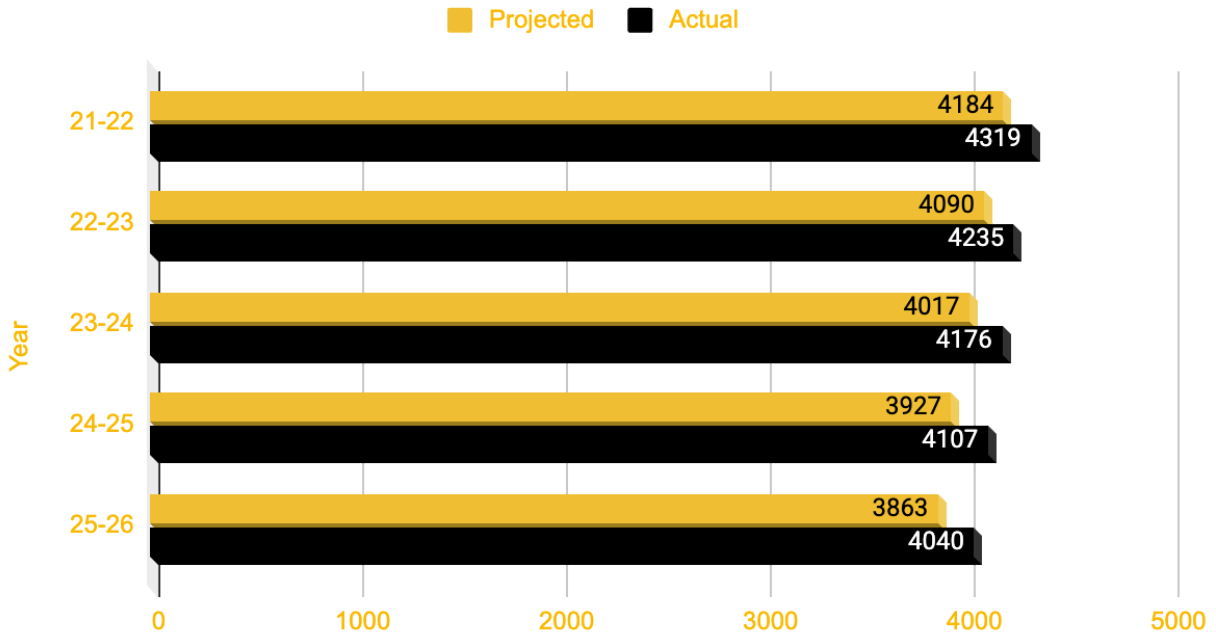
### **District Enrollment Trends**

Prior studies and comprehensive plans completed by the Ohio Facilities Construction Commission required for the construction of both Parkside and Riverview Elementary, required professional ten year enrollment studies to be conducted by Future Think Inc. In the June 15, 2021 study, Future Think Inc. projected a decrease of 481 students in grades Pre-K through 12 from the 2020-21 to the 2030-31 school year. Current enrollment trends when compared to predicted enrollment are showing this prediction to not be accurate.

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## OFCC Projected vs. Actual District Enrollment

### OFCC Projected Enrollment vs Actual District Enrollment



At the time the study was presented to the District, it is worth noting that the projections were accepted with hesitation from Superintendent Kalis. In a June 11, 2021 email response to both Future Think Inc. and OFCC personnel, Dr. Kalis responded,

*“With all due respect I feel I have no choice but to accept the enrollment projection. I feel this way because I do not think some past projections have been accurate enough for my comfort or confidence. I do appreciate the effort and I know it is not easy making the projections so please forgive me for my stance on this. I have included data from past projections comparing them to actual numbers. Thanks.”*

In reviewing enrollment history since 1964, the Riverside Local School District has experienced fluctuations in student enrollment, reflecting both demographic trends and community growth. The lowest recorded enrollment occurred in 1986, with 3,840 students, while the district reached its peak in 2010, serving 5,168 students. It should be noted that during some of these years, the district was accepting open enrollment students. The District has discontinued accepting new open enrollment students and only a handful of prior open enrollment students are still registered. As of the current academic year, enrollment stands at 4,094 students. A recent study of newer housing developments in the area including Fairway Pines, Heisley Park (and Heisley Park Encore), Lake Erie Shores, and Summerwood, indicates an average impact of 0.56 student per household on district enrollment in planned developments, which adds complexity to future projections and

planning. This data underscores the importance of closely monitoring development trends as we plan for the district's future.

## Historical Enrollment Projection Studies

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Professional Projection March 31, 2010	5,111	5,188	5,225	5,258	5,338	5,370	5,400	5,470	5,486	5,502	N/A
Professional Projection November 22, 2013	N/A	N/A	N/A	N/A	4,469	4,399	4,298	4,231	4,149	4,045	3,978
Professional Projection May 21, 2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,005	3,955
Professional Projection June 15, 2021	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Actual Enrollment</b>	<b>5,168</b>	<b>4,967</b>	<b>4,776</b>	<b>4,509</b>	<b>4,403</b>	<b>4,346</b>	<b>4,208</b>	<b>4,167</b>	<b>4,093</b>	<b>4,014</b>	<b>4,254</b>
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Professional Projection March 31, 2010	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional Projection November 22, 2013	3,904	3,853	3,813	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional Projection May 21, 2019	3,829	3,730	3,623	3,542	3,480	3,418	3,395	3,385	N/A	N/A	N/A
Professional Projection June 15, 2021	N/A	4,184	4,090	4,017	3,927	3,863	3,807	3,787	3,759	3,764	3,788
<b>Actual Enrollment</b>	<b>4,330</b>	<b>4,259</b>	<b>4,186</b>	<b>4,213</b>	<b>4,094</b>	<b>4,040</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

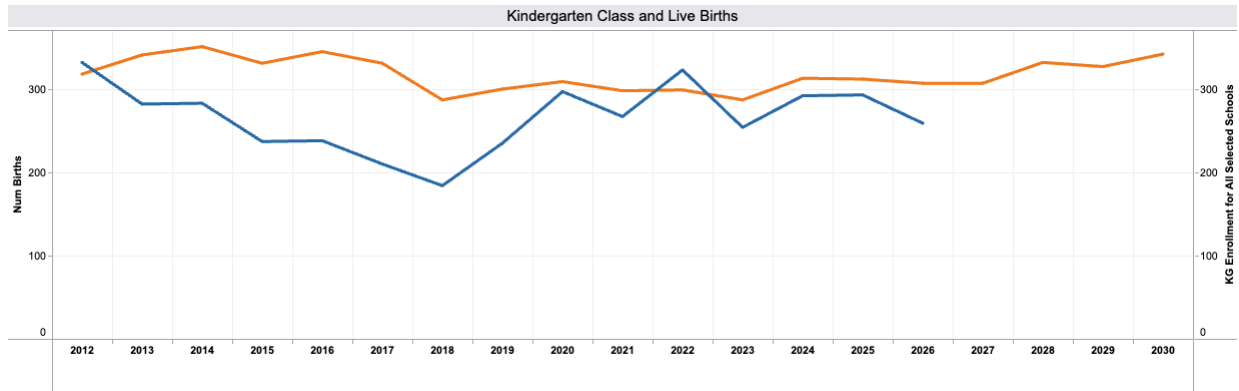
## Kindergarten and Live Birth Data

The cohort survival projection methodology tracks groups of students, or "cohorts," as they move from one grade to the next, using historical data on live births and past enrollment patterns. By calculating "survival ratios"—the change in student numbers as they progress through grades—patterns emerge that help project future enrollments. For instance, if a cohort consistently grows from 5th to 6th grade, a ratio above 100% is used to project similar growth for future cohorts. This method also applies to kindergarten projections, using live birth data from five years prior. It is most effective in stable population areas with minimal fluctuations in births, enrollments, and housing trends.

To accurately project future enrollment for Riverside Local School District, it is essential to use both live birth data and historical enrollment trends. Unlike many districts facing declines, Riverside's steady enrollment pattern requires us to assess both sources of data to capture a realistic view of future needs. Live birth rates help predict potential kindergarten and early-grade cohorts, while historical enrollment patterns allow us to observe student retention, progression, and any subtle fluctuations that might affect overall numbers. By analyzing both data sources, we can forecast enrollment with greater accuracy, ensuring the district is prepared for a stable student population.

**Live Births Worksheet**  
Source: Ohio Department of Health

		Kindergarten and Live Birth Ratio																
		Year Of Class																
District		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Riverside Local (Lake)	Num Births	318	341	351	331	345	331	287	300	309	298	299	287	313	312	307	307	332
	Avg. KG Enrollment	332	282	283	237	238	210	184	235	297	267	323	254	292	293	259		
	Ratio of KGs to Number of Births	104.40%	82.70%	80.63%	71.60%	68.99%	63.44%	64.11%	78.33%	96.12%	89.60%	108.03%	88.50%	93.29%	93.91%	84.36%		



The potential impact of new housing developments introduces a level of unpredictability in our enrollment projections. While our current trend shows stable to slightly declining enrollment, these new housing developments could quickly alter community demographics, resulting in an influx of new students. This unpredictability underscores the importance of carefully monitoring enrollment data and housing trends, allowing the district to respond proactively to potential shifts. Accurate projections, despite the uncertainties, are essential for ensuring that our facilities and resources meet the community's needs effectively.

### Legacy Facilities Assessment Studies

Prior to development of the current facilities plan, the district hired Bialosky Cleveland to conduct a thorough review of the existing legacy buildings (Buckeye Elementary, Melridge Elementary, LaMuth Middle School, The Transportation Facility, and the Riverside Campus inclusive of John R. Williams, Riverside High School, and The Riverside Field House.) The purpose of this assessment was to conduct a review of the existing facility to:

- Determine the condition of major architectural, structural, mechanical, and electrical systems.
- Document deficiencies identified by the Owner or discovered during investigations and to provide the Owner with options for corrections.
- Prioritize critical needs, in order to assist the Owner with any efforts related to planning phased repairs. (Bialosky, 2023)

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The current Facilities Plan was developed incorporating information from the individual building assessments along with multiple stakeholder feedback from community meetings throughout the summer and fall of 2024 and online surveys conducted in the fall of 2024.

## **Community Feedback**

Community feedback has been a cornerstone of the Riverside Local School District's facilities planning process, ensuring that the vision aligns with the needs and priorities of our stakeholders. Throughout 2024, the district engaged the community through multiple avenues, including in-person brainstorming sessions during the summer, online surveys, and fall visioning sessions held at Buckeye and Melridge. These efforts provided valuable insights and perspectives, shaping the direction of our facilities plan and highlighting the importance of collaboration in building a shared future for our schools.

The Riverside Local School District conducted four brainstorming focus group sessions to gather community input for its Facilities Planning Steering Committee. Initially, the district sought approximately 25 volunteers to form a steering committee, but upon request for volunteers, received 108 enthusiastic responses. The District decided to invite all respondents to join one of four, in-person, brainstorming sessions. Upon arrival, participants used a digital feedback tool to share their motivations for joining, with 43 responses highlighting a strong desire to impact the community ( participant breakdown: 23 identified as general community members, 10 as parents, and 10 in other categories such as employees or partners).

The brainstorming sessions introduced the Portrait of a Riverside Beaver and reviewed the history of prior facilities planning efforts, including bond issue outcomes and the 2023 Bialosky facilities assessment. Participants discussed detailed information on enrollment trends, building ages, renovation costs, and OFCC recommended enrollment figures. Themes from 55 feedback responses included surprise at enrollment disparities, the age of legacy buildings, and cost projections. Visuals, maps, and property descriptions further contextualized the challenges, fostering informed dialogue about the district's 65-square-mile infrastructure.

A key theme emerging from the brainstorming sessions was the importance of designing school facilities to serve as a hub for the entire community, including families and residents without children in the schools. Participants were asked to prioritize features for future projects, with upgraded athletic fields (24%), a performing arts center (24%), and community education options (17%) receiving the highest interest. The meeting also reviewed previously presented options, with building a new 6-8 middle school ranked first, followed by constructing a 5-8 middle school. Participants proposed additional large-scale ideas, such as building a new high school with a natatorium, converting the current high school into a middle school, and using campus property for community-focused facilities.

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The next portion of the community feedback process was designed to engage more of the Riverside Local School District community and gather diverse perspectives on immediate and long-term facility needs. A video presentation outlining the district's challenges, proposed options, and future plans was shared via email with district staff and parents and posted on the district's website and social media channels. Participants were then invited to complete an online survey to provide their input. The survey received 360 responses, representing a broad cross-section of the district's residents, ensuring a comprehensive view of community priorities and concerns.

For immediate needs, the community was shown two specific options for addressing classroom space issues and accommodating projected growth. The first option described an eight classroom addition at Riverview Elementary to accommodate the new housing developments feeding this school. The second option was an eight classroom addition to LaMuth middle school and moving all district 5th grade students to LaMuth. Between the proposed options, there was significant support for moving all 5th graders to LaMuth Middle School (Option 2), as it would benefit all district elementary schools by creating uniform grade bands and freeing up space. However, concerns were raised about traffic congestion on Auburn Road and ensuring renovations align with long-term planning. Alternative solutions, such as expanding other schools or improving equity across older facilities, were also suggested.

Community feedback regarding the long term facilities vision was mixed. Community survey results reflect a clear recognition of the need for a new high school within the Riverside Local School District, driven by concerns about outdated facilities, lack of space, and the importance of modernizing educational environments to better prepare students for the future. However, this support is tempered by significant concerns about the cost and potential tax increases, which many fear could lead to resistance from the broader community. The community is divided, with strong opinions both in favor of building a new high school and skepticism about whether such a project would gain the necessary approval from voters, especially given past rejections of similar proposals.

A core committee of stakeholders was formed to review the survey results and develop a consensus decision to present to the Board of Education on both the immediate needs and long term recommendations. Regarding the immediate needs, the general consensus among the group was that moving all 5th graders to LaMuth Middle School is seen as a practical and equitable solution that would benefit the entire district by addressing space constraints in elementary schools and providing a consistent educational experience for all students. Moving forward the committee feels the plan needs to address concerns about financial responsibility, equity across schools, and student safety.

In response to the long term plans presented, the committee's consensus is to continue to involve the community in the decision-making processes and maintain transparency by holding additional forums to ensure all voices are heard. Building trust is crucial, so a focus on clear communication, especially regarding financial details and the necessity of

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proposed projects. Feedback suggested it is essential to rebuild trust through transparency and address concerns about past financial management by clearly explaining how funds will be used, the benefits of proposed projects, and how they align with the district's goals.

The final opportunity for community feedback prior to development of the plan was in-person visioning sessions held at Buckeye Elementary and Melridge Elementary. Stakeholders were invited to participate in a visioning session, SWOT analysis, and online summary survey. Feedback indicated it was clear that the participants felt the district should prioritize equitable learning spaces across the district and remove the modular units on the Buckeye and Melridge sites due to safety concerns. In person meetings also unearthed perceived issues of trust, a severe lack of collaboration amongst all stakeholder groups, and limited impactful community involvement as threats to progress moving forward for the district. Participants stressed the importance of actionable outcomes coming from any long-term plan.

## Current Facilities Projects

The Riverside Local School District has recently completed several projects to enhance safety and address critical needs across its facilities. At the Riverside Campus, LaMuth Middle School, Buckeye Elementary, and Melridge Elementary, security vestibules were added to improve building entry safety. Additionally, doors at the elementary and middle schools were replaced as recommended by the Bialosky Assessment, ensuring secure and modern access points for staff, students, and visitors. Glass curtain walls at LaMuth were also replaced, enhancing both security and energy efficiency.



These projects stemmed from both a safety and security grant award and recommendations in the Bialosky Assessments, which identified areas requiring immediate attention. At LaMuth Middle School, masonry repairs were undertaken to preserve structural integrity, and the gym floor was resurfaced to create a safer environment for students and staff. These improvements demonstrate the district's commitment to proactively addressing safety and infrastructure needs while ensuring long-term functionality of its facilities.

In the spring of 2024, the Riverside Local School District was awarded a \$2.5 million grant from the Ohio Department of Education and Workforce to construct a Career Technical Education (CTE) building attached to the Riverside Campus. This roughly 4,500 square foot addition is scheduled to be completed and occupied by the spring of 2026.

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On September 26, 2024, the Riverside Board of Education approved a resolution to construct an eight classroom addition to Riverview Elementary School in response to the currently high enrollment at the school and proposed future new housing developments residing in the Riverview District.

Additionally throughout the summer of 2026 and beyond, the District is addressing the list of identified critical and potentially critical items at legacy buildings according to the Bialosky report. This included tuckpointing in the gymnasium at LaMuth, replacement of the LaMuth gym floor, new exterior doors at LaMuth, Buckeye and Melridge, and more.

## **Long-Term Facilities Planning**

The Riverside Local School District's long-term facilities plan is a two-segment approach aimed at addressing the district's evolving needs while building trust and transparency with the community. Segment I focuses on student and staff safety while tackling critical and potentially critical issues, alongside smaller-scale projects at legacy buildings. This segment will be funded by the district's current revenue streams and is designed to demonstrate the district's commitment to openness and accountability. Segment II shifts focus to the district's secondary school needs, taking into account updated enrollment trends, and explores the potential for adding a new secondary building to better accommodate future growth and development.

### **Segment I**

Segment I will focus on improving facility equity at legacy buildings while prioritizing student and staff safety. Items designated as Critical and Potentially Critical in the Bialosky assessments will be scheduled as recommended through the buildings and grounds committee.

### **Critical and Potentially Critical Projects Determined by the Bialosky Assessments**

The Building and Grounds Committee will continue to select a range of critical and potentially critical projects from the Bialosky Assessments aimed at enhancing the district's facilities. The list of projects and suggested timeline can be viewed in Appendix A. The primary focus is on initiatives that ensure our buildings are warm, safe, and dry, which are essential for providing a conducive learning environment for our students. The selection of these projects will be aligned with the plan's framework for future use of the buildings. Work will be completed at the Riverside Campus, LaMuth Middle School, and Buckeye Elementary.



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Additionally, the committee will recommend incorporating other relevant projects into this framework. For instance, when considering the replacement of the current LaMuth gym floor as recommended for environmental impact, it was prudent to also address the painting of the ceiling and tuck-pointing of walls. This holistic approach not only maximizes resources but also ensures that upgrades are cohesive and effective.

Throughout this process, it is crucial that we remain flexible and adaptive while maintaining fiscal responsibility. Balancing the needs of our facilities with sound financial management will be essential for the successful implementation of these projects.

### **Twelve Classroom and Gymnasium Addition to Buckeye Elementary**

In the prior Facilities Plan, LaMuth Middle School was to be converted into the third large elementary school and both Buckeye and Melridge Elementaries would be either taken offline or repurposed as early learning centers that do not require modular units. This plan was working off the assumptions that future enrollment would continue to decline.



The modular units at both Buckeye and Melridge need to be retired and equitable learning spaces for all elementary students need to be created. Using a COPs borrowing against established PI funds the district will be adding twelve classrooms and a gymnasium onto Buckeye Elementary. This will make Buckeye the third larger elementary school for district students. This Buckeye building project will include a revitalization of the original interior space to create modernized classrooms for elementary learning.

The addition of twelve new classrooms and a gym to Buckeye will allow this facility to serve the students and families of Riverside for many years to come.

### **LaMuth Middle School Upgrades**

LaMuth Middle School is designated as the district’s middle grades building within Segment I of the Riverside Local School District Facilities Plan. Segment I prioritizes essential improvements that address immediate needs while reinforcing the district’s commitment to transparency and building community trust.

As the district transitions into Segment II, LaMuth will continue to serve a critical role. The building will either remain configured as a traditional middle school or transition to an intermediate model (grades 5–6), depending on updated enrollment projections and emerging district needs. Maintaining this flexibility ensures the district can respond to growth trends and align facilities with Riverside’s long-term vision of effectively serving students at every grade level.

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Consistent feedback across all stakeholder groups has identified air conditioning in legacy buildings as a top priority. As the only building serving all middle grades students district-wide, LaMuth will remain a cornerstone facility for years to come. Installing a chiller system and adding air conditioning will significantly enhance the learning environment by regulating indoor temperatures, improving air quality, and supporting student focus and well-being. This upgrade will also expand year-round usability for summer programming and extracurricular activities. From an infrastructure standpoint, this investment aligns with modernization efforts and provides a more energy-efficient, functional, and appealing environment for students and staff.

In conjunction with the HVAC project, it is recommended that exterior masonry and loading dock improvements, as identified by Bialosky, be completed to address existing structural needs and protect the long-term integrity of the facility.

An additional priority project includes the remodeling and upgrading of original restroom facilities. These improvements will enhance both functionality and aesthetics, contributing to a more positive and modern experience for students, staff, and visitors.

Finally, a reconfiguration of the parking lot and student drop-off procedures is recommended to improve traffic flow, increase safety, and enhance overall site efficiency during arrival and dismissal. As this project is being completed it is recommended to replace the main water line at the same time.

### **Athletic Turf Replacement**

The replacement of the Athletic Turf has been scheduled as a part of the routine maintenance of the stadium facility. The Riverside Stadium and turf field is utilized throughout the calendar year for both District and community sports teams. The turf is inspected and repaired on a biannual basis. The fall, 2024 inspection estimated 2-4 years of safe surface play remaining. A separate fund line has been established for this project. Additionally a portion of the original was funded by a sponsorship with Lake Health/University Hospitals. That said, this is a significant project and needs to be placed on the schedule so all projects can proceed harmoniously.



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## Segment II

### Revisioning the Riverside Campus



The Riverside Campus stands as an iconic community landmark, deeply rooted in the history and identity of the Riverside Local School District. Its architectural presence has long symbolized the community's commitment to education and the growth of its youth. However, as the educational landscape continues to evolve, the campus requires significant upgrades to meet the modern needs of today's learners. The rapid integration of technology in classrooms, the shift toward personalized learning environments, and the emphasis on collaborative spaces necessitate a reimagining of the existing facilities. Modern educational practices prioritize flexibility, accessibility, and engagement; elements that are not fully accommodated within the current infrastructure.

As the district looks to the future, the development of a new secondary campus provides an opportunity to both honor and extend this legacy. The new building will be intentionally designed to reflect the architectural character and visual identity of the current Riverside High School as viewed from Riverside Drive, preserving the familiar presence that has defined the community for generations. While the physical structure will be new, the spirit, pride, and tradition of the 75-year-old building will remain at the forefront, ensuring continuity between past and future.

By investing in a new facility that mirrors this historic identity while incorporating modern design and functionality, Riverside can create a space that both respects its roots and embraces innovation. This approach ensures that the campus remains a vital and relevant resource – continuing to inspire, unite, and prepare generations of learners for years to come.

Segment II of the facilities plan will address the secondary school needs of the district and the associated costs with the addition of a new secondary building. Current community input from the September 2024 Facilities Survey reflects a clear recognition of the need for

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a new high school within the Riverside Local School District, driven by concerns about outdated facilities, lack of space, and the importance of modernizing educational environments to better prepare students for the future. However, this support is tempered by significant concerns regarding cost and potential tax increases, which may create resistance among the broader community.

In response, Segment II not only presents a thoughtful and fiscally responsible plan, but also intentionally builds partnerships and cultivates broad community buy-in. This includes working collaboratively with local townships, civic organizations, and community stakeholders to explore a centrally located campus model that serves all areas of the district. A unified campus has the potential to maximize efficiency, expand shared community use, and reinforce the district's identity as one connected community. Ensuring that this vision reflects the needs and voices of all townships will be critical in building trust, strengthening support, and positioning the plan for long-term success.

### **Construction of a Revised 7-12 Secondary Campus**

Segment II of the facilities plan will address the secondary school needs of the district through the development of a new 7-12 secondary campus, designed to reflect the architectural identity of Riverside High School on Riverside Drive. This approach intentionally honors the history and tradition of the Riverside Local School District while creating modern, future-ready learning environments that meet the evolving needs of today's students.



Current community input from the September 2024 Facilities Survey reflects a clear recognition of the need to address the district's aging secondary facilities. Stakeholders consistently identified concerns related to outdated infrastructure, limited space, and the need for environments that better prepare students for college, careers, and life beyond graduation. At the same time, this support is balanced by concerns regarding cost and potential tax impact, reinforcing the importance of a solution that is both educationally sound and fiscally responsible.

In response, Segment II proposes a long-term solution that moves beyond short-term renovations and instead invests in new construction as the most efficient and economical path forward. While remodeling the current facility in its entirety may appear less costly initially, such efforts often result in ongoing maintenance challenges, operational inefficiencies, and limitations in design. A hybrid approach offers:

- Greater energy efficiency and reduced operational costs over time

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- The ability to design flexible, technology-rich learning spaces in some locations while preserving and renovating large group spaces beloved by the community
  - Improved safety, accessibility, and building performance
  - A more cost-effective lifecycle investment compared to continual renovation of aging infrastructure
  - Accelerated construction timelines, minimizing disruption and significantly reducing the need for costly and complex swing space during a total renovation.
  - A building that honors the tradition of Riverside High School and secures its future in the utilization of interior spaces.

From a programmatic standpoint, a unified 7–12 campus creates both operational and instructional efficiencies by bringing students, staff, and resources into a single, cohesive environment. This structure allows the district to centralize advanced coursework, career pathways, and specialized programming while expanding access to CTE, AP, CCP, and broader career-readiness opportunities. In doing so, it fosters greater collaboration among staff and students across grade levels and provides a more seamless, aligned educational experience from middle school through high school.

The new 7–12 campus will be built to scale, ensuring it meets current enrollment needs while intentionally incorporating opportunities for future expansion. This forward-thinking design positions the district to remain responsive to potential growth, including the impact of new housing developments, without requiring significant disruption or additional large-scale construction in the years ahead.

As part of this transition, LaMuth will be revisioned as an intermediate school serving grades 5–6. This creates a more developmentally appropriate structure for students while also freeing capacity within the district’s three larger elementary schools. In turn, this shift increases flexibility at the elementary level promoting a more cohesive progression of grade-level experiences and improving the overall utilization of existing facilities across the district.

In addition to the new construction, Segment II includes the renovation of the Riverside Community Field House, preserving this storied community asset while upgrading it to meet modern standards. Improvements will include the installation of modern HVAC systems to ensure year-round comfort and energy efficiency, expanded/remodeled locker room facilities to better support both student-athletes and community users, and enhancements to athletic and activity spaces to increase usability and capacity. This investment ensures the Field House remains a vital, shared resource for both students and the broader Riverside community for years to come.

Finally, this plan intentionally emphasizes the importance of partnerships and community buy-in. By working collaboratively with local townships, civic organizations, and community stakeholders, the district can advance a centrally located campus model that serves all

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areas of the Riverside community. A unified campus not only improves operational efficiency but also strengthens community identity and pride.

Ultimately, Segment II represents a commitment to doing this work the right way. By honoring Riverside’s past through thoughtful design, while building spaces that prepare students for the future, the district positions itself to deliver on its vision of One Community. Pursuing Greatness. Getting Better Every Day.

### **Transportation Facility**

The Riverside Local School District has a need to establish a separate transportation facility, distinct from the campus parking lot, to address several critical needs. A dedicated facility would enhance operational efficiency by streamlining the organization and management of school buses, reducing congestion, and ensuring that transportation runs smoothly without disrupting educational activities. Safety is a top priority; separating transportation’s facility operations minimizes risks associated with mixed vehicle traffic.

Additionally, a dedicated facility would provide space for the routine maintenance, repairs and cleaning of buses, ensuring they are in optimal working condition and extending their lifespan. This separation also allows the campus environment to focus on education, reducing disruptions from transportation logistics. By centralizing transportation operations and housing administrative offices within the facility, the district can improve communication and efficiency, ultimately benefiting students, staff, and the community.

### **Revisiting Melridge Elementary**

As Riverside Local School District evaluates the future of Melridge Elementary, several key factors come into play. While enrollment trends have declined slightly, the impact of new housing developments, particularly in areas served by Riverview Elementary, could significantly alter the number of students entering the school. This makes it critical to closely monitor enrollment patterns and determine when additional capacity or programmatic shifts are warranted.



A transition of Melridge into a centralized early learning center would be considered only if enrollment at Riverview Elementary demonstrates sustained growth driven by new development. This approach ensures that any change is directly tied to documented need and allows the district to respond strategically rather than prematurely. If implemented, a centralized early learning center would provide a dedicated space for Pre-K and early elementary education and ensure that resources, staffing, and programming are intentionally designed to support early childhood development.

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In addition, there is a growing regional need for specialized programming to support students with intensive special education needs. Developing such a program within the district could reduce reliance on costly out-of-district placements and over time could prove to be cost neutral or financially beneficial. Melridge presents a strong opportunity to meet this need by offering a space that can be intentionally designed to support both early learning and specialized services in a focused and student centered environment.

This approach allows the district to remain flexible and data driven while ensuring that decisions regarding Melridge are aligned with enrollment trends and the evolving needs of Riverside students and families.

## Funding the Plan

As the Riverside Local School District advances its facilities plan, a strategic and phased funding approach has been developed to support both immediate needs and long-term investments.

**Segment I** will be funded through the use of existing Permanent Improvement (PI) funds, combined with the issuance of Certificates of Participation (COPs) backed by current PI revenue. This approach allows the district to address critical facility needs without introducing new taxes, while preserving flexibility within the existing PI structure. By leveraging COPs, the district can accelerate necessary improvements and avoid delays that could lead to increased costs over time.

It is important to note that Certificates of Participation are structured differently than traditional bonded debt. Under the Ohio Revised Code, COPs are not considered direct debt of the district, as they are subject to annual appropriation and do not carry the same long-term obligation as general obligation bonds. This distinction provides the district with a financing mechanism that maintains fiscal flexibility while still enabling access to needed capital.

**Segment II**, which includes the construction of a revisioned 7–12 secondary campus, represents a significantly larger investment and cannot be supported through existing PI funds alone. As a result, this segment would require a separate funding strategy, most likely through a voter-approved bond issue or the utilization of a portion of a newly voted earned income tax, with the issuance of COPs backed by that revenue stream. This approach ensures that the scale of the project is aligned with a sustainable and voter-supported funding source.

The district will also continue to evaluate opportunities through the Ohio Facilities Construction Commission. While OFCC participation can provide state support for academic spaces, current projections indicate a relatively low return on investment for Riverside based on its expected state share. Additionally, OFCC projects require adherence

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to specific design standards and limitations, which can restrict flexibility in programming, layout, and community-driven features.

When weighing these factors, the district must carefully consider whether building within OFCC guidelines provides sufficient financial benefit to offset the constraints. In many cases, the required local share, combined with limitations on design and the need to separately fund locally driven elements such as performing arts spaces, athletics, and community amenities, results in a total project cost that is comparable to or only marginally less than locally controlled construction. Given this, a locally designed and funded project may offer greater long-term value by allowing Riverside to fully align the facility with its educational vision, community expectations, and future growth needs.

Ultimately, this funding strategy reflects a balanced approach that prioritizes fiscal responsibility, transparency, and long-term sustainability. By utilizing existing resources for immediate needs and pursuing voter-supported funding for transformational projects, the district positions itself to deliver meaningful improvements while maintaining community trust and financial stability.

Funding for the transportation garage will primarily be from the monies returned to the district from the OFCC crediting the district for the original construction of Riverview and Parkside Elementary Schools.

Through this strategic funding framework, the Riverside Local School District is dedicated to building a brighter future for its students, ensuring that facilities not only meet current needs but also evolve to support the district's long-term goals.

If new funds for Segment II are not approved by voters, the Riverside Local School District will continue to implement this Facilities Plan but will face limitations in full implementation, both in scope and according to the projected timelines. If a voter approved new revenue stream is not successful, the district will continue to utilize available PI funds for items recommended in the Bialosky Assessments along with anticipated maintenance at both Parkside and Riverview Elementaries.

## **Conclusion**

To conclude, Riverside Local School District's facilities plan aims to balance immediate infrastructure needs with a long-term vision for modern, adaptive learning spaces that align with our educational priorities. By prioritizing Segment I projects, which address urgent issues across legacy buildings, the district can demonstrate transparency and build trust within the community. This segment will not only enhance current facilities but also lay a foundation for sustainable growth that meets the evolving needs of our students and families.

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As we move into Segment II, we will focus on solutions for the district's secondary education requirements. This phase is guided by careful analysis of enrollment trends and the community's feedback, including the potential construction of a revised secondary building. Our plan allows for flexibility to adapt to variables, such as new housing developments, while remaining centered on creating a cohesive and accessible educational experience for all students.

Our commitment to continuous improvement under the vision, One Community, Pursuing Greatness, and Getting Better Every Day, will guide every Segment of this plan. As we work to build the future of Riverside, we remain dedicated to ensuring that our facilities not only support the academic goals of our students but also strengthen our entire community. We look forward to working together to create spaces where every student can thrive.

## Appendix A: Proposed Project Timeline

		Segment I																			
PROJECT		2024-2025				2025-2026				2026-2027				2027-2028				2028-2029			
DESCRIPTION		F	W	SP	SU	F	W	SP	SU	F	W	SP	SU	F	W	SP	SU	F	W	SP	SU
<i>CTE Addition at Riverside Campus</i>		█	█	█	█	█	█	█	█												
<i>Replace HVAC for campus lecture room, choir room</i>						█							█								
<i>8 Classroom Addition at Riverview</i>		█	█	█	█	█	█	█	█												
<i>LaMuth Masonry Work</i>													█								
<i>Phased-in Roof Replacement Projects as determined by Buildings &amp; Grounds</i>				█					█				█				█				█
<i>District Wide Window Replacement Project</i>									█				█				█				█
<i>Twelve Classroom and Gym Addition at Buckeye Elementary</i>						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
<i>Melridge Masonry Work</i>																	█				
<i>Examine Elementary District Boundaries and make adjustments as needed</i>										█	█	█	█								
<i>LaMuth Restrooms, HVAC, and Dock Upgrades</i>									█											█	█
<i>Engage stakeholder for secondary building plan and funding options</i>								█	█	█	█										
<i>Athletic Turf Replacement</i>																	█				
		Segment II																			
PROJECT		2026-2027				2027-2028				2028-2029				2029-2030				2030 +			
DESCRIPTION		F	W	SP	SU	F	W	SP	SU	F	W	SP	SU	F	W	SP	SU	F	W	SP	SU
<i>Funding for Secondary Building and/or Renovations</i>		█																			
<i>Design and Construction on New Secondary Building</i>				█	█	█	█	█	█	█	█	█	█								
<i>Campus Revisioning</i>						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
<i>Build New Transportation Center</i>																		█	█	█	█
<i>Melridge Revisioning</i>					█													█	█	█	█

## Appendix B: Critical and Potentially Critical Items Identified in the Bialosky Assessments

Building	Project	Targeted Time Frame
Buckeye	Remove and replace existing built-up roofing system. Include replacement of copings, downspouts, and provide walkway mats to equipment and pipe supports.	SU 25-29
Buckeye	Install fall protection at roof mounted equipment located within 10' of the edge of the roof.	SU 25-29
Buckeye	Repair windows at the 1994 addition Art Room and Library Platform.	SU 27
Buckeye	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act prepared by EA Group in August 2020.	Ongoing
Buckeye	Patch, repair, and paint the library gypsum board ceiling.	SU 27
Buckeye	Repair the main entry plaster ceiling.	SU 24
Buckeye	Perform landscape maintenance around utility pole-mounted transformers.	SU 24
Riverside HS	Remove and replace 100 lineal feet of spalling brick at the wall base.	SU 25
Riverside HS	Repair about 20 linear feet of spalling brick, tuckpoint, and clean and seal chimney masonry.	SU 25
Riverside HS	Re-point deteriorated mortar joints about 100 linear feet.	SU 25
Riverside HS	Repair damaged masonry. Add fall protection to all landings at similar conditions (not including loading docks). Approximately 3 total.	SU 25
Riverside HS	Test basement areas with column and slab damage for structural integrity. Repair damage and cover exposed rebar.	TBD
Riverside HS	Remove and replace existing built-up roofing system. Include replacement of copings, roofing termination flashing, and walkway mats to equipment and pipe support.	TBD
Riverside HS	Repair all gutters and downspouts. Replace about 50 linear feet of gutter detaching from the building. Install splash blocks where downspouts are directing water to lower roofs.	TBD
Riverside HS	Repair roof vent housing. Attach flashing to substrate not directly to the slate roof shingles like currently installed.	TBD
Riverside HS	Remove and replace all existing windows in the 1948 building with thermally broken insulated window systems. The Main Entry doors/window assemblies are included.	TBD
Riverside HS	Repair / replace window muntin that has delaminated from windows assembly at mechanical enclosure.	TDD
Riverside HS	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act (AHERA) prepared by EA Group in January 2023.	Ongoing
Riverside HS	Remove and replace the existing applied and suspended acoustical ceiling tile systems. This includes 2x2 2x4 suspended and 1x1 directly applied tiles.	Ongoing
Riverside HS	Patch, repair, and repaint the gypsum board ceiling where damaged. This includes bathrooms, windows/ door jambs & heads, corridor, and classrooms.	Ongoing
Riverside HS	Refinish parged CMU walls in classrooms, corridors, and music/multi-purpose room platform where damage has occurred.	TBD
Riverside HS	Replace floor finish and wall base at all VAT and VCT floor locations with new resilient tile flooring and resilient wall base.	Ongoing
Riverside HS	Replace severely damaged wall glazed wall tiles, see figure A-92.	TBD
Riverside HS	Repair or replace malfunctioning HVAC unit for large lecture hall.	SU 25
Riverside HS	Add leak detection to crawl spaces.	TBD

Building	Project	Targeted Time Frame
JRW	Repair spalling brick, tuckpoint, and clean / seal masonry on wall between windows, vents, openings, corners of openings at lintels and grilles where deterioration has occurred.	TBD
JRW	Repair spalling brick, tuckpoint, and clean / seal masonry at base of walls around perimeter and chimney(s).	TBD
JRW	Remove and replace cracked brick units at the northwest corner of the gymnasium.	TBD
JRW	Rout out and install exterior sealant where current joints are failing.	TBD
JRW	Repair CMU at window jambs (may require removal of windows).	TBD
JRW	Repair and tuck point masonry near base of wall where damage/cracking/deterioration is shown.	TBD
JRW	Remove and replace existing built-up roofing system. Include replacement of copings, downspouts, and walkway mats to equipment and pipe supports. Provide additional roof sloping at areas where water is pooling.	TBD
JRW	Replace gutters and shingles on the hipped roof feature.	TBD
JRW	Replace existing single glazed windows in their entirety.	TBD
JRW	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act (AHERA) prepared by EA Group in January 2023.	Ongoing
JRW	Add masonry lintel underneath unsupported masonry opening in the boy's locker room and patch / repair masonry above opening.	TBD
LaMuth	Perform additional investigation of CMU cracking inside the gym	SU 24
LaMuth	Replace damaged interior painted CMUry on the 2nd FLR and exterior masonry panel above the windows at the North-most corridor exit to the exterior. Assess the wall structure once the wall is open for repair. This area will most likely require a test boring to review the foundation for stability. It is suggested to also review how the roof is supported. This could be contributing to the cracking masonry.	SU 26
LaMuth	Remove finishes that have visible distress and review floor / ceiling for additional signs of damage. Repair damage if present to floor slabs/roof. Replace finishes where they were removed.	Ongoing
LaMuth	Add metal lintel underneath masonry above the receiving room door.	SU 25
LaMuth	Add metal lintel to the glass block at the Music Room and replace damaged units.	SP 26
LaMuth	Replace broken pane of glass at entry storefront near gymnasium.	SU 24
LaMuth	Replace missing storefront horizontal mullion cap at Music Room.	SU 24
LaMuth	Remove damaged slab at north exterior door of gym. Add a long-legged door threshold to help protect the new slab.	SU 27
LaMuth	It is recommended that the dock (including slabs, bumpers, edge steel and ramps) be reviewed with the potential to be replaced in its entirety. The water infiltration underneath the elevated slab could be pooling against the building. The resultant damage from that infiltration will also need to be assessed. There will most likely be additional damage encountered during removal of the dock bumpers to this retaining wall.	SU 27
LaMuth	Patch and repair the slab on grade with high-strength concrete.	SU 27
LaMuth	Remove the elevated slab and review & repair the damage underneath. Any discovered damage needs repaired, and slab needs to be replaced with high- strength concrete.	SU 27
LaMuth	Patch and repair the ramps, including covering the exposed rebar and defective existing patches.	SU 27
LaMuth	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act (AHERA) prepared by EA Group in December 2022.	Ongoing
LaMuth	Insulate AHU-1 outside air ductwork.	SU 25

<b>Building</b>	<b>Project</b>	<b>Targeted Time Frame</b>
Melridge	Connector soffit material needs replaced where damaged. Water damage @ building needs to be cleaned and traced back to origination point. Fix leak @ roofing intersections. Replace damaged wood columns and assess existing wood columns for future serviceability.	TBD
Melridge	Add additional drainage to canopies (gutter and downspouts) to prevent sheet drainage and ice building at entries.	TBD
Melridge	Clean, Patch, and Repair areas of the roof where organic growth is present and where roof could be salvaged. If the roof is replaced, add material to provide a steeper slope to the drain to help combat future organic growth by shedding water faster.	TBD
Melridge	Repair failing sealant around roof drains and clean around drains.	TBD
Melridge	Clean and repair clogged roof drain at Library platform to allow water to flow. Once drained, review damage to the roof and assess if the roof needs replacement. This is recommended to be replaced.	TBD
Melridge	Replace (3) missing storefront mullion caps	SU 24
Melridge	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act (AHERA) prepared by EA Group in December 2022.	Ongoing as needed
Melridge	Add point-of-use thermostatic mixing valves (ASSE 1070 compliant) to all handwashing sinks in addition.	TBD
Melridge	Add leak detection or flow meters to pipe mains in crawl space	TBD
Fieldhouse	Add grading/soil at the northwest corner to ensure positively drain storm water away from building.	TBD
Fieldhouse	Add a downspout extension and splash block at the northwest corner to protect from unwanted settlement and foundation damage.	TBD
Fieldhouse	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act (AHERA) prepared by EA Group in January 2023.	Ongoing
Transportation	Tuck point the deteriorating mortar joints along the bottom 2' around the perimeter of the building.	SU 27
Transportation	Remove and replace approximately 100 sf of damaged face brick	SU 26
Transportation	Repair and install new masonry at the second pier from the northeast corner to provide support for the existing masonry above.	SU 26
Transportation	Patch and fill all holes and open joints in the existing masonry.	SU 26
Transportation	Replace lintels and tuck point approximately 24sf of masonry over the two original overhead door locations.	SU 26
Transportation	Patch area of deteriorating slab on grade at the original building man door.	TBD
Transportation	Install a door threshold and rework the adjacent exterior drive to eliminate the step at the Second Building Addition's south door.	SU 26
Transportation	Follow recommendations indicated in the Asbestos Hazard Emergency Response Act prepared by EA Group in August 2020.	Ongoing
Buckeye	Repair spalling brick, tuck point, clean, and seal chimney masonry	SU 27- 28
Buckeye	Rout out and repair CMU Cracks	SU 27- 28
Buckeye	Rout out and install sealant at masonry piers	SU 27- 28
Buckeye	Re-point deteriorated mortar joints	SU 27- 28
Buckeye	Additional observations of the beam and plate lintels to determine if any structural deficiencies are present.	SU 27- 28
Buckeye	Removal and replacement of interior sealant joints at intersection of bearing and nonbearing walls.	SU 27- 28
Buckeye	Test pits to verify bottom of foundation elevation below grade where top of foundation is exposed.	SU 27- 28
Buckeye	Additional observations of the roof framing to determine if any structural deficiencies are present.	SU 25-29

<b>Building</b>	<b>Project</b>	<b>Targeted Time Frame</b>
Buckeye	Replace floor finish and wall base at all VAT and VCT floor locations with new resilient tile flooring and resilient wall base.	SU 27- 28
Buckeye	Replace boilers in the original building with condensing boilers.	SU 27- 28
Buckeye	Replace addition boiler with two (2) condensing boilers.	SU 27- 28
Buckeye	Replace existing air conditioning system with VRF system with dedicated outside air unit.	SU 27- 28
Buckeye	Replace original building restroom exhaust fan.	SU 25-29
Buckeye	Add wet fire protection sprinkler system to building.	SU 27- 28
Buckeye	Further studies should be completed to confirm appropriate coverage in public areas for emergency egress coverage. LED fixture with battery packs should be installed as needed for appropriate coverage.	SU 27- 28
Buckeye	Further studies should be done to determine adequate smoke detector coverage where required.	SU 27- 28
Riverside HS	Clean and paint all steel lintels and window plate headers.	TBD
Riverside HS	Rout out and repair masonry cracks, about 15 linear feet.	TBD
Riverside HS	Rout out and install sealant near utility entrances into building through exterior wall.	TBD
Riverside HS	Repair or replace about 10% of Limestone/Precast units. This includes damaged windowsills, wall panels near doors, and roof coping parapets.	TBD
Riverside HS	Regrade approximately 70' of soil against exposed foundation/stem wall.	TBD
Riverside HS	Repair and replace (+/-20%) damaged fascia wood trim around entire perimeter of building.	TBD
Riverside HS	Replace slate shingle roof in its entirety.	TBD
Riverside HS	Clean, repair, paint, and inspect lintels for serviceability. Most show signs of corrosion.	TBD
Riverside HS	Remove and replace all exterior doors, sidelights, and transoms on the 1948 original building with thermally broken systems with insulated glazing.	Ongoing
Riverside HS	Replace frame seals and exterior gasketing on existing Thermally broken, double paned door systems near the Media Center that will remain.	TBD
Riverside HS	Replace steam heating system with heating hydronic system; including new boilers, pumps, and piping.	TBD
Riverside HS	Replace high school steam heating equipment, including unit ventilators, steam radiators, unit heaters, and air handlers.	TBD
Riverside HS	Replace existing HVAC equipment with new full building central HVAC system(s).	SU 25 and Ongoing
Riverside HS	Add dedicated air conditioning for IT room.	TBD
Riverside HS	Replace science classroom fume hood exhaust system with new system.	TBD
Riverside HS	Replace old domestic water piping (cold & hot water) & insulation.	TBD
Riverside HS	Provide mixing valve(s) to domestic hot water system.	TBD
Riverside HS	Add wet fire protection sprinkler system to building.	32-34
Riverside HS	Replace aging roof drains.	TBD
Riverside HS	Conduct a thermal image study/report on main service disconnects.	TBD
Riverside HS	Replace fixtures with new LED emergency fixtures/emergency drivers.	Ongoing
Riverside HS	Further studies should be completed to confirm appropriate coverage in public areas for emergency egress coverage. LED fixture with battery packs should be installed as needed for appropriate coverage.	Ongoing
JRW	Repair or replace damaged fascia around perimeter.	Ongoing
JRW	Clean discolored Precast/Limestone units in building banding and around doors. Replace Broken/ damaged precast units in-kind.	TBD

<b>Building</b>	<b>Project</b>	<b>Targeted Time Frame</b>
JRW	Rout out and repair masonry cracks.	TBD
JRW	Clean and paint all steel lintels at a minimum, replace those that aren't serviceable.	TBD
JRW	Remove roofing tar from face of masonry. Locate any coping damage in those areas and repair as necessary to prevent future damage.	TBD
JRW	Repair damaged metal panel wall sections. Replace sections that have holes through the finish or where repairing is too labor intensive.	Ongoing
JRW	Provide a geotechnical subsurface investigation of the 1955 structure to determine soil properties, bearing capacity, compaction, and depth of foundations.	SU 26
JRW	Repair and replace locker room and door thresholds that have noticeable cracking in the slab.	TBD
JRW	Replace glazing block, perimeter seals, perimeter capture steel angles on the gymnasium.	TBD
JRW	Remove rust from glazing block lintels and assess them for serviceability/structural integrity. Repaint the lintel if serviceable or replace it if not serviceable.	TBD
JRW	Remove and replace all single glazed exterior doors, sidelights, and transoms on the Middle school building with thermally broken systems with insulated glazing and working seals.	TBD
JRW	Remove and replace the existing applied and suspended acoustical ceiling tile systems.	Ongoing
JRW	Patch, repair, and paint the gypsum board ceilings that have water damage in the bathrooms.	Ongoing
JRW	Repair the plaster ceiling at any main entries.	Ongoing
JRW	Repair and replace concrete slab damage. Clean and reseal concrete floor in girls and boy's locker rooms.	TBD
JRW	Repair terrazzo flooring at the exterior door locations, discoloration or damage has occurred.	TBD
JRW	Replace all interior wood doors. Refinish selective doors.	TBD
JRW	Selectively replace the few hollow metal doors and frames where damage has occurred. Repair and repaint the remaining assemblies.	Ongoing
LaMuth	Remove and replace interior sealant joints at intersection of bearing and non-bearing walls	SP 26
LaMuth	Remove and replace approximately 20 lineal feet of spalling brick at accent masonry and about 50 linear feet of face brick masonry around the entire perimeter of the building, includes areas that show signs of efflorescence.	SP 26
LaMuth	Repoint deteriorated masonry joints and mortar joints.	SP 26
LaMuth	Repair spalling brick, tuckpoint, and clean and seal chimney masonry. Clean masonry around the chimney doors at grade. Suggest reviewing the removal of these doors and infilling them with masonry to prevent future distress.	SP 26
LaMuth	Repair damaged and cracking soffit at gymnasium entry.	SU 24
LaMuth	Removal and replacement of exterior sealant joints on the 1994 addition.	SP 26
LaMuth	Removal and replacement of cracked brick units at the northwest corners of the original building's storage room (north side of the gymnasium) and the 1994 addition.	SP 26
LaMuth	Provide a geotechnical subsurface investigation to determine soil properties, bearing capacity, compaction and depth of foundations. These are suggested, at a minimum, to be at the music room curved wall fin and north-most exterior exit wall. Inspect foundation at these areas to verify if the foundations (stem wall and footing) are deteriorating and require additional remediation.	SP 26
LaMuth	Remove and replace all existing windows in the 1969 building with double glazed thermally broken insulated window systems.	SU 26-29

<b>Building</b>	<b>Project</b>	<b>Targeted Time Frame</b>
LaMuth	Remove and replace entry storefront with double glazed thermally broken insulated window systems. Typical at all the entries.	SU 24
LaMuth	Replace damaged spandrel metal panel where window systems are to remain.	SU 24
LaMuth	Assess metal lintels where rust and damage are visible. If serviceable, remove rust and paint.	SP 26
LaMuth	Remove and replace all exterior doors, sidelights, and transoms on the 1969 original building with thermally broken systems with insulated glazing.	SU 24
LaMuth	Replace any existing door seals and sweeps that are damaged or missing.	SU 24
LaMuth	Remove and rebuild shelter next to dock with a more permanent, weather resistive enclosure.	SU 24
LaMuth	Patch, repair, and paint the gypsum board ceilings and plaster ceiling at the restrooms, main entry/window systems, and locker rooms.	Ongoing
LaMuth	Repair damaged window system plates.	SU 25
LaMuth	Replace floor finish and wall base at all VAT and VCT floor locations with new resilient tile flooring and resilient wall base.	Ongoing
LaMuth	Replace all carpet and wall base in facility.	Ongoing
LaMuth	Replace unit ventilators with fin tube radiators.	SP 27-F 27
LaMuth	Perform retro-commissioning on AHU-1 to ensure proper operation.	TBD
LaMuth	Replace existing RTU with new single zone VAV RTU.	TBD
LaMuth	Install VAV system with indoor AHU to serve cafeteria & kitchen areas.	TBD
LaMuth	Install VRF system with DOAS unit to serve second floor classrooms to the south.	SP 27-F 27
LaMuth	Install VRF system with DOAS unit to serve north classroom wing.	SP 27-F 27
LaMuth	Install ductless split AC unit to serve IT closet.	SP 27-F 27
LaMuth	Replace fume hoods and associated exhaust fans.	SU 25-29
LaMuth	Add wet fire protection sprinkler system to building.	TBD
LaMuth	Install grease trap to serve kitchen.	TBD
LaMuth	Upgrade existing interior fluorescent lighting fixtures with new LED technology.	Ongoing
Melridge	Remove and repair masonry units at the movement crack locations at the northeast and northwest corners of the 1956 Classroom Building.	SU 28
Melridge	Replace damaged glass block. Replace non-uniform units. Replace any missing sealants @ perimeter.	SU 28
Melridge	Repair spalling brick, tuckpoint, and clean and seal chimney masonry.	SU 28
Melridge	Add control joints.	SU 28
Melridge	Remove and replace interior sealant joints at intersection of bearing and non-bearing walls.	SU 28
Melridge	Test pits to verify bottom of foundation elevation below grade where top of foundation is exposed. If less than frost depth, regrade to provide 3'-6" minimum depth.	SU 28
Melridge	Remove and replace existing built-up roofing system. Include replacement of copings and downspouts. Add walkway mats to equipment and pipe supports. As part of the replacement procedure, it is recommended that additional insulation be added to the 1956 building to lower heating and cooling demands on the facility. Install fall protection where roof mounted equipment is located within 10' of edge of roof. Install roof access hatch, fixed ladder to help with access.	SU 25-29
Melridge	Clean, Patch, and Repair all Precast exterior sill units including joints and sealants.	SU 28
Melridge	Assess all window lintel masonry bearing locations. Tuck point, rout out joints, and seal as required @ each location.	SU 28
Melridge	Remove and replace all existing windows in the 1956 building with thermally broken insulated window systems.	TBD

<b>Building</b>	<b>Project</b>	<b>Targeted Time Frame</b>
Melridge	Remove and replace all exterior doors, sidelights, and transoms on the 1956 original building with thermally broken systems with insulated glazing. The Main Entry exterior door replacements are included in the district's "Secure Vestibule" project.	SU 24
Melridge	Remove furnace burner in original building, and replace with a DOAS during overall HVAC upgrade (see M2.01)	TBD
Melridge	Replace unit ventilators in the original building with electric baseboard heaters at windows in classrooms, and electric cabinet unit heaters in vestibules and corridors.	TBD
Melridge	Replace unit ventilators in the addition building with finned tube radiation and replace cabinet unit heaters in kind.	TBD
Melridge	Replace gymnasium RTUs with (2) new RTUs including modulating gas heat.	TBD
Melridge	Replace original building existing air conditioning system with VRF system with dedicated outside air units.	TBD
Melridge	Replace addition building's existing air conditioning and ventilation system with a new AHU system with a inverter compressor condensing unit and cooling coil, variable speed fan, and eight (8) single duct VAV boxes with hot water reheat coils.	TBD
Melridge	Remove existing gymnasium RTUs and replace with (2) new RTUs consisting of DX cooling and hot gas reheat (Single Zone VAV type). See section M1.07 for heating portion of this recommendation.	TBD
Melridge	Replace original building restroom exhaust fan (1).	SU 25-29
Melridge	Add wet fire protection sprinkler system to building.	TBD
Melridge	Install grease trap to serve kitchen.	TBD
Melridge	Upgrade existing interior fluorescent lighting fixtures with new LED technology.	Ongoing

## Appendix C: Estimated Project Costs

<b>Segment I</b>		
<b>PROJECT</b>	<b>ESTIMATED COST</b>	<b>SOURCE</b>
CTE Addition at Riverside Campus	\$3.7 Million	TDA/CCI Estimators
Masonry Work at Campus/Transportation	\$1.3 Million	Bialosky Assessment
Replace HVAC for campus lecture room, choir room	\$110,000	Bialosky Assessment/Prior Quote from Vendor
Eight Classroom Addition at Riverview	\$5 Million	\$500 SQ Foot Estimate
LaMuth Masonry Work	\$900,000	Bialosky Assessment
Phased-in Roof Replacement Projects as determined by Buildings & Grounds	\$13 Million	Bialosky Assessment
District Wide Window Replacement Project	TBD	
Twelve Classroom and Gym Addition at Buckeye Elementary	\$14.6 Million-\$15 Million	RFC Contracting
Examine Elementary District Boundaries and make adjustments as needed	TBD	
Athletic Turf Replacement	\$650,000	Vasco email 10/31/25
<b>Segment II</b>		
<b>PROJECT</b>	<b>ESTIMATED COST</b>	<b>SOURCE</b>
Funding for 7-12 Secondary Building	\$120 Million (7-12 Campus)	TDA Design Estimates
Build New Transportation Center	\$4-\$6 Million	TDA designs @ \$500 Sq Ft.
Melridge Revisioning	TBD	
LaMuth Restrooms, HVAC, and Dock Upgrades	\$2 Million	Bialosky Assessment
LaMuth Parking Lot Replacement	TBD	

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## Appendix D: 2025-2035 Facilities Plan Participants

The following list of participants participated in the development of this plan through meeting participation, online feedback, or both

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