

# FACILITIES MASTER PLAN

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A Report to the Olmsted Falls Board of Education  
and our Olmsted Falls City Schools Community

March 19, 2026



Our school buildings represent one of the largest public investments within the Olmsted communities. Stewardship requires proactive planning, careful financial analysis, and thoughtful management of community assets. Decisions regarding the future of our school buildings must be carefully planned out to reflect long-term value, not short-term reaction.

## What is Facilities Master Planning?

The Facilities Master Planning process typically includes:

- Conducting detailed site assessments of existing facilities in conjunction with architectural and construction experts;
- Assembling a facilities committee representing a diverse cross-section of the community;
- Working together to understand the state of current facilities, to review what is possible, and to prioritize needs for the future.

A facilities master plan ultimately impacts everyone in the community and thoughtful planning is essential to make a positive impact on the future.

## Why Now?

With the completion of the Olmsted Falls High School expansion and renovations in 2019, the district entered a new chapter of long-term facilities planning. That project addressed important needs at the secondary level, and marked the final component of the district’s previous Master Facilities Plan established in the early 1990’s.

As the prior chapter covering approximately 25 years of facilities planning came to a close, it underscored the broader responsibility for renewed efforts in long-term planning to ensure that all district facilities remain safe, functional, and sustainable for future decades to come.

In 2023, the Board of Education directed school district administration to begin a comprehensive master planning process grounded in two core principles — **stewardship and partnership**. This work was not initiated in response to a single issue or emergency. Rather, it reflects our district’s commitment to proactive stewardship. School facilities are long-term community investments, and decisions regarding their future must be made carefully, transparently, and with full consideration of financial, educational, and operational implications.

# Executive Summary

Over the past three years, the Olmsted Falls City School District has engaged in a comprehensive facilities master planning process. This new Facilities Master Plan provides a roadmap for future years to come and reflects the Olmsted Falls Board of Education’s commitment to responsible, long-term stewardship of all district facilities.

The purpose of this latest facilities planning process has been clear: to carefully assess current building conditions, evaluate financial implications, understand projected enrollment trends, and determine the most responsible and sustainable pathway options moving forward for our students and our community.

Analysis of information through formal facility assessments, site visits, financial modeling, enrollment projections and community feedback, revealed several consistent themes:

- Our PreK through Grade 3 facilities (Falls-Lenox Primary School and Olmsted Falls Early Childhood Center) and Transportation facility (Bus Garage) require significant infrastructure reinvestment.
- Renovation costs at Falls-Lenox exceed replacement thresholds.

- Renovation costs at the Early Childhood Center are approaching replacement thresholds.
- Infrastructure investment is unavoidable regardless of the selected option.
- Long-term building life cycle value must be carefully weighed.
- Enrollment is projected to remain relatively stable.
- Community feedback emphasizes stewardship and thoughtful planning.

While multiple pathways exist, the consolidation of PreK through Grade 3 into a single, purposefully-built school building has emerged as one solution that addresses infrastructure replacement, educational alignment, and long-term fiscal responsibility in a comprehensive manner.

This report outlines the planning process, facility findings, financial considerations, enrollment projections, and options available to the Board of Education as deliberations continue.

# Assessing Our Facilities: Utilizing Ohio Facilities Construction Commission (OFCC) Standards

In Spring 2023, the district engaged Architectural Vision Group (AVG) to conduct detailed site assessments of the following school facilities:

**Olmsted Falls Early  
Childhood Center**

**Falls-Lenox  
Primary School**

**Olmsted Falls  
Middle School**

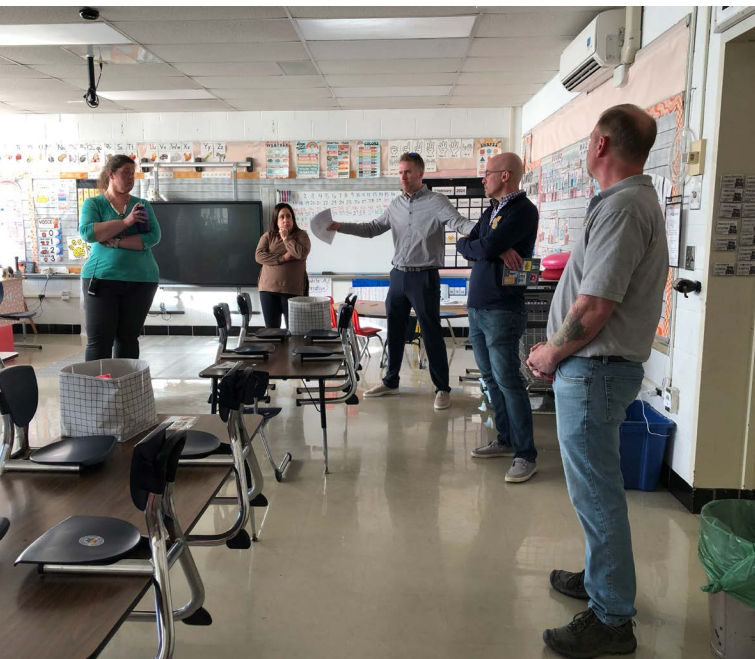
**Olmsted Falls  
High School**

**Atkinson  
Transportation Facility**

These vital assessments by AVG evaluated overall building structural conditions, and building systems including heating, ventilation, electrical infrastructure, roofing, plumbing, life safety systems, and accessibility. Cost modeling was developed using the Ohio Facilities Construction Commission (OFCC) cost standards.

The purpose of these assessments was not to advocate for a specific solution, but to establish a clear understanding of current conditions and projected capital needs.

***NOTE:** As our youngest school facility, Olmsted Falls Intermediate School (constructed in 2009) was not included in the detailed site assessment at this time. This school facility remains within the optimal lifecycle window for a targeted preventative maintenance program. Continued investment in proactive maintenance and scheduled equipment replacement will help ensure this facility operates efficiently and effectively for many years to come.*



# Assessment Findings: Facility by Facility

Site assessments took place throughout the spring and summer of 2023. For those interested, the completed Facility Assessment Report containing full details for each facility assessed are available for review [HERE](#).

Following are examples of high-priority issues for each building assessed:

## Olmsted Falls Early Childhood Center (PreK-K)

Constructed 1957; renovated 1992; building alterations completed in 2009 to better accommodate servicing PreK-K students

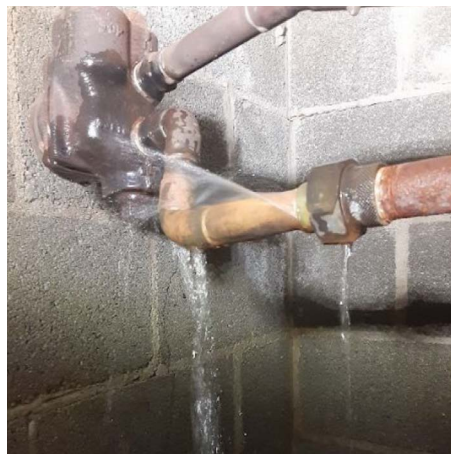
In addition to the facility's original design and construction in 1957 as an elementary school, resulting in interior finishes and features not specifically aligned with the needs of the three- to five-year-old learners it currently serves, several significant infrastructure concerns require attention at the Early Childhood Center. These include: the planned decommissioning of the on-site sanitary waste treatment plant upon completion of the Fitch Road sewer project, the absence of a complete central air conditioning system, and deteriorating glass block window assemblies that are approaching the end of their useful life.



## Falls-Lenox Primary School (Grades 1-3)

Falls Constructed 1957; Lenox constructed 1960; renovated & joined into one building 1992

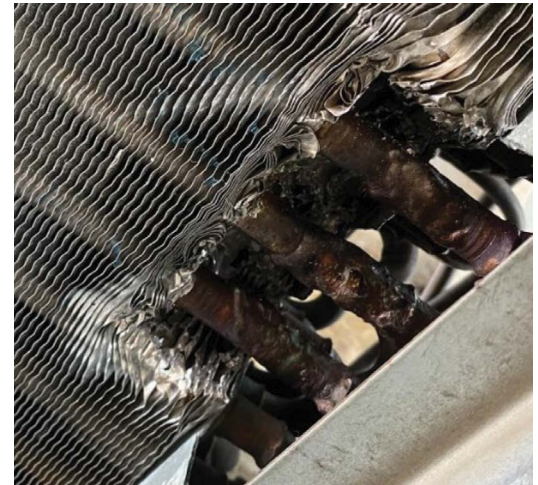
Beyond the age and condition of essential building envelope components (windows, doors, masonry and roof), the primary concern at Falls-Lenox is the building's reliance on a steam boiler system that services the majority of the facility. This method of heating is outdated and operates with reduced efficiency compared to modern systems. Additionally, the steam distribution lines, located within the crawlspace and original to the building's construction, present ongoing maintenance challenges and long-term reliability concerns.



### Olmsted Falls Middle School (Grades 6-8)

Constructed 1996; expanded 2010

Olmsted Falls Middle School has been consistently maintained at a high standard since its original construction in 1996. The most significant capital need at the campus is the replacement of the central HVAC system, which remains original to the building and has already exceeded its anticipated service life. Proactive planning for this system renewal will be essential to maintaining reliable climate control, energy efficiency, and overall building performance.



### Olmsted Falls High Schools (Grades 9-12)

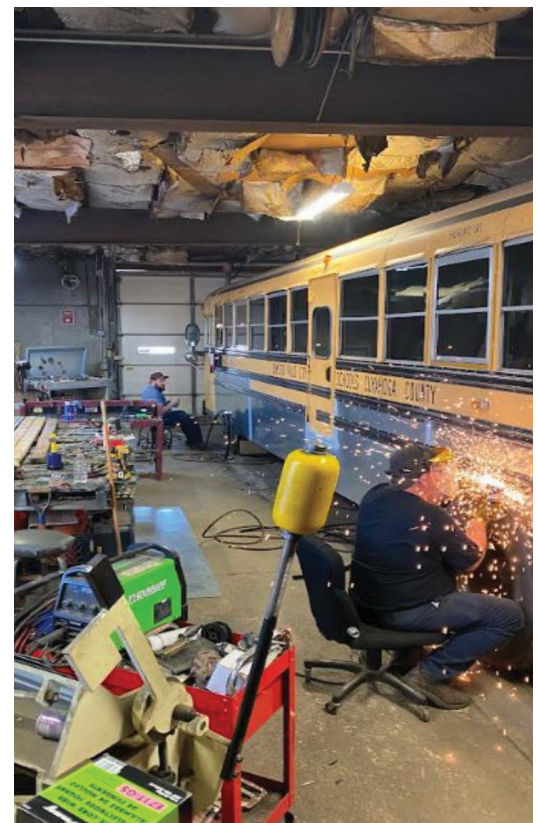
Constructed 1967; renovated/expanded 1996 & 2019

Olmsted Falls High School has undergone multiple renovation and addition projects since its original construction in 1967. Despite these improvements, portions of the electrical and HVAC infrastructure remain original to the building and are approaching or have exceeded their intended service life. In addition, the presence of multiple generations of building automation controls has resulted in system fragmentation. A comprehensive modernization effort focused on these core infrastructure systems will be necessary to enhance reliability, energy efficiency, and long-term operational effectiveness.

### Atkinson Transportation Facility

Constructed 1940; renovated 1948, 1977 & 1982

The Atkinson Transportation Facility has undergone multiple phases of renovation and expansion since its original construction in 1940. Despite updates, the age and overall condition of the building envelope and infrastructure present ongoing operational challenges. The facility also lacks sufficient bus repair and indoor storage bays to adequately support the level of maintenance the district aims to complete. The limitations reduce operational flexibility, and impact the long-term stewardship of vehicle assets.



# Our Facilities Master Planning Committee

## Our Committee Members

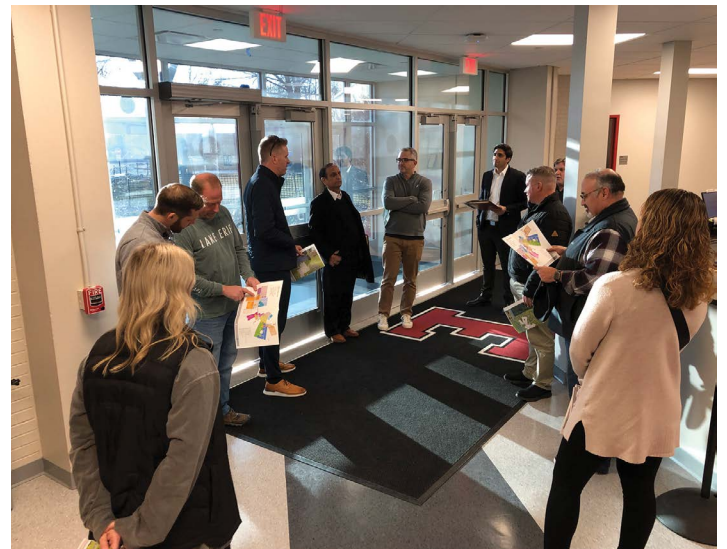
A diverse Facilities Master Planning Committee was assembled to participate in and guide the process. Members represented a wide range of perspectives — including parents of current students and graduates, teachers, business owners and professionals, operational staff, administrators, and Board of Education members — all with different perspectives, different priorities and wide-ranging knowledge, background and experience. Please review our roster of Facilities Master Planning Committee Members in the Acknowledgements section located on pages 12-13.

## Our Committee's Work

Goals set for the Facilities Master Planning Committee included learning about our school facilities, prioritizing items for attention, understanding the costs, and generating options and pathways for completion of recommendations.

## Committee members participated in:

- Historical review of our district's school facilities
- Review of latest facility site assessment data and cost estimates
- Discussion of renovation versus replacement considerations
- In-district building walkthroughs
- Site visits to recently constructed and renovated school buildings and transportation facilities in neighboring districts
- Leading focus groups and community forums
- Structured consensus building exercises to help rank and prioritize needs



# Engaging with Our School Community

Throughout the Facilities Master Planning process, the district and the Facilities Master Planning Committee also engaged the broader school community in a multitude of ways including including those listed here.

## Targeted Focus Groups

Several focus group sessions were held to present information and gain feedback from a variety of stakeholders including PTA leaders, Columbia Park residents and the district's Key Communicators group.

## Community Phone Survey

A professional phone survey collected additional feedback from residents to help inform the district's understanding of both perceived building conditions and public sentiment regarding potential facilities solutions. This phone survey was stratified to ensure a cross-section of participants reflecting the community was reached.

## Regular Information Updates

A [dedicated web page](#) on the district's website provided updates on the facilities master planning progress. Additionally, the district included progress updates in its quarterly printed newsletter, *Our School Report*; and in its annual printed financial report, *Our Financial Story*.

## Open Community Forums

Two advertised forums provided an opportunity for all school district residents to review the committee's work, ask questions, and provide feedback and input.



## Community input consistently reflected a desire for:

- Responsible stewardship of taxpayer resources
- Safe and functional facilities
- Long-term efficiency rather than temporary fixes

# What We Learned

## Renovate Vs. Replace Analysis

Among the cost information considered by the Facilities Master Planning Committee, one important element reviewed was the cost to renovate existing facilities versus replacing an existing facility with a new one.

The Ohio Facilities Construction Commission “two-thirds rule” is a funding eligibility guideline used to determine whether renovation or replacement of a school facility is the most fiscally responsible option. Under this policy, if the estimated cost to renovate an existing building to bring it up to current acceptable standards exceeds approximately two-thirds (66%) of the cost to construct a comparable new facility, the Commission will generally recommend replacement rather than renovation. The rule is intended to promote long-term value, efficiency, and sustainability by discouraging substantial investment in aging structures when new construction would provide a more cost-effective and educationally appropriate solution over the life of the building.

With a 78% renovate versus replace cost ratio, Falls-Lenox exceeds the two-thirds rule replacement threshold. At a 55% renovate versus replace cost ratio, the Early Childhood Center is fast approaching the replacement threshold. These renovate versus replace ratios were a key factor as the Committee identified priorities, recommendations and potential pathways forward.



## Cost Estimates from the Site Assessments

	Renovate Existing Building	Build New at Same Size	Renovate vs. Replace Ratio
Falls-Lenox	\$31,962,000	\$40,977,000	78%
Early Childhood Center	\$12,962,000	\$23,568,000	55%
Atkinson Transportation Facility	\$7,833,000	-	-
Olmsted Falls High School	\$11,295,000	-	-
Olmsted Falls Middle School	\$19,911,000	-	-
<b>TOTAL</b>	<b>\$83,963,000</b>	<b>\$103,584,000</b>	

(Based on OFCC 2025 Cost Set)

## Student Enrollment Projections

Another information component considered by the Committee was one that was also brought up repeatedly during community engagement sessions - student enrollment. The question of current student enrollment and future enrollment projections is an important one. School districts across the state typically commission formal enrollment studies approximately every 3-5 years.

The last enrollment projection study commissioned by Olmsted Falls City Schools was [conducted in June 2023](#) by Cooperative Strategies. The projections in this most recent study indicate that the district is not experiencing significant sustained growth requiring expansion of overall capacity. Therefore, facilities planning decisions were focused on infrastructure conditions and aligning facilities decisions with current projected enrollment.

However, as a rule, to ensure that any long-term facilities decisions reflect the most current data available, the district would commission an updated enrollment study prior to executing any final decision on building renovations or new construction. Because it has been three years since the last enrollment study of Olmsted Falls City Schools, the district does intend to conduct its next enrollment study in the near future.

## Other Factors Considered



Falls-Lenox and the Early Childhood Center were constructed in the late 1950s and early 1960s. Core building systems are aging and require significant reinvestment.



Renovation costs are driven primarily by infrastructure replacement — HVAC systems, electrical upgrades, plumbing, windows, and life safety improvements — rather than actual expansion or modernization of classroom layouts and learning spaces.



The Atkinson Transportation Facility presents similar lifecycle concerns.



Construction inflation is modeled at approximately 5% annually, increasing project cost over time.



Infrastructure replacement is inevitable. Delaying decisions increases costs due to inflation and may result in reinvestment cycles within aging frameworks.



Careful timing remains part of responsible stewardship. Potential bond issue (for major capital improvements) and/or permanent improvement levies (for ongoing capital items) must be considered in conjunction with operating levy needs.

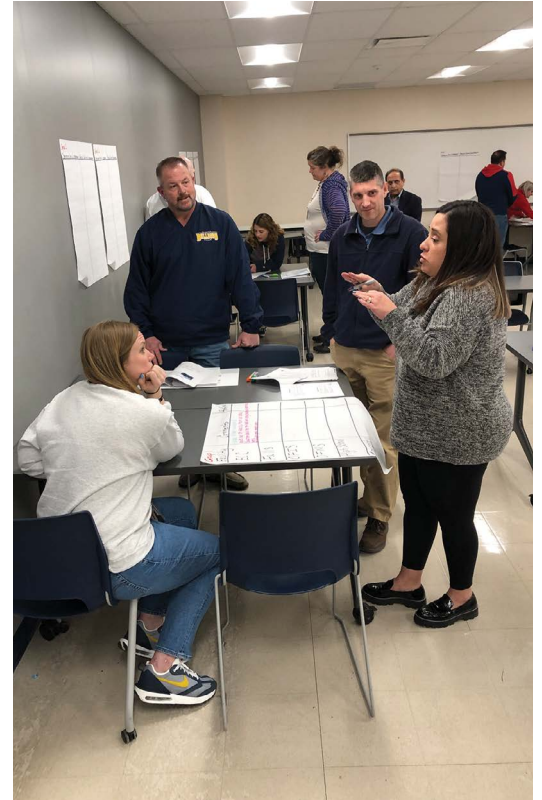


The central question is not whether to invest, but how to invest wisely.

# Committee-Identified Priorities

While considering all of the information gathered, the Committee participated in structured consensus building exercises to help rank and prioritize needs, and explore various pathways forward. Links to executive summaries of these consensus building exercises are available for review:

[Executive Summary #1](#) and [Executive Summary #2](#)



These exercises resulted in the committee identifying the following priorities to guide final considerations moving forward:

- 1 Consolidation of Falls-Lenox and Early Childhood Center into One Project**
- 2 Infrastructure Efficiency and Maintenance Costs**
- 3 21st Century Learning Spaces**
- 4 Impact of Renovation vs. New Construction on Students**
- 5 Multipurpose Spaces for School & Community Events**

# Committee Recommendations

- ✓ Complete facilities work sooner to achieve construction goals at the lowest possible overall cost by limiting the impact of inflation.
- ✓ Consolidate projects to maximize cost and operational efficiencies.
- ✓ Approach the community with one comprehensive bond issue to address all facilities needs at once, rather than multiple separate bond issues over time.

## Why?

### Operationally

Optimizes the operational costs of a unified PreK-3 campus compared to maintaining two separate facilities

Completes projects at lowest cost to the community

Preserves operating funds

### Educationally

Creates 21st century learning environments

Avoids classroom disruption by completing construction of new building without displacing students in process. Students would remain in existing buildings until new building completed.

### Community

Most fiscally responsible long term investment

Creates space for continued community usage

## A Comprehensive Solution: Consolidate, Replace & Renovate

	Renovate Existing Building	Build New at Same Size
Falls-Lenox	\$31,962,000	\$40,977,000
Early Childhood Center	\$12,962,000	\$23,568,000
Atkinson Transportation Facility	\$7,833,000	-
Olmsted Falls High School	\$11,295,000	-
Olmsted Falls Middle School	\$19,911,000	-
<b>Create Pre-K - 3 Campus</b>		<b>\$48,695,000</b>
<b>TOTAL</b>		<b>\$87,734,000</b>

### Estimated Cost to Residents

4.0 - 4.7 mill  
25-30 year term  
bond issue

Generates approximately  
\$100,000,000

Fair Market Value of  
Residence

\$200,000 =  
\$25/month

\$300,000 =  
\$37.50/month

\$400,000 =  
\$50/month

For more detailed information on how the cost projection for a potential new PreK-3 building was developed, click [HERE](#).

# For Consideration by the Board of Education

## Committee Recommendation

### ✓ Consolidate, Replace & Renovate

Consolidate Grades PreK-3 by building a new elementary school facility to replace existing Olmsted Falls Early Childhood Center and Falls-Lenox Primary School buildings. Consolidating two school facilities into one will replace aging infrastructure while aligning capacity, improving operational efficiency, and extending lifecycle value.

Renovate Atkinson Transportation Facility, Olmsted Falls Middle School and Olmsted Falls High School to improve existing infrastructure and maximize system efficiencies.

## Other Options Before the Board

### ✓ Renovate Existing Facilities

Prioritize and target existing buildings for phased renovations and/or infrastructure replacements utilizing additional permanent improvement or targeted bond issues. Extends life of current buildings through infrastructure replacement while maintaining existing layouts.

### ✓ Replace Individual Facilities

Prioritize individual district buildings for scheduled replacement based on current needs utilizing bond issues. Construct new facilities maintaining separate structures aligned to current building configuration. For example, the Board could elect to replace Falls-Lenox as a stand alone project initially, and then focus on replacement of the Early Childhood Center as a stand alone facility at a later time.

The Committee prioritized the top three buildings most in need of replacement as: (1) Falls-Lenox Primary School, 2) Atkinson Transportation Facility, and 3) Olmsted Falls Early Childhood Center (in that order).

Each option carries financial and operational trade-offs. Any future facilities proposal to the school community would be evaluated carefully with respect to tax impact, scope, and community input.

No final decision has been made. The Board will continue weighing infrastructure realities, financial implications, enrollment data, and community values before determining the most responsible path forward.

## Next Steps

- Conducting an updated enrollment study
- Continued Board deliberation and collaboration with district administration
- Refining scope and sequencing as needed
- Updating financial modeling
- Ongoing communication with the community

# ACKNOWLEDGEMENTS

## **Facilities Master Planning Committee**

Heath Krakowiak *OFCS Director of Business & Committee Chair*

Jeremy Dobos *Parent & Local Business Owner*

Mary Kate Evans *Parent & Teacher*

John Gonzalez *Parent*

Larry Hamilton *OFCS Facilities Coordinator*

Ryan Henton *Parent*

Brett Iafigliola *Parent*

Brian Insley *Parent & Teacher*

Amy Lauderdale *Parent & Board of Education Member*

Angela McNeeley *Parent & Teacher*

Evan Norris *OFMS Building Manager*

Bob Perez *Parent & Former Board of Education Member*

Lauren Rinas *Community Resident & Teacher*

Ryan Schaupp *Parent*

Ashley Shaw *Community Resident & Future Bulldog Parent*

## **Architectural Experts**

Syed Abbas *President, Architectural Vision Group*

Murtaza Abbas *Architect, Architectural Vision Group*

Kevin Krepop *Architectural Designer, Architectural Vision Group*

## **Focus Group Participants**

Olmsted Falls City Schools Finance Committee

Olmsted Falls Council of PTAs

Olmsted Falls City Schools Key Communicators

Residents of Columbia Park

# ACKNOWLEDGEMENTS

## District Administrators

Dr. Jim Lloyd *Superintendent*

Brett Robson *Former Treasurer/CFO*

Dr. Shannon Goss *Assistant Superintendent*

Dr. Brian Zeller *Chief Operating Officer*

Stephanie Bradley *Director of Student Services*

Kim Petrina *Director of Communications*

Julianne Allen *Family Engagement & Communications Specialist*

## Building Administrators

Jennifer Jackson *Principal, Olmsted Falls Early Childhood Center*

Lisa Williams *Principal, Falls-Lenox Primary School*

Don Svec *Principal, Olmsted Falls Intermediate School*

Mike Sislowski *Principal, Olmsted Falls Middle School*

Leo Spagnola *Principal, Olmsted Falls High School*

The Facilities Master Planning Committee would also like to extend appreciation to all of the community members who attended either of its Community Information Forums held in November 2025 and January 2026.



## Connect with Us

We are committed to transparent communication with all of our school district community stakeholders. Please reach out to us with any questions about the Facilities Master Plan for Olmsted Falls City Schools.

## Office of Business

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