



1341 Clough Pike, Batavia, Ohio 45103

West Clermont Middle School



QUICK FACTS

1961
Date
Constructed*

248,716
Square
Footage

2,200
Student Capacity
(based on 25 students per classroom)

102.449
Total Campus
Acreage

\$139,301.62
FY22 Utility
Costs

Under Capacity
Current Classroom
Space Capacity



REPAIRS

\$1,525,704.49
Spent on roof repairs/
replacements since 2019

\$128,199.40
Spent on HVAC repairs/
replacements in 2021

\$37,371
Spent on repairing and
sealing asphalt in 2021



BUILDING FEATURES AND CHALLENGES

ADDITIONS/REMODELS

- *Building additions in 1998, 2000, and 2017

SECURITY FEATURES

- 3M security film on lobby/office glass
- Secure lobby entrance
- Campus-wide video surveillance
- Planter safety bollards

TECHNOLOGY

- Campus-wide WiFi
- WiFi hardware due for replacement
- PAC equipment and facility in need of upgrade
- Classroom AV equipment at end of life
- Poor cell phone coverage throughout the building

OUTDOOR LEARNING SPACE(S)

- Multiple courtyards

FLEXIBLE LEARNING SPACES

- Media center and learning lab with flexible furniture
- However, most of the building contains a lack of modern, flexible learning spaces
- Classroom furniture outdated and in need of replacement

CAFETERIA/KITCHEN AREAS

- 3 cafeteria spaces

HVAC CONDITION

- HVAC units from 23-51 years old and at high risk of failure
- Classroom air conditioning is primarily from window units that are loud to operate
- Lack of air conditioning in both gymnasiums

ROOF CONDITION

- Professional roof evaluation found 10 sections at end of service life and repair costs are approx. \$850k

BRICK CONDITION

- Poor

WINDOW CONDITION

- Poor

FOUNDATION/STRUCTURAL CONDITION

- Building structure makes upgrading/installing new technology infrastructure difficult and costly
- Significant cracks in foundation, outside brick, and some interior classroom walls
- Sections of flooring with sags, buckles, or slopes
- Main gym floor is in need of replacement and can no longer be sanded/refinished

ELECTRICAL CONDITION

- Electrical panels are outdated and repair parts unavailable

PLUMBING CONDITION

- Significant plumbing issues throughout the building

ASPHALT CONDITION

- Fair to poor

LIGHTING

- Poor. All electric panels need upgrading and underground electric infrastructure is starting to fail
- Intercom system outdated

PARKING/TRAFFIC ISSUES

- No major concerns

ROOM USAGE OR SPACE CONCERNS

- Several storage closets have had to be converted into office spaces—without proper lighting and lack air conditioning
- Most classrooms are overcrowded
- Narrow hallways lead to congestion
- Facility designed for the needs of high school students, not middle school students

RECENT REPAIRS

- HVAC, plumbing, lighting, parking lot, roof top units, restroom floors, paint, gym scoreboards, and stadium bleachers



