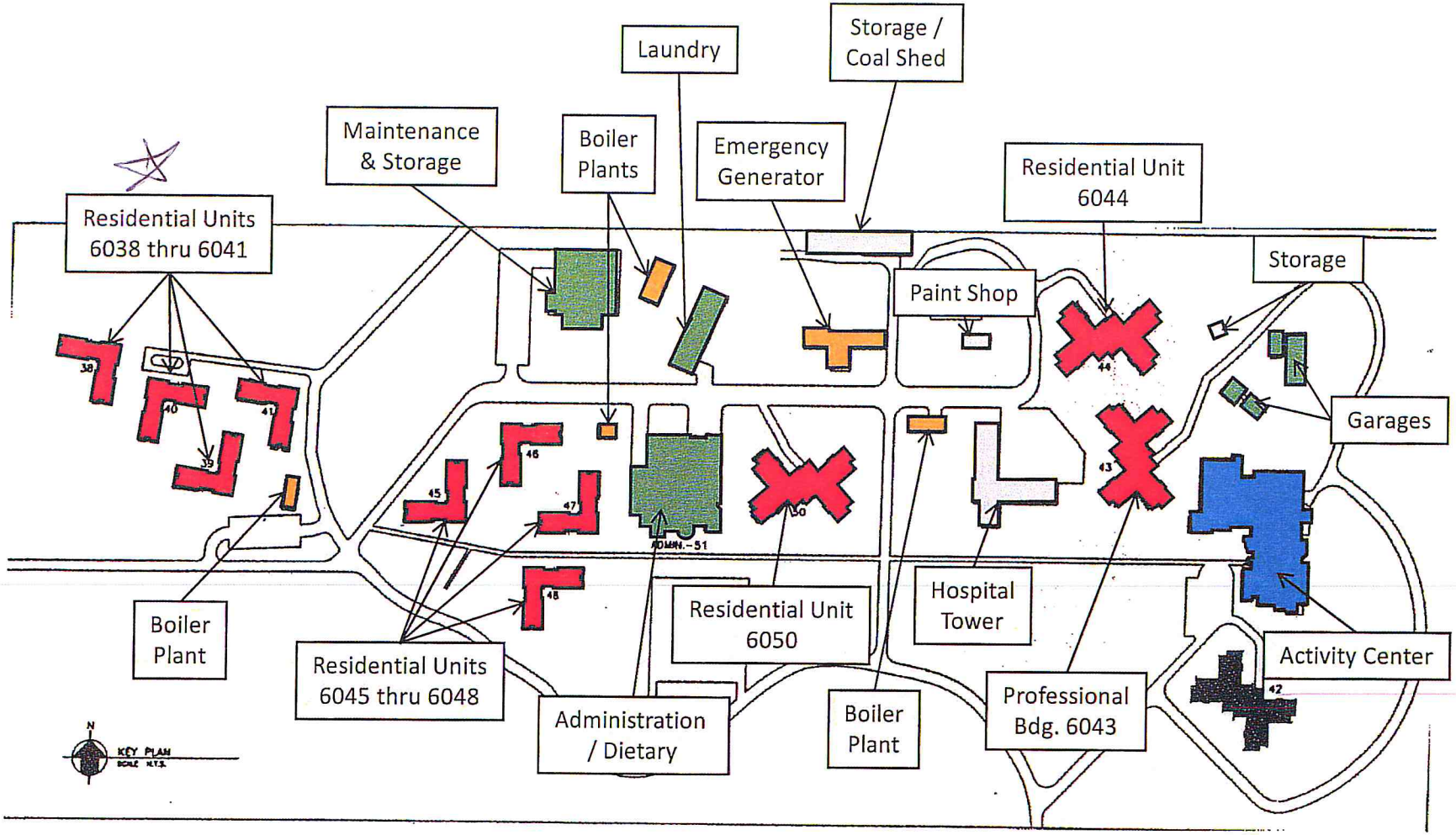
Gallipolis Developmental Center

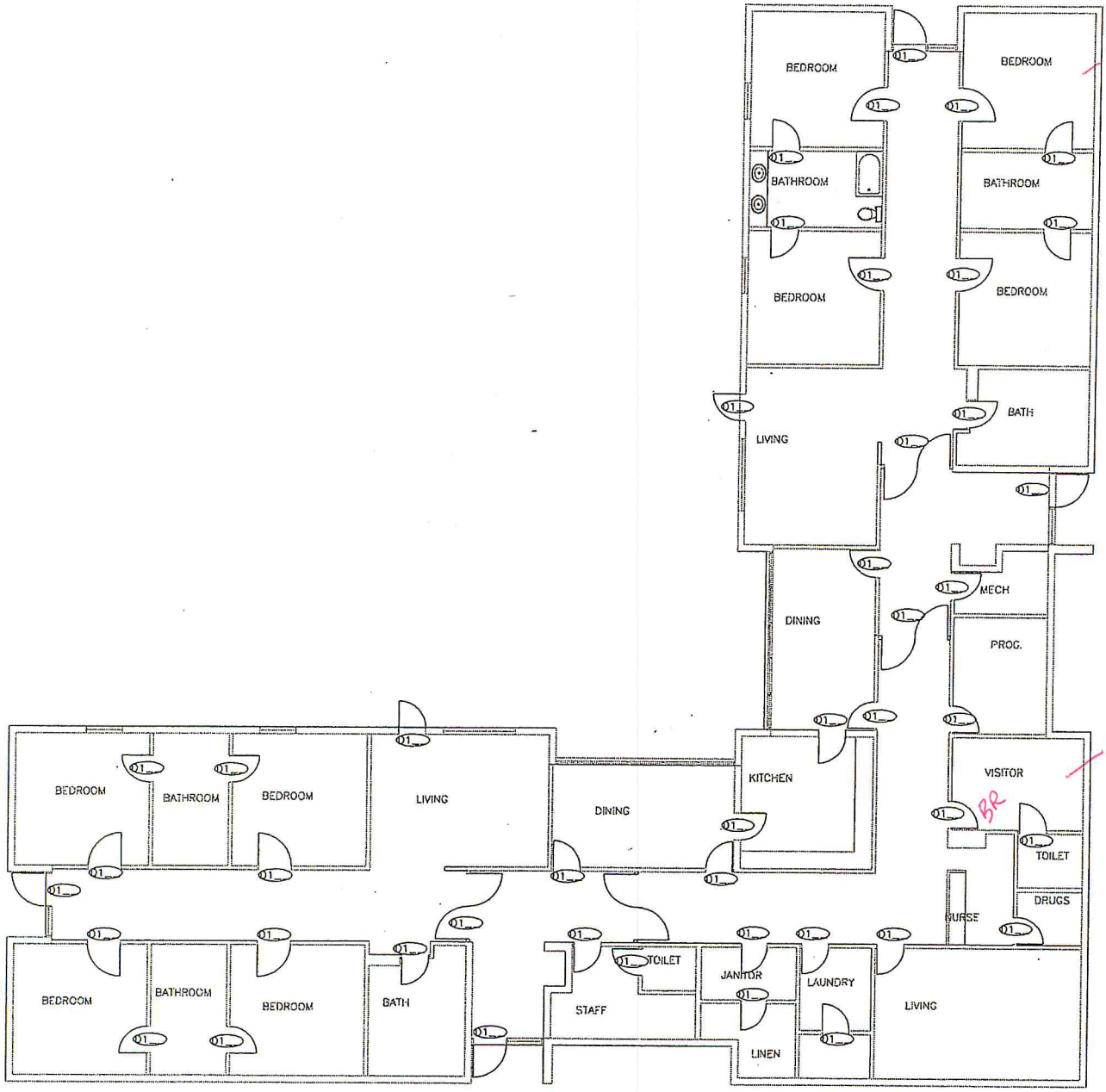
Gallipolis Developmental Center (GDC) is located on approximately 100 of land in Galia County. The campus includes residential and support buildings, including five living units currently occupied by sixty persons with developmental disabilities.

The four buildings, former living units, under consideration are located at the western end of the campus and include Buildings 6038, 6039, 6040 and 6041. Construction of these buildings was completed in 1978 with each building having approximately 6,750 square feet of living space. This group of buildings is heated by two, gas-fired hot water boilers and cooled by one reciprocating air conditioning unit, located in the service building adjacent to the site. They receive domestic hot water from Boiler House No. 1.New roofs were installed in 2013 and the areas have received numerous renovations to bathrooms, kitchens, dining areas, living rooms, plus the addition of automatic doors as well as upgrades to fire alarm systems. Each building has as sun shelter located on the patio area.

Admin
nurses



Gallipolis Developmental Center



225
2 persons

150 SF

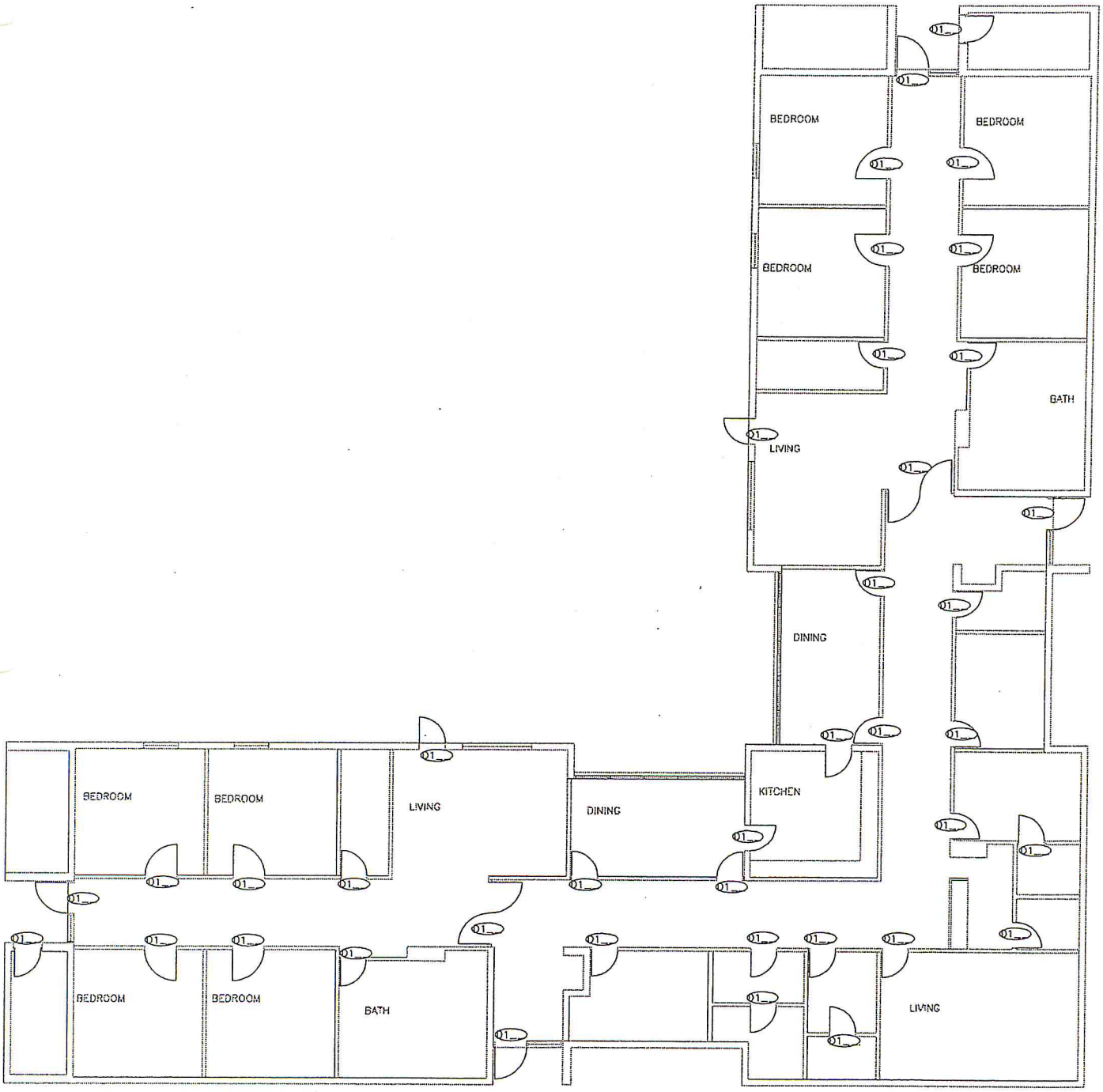
Jack and Hill Bathrooms

FLOOR PLAN – BLDG 38
SCALE: 1/8"=1'-0"

N
(PLAN)

Bldg. 39

45
46
47
48



Bathroom at end of Halls

FLOOR PLAN – BLDG 40
SCALE: 1/8"=1'-0"

Bldg. 41

N
(PLAN)

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
136	Storage	6	5	30	S					30		U				30
137	Trash	8	5	40	B				40							
138	Stair	10	5	50	B				50							
138	Janitor	8	5	40	B				40							
135	Corridor	32	8	256	B				256							
135	Office	13	10	130	A		130					F	130			
144	Inactive files	25	18	450	S					450		U				450
147	Toilet	12	9	108	B				108							
146	Bathing	12	9	108	B				108							
145	Files	25	18	450	S					450		U				450
141	Corridor	60	8	480	B				480							
148	Office	16	14	224	A		224					F	224			
149	Copier	17	14	238	A		238					P		238		
150	Kitchen/dining	24	19	456	A		456					P		456		
152	Office	17	14	238	A		238					F	238			
153	Ofice	16	14	224	A		224					F	224			
142	Corridor	68	8	544	B				544							
154	Office	25	18	450	A		450					F	450			
157	Toilet	12	9	108	B				108							
156	Bathing	12	9	108	B				108							
155	???	25	18	450	O						450					
159	Nurse Station	9	6	54	O						54	P		54		
158	Med room	8	6	48	O						48	P		48		
160	Storage	13	12	156	S					156		U				156
200	Mechanical Mezz	40	27	1,080	B				1,080							
	Delta			244	O						244					
				13,618		1,116	4,512	-	4,890	1,986	1,114		2,338	3,158	336	2,202
	16 Bed Residential Unit - 6038															
29	Lobby	20	8	160	B				160							
18	Corridor	8	36	288	B				288							
28	Mechanical	12	7	84	B				84							
26	Office	13	12	156	A		156					P		156		
25	Bedroom	15	10	150	C	150						F	150			
25A	Bath	7	6	42	C	42						F	42			

C - Client Services A - Administrative F - Facilities B - Building Services S - Storage O - Other / Unknown

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
18B	Corridor	44	8	352	B				352							
18A	Nurse Station	11	8	88	C	88						P		88		
24	Medication	3	7	21	C	21						P		21		
23	Living	23	15	345	C	345						P		345		
22	Laundry	15	8	120	C	120						P		120		
20	Janitor	10	6	60	B				60							
21	Soiled Linen	8	8	64	B				64							
19	Staff Break	11	10	110	A		110					P		110		
19A	Restroom	6	5	30	B				30							
14	Lobby	20	8	160	B				160							
11	Linen Storage	11	5	55	S					55		U				55
10	Mechanical	11	8	88	B				88							
9	Bedroom	15	15	225	C	225						F	225			
4	Bathroom	8	8	64	C	64						F	64			
4A	Toilet	6	3	18	C	18						F	18			
5	Tub	6	5	30	C	30						F	30			
3	Bedroom	15	15	225	C	225						F	225			
1	Corridor	47	8	376	B				376							
2	Bedroom	15	15	225	C	225						F	225			
6	Bathroom	8	8	64	C	64						F	64			
7	Shower	6	5	30	C	30						F	30			
7A	Toilet	6	3	18	C	18						F	18			
8	Bedroom	15	15	225	C	225						F	225			
12	Living	20	14	280	C	280						P		280		
15	Dining	20	11	220	C	220						P		220		
16	Kitchen	15	11	165	C	165						P		165		
17	Pantry	6	5	30	C	30						P		30		
27	Dining	20	11	220	C	220						P		220		
31	Living	20	14	280	C	280						P		280		
36	Bedroom	15	15	225	C	225						F	225			
37	Bathroom	8	8	64	C	64						F	64			
38A	Toilet	6	5	30	C	30						F	30			
38	Tub	6	3	18	C	18						F	18			
42	Bedroom	15	15	225	C	225						F	225			
34	Corridor			-	B				-							

C - Client Services A - Administrative F - Facilities B - Building Services S - Storage O - Other / Unknown

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
41	Bedroom	15	15	225	C	225						F	225			
39	Bathroom	8	8	64	C	64						F	64			
40	Shower	6	5	30	C	30						F	30			
40A	Toilet	6	3	18	C	18						F	18			
35	Bedroom	15	15	225	C	225						F	225			
32	Linen	11	4	44	S					44		U				44
33	Mechanical	11	8	88	B				88							
	Delta			410	O						410					
				6,734		4,209	266	-	1,750	99	410		2,440	2,035	-	99
16 Bed Residential Unit - 6039																
29	Lobby	20	8	160	B				160							
18	Corridor	8	36	288	B				288							
28	Mechanical	12	7	84	B				84							
26	Office	13	12	156	A		156					P		156		
25	Bedroom	15	10	150	C	150						F	150			
25A	Bath	7	6	42	C	42						F	42			
18B	Corridor	44	8	352	B				352							
18A	Nurse Station	11	8	88	C	88						P		88		
24	Medication	3	7	21	C	21						P		21		
23	Living	23	15	345	C	345						P		345		
22	Laundry	15	8	120	C	120						P		120		
20	Janitor	10	6	60	B				60							
21	Soiled Linen	8	8	64	B				64							
19	Staff Break	11	10	110	A		110					P		110		
19A	Restroom	6	5	30	B				30							
14	Lobby	20	8	160	B				160							
11	Linen Storage	11	5	55	S					55		U				55
10	Mechanical	11	8	88	B				88							
9	Bedroom	15	15	225	C	225						F	225			
4	Bathroom	8	8	64	C	64						F	64			
4A	Toilet	6	3	18	C	18						F	18			
5	Tub	6	5	30	C	30						F	30			
3	Bedroom	15	15	225	C	225						F	225			
1	Corridor	47	8	376	B				376							

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
2	Bedroom	15	15	225	C	225						F	225			
6	Bathroom	8	8	64	C	64						F	64			
7	Shower	6	5	30	C	30						F	30			
7A	Toilet	6	3	18	C	18						F	18			
8	Bedroom	15	15	225	C	225						F	225			
12	Living	20	14	280	C	280						P		280		
15	Dining	20	11	220	C	220						P		220		
16	Kitchen	15	11	165	C	165						P		165		
17	Pantry	6	5	30	C	30						P		30		
27	Dining	20	11	220	C	220						P		220		
31	Living	20	14	280	C	280						P		280		
36	Bedroom	15	15	225	C	225						F	225			
37	Bathroom	8	8	64	C	64						F	64			
38A	Toilet	6	5	30	C	30						F	30			
38	Tub	6	3	18	C	18						F	18			
42	Bedroom	15	15	225	C	225						F	225			
34	Corridor			-	B				-							
41	Bedroom	15	15	225	C	225						F	225			
39	Bathroom	8	8	64	C	64						F	64			
40	Shower	6	5	30	C	30						F	30			
40A	Toilet	6	3	18	C	18						F	18			
35	Bedroom	15	15	225	C	225						F	225			
32	Linen	11	4	44	S					44		U				44
33	Mechanical	11	8	88	B				88							
	Delta			406	O						406					
				6,730		4,209	266	-	1,750	99	406		2,440	2,035	-	99

16 Bed Residential Unit - 6040

29	Lobby	20	8	160	B				160							
18	Corridor	8	36	288	B				288							
28	Mechanical	12	7	84	B				84							
26	Office	13	12	156	A		156					P		156		
25	Bedroom	15	10	150	C	150						F	150			
25A	Bath	7	6	42	C	42						F	42			
18B	Corridor	44	8	352	B				352							

C - Client Services A - Administrative F - Facilities B - Building Services S - Storage O - Other / Unknown

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
18A	Nurse Station	11	8	88	C	88						P		88		
24	Medication	3	7	21	C	21						P		21		
23	Living	23	15	345	C	345						P		345		
22	Laundry	15	8	120	C	120						P		120		
20	Janitor	10	6	60	B				60							
21	Soiled Linen	8	8	64	B				64							
19	Staff Break	11	10	110	A		110					P		110		
19A	Restroom	6	5	30	B				30							
14	Lobby	20	8	160	B				160							
11	Linen Storage	11	5	55	S					55		U				55
10	Mechanical	11	8	88	B				88							
9	Bedroom	15	15	225	C	225						F	225			
4	Bathroom	8	8	64	C	64						F	64			
4A	Toilet	6	3	18	C	18						F	18			
5	Tub	6	5	30	C	30						F	30			
3	Bedroom	15	15	225	C	225						F	225			
1	Corridor	47	8	376	B				376							
2	Bedroom	15	15	225	C	225						F	225			
6	Bathroom	8	8	64	C	64						F	64			
7	Shower	6	5	30	C	30						F	30			
7A	Toilet	6	3	18	C	18						F	18			
8	Bedroom	15	15	225	C	225						F	225			
12	Living	20	14	280	C	280						P		280		
15	Dining	20	11	220	C	220						P		220		
16	Kitchen	15	11	165	C	165						P		165		
17	Pantry	6	5	30	C	30						P		30		
27	Dining	20	11	220	C	220						P		220		
31	Living	20	14	280	C	280						P		280		
36	Bedroom	15	15	225	C	225						F	225			
37	Bathroom	8	8	64	C	64						F	64			
38A	Toilet	6	5	30	C	30						F	30			
38	Tub	6	3	18	C	18						F	18			
42	Bedroom	15	15	225	C	225						F	225			
34	Corridor			-	B				-							
41	Bedroom	15	15	225	C	225						F	225			

C - Client Services A - Administrative F - Facilities B - Building Services S - Storage O - Other / Unknown

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
39	Bathroom	8	8	64	C	64						F	64			
40	Shower	6	5	30	C	30						F	30			
40A	Toilet	6	3	18	C	18						F	18			
35	Bedroom	15	15	225	C	225						F	225			
32	Linen	11	4	44	S					44		U				44
33	Mechanical	11	8	88	B				88							
	Delta			621	O						621					
				6,945		4,209	266	-	1,750	99	621		2,440	2,035	-	99
16 Bed Residential Unit - 6041																
29	~~Lobby~~	20	8	160	B				160							
18	Corridor	8	36	288	B				288							
28	Mechanical	12	7	84	B				84							
26	Office	13	12	156	A		156					P		156		
25	Bedroom	15	10	150	C	150						F	150			
25A	Bath	7	6	42	C	42						F	42			
18B	Corridor	44	8	352	B				352							
18A	Nurse Station	11	8	88	C	88						P		88		
24	Medication	3	7	21	C	21						P		21		
23	Living	23	15	345	C	345						P		345		
22	Laundry	15	8	120	C	120						P		120		
20	Janitor	10	6	60	B				60							
21	Soiled Linen	8	8	64	B				64							
19	Staff Break	11	10	110	A		110					P		110		
19A	Restroom	6	5	30	B				30							
14	Lobby	20	8	160	B				160							
11	Linen Storage	11	5	55	S					55		U				55
10	Mechanical	11	8	88	B				88							
9	Bedroom	15	15	225	C	225						F	225			
4	Bathroom	8	8	64	C	64						F	64			
4A	Toilet	6	3	18	C	18						F	18			
5	Tub	6	5	30	C	30						F	30			
3	Bedroom	15	15	225	C	225						F	225			
1	Corridor	47	8	376	B				376							
2	Bedroom	15	15	225	C	225						F	225			

Rm	Description	L	W	Area	Use	Room Usage C	A	F	B	S	O	Occ.	Occupancy Full	Partial	Appt	Unocc.
6	Bathroom	8	8	64	C	64						F	64			
7	Shower	6	5	30	C	30						F	30			
7A	Toilet	6	3	18	C	18						F	18			
8	Bedroom	15	15	225	C	225						F	225			
12	Living	20	14	280	C	280						P		280		
15	Dining	20	11	220	C	220						P		220		
16	Kitchen	15	11	165	C	165						P		165		
17	Pantry	6	5	30	C	30						P		30		
27	Dining	20	11	220	C	220						P		220		
31	Living	20	14	280	C	280						P		280		
36	Bedroom	15	15	225	C	225						F	225			
37	Bathroom	8	8	64	C	64						F	64			
38A	Toilet	6	5	30	C	30						F	30			
38	Tub	6	3	18	C	18						F	18			
42	Bedroom	15	15	225	C	225						F	225			
34	Corridor			-	B				-							
41	Bedroom	15	15	225	C	225						F	225			
39	Bathroom	8	8	64	C	64						F	64			
40	Shower	6	5	30	C	30						F	30			
40A	Toilet	6	3	18	C	18						F	18			
35	Bedroom	15	15	225	C	225						F	225			
32	Linen	11	4	44	S					44		U				44
33	Mechanical	11	8	88	B				88							
	Delta			621	O						621					
				6,945		4,209	266	-	1,750	99	621		2,440	2,035	-	99

16 Bed Residential Unit - 6045

29	Lobby	20	8	160	B				160							
18	Corridor	8	36	288	B				288							
28	Mechanical	12	7	84	B				84							
26	Office	13	12	156	A		156					P		156		
25	Bedroom	15	10	150	C	150						F	150			
25A	Bath	7	6	42	C	42						F	42			
18B	Corridor	44	8	352	B				352							
18A	Nurse Station	11	8	88	C	88						P		88		

C - Client Services A - Administrative F - Facilities B - Building Services S - Storage O - Other / Unknown

39 Living Room

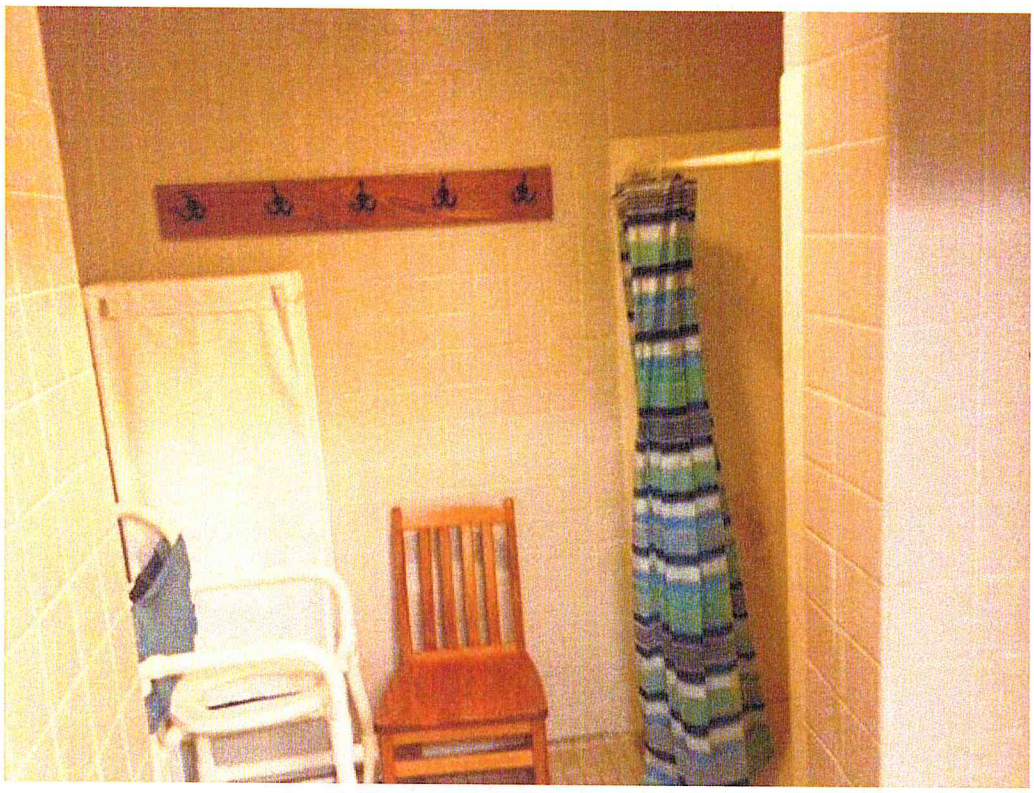
39 Living Room

41 Exterior

41 Exterior

41 and 38 Exterior

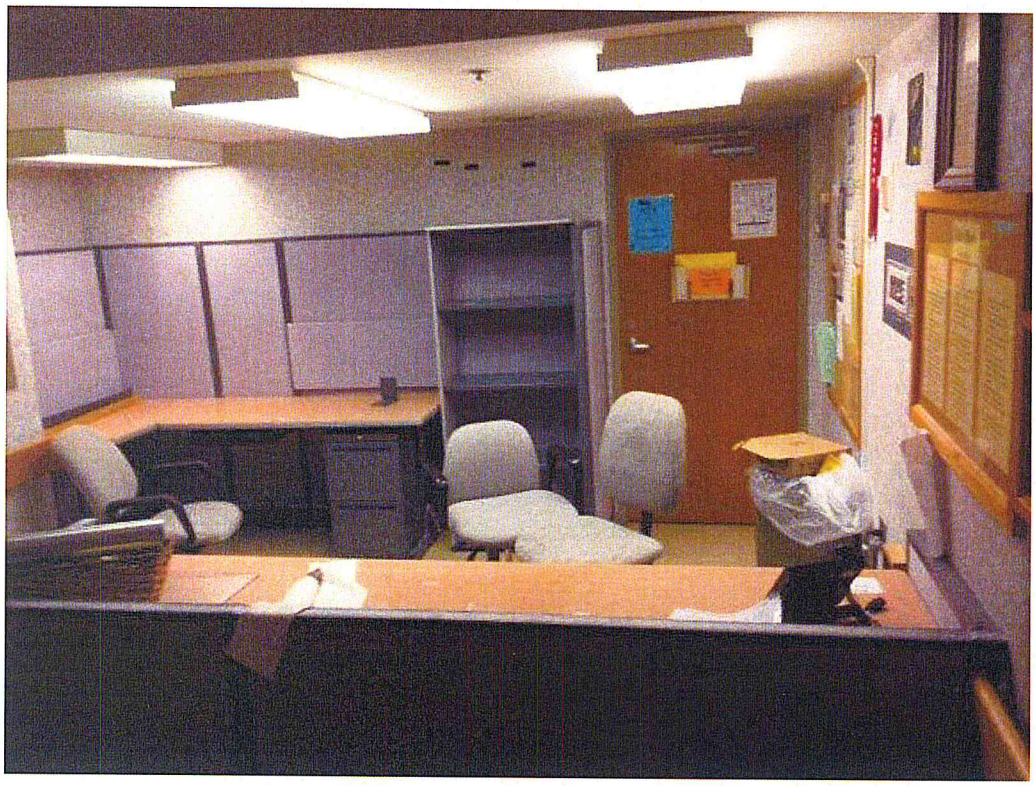
41 and 38 Exterior



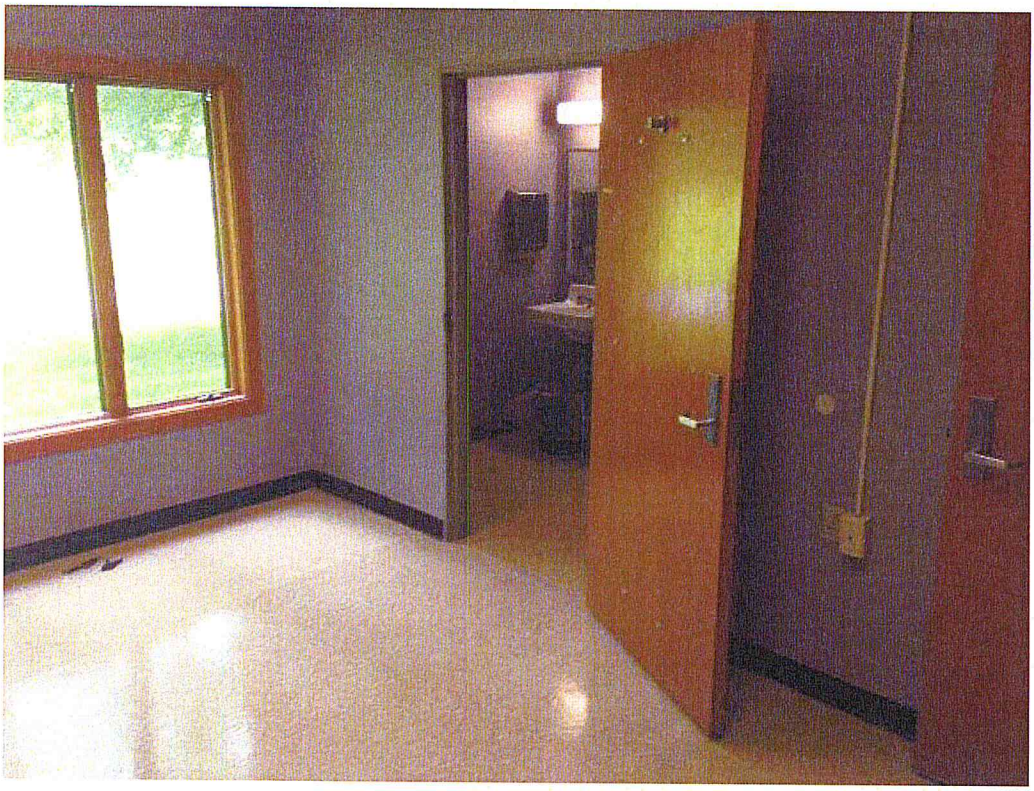
41 Bathroom

41 Bathroom

41 Activity Room



41 Nurse Station



41 Private Room

41 Private Room