Cuyahoga Falls City Schools

Facilities Committee Meeting #16

March 14, 2019
Agenda

Follow-Up Q&A

Building on What We Determined So Far

Homework Concept
Master Planning– Group Discussion

Next Steps

Questions
Follow-Up Q&A

Regarding North Ridgeville Academic Center Tours:

- What is the number of teachers per suite (pod)?
  
  Answer: Ranges between 4–6 depending on the number of Special Education students within the suite

- What was the total project cost?
  
  Answer: $55 million including the Stadium and other LFI’s

- Do we have a picture of the elevator?
Follow-Up Q&A
How much would it cost to build a new High School on Clifford Stadium?

Answer: A new 9-12 High School would cost about $59.8 Million.

This scenario was part of Segmented Master Plan Option 7. We also need to consider and calculate the cost for the demo of Clifford Stadium. Add on options could include:

- **Demo of entire HS complex = additional $3.9M**

  OR

- **Demo of HS complex except Auditorium, BOE and Gyms portions** (which would be renovated). This would become a standalone complex:
  
  Preliminary Estimates = Additional $19.6M
  
  (will need to also calculate costs for buttoning up wall openings at demo intersections)
How much would it cost to build a new Performing Arts Complex (PAC) at 1,650 seats and at 850 seat capacity?

Answer:

- New PAC with 1,650 seat capacity = approximately $9.1 M
- New PAC with 850 seat capacity = approximately $6.3 M

How much would it cost to fully renovate the Auditorium? How much would it cost to renovate only up to code requirements?

Answer:

Costs are forthcoming and will be ready for next week’s meeting discussion that focuses more on the LFI’s
Follow-Up Q&A

Is there sufficient space to move the Stadium to the Bolich Site?

Answer:

We are currently studying this option. Best practices to have football fields facing a North / South orientation.
Agenda

Follow-up Questions and Answers

Building on What We Determined So Far

Homework Concept
Master Planning– Group Discussion & Voting

Next Steps

Questions
Building on what we have determined so far...

- Large consensus (73%) amongst committee to address upper grade levels in Segment 1.

- A lot of thought and discussion on keeping the existing high school auditorium, BOE and gymnasium portions (1960 addition). High cost impact to rebuild at same caliber.

- All three groups had consensus that Bolich should be demolished.

- None of the groups selected the renovations to the entire High School for grades 8-12 Option.
Building on what we have determined so far…

• Committee and BOE has expressed need to explore potential grade configuration possibilities.
  - We are exploring upper grades now and will explore lower grades in the near future.

• Bonding Capacity – Limitations and Opportunities:
  - $69 million bonding cap limit
  - Around $800 million assessed evaluation
  - 4 levy renewals coming up, first being in 2020. Window of opportunity for facilities bond issue is November 2019

• Roberts MS: Consensus to NOT demolish.

• Newberry ES: Consensus to include Abatement/Demo.
Building on what we have determined so far...

- Bolich site has ample space for a combined MS/HS complex, plus stadium relocation if needed. Site is sloped and will warrant strategic planning on the placement of new facility. Phasing needs to be investigated further.

- Shortlisted Master Plans by Committee Voting on 2/21/19 determined that Master Plans 4 and 8 were the top preferred plan by a large margin - 111 points and 60 points respectively.

- There were ZERO points voted towards Master Plan 2 and Master Plan 7.
Agenda

Follow-Up Q&A

Building on What We Determined So Far

Concept Master Planning Homework—Group Discussion & Voting

Next Steps

Questions
MASTER PLAN OPTION 4
Master Plan Option 4 – New 7-12 Facility on Bolich Site

Segmented Base Scope:
- Construct New 7-12 Facility of 296,579 SF on Bolich Site
- Abate/Demo HS, Bolich & Newberry

<table>
<thead>
<tr>
<th>7-12 Grade Option</th>
<th>6-12 Grade Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Base Cost: $87,950,983</td>
<td>Total Base Cost: $98,007,631</td>
</tr>
<tr>
<td>Local Share = $55,853,119</td>
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</tr>
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<td>State Share = $32,097,864</td>
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Note: Includes phasing escalation costs
Master Plan Option 4 – New 7-12 Facility on Bolich Site

7-12 Sequencing

- Construct MS portion of New 7-12 School
- Swing MS students into New MS portion. 6th grade goes back to ES Feeder schools
- Abate/Demo Bolich
- Construct New HS portion of New 7-12 School.
- Swing HS students into New HS portion.
- Abate & Demo HS

Additional Consideration: Where does the BOE go?

Note: Not to scale and exact placement of new structures TBD
Master Plan Option 4 – New 7–12 Facility on Bolich Site

Segmented Base Scope/ Cost:
Total Base Cost: $86,750,983
Local Share = $54,653,119          State Share = $32,097,864

Additional Costs:
Phasing Escalation: $1,200,000.00 (LFI)
Total Local Share: $54,653,119 + $1,200,000.00 = $55,853,119

Potential Variations for Further Discussion and Cost Development:
• Add 6th Grade to New Facility: 41,319 SF = $10,056,648 (co-funded)
• Keep HS Auditorium, BOE & Gym Complex at HS = $TBD depending on scope of renovations (LFI)
• New Auditorium Complex @ 7–12 Facility: $TBD depending on seating capacity (LFI)
• Move stadium to Bolich Site. Includes new fieldhouse. = $7,000,000.00
MASTER PLAN OPTION 8
Master Plan Option 8 – Reno/Demo/Add at High School for Grades 9–12
Master Plan Option 8 – Reno/Demo/Add at High School for Grades 9-12 + New 7-8 @ Bolich Site

Segmented Base Scope:
- Renovate Aud., BOE, Gym and entire 1961 Portion of the building
- Abate/Demo all other building portions
- Construct 74,506 SF New Space
- Build new 7-8 (Bolich site)
- Abate/Demo Bolich & Newberry  (Note: Original plan had abate and demo of Roberts instead of Newberry – therefore costs differ slightly compared to original presentation)

7-12 Grade Option
Total Base Cost: $89,103,637
Local Share = $57,070,638
State Share = $32,032,999

6-12 Grade Option
Total Base Cost: $99,160,285
Local Share = $63,406,326
State Share = $35,753,959

Note: Includes trailer costs
Master Plan Option 8 – Reno/Demo/Add at High School for Grades 9-12 + New 7-8 @ Bolich Site

Segmented Base Scope/ Cost:
Total Base Cost: $88,245,227
Local Share = $56,529,840            State Share = $31,715,387

Additional Costs (co-funded):
*Trailers = $858,410.00
Local Share = $540,798.30            State Share = $317,611.70

Total Local Share: $56,529,840 + $540,798.30 = $57,070,638.30

*Preliminary Cost – currently studying quantity of trailers needed
MASTER PLAN OPTION 9
Segmented Base Scope:
- Renovate Aud., BOE, and Gym
- Abate/Demo all other building portions
- Construct 148,580 SF New Space
- Build new 7-8 (Bolich site)
- Abate/Demo Bolich & Newberry

7-8 Grade Option
Total Base Cost: $96,094,534
Local Share = $63,477,227
State Share = $32,617,307

6-8 Grade Option
Total Base Cost: $106,151,182
Local Share = $69,812,915
State Share = $36,338,267
Master Plan Option 9 – Reno/Demo/Add at High School for Grades 9–12 + New 7–8 @ Bolich Site

Portion of building to be demolished

Portion of building to be remain and be renovated
Segmented Base Scope/ Cost:
Total Base Cost: $93,074,534
Local Share = $60,457,227            State Share = $32,617,307

Additional Costs (100% LFI):
Pre-Fab Fieldhouse/Gym at Newberry : $2,520,000.00
   *Additional Trailers (beyond what OFCC co-funds in above Base Cost):
       $500,000.00

Total Local Share:  $60,457,227 + $2,520,000.00 + $500,000.00 =
$63,477,227.00

*Preliminary Cost – Currently studying quantity of trailers needed
6th Grade Option

To add the 6th grade to either the 7-12 Master Plan or the 7-8 Master Plan, the estimated project SF and cost is as follows:

Add 6th Grade to New Facility: 41,319 SF = $10,056,648 (co-funded)

Local Share = $6,335,688                      State Share = $3,720,960
## Master Plan Option Summary

### Cuyahoga Falls City School District
Segmented Master Plan Options - 3/14/2019

<table>
<thead>
<tr>
<th>Segmented MP #4</th>
<th>Segmented MP #8</th>
<th>Segmented MP #9</th>
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<tbody>
<tr>
<td><strong>Scope</strong></td>
<td></td>
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<tr>
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<td>Renovate HS Aud. BOE Gym &amp; Entire 1960 Bldg</td>
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<td>Abate Demo HS</td>
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### Notes:
- Master Plans have been updated to latest 2019 Draft Enrollment Projections; are subject to change.
- Master Plans are based on 2018 cost set with projected inflation factor (10%) for 2019 cost set. OFCC will have 2019 cost set available in April 2019 and plans will be updated at that time.
- Master Plan costs do include storm shelter (hardening) allowances for new building options.
# Voting Results

<table>
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<tr>
<th>Scope</th>
<th>Segmented MP #4</th>
<th>109 pts</th>
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| Base Cost | $87,950,983 | | Trailer Costs | $89,103,637 | | Field/house Gym LFI, Additional Trailers LFI |
| State Share | $32,097,864 | | | $32,032,999 | | |
| Local Share | $55,853,119 | | | $57,070,638 | | |

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<tr>
<th>Scope</th>
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Follow-up Questions and Answers

Building on What We Determined So Far

Concept Master Planning
Homework – Group Discussion & Voting

Next Steps

Questions
Next Steps

- Continue towards final master plan

- TDA to continue to vet out details of plans & costs. This includes LFI’s which we will focus more on next week.

- OFCC cost update coming in next few weeks. Plans will be adjusted.
Thank You!