

# RENOVATE vs. REBUILD vs. DO NOTHING

## **New Construction Pros:**

- Decrease in utility costs
- Money from the state
- Technology needs
- Improved community image/pride
- Less expensive to build new vs. renovate
- Parking and traffic improvements
- Increase in community engagement
- Safety and ADA improvements
- Flexible learning spaces
- Reduction of overall repair costs

## **Rebuild and Renovate Pros:**

- Less time involved in design
- Can receive money from the state
- Using current facilities (save assets)
- More flexible options
- ADA compliance
- Easier to “sell” to Cuyahoga Falls residents
- Salvage original architecture

## **Renovating Pros:**

- Cost benefits
- Able to prioritize renovations
- Can use state money
- Salvage original architecture
- Community likes building locations
- No need to relocate students
- Familiarity

## **Continue with as needed repairs offers:**

- Short-term savings
- Certainty/the unknown

# LOCATIONS AND TRANSITIONS

## + Schnee:

- Considerable slope to property
- On the very eastern edge of the city
- Could be used for an elementary
- Maybe used as a swing space
- Less desirable due to location

## + Newberry:

- Lots of room to reconfigure traffic patterns
- Some grade changes in the park area
- Some catch basins in the park area; would need to address drainage for the property
- Good site as an elementary or some facet of a larger complex with Bolich property
- Existing building could be used as swing space during other building projects

## + Bolich:

- Large site with options to reconfigure traffic
- Could place a high school campus, middle school campus or high school/middle school campus;
- Could consider having an elementary, middle school, high school all on the site
- Has various grading issues to address
- Would need to address drainage in the property; might need a retention basin in the park area.

## + Sill:

- Large lot would allow traffic management
- Good site for elementary or middle school
- Vacant site, so it could be a first build

## + Roberts:

- Split property: consider swapping with the city: the baseball field for the school site
- Could build a building on current building site with a wing over the street to baseball field site
- Place building on the baseball field site
- Need to reconfigure traffic flow
- Has middle school football field
- Maybe existing building be used as a 4-6 building?

## + High School:

- 4<sup>th</sup> Street location has proximity to Nat, Police Station, City Library
- Would be cost effective to keep existing auditorium, gym, & football field
- Extensive maintenance issues: heating, plumbing, roof
- Building is not accessible
- Issues with swing space: some programs are not easily transferred (e.g., auto body)
- Won't support a high school/middle school campus

# FINANCES AND TIMELINE

- ✚ A consensus was reached to try for a renewal of the 4.75 Mills Continuous in May 2017 (with a second attempt in November if needed).
- ✚ The group discussed putting an additional P.I. or Emergency Levy on in May 2017.
  - **P.I.**
    - Pro: Provides money for capital improvement on assets of 5 years or more (25 years).
    - Con: Haven't passed on since 1980.
  - **Emergency**
    - Pro: Provides specific money amount to "survive" for a time period up to 10 years.  
Creates a sense of urgency for the community.
    - Con: Will come to an end and may need renewal or need to be changed to a different type.
- ✚ Discussed the possibility of a new Construction Bond in 2019.