



Cuyahoga Falls City Schools

Facilities Committee Meeting #3

October 11, 2018



Welcome



Cheryl Fisher

TDA

Educational/
Master Planner



Emily Danis

TDA

Communications



Jeff Tuckerman

Hammond

Regional Program
Consultant

Agenda

Overview of Handouts

Focus on High School
Facility Condition

Tour High School

Discussion on Schedule

Questions

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**Focus on High School
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High School – General Information



SF = 304,476 SF

Original Construction: 1922

Additions: 1927 – Career Tech

1949 – Mechanical Room

1960 – Classroom/Aud./BOE

1969 – Career Tech Addition

Acres: 19.45

Enrollment: 1,532



High School – Sequence of Construction



High School – Assessment Validation

Item	Rating	SBDP 2009 FHA October 2014 Update Gandee 2015 EEA 2018 Cost Set	TDA June 2018 Assessment Validation Update	Delta:
A. Heating System	3	\$10,388,721.12	\$10,388,721.12	\$0.00
B. Roofing	3	\$2,523,461.00	\$3,375,925.50	\$852,464.50
C. Ventilation / Air Conditioning	2	\$199,238.00	\$47,000.00	(\$152,238.00)
D. Electrical Systems	3	\$4,941,645.48	\$4,941,645.48	\$0.00
E. Plumbing and Fixtures	3	\$2,451,332.00	\$2,476,832.00	\$25,500.00
F. Windows	3	\$1,058,586.80	\$1,088,586.80	\$30,000.00
G. Structure: Foundation	2	\$50,000.00	\$50,000.00	\$0.00
H. Structure: Walls and Chimneys	2	\$1,216,063.50	\$1,216,063.50	\$0.00
I. Structure: Floors and Roofs	2	\$1,920.00	\$1,920.00	\$0.00
J. General Finishes	3	\$7,441,339.20	\$8,478,862.20	\$1,037,523.00
K. Interior Lighting	3	\$1,522,380.00	\$1,522,380.00	\$0.00
L. Security Systems	3	\$867,756.60	\$927,756.60	\$60,000.00
M. Emergency/Egress Lighting	3	\$304,476.00	\$304,476.00	\$0.00
N. Fire Alarm	3	\$532,833.00	\$532,833.00	\$0.00
O. Handicapped Access	2	\$1,031,602.20	\$1,065,124.20	\$33,522.00
P. Site Condition	2	\$1,606,887.67	\$1,221,835.67	(\$385,052.00)
Q. Sewage System	1	\$0.00	\$144,000.00	\$144,000.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	3	\$72,760.00	\$74,000.00	\$1,240.00
T. Hazardous Material	3	\$1,999,747.60	\$1,999,747.60	\$0.00
U. Life Safety	3	\$1,163,135.70	\$1,168,135.70	\$5,000.00
V. Loose Furnishings	3	\$1,424,130.00	\$1,424,130.00	\$0.00
W. Technology	3	\$1,651,990.80	\$1,651,990.80	\$0.00
Subtotal:		\$42,450,006.67	\$44,101,966.17	\$1,651,959.50
X. Construction Contingency / Non Construction Costs		\$10,370,663.98	\$10,774,242.64	\$403,578.66
Subtotal:		\$52,820,670.65	\$54,876,208.81	\$2,055,538.16
Total Cost (regional cost factor applied (103.60%)):		\$54,722,214.79	\$56,851,752.33	\$2,129,537.54

Cost to Replace
Reno/Replace Ratio

\$75,068,557.80
73%

\$75,068,557.80
76%

3%



High School - Condition



General finishes
\$8.4 M



Leaking /aged roofs- \$3.3 M



Two-pipe non compliant
HVAC system - \$10.3 M



Hazardous Material- \$1.9 M

High School - Condition



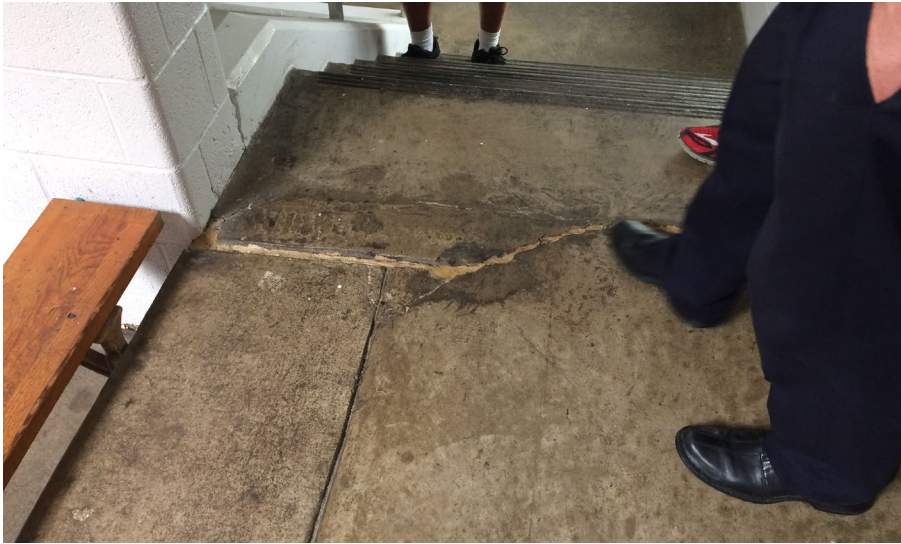
Single glazed windows- \$1 M



Outdated inadequate electrical system- \$4.9 M



High School - Condition

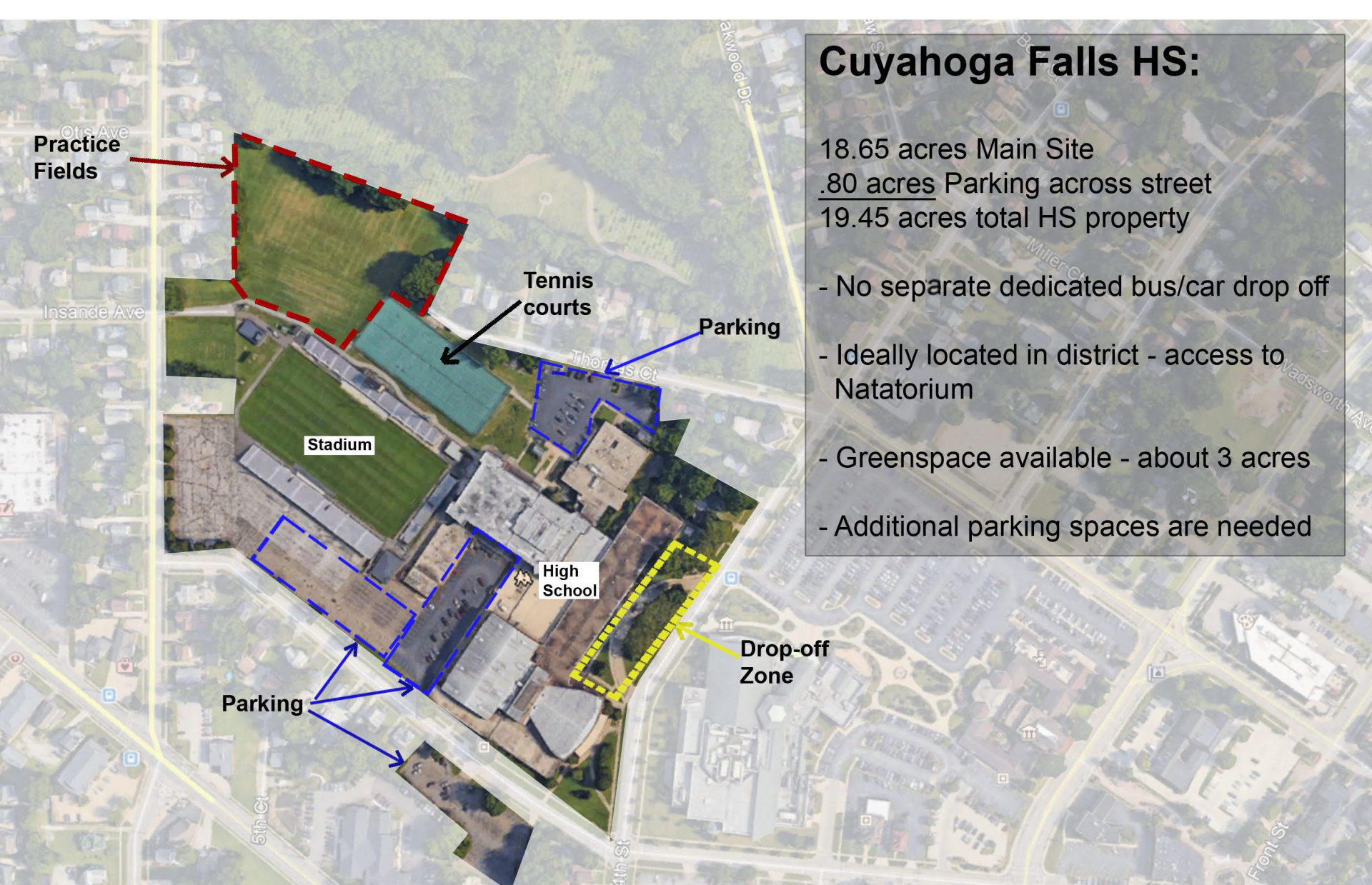


Structural movement and cracking

Cuyahoga Falls HS:

18.65 acres Main Site
.80 acres Parking across street
19.45 acres total HS property

- No separate dedicated bus/car drop off
- Ideally located in district - access to Natatorium
- Greenspace available - about 3 acres
- Additional parking spaces are needed



Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY





SIZE

and Flexibility

Student retention is **5%** with a lecture format,

50% with a discussion format and

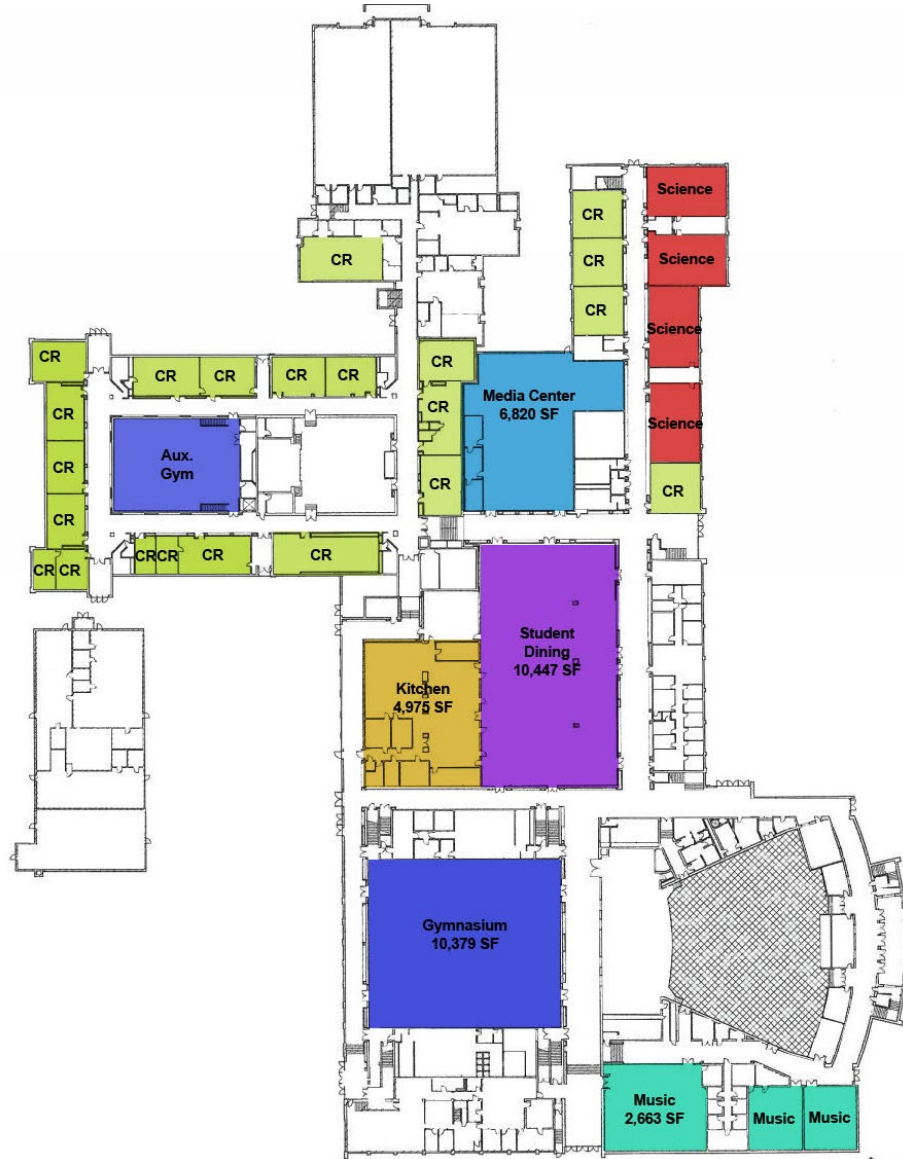
70% with a practice by doing format.





SIZE

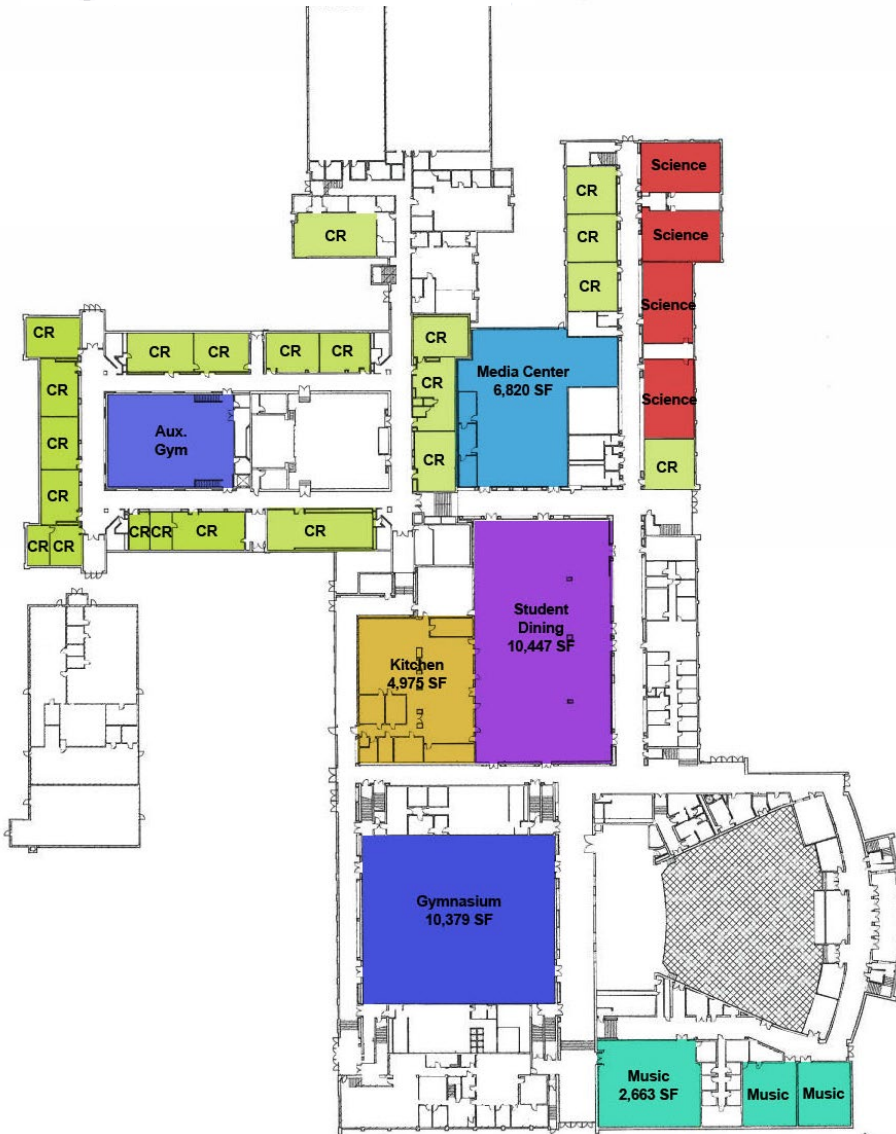
and Flexibility





SIZE

and Flexibility



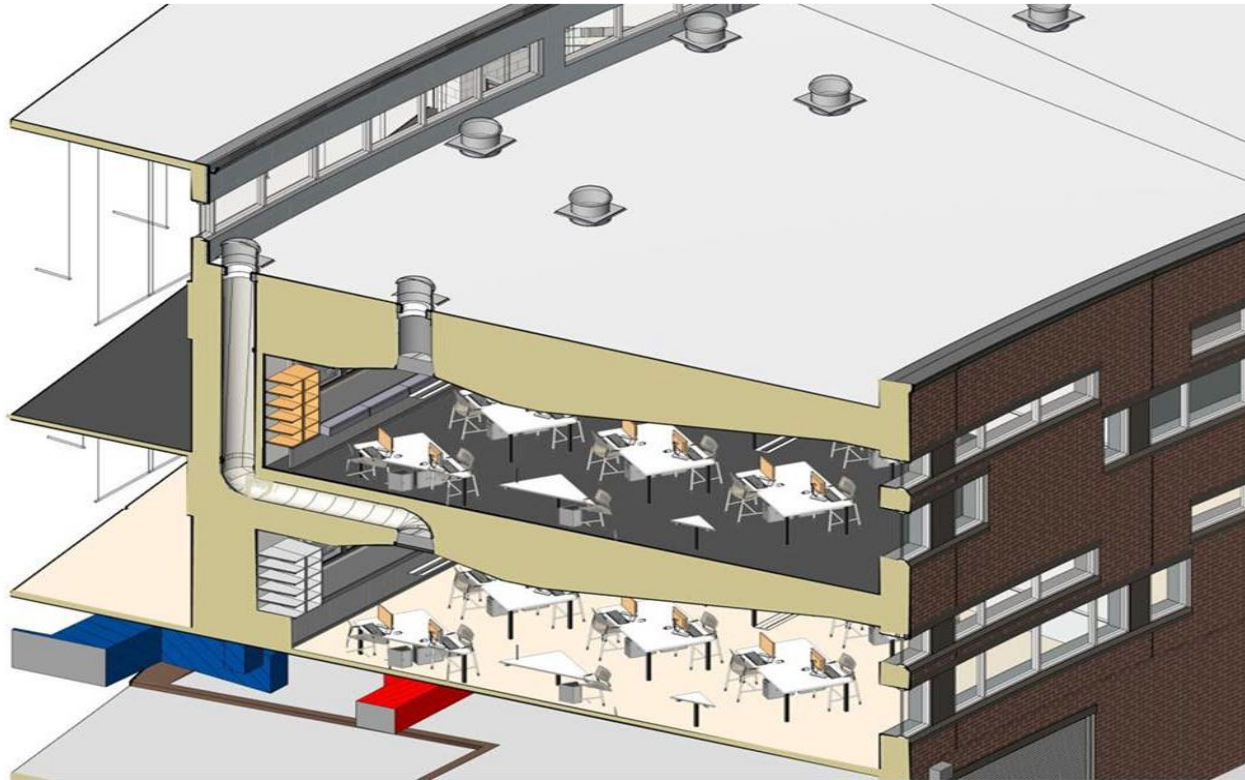
	EXISTING SF	OFCC RECOMMENDED SF	DELTA
CLASSROOMS	1922 Bldg - 610 1960 Bldg - 742	900	-290/-158
KINDERGARTEN	N/A	1,200	N/A
MEDIA CENTER	6,820	5,362	+1,458
STUDENT DINING	10,447	8,937	+1,510
KITCHEN	4,975	5,362	-387
GYMNASIUM	10,379 *	14,000	-3,621 *
MUSIC	2,663	3,000	-337
SCIENCE	1,269	1,200	+69

DAYLIGHTING



“In one school district, students with the most daylighting in their classrooms progressed 20% faster on math tests and 26% faster on reading tests when compared to students in the least daylit classrooms.”

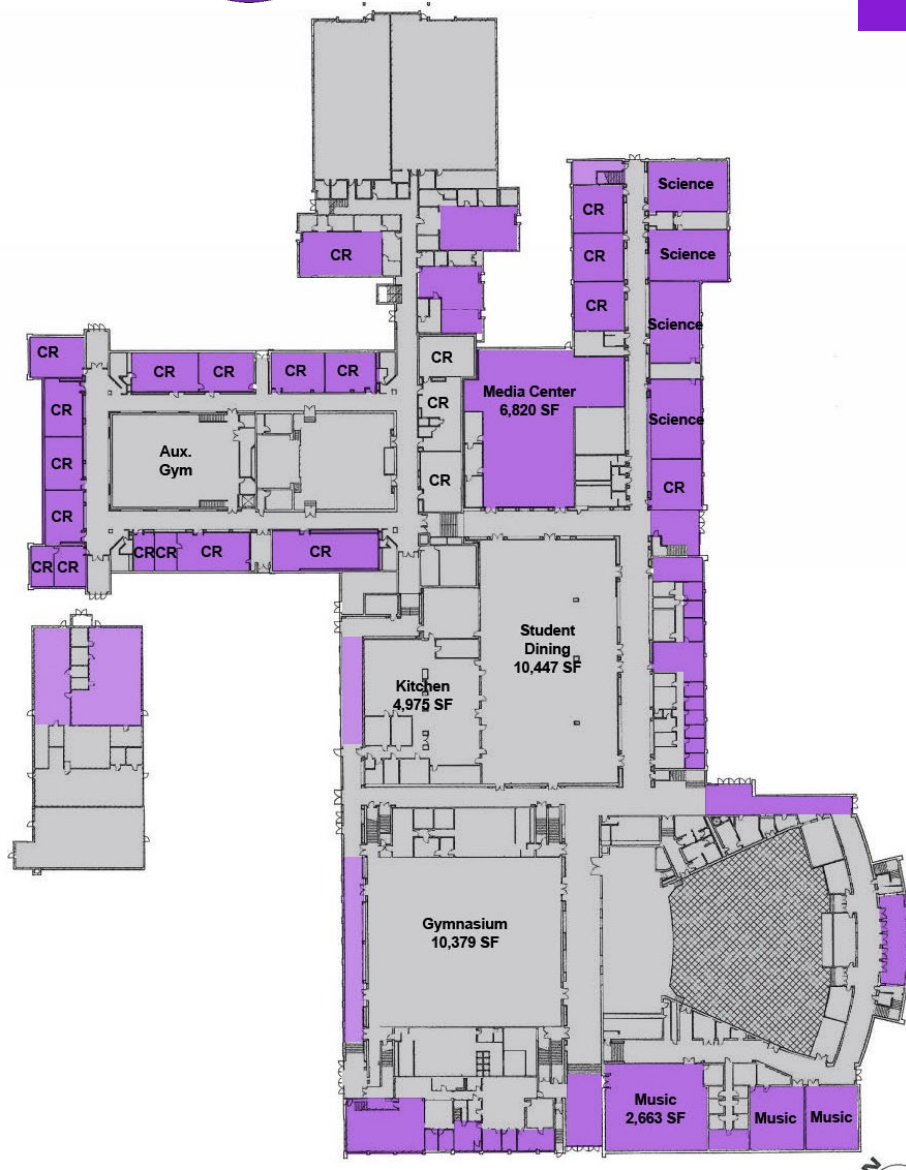
Daylighting in Schools: Improving Student Performance and Health at a Price Schools Can Afford, 2000



DAYLIGHTING



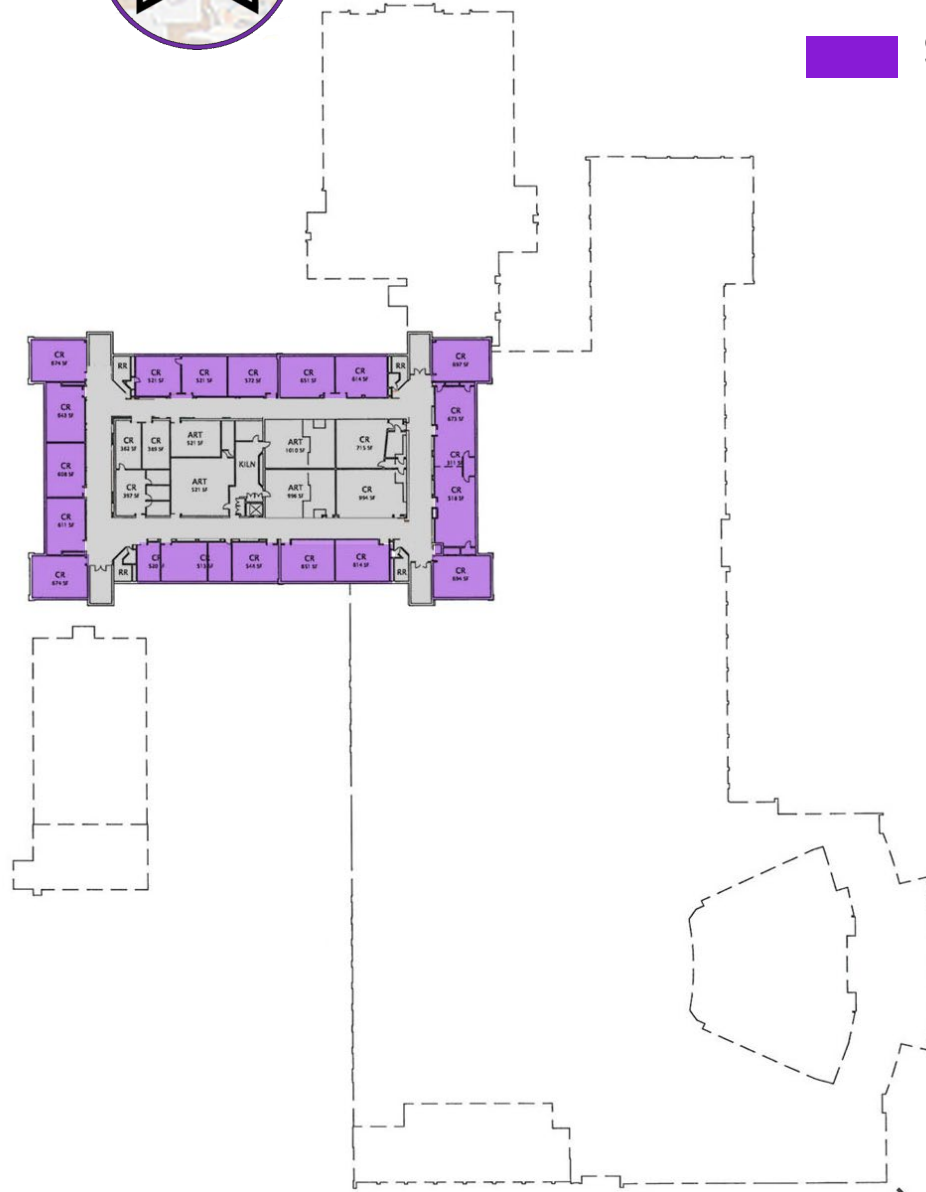
- Spaces without Daylight
- Spaces with Daylight



DAYLIGHTING



- Spaces without Daylight
- Spaces with Daylight



SAFETY/SECURITY



“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing bullying by putting restroom sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids washing their hands after using the facilities,”

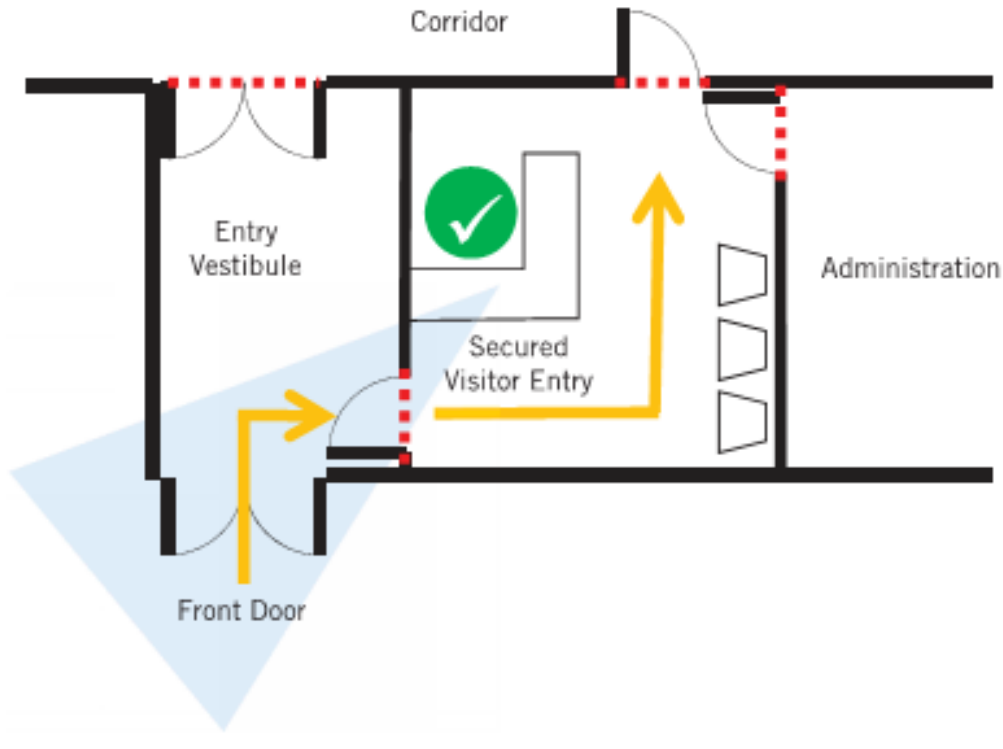



*School Safety A Shared Responsibility,
Justine Brown, October 2015*

SAFETY/SECURITY



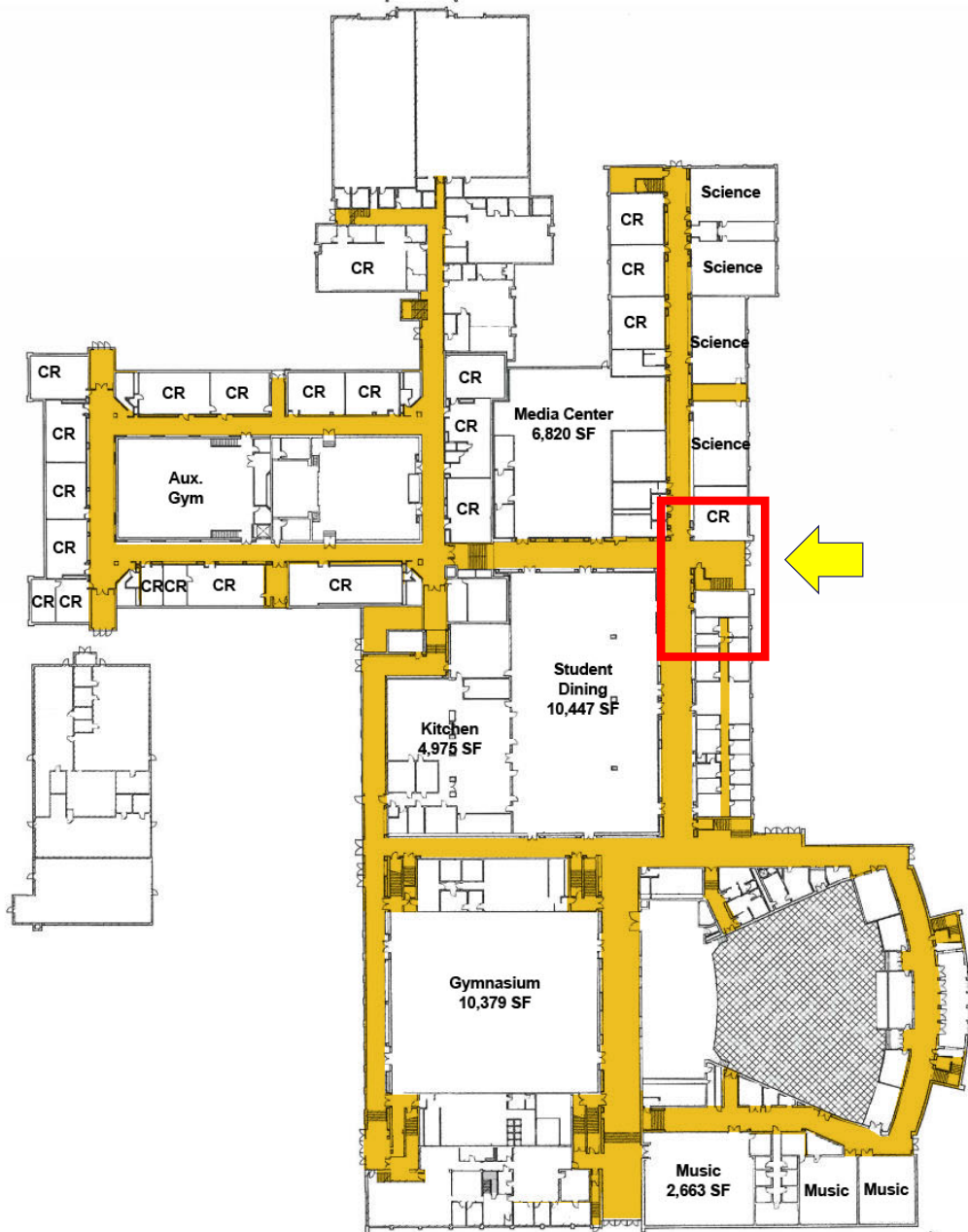
BUILDING SECURITY FACILITY ENTRY - BEST PRACTICES



-  Visitor Path
-  Secured Entry
-  Security Checkpoint
-  Visibility

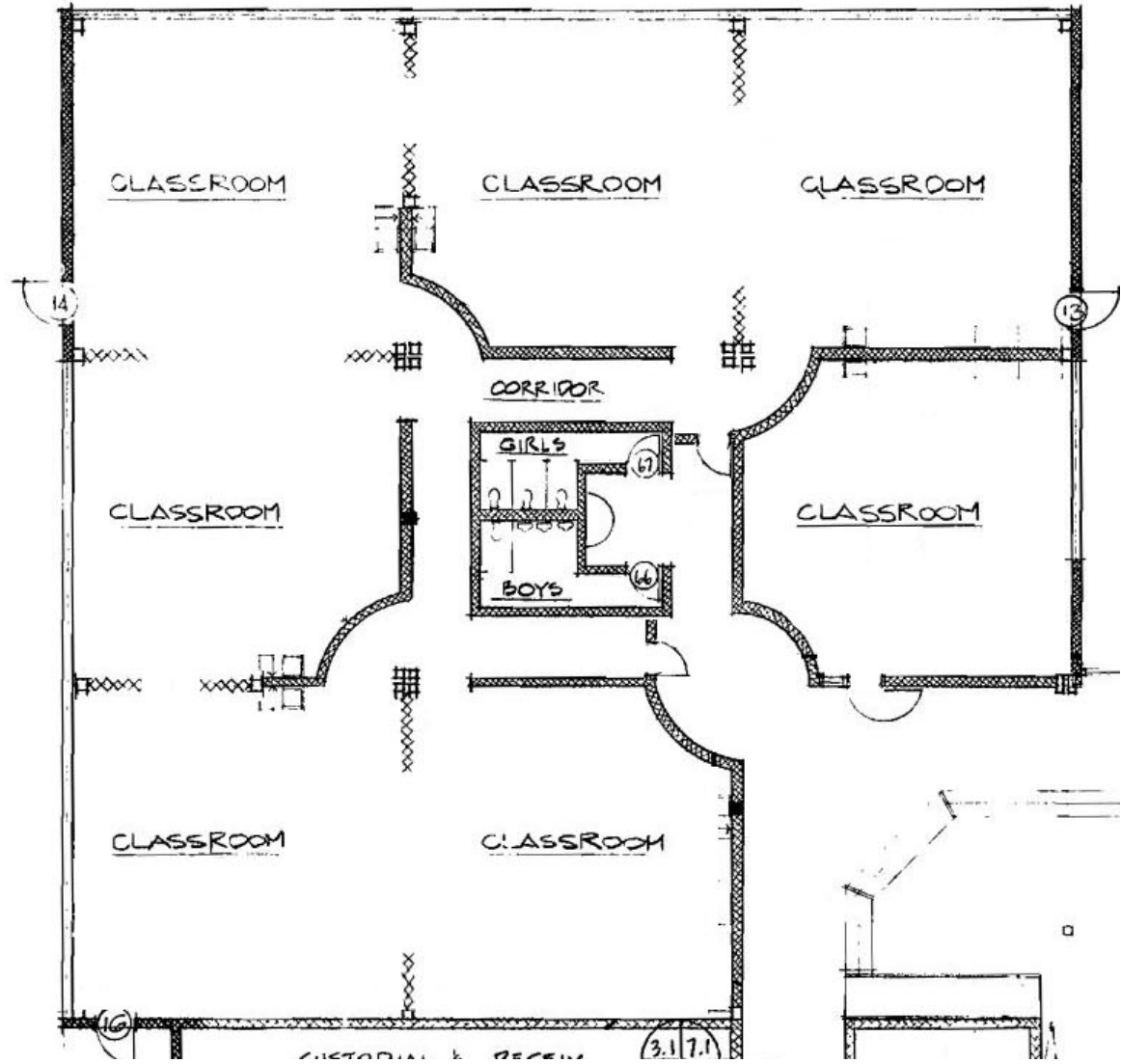
Perkins + Will

SAFETY/SECURITY



- Main office is located near to main entrance
- A secure vestibule is not present at main entrance
- Corridor design generally provides good line of sight for supervision
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids
- The detached vocational building causes difficulties with securing the buildings during session

SAFETY/SECURITY



High School – Summary

- The overall renovation cost continues to increase and condition continues to deteriorate
- Site is nearly completely developed with little greenspace available
- Typical classrooms are undersized compared to State standards and are static, but the facility also contains additional amenities such as two gymnasiums and two auditoriums
- Daylighting is provided for classrooms on perimeter walls, but there are many classrooms without any natural light
- Most corridors provide good line of sight enabling for staff supervision, but the facility lacks security/safety features in the restroom design, detached building and at the main entrance

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 Cuyahoga Falls
"Excellence is not a skill, it's an attitude"
Rated
EXCELLENT
8 Years In A Row

Q & A Thank You!



tda
thendesign architecture