



THE LEADERSHIP AND INCLUSION
CONNECTION - CUYAHOGA FALLS CITY

Cuyahoga Falls City Schools

Facilities Committee Meeting #6

November 29, 2018

HAMMOND 

tda
thendesign architecture

Welcome



Cheryl Fisher

TDA

Educational/
Master Planner



Emily Danis

TDA

Communications



Jeff Tuckerman

Hammond

Regional Program
Consultant

Agenda

Overview of Handouts

Focus on Lincoln ES Facility
Condition

Focus on Schnee Learning
Center Condition

Tour Lincoln ES School

Tour Schnee School

Questions

Agenda

Overview of Handouts

**Focus on Lincoln ES
Facility Condition**

Focus on Schnee Learning
Center Condition

Tour Lincoln ES School

Tour Schnee School

Questions

Lincoln Elementary School– General Information



SF = 62,203 SF

Original Construction: 1930

Additions: 1957, 1959

Acres: 7.39

Enrollment: 495

Grades: K-5

Building Capacity: 526 students



Lincoln Elementary 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	\$2,122,366.36	\$2,122,366.36	\$0.00
B. Roofing	3	\$533,080.00	\$740,560.00	\$207,480.00
C. Ventilation / Air Conditioning	2	\$31,101.50	\$10,500.00	(\$20,601.50)
D. Electrical Systems	3	\$1,009,554.69	\$1,009,554.69	\$0.00
E. Plumbing and Fixtures	3	\$625,821.00	\$625,821.00	\$0.00
F. Windows	3	\$683,784.00	\$683,784.00	\$0.00
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
H. Structure: Walls and Chimneys	2	\$310,283.25	\$310,283.25	\$0.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
J. General Finishes	3	\$1,673,946.30	\$1,916,692.30	\$242,746.00
K. Interior Lighting	3	\$311,015.00	\$311,015.00	\$0.00
L. Security Systems	3	\$177,278.55	\$277,278.55	\$100,000.00
M. Emergency/Egress Lighting	3	\$62,203.00	\$62,203.00	\$0.00
N. Fire Alarm	3	\$108,855.25	\$108,855.25	\$0.00
O. Handicapped Access	2	\$518,909.00	\$564,931.60	\$46,022.60
P. Site Condition	2	\$494,753.52	\$449,434.92	(\$45,318.60)
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	1	\$4,000.00	\$4,000.00	\$0.00
T. Hazardous Material	3	\$198,830.30	\$198,830.30	\$0.00
U. Life Safety	3	\$294,362.10	\$299,362.10	\$5,000.00
V. Loose Furnishings	3	\$311,015.00	\$311,015.00	\$0.00
W. Technology	3	\$715,956.53	\$715,956.53	\$0.00
Subtotal:		\$10,187,115.35	\$10,722,443.85	\$535,328.50
X. Construction Contingency / Non Construction Costs		\$2,488,742.84	\$2,619,525.20	\$130,782.36
Subtotal:		\$12,675,858.19	\$13,341,969.05	\$666,110.86
Total Cost (regional cost factor applied (103.60%)):		\$13,132,189.09	\$13,822,279.94	\$690,090.85

Cost to Replace
Reno/Replace Ratio

\$15,894,110.56
83%

\$15,894,110.56
87%

4%



Lincoln Elementary School – Condition



ADA barriers



ADA barriers



Heating water unit heater

Lincoln Elementary School – Condition



Dated worn out finishes



VAT – asbestos flooring



Non-Code compliant
hand/guardrails



Main Electrical Distribution panel –
system cannot be expanded to
accommodate A/C

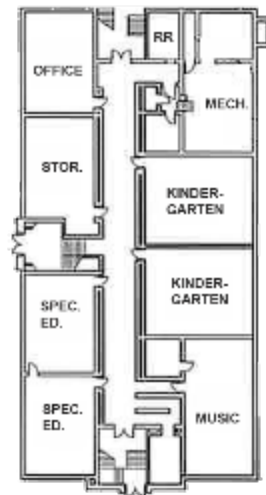
Lincoln Elementary School Site:

7.39 acres (3 combined parcels)

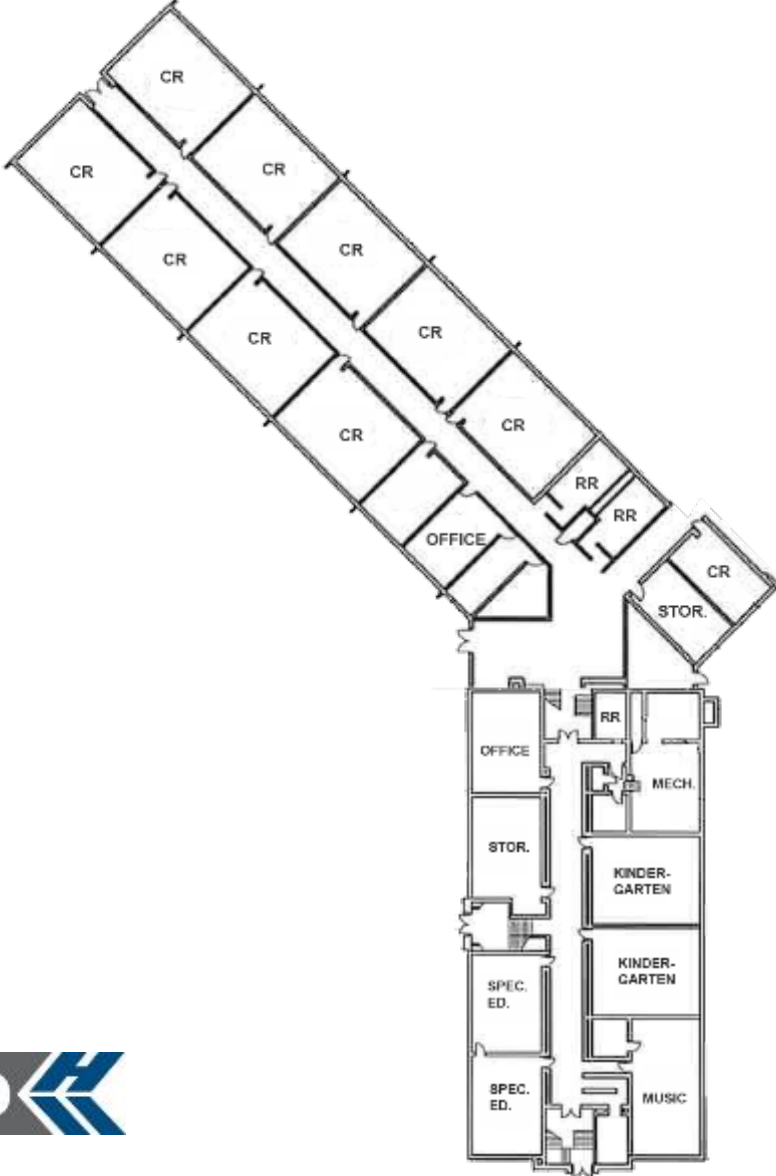
- Does not have a one-way Bus Loop - streetside pick-up/drop off
- Site is open, relatively flat and park-like setting
- Greenspace available - about 2.5 acres on the east end
- Site is embedded within residential neighborhood



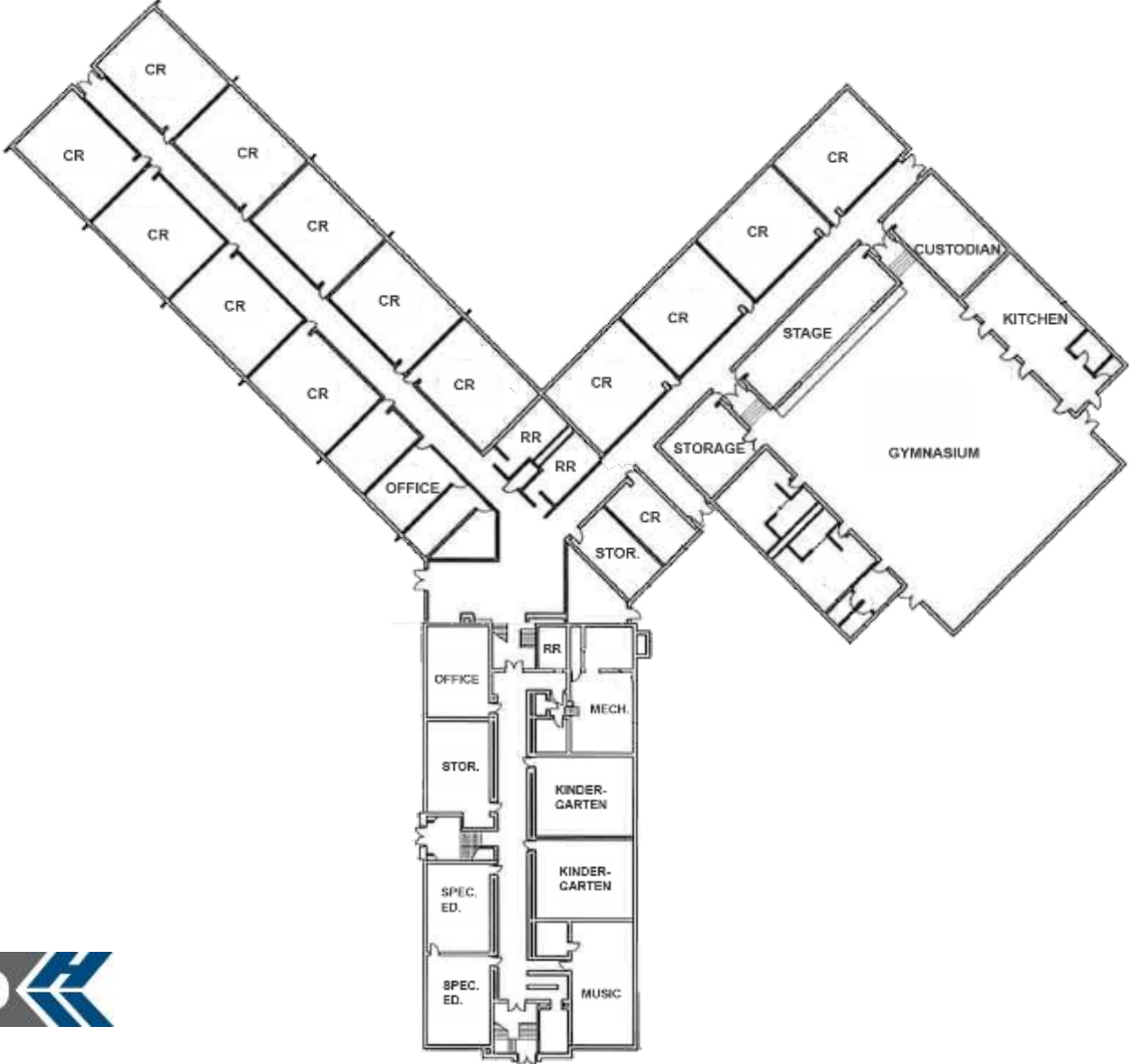
Lincoln ES – Sequence of Construction



Lincoln ES – Sequence of Construction



Lincoln ES – Sequence of Construction



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

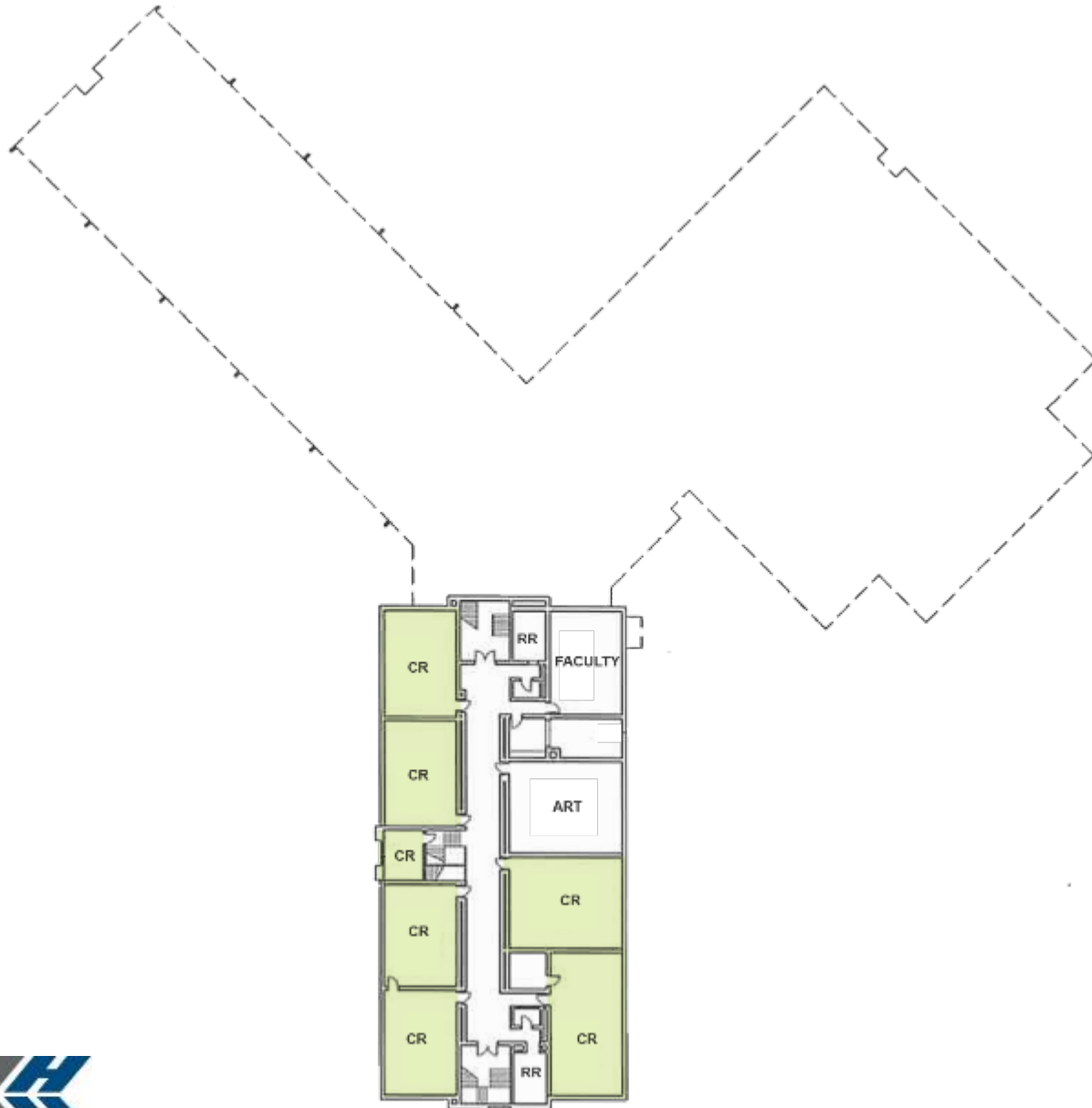
and Flexibility





SIZE









and Flexibility

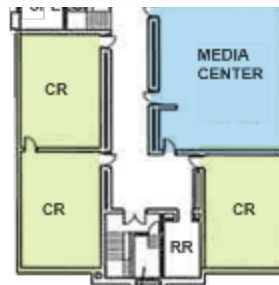




SIZE

and Flexibility

	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 739	900	-161
 KINDERGARTEN	959	1,200	-241
 MEDIA CENTER	1,384	1,495	-111
 STUDENT DINING	none	3,000	-3,000
 KITCHEN	940	1,733	-793
 GYMNASIUM	5,699	4,000	+1,699
 MUSIC	952	1,200	-248
 SCIENCE	N/A	N/A	N/A

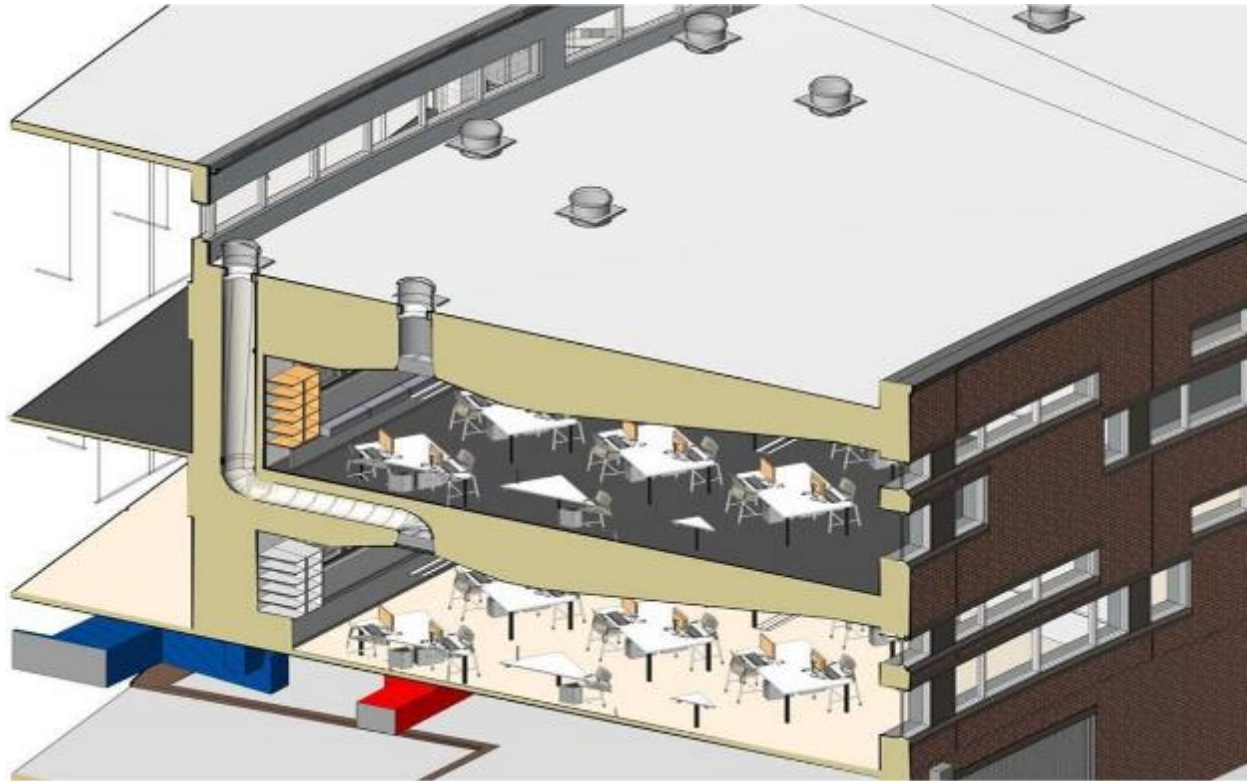


DAYLIGHTING



“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

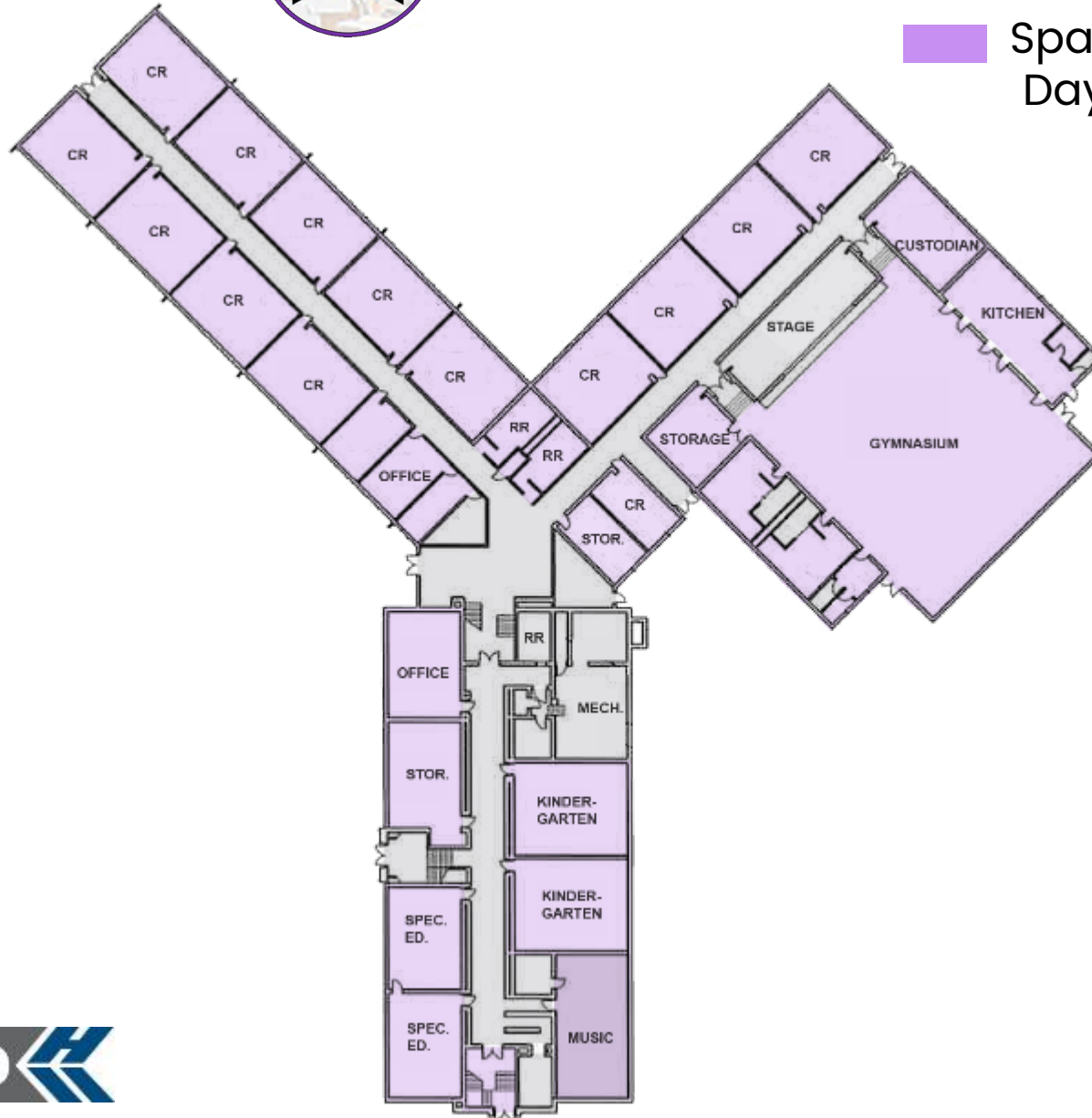


DAYLIGHTING



Spaces without Daylight

Spaces with Daylight

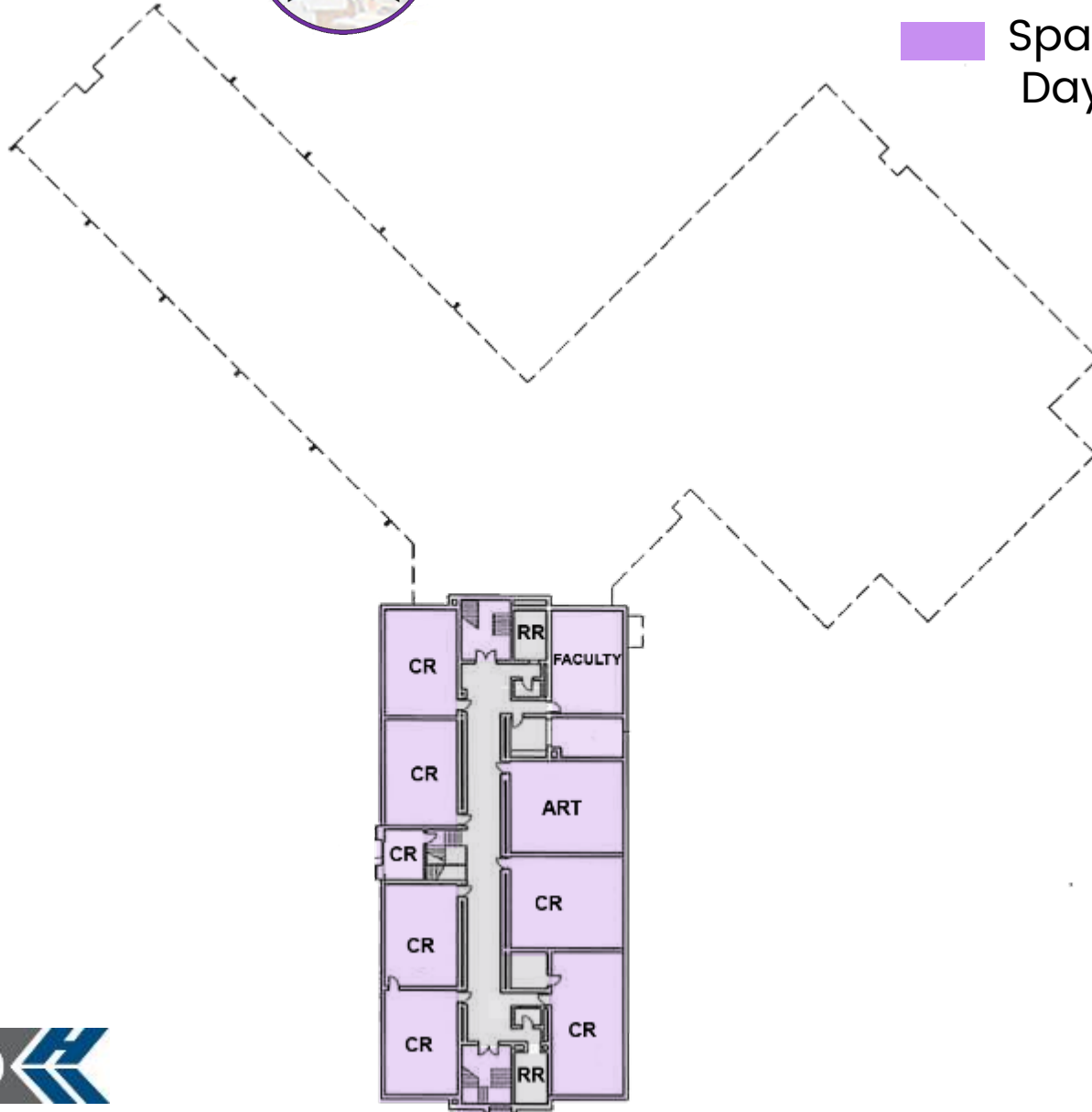


DAYLIGHTING



■ Spaces without Daylight

■ Spaces with Daylight

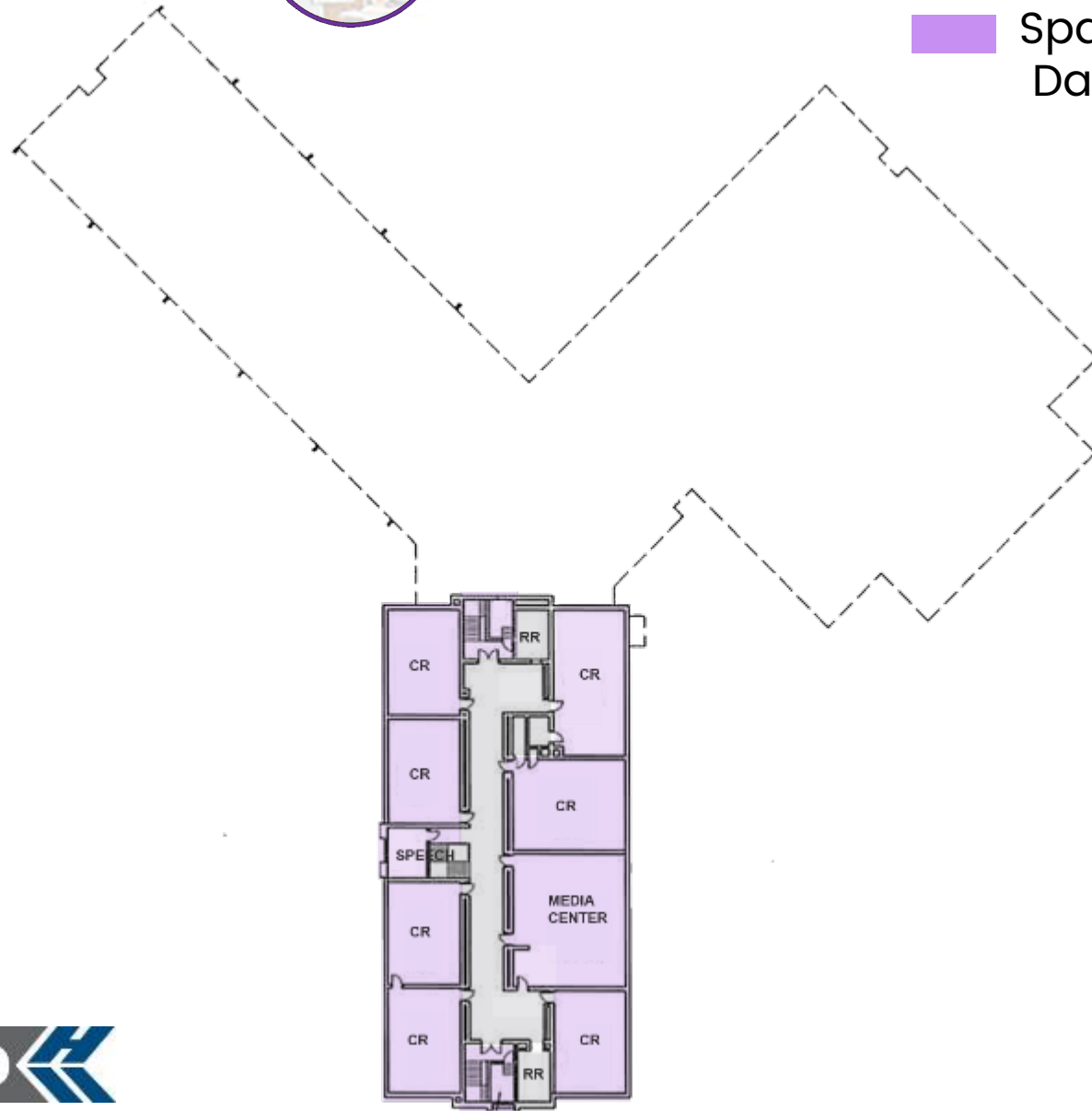


DAYLIGHTING



■ Spaces without Daylight

■ Spaces with Daylight



SAFETY/SECURITY



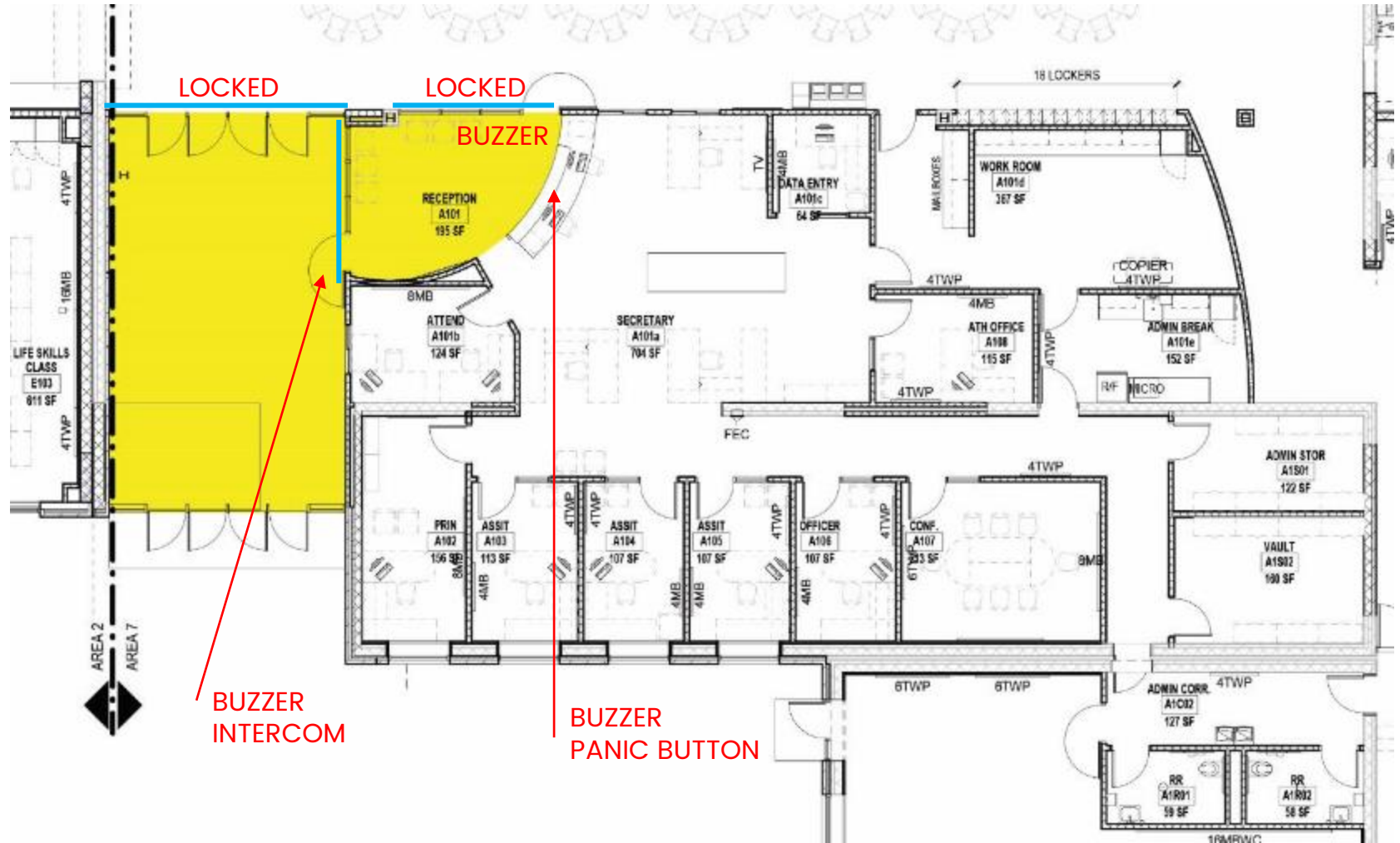
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing 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,”



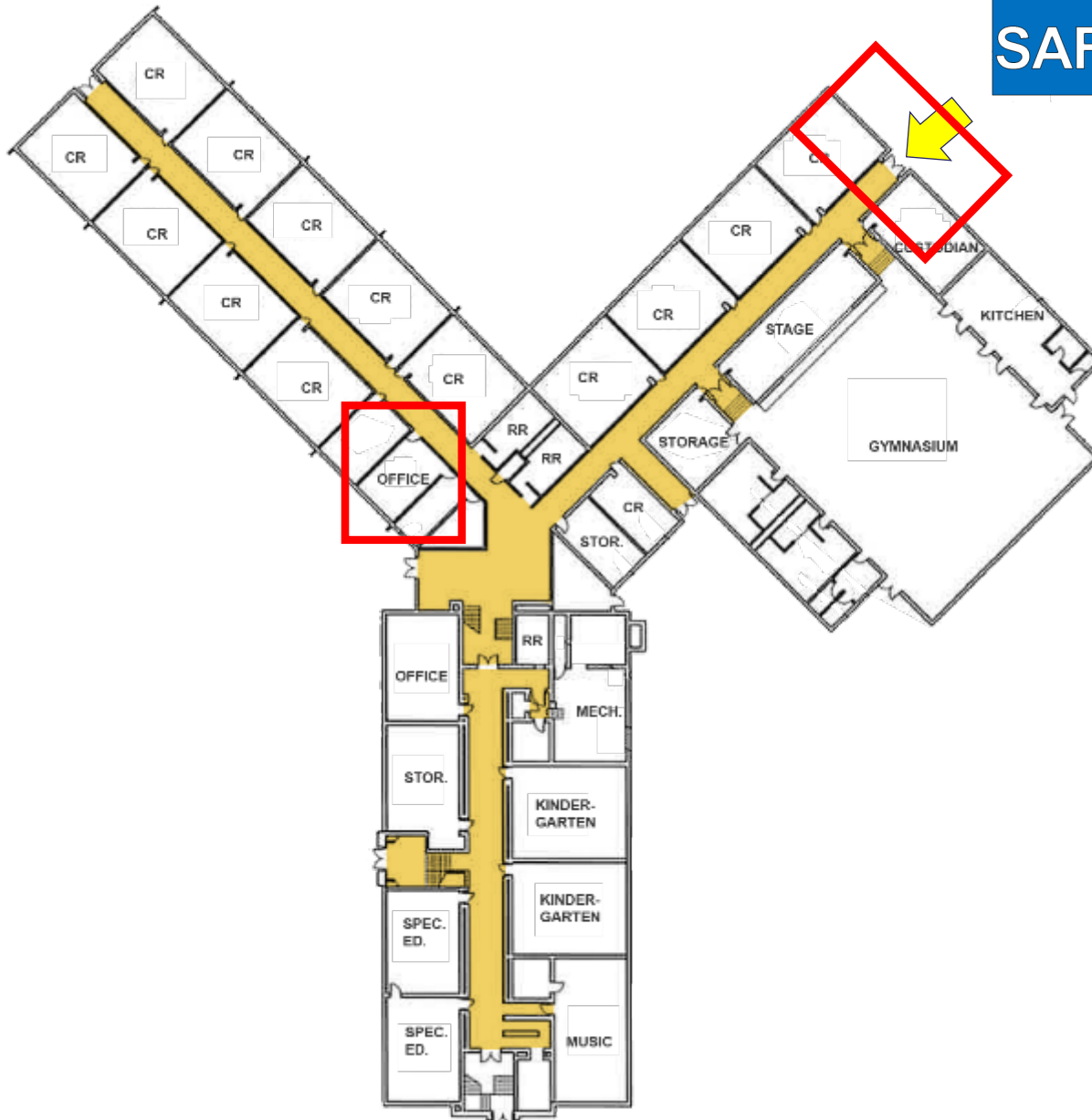
*School Safety A Shared Responsibility,
Justine Brown, October 2015*

PASSIVE DESIGN

Secure entry vestibule



SAFETY/SECURITY



- Main office is very distant from the main entrance
- A secure vestibule is not present at main entrance
- Corridor generally provide good line of site, but there are some turns and bends and level changes limiting visual supervision
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids

Lincoln Elementary School – Summary

- The overall renovation cost rose slightly (4%) since last update and systems continue to deteriorate and wear out
- Site is a pleasant, park-like setting, however it lacks a dedicated bus loop for proper separation of car and buses. Loading/unloading is done curbside.
- Typical classrooms are undersized compared to State standards and are static. The school does not have a dedicated dining room. Lunch is served in the gymnasium.
- The facility design provides natural light in all educational spaces. Additionally, skylights bring in daylight to interior restroom spaces as well.
- Most corridors provide good line of site, but some have bends and turns, prohibiting supervision. The facility lacks security/safety features in the restroom design to inhibit opportunities for bullying and there is no secure vestibule entrance for enhanced security control. The office is not located at the main entrance.

Agenda

Overview of Handouts

Focus on Lincoln ES Facility
Condition

**Focus on Schnee
Learning Center
Condition**

Tour Lincoln ES School

Tour Schnee School

Questions

Schnee Learning Center– General Information



SF = 40,724 SF

Original Construction: 1961

Additions: none

Acres: 6.38

Grades: Currently 9-12 Alternative School
Designed as an Elementary

Enrollment: 85

Building Capacity: 325 students as ES
226 students as HS



Schnee Learning Center– Assessment Validation

Item	Rating	SBDP 2009 FHA October 2014 Update Gandee 2015 EEA 2018 Cost Set	TDA November 2018 Assessment Validation Update	Delta:
A. Heating System	3	\$1,389,502.88	\$1,389,502.88	\$0.00
B. Roofing	2	\$561,658.80	\$800,379.60	\$238,720.80
C. Ventilation / Air Conditioning	1	\$25,362.00	\$25,362.00	\$0.00
D. Electrical Systems	3	\$660,950.52	\$660,950.52	\$0.00
E. Plumbing and Fixtures	3	\$426,768.00	\$426,768.00	\$0.00
F. Windows	3	\$48,486.00	\$48,486.00	\$0.00
G. Structure: Foundation	2	\$30,000.00	\$75,000.00	\$45,000.00
H. Structure: Walls and Chimneys	2	\$345,121.50	\$441,501.50	\$96,380.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
J. General Finishes	3	\$1,000,083.80	\$1,092,742.40	\$92,658.60
K. Interior Lighting	3	\$203,620.00	\$203,620.00	\$0.00
L. Security Systems	3	\$116,063.40	\$216,063.40	\$100,000.00
M. Emergency/Egress Lighting	3	\$40,724.00	\$40,724.00	\$0.00
N. Fire Alarm	3	\$71,267.00	\$71,267.00	\$0.00
O. Handicapped Access	2	\$286,354.80	\$286,354.80	\$0.00
P. Site Condition	2	\$471,500.87	\$471,500.87	\$0.00
Q. Sewage System	1	\$0.00	\$183,665.24	\$183,665.24
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	3	\$32,000.00	\$32,000.00	\$0.00
T. Hazardous Material	3	\$196,607.20	\$196,607.20	\$0.00
U. Life Safety	3	\$171,379.30	\$192,379.30	\$21,000.00
V. Loose Furnishings	3	\$203,620.00	\$203,620.00	\$0.00
W. Technology	3	\$334,550.19	\$551,590.79	\$217,040.60
Subtotal:		\$6,615,620.26	\$7,610,085.50	\$994,465.24
X. Construction Contingency / Non Construction Costs		\$1,616,215.88	\$1,859,166.72	\$242,950.84
Total		\$8,231,836.14	\$9,469,252.22	\$1,237,416.08
Total Cost (regional cost factor applied (103.60%)):		\$8,528,182.24	\$9,810,145.30	\$1,281,963.06

Cost to Replace
Reno/Replace Ratio

\$10,795,117.92
79%

\$10,795,117.92
91%

12%



Schnee Learning Center – Condition



Gym roof tiles deteriorating from roof leaks



Significant Roof leaks and damage

Schnee Learning Center- Condition



General finishes and fixtures worn



Light levels low compared to State recommendations

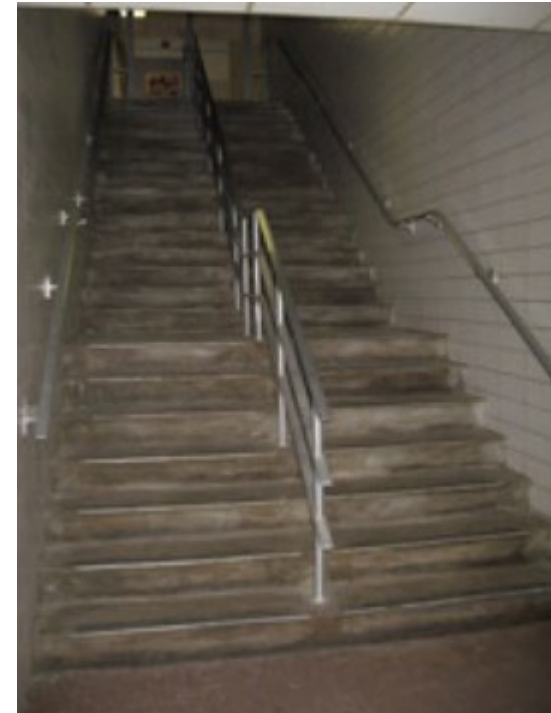


Damaged VAT (asbestos flooring)

Schnee Learning Center- Condition



Insulated windows installed in 2003 and are in good condition



Stair handrails to lower level not code compliant

Schnee Learning Center Site:

6.38 acres (2 combined parcels)

- Does not have any Bus or Car Loop
- Site has significant slopes. Limited greenspace available.
- Adjacent ballfields on City property
- Only one entrance in and out of parking lot inhibits good good circulation patterns



Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY





SIZE

and Flexibility

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

50% with a discussion format and

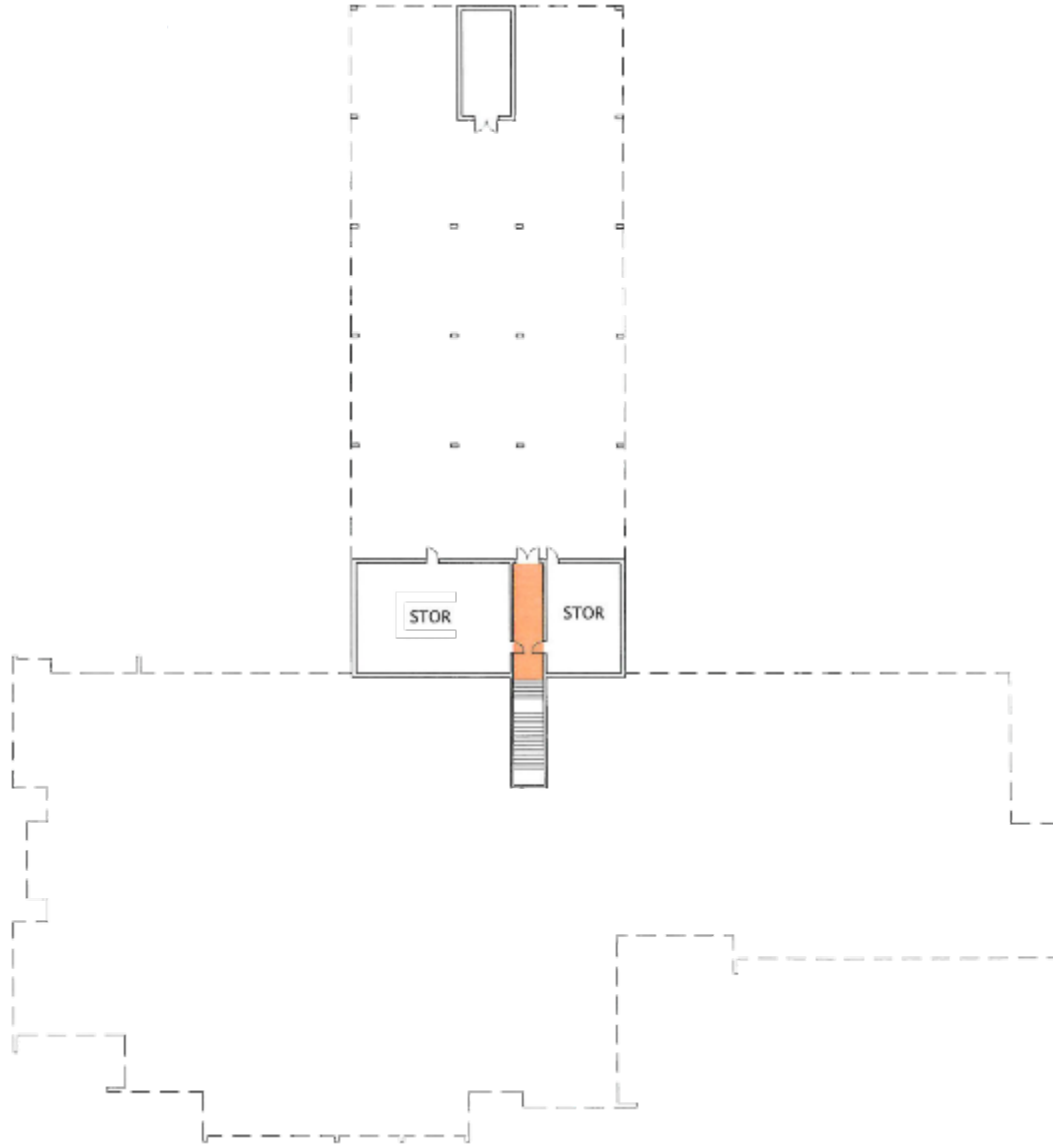
70% with a practice by doing format.





SIZE

and Flexibility





SIZE









and Flexibility





SIZE

and Flexibility

	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 751	900	-149
 KINDERGARTEN	1,114	1,200	-86
 MEDIA CENTER	1,156	975	+181
 STUDENT DINING	none	3,000	-3,000
 KITCHEN	770	1,138	-368
 GYMNASIUM	4,154	3,500	+654
 MUSIC	0	1,200	-1,200
 SCIENCE	N/A	N/A	N/A

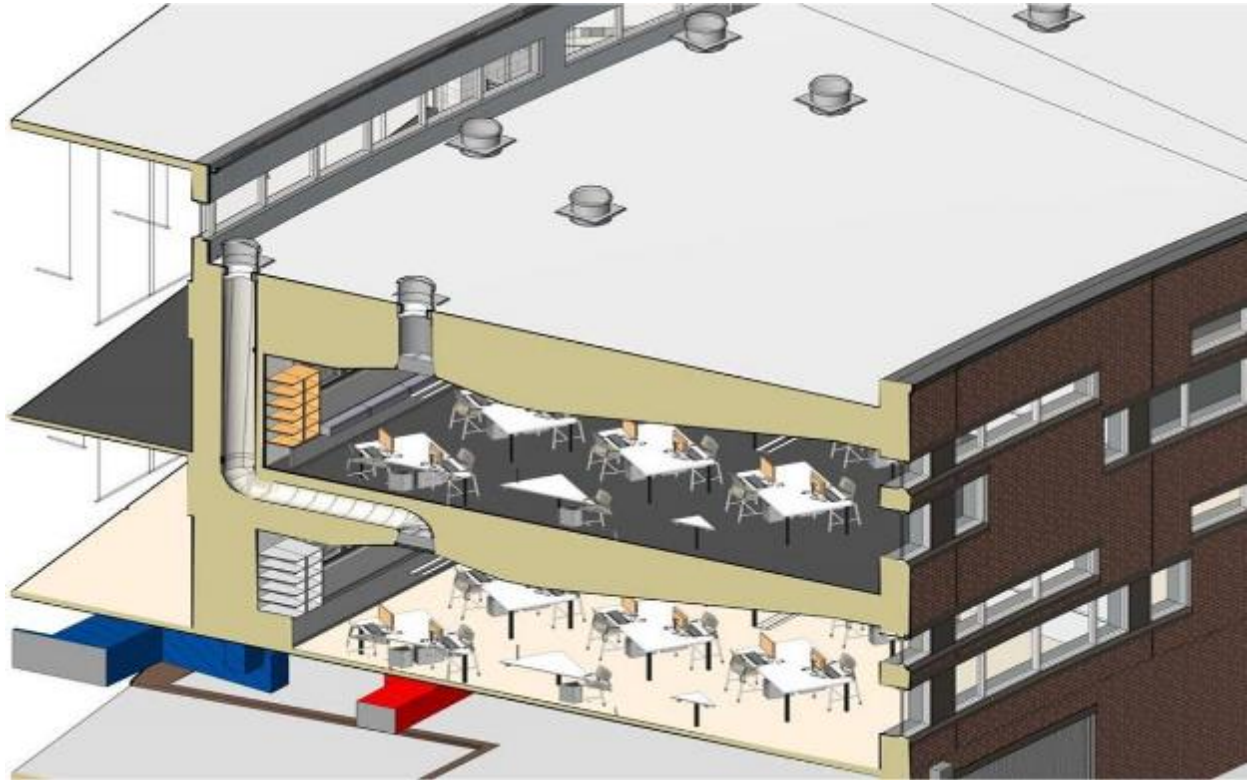
Based on ES building capacity of 325 students

DAYLIGHTING



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



DAYLIGHTING



- Spaces without Daylight
- Spaces with Daylight



SAFETY/SECURITY



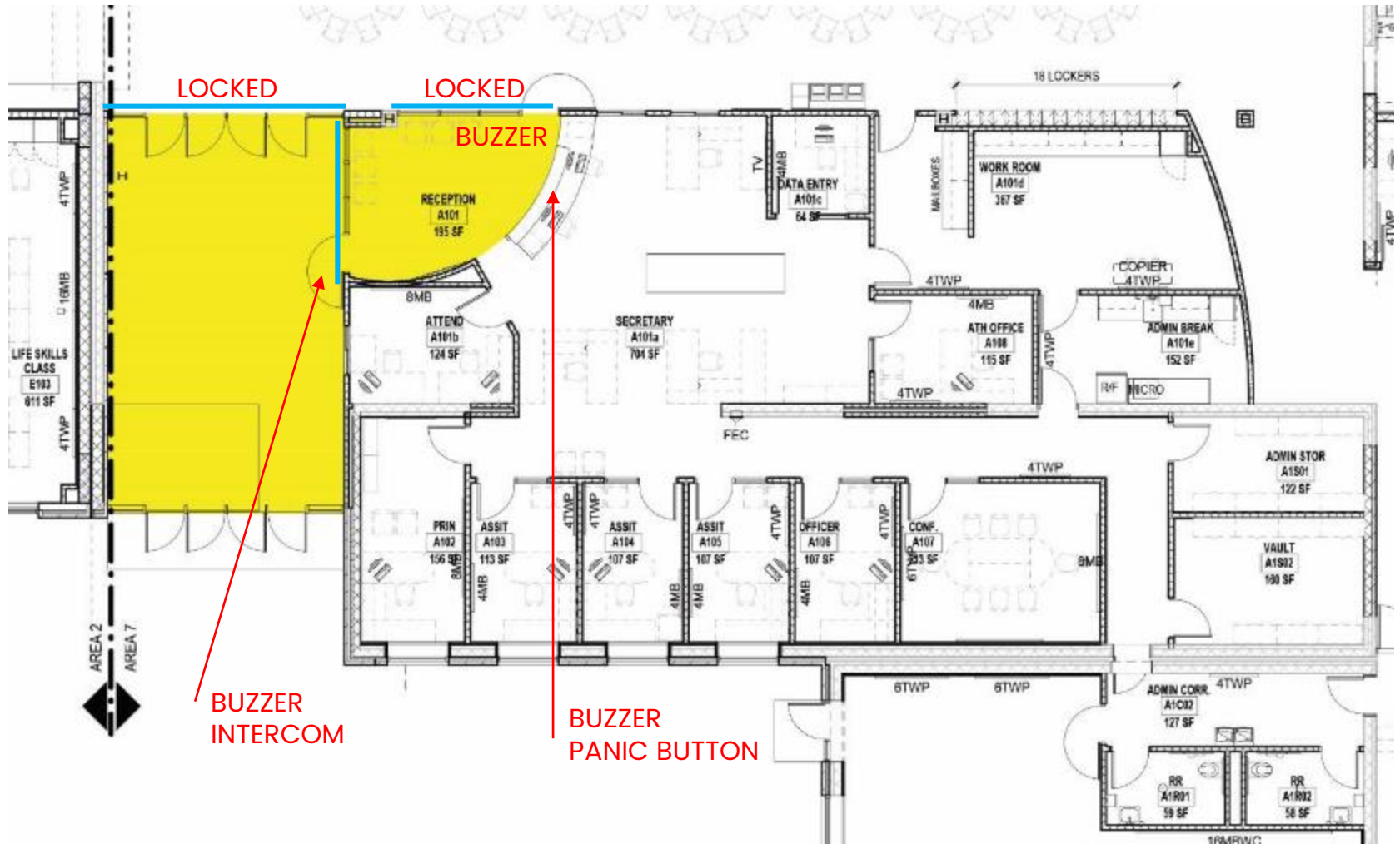
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*School Safety A Shared Responsibility,
Justine Brown, October 2015*

PASSIVE DESIGN

Secure entry vestibule



SAFETY/SECURITY



- Main office is directly adjacent to main entrance
- A secure vestibule is not present at main entrance
- Corridor design provides a great line of site 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

Schnee Learning Center – Summary

- Only portions of the school are being used for the Alternative Program. Some areas not in use are experiencing deteriorating conditions due to roof leaks.
- Site is small at due to the building placement in the center, there is little greenspace and room for expansion. Parking design does not promote good circulation patterns. There is no bus drop loop.
- Typical classrooms are undersized compared to State standards and are static.
- The school has a generous amount of daylight – teaching/learning spaces are provided with natural light
- Corridors have a great line of sight with only one area that bends which could hinder visual supervision. The facility lacks security/safety features in the restroom design to inhibit opportunities for bullying and there is no secure vestibule entrance for enhanced security control.

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Condition

Focus on Schnee Learning
Center Condition

Tour Lincoln ES School

Tour Schnee School

Questions

Q & A Thank You!

