

Cuyahoga Falls City Schools

Facilities Committee Meeting #8

January 10, 2019



Welcome



Cheryl Fisher

TDA

Educational/
Master Planner



Emily Danis

TDA

Communications



Jeff Tuckerman

Hammond

Regional Program
Consultant

Agenda

**Focus on Preston ES
Facility Condition**

Focus on Price ES
Facility Condition

Tour Preston ES School

Tour E. Price ES School

Questions

Preston Elementary School – General Information



SF = 39,578 SF

Original Construction: 1958

Additions: 1963

Acres: 14.2

Enrollment: 285

Grades: K-5

Building Capacity: 317 students

Preston Elementary School – Sequence of Construction



Preston Elementary School – Sequence of Construction



Preston 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	\$1,350,401.36	\$1,350,401.36	\$0.00
B. Roofing	3	\$523,029.60	\$728,835.20	\$205,805.60
C. Ventilation / Air Conditioning	2	\$24,789.00	\$5,000.00	(\$19,789.00)
D. Electrical Systems	3	\$642,350.94	\$642,350.94	\$0.00
E. Plumbing and Fixtures	3	\$443,746.00	\$443,746.00	\$0.00
F. Windows	3	\$489,186.00	\$24,436.00	(\$464,750.00)
G. Structure: Foundation	2	\$19,000.00	\$19,000.00	\$0.00
H. Structure: Walls and Chimneys	2	\$301,857.50	\$337,857.50	\$36,000.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
J. General Finishes	3	\$937,905.80	\$1,032,749.30	\$94,843.50
K. Interior Lighting	3	\$197,890.00	\$197,890.00	\$0.00
L. Security Systems	3	\$112,797.30	\$172,797.30	\$60,000.00
M. Emergency/Egress Lighting	3	\$39,578.00	\$39,578.00	\$0.00
N. Fire Alarm	2	\$69,261.50	\$69,261.50	\$0.00
O. Handicapped Access	2	\$343,935.00	\$343,935.00	\$0.00
P. Site Condition	2	\$245,117.84	\$245,117.84	\$0.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	2	\$0.00	\$0.00	\$0.00
S. Exterior Doors	3	\$12,000.00	\$8,000.00	(\$4,000.00)
T. Hazardous Material	3	\$136,107.80	\$136,107.80	\$0.00
U. Life Safety	3	\$142,784.60	\$145,684.60	\$2,900.00
V. Loose Furnishings	3	\$197,890.00	\$197,890.00	\$0.00
W. Technology	3	\$521,638.04	\$521,638.04	\$0.00
Subtotal:		\$6,751,266.28	\$6,662,276.38	(\$88,989.90)
X. Construction Contingency / Non Construction Costs		\$1,649,354.61	\$1,627,614.11	(\$21,740.50)
Subtotal:		\$8,400,620.89	\$8,289,890.49	(\$110,730.40)
Total Cost (regional cost factor applied (103.60%)):		\$8,703,043.24	\$8,588,326.54	(\$114,716.69)

Cost to Replace
Reno/Replace Ratio

\$10,502,418.08
83%

\$10,502,418.08
82%

-1%



Preston Elementary School – Condition



Terrazzo pitting



Shared gym & dining space



Corridor finishes



Wood floor in worn condition

Preston Elementary School – Condition



Preston Elementary School Site:

14.2 acres

- Does not have a true bus loop- loading/unloading occurs in parking lot
- Site is open and relatively flat. Ample room for expansion or new construction.
- Site is very suitable for outdoor learning.



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

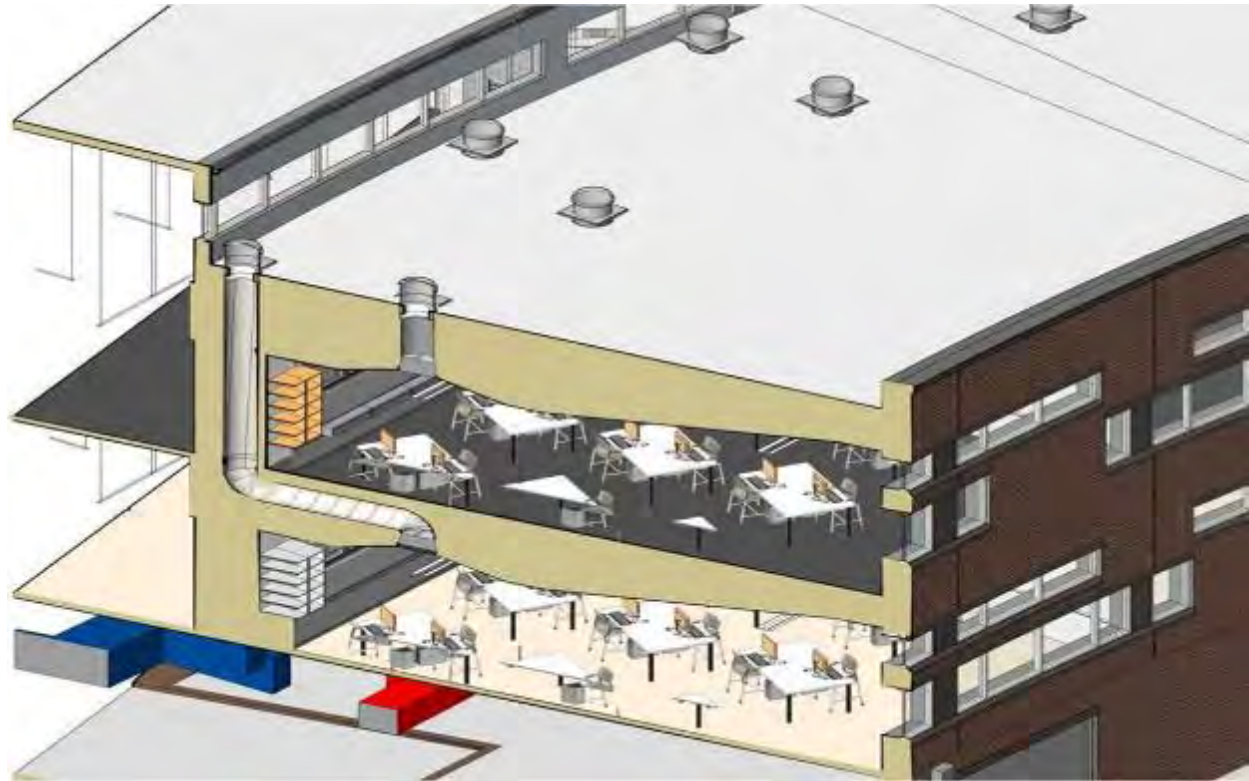
	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 741	900	-159
 KINDERGARTEN	avg 828	1,200	-372
 MEDIA CENTER	1,079	855	+224
 STUDENT DINING	none	3,000	-3,000
 KITCHEN	760	998	-238
 GYMNASIUM	4,432	3,500	+932
 MUSIC	790	1,200	-410
 SCIENCE	N/A	N/A	N/A

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



SAFETY/SECURITY



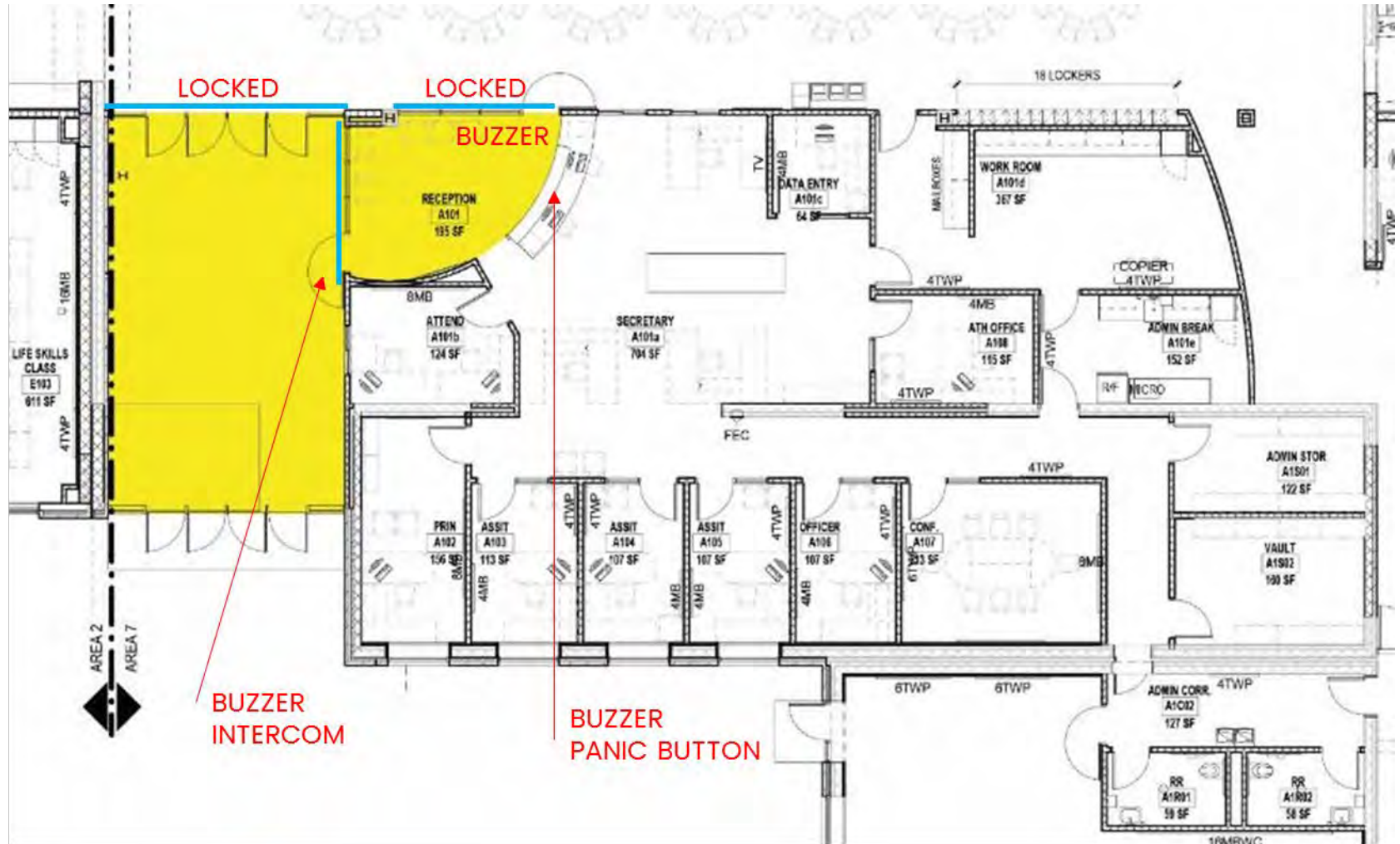
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing 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 adjacent to the main entrance
- A secure vestibule is not present at main entrance
- Corridor design provides a good 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

Preston Elementary School – Summary

- The overall renovation cost decreased slightly (1%) since last update but some systems continue to deteriorate and wear out.
- Site does have room for expansion.
- Typical classrooms are undersized and not flexible. Music and art are shared in the same space.
- The facility design provides natural light in all educational spaces.
- Corridor line of site is good with facilitating 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.

Agenda

Focus on Preston ES
Facility Condition

**Focus on E. Price ES
Facility Condition**

Tour Preston ES School

Tour E. Price ES School

Questions

Elizabeth Price Elementary School – General Information



SF = 36,585 SF

Original Construction: 1953

Additions: 1963

Acres: 8.27

Grades: K-5

Enrollment: 339

Building Capacity: 284

Elizabeth Price Elementary School – Sequence of Construction



Elizabeth Price Elementary School – Sequence of Construction



Elizabeth Price 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	\$1,248,280.20	\$1,248,280.20	\$0.00
B. Roofing	3	\$581,880.00	\$698,952.00	\$117,072.00
C. Ventilation / Air Conditioning	2	\$18,292.50	\$0.00	(\$18,292.50)
D. Electrical Systems	3	\$593,774.55	\$593,774.55	\$0.00
E. Plumbing and Fixtures	3	\$391,295.00	\$391,295.00	\$0.00
F. Windows	2	\$479,768.00	\$48,688.00	(\$431,080.00)
G. Structure: Foundation	1	\$0.00	\$4,800.00	\$4,800.00
H. Structure: Walls and Chimneys	2	\$225,559.10	\$225,559.10	\$0.00
I. Structure: Floors and Roofs	2	\$23,220.00	\$23,220.00	\$0.00
J. General Finishes	3	\$1,018,792.10	\$1,105,871.10	\$87,079.00
K. Interior Lighting	3	\$182,925.00	\$182,925.00	\$0.00
L. Security Systems	3	\$104,267.25	\$164,267.25	\$60,000.00
M. Emergency/Egress Lighting	3	\$36,585.00	\$36,585.00	\$0.00
N. Fire Alarm	3	\$64,023.75	\$64,023.75	\$0.00
O. Handicapped Access	2	\$276,391.00	\$276,391.00	\$0.00
P. Site Condition	2	\$401,751.74	\$330,782.44	(\$70,969.30)
Q. Sewage System	1	\$0.00	\$39,750.00	\$39,750.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	2	\$1,250.00	\$4,750.00	\$3,500.00
T. Hazardous Material	3	\$128,208.50	\$128,208.50	\$0.00
U. Life Safety	3	\$152,692.00	\$151,692.00	(\$1,000.00)
V. Loose Furnishings	3	\$182,925.00	\$182,925.00	\$0.00
W. Technology	3	\$482,190.30	\$482,190.30	\$0.00
Subtotal:		\$6,594,070.99	\$6,384,930.19	(\$209,140.80)
X. Construction Contingency / Non Construction Costs		\$1,610,951.33	\$1,559,857.60	(\$51,093.72)
Subtotal:		\$8,205,022.32	\$7,944,787.79	(\$260,234.52)
Total Cost (regional cost factor applied (103.60%)):		\$8,500,403.12	\$8,230,800.15	(\$269,602.97)

Cost to Replace
Reno/Replace Ratio

\$9,708,195.60
88%

\$9,708,195.60
85%

-3%



Elizabeth Price Elementary School - Condition



Built-up roofs need replacement



Wood flooring in poor condition



Main sanitary sewer recently had section collapse



Asbestos flooring

Elizabeth Price Elementary School - Condition



Masonry and mortar deterioration



Spalling brick in poor condition

Elizabeth Price Elementary School Site:

8.27 acres

- A bus loop is provided, but is shared with parking
- Site is open and relatively flat. Only about 2.8 acres for expansion or new construction.
- Site is very suitable for outdoor learning.



Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY





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and Flexibility

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*Updated to reflect additional Kindergarten classroom





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and Flexibility

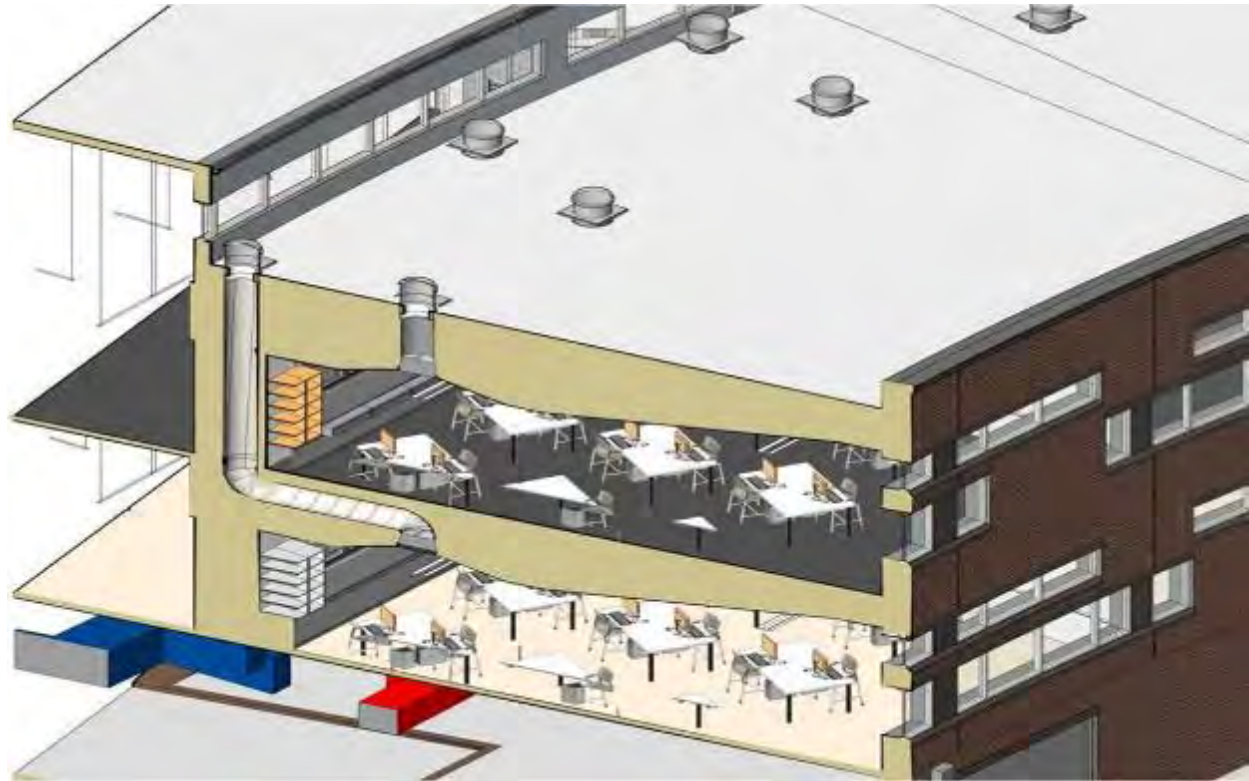
	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 755	900	-145
 KINDERGARTEN	avg 867	1,200	-333
 MEDIA CENTER	735	1,017	-282
 STUDENT DINING	none	3,000	-3,000
 KITCHEN	787	1,187	-400
 GYMNASIUM	4,600	3,500	+1,100
 MUSIC	737	1,200	-463
 SCIENCE	N/A	N/A	N/A

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SAFETY/SECURITY



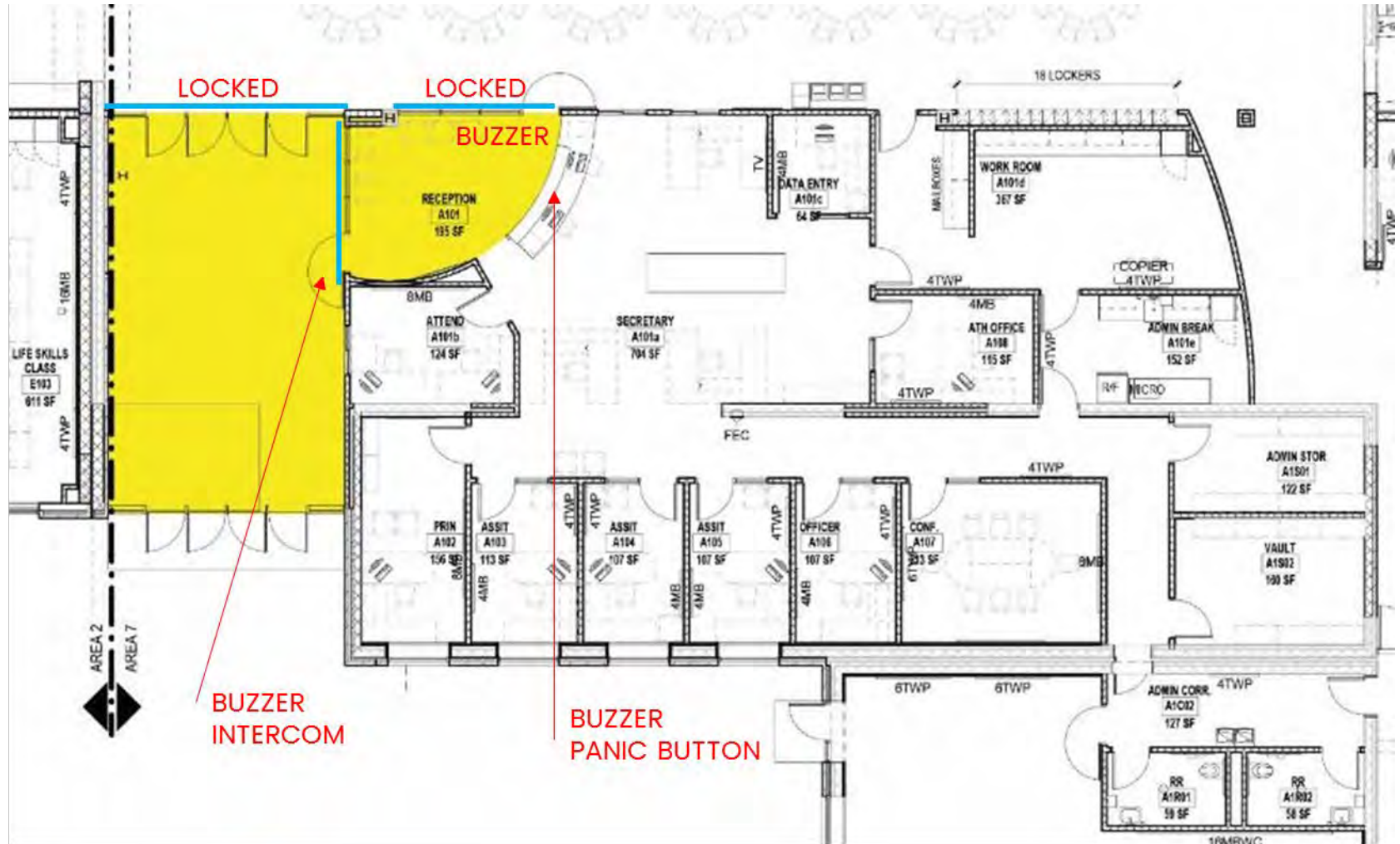
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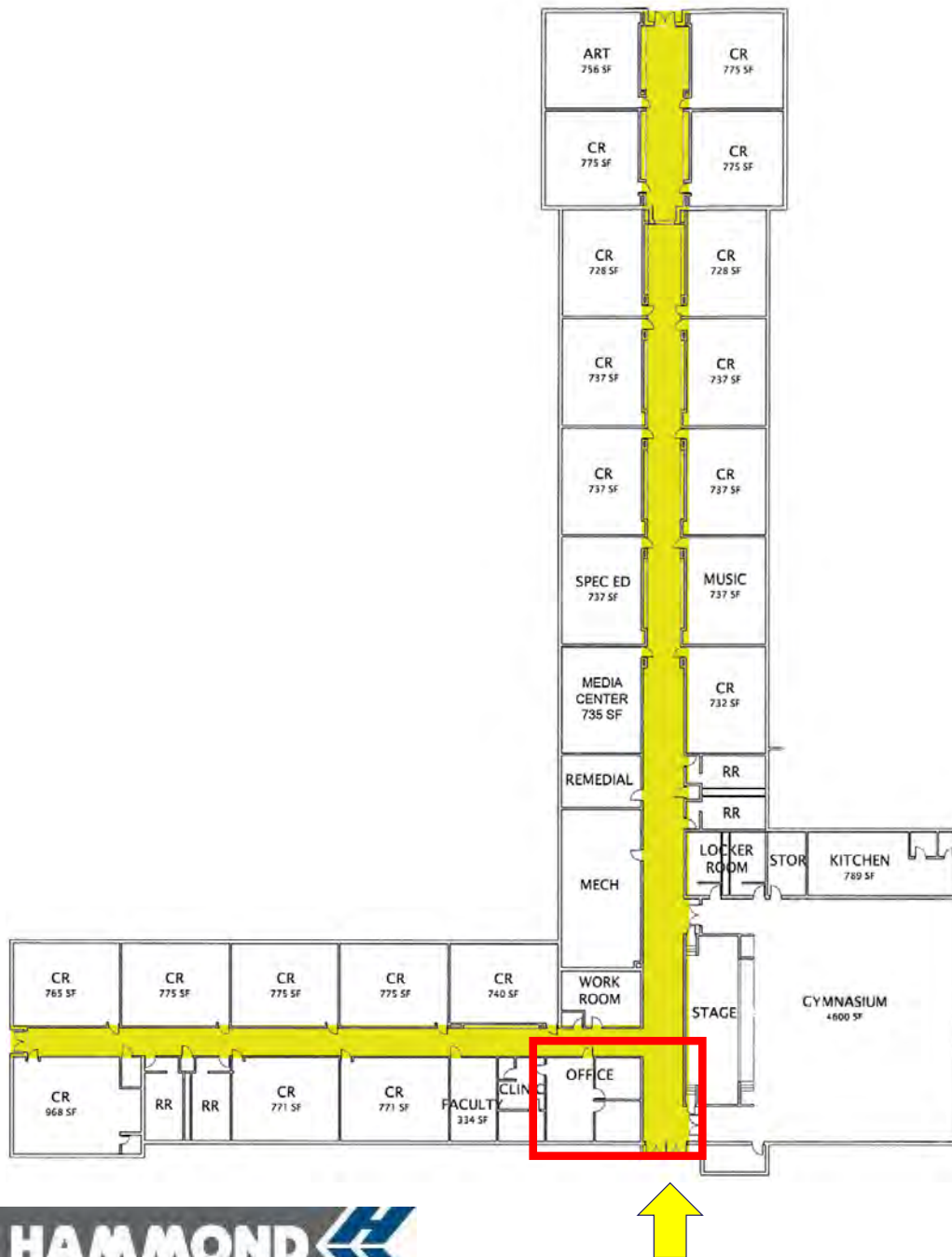
*School Safety A Shared Responsibility,
Justine Brown, October 2015*

PASSIVE DESIGN

Secure entry vestibule



SAFETY/SECURITY



- Main office is adjacent to the main entrance
- A secure vestibule is not present at main entrance
- Corridor design provides 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

Elizabeth Price Elementary School – Summary

- The overall renovation cost decreased slightly (3%) since last update but some systems continue to deteriorate and wear out.
- Site has limited room for expansion.
- All rooms are undersized and not flexible.
- The facility design provides natural light in all educational spaces.
- Corridor line of site allows for great 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.

Agenda

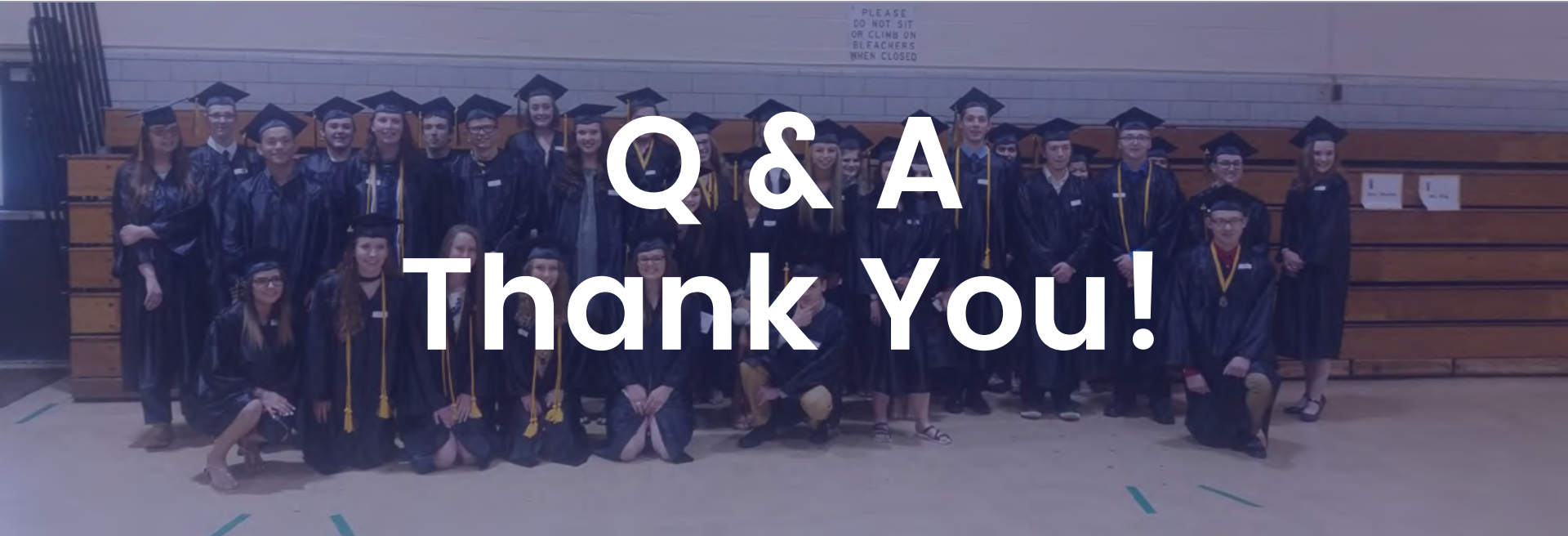
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Questions



Q & A Thank You!

