



# Cuyahoga Falls City Schools

Facilities Committee Meeting #7

December 13, 2018

# Welcome



**Cheryl Fisher**

**TDA**

Educational/  
Master Planner



**Emily Danis**

**TDA**

Communications



**Jeff Tuckerman**

**Hammond**

Regional Program  
Consultant

# Agenda

## **Summary of Educational Visioning Session**

Focus on Dewitt ES Facility  
Condition

Focus on Richardson ES  
Facility Condition

Tour DeWitt ES School

Tour Richardson ES School

Questions

# Educational Visioning Summary Report



**Cuyahoga Falls  
City School District**  
Educational Visioning Summary Report



## Define the Problem

Identifying Successes and Challenges of the Current Schools

In order to understand the current state of the facilities at Cuyahoga Falls City School District, small group discussions were setup to gather the overall successes and challenges. Following this exercise, each group was asked to report out on their discussion – sharing what is working and what is not working at the existing school buildings.

### Common Successes Reported

Among the most widely reported successes was the strong sense of community and relationships within the district and city. Frequently noted was the performance of the staff considering the current conditions, the gymnasium and auditorium at the High School.

### Common Challenges Reported

Common challenges addressed from the groups were the lack of flexible/collaboration/classroom spaces, ADA accessibility, natural light, security within and surrounding buildings, poor building conditions, HVAC, traffic patterns and parking.



CUYAHOGA FALLS CITY SCHOOL DISTRICT | Educational Visioning

## Design the Solution

Imagine the potential for the design of spaces

### TECHNOLOGY

- Technology leader for city/community
- **Additional technology instructors**
- Technology for all to use
- Adequate electrical supply/support for technology needs
- 1-to-1 Chromebooks (signed out to student; could move to pdf textbooks)
- Cleaner Wi-Fi: community Wi-Fi: **City-wide Wi-Fi (free)**
- Chromebooks in Public Library
- Technology education for parents
- Education of technology use
- Check out Chromebooks
- Updated calculators
- Teachers teaching obtainment
- Transportation/food service need training on use
- **Equitable chrome carts to all teachers**
- Updated switches (POE)
- 30 printers for everybody/subject
- Charging stations
- **Some Chromebooks for all/all classes**
- Software & hardware to support
- Instructional technology – smart boards/TVs
- Athletic scoreboards
- Sound/recording systems
- Student information software for whole community
- More educational use of technology
- Health & wellness watches
- Drones
- Hands-on learning
- Lots of outlets/wiring capabilities
- **Production areas – radio, TV, etc.**
- System to update/maintain/repair
- Professional development
- Robotics, lab/lab, maker space
- ADA usability

### STUDENT STORAGE

- Consider alternate storage space for lockers
- Placement of the lockers (smaller lockers on different ends of schools)
- Located in **common areas**
- Corneas
- Wide lockers
- Storage spaces in offices
- Conference sign-ups for lockers
- Cubby lockers with work spaces
- Carry backpacks in Middle/Junior/Senior School
- Multiple lockers in different sides of school
- In class lockers for subject supplies
- Charging stations
- Lockers proportional to students' needs (standardization)
- Storage in classrooms (lockable)
- Locker "tube" by/in classrooms
- Black tiger colors for lockers
- **Chairs with backpack storage**
- Continue separate locker spaces for band/athletics
- Electrical access in locker
- Shelving/hooks/hanging sports/boots area
- Built in lockers
- Separate access to designated storage sports/music
- Sports storage rooms
- **ADA lockers**
- Visible by staff
- Adjustable shelves/hooks
- Vandal proof
- Easily cleanable



Small copy denotes common responses

CUYAHOGA FALLS CITY SCHOOL DISTRICT | Educational Visioning

# Agenda

Summary of Educational  
Visioning Session

**Focus on Dewitt ES  
Facility Condition**

Focus on Richardson ES  
Facility Condition

Tour DeWitt ES School

Tour Richardson ES School

Questions

# DeWitt Elementary School– General Information



SF = 50,520 SF

Original Construction: 1968

Additions: none

Acres: 3.59

Enrollment: 422

Grades: K-5

Building Capacity: 405 students



# DeWitt 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	\$1,723,742.40	\$1,723,742.40	\$0.00
<b>B. Roofing</b>	3	\$703,464.00	<b>\$966,168.00</b>	<b>\$262,704.00</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$30,260.00	<b>\$5,000.00</b>	<b>(\$25,260.00)</b>
D. Electrical Systems	3	\$819,939.60	\$819,939.60	\$0.00
E. Plumbing and Fixtures	3	\$496,040.00	\$496,040.00	\$0.00
F. Windows	3	\$194,156.00	\$194,156.00	\$0.00
G. Structure: Foundation	2	\$40,000.00	\$40,000.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$184,890.00	<b>\$204,300.00</b>	<b>\$19,410.00</b>
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$1,368,956.00	<b>\$1,519,956.00</b>	<b>\$151,000.00</b>
K. Interior Lighting	3	\$252,600.00	\$252,600.00	\$0.00
<b>L. Security Systems</b>	3	\$143,982.00	<b>\$193,982.00</b>	<b>\$50,000.00</b>
M. Emergency/Egress Lighting	3	\$50,520.00	\$50,520.00	\$0.00
N. Fire Alarm	3	\$88,410.00	\$88,410.00	\$0.00
<b>O. Handicapped Access</b>	2	\$346,336.00	<b>\$356,440.00</b>	<b>\$10,104.00</b>
P. Site Condition	2	\$464,472.18	\$464,472.18	\$0.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
<b>R. Water Supply</b>	1	\$0.00	<b>\$2,100.00</b>	<b>\$2,100.00</b>
<b>S. Exterior Doors</b>	2	\$1,620.00	<b>\$16,000.00</b>	<b>\$14,380.00</b>
T. Hazardous Material	3	\$216,432.00	\$216,432.00	\$0.00
<b>U. Life Safety</b>	3	\$363,251.50	<b>\$366,151.50</b>	<b>\$2,900.00</b>
V. Loose Furnishings	3	\$252,600.00	\$252,600.00	\$0.00
W. Technology	3	\$665,853.60	\$665,853.60	\$0.00
<b>Subtotal:</b>		<b>\$8,407,525.28</b>	<b>\$8,894,863.28</b>	<b>\$487,338.00</b>
<b>X. Construction Contingency / Non Construction Costs</b>		\$2,053,983.65	<b>\$2,173,041.78</b>	<b>\$119,058.14</b>
<b>Subtotal:</b>		<b>\$10,461,508.93</b>	<b>\$11,067,905.06</b>	<b>\$606,396.14</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$10,838,123.25</b>	<b>\$11,466,349.65</b>	<b>\$628,226.40</b>

Cost to Replace  
Reno/Replace Ratio

\$12,908,870.40  
84%

\$12,908,870.40  
89%

5%



# DeWitt Elementary School - Condition



Some delaminating lintels



Rusting perimeter angle



Original single pane windows



# DeWitt Elementary School – Condition



Low lighting levels



Worn outdated furniture



Non-Code compliant hand/guardrails



Fire alarm system is inadequately provided, doesn't meet NFPA or Ohio Building Code, nor will support a fire suppression system

# DeWitt Elementary School Site:

3.59 acres (3 combined parcels)

- Does not have any Bus or Car Loop
- Site is quite small and tight. Limited greenspace available.
- Parking lot design promotes good circulation pattern



# Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY





SIZE

and Flexibility

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

**50%** with a discussion format and

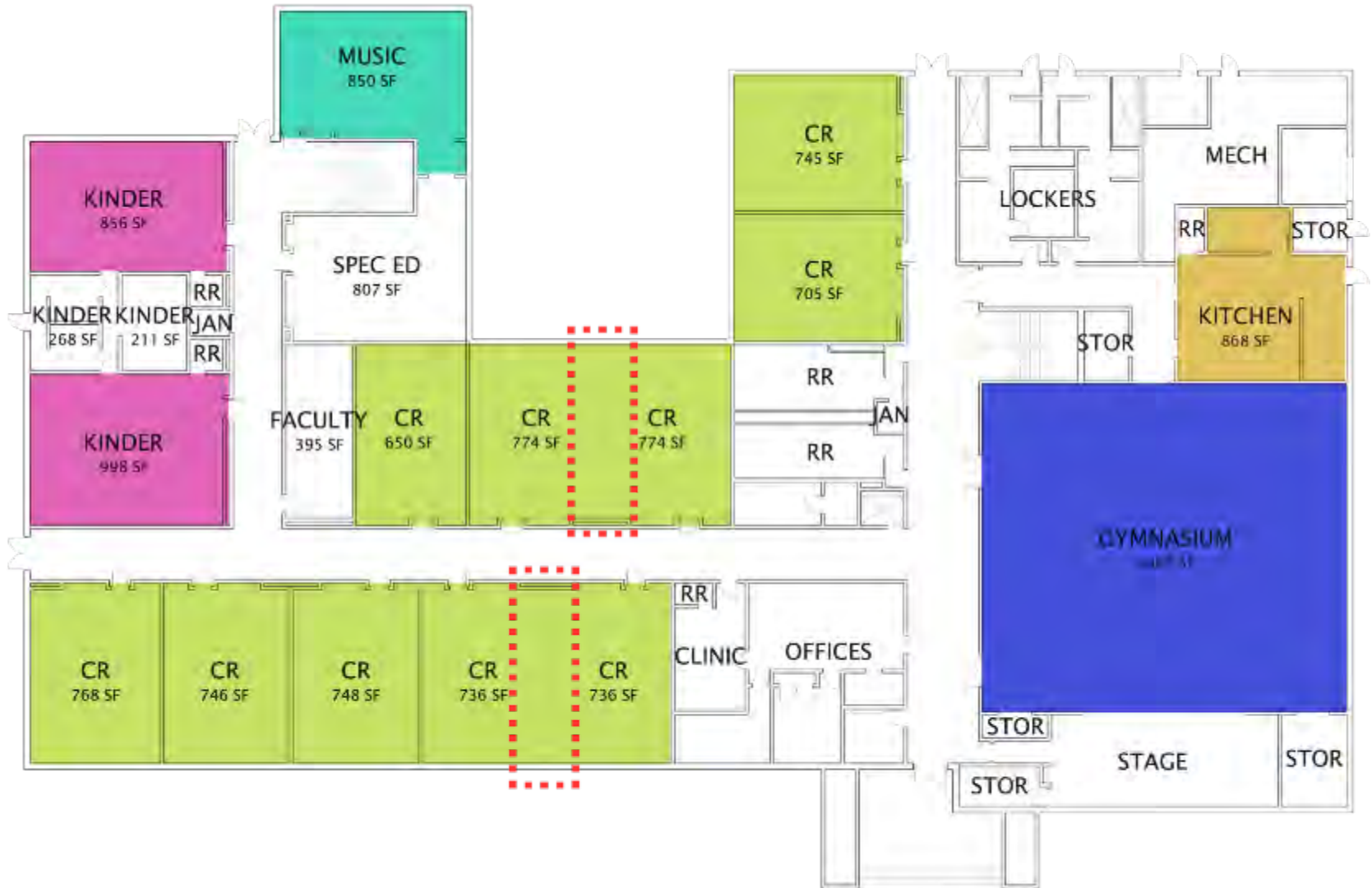
**70%** with a practice by doing format.





SIZE

and Flexibility



Moveable walls allow for flexibility of the space





SIZE

and Flexibility











Moveable walls allow for flexibility of the space.



SIZE

and Flexibility

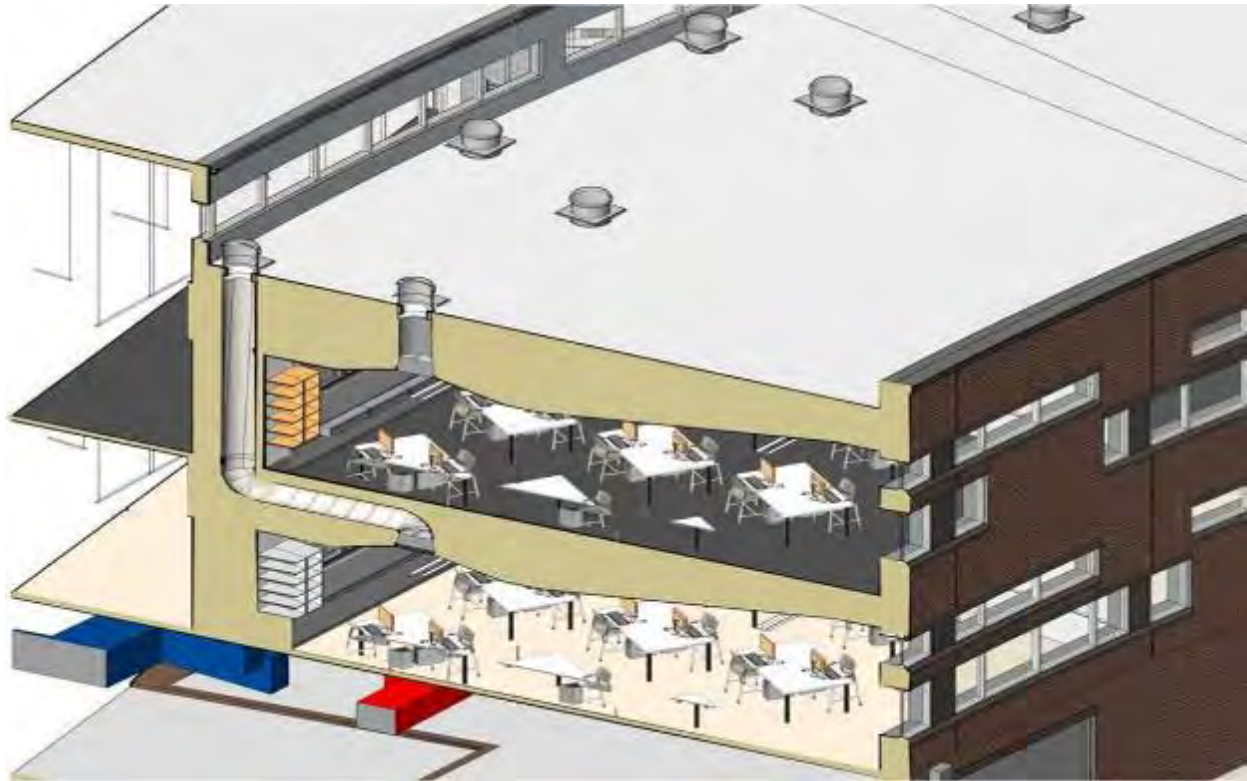
	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 835	900	-65
 KINDERGARTEN	avg 927	1,200	-273
 MEDIA CENTER	1,632	1,266	+366
 STUDENT DINING	none	3,000	-3,000
 KITCHEN	868	1,477	-609
 GYMNASIUM	4,067	4,000	+67
 MUSIC	850	1,200	-350
 SCIENCE	N/A	N/A	N/A

# 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*



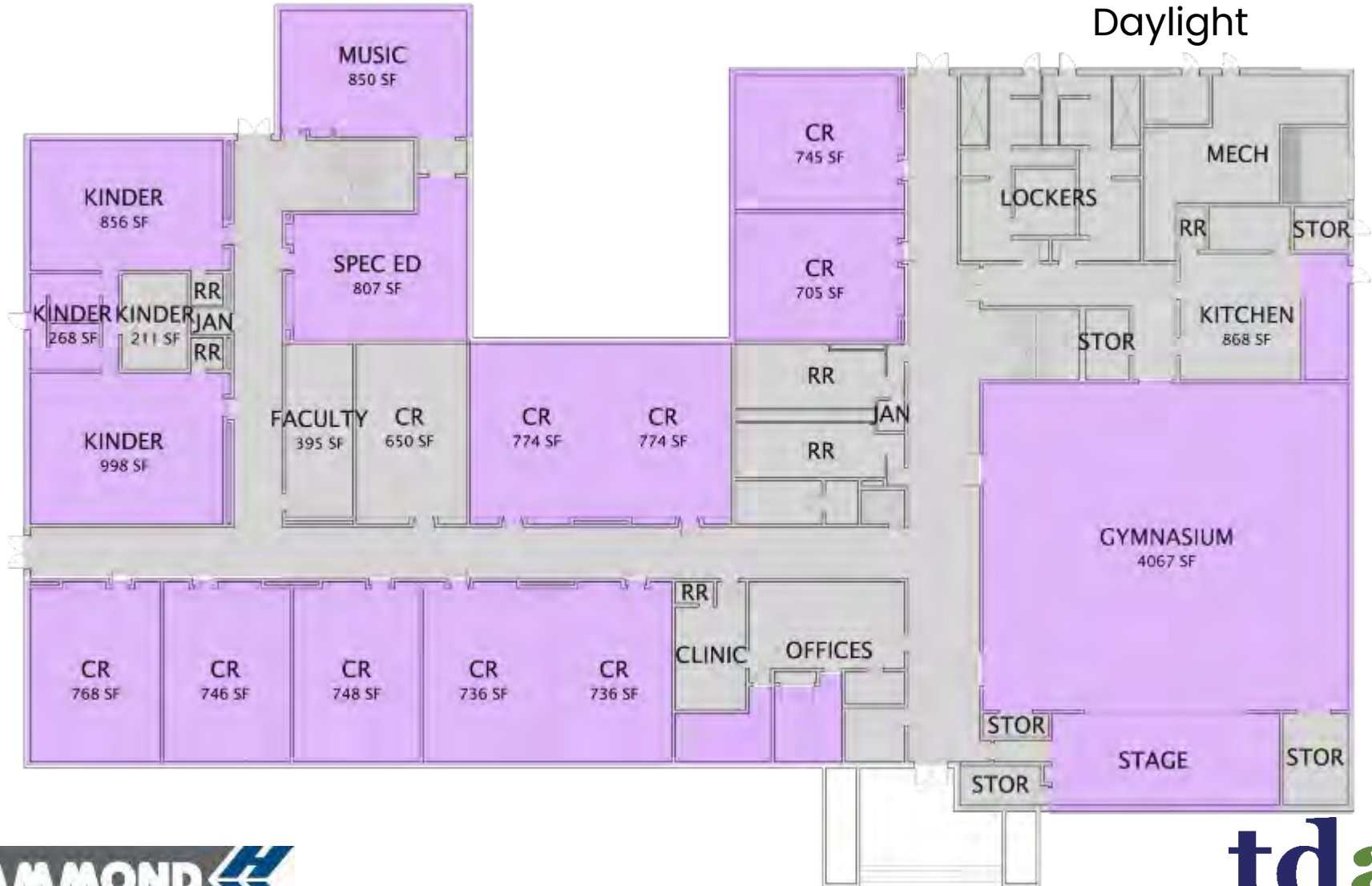


# DAYLIGHTING



■ Spaces without Daylight

■ Spaces with Daylight





# SAFETY/SECURITY



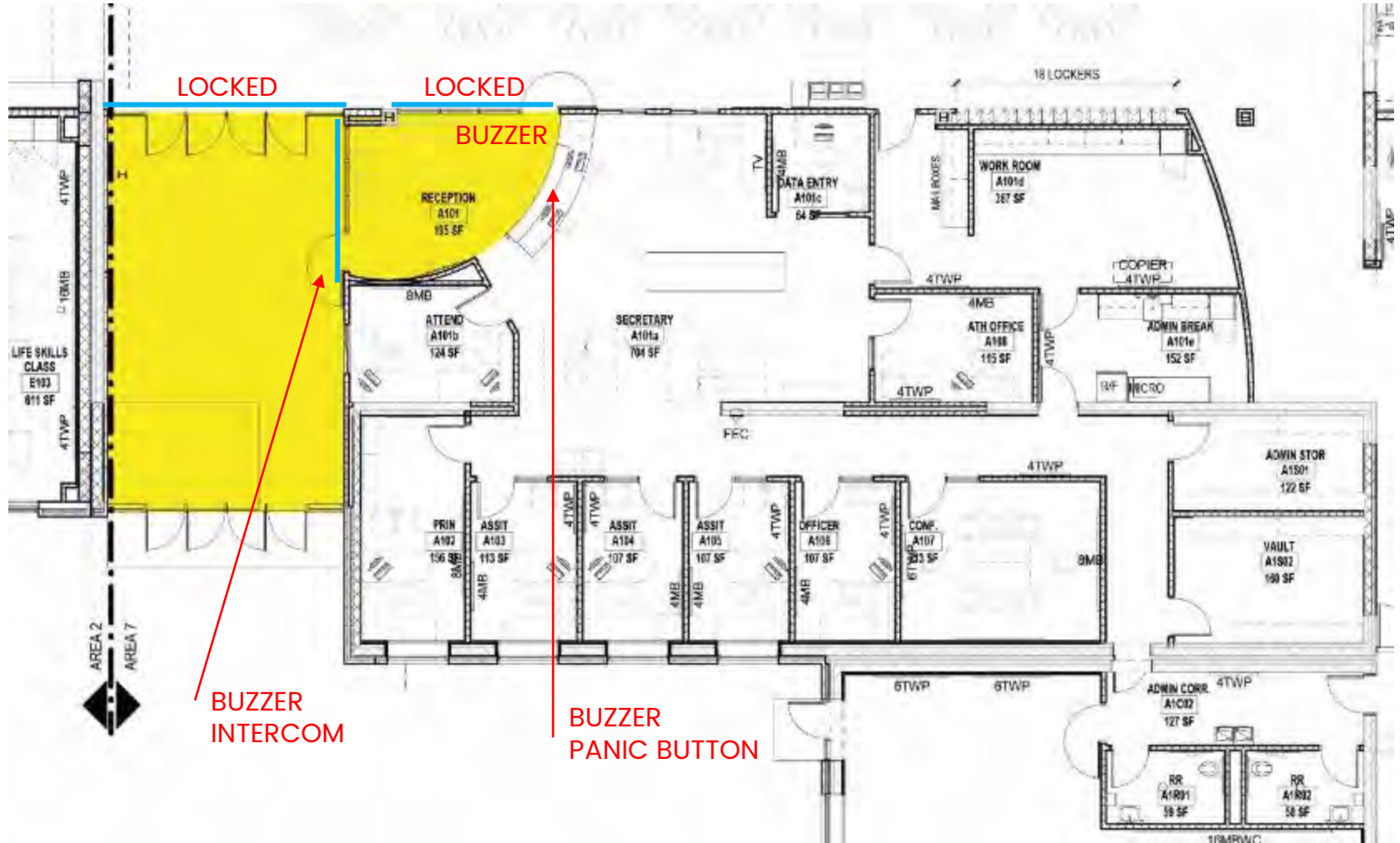
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing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

# DeWitt Elementary School – Summary

- The overall renovation cost rose slightly (5%) since last update and systems continue to deteriorate and wear out
- Site is a very limited and tight at just 3.59 acres. It lacks a dedicated bus and car loop for proper separation of car and buses. Loading/unloading is done curbside.
- Typical classrooms are close to the State standards and many are flexible due to movable walls present. Smaller group rooms are also provided for speech and special education. The school does not have a dedicated dining room. Lunch is served in the gymnasium.
- The facility design provides natural light in all but one educational space.
- Corridor line of site is mediocre with some 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.

# Agenda

Summary of Educational  
Visioning Session

Focus on Dewitt ES Facility  
Condition

**Focus on Richardson ES  
Facility Condition**

Tour DeWitt ES School

Tour Richardson ES School

Questions

# Richardson Elementary School – General Information



SF = 48,411 SF

Original Construction: 1951

Additions: 1958

Acres: 7.83

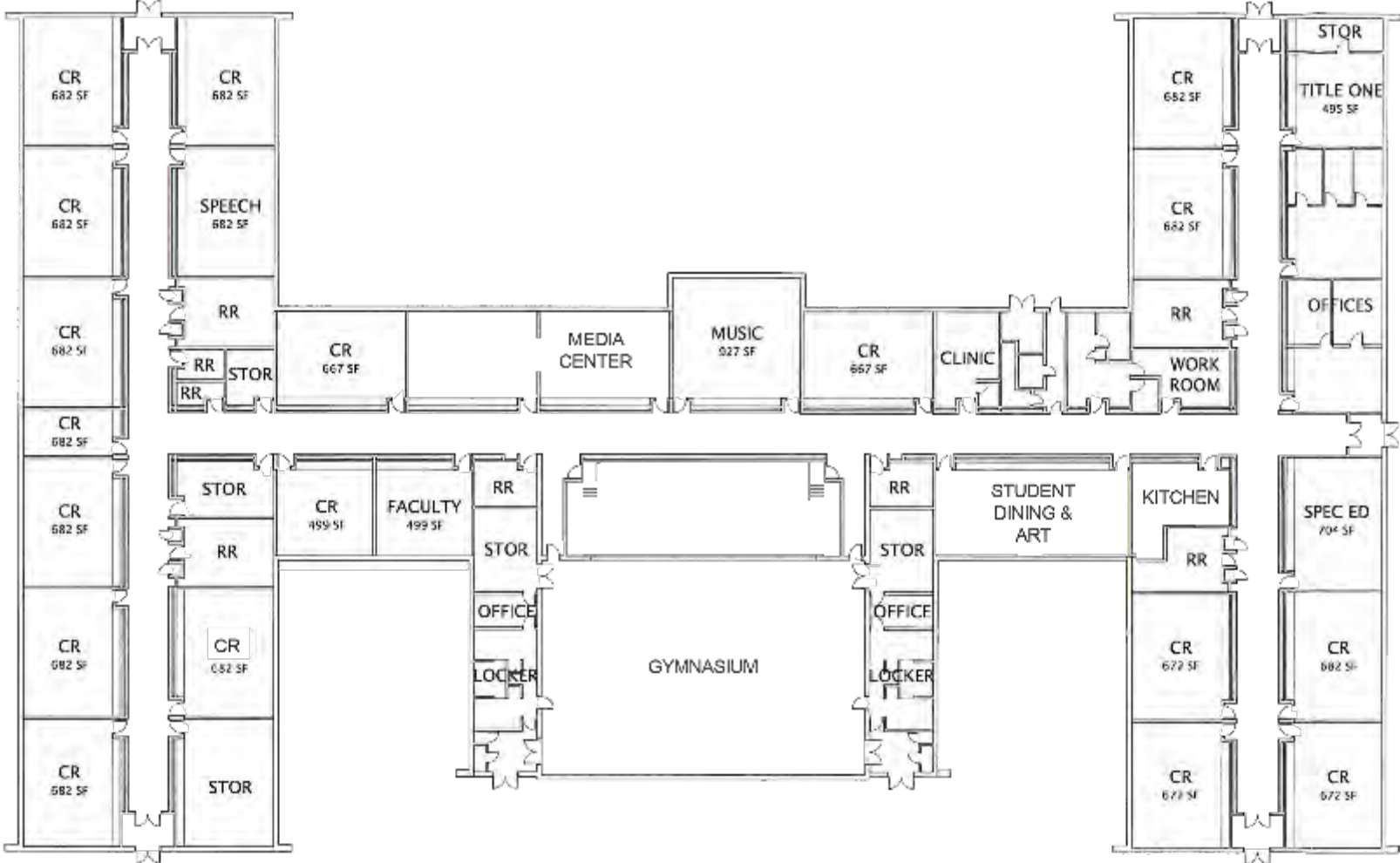
Grades: K-5

Enrollment: 399

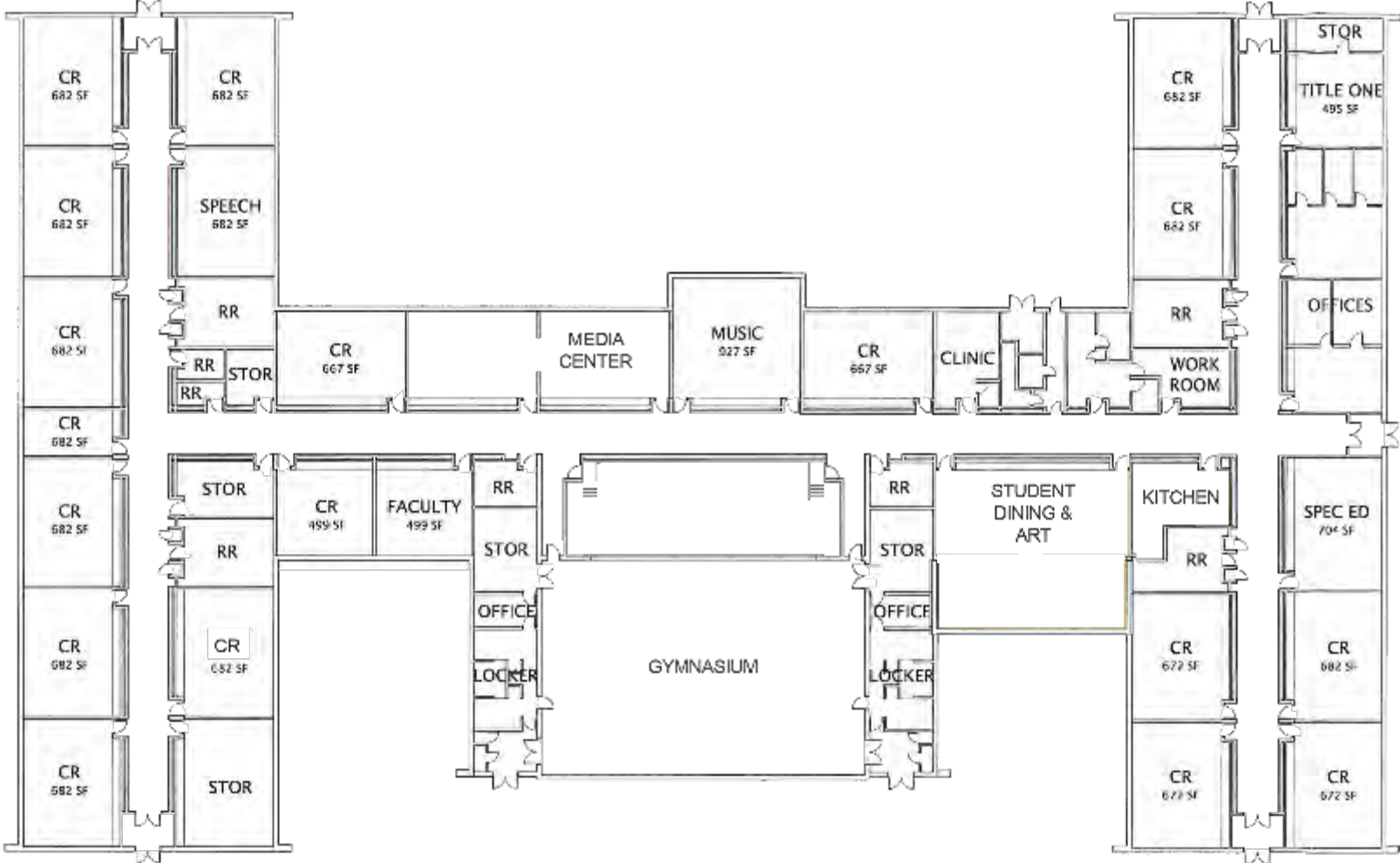
Building Capacity: 387



# Richardson Elementary School – Sequence of Construction



# Richardson Elementary School – Sequence of Construction



# Richardson 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	\$1,651,783.32	\$1,651,783.32	\$0.00
<b>B. Roofing</b>	3	\$647,025.20	<b>\$898,762.40</b>	<b>\$251,737.20</b>
<b>C. Ventilation / Air Conditioning</b>	2	\$29,205.50	<b>\$5,000.00</b>	<b>(\$24,205.50)</b>
D. Electrical Systems	3	\$785,710.53	\$785,710.53	\$0.00
E. Plumbing and Fixtures	3	\$492,577.00	\$492,577.00	\$0.00
<b>F. Windows</b>	3	\$599,250.00	<b>\$674,250.00</b>	<b>\$75,000.00</b>
G. Structure: Foundation	2	\$51,820.00	\$51,820.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$287,910.00	<b>\$315,410.00</b>	<b>\$27,500.00</b>
I. Structure: Floors and Roofs	2	\$3,660.00	\$3,660.00	\$0.00
J. General Finishes	3	\$1,577,368.70	\$1,674,643.70	<b>\$97,275.00</b>
K. Interior Lighting	3	\$242,055.00	\$242,055.00	\$0.00
<b>L. Security Systems</b>	3	\$137,971.35	<b>\$197,971.35</b>	<b>\$60,000.00</b>
M. Emergency/Egress Lighting	3	\$48,411.00	\$48,411.00	\$0.00
N. Fire Alarm	3	\$84,719.25	\$84,719.25	\$0.00
O. Handicapped Access	2	\$212,675.00	\$212,675.00	\$0.00
<b>P. Site Condition</b>	2	\$390,905.85	<b>\$397,776.70</b>	<b>\$6,870.85</b>
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	2	\$4,000.00	\$4,000.00	\$0.00
T. Hazardous Material	3	\$115,491.10	\$115,491.10	\$0.00
<b>U. Life Safety</b>	3	\$170,877.70	<b>\$173,777.70</b>	<b>\$2,900.00</b>
V. Loose Furnishings	3	\$242,055.00	\$242,055.00	\$0.00
W. Technology	3	\$638,056.98	\$638,056.98	\$0.00
<b>Subtotal:</b>		<b>\$8,413,528.48</b>	<b>\$8,910,606.03</b>	<b>\$497,077.55</b>
<b>X. Construction Contingency / Non Construction Costs</b>		<b>\$2,055,450.25</b>	<b>\$2,176,887.78</b>	<b>\$121,437.54</b>
<b>Subtotal:</b>		<b>\$10,468,978.73</b>	<b>\$11,087,493.81</b>	<b>\$618,515.09</b>
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$10,845,861.96</b>	<b>\$11,486,643.59</b>	<b>\$640,781.63</b>

Cost to Replace  
Reno/Replace Ratio

\$12,846,342.96  
84%

\$12,846,342.96  
89%

5%



# Richardson Elementary School – Condition



Unit Vents do not provide code levels of fresh air



Soffit deterioration



Dated / worn furnishings

# Richardson Elementary School – Condition



Worn doors without ADA hardware



Boy's restroom in dated and worn condition and lacks ADA fixtures

# Richardson Elementary School – Condition



1982 windows – seals and hardware failing (note window fogging occurring)

# Richardson Elementary School Site:

7.83 acres (1 parcel)

- Does have dedicated Bus Loop separated from cars
- Slightly sloped site with ballfields and both soft & hard surface play areas
- Parking lot appears cramped and undersized, but is provided with logical flow path
- Room for expansion to west (greenspace)



# Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY







SIZE

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

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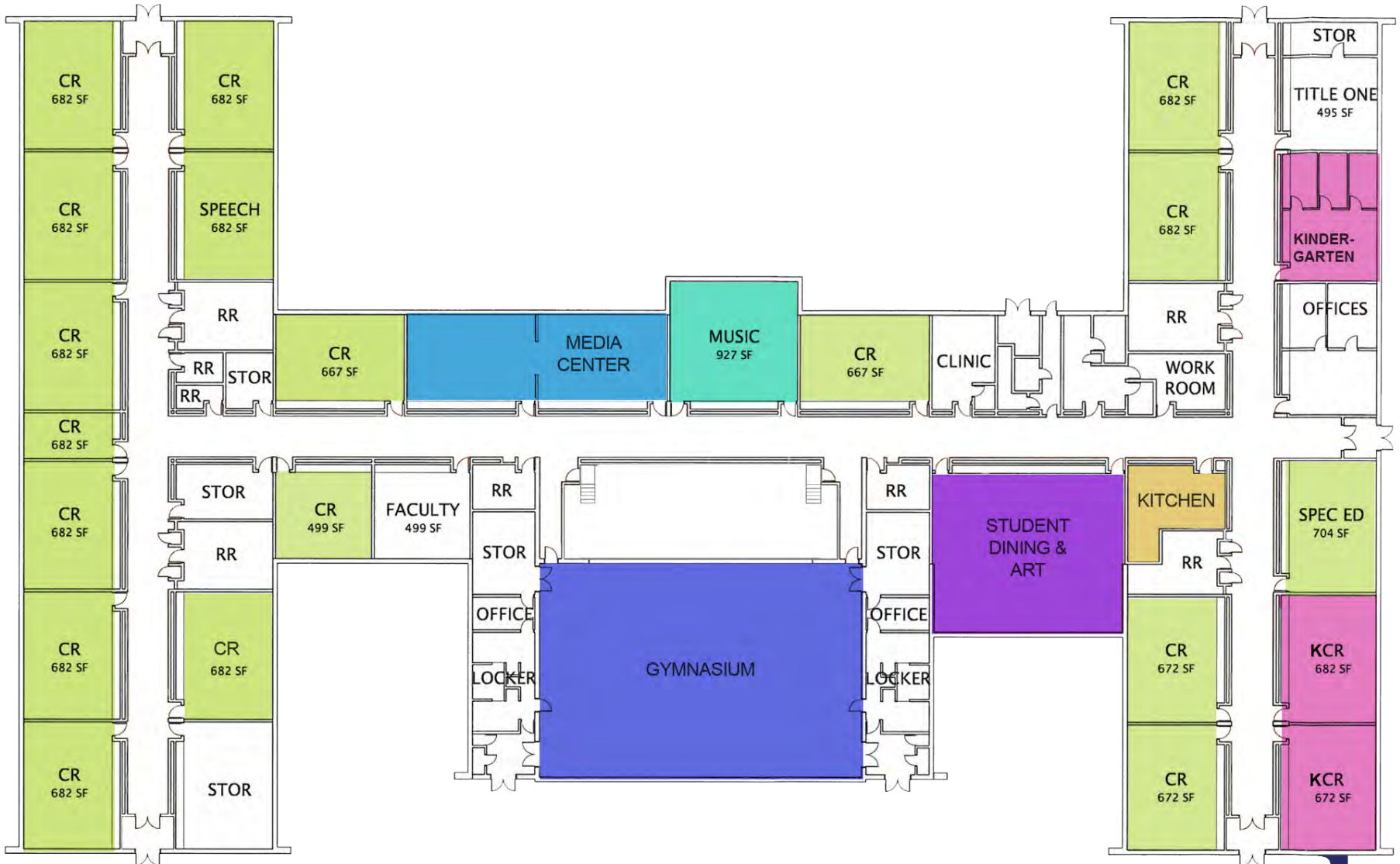
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SIZE









# and Flexibility





SIZE

## and Flexibility

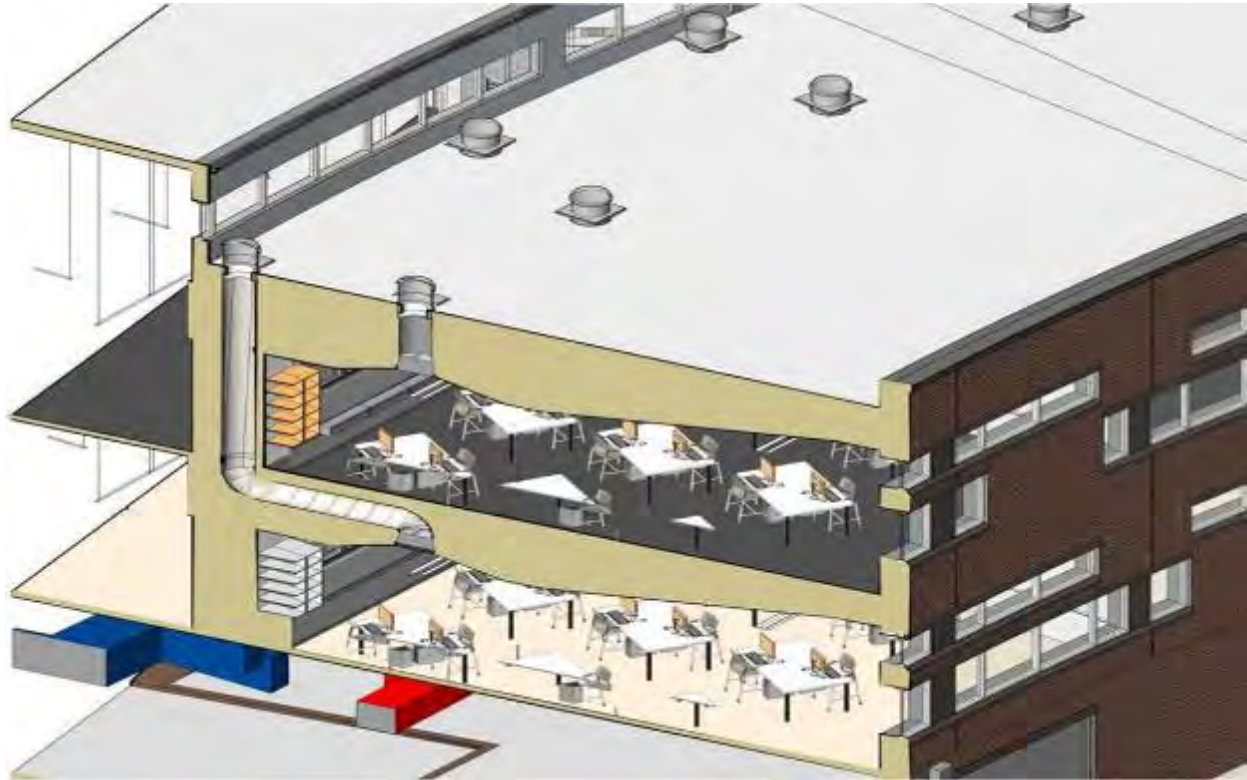
	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	typ 682	900	-218
 KINDERGARTEN	avg 678	1,200	-522
 MEDIA CENTER	1,351	1,197	+154
 STUDENT DINING	1,855	3,000	-1,145
 KITCHEN	416	1,397	-981
 GYMNASIUM	4,174	3,500	+674
 MUSIC	927	1,200	-273
 SCIENCE	N/A	N/A	N/A

# 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.”

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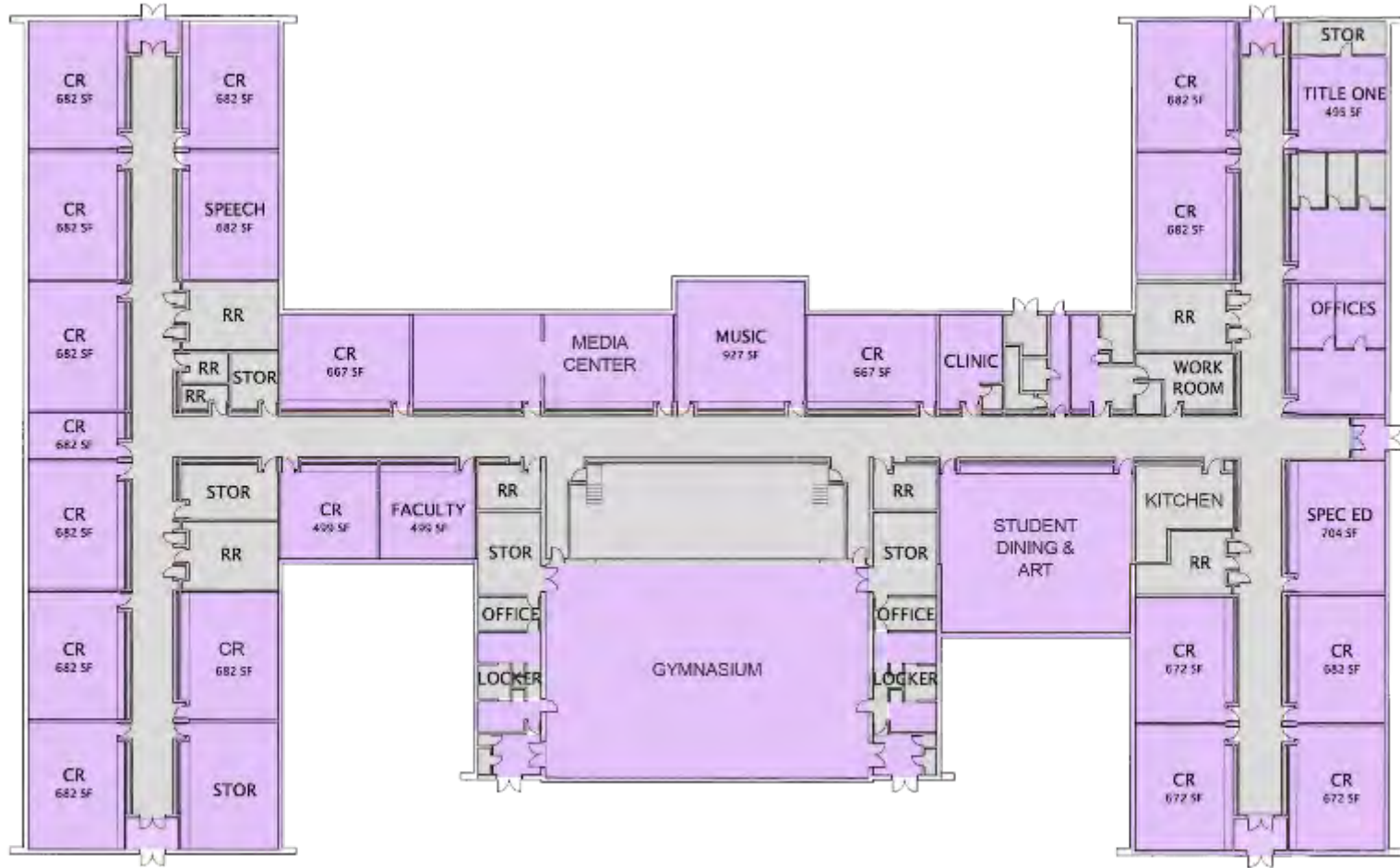


# DAYLIGHTING



Spaces without Daylight

Spaces with Daylight



# SAFETY/SECURITY



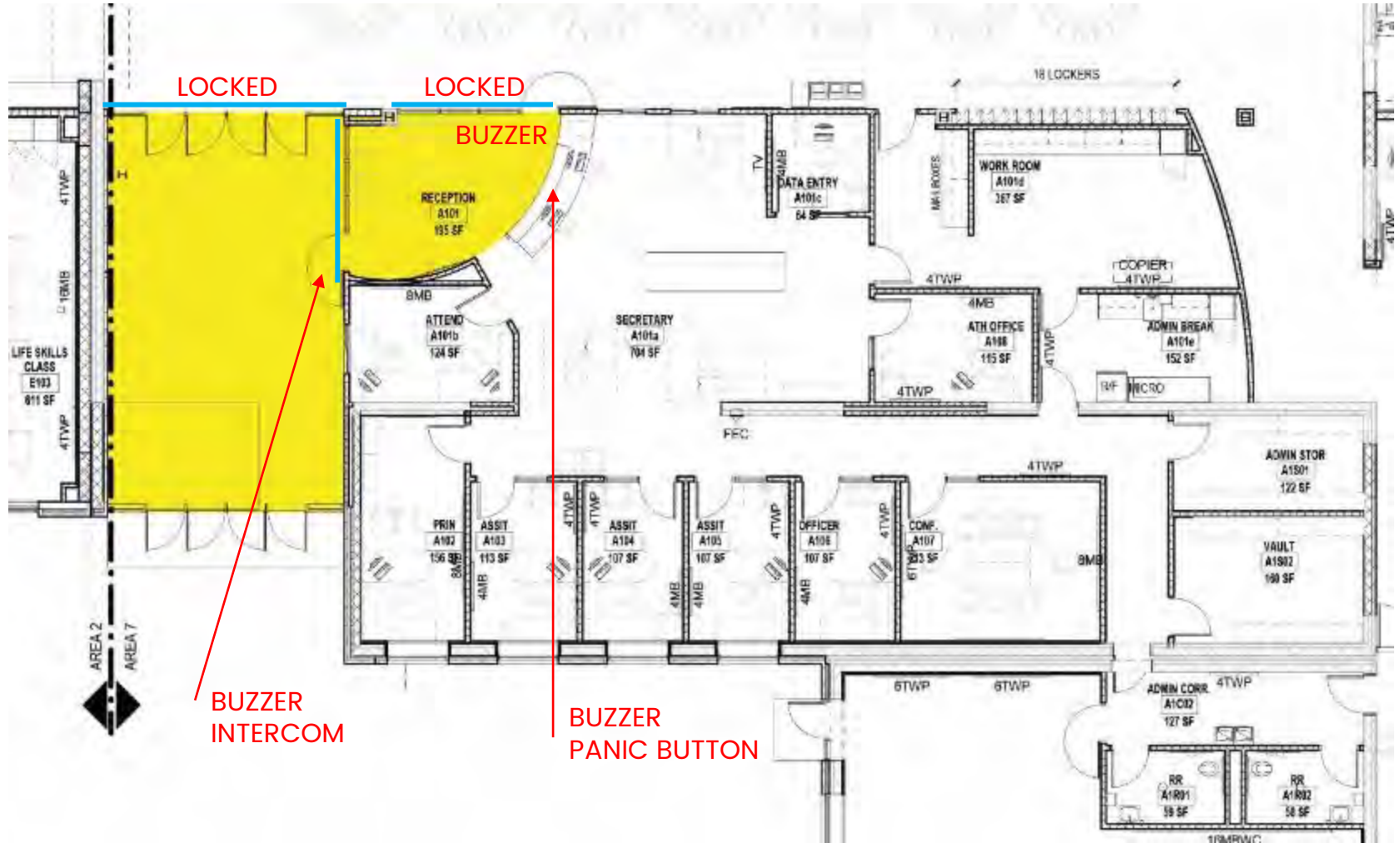
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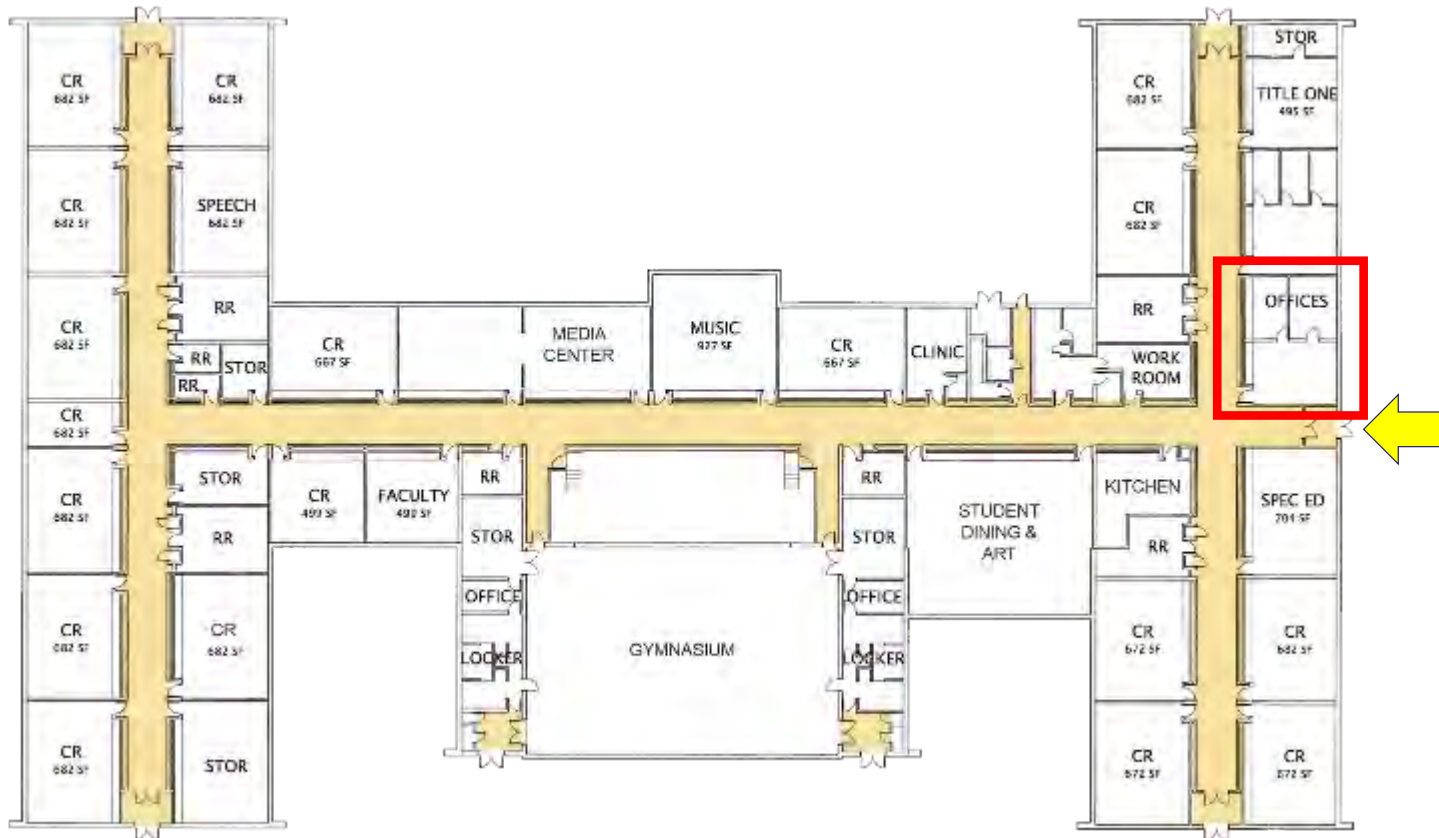
# PASSIVE DESIGN

## Secure entry vestibule



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

## SAFETY/SECURITY





# Richardson Elementary School – Summary

- The overall renovation cost rose slightly (5%) since last update and systems continue to deteriorate and wear out
- Site does have room for expansion. It is provided with a dedicated bus loop for proper separation of car and buses
- Typical classrooms are quite undersized and not flexible. The school does have a dedicated dining room but is sharing that space with art. The kitchen is very undersized.
- The facility design provides natural light in all educational spaces.
- Corridor line of site is good 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.

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Focus on Richardson ES  
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**Tour DeWitt ES School**

**Tour Richardson ES  
School**

**Questions**

# Q & A Thank You!

