



Cuyahoga Falls City Schools

Facilities Committee Meeting #16

March 14, 2019

HAMMOND 

tda
thendesign architecture

Agenda

Follow-Up Q&A

Building on What We
Determined So Far

Homework Concept
Master Planning– Group
Discussion

Next Steps

Questions

Follow-Up Q&A

Regarding North Ridgeville Academic Center Tours:

- What is the number of teachers per suite (pod)?

Answer: Ranges between 4-6 depending on the number of Special Education students within the suite

- What was the total project cost?

Answer: \$55 million including the Stadium and other LFI's

- Do we have a picture of the elevator?

Follow-Up Q&A



Follow-Up Q&A

How much would it cost to build a new High School on Clifford Stadium?

Answer: A new 9-12 High School would cost about \$59.8 Million.

This scenario was part of Segmented Master Plan Option 7. We also need to consider and calculate the cost for the demo of Clifford Stadium. Add on options could include:

- Demo of entire HS complex = additional \$3.9M

OR

- Demo of HS complex except Auditorium, BOE and Gyms portions (which would be renovated). This would become a standalone complex:

Preliminary Estimates = Additional \$19.6M

(will need to also calculate costs for buttoning up wall openings at demo intersections)

Follow-Up Q&A

How much would it cost to build a new Performing Arts Complex (PAC) at 1,650 seats and at 850 seat capacity?

Answer:

- New PAC with 1,650 seat capacity = approximately \$9.1 M
- New PAC with 850 seat capacity = approximately \$6.3 M

How much would it cost to fully renovate the Auditorium? How much would it cost to renovate only up to code requirements?

Answer:

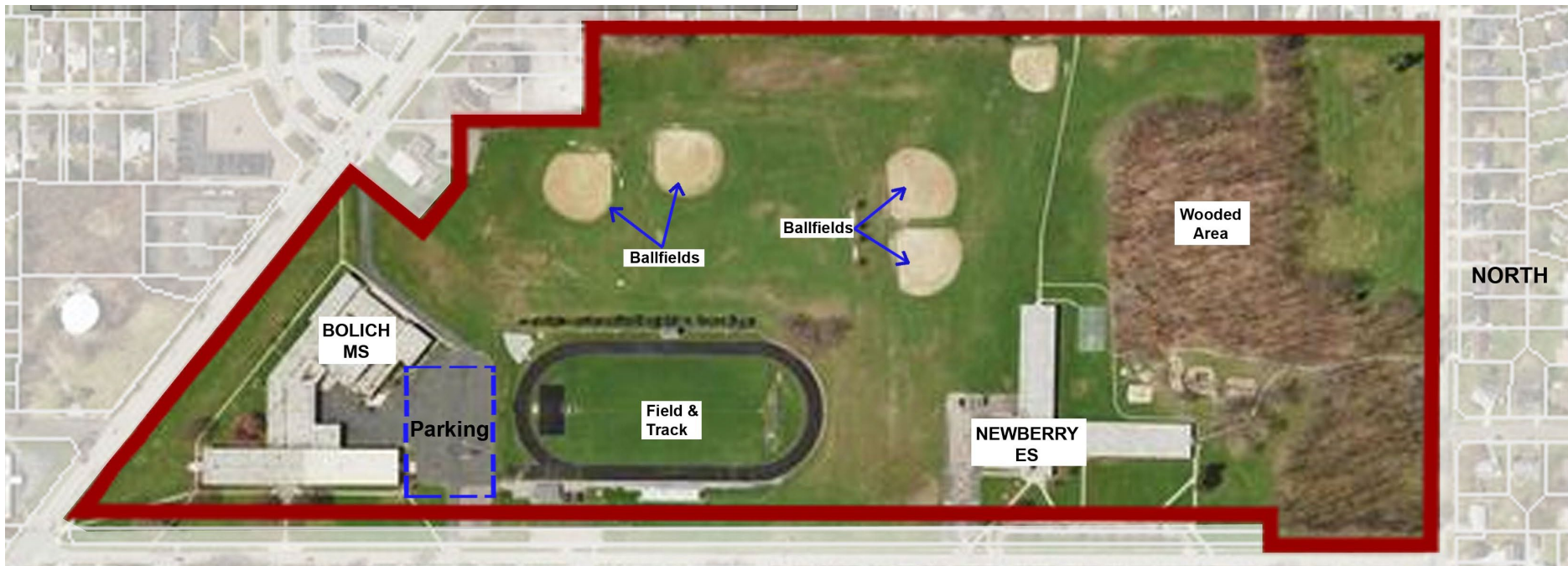
Costs are forthcoming and will be ready for next week's meeting discussion that focuses more on the LFI's

Follow-Up Q&A

Is there sufficient space to move the Stadium to the Bolich Site?

Answer:

We are currently studying this option. Best practices to have football fields facing a North / South orientation.



Agenda

Follow-up Questions and
Answers

**Building on What We
Determined So Far**

Homework Concept
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Building on what we have determined so far...

- Large consensus (73%) amongst committee to address upper grade levels in Segment 1.
- A lot of thought and discussion on keeping the existing high school auditorium, BOE and gymnasium portions (1960 addition). High cost impact to rebuild at same caliber.
- All three groups had consensus that Bolich should be demolished.
- None of the groups selected the renovations to the entire High School for grades 8-12 Option.

Building on what we have determined so far...

- Committee and BOE has expressed need to explore potential grade configuration possibilities.
 - We are exploring upper grades now and will explore lower grades in the near future.
- Bonding Capacity - Limitations and Opportunities:
 - \$69 million bonding cap limit
 - Around \$800 million assessed evaluation
 - 4 levy renewals coming up, first being in 2020. Window of opportunity for facilities bond issue is November 2019
- Roberts MS: Consensus to NOT demolish.
- Newberry ES: Consensus to include Abatement/Demo.

Building on what we have determined so far...

- Bolich site has ample space for a combined MS/HS complex, plus stadium relocation if needed. Site is sloped and will warrant strategic planning on the placement of new facility. Phasing needs to be investigated further.
- Shortlisted Master Plans by Committee Voting on 2/21/19 determined that Master Plans 4 and 8 were the top preferred plan by a large margin - 111 points and 60 points respectively.
- There were ZERO points voted towards Master Plan 2 and Master Plan 7

Agenda

Follow-Up Q&A

Building on What We
Determined So Far

**Concept Master
Planning Homework–
Group Discussion &
Voting**

Next Steps

Questions

MASTER PLAN OPTION 4

Master Plan Option 4 – New 7-12 Facility on Bolich Site

Segmented Base Scope:

- Construct New 7-12 Facility of 296,579 SF on Bolich Site
- Abate/Demo HS, Bolich & Newberry

7-12 Grade Option

Total Base Cost: \$87,950,983

Local Share = \$55,853,119

State Share = \$32,097,864

6-12 Grade Option

Total Base Cost: \$98,007,631

Local Share = \$62,188,807

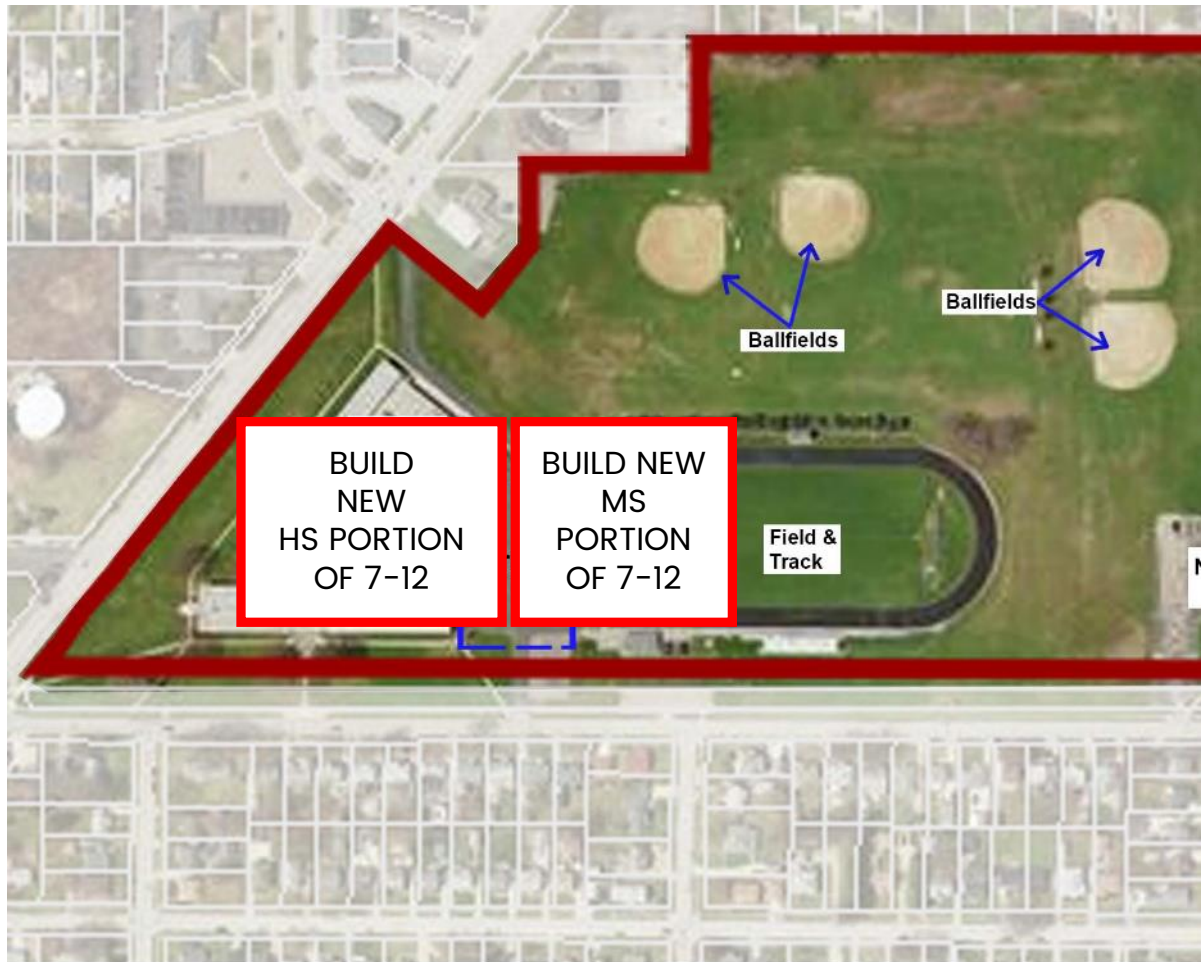
State Share = \$35,818,824

Master Plan Option 4 – New 7-12 Facility on Bolich Site

7-12 Sequencing

- Construct MS portion of New 7-12 School
- Swing MS students into New MS portion. 6th grade goes back to ES Feeder schools
- Abate/Demo Bolich
- Construct New HS portion of New 7-12 School.
- Swing HS students into New HS portion.
- Abate & Demo HS

Additional Consideration:
Where does the BOE go?



Master Plan Option 4 – New 7-12 Facility on Bolich Site

Segmented Base Scope/ Cost:

Total Base Cost: \$86,750,983

Local Share = \$54,653,119

State Share = \$32,097,864

Additional Costs:

Phasing Escalation: \$1,200,000.00 (LFI)

Total Local Share: \$54,653,119 + \$1,200,000.00 = \$55,853,119

Potential Variations for Further Discussion and Cost Development:

- Add 6th Grade to New Facility: 41,319 SF = \$10,056,648 (co-funded)
- Keep HS Auditorium, BOE & Gym Complex at HS = \$TBD depending on scope of renovations (LFI)
- New Auditorium Complex @ 7-12 Facility: \$TBD depending on seating capacity (LFI)
- Move stadium to Bolich Site. Includes new fieldhouse. = \$7,000,000.00

MASTER PLAN OPTION 8

Master Plan Option 8 – Reno/Demo/Add at High School for Grades 9-12



Master Plan Option 8 – Reno/Demo/Add at High School for Grades 9–12 + New 7–8 @ Bolich Site

Segmented Base Scope:

- Renovate Aud., BOE, Gym and entire 1961 Portion of the building
- Abate/Demo all other building portions
- Construct 74,506 SF New Space
- Build new 7–8 (Bolich site)
- Abate/Demo Bolich & Newberry (Note: Original plan had abate and demo of Roberts instead of Newberry – therefore costs differ slightly compared to original presentation)

7–12 Grade Option

Total Base Cost: \$89,103,637

Local Share = \$57,070,638

State Share = \$32,032,999

6–12 Grade Option

Total Base Cost: \$99,160,285

Local Share = \$63,406,326

State Share = \$35,753,959



Note: Includes trailer costs



Master Plan Option 8 – Reno/Demo/Add at High School for Grades 9–12 + New 7–8 @ Bolich Site

Segmented Base Scope/ Cost:

Total Base Cost: \$88,245,227

Local Share = **\$56,529,840**

State Share = \$31,715,387

Additional Costs (co-funded):

*Trailers = **\$858,410.00**

Local Share = **\$540,798.30**

State Share = \$317,611.70

Total Local Share: **\$56,529,840 + \$540,798.30 = \$57,070,638.30**

**Preliminary Cost – currently studying quantity of trailers needed*

MASTER PLAN OPTION 9

Master Plan Option 9 – Reno/Demo/Add at High School for Grades 9–12 + New 7–8 @ Bolich Site

Segmented Base Scope:

- Renovate Aud., BOE, and Gym
- Abate/Demo all other building portions
- Construct 148,580 SF New Space
- Build new 7–8 (Bolich site)
- Abate/Demo Bolich & Newberry

7–8 Grade Option

Total Base Cost: \$96,094,534

Local Share = \$63,477,227

State Share = \$32,617,307

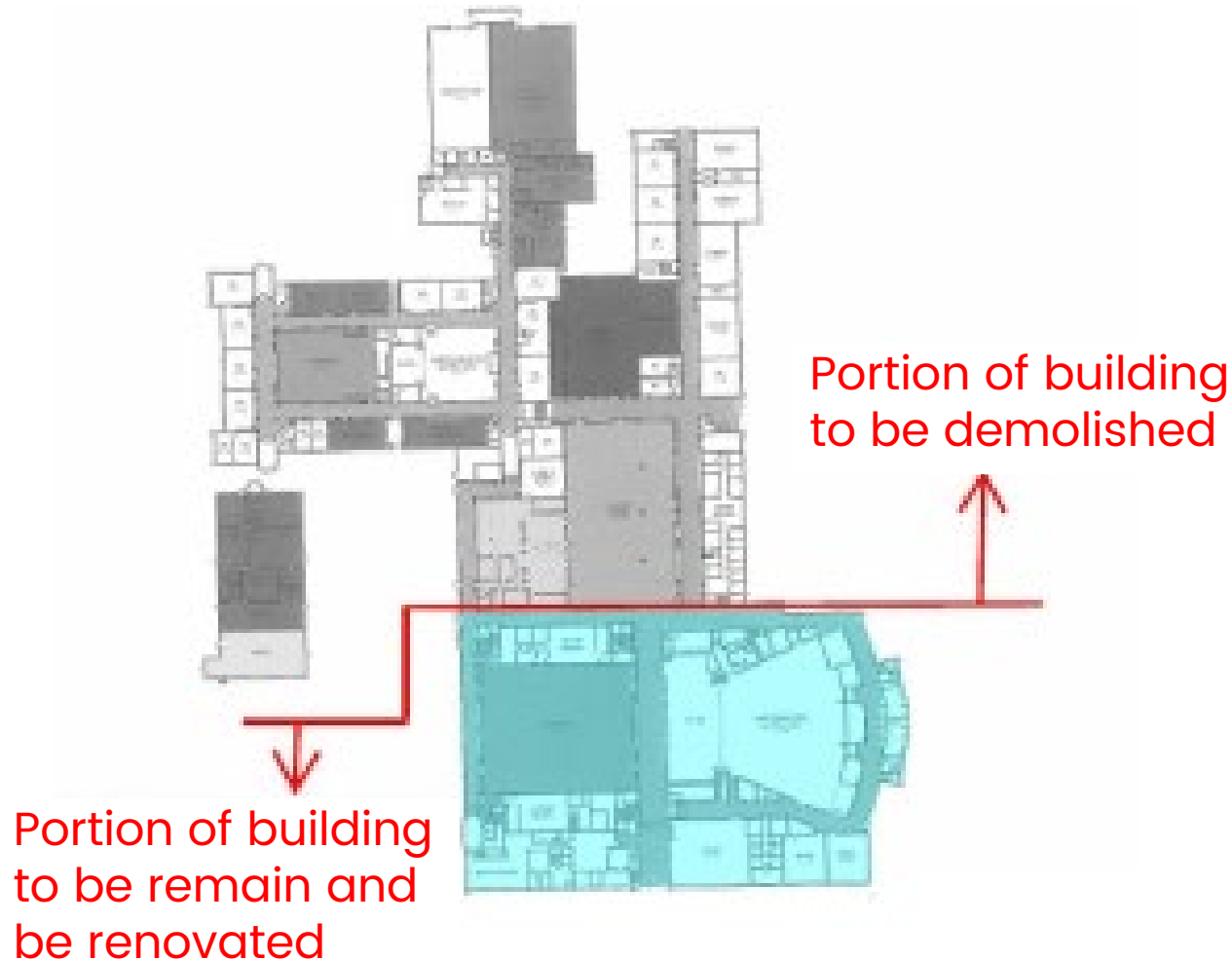
6–8 Grade Option

Total Base Cost: \$106,151,182

Local Share = \$69,812,915

State Share = \$36,338,267

Master Plan Option 9 – Reno/Demo/Add at High School for Grades 9–12 + New 7–8 @ Bolich Site



Master Plan Option 9 – Reno/Demo/Add at High School for Grades 9–12 + New 7–8 @ Bolich Site

Segmented Base Scope/ Cost:

Total Base Cost: \$93,074,534

Local Share = **\$60,457,227**

State Share = \$32,617,307

Additional Costs (100% LFI):

Pre-Fab Fieldhouse/Gym at Newberry : **\$2,520,000.00**

*Additional Trailers (beyond what OFCC co-funds in above Base Cost):
\$500,000.00

Total Local Share: **\$60,457,227 + \$2,520,000.00 + \$500,000.00 =**
\$63,477,227.00

**Preliminary Cost – Currently studying quantity of trailers needed*

6th Grade Option

To add the 6th grade to either the 7-12 Master Plan or the 7-8 Master Plan, the estimated project SF and cost is as follows:

Add 6th Grade to New Facility: 41,319 SF = \$10,056,648 (co-funded)

Local Share = \$6,335,688

State Share = \$3,720,960

Master Plan Option Summary

Cuyahoga Falls City School District Segmented Master Plan Options - 3/14/2019

| | Segmented MP #4 | Segmented MP #8 | Segmented MP #9 |
|--------------------|---|---|--|
| Scope | Build New 7-12 Facility on Bolich Site | Renovate HS Aud. BOE Gym & Entire 1960 Bldg | Renovate HS Aud. BOE & Gym |
| | Abate Demo HS | Build New 7-8 Facility on Bolich Site | Build New 7-8 Facility on Bolich Site |
| | Abate Demo Bolich | Abate Demo Bolich | Abate Demo Bolich |
| | Abate Demo Newberry | Abate Demo Newberry | Abate Demo Newberry |
| | Phasing Escalation Costs | Abate Demo 1922, 1927, 1949 portions of HS | Abate Demo 1922, 1927, 1949, 1960 portions of HS |
| | | Trailer Costs | Field/house Gym LFI, Additional Trailers LFI |
| Base Cost | \$ 87,950,983 | \$ 89,103,637 | \$ 96,094,534 |
| State Share | \$ 32,097,864 | \$ 32,032,999 | \$ 32,617,307 |
| Local Share | \$ 55,853,119 | \$ 57,070,638 | \$ 63,477,227 |
| | | | |
| | Segmented MP #4 - ADD 6TH GRADE | Segmented MP #8 - ADD 6TH GRADE | Segmented MP #9 - ADD 6TH GRADE |
| Scope | Build New 6-12 Facility on Bolich Site | Renovate HS Aud. BOE Gym & Entire 1960 Bldg | Renovate HS Aud. BOE & Gym |
| | Abate Demo HS | Build New 6-8 Facility on Bolich Site | Build New 6-8 Facility on Bolich Site |
| | Abate Demo Bolich | Abate Demo Bolich | Abate Demo Bolich |
| | Abate Demo Newberry | Abate Demo Newberry | Abate Demo Newberry |
| | Phasing Escalation Costs | Abate Demo 1922, 1927, 1949 portions of HS | Abate Demo 1922, 1927, 1949, 1960 portions of HS |
| | | Trailer Costs | Field/house Gym LFI, Additional Trailers LFI |
| Cost | \$ 98,007,631 | \$ 99,160,285 | \$ 106,151,182 |
| State Share | \$ 35,818,824 | \$ 35,753,959 | \$ 36,338,267 |
| Local Share | \$ 62,188,807 | \$ 63,406,326 | \$ 69,812,915 |
| | | | |
| Notes: | Master Plans have been updated to latest 2019 Draft Enrollment Projections; are subject to change Master Plans are based on 2018 cost set with projected inflation factor (10%) for 2019 cost set. OFCC will have 2019 cost set available in April 2019 and plans will be updated at that time. Master Plan costs do include storm shelter (hardening) allowances for new building options. | | |

Voting Results

Cuyahoga Falls City School District
Segmented Master Plan Options - 3/14/2019

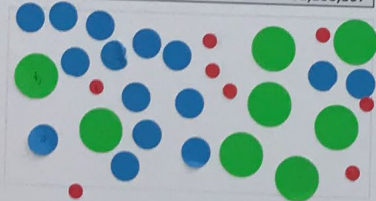
109 pts

| Segmented MP #4 | |
|-----------------|---|
| Scope | Build New 7-12 Facility on Bolich Site Abate Demo HS Abate Demo Bolich Abate Demo Newberry Phasing Escalation Costs |
| Base Cost | \$ 87,950,983 |
| State Shar | \$ 32,097,864 |
| Local Shar | \$ 55,853,119 |



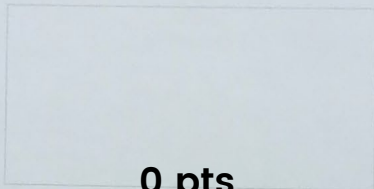
93 pts

| Segmented MP #4 - ADD 6TH GRADE | |
|------------------------------------|---|
| Scope | Build New 6-12 Facility on Bolich Site Abate Demo HS Abate Demo Bolich Abate Demo Newberry Phasing Escalation Costs |
| Cost | \$ 98,007,631 |
| State Shar | \$ 35,818,824 |
| Local Shar | \$ 62,188,807 |



0 pts

| Segmented MP #8 | |
|-----------------|---|
| Scope | Renovate HS Aud. BOE Gym & Entire 1960 Bldg Build New 7-8 Facility on Bolich Site Abate Demo Bolich Abate Demo Newberry Abate Demo 1922, 1927, 1949 portions of HS Trailer Costs |
| | \$ 89,103,637 |
| | \$ 32,032,999 |
| | \$ 57,070,638 |



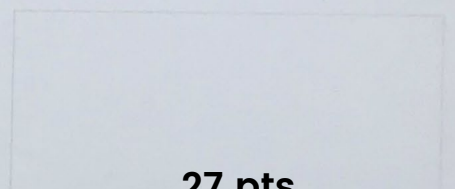
0 pts

| Segmented MP #8 - ADD 6TH GRADE | |
|------------------------------------|---|
| Scope | Renovate HS Aud. BOE Gym & Entire 1960 Bldg Build New 6-8 Facility on Bolich Site Abate Demo Bolich Abate Demo Newberry Abate Demo 1922, 1927, 1949 portions of HS Trailer Costs |
| | \$ 99,160,285 |
| | \$ 35,753,959 |
| | \$ 63,406,326 |



9 pts

| Segmented MP #9 | |
|-----------------|---|
| Scope | Renovate HS Aud. BOE & Gym Build New 7-8 Facility on Bolich Site Abate Demo Bolich Abate Demo Newberry Abate Demo 1922, 1927, 1949, 1960 portions of HS Field/house Gym LFI, Additional Trailers LFI |
| | \$ 96,094,534 |
| | \$ 32,617,307 |
| | \$ 63,477,227 |



27 pts

| Segmented MP #9 - ADD 6TH GRADE | |
|------------------------------------|---|
| Scope | Renovate HS Aud. BOE & Gym Build New 6-8 Facility on Bolich Site Abate Demo Bolich Abate Demo Newberry Abate Demo 1922, 1927, 1949, 1960 portions of HS Field/house Gym LFI, Additional Trailers LFI |
| | \$ 106,151,182 |
| | \$ 36,338,267 |
| | \$ 69,812,915 |



Agenda

Follow-up Questions and Answers

Building on What We Determined So Far

Concept Master Planning
Homework– Group Discussion & Voting

Next Steps

Questions

Next Steps

- Continue towards final master plan
- TDA to continue to vet out details of plans & costs. This includes LFI's which we will focus more on next week.
- OFCC cost update coming in next few weeks. Plans will be adjusted.

