



Cuyahoga Falls City Schools

Facilities Committee Meeting #17

March 21, 2019



Agenda

Follow-Up Q&A

Building on What We
Determined So Far

Master Planning– Group
Discussion

Next Steps – LFI Homework

Questions

Follow-Up Q&A

How much would it cost to fully renovate the Auditorium, BOE & Gymnasium Complex?

OFCC Renovation Scope:



Follow-Up Q&A

How much would it cost to fully renovate the Auditorium, BOE & Gymnasium Complex?

OFCC Renovation Scope:

HVAC replacement
Roof replacement
Electrical system replacement
Window replacement
Exterior wall cleaning/sealing
General Finish Replacement
Add Wall insulation
Interior Lighting Replacement
Site / Parking Improvements
Technology Improvements

Floor repairs
Security System
Emergency/Egress Lighting Replacement
Fire Alarm System replacement
ADA upgrades
Exterior Door Replacement
Asbestos Abatement
Install Fire suppression system
Loose Furnishing Replacement

Cost: \$16,701,412



Note: Additional costs for demo of remainder of structures + for shoring, pinning, wall construction at break point



Follow-Up Q&A

How much would it cost to do Code Only Renovations to the Auditorium, BOE & Gymnasium Complex?

Code Only Scope:

CODE ONLY RENOVATIONS:

Emergency/Egress Lighting Replacement
Fire Alarm System replacement
ADA upgrades
Fire Suppression System Installation
Handrail & Stairwell compliance

ASSOCIATED ITEM RENOVATIONS

Ceiling Tile Replacement
Interior Lighting Replacement

Cost: \$2,186,557

Note: Additional costs for demo of remainder of structures + for shoring, pinning, wall construction at break point



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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

Building on what we have determined so far...

- Shortlisted Master Plans by Committee Voting on 3/20/19 determined that Master Plan 4 was top preferred plan by a large margin – 85% of the total points were placed in Master Plan 4. (202 total points out of 238 points)
- Master Plan 4 for grades 7-12 received 109 points
- Master Plan 4 variation to add 6th grade to the plan received 93 points
- There were ZERO points voted towards Master Plan 8
- Master Plan 9 for grades 7-12 received 9 points
- Master Plan 9 variation to add 6th grade to the plan received 27 points

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 Share	\$ 32,097,864
Local Share	\$ 55,853,119



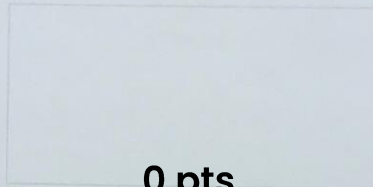
93 pts

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 Share	\$ 35,818,824
Local Share	\$ 62,188,807



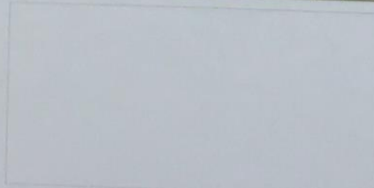
0 pts

Segmented MP #8	
	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



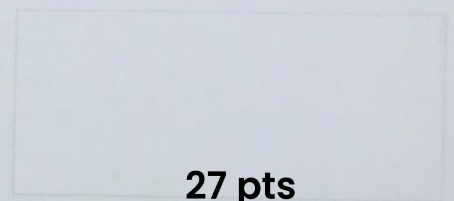
0 pts

Segmented MP #8 - ADD 6TH GRADE	
	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	
	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	
	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



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MASTER PLAN OPTION 4

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 (LFI)

Total Local Share: \$54,653,119 + \$1,200,000 = \$55,853,119

Potential Variations for Further Discussion:

- Add 6th Grade to New Facility: 41,319 SF = \$10,056,648 (co-funded)
- Keep HS Auditorium, BOE & Gym Complex at HS = : \$20.1M (LFI. Cost updated to include abate/demo, pinning, shoring, and new wall construction at breaking point)
- New Auditorium Complex @ 7-12 Facility: 850 Seats approx. \$6.3 M. 1,650 Seats approx. \$9.1M (LFI)
- Move stadium to Bolich Site. Includes new fieldhouse. = \$7.8 to \$10.9 M (cost updated to reflect options of seating capacity)

6th Grade Option

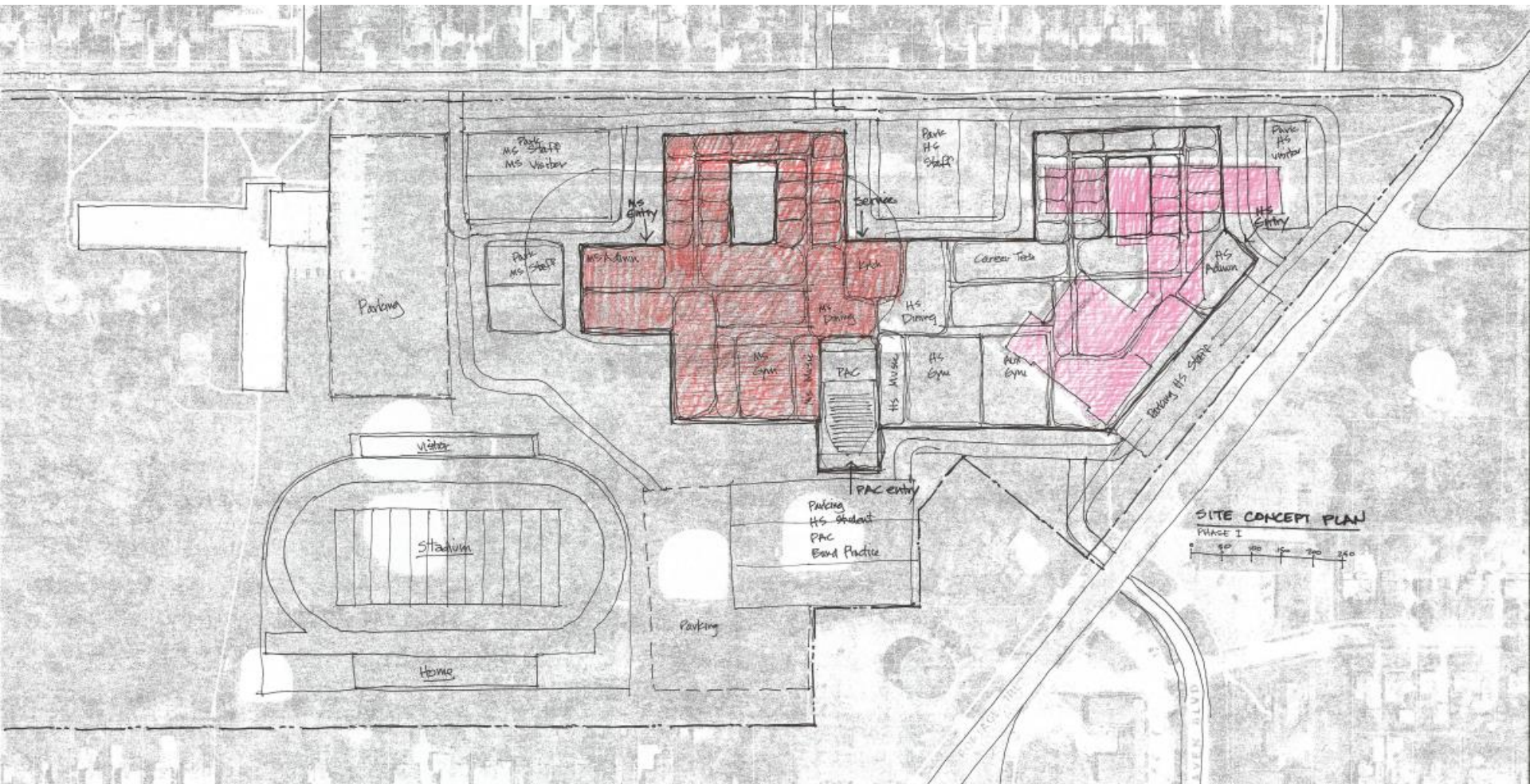
To add the 6th grade to either the 7-12 Master Plan, the estimated project SF and cost is as follows:

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

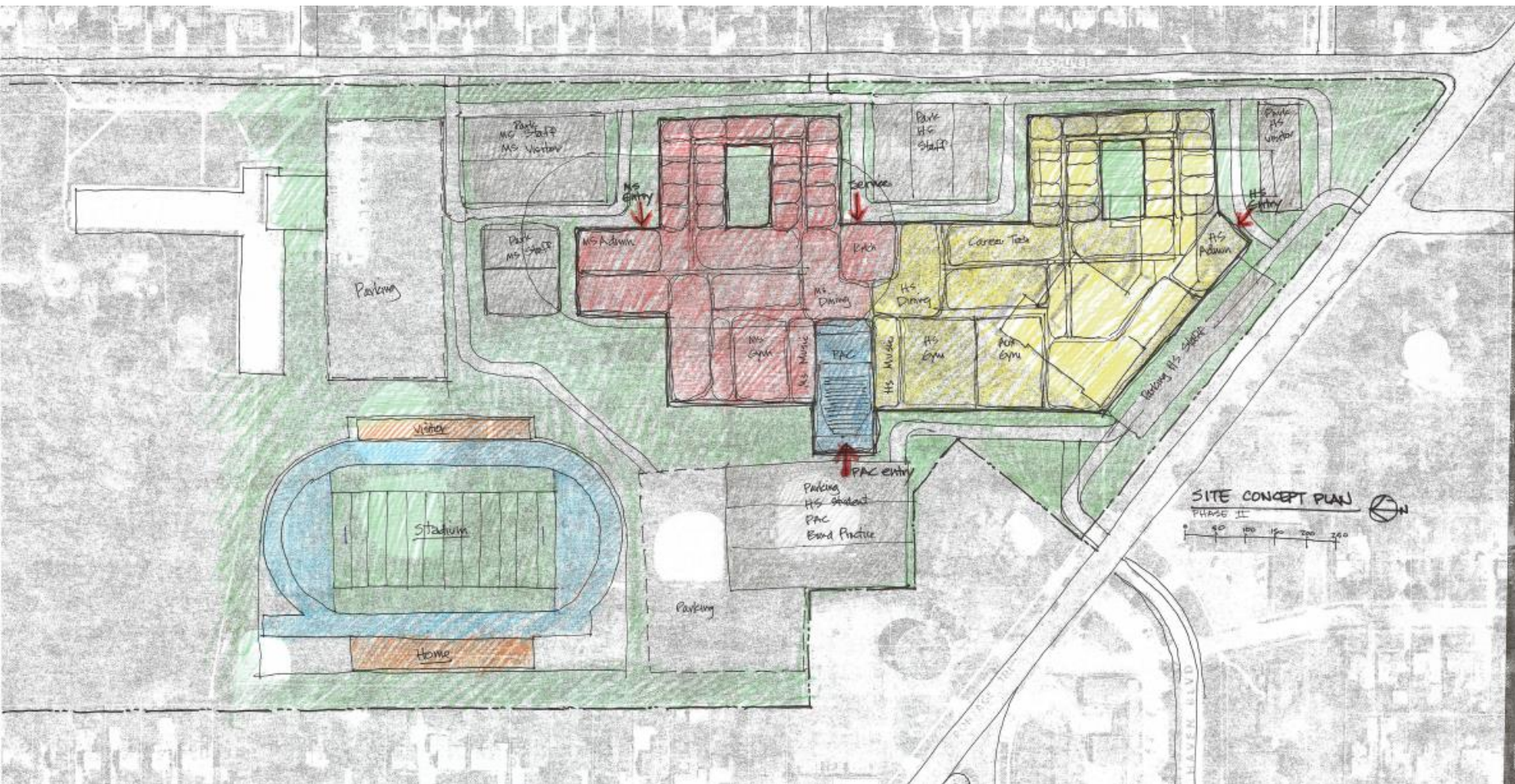
Local Share = \$6,335,688

State Share = \$3,720,960

Site Fit Test Master Plan Option 4 – New Combination Facility on Bolich Site



Site Fit Test Master Plan Option 4 – New Combination Facility on Bolich Site



Master Plan Option Summary

Cuyahoga Falls City School District
Segmented Master Plan Options - 3/21/2019

Segmented MP #4		Segmented MP #4 - ADD 6TH GRADE	
Scope	Build New 7-12 Facility on Bolich Site	Scope	Build New 6-12 Facility on Bolich Site
	Abate Demo HS		Abate Demo HS
	Abate Demo Bolich		Abate Demo Bolich
	Abate Demo Newberry		Abate Demo Newberry
	Phasing Escalation Costs		Phasing Escalation Costs
Cost	\$ 87,950,983	Cost	\$ 98,007,631
State Share	\$ 32,097,864	State Share	\$ 35,818,824
Local Share	\$ 55,853,119	Local Share	\$ 62,188,807
Notes: Master Plans have been updated to latest 2019 Draft Enrollment Projections; are subject to change. Master Plans are based on 2016 cost set with projected inflation factor (NA) 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.			

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Next Steps – LFI Homework

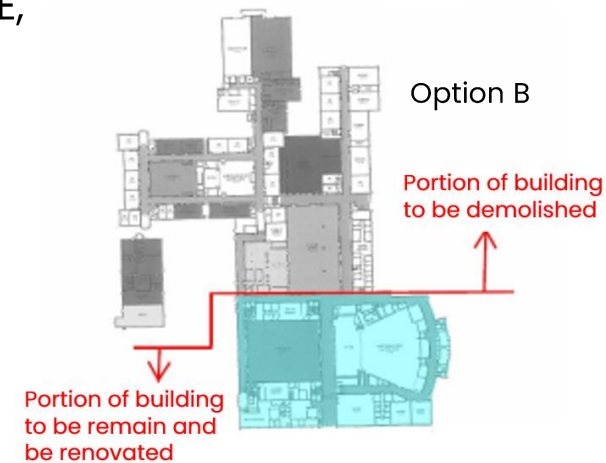
LFI #1: Existing HS & Auditorium/Gym/BOE Building

Option A: Abate & Demo all building portions except Gym, BOE, and Auditorium which would be fully renovated to OFCC standards. Cost to abate/demo (area of gray at right diagram, fully renovate areas to remain (area of blue at right diagram), plus pinning, shoring, and constructing new wall at break point is estimated at \$20.1 M

Option B: Abate & Demo all building portions except Gym, BOE, and Auditorium which would be renovated to meet Code Items Only. Cost to abate/demo, Code Only Renovations to areas that remain, plus pinning, shoring, and constructing new Wall at break point is estimated at \$5.5 M

Option C: Abate and Demolish entire building. Cost: \$3.9M

Option D: No work. Entire HS to remain onsite with no renovations. Cost: \$0.00



Next Steps – LFI Homework

LFI #2: Construct new Performing Arts Center

Option A: New 850 seating capacity Performing Arts Center. Cost: \$6.3 M

Option B: New 1,650 seating capacity Performing Arts Center. Cost: \$9.1 M

Both options would include the following spaces, but at different sizes:

Auditorium house
Concession
Lobby
Coat Room
Ticket Booth
Piano Storage

Family Restroom
Stage
Scene Shop & Drama Storage
Make-up / Dressing Rooms
Theatrical Control Room
Drama Storage

Next Steps – LFI Homework

LFI #3: Construct New Stadium At Bolich Site

Option A: 3,000 seating capacity. Cost: \$7.8 M

Option B: 5,000 seating capacity. Cost: \$9.3 M

Option C: 8,000 seating capacity. Cost: \$10.9 M

All options would include football & soccer combined field with turf, 8 lane polyurethane track and zones, bleachers, field house, pressbox, etc.

Next Steps – LFI Homework

LFI #4: Additional SF for Career Technical Programs not co-funded by OFCC due to not meeting enrollment requirements

Program	Total SF	Cost
Administrative & Professional Support	2,008 SF	\$533,549.15
Auto Technology	11,978 SF	\$3,224,221.40
Medical Admin. Assisting	2,008 SF	\$533,549.15
Criminal Justice	3,857 SF	\$1,024,850.10
Totals	19,851 SF	\$5,316,169.80

Thank You!

