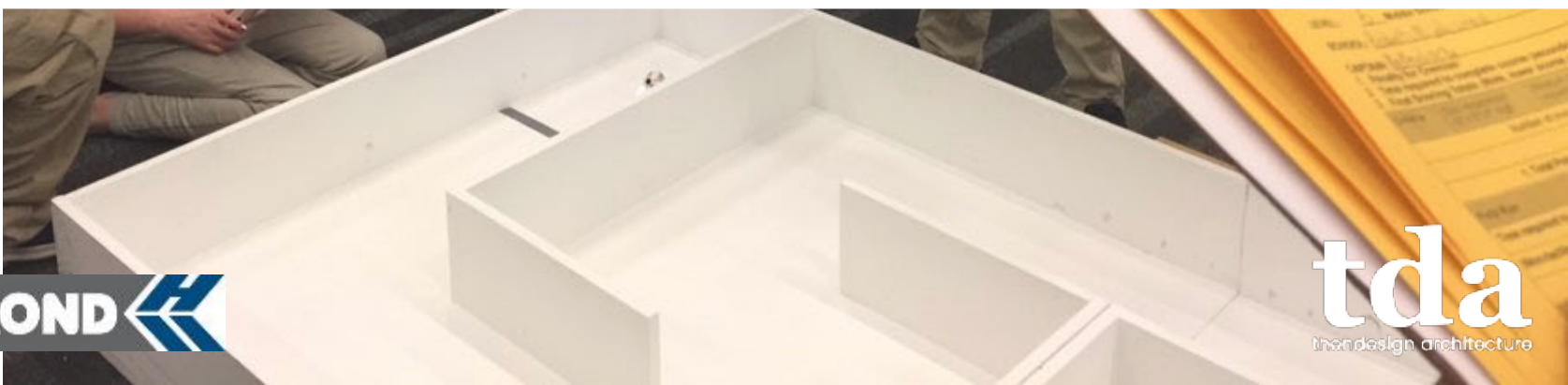
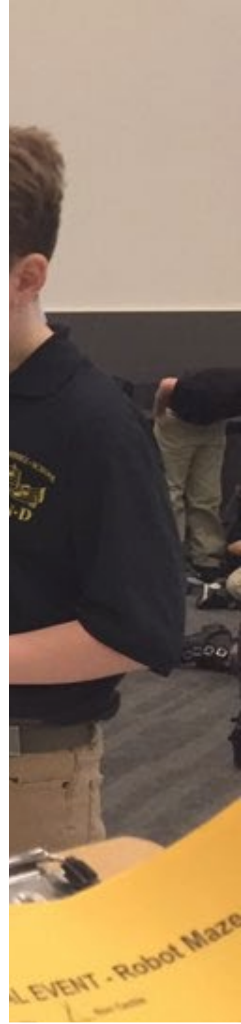
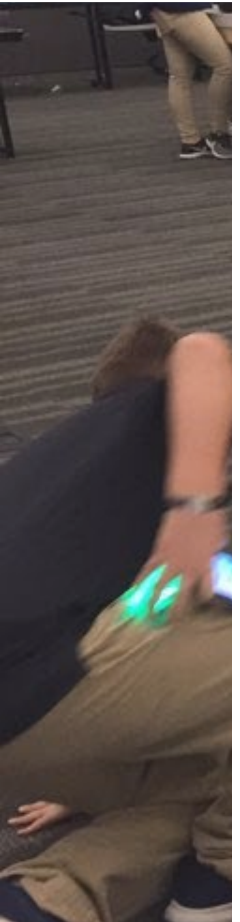




Cuyahoga Falls City Schools

Facilities Committee Meeting #18

March 28, 2019



Agenda

Building on What We Determined So Far

Updated Master Plan 4

Updated LFI's

Open Discussion – Master
Planning

Voting

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

Building on what we have determined so far...

- Theatrical Director described the issues and problems with the current auditorium. He felt the option for 1,650 dedicated auditorium seats was too large. He also expressed the 850 seat option was too small.
- He indicated that there is a need for a black box theater (BBT).
- He recommended to explore plan costs for:
 - 1,200 seat auditorium + 200 seating for BBT
 - 1,400 seat auditorium + 200 seating for BBT
- Committee voted on LFI#1, options C & D via show of hands.
 - C: Abate & Demo entire HS Facility = 13 votes
 - D: No work. Entire HS remain onsite as is = 7 votes
- Committee requested to look at our master plan without Abate & Demo costs

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UPDATED COSTS!

MASTER PLAN OPTION 4

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

- Hammond received annual cost update information from the OFCC. They have not released the costs officially, but they were informed the increase will be 4.5%
- Our OFCC representative Bill Prenosil recommended adding an additional 4% on top of that due to the volatile market conditions.
- TDA concurs and strongly recommends the additional 4%. We have updated master plan costs to reflect both increases.
- Note: Our plans reviewed to date have had a total of 10% inflation for cost increase. Therefore, updated plan presented tonight actually are approx. 1.5% lower than previous ones.

Cuyahoga Falls City School District
Segmented Master Plan Options - 3/27/2019

Segmented MP #4 WITH HS DEMO	
Scope	Build New 7-12 Facility on Bolich Site \$73.9M
	4.5% OFCC Cost Increase \$3.3M
	4% Cost Increase Market Conditions (LFI) \$3M
	Abate Demo HS \$3.9M
	Abate Demo Bolich \$857K
	Abate Demo Newberry \$379K
	Phasing Escalation Costs (LFI) \$1.2M
Cost	\$ 86,732,435
State Share	\$ 30,503,407
Local Share	\$ 56,229,028

New

Segmented MP #4A WITHOUT HS DEMO	
Scope	Build New 7-12 Facility on Bolich Site \$73.9M
	4.5% OFCC Cost Increase \$3.3M
	4% Cost Increase Market Conditions (LFI) \$3M
	Abate Demo Bolich \$857K
	Abate Demo Newberry \$379K
	Phasing Escalation Costs (LFI) \$1.2M
Cost	\$ 82,797,314
State Share	\$ 29,047,412
Local Share	\$ 53,749,902

Segmented MP #4 - WITH HS DEMO & ADD 6TH GRADE	
Scope	Build New 6-12 Facility on Bolich Site \$84.6M
	4.5% OFCC Cost Increase \$3.8M
	4% Cost Increase Market Conditions (LFI) \$3.5M
	Abate Demo HS \$3.9M
	Abate Demo Bolich \$857K
	Abate Demo Newberry \$379K
	Phasing Escalation Costs (LFI) \$1.2M
Cost	\$ 98,319,765
State Share	\$ 34,625,823
Local Share	\$ 63,693,942

New

Segmented MP #4 - WITHOUT HS DEMO & ADD 6TH GRADE	
Scope	Build New 6-12 Facility on Bolich Site \$84.6M
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State Share	\$ 33,169,828
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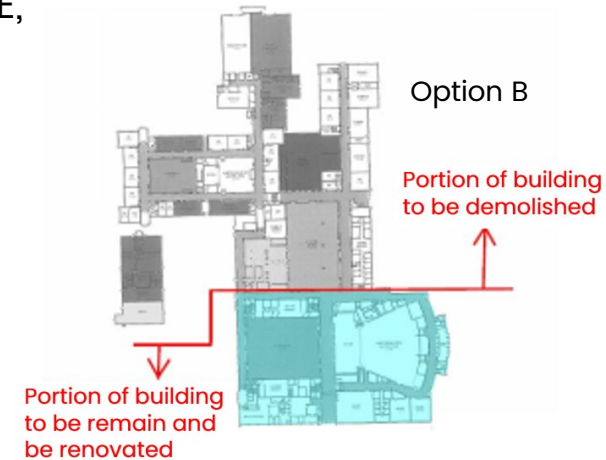
LFI #1: Existing HS & Auditorium/Gym/BOE Building

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



Updated LFI's

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

Updated LFI's

LFI #2a: Construct new Performing Arts Center

Option A: New 1,400 seating capacity + 200 Seat Black Box Theater
Performing Arts Center Cost: \$9 M

Option B: New 1,200 seating capacity + 200 Seat Black Box Theater
Performing Arts Center Cost: \$7.95 M

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

Auditorium house & Black Box
Theater (200 seats)
Concession
Lobby
Coat Room
Ticket Booth
Piano Storage

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

Updated LFI's

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.

Updated LFI's

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

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OPEN DISCUSSION – MASTER PLANNING

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Cuyahoga Falls City School District
Segmented Master Plan Options - 3/27/2019

4

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21

