



Buckeye Local School District

Facilities Committee Meeting 4

December 10, 2019

Agenda

Planning Timeline & Recap

Ridgeview Elementary
School Assessment &
Educational Adequacy
Study

Overall Summary

Treasurer's Report

Jeopardy Review Game

Next Steps / Questions

Planning Timeline

1

09/09/2019

Kick-off
Meeting

2

10/08/2019

Review of the
HS & Develop
Guiding
Principles

3

11/07/2019

Review of MS
& Kingsville
ES

4

12/2019

Review of
Ridgeview ES,
Jeopardy Game
& Treasurer
Report

DATA COLLECTION / IMMERSION

5 & 6

01/2020

Master
Planning

7 & 8

02/2020

Master
Planning

9 & 10

03/2020

Master
Planning

10 & 11

04/2020

Master
Planning

TIMELINE IS TENTATIVE

MASTER PLANNING – PUTTING IT ALL TOGETHER

Recap of Meeting #3

- **Reviewed Assessment & Building Data for Braden MS**

- *The building is much larger than what we need for our current enrollments*
- *The building is in need of major system replacement (ie: HVAC electrical, security, etc)*
- *The cost to fully renovate = \$24.5M. This equates to an 85% renovation vs. rebuild percentage*
- *Site is 28 acres and offers opportunity for expansion or new construction*
- *School has good natural light, corridor design limits good line of sight, and there is a lack of flexible, collaborative space*



Recap of Meeting #3

- **Reviewed Assessment & Building Data for Kingsville ES**

- *The building is in need of major system replacement (ie: HVAC electrical, security, etc)*
- *The cost to fully renovate = \$14.1 M. The cost to renovate EXCEEDS the costs to rebuilt as new at the same SF*
- *School has good natural light, corridor design limits good line of sight, and there is a lack of flexible, collaborative space*

- **Team Building Exercise**





Team Building Exercise



Team Building Exercise

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Ridgeview Elementary School



- Acres: 10 acres
- SF = 49,584 SF
- Original Construction: 1957
- Additions: None
- Enrollment: 398
- Grades: K-5
- Building Capacity: 400 students



Ridgeview Elementary School



Ridgeview Elementary School – Assessment Validation



Ridgeview Elementary School – Assessment Validation



Ridgeview Elementary School – Assessment Validation

Item	Rating	TMP 2008 Assessment with 2019 Cost Set	TDA April 2019 Assessment Validation Update	Delta:
A. Heating System	3	\$1,735,440.00	\$1,735,440.00	\$0.00
B. Roofing	3	\$533,340.00	\$766,384.80	\$233,044.80
C. Ventilation / Air Conditioning	1	\$0.00	\$0.00	\$0.00
D. Electrical Systems	3	\$863,394.72	\$804,748.32	(\$58,646.40)
E. Plumbing and Fixtures	2	\$44,900.00	\$401,188.00	\$356,288.00
F. Windows	3	\$880,490.00	\$880,490.00	\$0.00
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
H. Structure: Walls and Chimneys	2	\$82,220.00	\$91,743.00	\$9,523.00
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
J. General Finishes	3	\$1,133,994.10	\$1,418,831.20	\$284,837.10
K. Interior Lighting	3	\$322,296.00	\$322,296.00	\$0.00
L. Security Systems	3	\$116,522.40	\$290,898.40	\$174,376.00
M. Emergency/Egress Lighting	3	\$49,584.00	\$49,584.00	\$0.00
N. Fire Alarm	3	\$111,564.00	\$111,564.00	\$0.00
O. Handicapped Access	3	\$215,016.80	\$215,016.80	\$0.00
P. Site Condition	3	\$431,663.00	\$699,986.60	\$268,323.60
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	2	\$500.00	\$500.00	\$0.00
S. Exterior Doors	3	\$65,000.00	\$65,000.00	\$0.00
T. Hazardous Material	1	\$0.00	\$0.00	\$0.00
U. Life Safety	3	\$259,618.88	\$283,460.80	\$23,841.92
V. Loose Furnishings	3	\$223,128.00	\$223,128.00	\$0.00
W. Technology	2	\$673,350.00	\$694,176.00	\$20,826.00
Subtotal:		\$7,742,021.90	\$9,054,435.92	\$1,312,414.02
X. Construction Contingency / Non Construction Costs		\$1,891,399.18	\$2,212,025.86	\$320,626.68
Total		\$9,633,421.08	\$11,266,461.78	\$1,633,040.70
Total Cost (regional cost factor applied (104.88%)):		\$10,103,532.02	\$11,816,265.11	\$1,712,733.09

Cost to Replace
Reno/Replace Ratio

\$13,897,899.36
73%

\$13,897,899.36
85%

12%

Ridgeview Elementary School – Assessment Validation



Unit Ventilator infill will be required

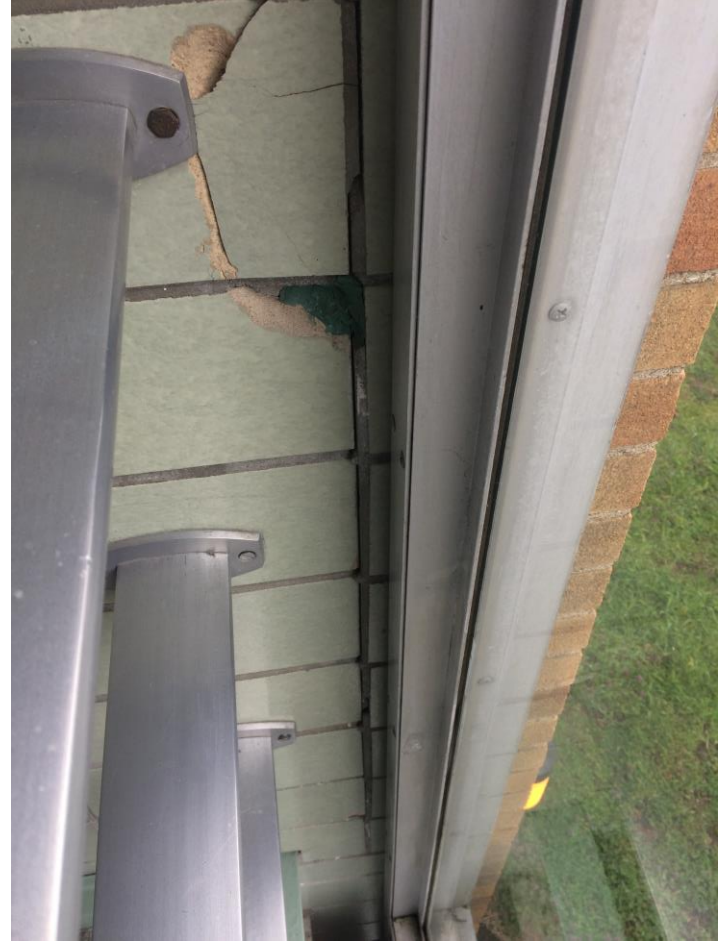


Building lacks a secure vestibule

Ridgeview Elementary School – Assessment Validation



Interior wall cracks



Interior wall cracks

Ridgeview Elementary School – Assessment Validation



Asphalt in poor condition



Fencing in poor condition

Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY

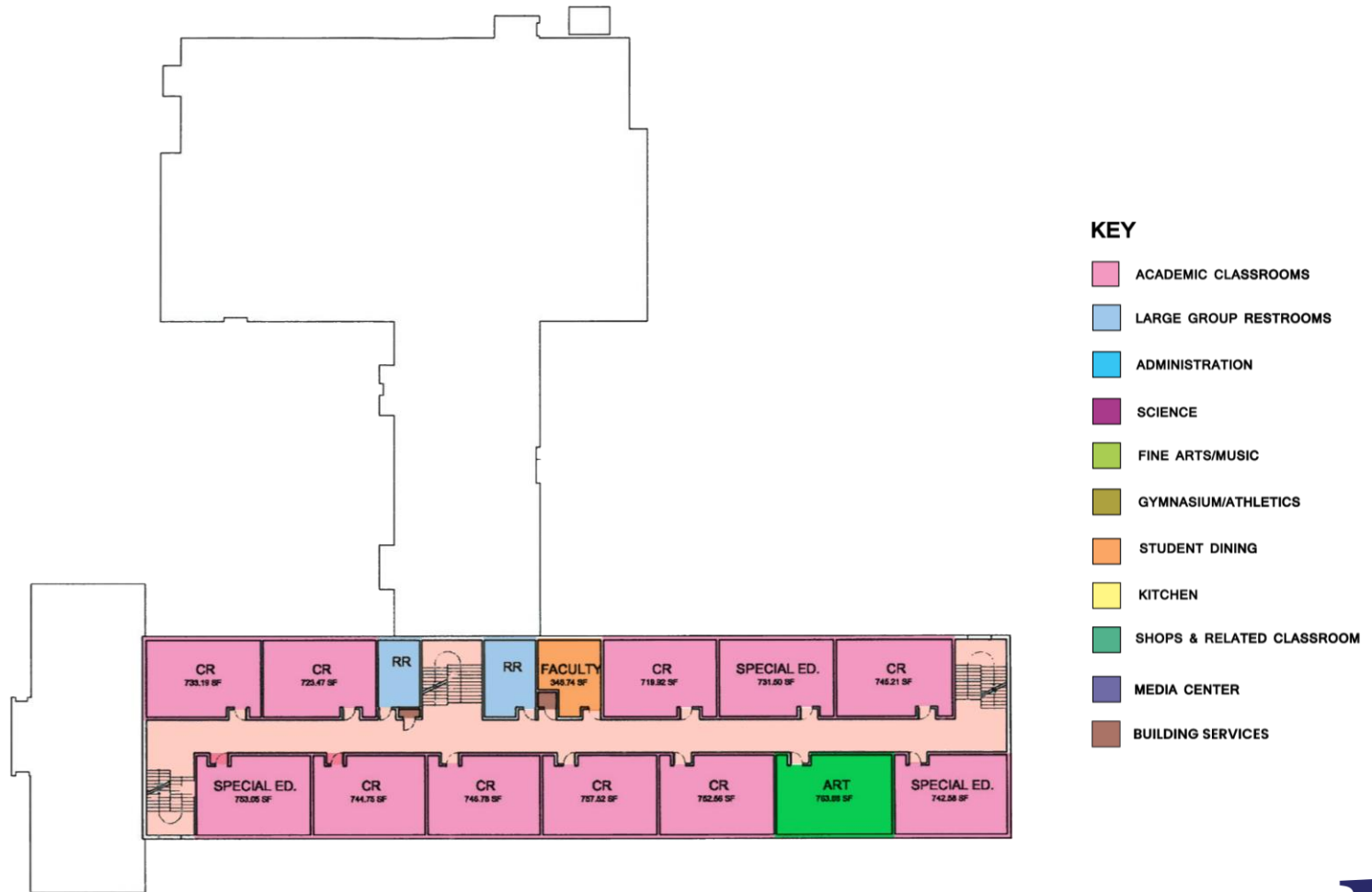


Ridgeview Elementary – Current Landscape



1st Floor

Ridgeview Elementary – Current Landscape



2nd Floor

Ridgeview Elementary – Size & Flexibility



SIZE

and Flexibility

Student retention is
5% with a lecture
format,

50% with a
discussion format
and

70% with a practice
by doing format.



Ridgeview Elementary – Capacity & Space Study of Classrooms

- Average standard classroom size is 726 SF
 - undersized
- 400 students warrant 16 CR, the school has 22
- Special Education classrooms are sprinklered throughout and generally good sized for Spec. Ed. program
- Kindergarten CR's have required RR inside CR but are slightly undersized



First Floor Level








Ridgeview Elementary– Capacity & Space Study of Large Group Spaces

- Gymnasium is just slightly undersized at 3,238 SF compared to OSDM recommendation of 3,500 SF
- At 1,029 SF, the Kitchen is close to OSDM recommendation of 1,393 SF
- Media Center has excess SF at a total of 1,518 SF, compared the OSDM recommendation of 1,194 SF
- Student dining is undersized at 2,309 SF compared to 3,000 SF recommendation by OSDM



First Floor Level

Ridgeview Elementary – Capacity & Space Study

	EXISTING SF	OFCC RECOMMENDED SF	DIFFERENCE
 CLASSROOMS	avg 726	900	-174
 MEDIA CENTER	1,518	1,194	+324
 STUDENT DINING	2,309	3,000	-691
 KITCHEN	1,029	1,393	-364
 GYMNASIUM	3,238	3,500	-262
 ART	763**	1,200	-437
 SCIENCE	N/A	N/A	N/A

**** Note: Art is located in a traditional standard classroom**

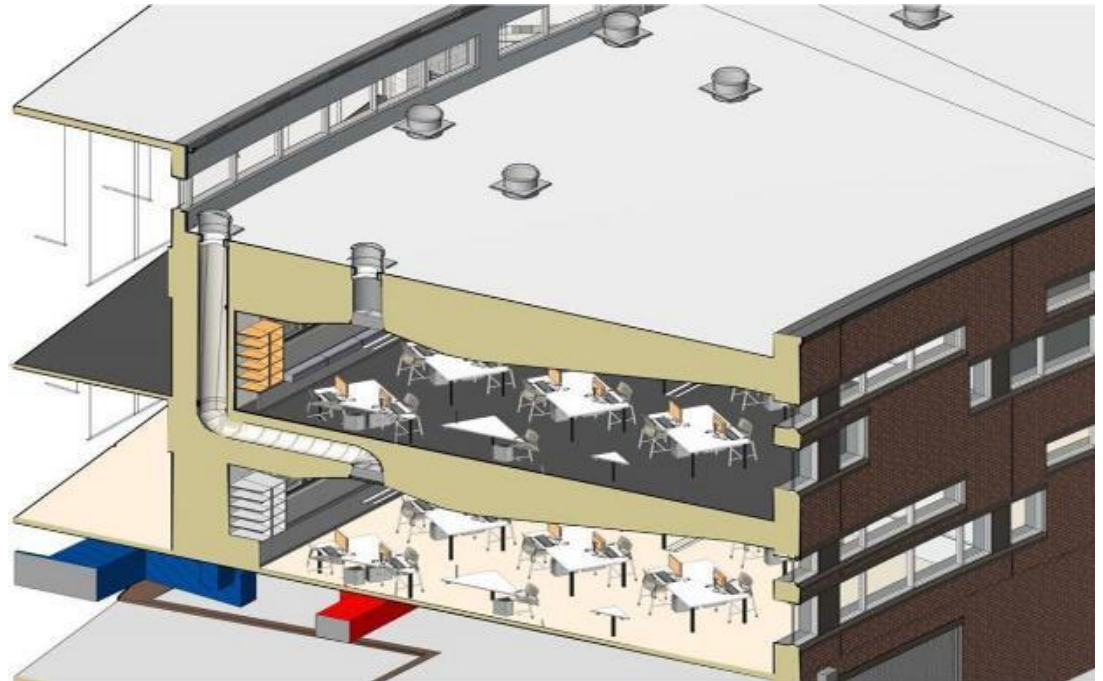
Ridgeview Elementary – Daylighting



“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.”

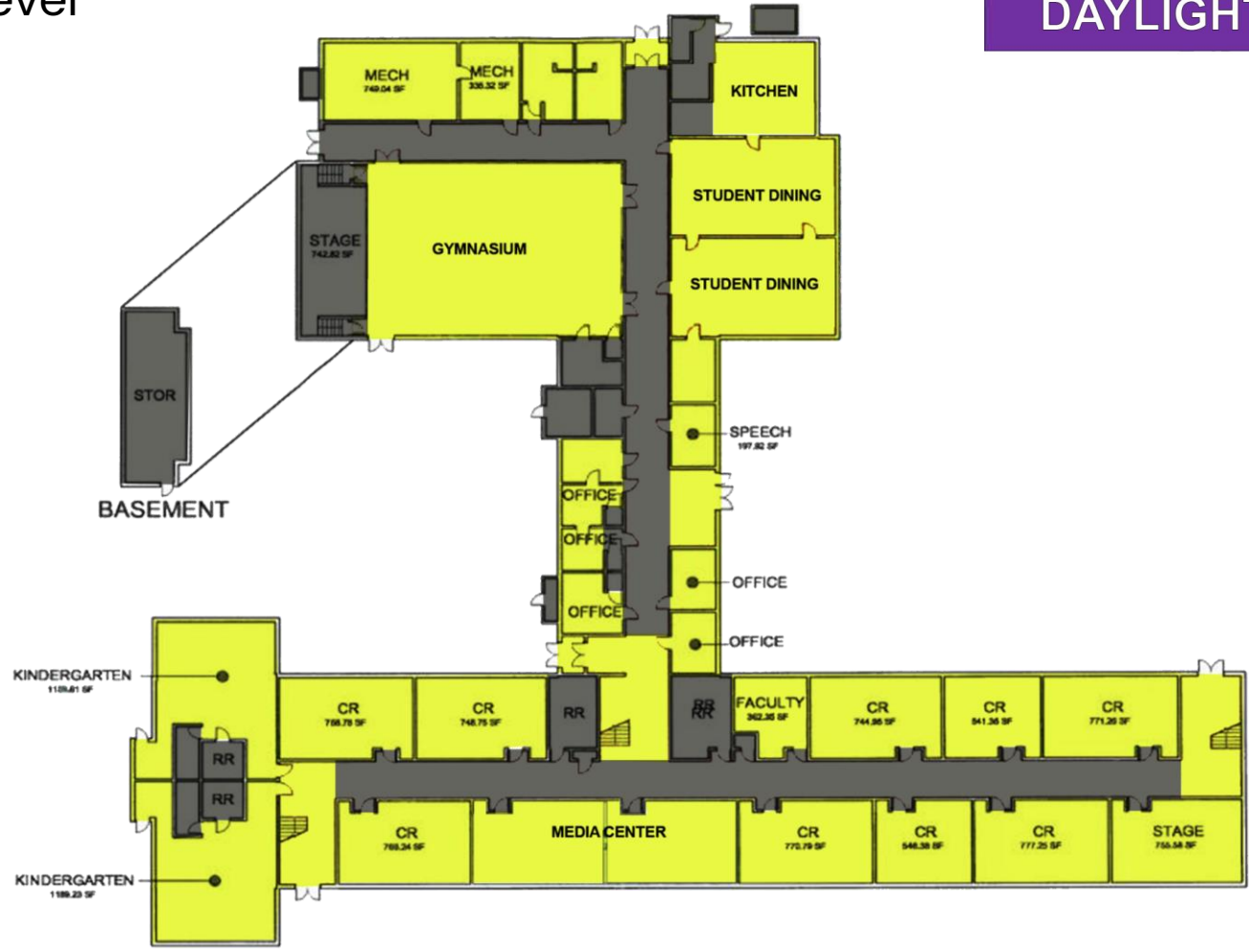
Daylighting in Schools: Improving Student Performance and Health at a Price Schools Can Afford, 2000

DAYLIGHTING



Ridgeview Elementary – Daylighting

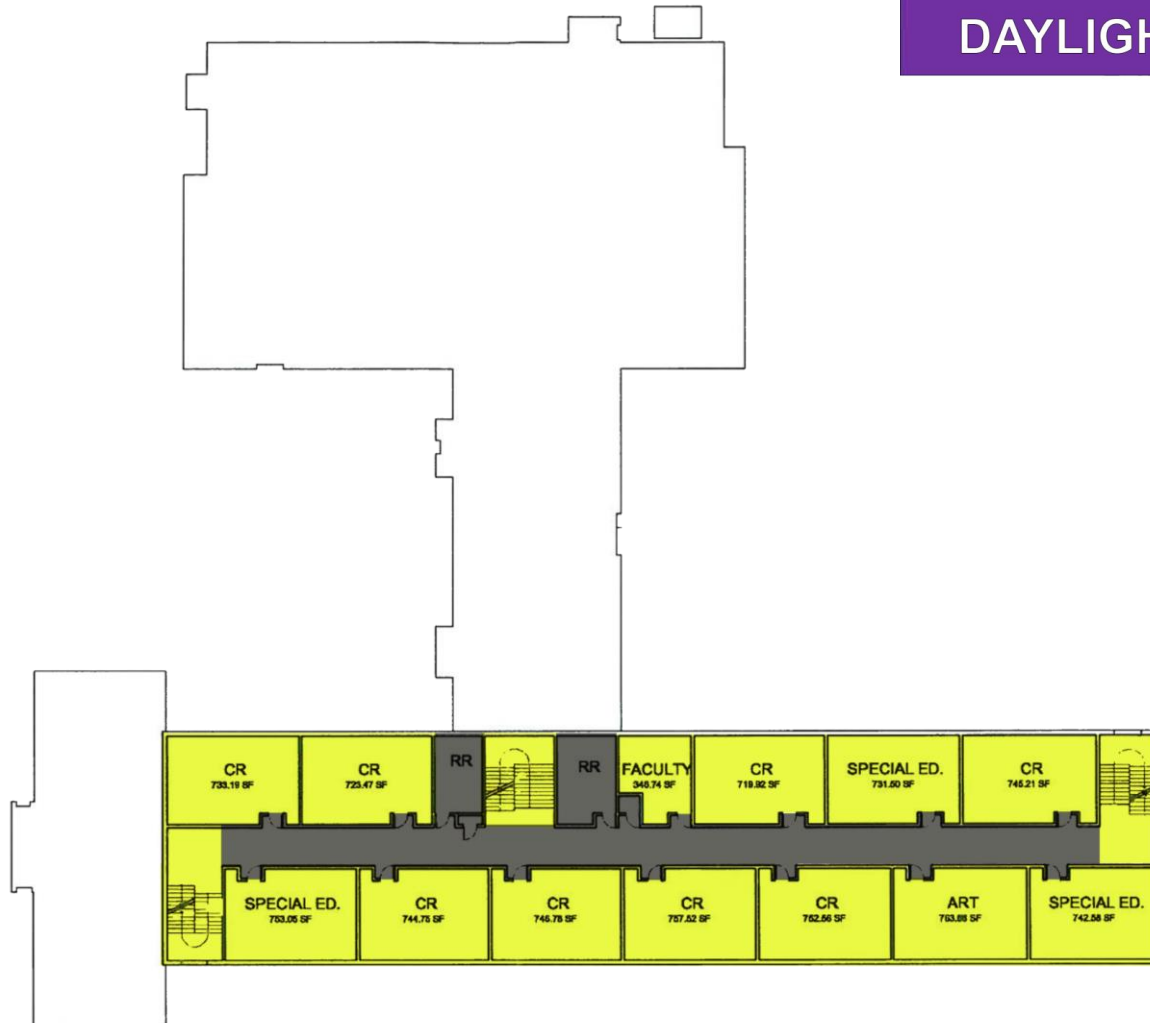
1st Floor Level



Ridgeview Elementary – Daylighting

2nd Floor Level

DAYLIGHTING



Ridgeview Elementary – 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,”



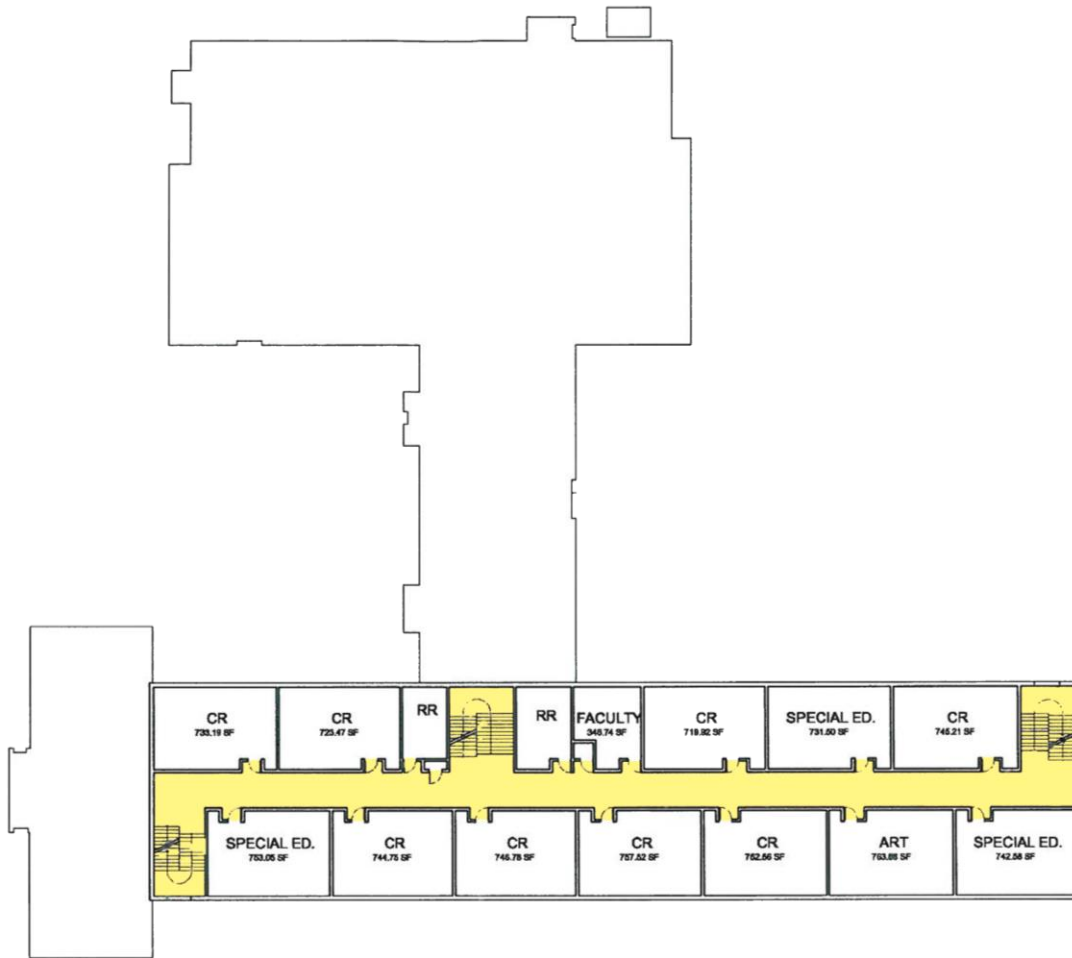
School Safety A Shared Responsibility, Justine Brown, October 2015

Ridgeview Elementary – Safety & Security



- Main office is not connected to main entrance
- A secure vestibule is not present at main entrance
- Corridors have a lot of twists and turns which can limit visual observation
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids

Ridgeview Elementary – Safety & Security



- Main office is not connected to main entrance
- A secure vestibule is not present at main entrance
- Corridors have a lot of twists and turns which can limit visual observation
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids

Ridgeview Elementary – Site



Ridgeview ES Site:

- 9.36 acres - flat site
- Has dedicated bus loop
- The asphalt is in poor condition
- Two entrance/exit points onto the site help facilitate proper traffic flow
- Abundance of Greenspace for outdoor learning

Ridgeview Elementary – Summary

- The overall renovation cost has increased to \$11.8 Million Dollars (85% renovation vs. rebuild).
- The site has 9.36 acres and is provided with greenspace that is suitable for outdoor learning
- Typical classrooms are undersized compared to State standards. Overall however, the building is adequate square footage for the student population.
- The school has a generous amount of daylight – all teaching/learning spaces are provided with natural light.
- Corridors wind and bend – this limits staff 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.

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PROBLEM STATEMENT:

The problem is captured in the choice between renovating our existing buildings and expecting them to meet our future needs, or using those funds leveraged with local and OFCC dollars to build new.

Overall Summary

Challenges:

- We have too much space / facilities for our current and projected enrollment.
 - OFCC recommends 208,149 SF total for our projected PK-12 enrollment
 - We have 338,792 SF within our four buildings
 - OFCC uses what is called a “2/3rds Rule”. If renovation costs meet or exceed 2/3rds (or 66%) the cost to rebuild that school, they recommend the building be replaced. All of our buildings exceed 2/3rds and Kingsville ES is 101%

Overall Summary

Challenges:

- We cannot afford a four-building solution. However, there is not a “NO COST” solution
 - The total renovation cost for all four buildings is \$75.3 million dollars
 - We will be incurring costs yearly just in maintaining the status quo (roofs, pavement, boilers, etc)
 - Basic upgrades such as adding AC into various buildings is impossible due to the lack of electrical capacity

Overall Summary

Opportunities:

- We are eligible to receive more OFCC co-funding than ever before
 - Current Equity Rank is 200 which equals 67% co-funding from the State and 33% local share
 - By participating in the ELP Program with the OFCC, we can “lock in” that credit reimbursement percentage
 - 12 years ago, our Equity Rank was 444, which equaled 27% co-funding from the State and 73% local share.
 - By participating in the ELP Program with the OFCC, we also have extensions to our borrowing capacity

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Next Steps / Questions

- **Set Next Meeting: January 2020**
Topic: Master Planning
- January – April 2020 – Master Planning

**Reminder: All information will be posted on the 'Facilities Master Planning' page on the School District website*

