

**Strongsville City Schools
FACILITIES TASK FORCE
June 7, 2012**

Task Force Plan Recommendation

EXECUTIVE SUMMARY

A Facilities Task Force composed of community residents and district employees began meeting in October of 2011 to review and update the 2006 Facilities Strategic Plan. Task Force members are listed at the end of this Summary. Recognizing the Strongsville City Schools have distinguished themselves with Excellent ratings for 10 consecutive years, Task Force members were aware that our facilities do not reflect that excellence.

In March of this year Councilmen Jim Carbone and Matt Schonhut, along with Board member Carl Naso publically presented an idea they proposed to replace our middle schools. This jump-started the timeline of the Task Force and has resulted in a joint effort by the two groups.

Information Gathering by the Task Force

1. Started process with building survey for all district employees
2. Objective was to determine comprehensive status of buildings and identify challenges from people who spend their days in the schools
3. 490 responses from 775 employees gave very specific information on deteriorating conditions but there were no real surprises
4. District conducted an electronic survey on Strongnet.org about options for a Middle School and asked for residents to vote for choices
 - 609 responses with 60% having children 6-14 years old
 - 46% favored proposal for a new Middle School (largest percentage)
 - 28% needed more information to make a decision
 - 55% favored a 6-7-8 grade configuration (largest percentage)
5. A survey was also conducted by the Strongsville Patch, the community electronic news media source about the need for a new middle school
 - 172 readers responded to the poll
 - 52% said it made sense to consolidate and save money

- 21% said it was a good idea but needed more information
6. Task Force held four community meetings in May for the public
 - Announced in ads and editorials in our three local newspapers
 - Busy time of year and had nice weather every night – small crowds but asked good questions about our facilities
 - Purpose was to inform the investors in our school system
 - Very favorable response to exit survey about option choices

Current Facility Status

7. Task Force has been working with Ohio Schools Facilities Commission – an agency that works with school districts to develop long-range plans and execute independent oversight – 1,000 recent buildings
8. Agency previously had different criteria that precluded Strongsville from using their expertise for Kinsner and Muraski projects
9. OSFC has been tremendous in assisting the Task Force with tight timeframes and significant demands on their resources
10. A 2009 comprehensive review of Strongsville buildings developed a list of repairs and renovations needed to bring buildings up to state standards – updated 2012 – significant improvements necessary
11. Task Force had concerns about investing millions of dollars in buildings that were 40 and 50 years old, and older
12. OSFC just completed a revised review of facility needs and required investment is higher as additional systems and components have aged
13. OSFC provided a new DeJong Healy enrollment projection report that shows Strongsville enrollment slowly declining over the next few years
14. Current structural problems mean that repair investments would have a shorter lifetime as opposed to the option of new buildings
15. Many districts around us have invested heavily in new schools – many have had government funding assistance
16. Rated by the State of Ohio as a wealthy district, we have to go it alone and fund buildings without government funding assistance

Recommended Bold Plan of Attack

17. Based on information collected by the Task Force, one option emerged as the best choice to get the most bang for the buck

- A bond issue expires 12/31 of this year, that previously cost taxpayers approximately \$77 per year/\$100,000 of home value
- Realize an opportunity to recapture that amount in a new bond issue to address critical needs in the district
- Bond rates are historically low right now
- Construction costs are at affordable levels not seen in many years

18. Bond Issues are like a mortgage for buying a home – it is a long-term loan to make a large purchase that is paid back in small installments – Task Force is NOT talking about levies which are used to generate operating revenue for the district. Bond Issue revenue can ONLY be used for capital purchases or buildings

19. Imperative to save on operating costs as a direct result of plan

- Enrollment projections suggest 5 rather than 7 elementary schools, but more work is necessary to determine final Plan details
- Several older buildings are all-electric, most are utility inefficient
- Classroom instruction and teacher ratios would not be affected, but elimination of some duplication should result in cost savings
- Shift funds from maintaining older buildings to operating expenses

20. Proposing a Long Range Plan in Two Phases to bring standards up to neighboring districts that have replaced aging facilities in recent years

21. Phase I – Bond Issue this November

- New Middle School for 6-7-8 grades – site not yet determined
- Single site would combine Albion and Center into one
- Include appropriate athletic and other facilities
- Include an auditorium (community Performing Arts Center)
- Significant High School renovations and improvements to utility systems, the auditorium and install modern technology
- Finish the Preschool Building improvements on Lunn Road
- Demolition of Allen, Albion and Center at planned times

- Asbestos abatement requirements as set by EPA standards
- Limited emergency repairs at elementary buildings and limited modernization of technology and safety systems

22.Phase II – Future Bond Issue (Date not determined)

- This is a projection subject to further analysis and revisions
- Build three new Elementary Schools in Wards 1, 2 and 3
- Renovations and improvements to Kinsner Elementary
- Replacement of classroom section at Muraski Elementary
- Demolition of replaced elementary school buildings

Recommended First Step of the Plan

23. Facilities Task Force recommends to the Board:

24. A Bond Issue in November to complete Phase I of the Plan

- Recapture the \$77/\$100,000 of home value that expires in December of this year as a NEW Bond Issue
- Additional increase in that amount of \$18 per year per \$100,000 of value for a total of \$95 per year/\$100,000 of home value
- Increase from 30 year Bond Issue to 35 year term, which is not unusual among school districts today
- Generate approximately \$81 million dollars to complete Phase I
- Address critical needs for high school and middle school first

25. Phase II will be ready to implement at an appropriate time

26. If the Board of Education accepts our recommendation for a Bond Issue, our Task Force is committed to publish details about Phase I and II as soon as the process allows – understanding many things are happening on a very short timeframe – to the community in a printed format recognized as the “Signal” newsletter and we will hold a series of public meetings to review details and information about the plan

27. Our recommendation will secure the future of the Strongsville City Schools for the next 30 years and beyond and return the best investment to taxpayers as a value-added proposition

28. Beyond the positive impact of new buildings on the community and students, there will be operating efficiencies that reduce expenses

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PHASE I – New Bond Issue to Recapture Existing (if approved November 2012)

PROJECTED ESTIMATES

- \$41,000,000 New 6-7-8 Middle School 1340 students (base 175,000 sq ft x \$222.53)
W/Upgrades to Middle School materials and finish (roofing, flooring, etc)
Target begin construction 6/2014, ready 9/2015 (controlled by variables)
 - \$ 5,000,000 Performing Arts Center (auditorium) at new Middle School (800+ seats)
 - \$ 800,000 MS Athletic facilities and site improvements (parking, landscape)
 - \$27,300,000 High School renovations (HVAC, lights, systems, auditorium, technology)
Include Rademaker-Miller Drive and other site improvements
Modular classrooms necessary during renovation work
 - \$ 3,500,000 Critical repairs (no renovations) & limited technology upgrades to existing elementary buildings
 - \$ 250,000 Preschool building renovations to finish facility as planned
 - \$ 2,000,000 Asbestos abatement allowance for demolition work (estimated costs)
 - \$ 1,250,000 Demolition Allen Elementary, Demo Center & Albion MS
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- \$81,100,000 Total Phase I Bond Issue

Phase II – Future New Bond Issue – All New Funds (projected 2012 dollars)

PROJECTED ESTIMATES (Preliminary projection subject to future revisions)

- \$13,600,000 New 500 student Elementary K-5 in SE quad
 - \$13,600,000 New 500 student Elementary K-5 in NW quad
 - \$13,600,000 New 500 student Elementary K-5 in NE quad
 - \$ 2,000,000 Elementary playgrounds and site improvements (parking, landscape)
 - \$ 8,000,000 Muraski demo old classrooms and replace with new classrooms
 - \$ 4,800,000 Kinsner Elementary renovations (HVAC, technology, systems)
 - \$ 3,000,000 Demolition and Abatement of elementary buildings that would be replaced
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- \$58,600,000 Total Phase II Bond Issue (projected 2012 dollars)

Task Force members: Karen Andersen, Jim Carbone, Kristen Clotworthy, Mark Donnelly, Ken Evans, George Grozan, Dave Harbart, Terri Harbart, John Krupinski, Tom Laub, Tracy Linscott, Jane Ludwig, Kristen Mayell, Chris Olbrys, Jenni Pelko, Matt Schonhut, Laurie Switzer, Vicki Turner, Joe Yuska

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Building Name	Year Built	OSFC Recommended 2012 Repairs and Renovations	Primary Deficiencies	Recommend
Allen Elementary (closed)	1959 1977	\$ 8,255,493	HVAC, Roofing, Electrical, Technology, General Finishes	Demolish in Phase I
Chapman Elementary	1871 1977	\$ 6,722,501	HVAC, Roofing, Electrical, Technology, General Finishes	Phase II
Drake Elementary	1975	\$ 7,903,954	HVAC, Roofing, Electrical, Technology, General Finishes	Phase II
Kinsner Elementary	1998	\$ 4,800,586	HVAC, Lighting, General Finishes	Phase II
Muraski Elementary	1956 1977 2005	\$ 7,346,170	HVAC, Electrical, Technology, General Finishes OR Replace Classroom section	Phase II
Surrarrer Elementary	1965 1977	\$ 6,179,739	HVAC, Electrical, Technology, General Finishes	Phase II
Whitney Elementary	1962 1968 1991	\$ 7,965,889	HVAC, Roofing, Electrical, Technology, General Finishes	Phase II
Zellers Elementary	1962 1978	\$ 5,763,871	HVAC, Electrical, Technology, General Finishes	Phase II
Albion Middle School	1968 1973	\$11,766,811	HVAC, Roofing, Electrical, Technology, General Finishes	Replace in Phase I
Center Middle School	1908 1938 etc	\$14,538,400	HVAC, Roofing, Electrical, Technology, Lighting, General Finishes, Life Safety	Replace in Phase I
Strongsville High School	1963 1966 etc	\$30,151,390	Addition, HVAC, Roofing, Electrical, Lighting, Furnishings, Site Conditions, Technology, General Finishes	Renovate in Phase I

Above ESTIMATES of costs furnished by OSFC in a Building Summary Report revised as of 6-6-12 that updated previous reports and is furnished through engaged contractors and agents in 2012 dollars and includes actions to be taken as part of a Master Plan for the Strongsville City Schools based on enrollment projections indicated in DeJong Healy study as of 2012. Task Force has used these projections and estimates in preparing the Plan Recommendation presented to the Strongsville Board of Education on June 7, 2012. Our Plan Recommendation is subject to further revision upon review by Bond Counsel.