



# Buckeye Local School District

Facilities Committee Meeting 2

October 8, 2019



# Welcome & Introductions



**Cheryl Fisher**

**TDA**

Educational/  
Master Planner



**Brooke Nesbit**

**TDA**

Communications



**Brad Gellert**

**TDA**

Project Architect



# Agenda

Planning Timeline &  
Recap

Edgewood High School  
Assessment

Edgewood High School  
Educational Adequacy  
Study

Guiding Principles

Next Steps / Questions

# Planning Timeline

1

09/09/2019

Kick-off  
Meeting

2

10/08/2019

Review of the  
HS & Develop  
Guiding  
Principles

3

11/2019

Review of MS,  
Ridgeview ES  
& Kingsville  
ES

4

12/2019

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

MASTER PLANNING – PUTTING IT ALL TOGETHER

TIMELINE IS TENTATIVE

\*Slide updated 10/09/19

# Recap of Meeting #1

- Discussed Why Facilities Now – *We need to find a solution for our current facility challenges*
- Learned who OFCC is and their role – *They provide planning assistance & tools at no cost. Provide co-funding for facility improvements/new construction if meet guidelines*
- Learned our Equity Rank – *Our district ranks 200 meaning we are eligible to receive 67% of the project cost from the state*
- Enrollment Projections – *We have been historically declining, and it is projected to continue to decline. 1978 = 3,447 students. 2019 = 1,808 students. Projected in 2027 = 1,557 students*
- All of our buildings exceed 2/3rds rule – *Meaning all schools are eligible for replacement by OFCC – current total renovation estimate \$75,311,701.52*



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# Edgewood High School



- Acres: 49 acres
- SF = 124,318 SF
- Original Construction: 1961
- Additions: 1972– Addition 1
- Enrollment: 505
- Grades: 9-12
- Building Capacity: 748 students



# Edgewood High School





# Edgewood High School – Assessment Validation

Item	Rating	TMP 2008 Assessment with 2019 Cost Set	TDA April 2019 Assessment Validation Update	Delta:
A. Heating System	3	\$4,305,594.00	\$4,305,594.00	\$0.00
<b>B. Roofing</b>	3	\$626,210.00	\$770,188.10	\$143,978.10
C. Ventilation / Air Conditioning	1	\$0.00	\$0.00	\$0.00
<b>D. Electrical Systems</b>	3	\$2,139,851.44	\$2,017,681.14	(\$122,170.30)
<b>E. Plumbing and Fixtures</b>	2	\$132,000.00	\$520,017.00	\$388,017.00
F. Windows	3	\$983,340.00	\$983,340.00	\$0.00
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
<b>H. Structure: Walls and Chimneys</b>	2	\$137,970.00	\$231,487.50	\$93,517.50
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
<b>J. General Finishes</b>	3	\$3,149,241.22	\$3,957,495.22	\$808,254.00
K. Interior Lighting	3	\$808,067.00	\$808,067.00	\$0.00
<b>L. Security Systems</b>	2	\$229,988.30	\$678,624.30	\$448,636.00
M. Emergency/Egress Lighting	2	\$12,750.00	\$12,750.00	\$0.00
N. Fire Alarm	3	\$279,715.50	\$279,715.50	\$0.00
<b>O. Handicapped Access</b>	3	\$329,113.60	\$485,413.60	\$156,300.00
<b>P. Site Condition</b>	3	\$1,039,593.20	\$1,054,593.20	\$15,000.00
Q. Sewage System	3	\$167,850.00	\$167,850.00	\$0.00
R. Water Supply	2	\$6,750.00	\$6,750.00	\$0.00
<b>S. Exterior Doors</b>	3	\$73,000.00	\$76,500.00	\$3,500.00
T. Hazardous Material	3	\$155,158.00	\$155,158.00	\$0.00
<b>U. Life Safety</b>	3	\$484,985.76	\$537,226.60	\$52,240.84
<b>V. Loose Furnishings</b>	3	\$641,047.00	\$757,601.00	\$116,554.00
W. Technology	3	\$1,118,862.00	\$1,118,862.00	\$0.00
<b>Subtotal:</b>		\$16,821,087.02	\$18,924,914.16	\$2,103,827.14
<b>X. Construction Contingency / Non Construction Costs</b>		\$4,109,442.02	\$4,623,413.30	\$513,971.28
<b>Total</b>		\$20,930,529.04	\$23,548,327.46	\$2,617,798.42
<b>Total Cost (regional cost factor applied (104.88%)):</b>		<b>\$21,951,938.86</b>	<b>\$24,697,485.84</b>	<b>\$2,745,546.98</b>

Cost to Replace  
Reno/Replace Ratio

\$33,794,605.12  
65%

\$33,794,605.12  
73%

8%

# Edgewood High School – Assessment Validation

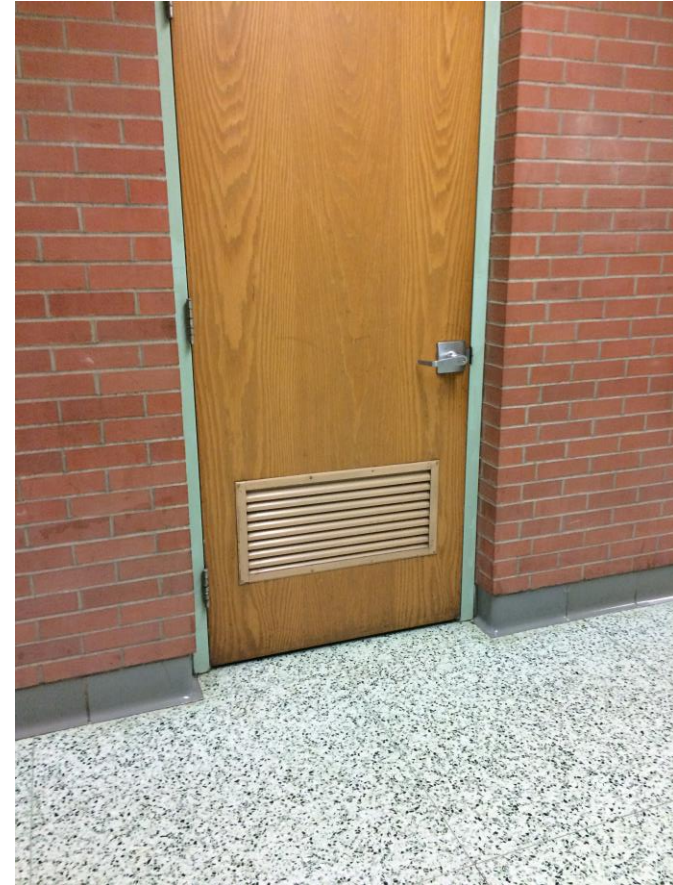


Main Entrance – Lack of Secure Vestibule

# Edgewood High School – Assessment Validation



Interior Door in poor condition



Louvered door will interfere with new HVAC

# Edgewood High School – Assessment Validation



Floor sinking and wall cracking – shower rooms

# Edgewood High School – Assessment Validation



Dated furnishings



Dated auditorium furnishings

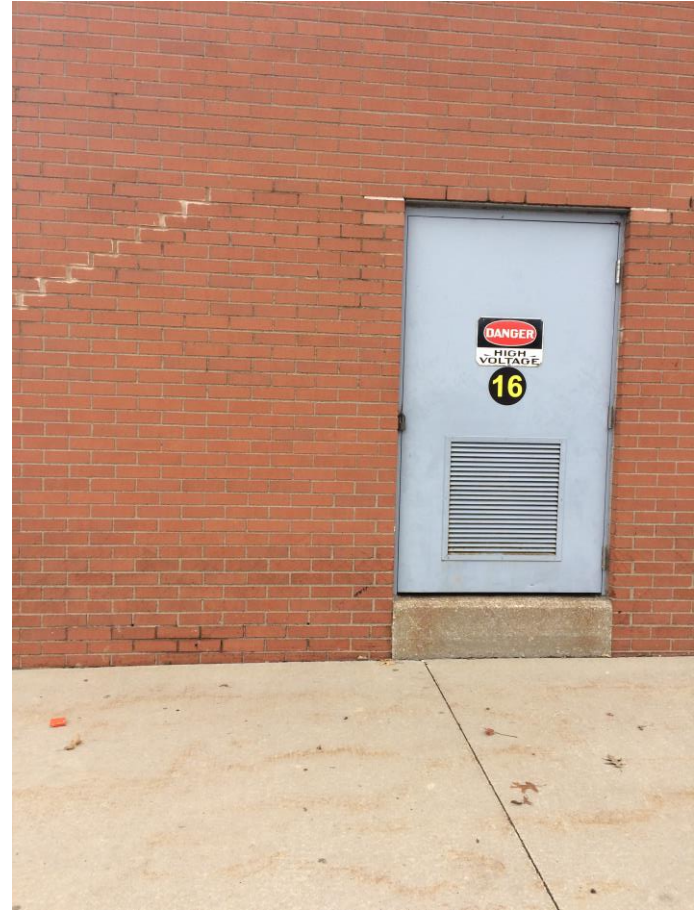
# Edgewood High School – Assessment Validation



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# Edgewood High School – Assessment Validation





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# Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY



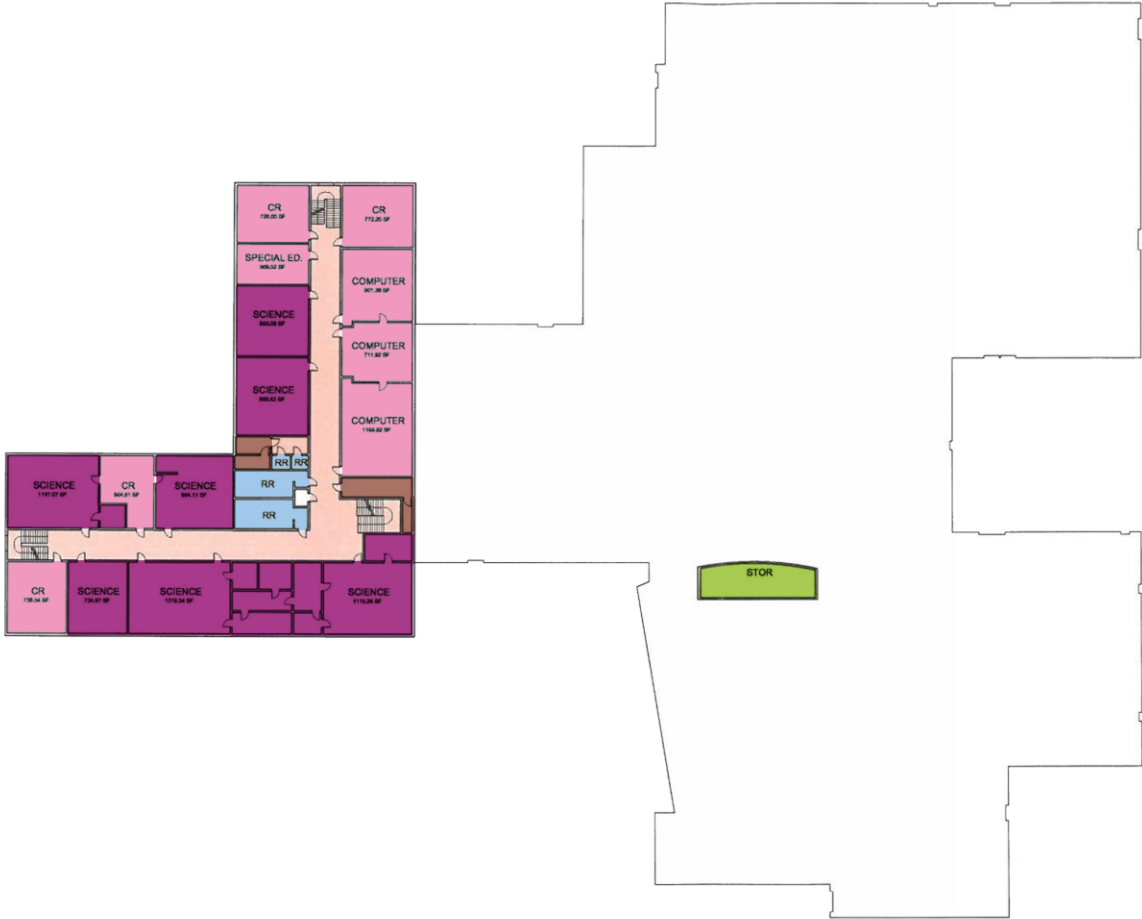
# Edgewood High School – Current Landscape



**KEY**

- ACADEMIC CLASSROOMS
- LARGE GROUP RESTROOMS
- ADMINISTRATION
- SCIENCE
- FINE ARTS/MUSIC
- GYMNASIUM/ATHLETICS
- STUDENT DINING
- KITCHEN
- SHOPS & RELATED CLASSROOM
- MEDIA CENTER
- BUILDING SERVICES

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# Edgewood High School – Size & Flexibility



SIZE

*and Flexibility*

Student retention is  
5% with a lecture  
format,

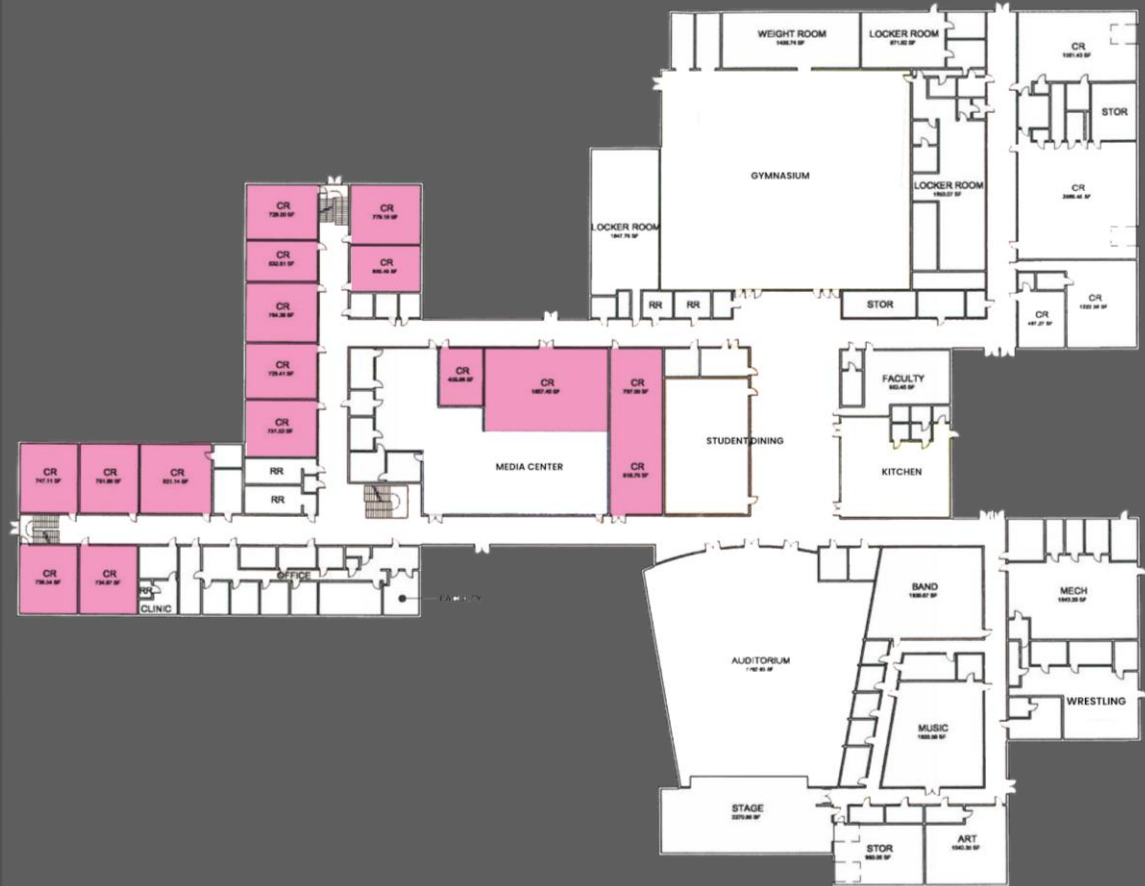
50% with a  
discussion format  
and

70% with a practice  
by doing format.



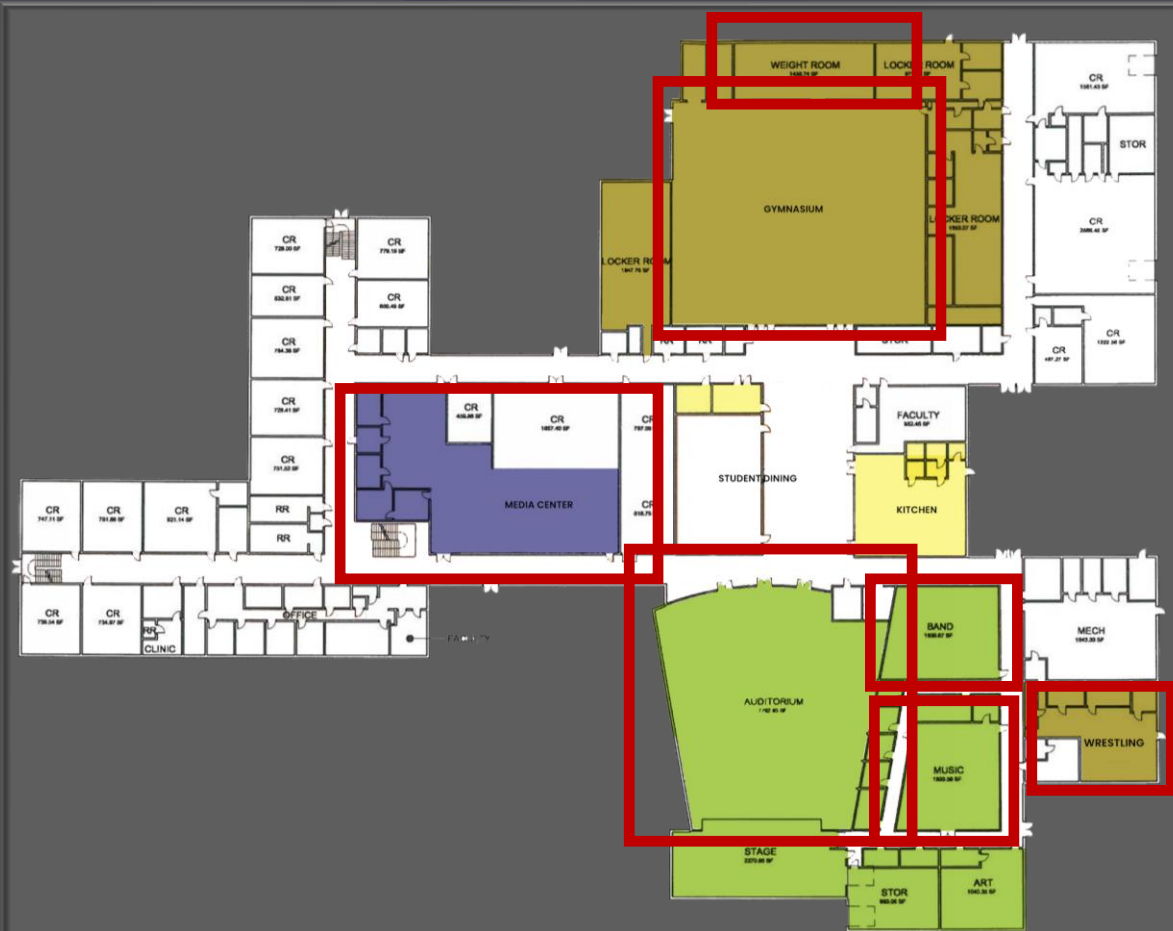
# Edgewood High School – Capacity & Space Study of Classrooms

- Average standard classroom size is 850 SF – slightly undersized
- Average classroom lacks flexibility between rooms – they are static
- Lack of small group, remedial instruction, and teacher & student collaboration spaces
- Masonry bearing structure limits ability to create collaboration areas











# Edgewood High School – Capacity & Space Study of Large Group Spaces

- Gym itself is only slightly undersized at 10,200 SF compared to OSDM recommendation of 10,700
- Sufficient and ample athletic program space is provided
- Music Room is 1,503 SF compared to 1,200 SF recommendation by OSDM
- Band room slightly undersized at 1,839 SF compared to OSDM recommendation of 2000 SF
- Building features a 7,782 SF auditorium
- Media Center is oversized for existing enrollment



# Edgewood High School – Capacity & Space Study

	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 850	900	-50
 KINDERGARTEN	N/A	1,200	N/A
 MEDIA CENTER	3,200	1,768	+1,432
 STUDENT DINING	4,253	3,000	+1,253
 KITCHEN	2,043	1,768	+275
 GYMNASIUM	10,200	10,700	-500
 MUSIC	M-1,503/ B-1,839	M-1,200/ B-2,000	M+303/ B-161
 SCIENCE	avg 1,010	1,200	-190



# Edgewood High School – 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*

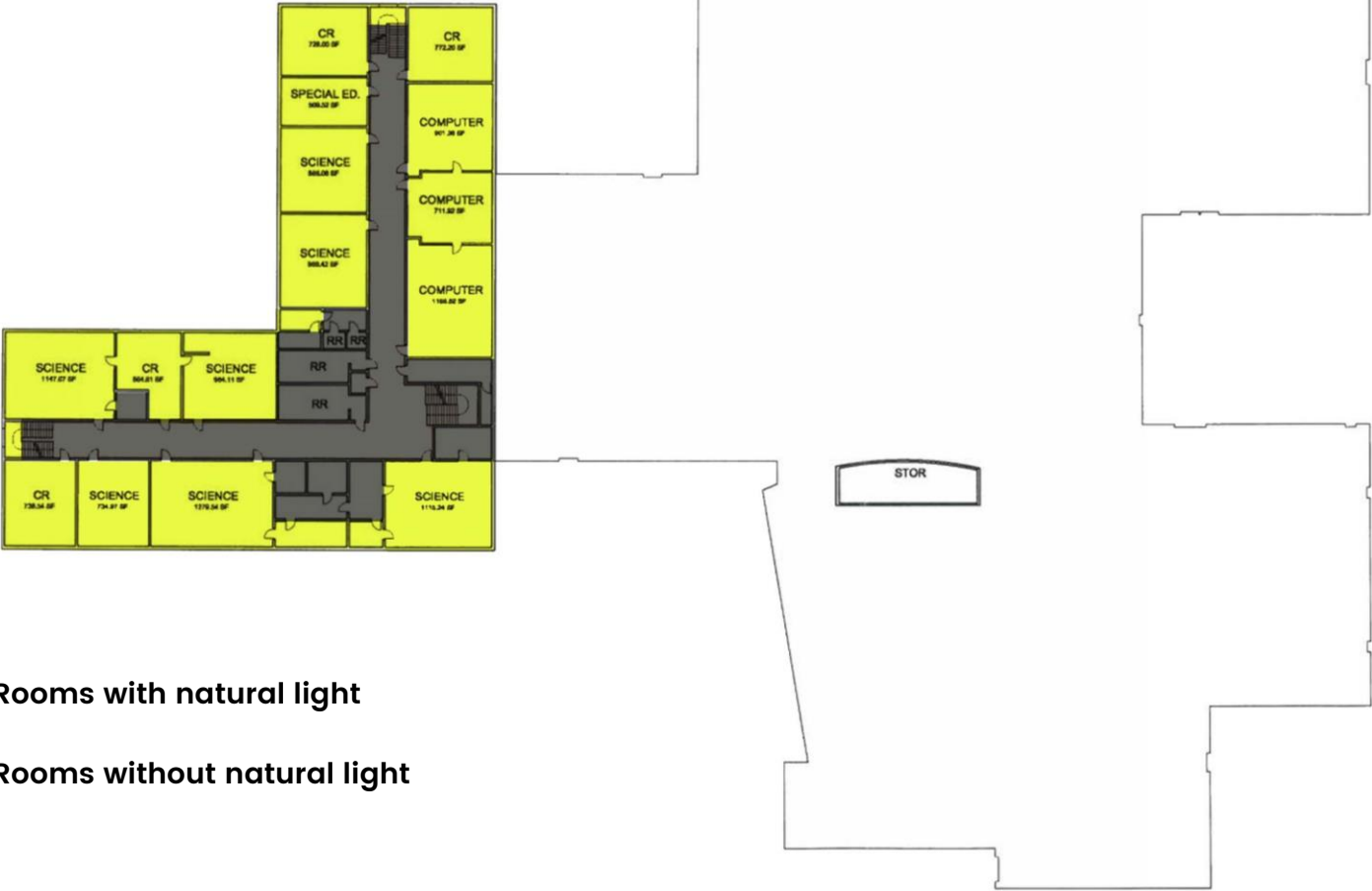
DAYLIGHTING







# Edgewood High School – Daylighting

## DAYLIGHTING



-  Rooms with natural light
-  Rooms without natural light

# Edgewood High School – Safety & Security

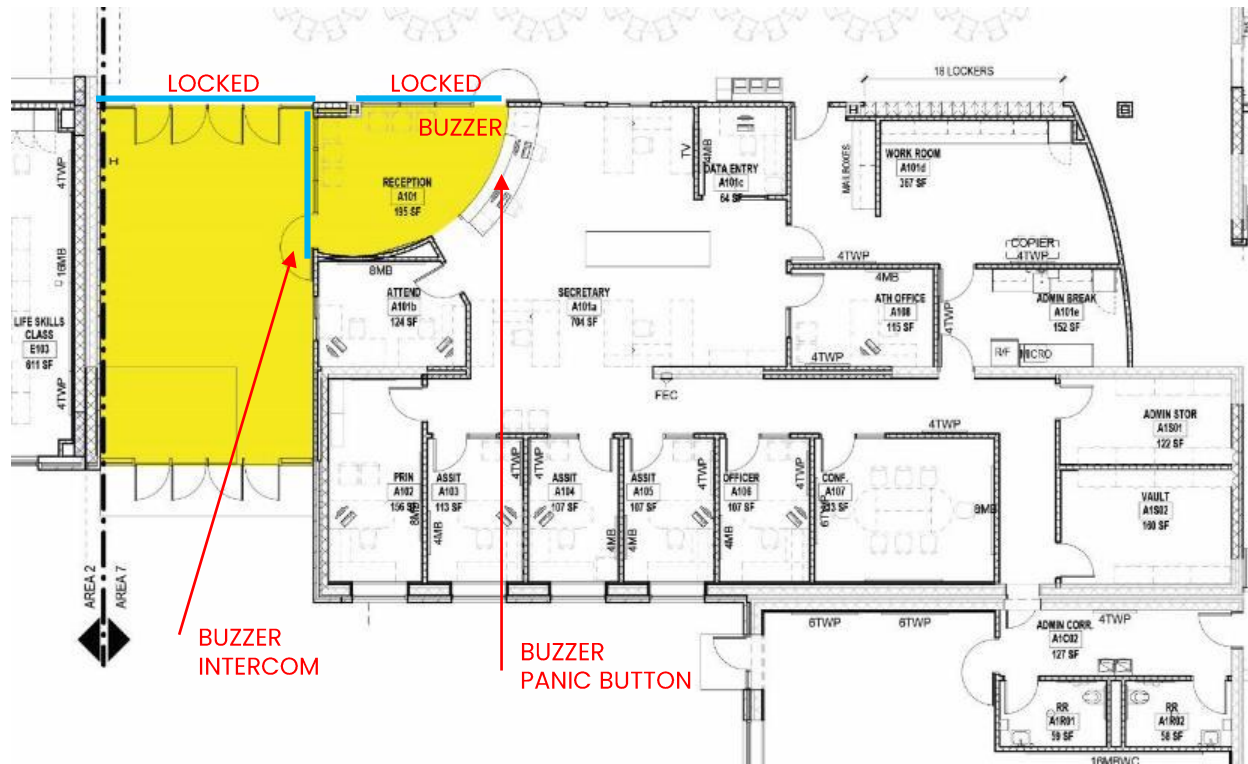
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing 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

# PASSIVE DESIGN

Secure entry vestibule



LAMINATED SECURITY GLAZING

# Edgewood High School – Safety & Security



This is our main entrance

# Edgewood High School – Safety & Security



- Main office is not connected to main entrance
- A secure vestibule is not present at main entrance
- Corridors generally provide good line of sight for supervision although there are some areas of bends & turn limiting 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

# Edgewood High School – Safety & Security



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# Edgewood High School – Site

## Edgewood HS Site:

- 49 acres
- Has dedicated bus loop
- Multiple Entrance points
- Parking is adequate per OSDM

- Site layout “bowling alley” type
- Little available greenspace without disturbing fields/site amenities
- Shared with Bus Garage



# Edgewood High School – Summary

- The overall renovation cost continues to increase and condition continues to deteriorate.
- Although the site had 49 acres, it is oriented like a bowling alley and is nearly filled with site amenities & bus garage
- Typical classrooms are slightly undersized compared to State standards. There are large group spaces however, that have ample square footage that exceeds State recommendations.
- The school has a generous amount of daylight – most teaching/learning spaces are provided with natural light. There are a few exceptions.
- Corridors generally provide good line of site, supporting 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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# Buckeye Local School District Mission Statement

**Unifies individuals, communities  
and resources to create a WORLD  
CLASS LEARNING COMMUNITY that  
gives ALL students the  
opportunity to be successful in  
THEIR future.**

# Guiding Principles

Guiding principles are the basis of reasoning and action, your vision and expectations of the schools that help direct the goals and objectives in facility planning.

Think of them as your philosophy that drives the decisions we make as a committee.



# Guiding Principles – Example from District Vision

## EXAMPLES – Our District's Educational Environment will.....

- serve as a joyful place that provides a **warm, inviting, and safe environment**. Students will enjoy their school experience, and develop a sense of pride in their school and community
- be the **benchmark for success** through student learning, achievement, conduct, citizenship, and character.



# GROUP EXERCISE

Develop Guiding Principles

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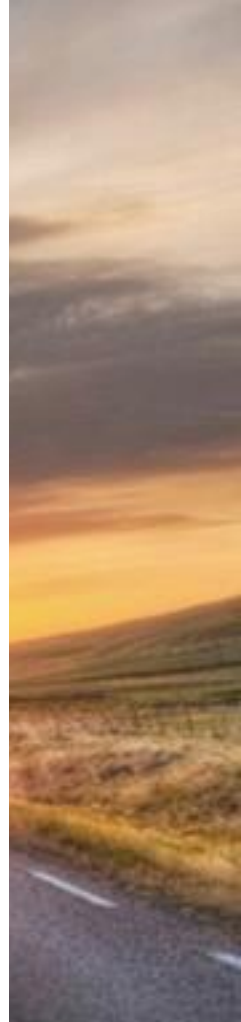
Next Steps / Questions



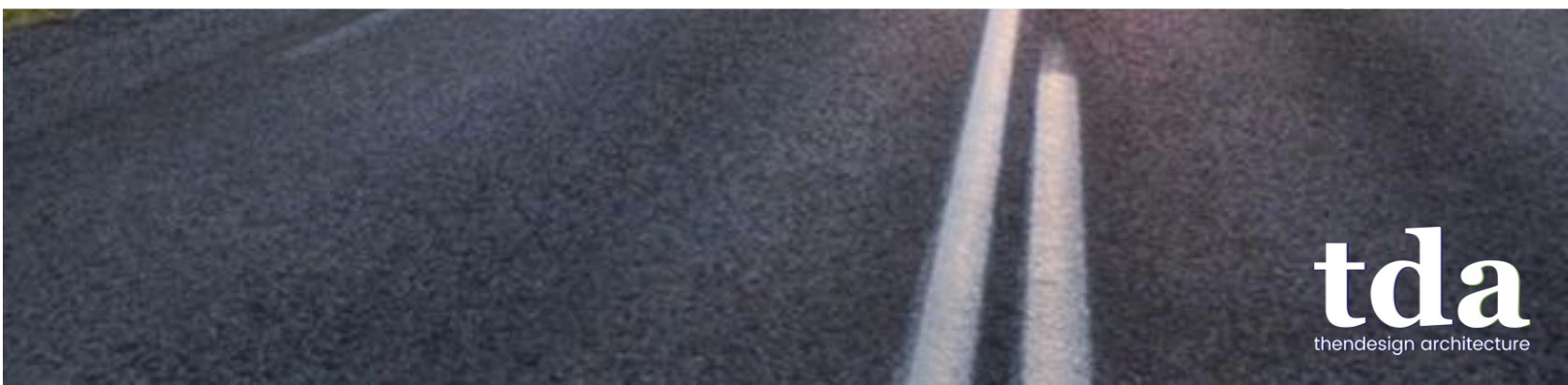
# Next Steps / Questions

- **Set Next Meeting: November 2019**  
Topic: Kingsville & Braden Facility Data Reviews
- December Meeting  
Topic: Financial Landscape / Jeopardy Game
- January – April 2020 – Master Planning

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



# VISION IN A WORD





# Q & A Thank You!

