



Buckeye Local School District

Facilities Committee Meeting 3

November 5, 2019

Agenda

Planning Timeline &
Recap

Guiding Principles & Word
Cloud

Kingsville School
Assessment & Educational
Adequacy Study

Braden School Educational
Adequacy Study

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

MASTER PLANNING – PUTTING IT ALL TOGETHER

TIMELINE IS TENTATIVE

Recap of Meeting #2

- Reviewed Assessment & Building Data for Edgewood HS
 - *The building is 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. M. Cost to replace at same SF = \$33 M. This equates to a 73% renovation vs. rebuild percentage*
 - *Site is 49 acres, but almost fully developed and long narrow design creates restrictions*
 - *School has good natural light, most corridors provide good line of site, but there is a lack of flexible, collaborative space*
- Established our Guiding Principles



Agenda

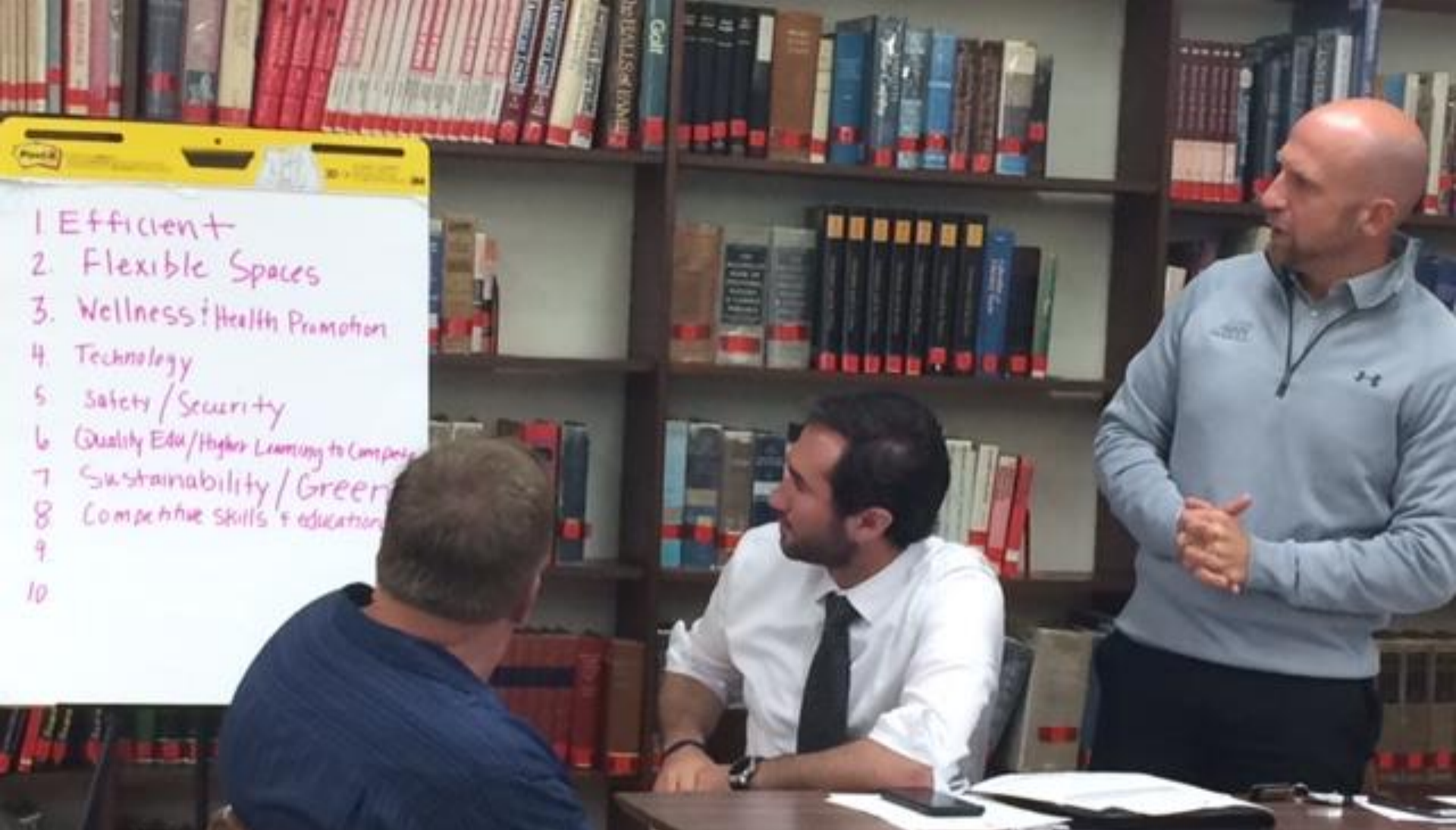
Planning Timeline & Recap

Guiding Principles &
Word Cloud

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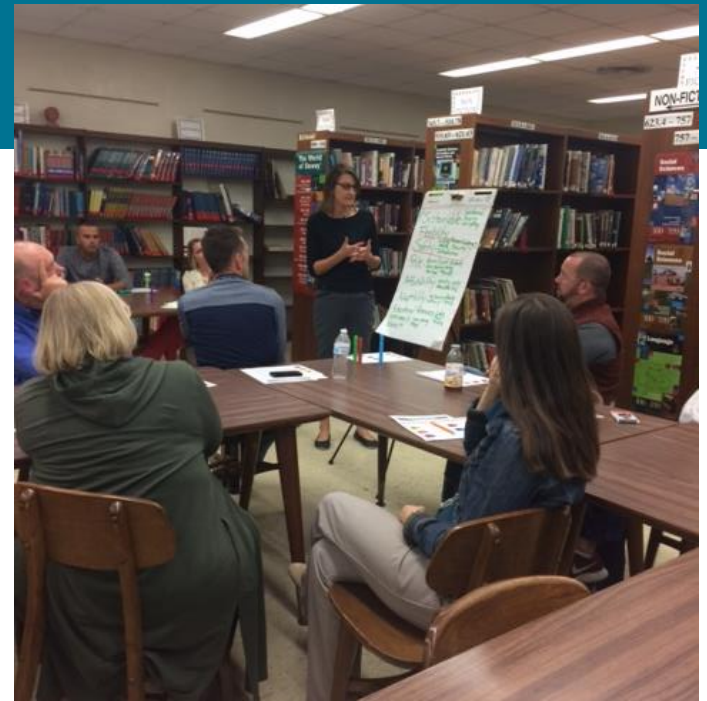
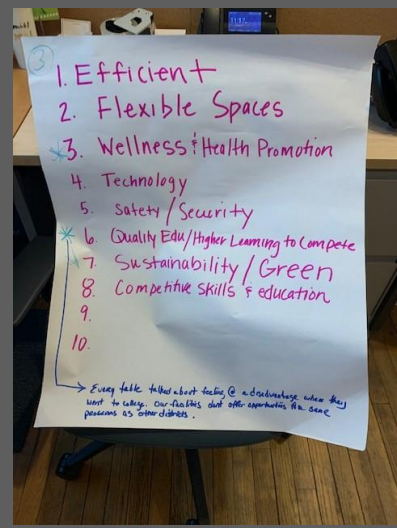
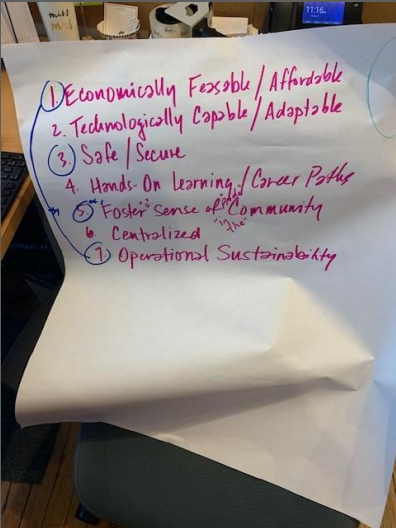
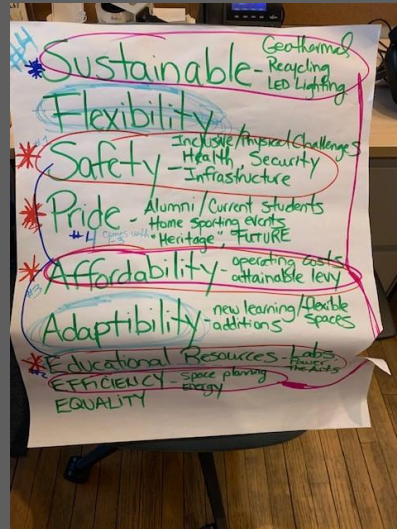
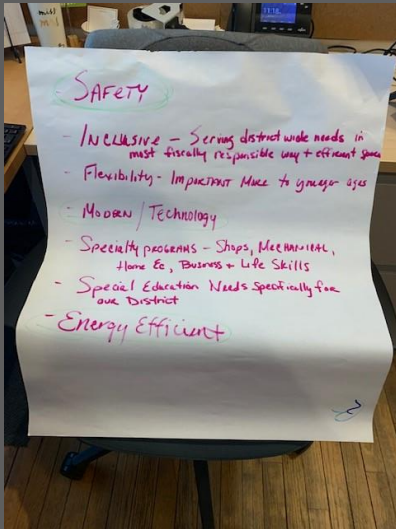
Next Steps / Questions



1. Efficient +
2. Flexible Spaces
3. Wellness + Health Promotion
4. Technology
5. Safety / Security
6. Quality Edu / Higher Learning to Compete
7. Sustainability / Green
8. Competitive Skills + Education
- 9.
- 10.

Your Guiding Principles

Your Guiding Principles



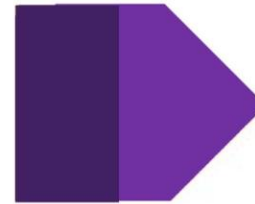
Every table talked about feeling at a disadvantage when they went to college. Our facilities did not offer opportunities for the same programs as other districts

GUIDING PRINCIPLES



Safe & Secure

Our schools should promote the safety of students and staff. A safe, healthy environment should be inclusive to all students district-wide.



Pride

Our schools should foster our sense of pride in the community. They should reflect our heritage, but at the same time provide opportunities for success in the future.



Quality Education

Buckeye Schools students should be afforded with facilities that give them the advantage and ability to compete in a higher learning setting and feature state-of-the-art educational resources / spaces.



Affordability

The building project should be attainable and affordable to the taxpayers in our community. It is imperative that we develop a plan that is economically feasible, is attainable, and promotes operational sustainability.



Efficient & Sustainable

Our schools need to be energy efficient and sustainable both in building materials and building systems. The buildings can serve as an educational tool giving students a physical place and culture that fosters the development of being global citizens and educates in healthy sustainable environments.

Your Guiding Principles



Agenda

Planning Timeline & Recap

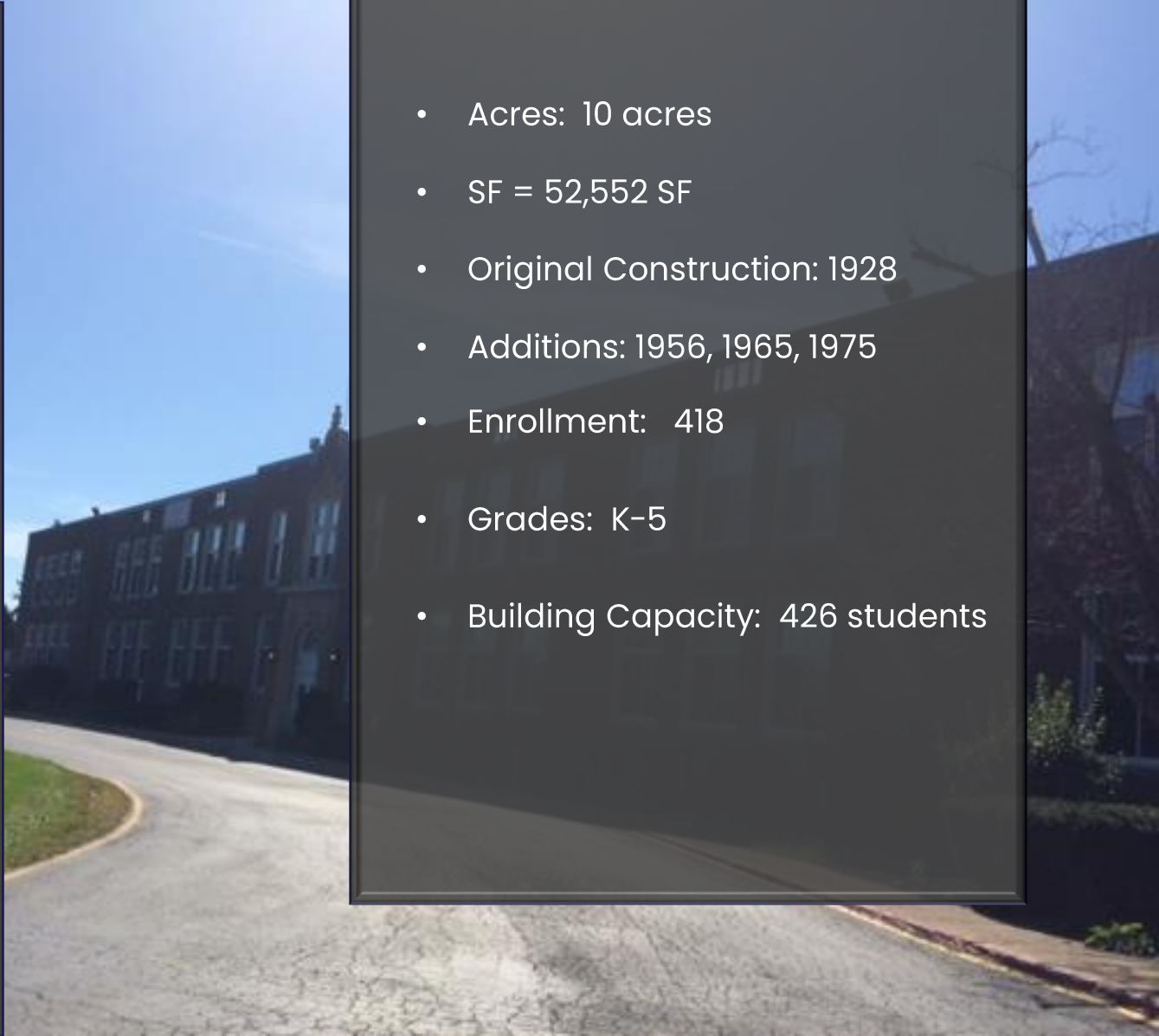
Guiding Principles & Word
Cloud

Kingsville School
Assessment & Educational
Adequacy Study

Braden School Educational
Adequacy Study

Next Steps / Questions

Kingsville Elementary School

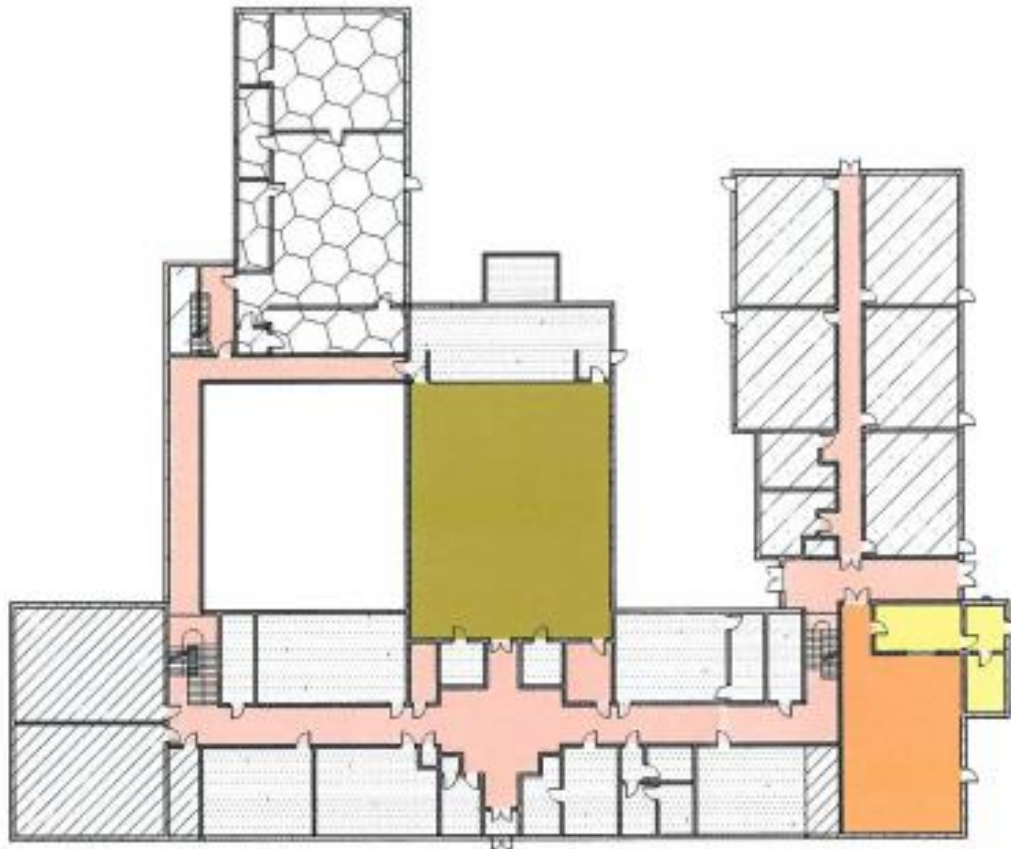







- Acres: 10 acres
- SF = 52,552 SF
- Original Construction: 1928
- Additions: 1956, 1965, 1975
- Enrollment: 418
- Grades: K-5
- Building Capacity: 426 students

Kingsville Elementary School



Kingsville Elementary



	ORIGINAL CONSTRUCTION, 1928 AREA: 26,902 S.F.
	FIRST ADDITION, 1966 AREA: 10,638 S.F.
	SECOND ADDITION, 1965 AREA: 5,864 S.F.
	THIRD ADDITION, 1975 AREA: 5,374 S.F.
	DISTRICT STORAGE, 1975 AREA: 3,776 S.F.
<hr/>	
TOTAL: 52,552 S.F.	

Kingsville Elementary School – Assessment Validation

Item	Rating	TMP 2008 Assessment with 2019 Cost Set	TDA April 2019 Assessment Validation Update	Delta:
A. Heating System	3	\$1,839,320.00	\$1,839,320.00	\$0.00
B. Roofing	3	\$206,880.00	\$463,886.00	\$257,006.00
C. Ventilation / Air Conditioning	1	\$0.00	\$0.00	\$0.00
D. Electrical Systems	3	\$914,088.16	\$852,918.96	(\$61,169.20)
E. Plumbing and Fixtures	3	\$330,732.00	\$481,364.00	\$150,632.00
F. Windows	3	\$704,760.00	\$921,270.00	\$216,510.00
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
H. Structure: Walls and Chimneys	2	\$89,667.50	\$270,420.50	\$180,753.00
I. Structure: Floors and Roofs	1	\$14,913.50	\$114,913.50	\$100,000.00
J. General Finishes	3	\$1,229,562.40	\$2,075,223.60	\$845,661.20
K. Interior Lighting	3	\$341,588.00	\$341,588.00	\$0.00
L. Security Systems	2	\$123,497.20	\$273,497.20	\$150,000.00
M. Emergency/Egress Lighting	3	\$52,552.00	\$52,552.00	\$0.00
N. Fire Alarm	3	\$118,242.00	\$118,242.00	\$0.00
O. Handicapped Access	3	\$501,110.40	\$669,110.40	\$168,000.00
P. Site Condition	3	\$559,746.00	\$662,146.00	\$102,400.00
Q. Sewage System	3	\$75,125.00	\$359,200.00	\$284,075.00
R. Water Supply	3	\$11,750.00	\$11,750.00	\$0.00
S. Exterior Doors	3	\$66,000.00	\$66,000.00	\$0.00
T. Hazardous Material	3	\$52,200.00	\$52,200.00	\$0.00
U. Life Safety	3	\$311,222.64	\$336,192.40	\$24,969.76
V. Loose Furnishings	3	\$268,268.00	\$341,588.00	\$73,320.00
W. Technology	2	\$617,169.00	\$627,024.00	\$9,855.00
Subtotal:		\$8,428,393.80	\$10,930,406.56	\$2,502,012.76
X. Construction Contingency / Non Construction Costs		\$2,059,081.89	\$2,670,331.11	\$611,249.22
Total		\$10,487,475.69	\$13,600,737.67	\$3,113,261.98
Total Cost (regional cost factor applied (104.88%)):		\$10,999,264.50	\$14,264,453.67	\$3,265,189.17

Cost to Replace
Reno/Replace Ratio

\$14,183,784.80
78%

\$14,183,784.80
101%

23%

Kingsville Elementary School – Assessment Validation



Roofs need replacement – additional insulation needed to meet LEED



Windows are in poor condition

Kingsville Elementary School – Assessment Validation

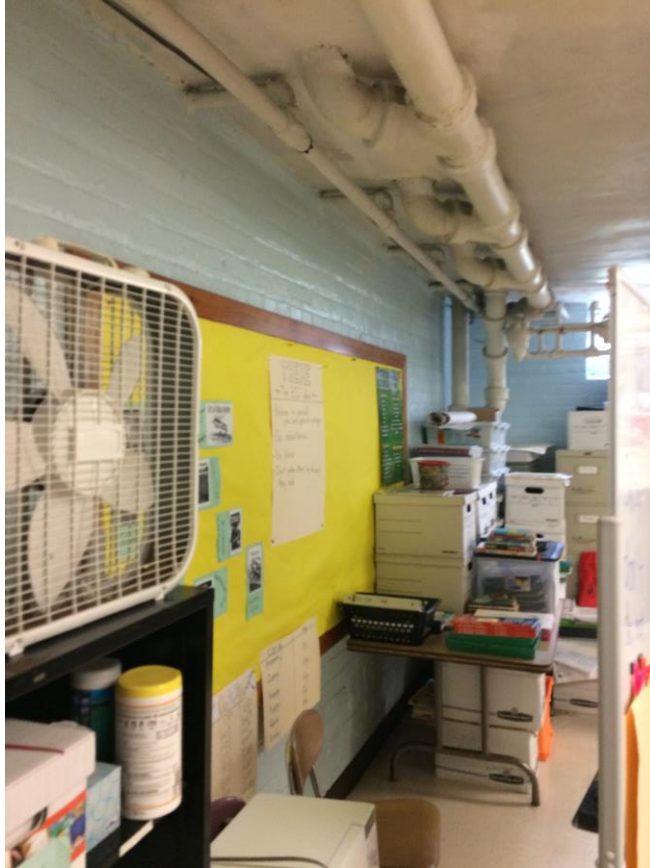


Concrete roof deck erosion – exposing steel



Fallen concrete

Kingsville Elementary School – Assessment Validation



ADA accessibility challenges



Dated and mismatched furnishings

Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY



Kingsville Elementary – Current Landscape



Basement Level

Kingsville Elementary – Current Landscape

First Floor Level



KEY

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

Kingsville Elementary – Current Landscape

Second Floor Level



KEY

- ACADEMIC CLASSROOMS
- LARGE GROUP RESTROOMS
- ADMINISTRATION
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Kingsville Elementary – Size & Flexibility



SIZE

and Flexibility

Student retention is
5% with a lecture
format,

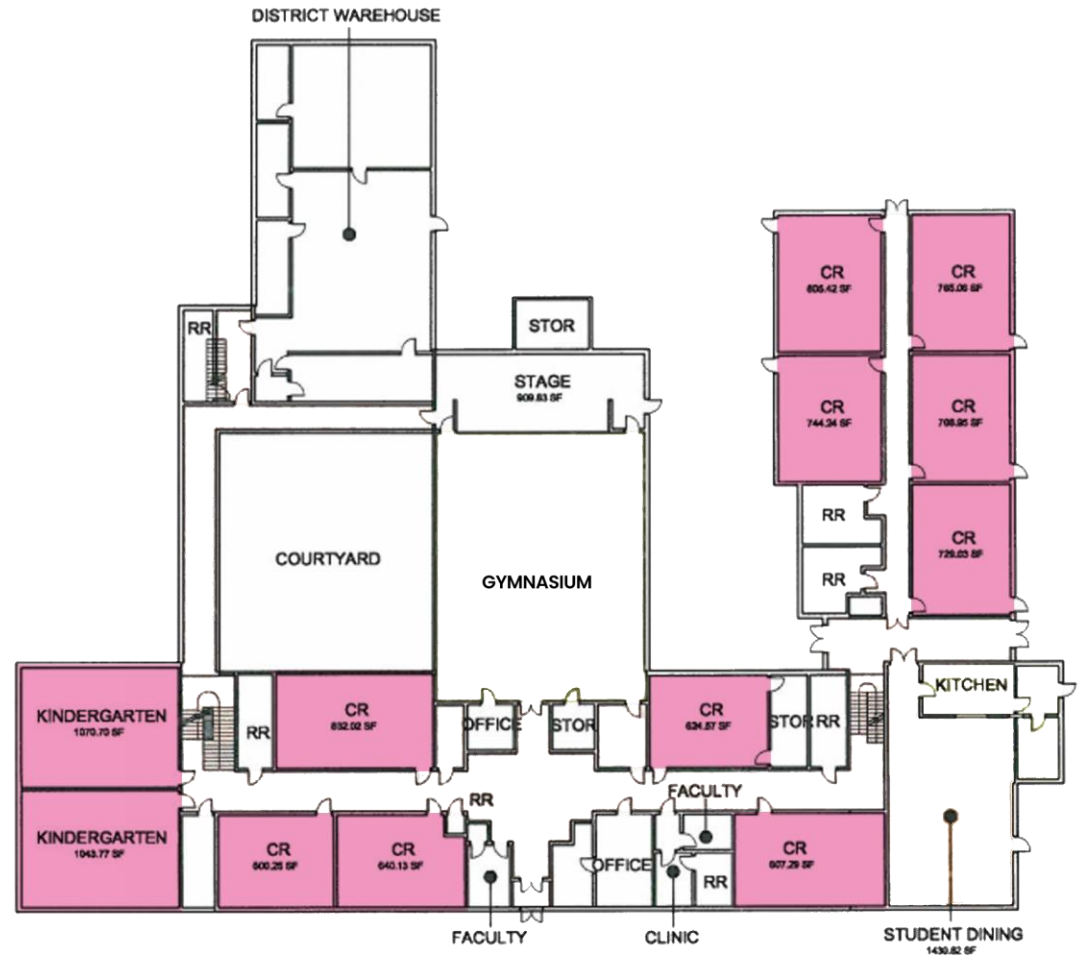
50% with a
discussion format
and

70% with a practice
by doing format.



Kingsville Elementary – Capacity & Space Study of Classrooms

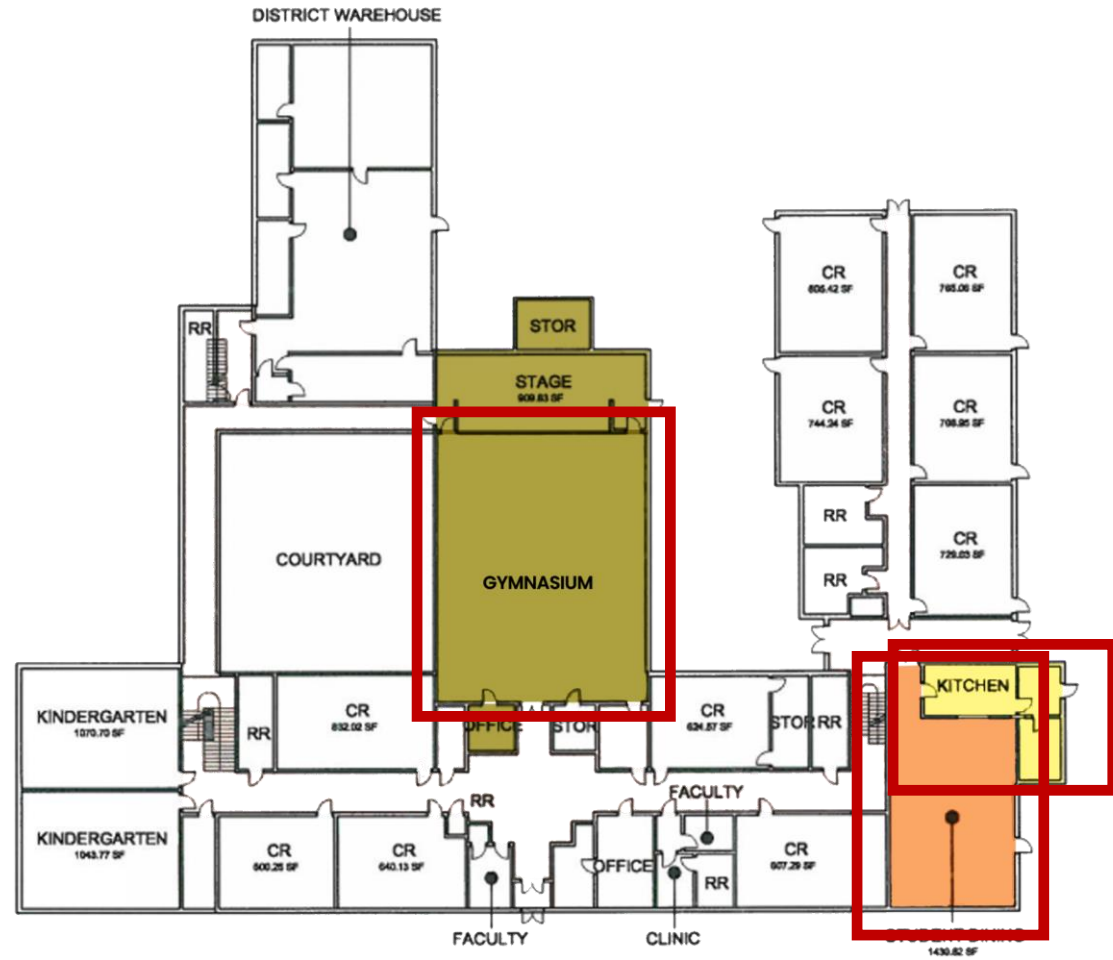
- Average standard classroom size is 700 SF
 - undersized
- Average classroom lacks flexibility between rooms – they are static
- Lack of small group, remedial instruction, and teacher & student collaboration spaces
- Special Education classrooms are located in the basement level



First Floor Level

Kingsville Elementary – Capacity & Space Study of Large Group Spaces

- Gymnasium is slightly undersized at 3,188 SF compared to OSDM recommendation of 3,500 SF
- Kitchen is very undersized at only 519 SF, compared to 1,393 SF recommendation by the OSDM
- Student dining is also undersized. It only has 1,431 SF, but should have approximately 3,000 SF for the current enrollment.



First Floor Level








Kingsville Elementary – Capacity & Space Study of Large Group Spaces

- Gymnasium is slightly undersized at 3,188 SF compared to OSDM recommendation of 4,000 SF
- Kitchen is very undersized at only 874 SF, compared to 1,463 SF recommendation by the OSDM
- Student dining is also undersized. It only has 1,431 SF, but should have approximately 4,000 SF for the current enrollment.
- Music classroom is undersized by 321 SF, however, a separate band room is provided which is not typical in an elementary school
- Both media center & art are slightly undersized and appear to be converted standard classroom spaces



Second Floor Level

Kingsville Elementary – Capacity & Space Study

	EXISTING SF	OFCC RECOMMENDED SF	DIFFERENCE
 CLASSROOMS	avg 700	900	-200
 MEDIA CENTER	1,011	1,256	-245
 STUDENT DINING	1,431	4,000	-2,569
 KITCHEN	519	1,463	-874
 GYMNASIUM	3,188	3,500	-312
 MUSIC	879**	1,200	-321
 SCIENCE	N/A	N/A	N/A

**** Note:** The school has a 1,100 band room in addition to the music room

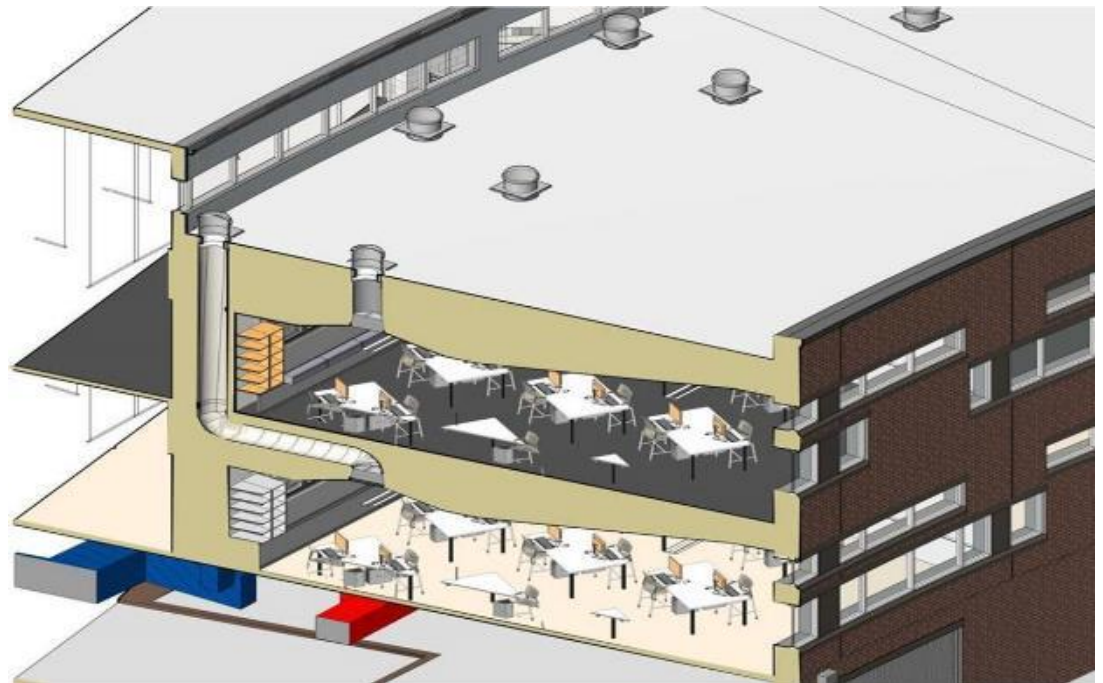
Kingsville Elementary – Daylighting



“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

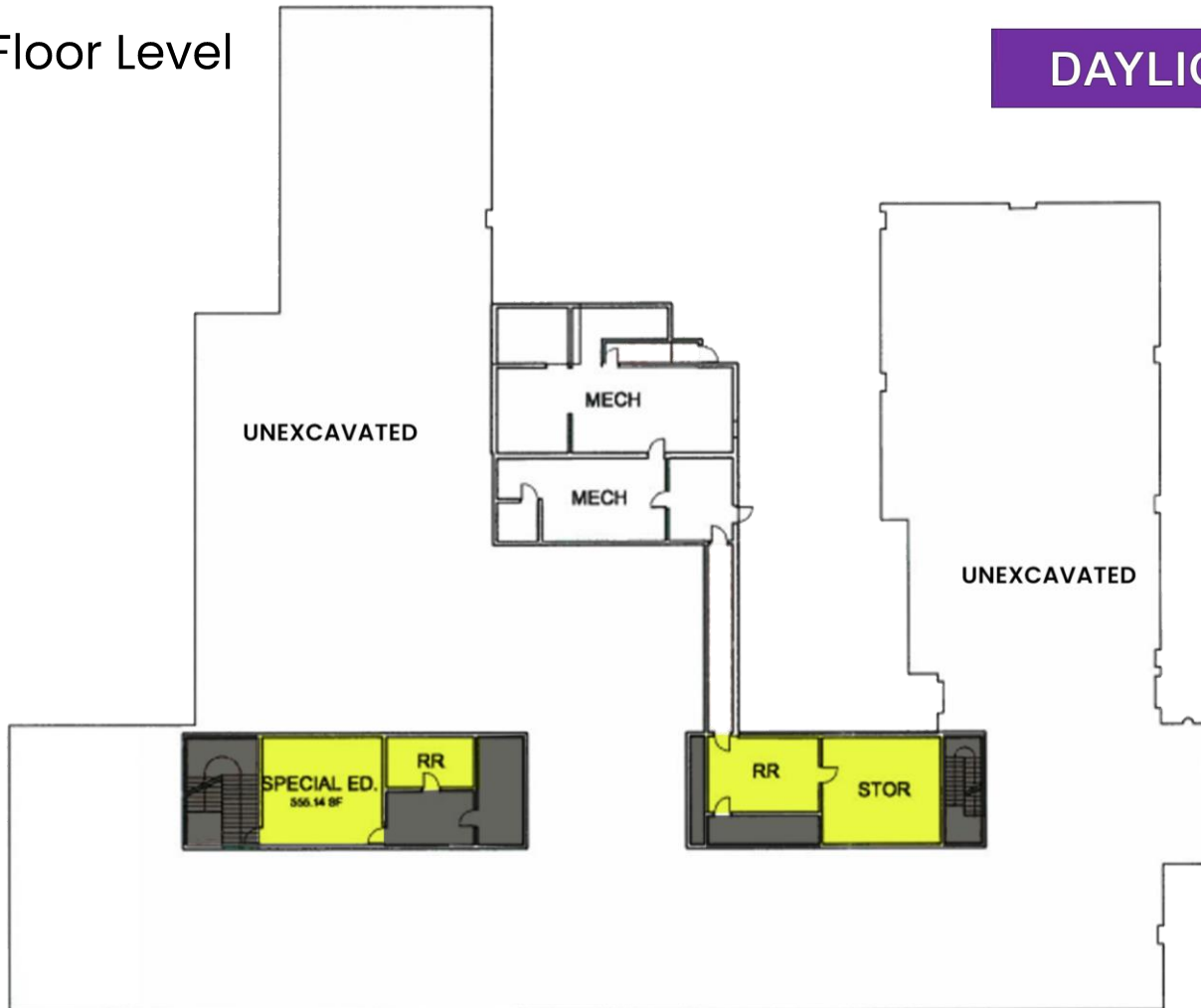
DAYLIGHTING



Kingsville Elementary – Daylighting

Basement Floor Level

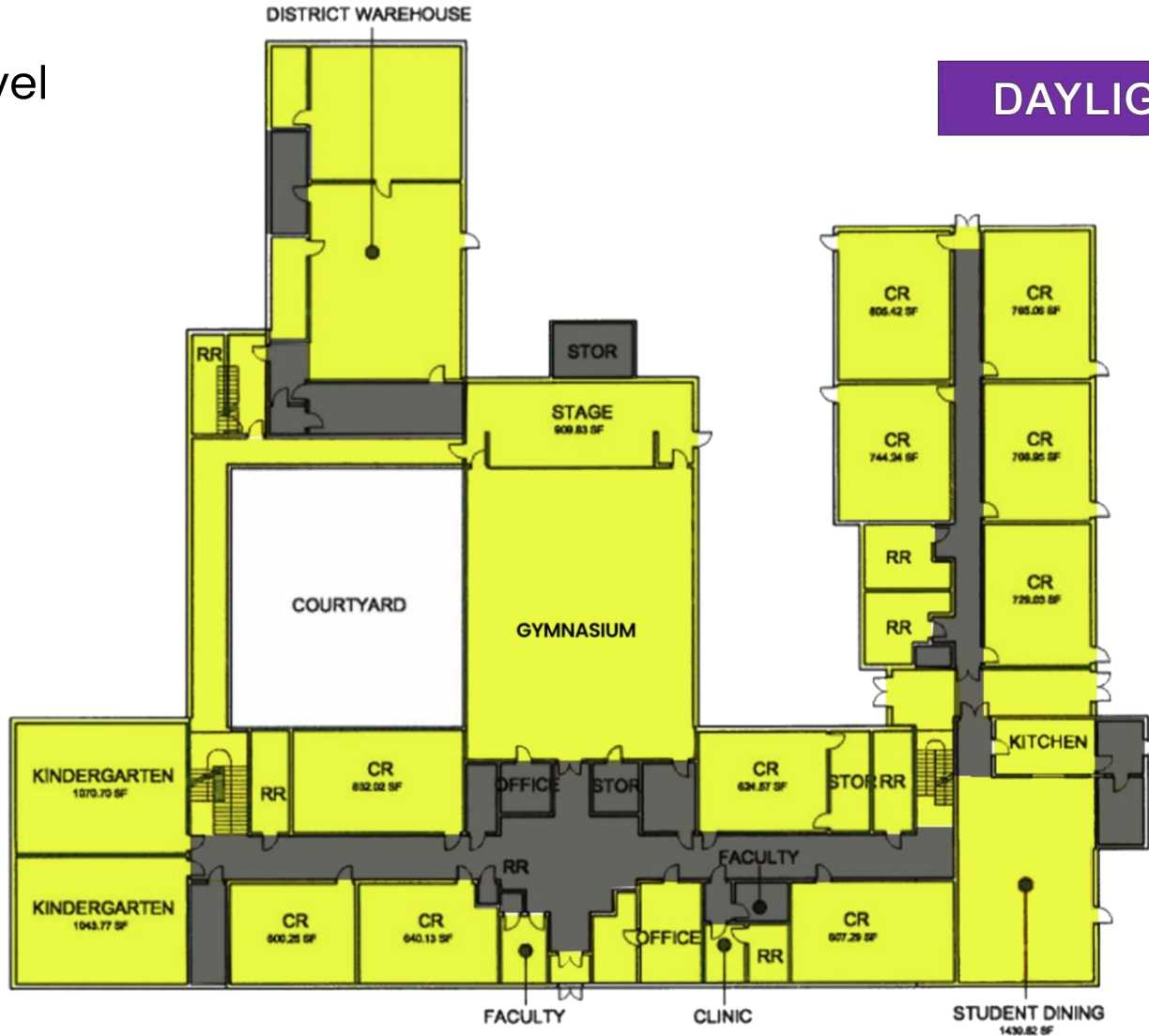
DAYLIGHTING



Kingsville Elementary – Daylighting

1st Floor Level

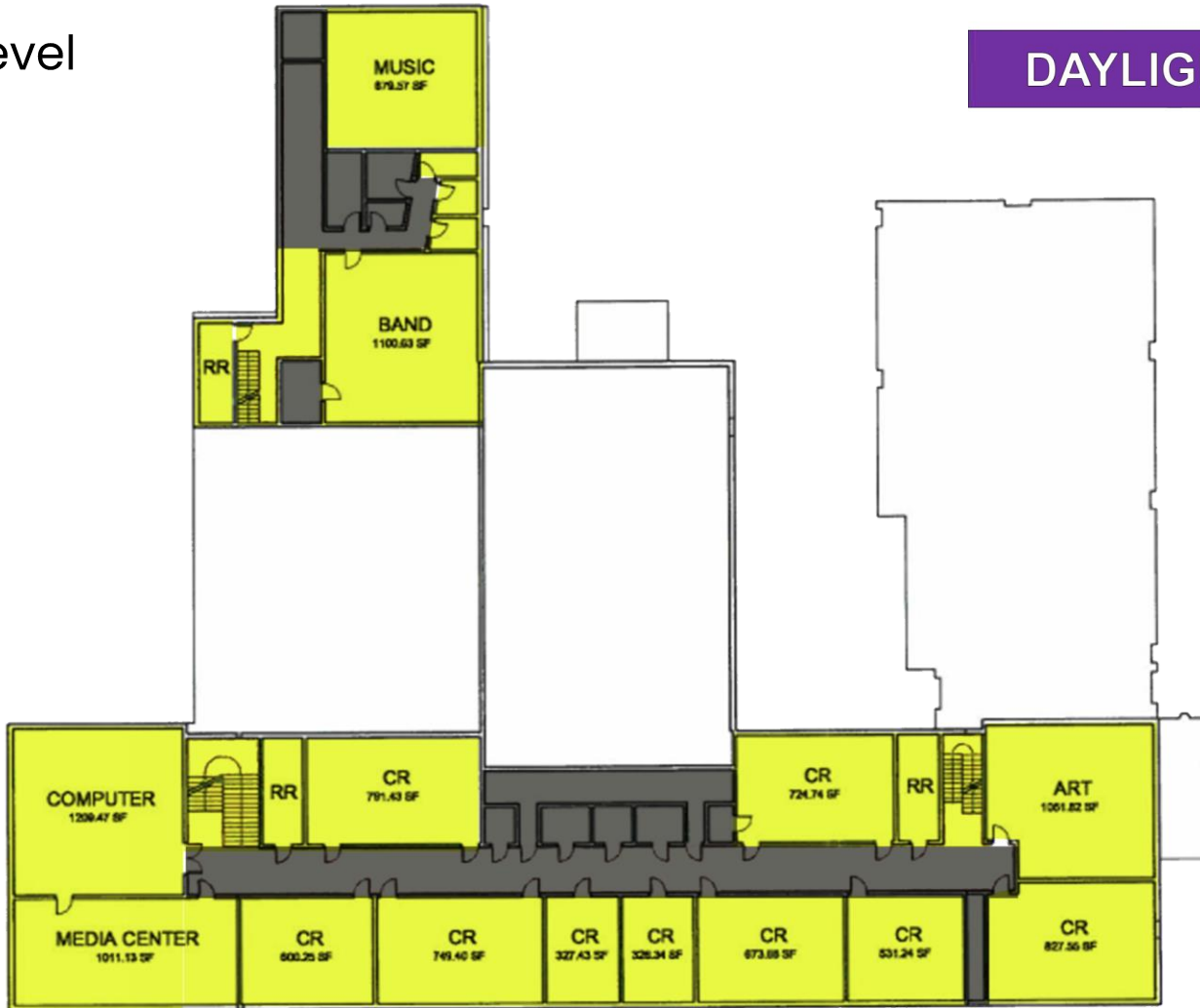
DAYLIGHTING



Kingsville Elementary – Daylighting

2nd Floor Level

DAYLIGHTING



Kingsville Elementary – Safety & Security

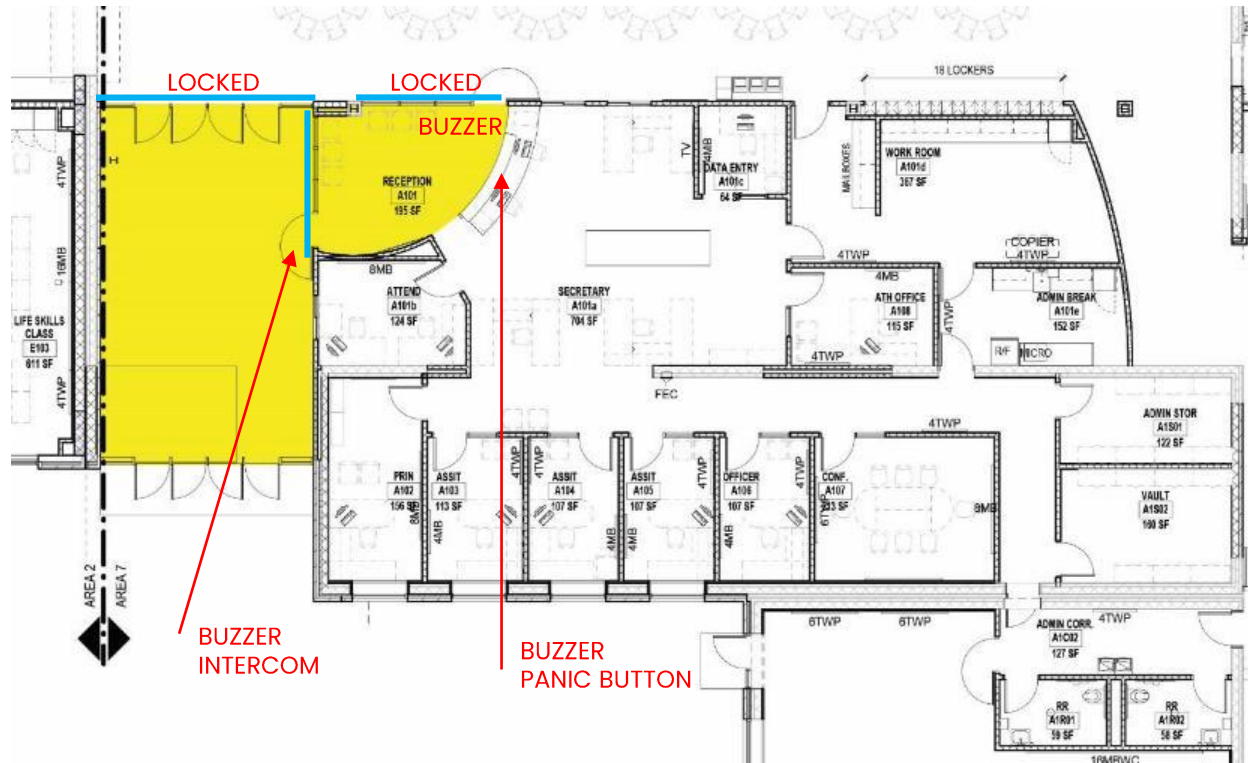
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing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

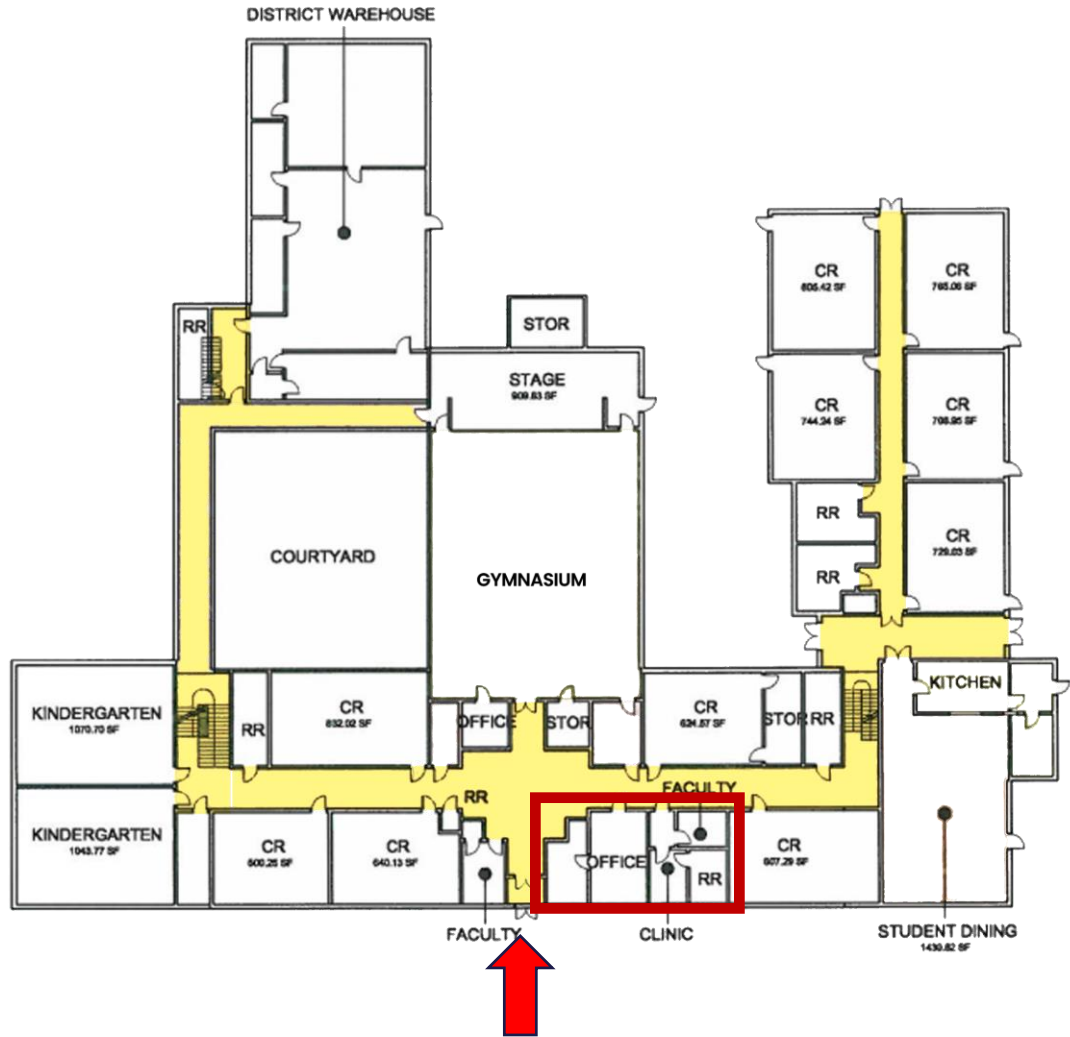
PASSIVE DESIGN

Secure entry vestibule



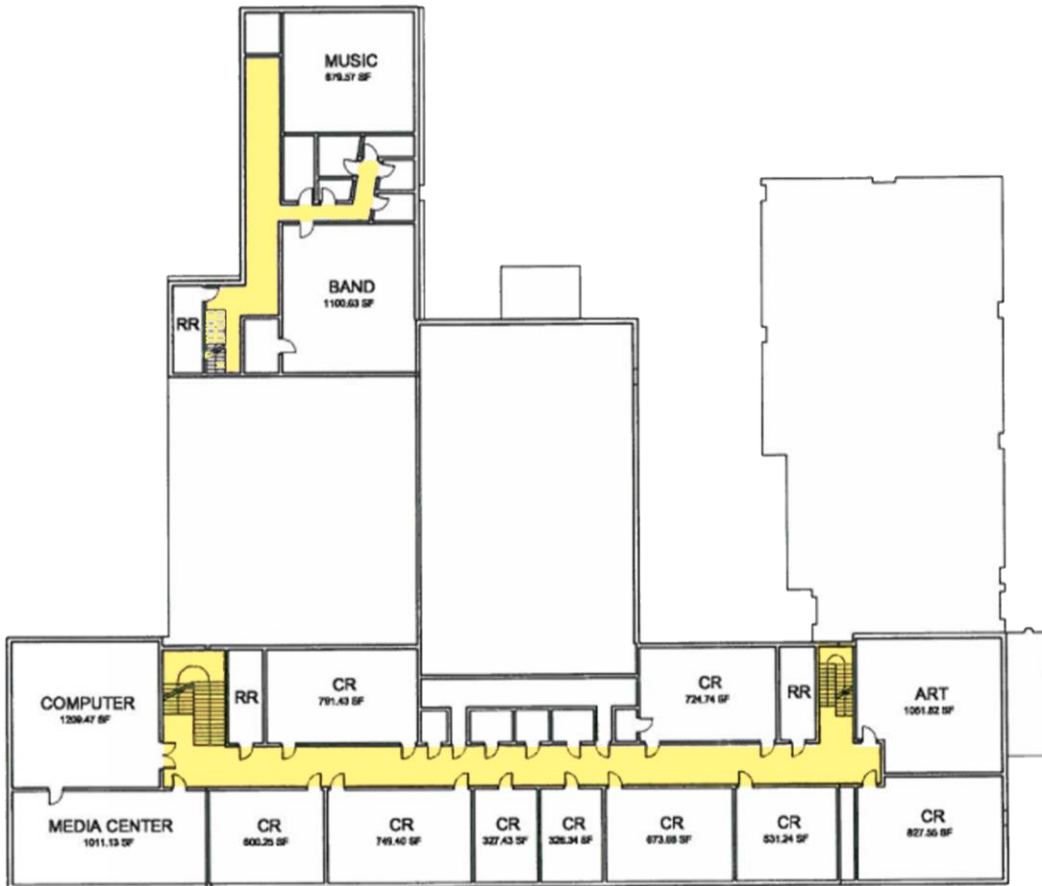
LAMINATED SECURITY GLAZING

Kingsville 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

Kingsville 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

Kingsville Elementary – Site



Kingsville ES Site:

- 10 acres
- Has dedicated bus loop
- The building has a septic system near the playground that's in poor condition
- One congested entrance/exit point
- Parking is adequate per OSDM
- New Playground Equipment
- Abundance of Greenspace for outdoor learning

Kingsville Elementary – Summary

- The overall renovation cost has increased beyond cost to rebuild at the same square footage
- The site has 10 acres and is provided with greenspace that is suitable for outdoor learning
- Typical classrooms are undersized compared to State standards. All of the large group spaces are undersized as well, including but not limited to the gymnasium, kitchen, student dining, etc.
- The school has a generous amount of daylight – most 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.

Agenda

Planning Timeline & Recap

Guiding Principles & Word
Cloud

Kingsville School
Assessment & Educational
Adequacy Study

**Braden School
Educational Adequacy
Study**

Next Steps / Questions

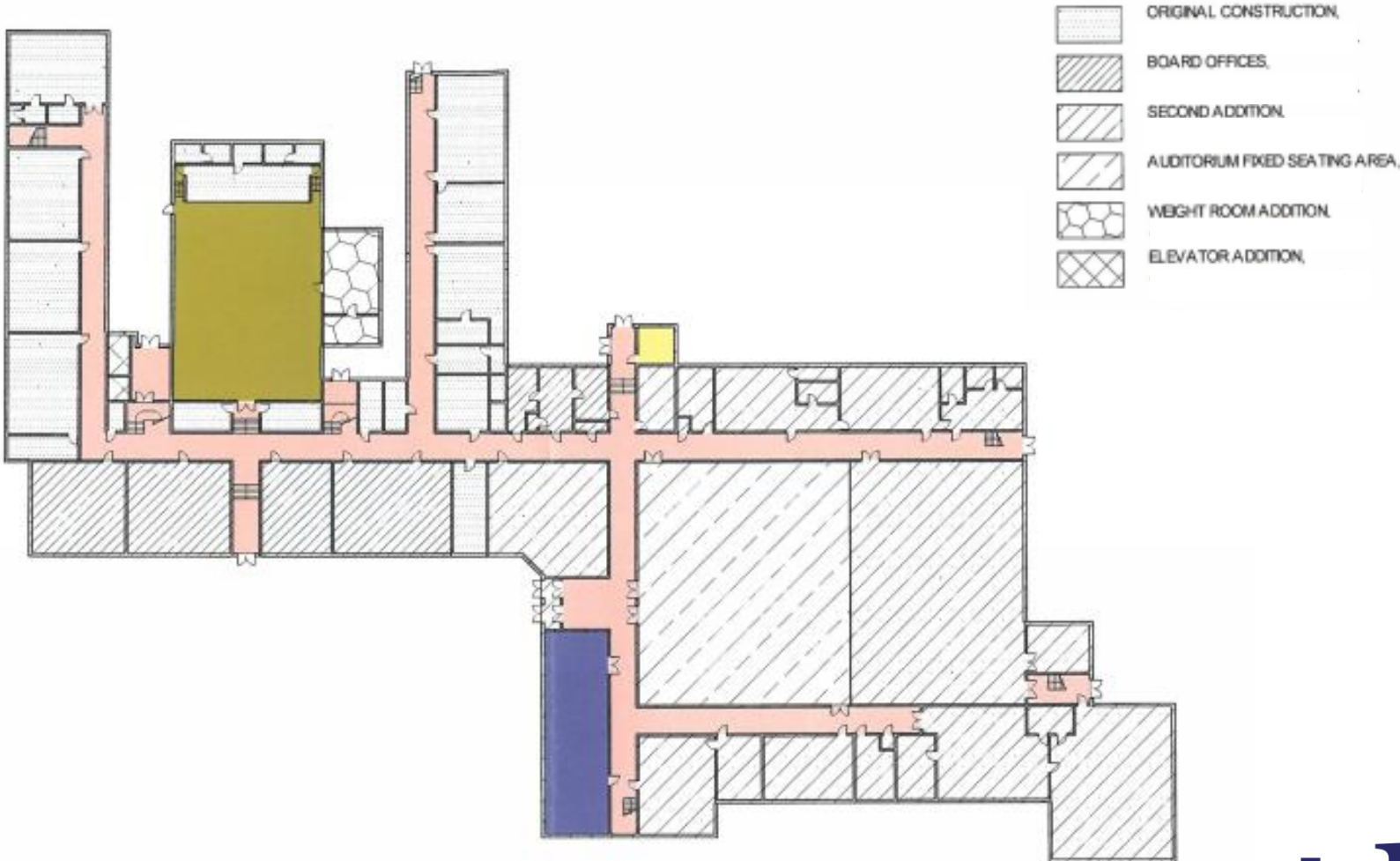
Braden Middle School



- Acres: 28.16 acres
- SF = 112,338 SF
- Original Construction: 1928
- Additions: 1939, 1947, 1990
- Enrollment: 429
- Grades: 6-8
- Building Capacity: 797 students



Braden Middle School



Braden Middle School – Assessment Validation

Item	Rating	TMP 2008 Assessment with 2019 Cost Set	TDA April 2019 Assessment Validation Update	Delta:
A. Heating System	3	\$3,931,830.00	\$3,931,830.00	\$0.00
B. Roofing	3	\$657,499.60	\$777,986.20	\$120,486.60
C. Ventilation / Air Conditioning	2	\$25,000.00	\$25,000.00	\$0.00
D. Electrical Systems	3	\$1,935,233.04	\$1,823,245.74	(\$111,987.30)
E. Plumbing and Fixtures	2	\$488,483.00	\$877,830.00	\$389,347.00
F. Windows	3	\$790,160.00	\$790,160.00	\$0.00
G. Structure: Foundation	1	\$0.00	\$25,000.00	\$25,000.00
H. Structure: Walls and Chimneys	2	\$147,097.50	\$604,249.50	\$457,152.00
I. Structure: Floors and Roofs	2	\$19,057.50	\$19,057.50	\$0.00
J. General Finishes	3	\$2,949,588.10	\$4,083,491.04	\$1,133,902.94
K. Interior Lighting	3	\$730,197.00	\$730,197.00	\$0.00
L. Security Systems	3	\$207,825.30	\$532,501.30	\$324,676.00
M. Emergency/Egress Lighting	2	\$112,338.00	\$112,338.00	\$0.00
N. Fire Alarm	3	\$252,760.50	\$252,760.50	\$0.00
O. Handicapped Access	3	\$385,817.60	\$818,317.60	\$432,500.00
P. Site Condition	3	\$711,489.00	\$736,489.00	\$25,000.00
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	2	\$500.00	\$500.00	\$0.00
S. Exterior Doors	3	\$91,000.00	\$91,000.00	\$0.00
T. Hazardous Material	3	\$50,420.00	\$50,420.00	\$0.00
U. Life Safety	3	\$819,712.16	\$819,712.16	\$0.00
V. Loose Furnishings	3	\$538,846.00	\$686,127.00	\$147,281.00
W. Technology	2	\$1,011,042.00	\$1,011,042.00	\$0.00
Subtotal:		\$15,855,896.30	\$18,799,254.54	\$2,943,358.24
X. Construction Contingency / Non Construction Costs		\$3,873,643.03	\$4,592,714.28	\$719,071.25
Total		\$19,729,539.33	\$23,391,968.82	\$3,662,429.49
Total Cost (regional cost factor applied (104.88%)):		\$20,692,340.85	\$24,533,496.90	\$3,841,156.05

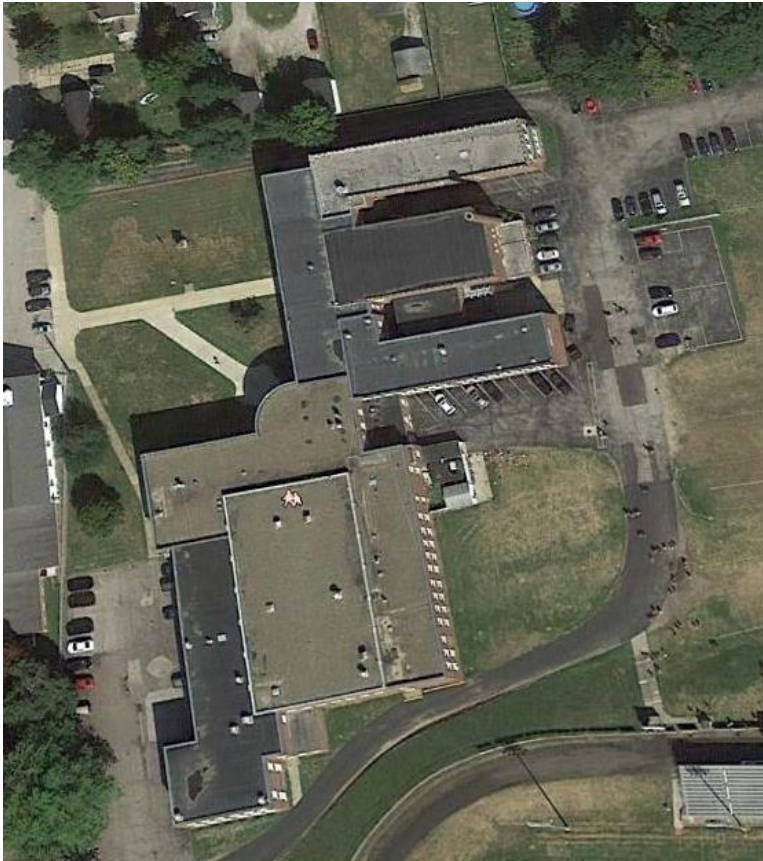
Cost to Replace
Reno/Replace Ratio

\$28,880,976.42
72%

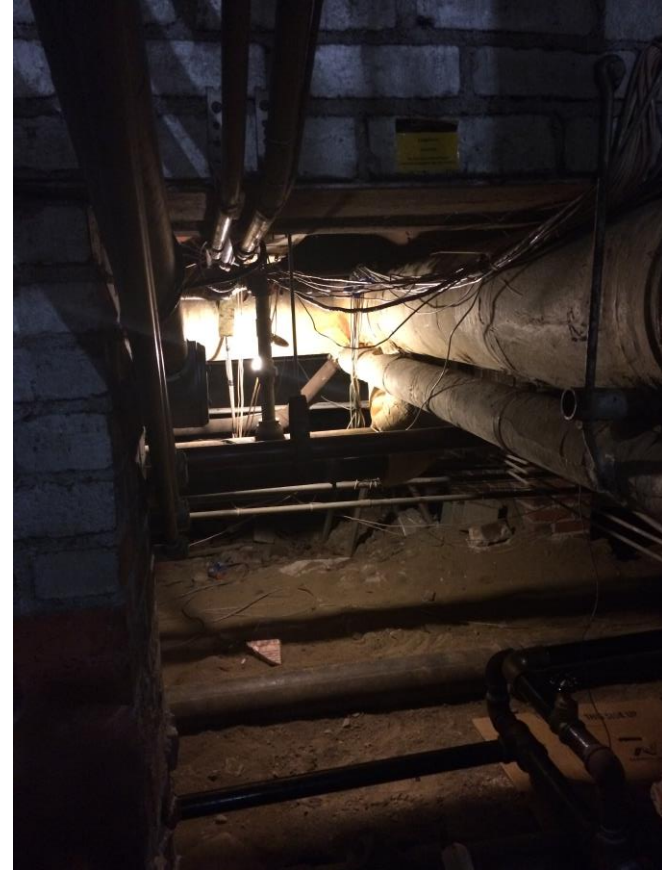
\$28,880,976.42
85%

13%

Braden Middle School – Assessment Validation



Reduced roof replacement – recent replacement in 1939 addition in 2018



Water penetration in crawlspace

Braden Middle School – Assessment Validation

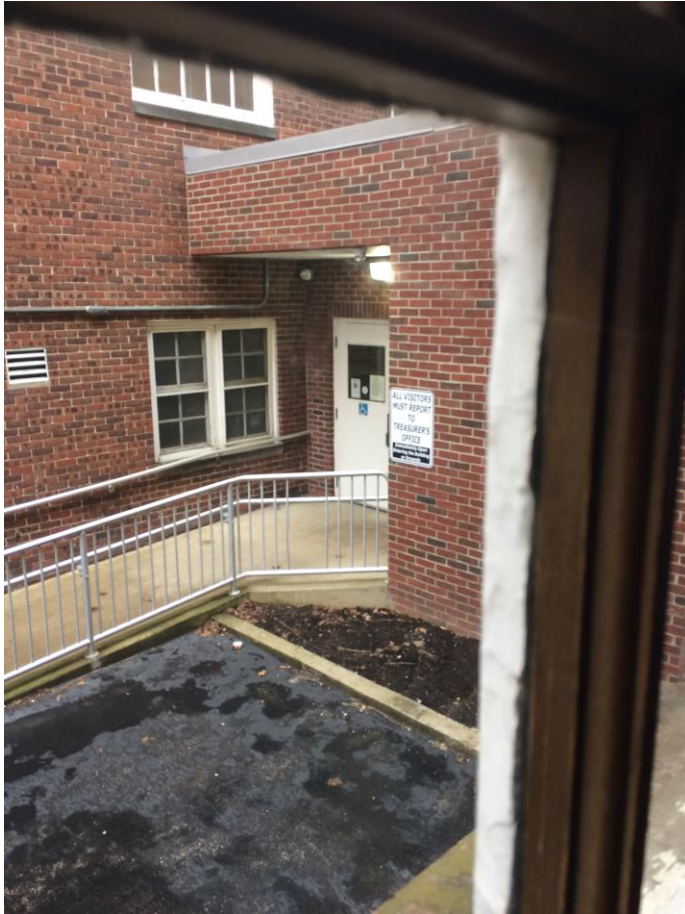


Plaster repairs/refinishing needed



Dated / worn auditorium finishes

Braden Middle School – Assessment Validation



ADA entrance



Removal of floor mounted urinals will
require patching

Braden Middle School – Assessment Validation



ADA barrier in shower room



Stairs at gym entrance prohibit ADA access

Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY



Braden Middle School – Current Landscape



Braden Middle School – Current Landscape



Braden Middle School – Current Landscape



Braden Middle 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.



Braden Middle School – Capacity & Space Study of Classrooms

- Average standard classroom size is 800 SF – slightly undersized
- Average classroom lacks flexibility between rooms – they are static
- Lack of small group, remedial instruction, and teacher & student collaboration spaces
- Science Classrooms vary in size from 756–1145 SF compared to the 1,200 recommended by the OSDM



Second Floor Level

Braden Middle School – Capacity & Space Study – Large Group Space

- OSDM recommends a 7,000 SF gym. Our main gym is only 3,668 SF, but the Aux. Gym is 5,145 SF and doubles as Aud. Stage
- The school features an auditorium which is an uncommon feature in a MS
- Former shop has been converted into a music room

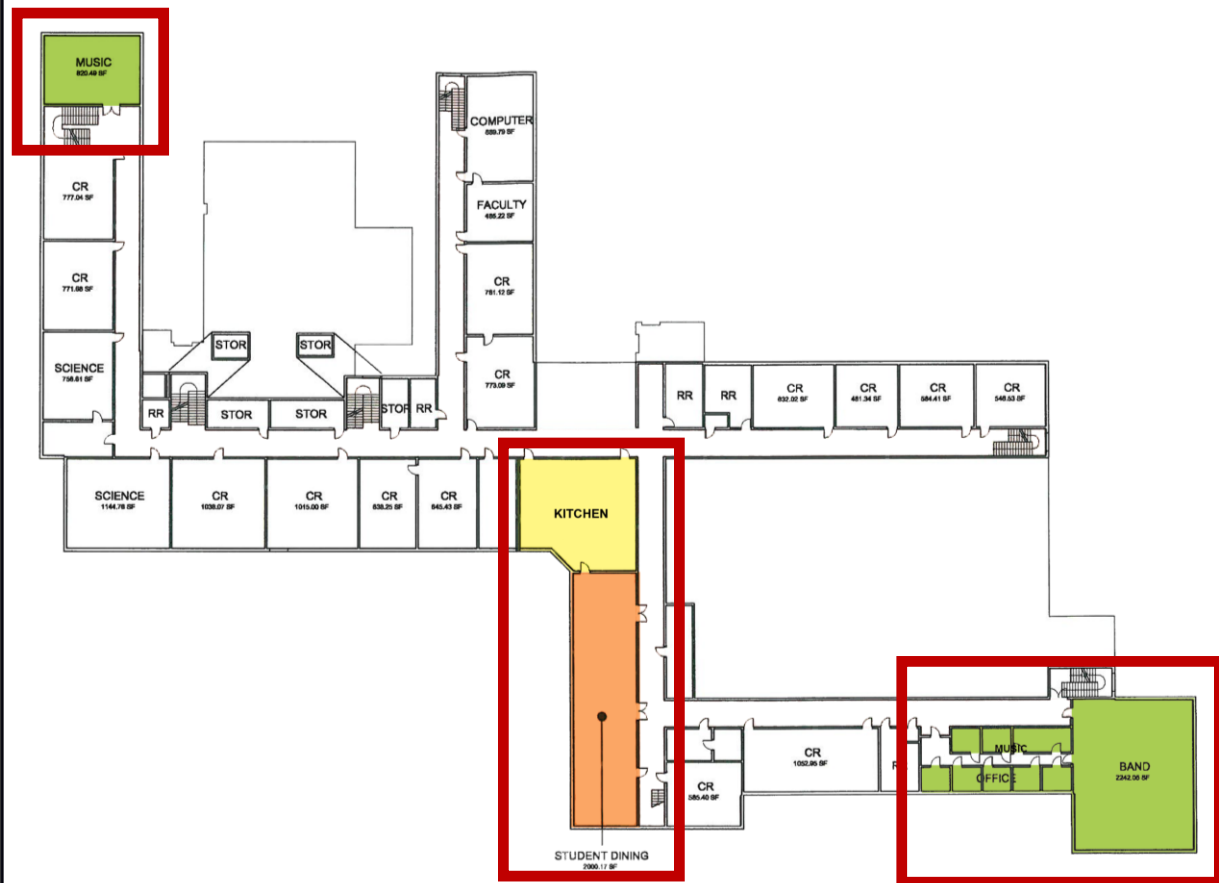


First Floor Level

Braden Middle School – Capacity & Space






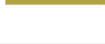

Large Group Space

- OSDM recommends a 7,000 SF gym. Our main gym is only 3,668 SF, but the Aux. Gym is 5,145 SF and doubles as Aud. Stage
- The school features an auditorium which is an uncommon feature in a MS
- Former shop has been converted into a music room
- The kitchen and student dining are located on the 2nd floor – which is not ideal for deliveries
- Band and Music are on polar ends of the school, however, both are adequately sized for the enrollment (and additional band room located on 1st floor as well)



Second Floor Level

Braden Middle School – Capacity & Space Study

	EXISTING SF	OFCC RECOMMENDED SF	DIFFERENCE
 CLASSROOMS	avg 800	900	-100
 MEDIA CENTER	1,584	1,502	-82
 STUDENT DINING	2,000	3,000	-1,000
 KITCHEN	1,697	1,502	+195
 PRIM. GYMNASIUM	3,668	7,000	-3,332
 AUX. GYMNASIUM	5,145	N/A	+5,145
 SCIENCE	varies 756 - 1145	1,200	- 444 to -55

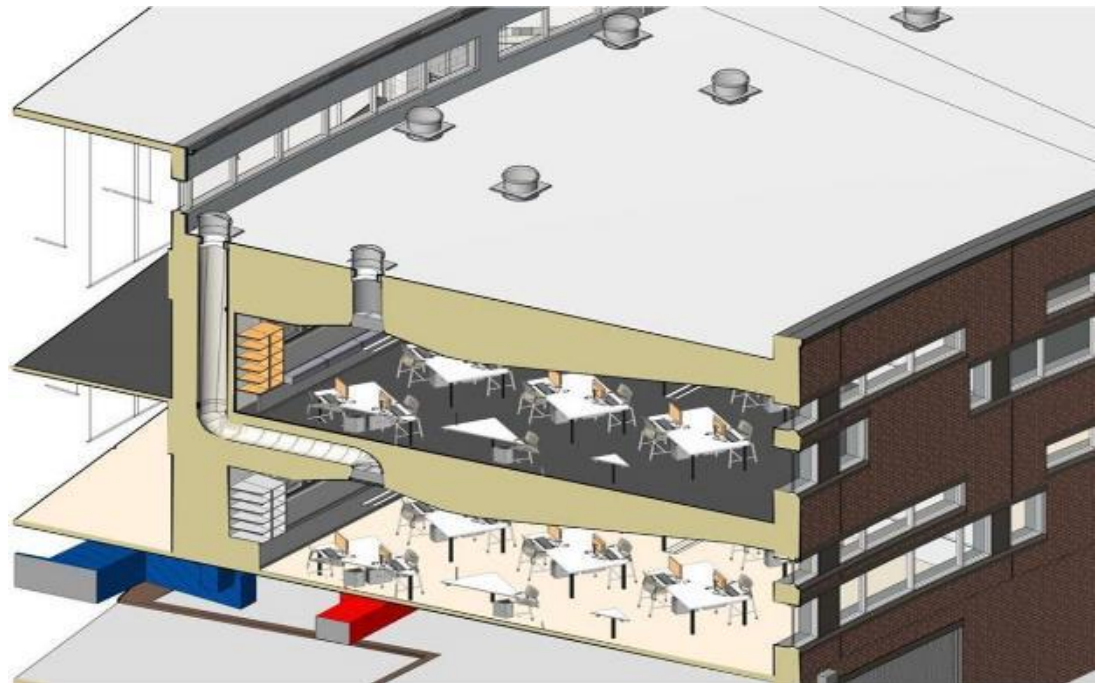
Braden Middle School – Capacity & Space Study



“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.”

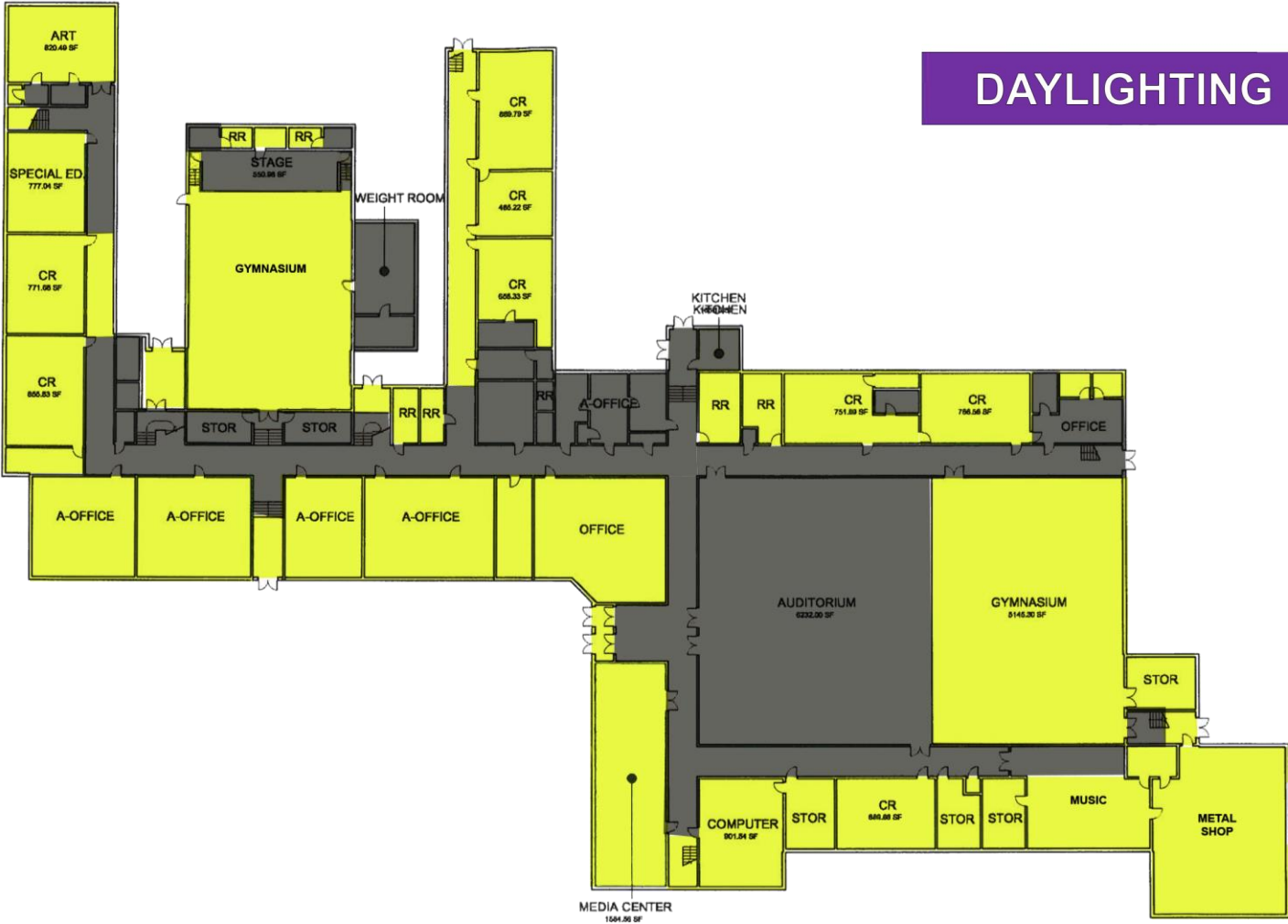
Daylighting in Schools: Improving Student Performance and Health at a Price Schools Can Afford, 2000

DAYLIGHTING



Braden Middle School – Daylighting

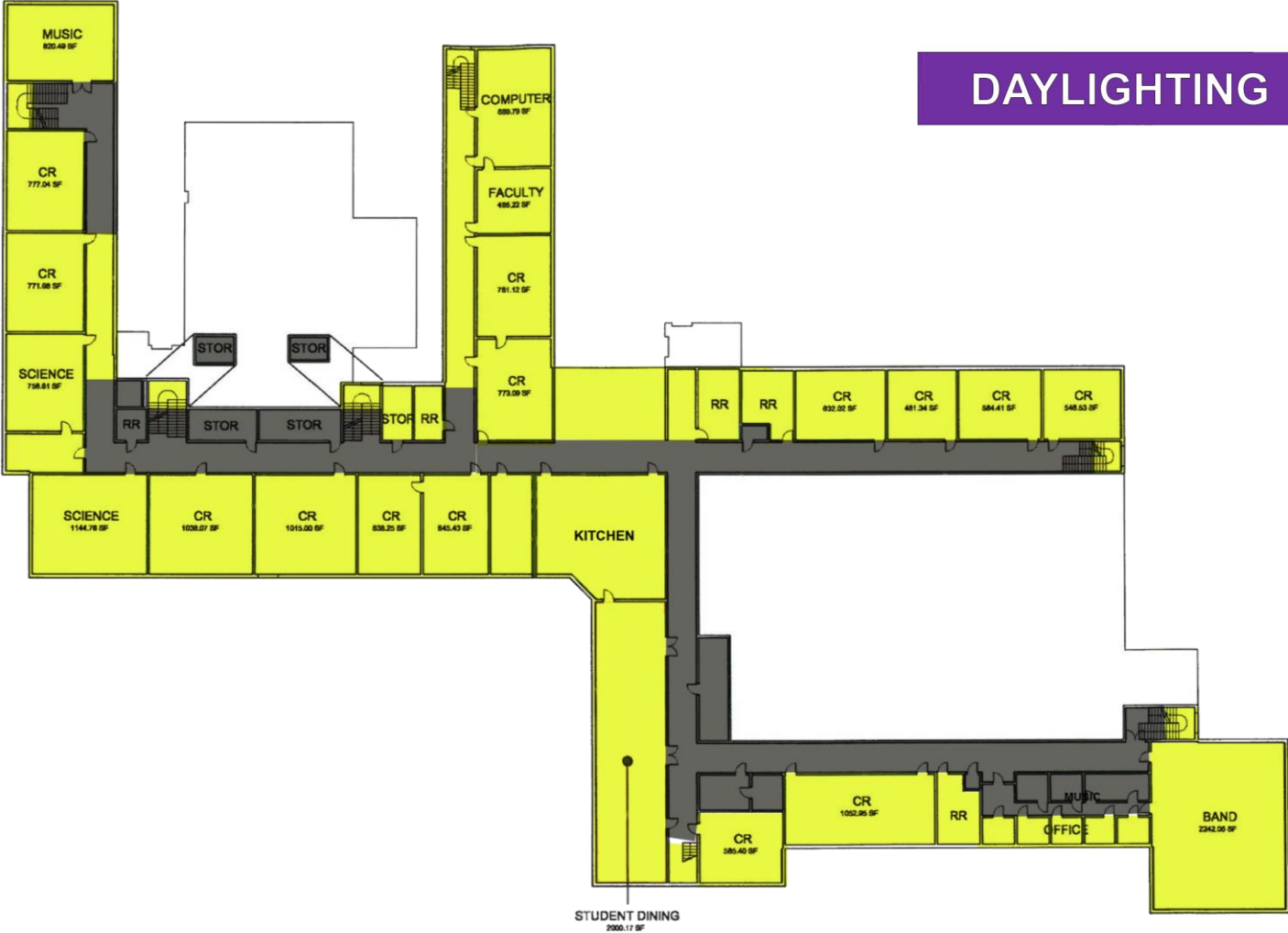
DAYLIGHTING



First Floor Level

Braden Middle School – Daylighting

DAYLIGHTING



Second Floor Level

Braden Middle School – Safety & Security

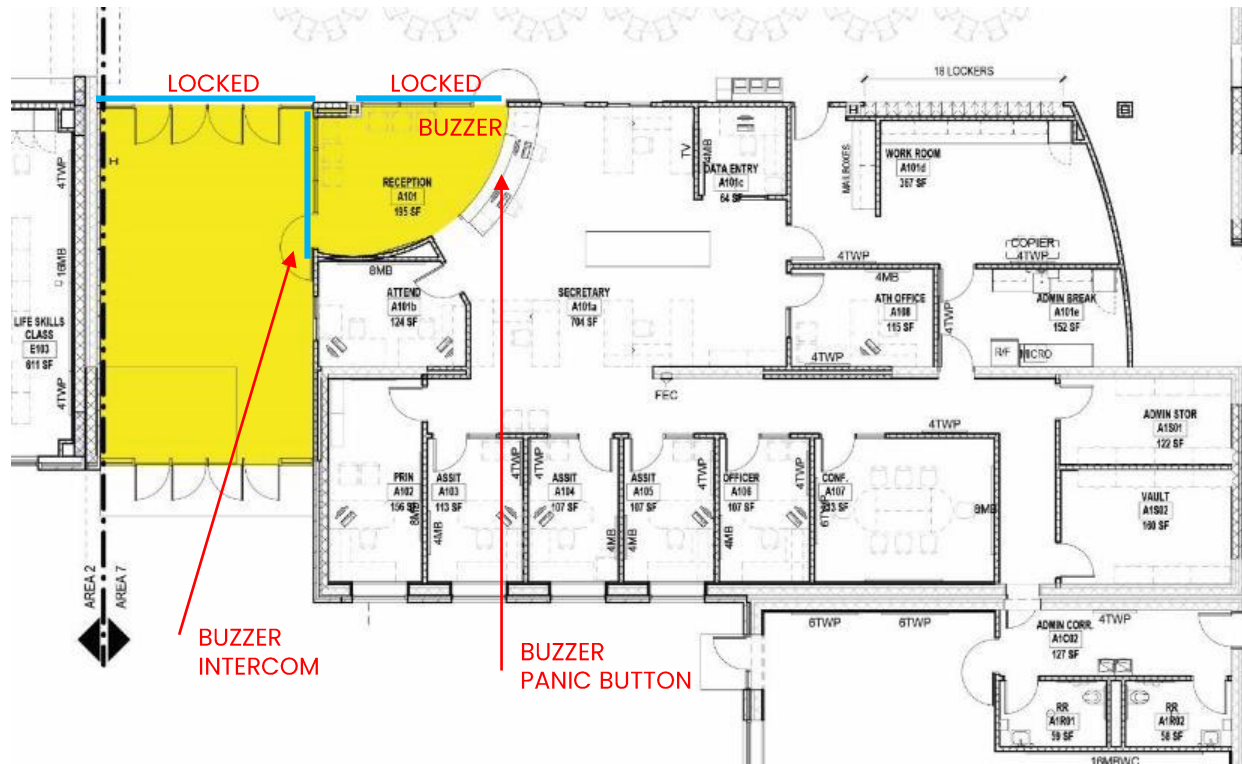
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing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

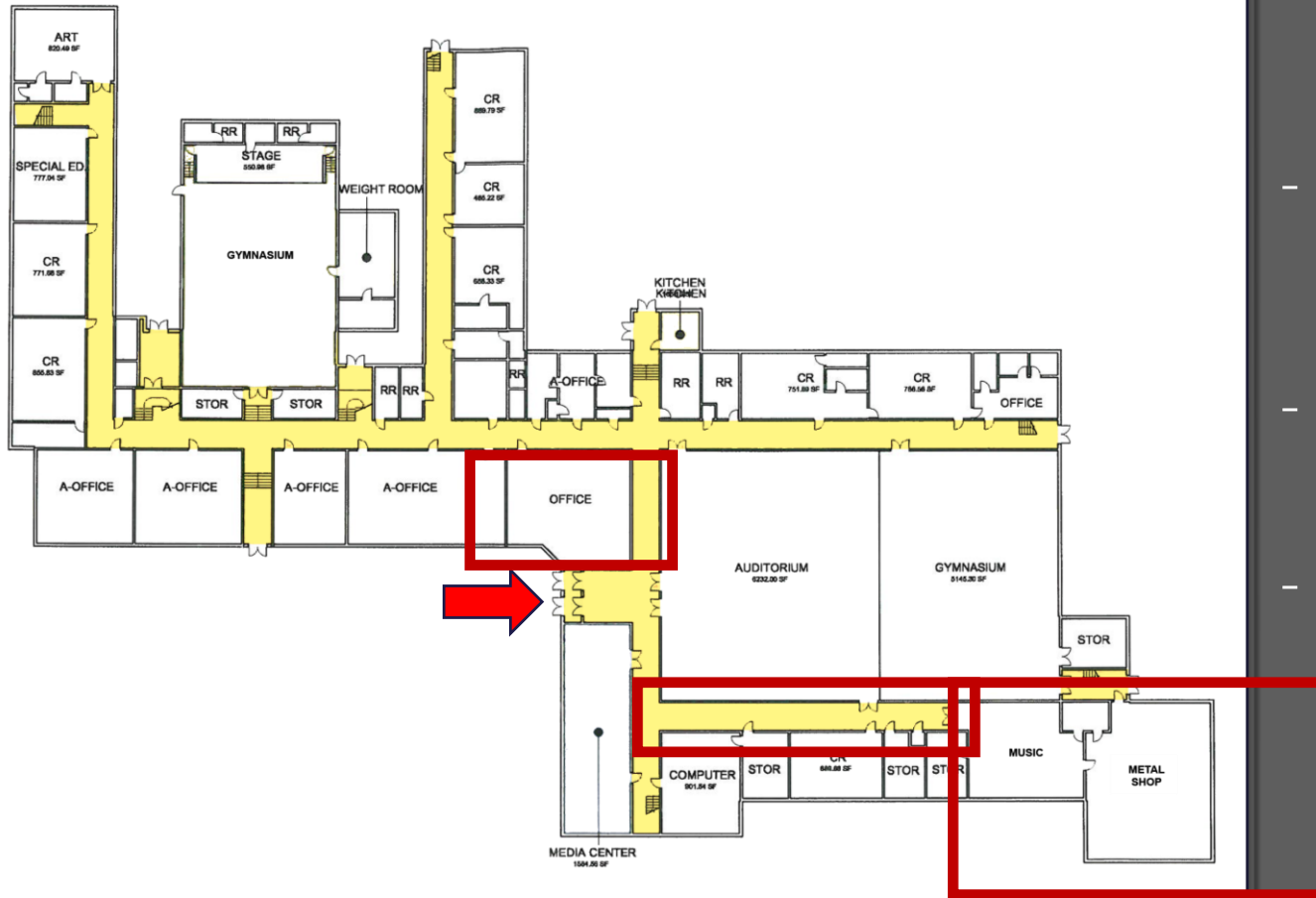
PASSIVE DESIGN

Secure entry vestibule



LAMINATED SECURITY GLAZING

Braden Middle School – Safety & Security



- Main office is adjacent to main entrance, but a secure vestibule is not present
- Corridors have a lot of twists and turns which can limit visual observation
- Dead end corridors are present on both first and second floors
- To gain access to the old metal shop from the inside of the building, you must pass through the music room

Braden Middle School – Safety & Security



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Braden Middle School – Site



Braden MS Site:

- 28.16 acres
- No dedicated Bus Loop
- A lot of congestion report in the afternoon - bottlenecks
- Abundance of Greenspace for outdoor and space to build new without impacting fields
- Parking lot ponding occurs - lack of proper drainage and water backs up into crawlspace

Braden Middle School – Summary

- All major systems in the building require replacement due to age and condition. The buildings multiple levels and areas with a few steps in-between spaces make it very challenging to meet ADA
- The site has 28+ acres and is provided with greenspace that could accommodate new construction without impacting existing structures or fields
- Typical classrooms are slightly undersized compared to State standards. Many large group spaces are undersized as well, but the building sports a 690 seat auditorium plus 2 gyms.
- 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.

Agenda

Planning Timeline & Recap

Guiding Principles & Word
Cloud

Kingsville School
Assessment & Educational
Adequacy Study

Braden School Educational
Adequacy Study

Next Steps / Questions

Next Steps / Questions

- **Set Next Meeting: December 2019**
Topic: Ridgeview ES Data, Jeopardy Game, Treasurer's Report
- January – April 2020 – Master Planning

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



Q & A Thank You!

