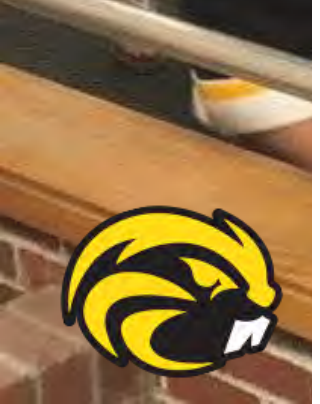




# Riverside Local Schools

Project Update Presentation

April 29, 2019



# Summary of Action Items Completed

**Objective:** Update outdated Facilities Assessment to reflect current scope, conditions, and costs to renovate the building to current code requirements and Ohio School Design Manual Standards

Existing  
Conditions  
Review

Capacity  
& Functionality  
Study

Educational  
Visioning

Master  
Planning  
underway



# Summary of Action Items Completed

**Objective:** Investigation of existing facility conditions, programming needs and stakeholder input to evaluate overall educational adequacy of space at Riverside Junior / Senior High School.

Existing  
Conditions  
Review

Capacity  
& Functionality  
Study

Educational  
Visioning

Master  
Planning  
underway



# Summary of Action Items Completed

**Objective:** A collaborative process which results in a comprehensive planning tool for a school district, setting the direction for curriculum and facilities.

Existing  
Conditions  
Review

Capacity  
& Functionality  
Study

Educational  
Visioning

Master  
Planning  
underway



# Summary of Action Items Completed

**Objective:** Develop a Campus Master Plan for 6-12 grade levels at Riverside High School  
(Phase 2 of the District's overall Master Plan)

Existing  
Conditions  
Review

Capacity  
& Functionality  
Study

Educational  
Visioning

Master  
Planning  
underway



# Existing Conditions Review (Assessment Validation)



# Existing Conditions Review (Assessment Validation)



Wood floor in poor condition



Due to new HVAC system, masonry infill needed at unit ventilator outside air grilles.

Includes CMU backup, insulation, vapor barrier & face brick



Wall insulation needed in order to meet the LEED energy requirements. Includes the furring out of the existing walls, insulation & abuse resistant gypsum wall board



# Existing Conditions Review (Assessment Validation)



Dated/worn auditorium seating



Stage floor covered with plywood due to condition





# Existing Conditions Review (Assessment Validation)

## Riverside Local Riverside High School Assessment Budget Summary Comparison

Item	Rating	HPG 2018 Assessment	TDA February 2019 Assessment Validation Update	Delta:
A. Heating System		\$8,561,278.08	\$8,566,374.08	\$5,096.00
B. Roofing		\$1,287,258.80	\$2,081,299.10	\$794,040.30
C. Ventilation / Air Conditioning		\$55,000.00	\$60,000.00	\$5,000.00
D. Electrical Systems		\$3,576,771.12	\$3,808,599.92	\$231,828.80
E. Plumbing and Fixtures		\$2,089,878.00	\$2,114,978.00	\$25,100.00
F. Windows		\$1,359,995.00	\$1,506,945.00	\$146,950.00
G. Structure: Foundation		\$0.00	\$20,760.00	\$20,760.00
H. Structure: Walls and Chimneys		\$305,829.75	\$443,079.75	\$137,250.00
I. Structure: Floors and Roofs		\$0.00	\$10,000.00	\$10,000.00
J. General Finishes		\$4,802,915.35	\$5,917,196.35	\$1,114,281.00
K. Interior Lighting		\$1,152,270.00	\$1,152,270.00	\$0.00
L. Security Systems		\$488,000.40	\$719,892.40	\$231,892.00
M. Emergency/Egress Lighting		\$263,784.00	\$263,784.00	\$0.00
N. Fire Alarm		\$461,622.00	\$461,622.00	\$0.00
O. Handicapped Access		\$1,111,933.80	\$1,392,890.80	\$280,957.00
P. Site Condition		\$1,376,174.26	\$1,369,139.26	(\$7,035.00)
Q. Sewage System		\$0.00	\$0.00	\$0.00
R. Water Supply		\$31,500.00	\$500.00	(\$31,000.00)
S. Exterior Doors		\$102,000.00	\$100,000.00	(\$2,000.00)
T. Hazardous Material		\$798,755.70	\$798,755.70	\$0.00
U. Life Safety		\$977,106.88	\$986,055.92	\$8,949.04
V. Loose Furnishings		\$1,037,940.00	\$1,121,635.00	\$83,695.00
W. Technology		\$2,648,346.74	\$2,908,386.80	\$260,040.06
Subtotal:		\$32,488,359.88	\$35,804,164.08	\$3,315,804.20
X. Construction Contingency / Non Construction Costs		\$7,937,003.78	\$8,747,064.70	\$810,060.91
<b>Total</b>		<b>\$40,425,363.66</b>	<b>\$44,551,228.78</b>	<b>\$4,125,865.11</b>
Total Cost (regional cost factor applied (103.60%)):		<b>\$41,880,676.76</b>	<b>\$46,155,073.01</b>	<b>\$4,274,396.26</b>

Cost to Replace  
Reno/Replace Ratio

\$65,035,945.20  
64%

\$65,035,945.20  
71%

7%



# Capacity & Functionality Study



SIZE

and Flexibility

SAFETY/SECURITY



DAYLIGHTING



# Capacity & Functionality Study

Overall Building has 263,784 SF

	High School	Junior High School	Board Offices	Auditorium	Field House
Square Foot	136,799 SF	82,617 SF	4,911 SF	6,127 SF	33,330 SF
Building Capacity	824 students	573 students	n/a	n/a	n/a
Existing Enrollment	1,063 students	735 students	n/a	n/a	n/a



# Capacity & Functionality Study



- Total of 60 Academic Classrooms
- Average Classroom Size is 750 SF – undersized
- No flexibility between classrooms – they are static
- Middle School Teaming is challenging due to lack of CR SF and flexibility
- No small group, remedial instruction, or teacher & student collaboration spaces are provided
- Students report difficulty transitioning between classes (timewise) due to long linear building design.
- Masonry bearing structure limits ability to create collaboration areas



# Capacity & Functionality Study

Our Educational Spaces



Student Centered Learning Spaces



# Capacity & Functionality Study

Space	OFCC Square Foot Recommendations	Existing Square Foot	Delta
High School Kitchen	3,721 SF	1,434 SF	-2,287 SF
Junior HS Kitchen	2,573 SF	1,226 SF	-1,347 SF
High School Dining	6,201 SF	5,880 SF	-321 SF
Junior HS School Dining	3,675 SF	4,199 SF	+524 SF
High School Band	2,500 SF	0 SF – uses JR HS Band Room	-2500 SF
Junior HS Band	1,600 SF	2,286 SF	+686 SF



\*OFCC SF recommendations are based on current enrollments

# Educational Visioning



# Educational Visioning

**Sense of Community & Culture,  
Improvements to Building,  
Athletics and Safety**  
Reported as Top Successes

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**Traffic Congestion, Lack of Parking,  
Insufficient Space in Building and  
ADA Accessibility**  
Reported as Top Challenges

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**Separate Entrances and Academic  
Wings for MS and HS**  
Identified as Goals for Spaces

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**Flexibility, Technology-Rich, Storage  
and Community Connection**  
Identified as Goals for Spaces

**45+**  
Participants  
attended the  
session on  
4/4/19





# Master Planning

Developed 2 Main Master Plan Options

- MP 1: New 6-12 Facility: **\$78.3 million**
- MP 2: Renovations & Additions to Existing Riverside HS: **\$66.6 million**

Developing Potential Locally Funded Initiatives (LFIs)

- Larger Enrollment than OFCC Projections
- Auditorium Models
- Transportation Needs
- Maintenance Needs
- Additional Educational Square footage (developing preliminary Program of Requirement (POR))
- Additional Cost for Market Conditions
- Athletic Spaces Outside of Co-funded Areas



# Schedule

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER
<b>KICKOFF / VALIDATION</b>										
♦ 1/11 Kickoff Meeting	♦ 2/8 HS Validation									
		<b>RESEARCH</b>								
		♦ 3/5 Review Meeting ♦ 3/15 Observation Day ♦ 3/19 Board Meeting	<b>DRAFT MP</b>							
			<b>ANALYSIS</b>							
			♦ 4/4 Educ. Visioning ♦ 4/18 Review Meeting ♦ 4/29 Board Meeting	♦ 5/28 Board Meeting	<b>FINALIZATION OF MASTER PLAN</b>	♦ 6/27 Board Meeting				
							<b>BOND ISSUE CAMPAIGN</b>			
							♦ 7/30 Board Meeting	♦ 8/27 Board Meeting	♦ 9/24 Board Meeting	♦ 10/22 Board Meeting

## KICKOFF / VALIDATION PHASE

- Project Kickoff Meeting
- Setup Core Committee
- Conduct Validation Of High School And Field House
- Confirm Building SF

### DELIVERABLES

- Assessment Validation Report and Presentation to Core Committee

## RESEARCH PHASE

- Building Capacity Studies
- Educational Adequacy Studies And Enhanced Programming
- Schedule An Observation Day In The High School
- Provide Research Articles On New vs. Renovated Learning Spaces

### DELIVERABLES

- Presentation of Research to Core Committee

## DRAFT MASTER PLANNING PHASE

- Educational Visioning Session
- Advise On Outside Partnerships
- Discuss Additional School Building Tours
- Staff Surveys
- Formulate All Draft Master Plan Options In Conjunction With OFCC
- Programming
- Identify Locally Funded Initiatives (LFI)

### DELIVERABLES

- Preliminary Program of Requirements
- Presentation of Master Plan Options to Core Committee

## ANALYSIS PHASE

- Core Committee Meetings Continue
- Develop Site Fit Tests Of Draft Master Plan Options

### DELIVERABLES

- Presentation of Shortlisted Master Plan Options to Board of Education

## FINALIZATION OF MASTER PLAN

- Finalize Consensus Master Plan
- Board Resolutions To Approve Plan

### DELIVERABLES

- ELPP NOCA Packet Submission
- Prices to Renovate vs. Build New
- Presentation of Final Master Plan and Costs to Board of Education

## BOND ISSUE CAMPAIGN

- Develop Conceptual Plans
- Develop Campaign Materials
- Support Campaign Committee With Community Presentations & Meetings

### DELIVERABLES

- Design Exhibits to Support Bond Campaign (Yard Signs, Mailings, Brochures)



Q & A

Thank You!

