

# WICKLIFFE CITY SCHOOL DISTRICT

## Facilities Master Planning – Talking Points

### OVERVIEW

The Wickliffe Schools Facilities Committee is comprised of community members, staff, and parents to develop a long-range Facilities Master Plan. Our goal is to provide a safe and positive learning environment for both students and staff within our school district. A solid master plan ensures our investments are well managed and planned to support the success of our students for generations to come.

### THE FOUNDATION

- A District strategic plan was approved in January 2015 with goals established to improve student achievement, develop and implement a community engagement program and improve physical facilities.
- A 7.9 mil levy was approved in November 2015.
- Staff focus groups, community task force and student/community engagement conducted in 2016–2018 to solicit input and desires regarding District reconfiguration.
- In April 2018, the District received over \$300,000 from the State Capital Budget to build a Family Resource Center which will provide Education Programming, Healthcare and Social Services to students, families and the local community. The Center is currently being constructed through a renovation of existing space at the high school.

### THE PROJECT SCOPE

- Construct a new PK-12 facility on the existing High School site. Demolish the existing Elementary School, Middle School and High School. Construct a new 500-seat Auditorium, add turf to Stadium and relocate Ballfields.
  - Total preliminary cost: \$55,000,000.00

### THE BENEFITS

- Opportunity to right size and build more efficient schools.
- One PK-12 school on a central campus location.
- New performing arts center, turf athletic field and flush toilet plumbing near field.
- Concentrating our teachers into one building creates opportunities for teachers to work together towards improving student learning.
- Bring career and college readiness to the forefront in our community which will prepare students for current and future workforce demand; Brand new facilities that would be available for evening and weekend classes.
- Become a central hub for the community through a shared-use facility.
- A new campus will help to retain current families within the district and attract new home buyers.
- Opportunity for new housing to be built on former Elementary School and Middle School sites.



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### THE NEED

- The Ohio Facilities Construction Commission (OFCC) is a state agency that provides funding and guides capital projects for the construction and renovation of state agencies. State-supported universities and community colleges and PK-12 school districts. Funding is based on the assessed property valuation per student which determines the state and local share of the project.
  - Engaging with the OFCC is available under no obligation and provides the benefit of a facility assessment and enrollment projections at no cost.
  - The OFCC has assessed our buildings and recommended them to be replaced due to condition and/or age.

#### Wickliffe High School

- Original Construction: 1958 (61 years old)
- Renovation costs: \$24,362,214.65 (69% of cost to build new)
- New construction costs: \$35,346,214.65

#### Wickliffe Middle School

- Original Construction: 1920 (99 years old)
- Renovation costs: \$16,086,005.86 (69% of cost to build new)
- New construction costs: \$23,235,691.22

#### Wickliffe Elementary School

- Original Construction: 1923 (96 years old)
- Renovation costs: \$11,542,402.34 (74% of cost to build new)
- New construction costs: \$15,580,076.48

- The cost of operating and maintaining our aging buildings continues to rise, having a negative impact on our financial resources. Our Middle School is the oldest school building in operation in Lake County. We have over \$2.7 million dollars in roof replacement needs, \$1.2 million in ADA upgrade needs, and approximately \$4.7 million dollars in electrical system replacement needs.
  - **Elementary School:** Typical classrooms are undersized compared to State standards. Electrical system in poor condition. Heating system is boiler system linked to unit ventilators.
  - **Middle School:** Typical classrooms are undersized compared to State standards. Floor slab settlement. Asphalt cracked/poor condition.
  - **High School:** Typical classrooms are undersized compared to State standards. HVAC system requires replacement. Water infiltration on lower level of gym. Walkway pavement cracked & uneven.



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### THE NEED (continued)

- Our buildings were designed for learning in a different era. Enhanced facilities will provide us with opportunities for today's teaching modules which focus on creativity, communication, collaboration and critical thinking.
- Renovation of the school buildings would still require the maintenance of 100-year old buildings in the future.
- There are inequities across the district. Class sizes vary in the same grade, creating disparity in learning. There are deficiencies in systems not functioning properly – electrical, AC, plumbing
- Flexible learning spaces accommodate various class sizes.

### THE FINANCIAL

- By partnering with OFCC, the state will reimburse us for 18% of the co-funded project in the future. This is the highest level we've ever been offered.
  - The District was ranked at 498 out of 608 school districts within Ohio, indicating an eligibility to receive 18% of the project cost co-funded by the state and 72% funded by the local community.
- Opportunity for cost savings through shared services
- Consolidation of the facilities into a new, energy efficient building will provide overall cost savings and also allow us to operate more effectively.
- Cost to renovate is approaching the cost of new construction. It simply makes sense to consolidate and rebuild facilities that will support our students and community for decades to come.
- We will have final 2019 construction costs in April 2019.

