



Wickliffe City School District

Facilities Committee Meeting 4

November 14, 2018

Welcome



Cheryl Fisher

Educational/
Master Planner



Emily Danis

Communications



Brad Gellert

Project Architect

Planning Timeline

1

10/24/18

Kick-off Meeting

2

10/30/18

Review of the ES

3

11/7/2018

Develop Guiding Principles

4

11/14/2018

Review of HS & MS

5

11/20/2018

Jeopardy Game & Treasurer Report

DATA COLLECTION / IMMERSION

6

11/27/2018

(Tuesday) ★

Master Planning

7

12/5/2018

Master Planning

8

12/12/2018

Master Planning

9

12/18/2018

(Tuesday) ★

Master Planning

10

12/26/2018

(change?) ★

Master Planning

MASTER PLANNING – PUTTING IT ALL TOGETHER

Agenda

Handouts

Guiding Principles

Focus on Middle School
Facility Condition

Educational Adequacy –
Middle School

Focus on High School
Facility Condition

Educational Adequacy –
High School

Questions

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Developing Our Guiding Principles



GUIDING PRINCIPLES



State-of-the-Art

Our schools should exhibit high quality construction and instruction supporting academic success and project based learning opportunities. They should be technology rich yet adaptive for future changes.



Community Hub

Our schools should promote a sense of pride among the community and within the buildings, incorporating the rich history and tradition. They should provide an opportunity for community and business partnerships through shared resources.



Safe & Sustainable

Our schools should promote the safety of students and staff. Features should include, but not be limited to natural light and use of "green" materials.



Collaboration & Flexibility

Our schools should encourage collaboration among students and staff. They should offer flexible spaces and furniture to accommodate small and large groups as well as support a variety of learning styles.



Agenda

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**Focus on Middle School
Facility Condition**

Educational Adequacy –
Middle School

Focus on High School
Facility Condition

Educational Adequacy –
High School

Questions

Wickliffe Middle School – General Information



SF = 92,798 SF

Original Construction: 1920

Additions: 1932 – Addition 1

1963 – Addition 2

2011 – Elevator Addition

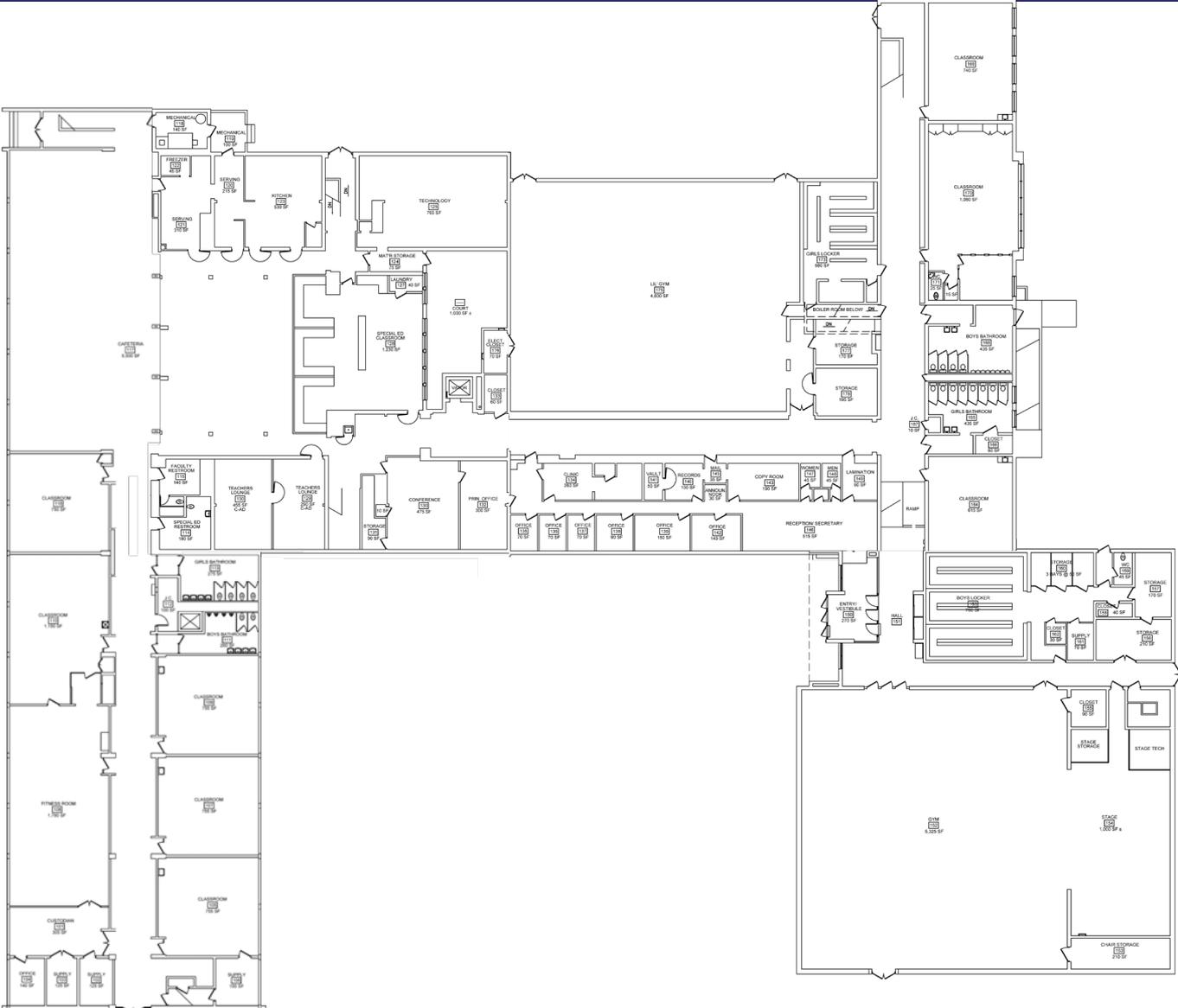
Acres: 10.4 acres (total of 14 acres on MS/ES campus)

Enrollment: 423

Grades 5-8

Building Capacity: 825 students

Wickliffe Middle School – Sequence of Construction



Wickliffe Middle School – Assessment Validation

	Item	Rating	S&A 2003 Assessment 2018 Cost Set	October 2018 Desktop Update	Delta:
A.	Heating System	3	\$2,851,442.52	\$3,164,107.76	\$312,665.24
B.	Roofing	3	\$539,560.15	\$551,227.45	\$11,667.30
C.	Ventilation / Air Conditioning	1	\$0.00	\$0.00	\$0.00
D.	Electrical Systems	3	\$1,371,357.33	\$1,516,729.44	\$145,372.11
E.	Plumbing and Fixtures	2	\$679,197.00	\$741,896.00	\$62,699.00
F.	Windows	3	\$354,445.00	\$0.00	(\$354,445.00)
G.	Structure: Foundation	1	\$13,000.00	\$112,399.00	\$99,399.00
H.	Structure: Walls and Chimneys	2	\$17,230.00	\$151,417.50	\$134,187.50
I.	Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
J.	General Finishes	2	\$642,997.20	\$2,738,209.00	\$2,095,211.80
K.	Interior Lighting	3	\$417,855.00	\$463,990.00	\$46,135.00
L.	Security Systems	3	\$154,606.35	\$296,953.60	\$142,347.25
M.	Emergency/Egress Lighting	2	\$83,571.00	\$92,798.00	\$9,227.00
N.	Fire Alarm	2	\$146,249.25	\$161,924.00	\$15,674.75
O.	Handicapped Access	3	\$230,064.20	\$448,105.60	\$218,041.40
P.	Site Condition	2	\$44,829.12	\$257,321.52	\$212,492.40
Q.	Sewage System	1	\$0.00	\$0.00	\$0.00
R.	Water Supply	1	\$0.00	\$0.00	\$0.00
S.	Exterior Doors	2	\$12,000.00	\$0.00	(\$12,000.00)
T.	Hazardous Material	2	\$155,545.00	\$155,545.00	\$0.00
U.	Life Safety	3	\$320,077.20	\$359,603.60	\$39,526.40
V.	Loose Furnishings	2	\$250,713.00	\$462,640.00	\$211,927.00
W.	Technology	2	\$482,204.67	\$803,630.68	\$321,426.01
	Subtotal:		\$8,766,943.99	\$12,478,498.15	\$3,711,554.16
X.	Construction Contingency / Non Construction Costs		\$2,141,790.72	\$3,048,534.53	\$906,743.82
	Subtotal:		\$10,908,734.71	\$15,527,032.68	\$4,618,297.98
	Total Cost (regional cost factor applied (103.60%)):		\$11,301,449.16	\$16,086,005.86	\$4,784,556.70
	Master Plan Web Tool Reprogramming Calculation		\$0.00	\$0.00	\$0.00
	Enhanced Reprogramming		\$0.00	\$0.00	\$0.00
	Grand Total		\$11,301,449.16	\$16,086,005.86	\$4,784,556.70

Cost to Replace
Reno/Replace Ratio

\$23,235,691.22
49%

\$23,235,691.22
69%

21%

Wickliffe Middle School – Facility Condition



Wood flooring in worn condition



Casework in poor condition



Floor Slab settlement (repair)

Wickliffe Middle School – Facility Condition



Door in worn out condition



Asphalt cracked/poor condition



Railing rusted/bent



Wickliffe Middle School Site:

- 10.4 acres
- Has bus loop but not dedicated car drop off
- Circulation patterns poor/shared with Library
- Limited greenspace available (not counting field/track)

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Facility Condition

**Educational Adequacy –
Middle School**

Focus on High School
Facility Condition

Educational Adequacy –
High School

Questions

Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY





SIZE

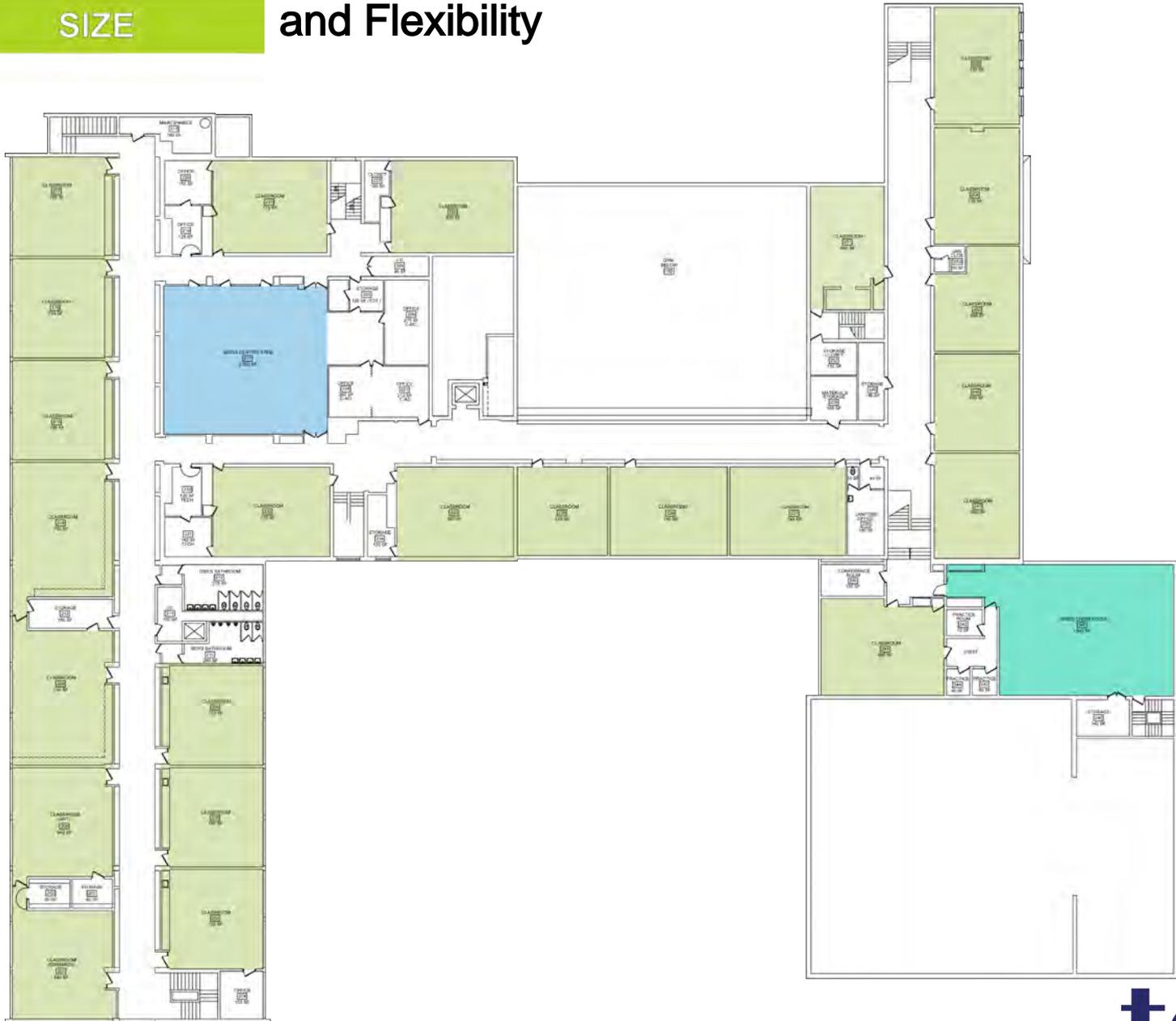
and Flexibility





SIZE

and Flexibility



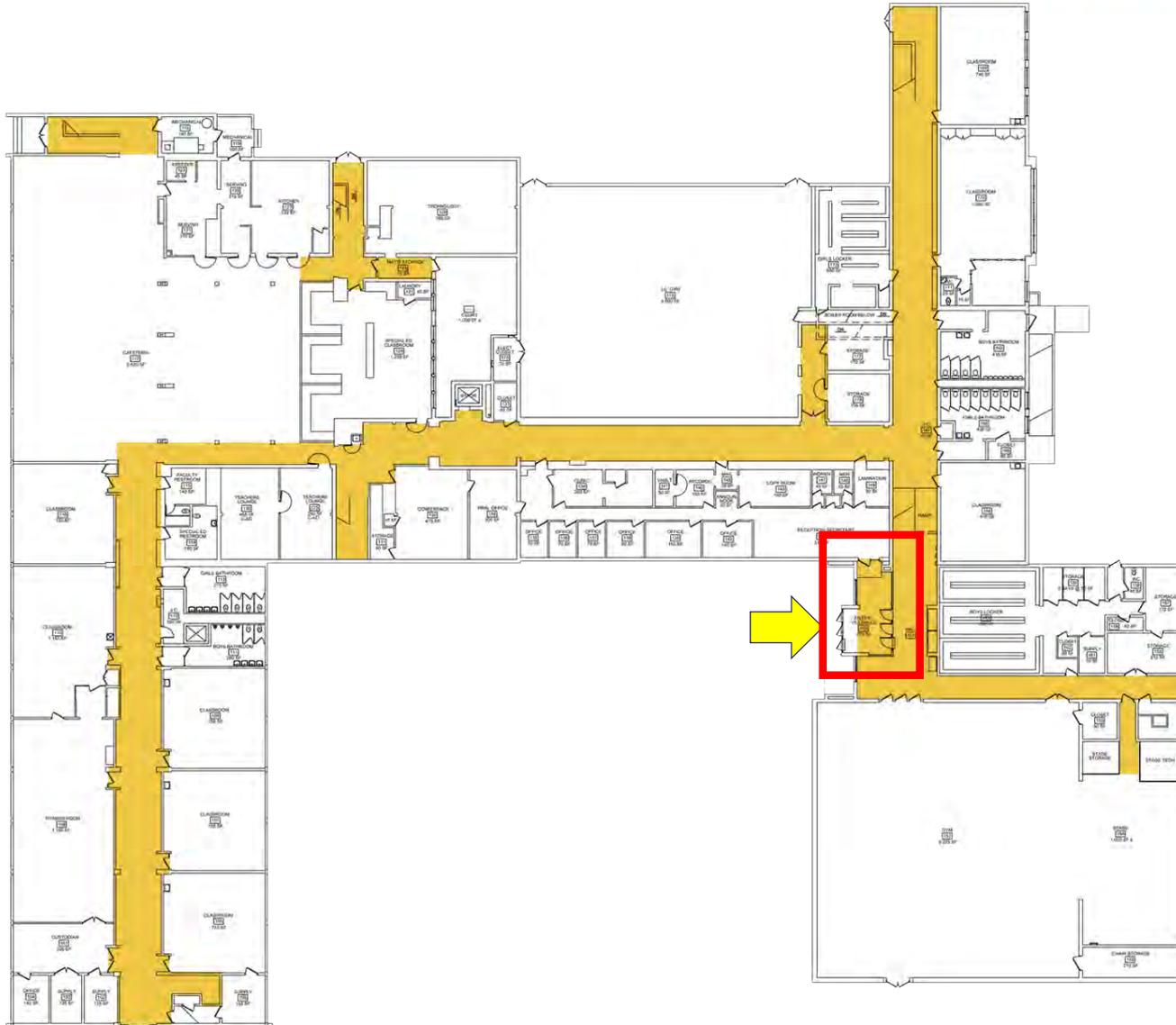


SIZE

and Flexibility

	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 755	900	-150
 KINDERGARTEN	N/A	N/A	N/A
 MEDIA CENTER	2,000	1,545	+455
 STUDENT DINING	5,500	3,000	+1,500
 KITCHEN	1,100	1,803	-703
 GYMNASIUM	5,325 (plus aux. @ 4800)	4,000	+1,325
 MUSIC	1,845	1,200	+645
 SCIENCE	N/A	N/A	N/A

SAFETY/SECURITY



- Main office is adjacent to main entrance
- A secure vestibule is present at main entrance
- Corridors generally provide good line of sight for supervision – some jogs present
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids

Wickliffe Middle School – Summary

- The overall renovation cost continues to increase and condition continues to deteriorate.
- Site is tight and has little greenspace or room for expansion (unless encroach on field/track).
- Typical classrooms are undersized compared to State standards and are static. However, nearly all group/assembly type spaces are oversized. Overall, the school is underutilized in terms of capacity.
- The school has a generous amount of daylight – all teaching/learning spaces are provided with natural light
- Corridors generally provide good line of site, but there are bends and turns causing visual obstructions. The facility has a secure vestibule entrance for enhanced security control.

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**Focus on High School
Facility Condition**

Educational Adequacy –
High School

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Wickliffe High School – General Information



SF =140,079 SF (does not include Professional Development Center)

Original Construction: 1958

Additions: 1963 – Addition 1

1999 – Addition 2

2013 – Elevator Addition

Acres: 85.2 acres

Enrollment: 436

Grades: 9-12

Building Capacity: 844 students



Wickliffe High School – Assessment Validation

Item	Rating	S&A 2003 Assessment 2018 Cost Set	October 2018 Desktop Update	Delta:
A. Heating System	2	\$1,719,957.00	\$4,776,247.48	\$3,056,290.48
B. Roofing	3	\$966,799.10	\$1,521,821.90	\$555,022.80
C. Ventilation / Air Conditioning	3	\$2,339,471.20	\$0.00	(\$2,339,471.20)
D. Electrical Systems	2	\$2,287,326.36	\$2,273,482.17	(\$13,844.19)
E. Plumbing and Fixtures	2	\$586,942.00	\$628,638.00	\$41,696.00
F. Windows	3	\$640,445.00	\$260,000.00	(\$380,445.00)
G. Structure: Foundation	1	\$0.00	\$29,000.00	\$29,000.00
H. Structure: Walls and Chimneys	2	\$85,800.00	\$169,952.50	\$84,152.50
I. Structure: Floors and Roofs	1	\$0.00	\$0.00	\$0.00
J. General Finishes	2	\$1,116,719.40	\$3,299,954.20	\$2,183,234.80
K. Interior Lighting	3	\$704,660.00	\$700,395.00	(\$4,265.00)
L. Security Systems	3	\$275,021.00	\$399,225.15	\$124,204.15
M. Emergency/Egress Lighting	2	\$140,932.00	\$140,079.00	(\$853.00)
N. Fire Alarm	2	\$260,155.00	\$244,427.75	(\$15,727.25)
O. Handicapped Access	3	\$241,336.40	\$434,715.80	\$193,379.40
P. Site Condition	2	\$94,121.04	\$323,222.68	\$229,101.64
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	3	\$73,000.00	\$11,000.00	(\$62,000.00)
T. Hazardous Material	2	\$169,638.00	\$169,638.00	\$0.00
U. Life Safety	3	\$528,062.00	\$505,602.80	(\$22,459.20)
V. Loose Furnishings	2	\$445,980.00	\$698,365.00	\$252,385.00
W. Technology	2	\$813,177.64	\$1,979,806.04	\$1,166,628.40
Subtotal:		\$13,489,543.14	\$18,565,573.47	\$5,076,030.33
X. Construction Contingency / Non Construction Costs		\$3,295,535.86	\$4,535,625.30	\$1,240,089.44
Subtotal:		\$16,785,079.00	\$23,101,198.77	\$6,316,119.77
Total Cost (regional cost factor applied (103.60%)):		\$17,389,341.84	\$23,932,841.92	\$6,543,500.08
Master Plan Web Tool Reprogramming Calculation		\$429,372.73	\$429,372.73	\$0.00
Enhanced Reprogramming		\$0.00	\$0.00	\$0.00
Grand Total		\$17,818,714.57	\$24,362,214.65	\$6,543,500.08

Cost to Replace
Reno/Replace Ratio

\$35,346,134.07
50%

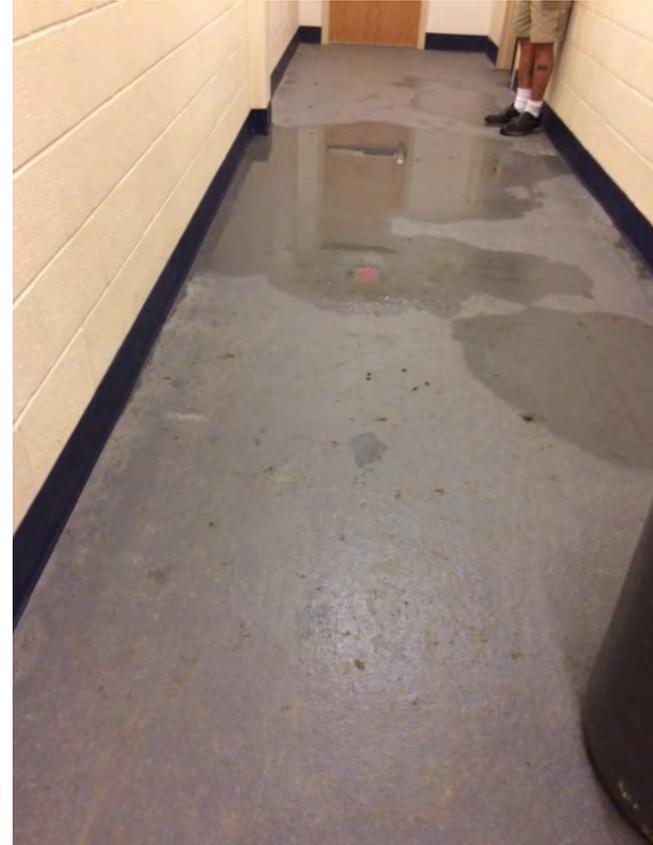
\$35,346,134.07
69%

19%

Wickliffe High School – Facility Condition



HVAC system requires replacement



Water infiltration lower level of gym
(locker room vicinity)



Rusted exterior doors

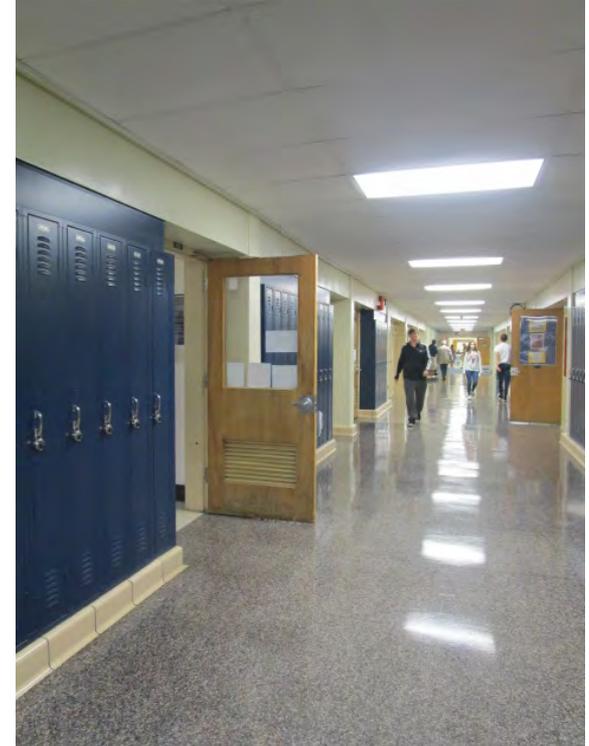
Wickliffe High School – Facility Condition



Windows have been replaced – good condition



Walks cracked & uneven



Corridor finishes



Wickliffe High School Site:

- 85.2 acres
- Has drop-off loop
- Circulation patterns are good
- Greenspace and land available for expansion or new construction

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**Educational Adequacy –
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Questions

Educational Adequacy



SIZE

DAYLIGHTING



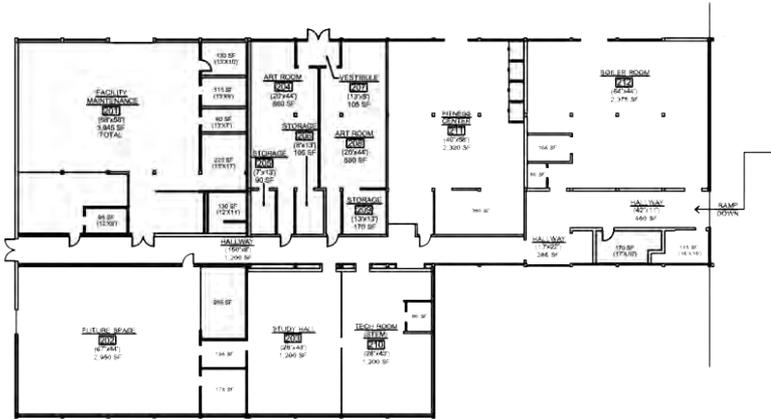
SAFETY/SECURITY



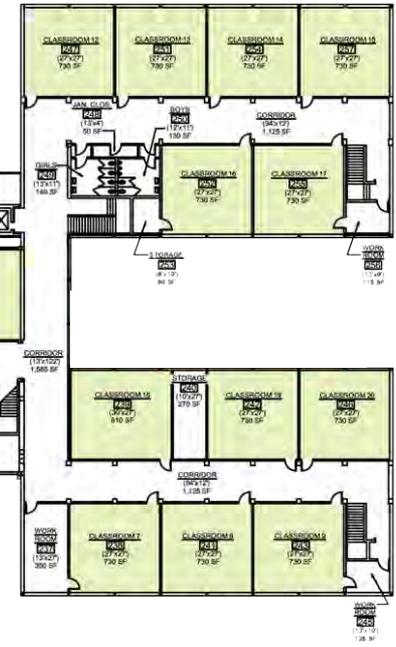
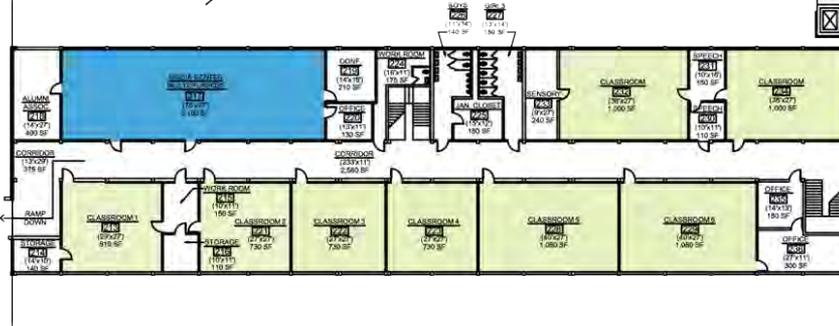


SIZE

and Flexibility



← FORMER TECHNOLOGY ROOM CLASSROOM →





SIZE

and Flexibility

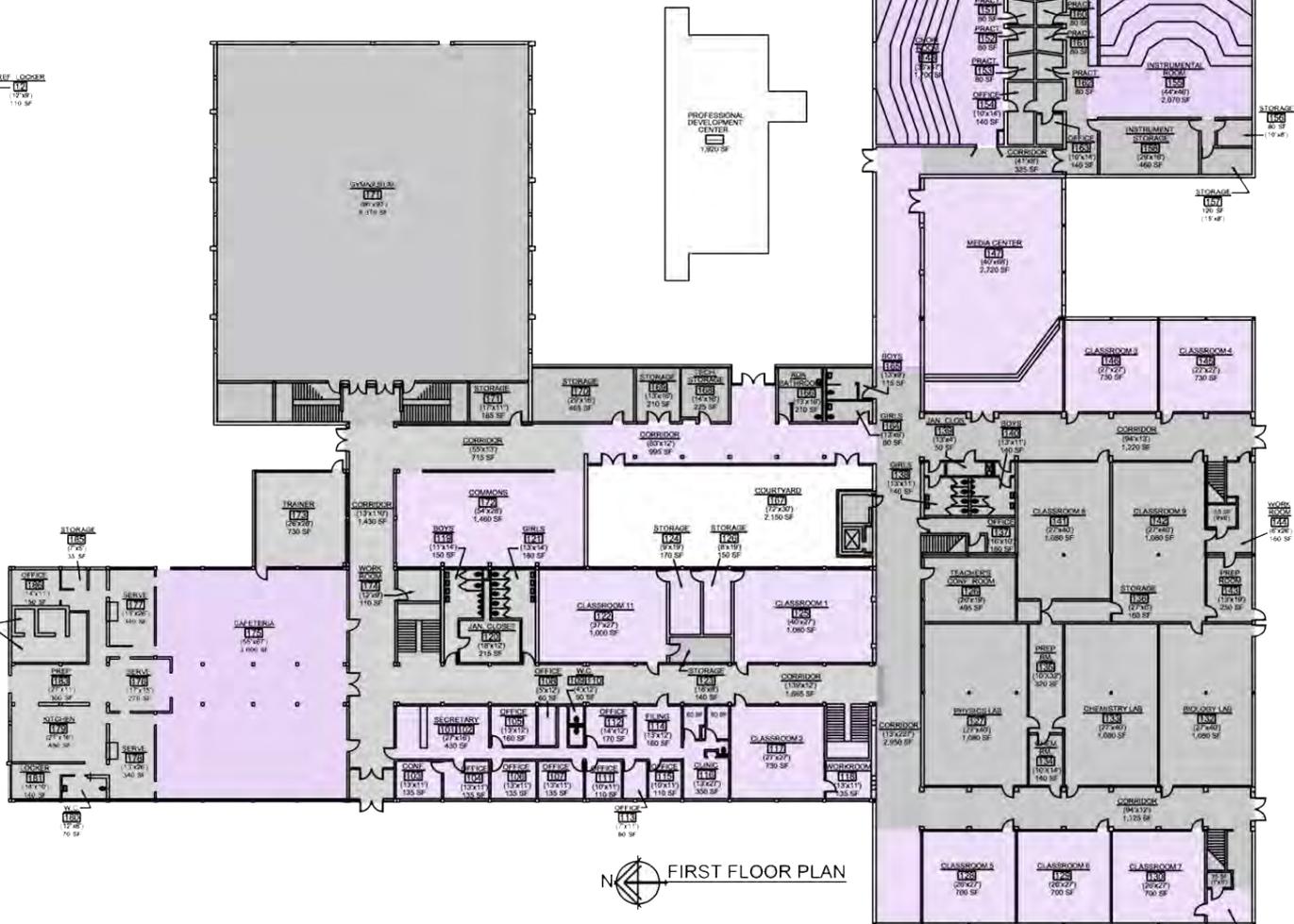
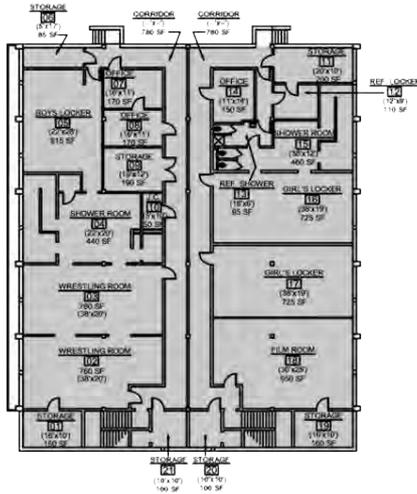
	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 730	900	-170
 KINDERGARTEN	N/A	N/A	N/A
 MEDIA CENTER	2,100	1,526	+574
 STUDENT DINING	3,600	3,000	+600
 KITCHEN	2,045	1,526	+519
 GYMNASIUM	8,370	9,300	+930
 MUSIC	3,730	3,000	+730
 SCIENCE	1,080	1,200	-120

DAYLIGHTING



Spaces with Daylight

Spaces without Daylight

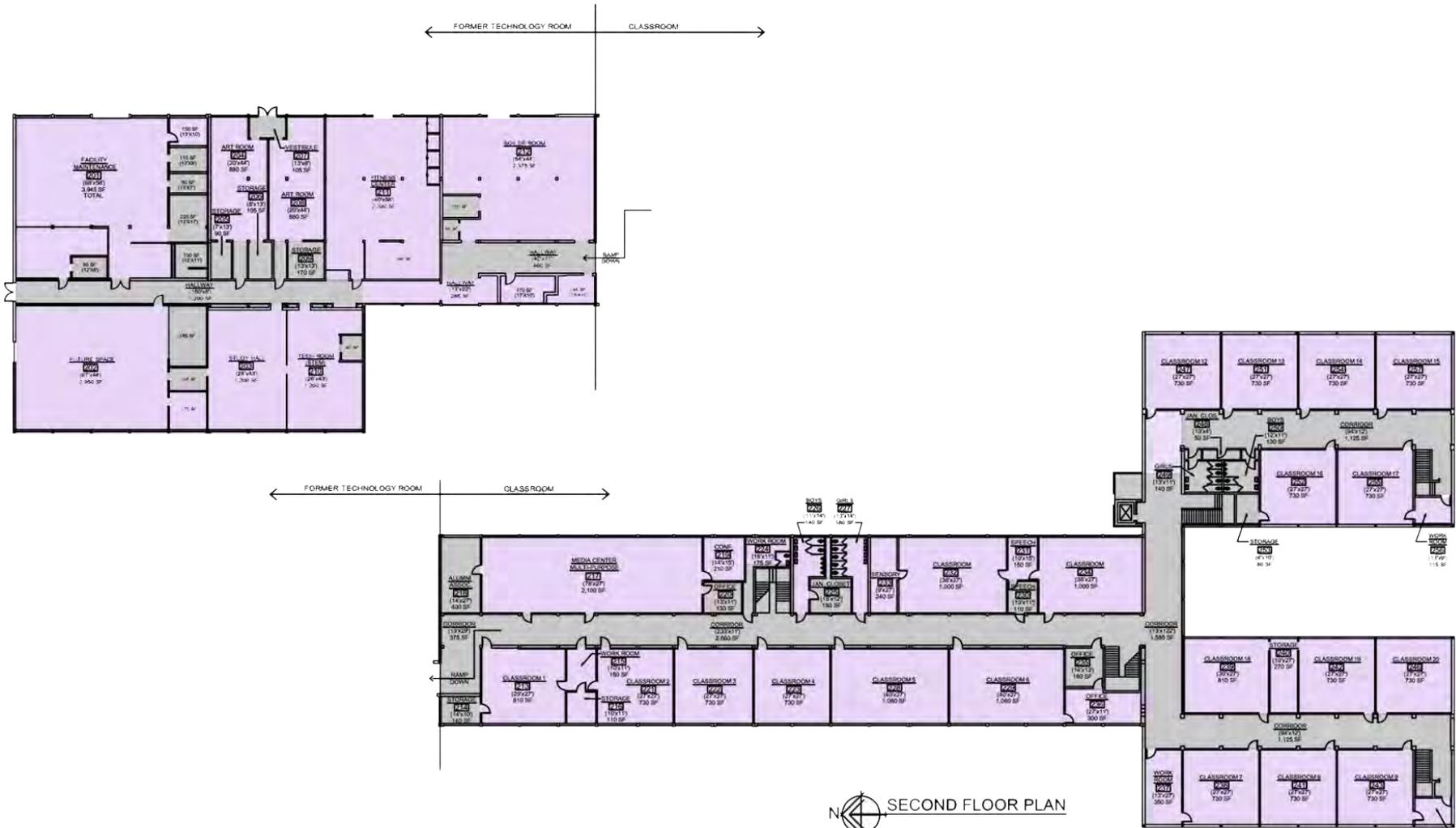


DAYLIGHTING



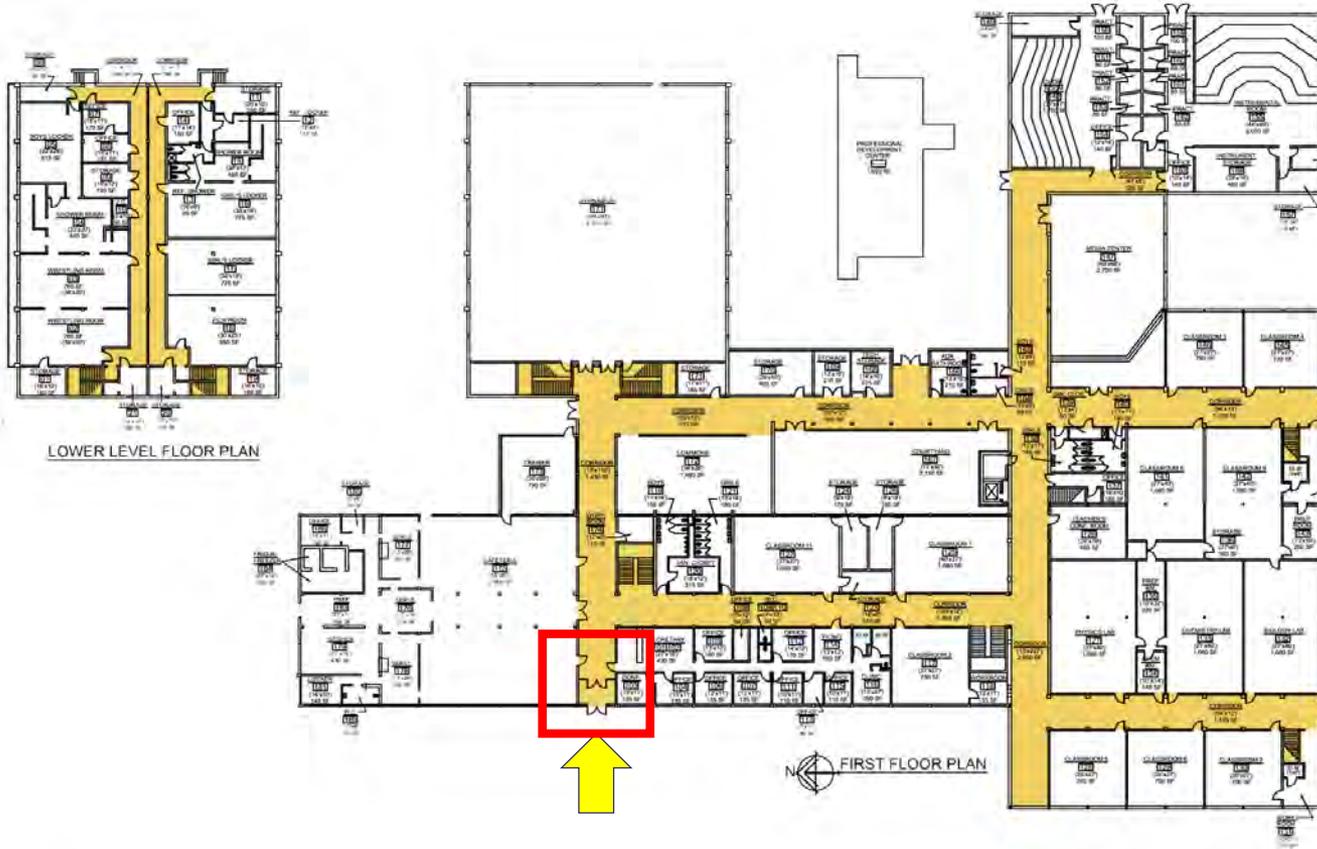
Spaces with Daylight

Spaces without Daylight



SECOND FLOOR PLAN

SAFETY/SECURITY



- Main office is adjacent to main entrance
- A secure vestibule is present at main entrance
- Corridors have several jogs which may inhibit visual supervision
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids

Wickliffe Middle School – Summary

- The overall renovation cost continues to increase and condition continues to deteriorate.
- Available greenspace makes the site favorable for expansion and /or new construction
- Typical classrooms are undersized compared to State standards and are static. However, nearly all group/assembly type spaces are oversized. Overall, the school is underutilized in terms of capacity.
- The 2nd floor classrooms are provided with daylight – but not all 1st floors
- Some corridors provide good line of site, but there are bends and turns causing visual obstructions. The facility has a secure vestibule entrance for enhanced security control.

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Next Steps / Schedule

- Tuesday, November 20th at 6:30 pm
 - Topic: Jeopardy Game Review / Treasurer's Report
- Tuesday, November 27th at 6:30 pm
 - Topic: Master Planning
- Wednesday, December 5th at 6:30 pm
 - Topic: Master Planning

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

A group of people, including a woman on the left and a man in the center, are wearing visors with the American flag pattern. They are all looking upwards, suggesting they are at a sporting event or a public gathering. The background is a light-colored, possibly corrugated metal wall.

Q & A Thank You!

