

Cleveland Heights-University Heights Lay Facilities Committee

Final Report & Recommendations | **June 2013**

Executive Summary | 1

The Cleveland Heights-University Heights Board of Education commissioned a Lay Facilities Committee last Fall to evaluate the District's Master Facilities Plan and make recommendations to improve it, with a goal of placing a bond issue on the November 2013 ballot.

The committee's goals:

- Confirm need for master facilities plan.
- Identify key community values that should drive the process.
- Identify timeline and sequence of any phasing of the project.
- Identify funding sources.
- Determine acceptable project cost.
- Identify building configuration and locations.

Need for a plan

Our first step was to review and affirm the work of the 2011 Citizens Facilities Committee. We fully endorse that body's five conclusions:

1. Our District has an urgent need to update its facilities, and must act soon.
2. The project should balance renovation with new construction, with a preference to renovate historic properties, should balance walkable neighborhood buildings with educational effectiveness and operational efficiency.
3. A facilities project is financially feasible, primarily through a voted bond issue.
4. This plan must be thoroughly researched, with additional input from the community, the District's teachers, support staff and professional consultants.
5. This project must be sustainable and able to meet the District's needs for fifty years.

Community values

Our committee conducted a community survey that gathered input from more than 800 District residents. Full survey results, including responses to open-ended questions, accompany this report. Asked to prioritize a list of 13 community values generated at community meeting in 2011, they identified the top five as:

1. Align Facilities to the Educational Program
2. Respect the Neighborhood Context
3. Weigh Initial Costs and Operating Costs
4. Promote Safety and Security
5. Enable Flexible Solutions

Phasing and timeline

The committee recommends dividing the project into two phases. Phase One, to include the high school and middle schools, will begin upon passage of a bond issue in November 2013, and is estimated to take five years to complete. Phase Two will cover our elementary schools, and will take at least three years to complete.

Executive Summary | 2

Funding and budget

The committee recommends combining five sources of funding for Phase One for a maximum of \$157.35M

- \$134.8M raised by passing a Capital Improvement Tax Levy in 2013
- \$18.75M raised from a Lease Certificates of Participation (“COPs”) loan
- \$2.65M in private donations
- \$0.85M reflects revised sustainability approach that budgets \$850,000 for sustainability at middle schools without specifying technology, rather than budget \$1.7M specifically for geothermal systems at the middle schools
- \$0.3M in savings from improvements already made at Legacy NewTech and Roxboro MS
- This funding mix is more conservative than last year’s plan. While the District should continue to pursue other potential funding sources, including our District’s Career Tech partners, private donations, and grants, we do not feel such sources are assured, and have eliminated most of them.

The budget for Phase One is \$153,645,440. The budget for Phase Two is \$80,732,720, bringing the total project cost to \$234,378,160. A detailed budget summary is attached to this report. This is \$28 million more than last year’s plan for several reasons:

- Career and Technical Education programs now at Delisle Center will be moved to Heights High.
- This plan includes a new competition-size pool at Heights High. Last year’s plan called for renovating the current smaller pool.
- This plan includes full building renovations. Last year’s plan called for renovation of space to create learning communities, but left many spaces largely as is.
- This plan provides for geothermal systems at all buildings. Last year’s plan included it at the high school only.
- This plan removes post-World War II building additions to improve building functionality and accessibility.

Building configuration and locations

- We recommend maintaining our current grade configuration: Elementary schools with grades K-5 (with space provided for PreK programs at each elementary school), Middle schools with Grades 6-8, Heights High with Grades 9-12.
- We recommend a configuration that includes the high school, two middle schools and five elementary schools.
- We recommend that middle schools be located at Monticello and Roxboro. Two middle schools will meet our projected enrollment needs and provide each school sufficient enrollment to support enrichment programs, music, and sports.
- We recommend using Wiley as swing space throughout both phases of the project. Any future use of the Wiley property should reflect community input and cooperation with the City of University Heights.
- We recommend that elementary schools be located at Boulevard, Canterbury, Gearity, Oxford, and Roxboro. This includes a new building at Boulevard and full renovations at the other four schools.
- By including the elementary schools in Phase Two, the District and Board have several years to identify future uses for the buildings and property at Fairfax and Noble, with community input and in cooperation with the City of Cleveland Heights.
- We note the need to continue to perform needed maintenance on our elementary school buildings during Phase One, and reduced our plan’s dependence on Permanent Improvement funds to ensure that money is available to meet those needs.

Executive Summary | 3

What we accomplish

Our committee's plan accomplishes several goals. It:

- Creates an eight-building plan, balancing the communities desire for walkable schools with costs.
- Keeps elementary students in their neighborhoods through fifth grade.
- Consolidates middle school assets, providing the opportunity for improved educational, arts, and athletic programming.
- Invests in green technology to provide energy efficient heating and cooling.
- Preserves the core architecture of our historic buildings
- Provides safe and secure learning environments for the next fifty years
- Invests in a state-of-the art pool that can be leveraged as a community asset
- Invests in upgrading the football grand stands to meet ADA standards
- Creates a solid financing plan with firm funding sources
- Creates opportunities for long-term sustainable operational savings

As the committee completes its work, we again stress the need for our District to update its school facilities, in support of our District's educational program. We are confident that our recommendations are educationally sound, within the means of our community, and able to meet our District's needs for the next several decades. This report was unanimously approved by the committee. We encourage the Board of Education to adopt its recommendations, and thank the Board for the opportunity to contribute to the process.

Lay Facilities Committee | Master Facilities Plan

2010 OSFC Report

In April 2010, the Ohio Schools Facilities Commission (OSFC) released a comprehensive assessment of the facilities in use by the Cleveland Heights-University Heights City School District. Among its main findings:

- In terms of their ability to support current educational programs, our buildings are, at best, borderline.
- Our current building configuration forces us to maintain more facilities than we need.
- Maintaining these excess facilities -- making repairs needed because of their age and condition, and their energy inefficiency -- contributes to a significant cost that could otherwise be used for instruction.
- Reducing the number of school facilities would result in significant operational savings.

Lay Facilities Committee | Master Facilities Plan

2010 Citizens Committee

In the spring of 2010, a Citizens Committee that included a cross-section of community members, parents, teachers and other school staff convened to study the District's facilities. After a year of work, the committee concluded:

- Despite our staff's, administration's, and Board's best efforts, our District's facilities had aged and become worn with time. Outmoded systems, new technology layered over old, and chronically underfunded solutions to our facilities hinder student learning. These issues detracted from the safety, operation, and atmosphere of our buildings.
- That a report by the Ohio Schools Facilities Commission (OSFC) grading all of our buildings as primarily "unsatisfactory" or "needs improvement" was valid and accurate.
- Our current building configuration forces us to maintain significantly more building space than needed to support current and projected enrollment.
- The cost of maintaining these excess facilities, including repairs due to age and condition, are significant, and could be better used for educational purposes or to reduce the tax burden on our citizens.
- **The District must act to improve its facilities. Failure to do so means wasting money on stopgap repairs, while our facilities fall behind neighboring and peer districts.**

Lay Facilities Committee | Formation & Charge

- The Cleveland Heights-University Heights Board of Education voted in July 2012 against putting a facilities bond issue on the November 2012 ballot.
- On August 1, 2012, FutureHeights and Reaching Heights convened a public meeting to discuss how to proceed toward the goal of updating our District's school facilities. It was the consensus of that group to recommend that the Board of Education establish a Lay Facilities Committee.
- At its Oct. 2, 2012 meeting, the BoE created a Lay Facilities Committee, with between 15 and 25 members. The committee includes a BoE member (similar to the Lay Finance Committee), representatives of both cities, local non-profits, the library, PTAs, seniors, and others. The board created a list of possible participating stake-holding groups (not individuals). District administration will serve as an information resource for the committee, and will be represented by Business Services (headed by Steve Shergalis).

Lay Facilities Committee | Formation & Charge

- Also at its Oct. 2, 2012 meeting, the CH-UH Board of Education made the following decisions:
- Any bond issue would be on the November 2013 ballot (not May). A November bond issue would require board action starting in July 2013.
- The current Master Facilities Plan, aka Plan C, will be re-examined and is open for revision.
- The Lay Facilities Committee is not starting from scratch, but building on previous work by CH-UH administrators, consultants, and the Ad Hoc Citizens Facilities Committee.

Lay Facilities Committee | Formation & Charge

The committee's task is to come up with recommendations on a comprehensive facilities plan for the Cleveland Heights-University Heights City School District that is educationally sound (relying on the expertise and input of our District's instructional leaders); fiscally responsible, and capable of gaining broad community support.

Our goals:

- Confirm need for master facilities plan.
- Identify key community values that should drive the process.
- Determine community preferences regarding:
 - Which buildings should be kept open or closed?
 - What is an acceptable price tag for the project?
 - What mix of funding sources will pay for the project?
 - What is the best timeline and sequence of any phasing of the project?

Lay Facilities Committee | Finance Subcommittee

Lay Facilities Committee | Finance Subcommittee

Phasing

- Based on available funding and scope of the project, the Finance Subcommittee concluded that financing the entire project in 2013 is not feasible. Phase the project into two segments:
 - Phase One: High School and Middle Schools
 - Phase Two: Elementary Schools
- Combine five sources of funding for Phase One for a total of \$157.35M
 - \$134.8M raised by passing a Capital Improvement Tax Levy in 2013
 - \$18.75M raised from a Lease Certificates of Participation (“COPs”) loan
 - \$2.65M in private donations
 - \$0.85M reflects revised sustainability approach that budgets \$850,000 at middle schools for sustainability without specifying a technology
 - \$0.3M in savings from improvements already made at Legacy NewTech and Roxboro MS
- The District should continue to pursue other potential funding sources (Career Tech partners, private donations, grants).
- NOTE: As a “special needs district,” CH-UH can borrow up to \$144M in 2013. Under Ohio law, our borrowing limit will drop to \$90M in 2014.
- The committee feels we shouldn’t exceed a \$155M budget for Phase One
- Begin Phase One upon passage of 2013 bond issue.

This financing plan includes revisions presented at the May 21, 2013 work session of the Board of Education at the Board’s request to reduce the cost per household of the facilities bond issue.

Lay Facilities Committee | Finance Subcommittee

Phase One: 2013 Bond Issue

- LFC recommends placing a Capital Improvement Tax Levy on the ballot in November 2013 to finance **Phase One** of facilities master plan.
- A bond with a millage of 5.98 will raise \$134.8 million.
- This represents an annual cost of \$183 per \$100,000 in appraised valuation per homeowner.
- This is a 38-year bond.
- Bond counsel anticipates an interest rate of 4.25%.

Lay Facilities Committee | Finance Subcommittee

Funding Analysis vs. Plan C

Type of Funding	Project Scope	Plan C	LFC Plan/Phase One	Comment
Voted Bond Issue	Educational Facilities - New and Renovated	\$130.6M	\$134.8M	Assumes 4.25% interest, less than 6 mill.
COPS Loan	Educational Facilities - New and Renovated	32.0	18.75	Reduces annual debt service from \$2M to \$1.25M
OSFC	Educational Facilities - New and Renovated	22.6	0	If available, would be applied to Phase Two.
Permanent Improvement Fund	Network Operating Center	2.0	0	Not part of Phase One
Private Foundations	Learning Communities, K-3	6.0	0	Uncertain if obtainable
Private Donations	Stadium, Pool, Auditorium	10.0	2.65	Phase One includes new pool, renovated auditorium, 50% of stadium.
Career Tech Partners	Career & Technical Ed	3.0	0	No commitment from partners, but their contributions should be sought
NewTech, Rox MS		0	0.3	Keeping furnishings and fixtures from Learning Community pilots
Revised Sustainability		0	0.85	Budgets \$850,000 for MS sustainability, without specifying technology
Total		\$206.2M Covers Phases 1 & 2	\$157.35M Covers Phase One	

Lay Facilities Committee | Finance Subcommittee

Phase Two Funding

- Continue to follow comprehensive plan filed with OSFC, enter Expedited Local Partnership Program (ELPP).
- Design project to comply with OSFC guidelines to qualify for 14% state match.
- This comprehensive plan **can** be modified. In fact, the recommendations of the Lay Facilities Committee in 2013 are significantly different from the plan put forward in 2012.
- Any OSFC money would be included in Phase Two budget.
- It might be 7 years or longer before we can begin Phase Two.

Lay Facilities Committee | Finance Subcommittee

Phase Two Funding

- **Possible funding scenario for Phase Two include:**

- When the District qualifies for the OSFC's Classroom Facilities Assistance Program (CFAP), the District's debt limit becomes the dollar amount of the OSFC-approved Facilities Master Plan. The District could ask the voters for an additional permanent improvement tax levy.
- Dependent upon K-5 choices, the current estimate for Phase Two is \$80.7M
- OSFC funding would support approximately 25% (\$20 million)
- Additional funds would likely come from a voted bond
- Additional funds may be raised through a loan (COPS) if the District can absorb the debt service. There may be operational savings from Phase one to leverage.
- The District could restructure debt from Phase One based on principal paid, thus increasing debt capacity.

Lay Facilities Committee | Buildings Subcommittee

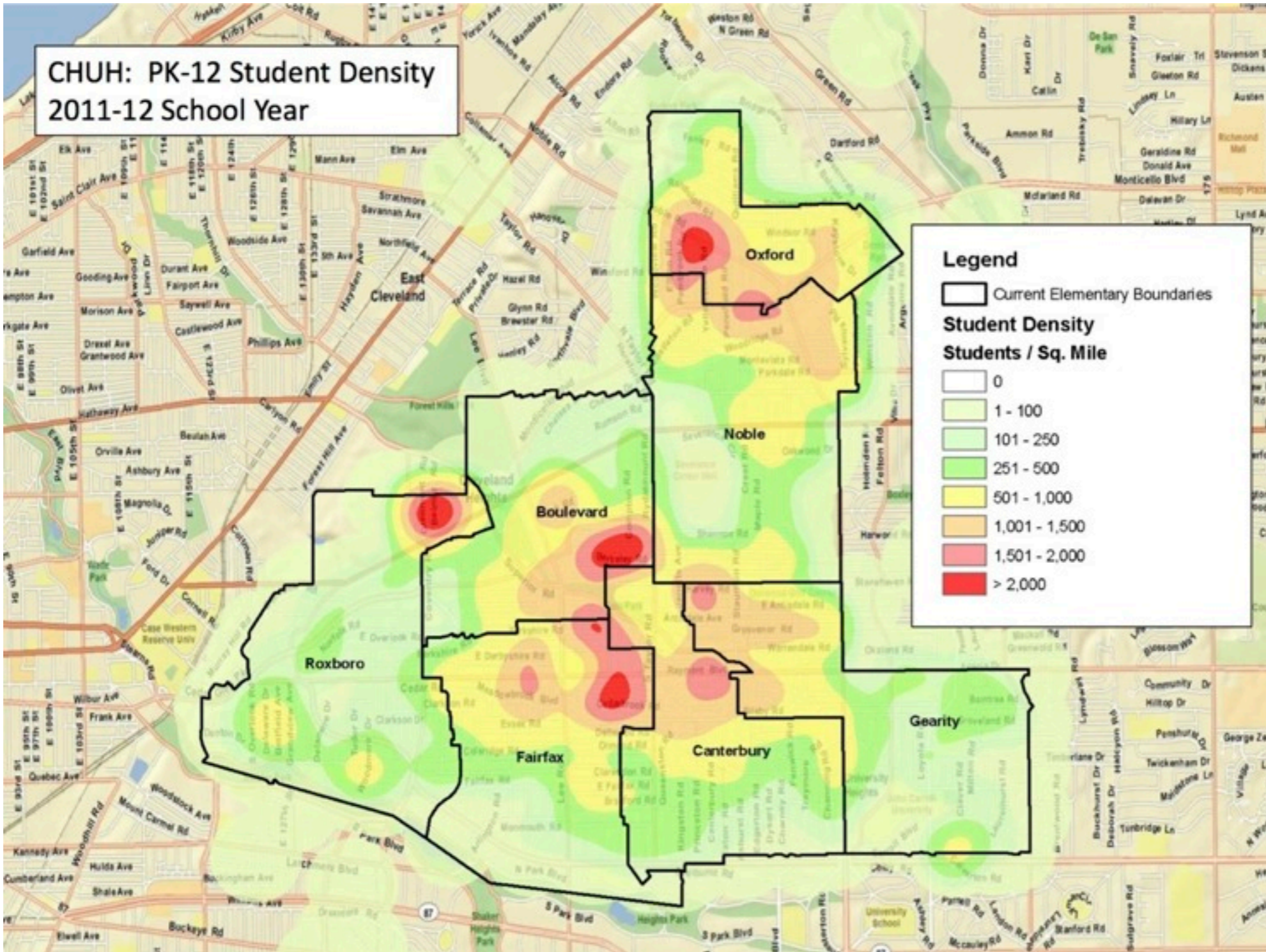
Lay Facilities Committee | Buildings Subcommittee

Existing Conditions

- Despite the best efforts of staff to create a clean, comfortable and respectful atmosphere for learning, District buildings are well worn and troubled by outmoded systems, layering of new technology over old, and underfunded solutions to facility needs.
- Additions to the nine buildings built prior to 1970 undermine their architectural and physical integrity, often reduce natural light, and are the source of many facilities problems. They create inefficient spaces and operating systems; maintenance challenges; and an incoherent maze of pipes, wiring and controls that detract from the atmosphere, safety and operation of the buildings.
- Changes in educational technology have created new challenges for electrical systems and the utilization of space.
- The schools are structurally sound. No school is on the verge of collapse.
- Many buildings have the benefit of new roofs, windows and other upgrades.
- Older buildings have historic value and architectural integrity.
- Many buildings have multiple large spaces including gyms, cafeterias and auditoriums which allow for varied school and public uses.

Lay Facilities Committee | Buildings Subcommittee

Student Density



Lay Facilities Committee | Buildings Subcommittee

3 Starting Recommendations

No Alterations to Current Grade Configuration

- More time to determine what is ideal for our District

Do Not Use “All-In” Approach to Learning Communities

- Allows more time to determine value and validity of concept
- Will have an impact on construction cost (more square footage)
- Implement components but retain hallways, maximize future flexibility
- Continue to assess effectiveness and success of learning community pilots

Have No More Than 2 Middle Schools

- Creates critical mass for many programs
- Current 3-MS configuration is unbalanced

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Grade Configuration Among Neighbors, Peers

	Enrollment	Buildings	P	K	1	2	3	4	5	6	7	8	9	10	11	12	Alt
Cleveland Heights	6,100	11			7					3		1					
At Peak Enrollment	15,000	16			11						4		1				
Neighboring Systems (Adjacent & east-side systems)																	
Cleveland Heights	6,100	11			7					3		1					
Shaker Heights	5,490	8			5				1	1	1						
Solon	5,173	7			4				1	1	1						
Mayfield	4,638	7			5					1		1					
South Euclid	4,418	6			3			1	1	1							
Orange	2,291	3			1					1		1					
Beachwood	1,649	5	1	1	1	1		1		1		1					
Other (Inner-ring, pre-war suburbs)																	
Lakewood	6,000	11			7					2		1				1	
Euclid	5,793	7			4					2		1					
Parma	11,253	15	1	8					3		3						
MSAN (Inner-ring, pre-war suburbs)																	
Cleveland Heights	6,100	11			7					3		1					
Shaker Heights	5,490	8			5				1	1	1						
South Orange/Maplewood, NJ	6,625	9			6					2		1					
Oakpark, IL	(9,750)	11			8					2		1					
Evanston, IL	10,000	16			10						3		1		2		
Alexandria, VA	12,355	16			12						5		1		1		
Windsor, CT	4,000	6			4					1		1					
Princeton, NJ	3,315	6			4					1		1					

Lay Facilities Committee | Buildings Subcommittee

Grade Configuration

- The committee recommends retaining the current grade configuration:
- **Elementary Schools:** Kindergarten, 1, 2, 3, 4, 5
- **Middle Schools:** Grades 6, 7, 8
- **High School:** Grades 9, 10, 11, 12
- **Pre-School:** All elementary schools should include space for PreK programs. How many PreK programs the District creates, when they are launched, and where they are located are decisions for the Administration and School Board.

Lay Facilities Committee | Buildings Subcommittee

Why This Grade Configuration?

- Our District's instructional leaders recommended a different grade configuration: Elementary schools with PreK-grade 3, intermediate schools with Grades 4-8, high school with grades 9-12. A key benefit of such a configuration would be to extend from three years to five the time between students' transitions between schools. Another advantage would be closer alignment to new state teacher licensure rules.
- The committee decided to maintain the current grade configuration for these reasons:
- A survey of teachers in the District conducted by the Cleveland Heights Teachers Union showed a wide range of preferred grade configurations, but no consensus around any particular configuration.
- Concern about having 4th graders and 8th graders in the same buildings.
- In the absence of compelling research showing the advantage of the revised configuration, the committee concluded that keeping the current configuration would eliminate a potentially distracting and divisive debate over the merits of the change.
- The committee concluded that buildings designed with future flexibility in mind could accommodate a change in grade configuration in the future should such a change be needed.

Lay Facilities Committee | Buildings Subcommittee

3 Possible Scenarios

1 - 1 - 5

- One High School
- One Middle School
- Five Elementary Schools

1 - 2 - 4

- One High School
- Two Middle Schools
- Four Elementary Schools

1 - 2 - 5

- One High School
- Two Middle Schools
- Five Elementary Schools

Lay Facilities Committee | Buildings Subcommittee

Scenarios Examined

Buildings Current	8 Plan C	7 1-1-5	7 1-2-4	8 1-2-5	8 1-2-5	7 1-2-4	8 1-2-5
		Scenario 1	Scenario 2A	Scenario 2B	Scenario 2C	Scenario 3A	Scenario 3B
Heights	Heights	9-12	Heights	Heights	Heights	Heights	Heights
Monticello RoxMid Wiley	Monticello RoxMid Wiley	6-8	Monticello RoxMid Boulevard*	Monticello RoxMid Boulevard*	Monticello RoxMid Boulevard*	Monticello Boulevard*	Monticello Boulevard*
Boulevard Canterbury Fairfax Gearity Oxford Noble RoxEl	Boulevard Canterbury Oxford RoxEl	K-5	Coventry or Taylor* Canterbury Wiley or Gearity Oxford or Monticello Roxboro Site	Boulevard* Canterbury Wiley or Gearity Oxford RoxEl	Boulevard* Canterbury Wiley or Gearity Oxford Noble RoxEl	Boulevard* Canterbury Wiley or Gearity Oxford Noble Roxboro Site	Canterbury Wiley or Gearity Oxford Noble Roxboro Site
<u>Closed</u> Coventry Taylor	<u>Closed</u> Coventry Taylor Fairfax Gearity Noble		<u>Closed</u> Coventry Taylor Fairfax Wiley or Gearity Noble RoxEl or RoxMid	<u>Closed</u> Coventry Taylor Fairfax Wiley or Gearity Noble	<u>Closed</u> Coventry Taylor Fairfax Wiley or Gearity RoxEl	<u>Closed</u> Coventry Taylor Fairfax Wiley or Gearity Canterbury RoxEl or RoxMid	<u>Closed</u> Coventry Taylor Fairfax Wiley or Gearity RoxEl or RoxMid

Bold* = New Building

Three Configuration Variations		
1	1	1
1	2	2
5	4	5

Lay Facilities Committee | Buildings Subcommittee

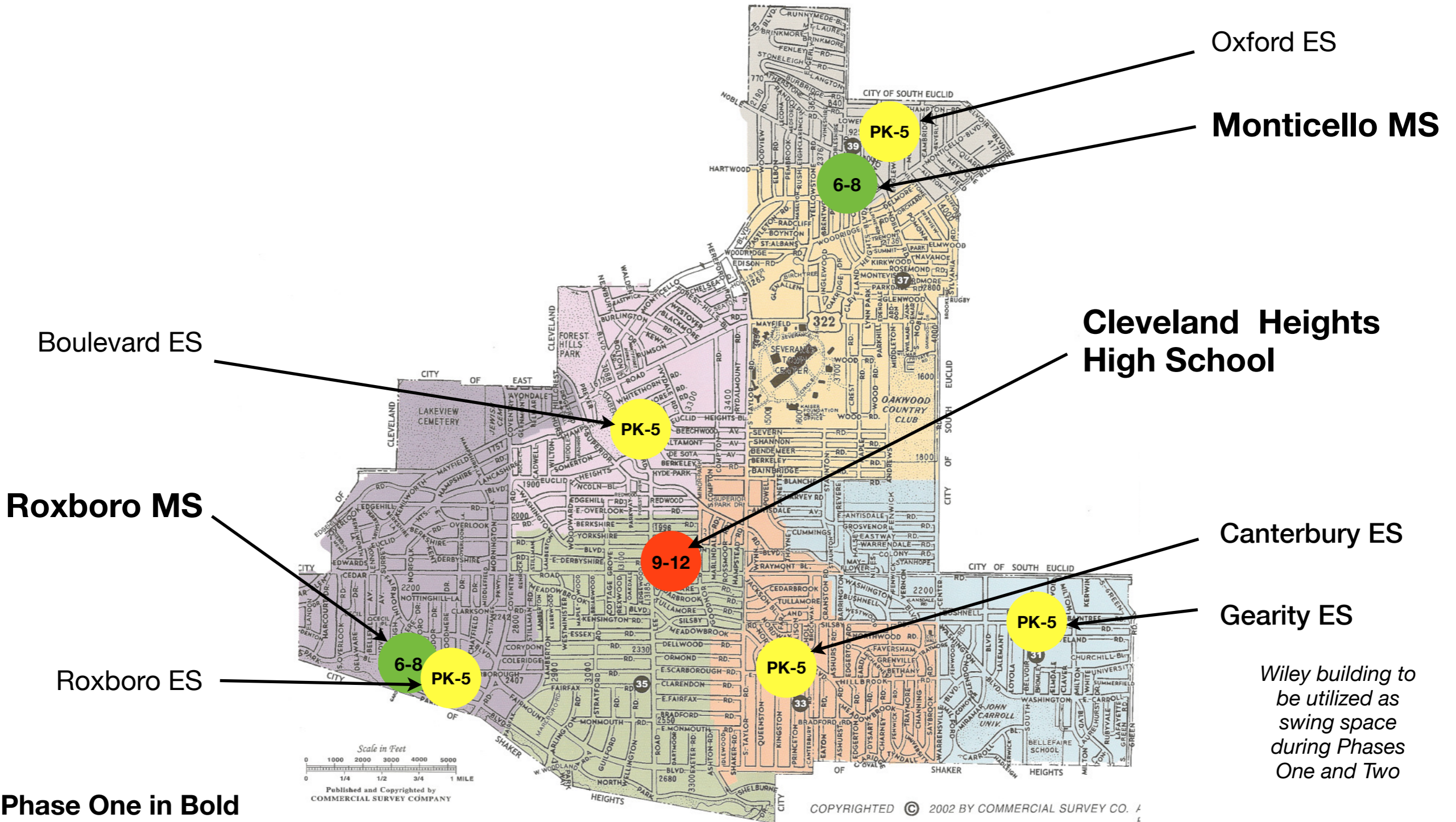
2 Middle Schools

- Current configuration of 3 middle schools is unbalanced
- No District property can accommodate single middle school
- Community survey shows strong preference for 2 middle schools
- Student population dictates middle school in northern part of District (Monticello)
- Middle schools at Boulevard and Monticello would be significantly different in size
- Retaining Wiley as middle school with an elementary in University Heights would mean closing 3 buildings in Cleveland Heights, none in University Heights.

- Committee recommends middle schools at **Monticello** and **Roxboro**. Each site would include renovation and some new construction. Each middle school is designed for an enrollment of 630 students.

Lay Facilities Committee | Buildings Subcommittee

New Configuration



Phase One in Bold

Lay Facilities Committee | Buildings Subcommittee

5 Elementary Schools

- Current configuration of 7 elementary schools is economically unsustainable.
- While Plan C called for 4 elementary schools as educationally appropriate, community desire for neighborhood schools led committee to prefer 5 elementary schools
- In northern part of District, property size of **Oxford** (9.75 acres) offers more open space and flexibility than Noble (4.6 acres)
- In University Heights, cost of renovating **Gearity** is significantly less than Wiley
- Student distribution dictates keeping a school at **Boulevard**
- South of Cedar Rd., **Canterbury** (10.15 acres in prewar building) is preferable to Fairfax (5.9 acres in 1970s building)
- **Roxboro** covers western portion of District on site adjacent to middle school's 14-acre site and playing fields.
- **Committee recommends elementary schools at Boulevard, Canterbury, Gearity, Oxford, Roxboro.**

Lay Facilities Committee | Buildings Subcommittee

5 Elementary Schools

Renovations at:

- Canterbury
- Gearity
- Oxford
- Roxboro

New Construction at:

- Boulevard

Each elementary school is designed for an enrollment of 504 students.

Our recommendations call for closing one building in each of the District's 3 middle school attendance zones:

- Fairfax in the Roxboro MS zone
- Noble in the Monticello MS zone
- Wiley in the Wiley MS zone

Lay Facilities Committee | Buildings Subcommittee

Cleveland Heights High School

Issues Heights Shares With Other Buildings:

- Dated and inefficient mechanical systems
- Flawed additions that create access issues and disrupted floor plans
- Poor ADA access
- Inadequate kitchens and bathrooms
- Classrooms are typically too small for current education methods, buildings lack sufficient common spaces and suffer from poor utilization of square footage.

Lay Facilities Committee | Buildings Subcommittee

Cleveland Heights High School

Athletic Programs

- The High School fields far more teams and programs than seen in the K-8 cohort
- The two 1926 gyms and pool were added to with a gym and pool in 1958/62. These facilities predate expansion not only of men's programs but a tremendous growth in women's programming, utilizing spaces that have seen little expansion or alteration in 50 years.
- High School athletic events draw crowds of fans into the thousands requiring consideration for stands, concessions, parking, etc.
- Heights is home to the only indoor pool in the community but lacks capacity, access and locker rooms allowing the pool to serve the public.

Lay Facilities Committee | Buildings Subcommittee

Cleveland Heights High School

Size

- Heights is the largest building in the District, but additions since 1930 have not adhered to the original plan and floor plates, creating access issues.
- Lack of a comprehensive space utilization plan has programs and spaces often used before and after school in the center of the building requiring access to most of the building for just a few.
- Administrative offices are located in multiple locations throughout the building posing access issues for visitors.

Lay Facilities Committee | Buildings Subcommittee **Cleveland Heights High School**

Recommendations

- Retain 1920s core.
- Demolish science wing and other inefficient additions.
- Move all CTE programs to Heights High.
- Add a competition-size pool, on current location if possible, available as a community asset to all CH-UH residents.
- Fund 50% of football facility, with focus on safety and security.
- The high school is designed for an enrollment of 1,680 students.

Lay Facilities Committee | Buildings Subcommittee

Design Differences 1 (2013 vs. 2012)

	Plan C	LFC Plan
CHHS square footage		
Renovation	135,155	183,861
New	129,218	199,639
Total	319,376	383,030
Stadium	100% funded with private donations	50% private/50% public
Pool	Renovation of existing pool	New competition pool
Career & Technical Ed.	Clinical Health, Cosmetology Stay at Delisle Center	All CTE at Heights High
Sustainability	Geothermal at High School	Geothermal at HS plus investments at all buildings

Lay Facilities Committee | Buildings Subcommittee

Design Differences 2 (2013 vs 2012)

	Plan C	LFC Plan
Learning Communities	<ul style="list-style-type: none"> -- renovate 40% of learning spaces at elementary schools -- Requires less square footage 	<ul style="list-style-type: none"> -- Demolish, rebuild interior walls to rightsize classrooms, create flexibility -- Due to retention of corridors, requires more square footage
Scope of Renovation	<ul style="list-style-type: none"> -- Other than learning community spaces, only included life safety upgrades and finishes. -- Kept current gyms, music spaces, media centers, cafeterias -- Kept post-WWII additions. 	<ul style="list-style-type: none"> -- Comprehensive renovation at elementary schools -- More reprogrammed spaces (gyms, music, media centers, cafeterias) -- Demolition of post-WWII additions

Lay Facilities Committee | Buildings Subcommittee

Square Footage Differences

	Current	Plan C	LFC Plan
CHHS	417,835	319,376 (76.4% of current)	383,030 (91.6% of current)
Monticello	124,052	98,824	112,772
Roxboro MS	111,356	98,824	93,231
Wiley	139,774	135,155	0
MS Subtotal	375,182	332,803 (88.7%)	206,003 (54.9%)
Boulevard	53,016	60,876	58,615
Canterbury	62,140	62,140	63,602
Fairfax	58,806	0	0
Gearity	71,963	0	63,057
Noble	69,178	0	0
Oxford	58,576	58,764	63,748
Roxboro ES	54,769	54,769	58,615
ES Subtotal	428,445	236,549 (55.2%)	307,637 (71.8%)
CH-UH Total	1,221,462	888,728 (72.7% of current)	896,670 (73.4% of current)

Lay Facilities Committee | Buildings Subcommittee

Future Use & Other District Property

- The Wiley site will be used as swing space throughout Phases One and Two, for 7-10 years. Subsequent use of the property should be determined with community input in cooperation with the City of University Heights.
- Future use of the Fairfax and Noble sites should be determined with community input in cooperation with the City of Cleveland Heights.
- Given the importance of these decisions to our community, planning should take place soon, well before Phase Two is underway.
- Other than moving Career Tech programs now at Delisle to Heights High, the committee has no specific recommendations for these non-school buildings.
- The Lay Facilities Committee has focused on the number and locations of schools to be renovated or rebuilt. We recommend that the Board of Education evaluate the district's other facilities, which include the Board of Education building, the Delisle Educational Options Center, and former schools at Millikin and Coventry, to determine how well they meet the district's needs.

Lay Facilities Committee | Buildings Subcommittee

Future Use

- Wiley will be used as swing space throughout Phases One and Two, for 7-10 years. Use of the site after that period should be determined with community input, in cooperation with the City of University Heights.
- Given the number of years that could pass before Noble or Fairfax close, it is not knowable now how these sites might be reused.
- When the time comes, the Board of Education must engage the community in determining the best use for these sites, working in cooperation with the City of Cleveland Heights.

Lay Facilities Committee | Sustainability Working Group

Lay Facilities Committee | Sustainability Working Group

Definition

“Sustainability” has an actual definition in current usage. In the context of environmental science, it means “the quality of not being harmful to the environment or depleting natural resources, and thereby supporting long-term ecological balance.” In the broader context of environmental planning and business management, the term also references and requires economic viability and social equity. Let us, as a community that actually values sustainability, demonstrate that commitment as we find our way forward together.

Lay Facilities Committee | Sustainability Working Group

Primary Areas of Concern

- Energy usage and efficiency
- Waste and water management
- Operational labor and efficiency
- Student and staff intellectual capital

Lay Facilities Committee | Sustainability Working Group

Take-Home Messages

- Saving energy, water, and labor saves money.
- Attitudes and behaviors must change from kindergarten up, and from the Superintendent down.
- Innovative investments we make now must last for 50 or more years, as we “pay forward” the debt we owe to those who built our original facilities nearly a century ago.
- Finally, until the School Board hires a Sustainability Administrator, the SWG offers to serve as a citizens advisory group.

Lay Facilities Committee | Community Outreach
Subcommittee

Lay Facilities Committee | Community Subcommittee **Recommendations**

Based largely on the results of the Lay Facilities Community Survey and community meetings held at each middle school, the Community Subcommittee of the Lay Facilities Committee has eight recommendations to the Board of Education and administration of the Cleveland Heights – University Heights School District.

Lay Facilities Committee | Community Subcommittee

Recommendation 1 | Schools as Hubs

Every school site should retain some element of community access and continue to be seen and used as a neighborhood hub, whether or not the building remains a school. If a site is sold, deed restrictions should be put in place to ensure that elements of a neighborhood resource remain. If a site is leased, lease terms should include community access to designated resources (i.e. fields, playgrounds).

Lay Facilities Committee | Community Subcommittee

Recommendation 2 | Walking and Biking

The Board of Education and Administration should engage the governments of both cities to proactively and aggressively maintain walkability and bikeability. This may mean designing or designating bike lanes specifically for student use and/or adding crossing guards and following best practices to ensure the safety of walking and biking students.

Lay Facilities Committee | Community Subcommittee

Recommendation 3 | Access to Resources

Plans should be made to ensure that students are able to access community resources that are no longer within walking distance of their schools, such as the Lee Road Library, Noble and University Heights branch libraries, Open Doors Academy, the Heights Youth Club, and Lake Erie Ink.

Lay Facilities Committee | Community Subcommittee

Recommendation 4 | Maintenance Backlog

A specific plan be designed and implemented to address the current backlog of maintenance issues and to guarantee that such a backlog does not occur again in the future.

Lay Facilities Committee | Community Subcommittee

Recommendation 5 | Pool

The adopted plan should include a new competition-sized swimming pool, including new ADA-accessible locker rooms, at the high school to be made available to all district residents during non-school hours. We strongly recommend that the school district seek to partner with the cities of Cleveland Heights and University Heights to jointly fund construction of the pool.

Lay Facilities Committee | Community Subcommittee

Recommendation 6 | Safety and Security

A specific plan should be developed and implemented to address safety and security issues in all buildings immediately, even in those elementary buildings that will be more fully renovated well into the future. This may mean making use of technology (cameras), human resources (placing staff near entrances), or partial renovations prior to forthcoming complete renovations.

Lay Facilities Committee | Community Subcommittee

Recommendation 7 | School Funding Awareness

A specific plan should be developed and implemented to educate the public on school funding issues in Ohio, including the difference between operating levies and capital improvement levies. We recommend that the bond issue campaign be used to launch an extensive and ongoing dialogue with the community about the role of public education in our society and in our region.

Lay Facilities Committee | Community Subcommittee

Recommendation 8 | Tax Relief

The BOE and administration should work with city governments and regional agencies to ensure that seniors and residents on fixed income are aware of programs that may provide relief/protection from tax increases (e.g. Ohio Homestead Exemption).

Lay Facilities Committee | Members, Meetings,
Next Steps, Documents

Lay Facilities Committee | Roster

Sam Bell

Pam Cameron

James Cull

Phil Ertel

Deanna Bremer Fisher

Susan Fleischer

Krissy Gallagher

Jane Goodman

Donna Guilmette

John Hubbard

Nancy Levin

Patrick Mullen (*chairman*)

Cheryl Oates

Jim Posch

Alvin Saafir

Brian Schaner

Dallas Schubert

Steve Shergalis (*CH-UH resource*)

Eric Silverman

Jodi Sourini

Dave Tabor

Natoya Walker

Dennis Wilcox

Richard Wong

Lay Facilities Committee | Meetings

Committee Meetings

October 3, 2012, Heights High

October 24, 2012, Gearity Elementary School

November 14, 2012, Noble Elementary School

December 5, 2012, Fairfax Elementary School

January 9, 2013, Boulevard Elementary School

January 29, 2013, Delisle Center

February 13, 2013, Roxboro Elementary School

March 6, 2013, Canterbury Elementary School

March 20, 2013, Oxford Elementary School

April 10, 2013, Wiley Middle School

April 24, 2013, Heights High Social Room

April 30, 2013 at Heights High Social Room

Community Meetings

March 12, 2013, Wiley MS

March 13, 2013, Roxboro MS

March 14, 2013, Monticello MS

Lay Facilities Committee | Next Steps

- The committee recommends that the BoE continue to involve the community in the facilities process throughout the project, with care taken to ensure input from those who will use our school buildings, including teachers, administrators, custodians and other staff.
- The committee recommends that the BoE determine what structure will best allow significant community participation in all phases of the facilities project.

Lay Facilities Committee | Accompanying Documents

A flash drive that accompanies this report contains the following supporting documents:

1. Full text of Lay Facilities Committee Final Report
- a1 2011 Full Citizens Committee Recommendations.pdf
- a2 2011 Building_Assessment_Committee_report.pdf
- a3 2011 Finance subcommittee.pdf
- a4 2011 Options subcommittee report.pdf
- a5 Plan C Fact Sheet April 2012.pdf
- a6 Plan C_MasterPlan_June 2012.pdf
- b1 Buildings Subcommittee Nov 2012.pdf
- b2 Buildings Subcommittee Dec 2012.pdf
- b3 Buildings Subcommittee Jan 2013.pdf
- b4 Buildings Subcommittee Feb 2013.pdf
- b5 Buildings Subcommittee March 2013.pdf
- b6 gradeconfiguration-13structure.pdf
- b7 CHTU_grade_configuration_survey Dec 2012.pdf
- b8 Massing maps April 2013.pdf
- b9 Todd associates insurance letter Feb 2013.pdf
- b10 Conceptual diagrams CHUH 04 10 13 LFC Meeting REVISED 1.pdf
- b11 Renovated-vs-New-Pool-spreadsheet-4-23-13.pdf
- c1 Survey Report Briefing-1
- c2 Public meeting comments March 2013.pdf
- c3 CHUH_Lay_Facilities_Survey_Findings-Open-Ended.pdf
- c4 Community Meetings flier March 2013.pdf
- f1 Finance Subcommittee Jan 2013
- f2 Ballot millage matrix April 2013.pdf
- f3 CHUH Lay Facilities Master Plan 5-2-13 Summary Sheet.pdf
- f4 Lay-Facilities-Master-Plan-Gearity-alt-4-10-13.pdf
- f5 Lay-Facilities-Master-Plan-Wiley-alt-4-10-13.pdf
- f6 Lay-Facilities-Master-Plan-Seven-ES-spreadsheet-4-23-13.pdf
- l1 PGM remarks at BoE, 8-7-12.pdf
- l2 First LFC meeting Greetings.pdf
- s1 Sustainability Update Dec 2012 - Green Schools.pdf
- s2 SWG-Report.pdf
- s3 SWGAppendix.pdf
- s4 Wiley Air Quality Report March 2013.pdf
- s5 034-045_Richardsville.pdf

LFC meeting minutes can be found at <http://chuhfacilites.org/minutes>

An online conversation about the committee and its work is at <http://theciviccommons.com/conversations/ch-uh-school-facilities>