

# LESKO ARCHITECTURE



27955 Clemens Road, Suite A  
Cleveland, Ohio 44145  
440.835.0850 fax: 440.835.8483  
architects@lesko-associates.com  
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Working together  
with you to create  
innovative designs  
for learning.



Proposal for:



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LESKO  
ARCHITECTURE



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Contact:  
Robert W. Blatchford, Jr., AIA, REFP  
President



August 19, 2011

Lesko Associates, Inc.  
27955 Clemens Road, Suite A  
Cleveland, OH 44145

440.835.0850 fax: 440.835.8483  
architects@lesko-associates.com

Mr. Steve Zannoni  
Project Management Consultants  
127 Public Square, 39<sup>th</sup> Floor  
Cleveland, Ohio 44114

Dear Mr. Zannoni:

We appreciate the opportunity to be considered to provide Architectural Services for the Cleveland Height-University Heights City School District's Master Planning project. We are pleased to submit six (6) original copies and a CD of our Statement of Qualifications. As educational facilities Architects, Lesko has a passion for education and for providing quality school facilities to support and enhance learning. We are ***northern Ohio's most experienced school facilities Architectural firm.***

Lesko Architecture is a local greater Cleveland firm. For nearly ***60 years***, Lesko's total focus has been on the planning, design and construction of PK-12 educational facilities. Our firm has completed more than ***400*** school facilities across the state of Ohio, including both ***new buildings*** and ***additions and renovations***. We have also partnered with districts to develop over ***50*** Facilities Assessment/Master Plans.

We believe Lesko is uniquely qualified to partner with Cleveland Height-University Heights City Schools on your project. Not only has our firm worked with the District in the past on a planning study, but I personally have a unique understanding of the history, dynamics and diversity of the District and community having grown up in Cleveland Heights. I attended Fairfax Elementary School and Roxboro Junior High School. I am a ***1976 graduate of Heights High School*** and also a resident of University Heights. In addition, our Educational Planner, Anthony Podojil, Ph. D., has personal experience in the District as the Administrative Principal at Heights High School.

Lesko and our consultants understand the unique benefits and challenges of working with public school districts. We know the process of public engagement and school facilities Master Planning and we have personal knowledge of the District. We are able to hit the ground running, integrate our team into your process and build on your success. Lesko will partner with you to move the District and community to the next level and provide the quality and personal services you require.

Again, we appreciate the opportunity to be considered for the Cleveland Height-University Heights City School District's Master Planning project. Should you have any questions about our firm or require further information concerning our services, please contact me at 440-835-0850.

Very truly yours,

LESKO ASSOCIATES, INC.

Robert W. Blatchford, Jr., AIA, REFP  
President

## A2. Company Overview

### Lesko Architecture

27955 Clemens Road, Suite A  
Cleveland, Ohio 44145

Phone: 440.835.0850 Fax: 440.835.8483  
E-mail: architects@lesko-associates.com

Contact: Robert W. Blatchford, Jr., AIA, REFP, President



Lesko Associates, Inc. is a *professional corporation* organized and existing under the laws of the State of Ohio. As school facilities Architects, Lesko has a passion for education and for providing quality facilities to support and enhance learning. We are northern Ohio's *most experienced* school facilities Architectural firm.

For nearly *60 years* as a northeast Ohio firm, Lesko has focused on school facilities projects. We have witnessed firsthand how educators have been adapting their methods of instruction to engage the 21<sup>st</sup> century student and prepare them to succeed in a global economy. Our firm has the experience to help you program and plan *flexible* and *adaptable* learning environments to support the collaborative, student-centered and project based 21<sup>st</sup> century curriculum.



Lesko has completed over *50 Facilities Assessment/Master Plan studies* for school districts across the state of Ohio and more than *400* school facilities projects. Our portfolio of work includes educational facilities projects of every type and magnitude. We have also worked in the past with *Cleveland Heights-University Heights City Schools* on a planning study and with districts near to you including *South Euclid-Lyndhurst City Schools* and *Euclid City Schools*.

### Karpinski Engineering



Karpinski Engineering serves as our engineering consultant. Since 1983 as a Cleveland firm, Karpinski has provided complete mechanical, electrical, plumbing, fire protection, technology systems and sustainability engineering and evaluation services. The availability of all of these in-house services affords more accurate and better coordinated design and documents. Karpinski also has extensive educational facilities experience and recent project experience with Lesko Architecture.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/10/2010

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Selvaggio, Teske & Associates 3401 Enterprise Parkway, Suite 101 Beachwood OH 44122	<b>CONTACT NAME:</b> Patricia Cholewa <b>PHONE (A/C, No, Ext):</b> 216-839-2807 <b>FAX (A/C, No):</b> 216-839-2815 <b>E-MAIL ADDRESS:</b> pcholewa@stassociates.net <b>PRODUCER CUSTOMER ID #:</b> LESKO-1														
<b>INSURED</b> Lesko Associates, Inc. 27955 Clemens Rd., Ste A Cleveland OH 44145	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: XL Specialty Insurance Co.</td> <td style="text-align: center;">37885</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: XL Specialty Insurance Co.	37885	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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**COVERAGES** **CERTIFICATE NUMBER: 443942400** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <hr/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$								
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$								
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$								
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		N/A			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">WC STATUTORY LIMITS</td> <td style="width: 40%;">OTHE-R</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td style="text-align: center;">\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td style="text-align: center;">\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td style="text-align: center;">\$</td> </tr> </table>	WC STATUTORY LIMITS	OTHE-R	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
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E.L. EACH ACCIDENT	\$														
E.L. DISEASE - EA EMPLOYEE	\$														
E.L. DISEASE - POLICY LIMIT	\$														
A	Professional Liability Claims Made Retro Date: 11/11/1961	N	Y	DPR9690238	11/11/2010	11/11/2011	Each Claim 2,000,000 Aggregate 2,000,000 Pollution & Envir. Liab. Included								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Waiver of Subrogation endorsement is provided by policy as indicated by "Y" above then these coverages are automatically endorsed to Certificate Holder named below, but only when required by written contract or agreement.

<b>CERTIFICATE HOLDER</b>  Specimen For Purposes of Evidencing Coverage Only OH 44145	<b>CANCELLATION 30 Day NOC/10 Day NOC-Non-Payment</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  
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# CERTIFICATE OF LIABILITY INSURANCE

OP ID ML  
LESKO-1

DATE (MM/DD/YYYY)

08/18/10

<b>PRODUCER</b>  Hamilton Insurors Inc. 5255 Mayfield Rd. Lyndhurst OH 44124 Phone: 440-461-8010 Fax: 440-461-7976	<b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</b>	
	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b>  Lesko Associates, Inc. 27955 Clemens Road, Ste A Westlake OH 44145	INSURER A: Westfield Insurance Company	24112
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

### COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b>	CWP8380804	09/04/10	09/04/11	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
	<input checked="" type="checkbox"/> Stop Gap				PERSONAL & ADV INJURY	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				PRODUCTS - COMP/OP AGG	\$ 2,000,000
					Emp Ben.	2,000,000
A A	<b>AUTOMOBILE LIABILITY</b>	CWP8380804 CWP8380804	09/04/10 09/04/10	09/04/11 09/04/11	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS					
<input checked="" type="checkbox"/> NON-OWNED AUTOS						
	<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT	\$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
					AGG	\$
	<b>EXCESS / UMBRELLA LIABILITY</b>				EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
	<input type="checkbox"/> DEDUCTIBLE					\$
	RETENTION \$					\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				WC STATUTORY LIMITS	OT-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N			E.L. EACH ACCIDENT	\$
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
	<b>OTHER</b>				E.L. DISEASE - POLICY LIMIT	\$
A	Property Coverage	CWP8380804	09/04/10	09/04/11	Contents	200,000
					Ded Lmt	1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

### CERTIFICATE HOLDER

### CANCELLATION

FOR INFO

FOR INFORMATION ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

## B1. Facility Master Planning Experience



We believe *there is no substitute for experience*. Lesko brings to Cleveland Heights-University Heights City School District extensive experience in the planning, design and construction of PK-12 educational facilities, *including previous planning work with your District*. Lesko knows the current trends in education and we understand the needs and issues that school districts face today.



Lesko has expertise in current school facilities educational programming, construction methods and project costs, including sustainable design. We have completed over *50 Facilities Assessment/Master Plan studies* for school districts across the state of Ohio. Our firm also performed the first Ohio School Facilities Commission (OSFC) Facilities Assessment for the East Cleveland School District.

In 2006, Lesko completed a *planning study for the Cleveland Heights-University Heights Schools* where we evaluated the viability of moving the Board of Education Offices from their current Mirimar Boulevard location to the Taylor Road building.

The following are descriptions of some recent projects where we provided facilities assessment and master planning services:

### Vermilion Local School District

Vermilion, Ohio

Mr. Philip Pempin, Superintendent – 440-204-1700

- *District-wide Master Plan* (2010-2011)
- Bond Issue Campaign Assistance (November 2011)



Lesko was hired by the District in 2010 and began a process of developing a district-wide Master Plan. Lesko implemented our *comprehensive district and community engagement process* and helped to establish and facilitate a *Community/District Facilities Commission* and *Financial Task Force* to recommend to the School Board the best plan option for the District.

We helped the committees explore multiple options and provided all of the resources necessary to assist them in developing consensus on a \$33 million plan that includes renovations to two existing buildings and new construction. Lesko also assisted in establishing a Bond Issue Committee to develop a plan and approach for educating the community which is currently being implemented to pass their November 2011 bond issue.

## Euclid City School District (OSFC CFAP Segmented Project)

Euclid, Ohio

in association with Burt Hill Architects

Dr. Joffrey Jones, Superintendent –216-797-2901

- **District-wide Master Plan** (2007-2009)
  - Bond Issue Campaign Assistance (November 2009)
  - New Bluestone Elementary School  
70,648 sq. ft.; \$13,144,717
  - New Shoreview Elementary School  
70,548 sq. ft.; \$13,126,160
- Both buildings currently in Construction Phase (completion in 2012)



The new PK-5 Elementary Schools are two of four elementary schools in the first of three segments of Euclid City School's building project. We assisted the District in engaging the community and developing a district-wide Master Plan that includes new construction and renovations.

We performed studies of available sites to determine where best to build the new buildings. The new buildings will be constructed adjacent to the existing elementary schools that will remain in operation during construction.

As neighborhood schools, **community use** of the facilities was a priority so a separate entrance is provided for the Cafeteria, Kitchen, Gymnasium and Media Center in both buildings. Sustainable strategies such as roof monitors in the Pre-K and Kindergarten classrooms are incorporated into the design.

In addition, the 2 story classroom wings are oriented to take advantage of **daylighting** from the north and south and sensors control classroom lighting for energy efficiency. The projects have applied to the US Green building Council for **LEED Gold certification**.







## South Euclid-Lyndhurst City School District

South Euclid-Lyndhurst, Ohio

Dr. Roger Goudy, former Director of Business Affairs

Currently Superintendent Madison Local Schools - (440) 428-2166

- **Consolidation Study** (2005)
- **District-wide Master Plan** (2006)
- Renovations to 3 existing Elementary Schools (2007)  
Total cost: \$2,300,000
- Additions and Renovations to Greenview Upper Elementary School (2008)  
42,114 sq. ft.: \$5,957,400
- Addition to Memorial Junior High School (2008)  
17,558 sq. ft.: \$3,061,400

In 2005, our firm began a process of community engagement and planning to develop a district-wide **Master Plan** for their facilities. The consensus was to consolidate their seven existing K-4 **Elementary Schools** down to three K-3 buildings.

All of the fourth graders were then moved to the existing 5-6 Greenview Upper Elementary School where an addition and renovations were completed. Also part of the Master Plan was a Gymnasium and Locker Room Addition to their Junior High School.

Renovations were completed at the three remaining K-3 buildings that included the site, parent drop-off and bus-drop-off areas, front entrances, classrooms, administration offices and kitchens. **The \$3.5 Million in renovations to the existing buildings took place over a nine week period during the Summer Break 2007.**



## Toronto City School District (OSFC Segmented Project)

Toronto, Ohio

Mr. Fred Burns, Superintendent – 740-537-2456

- ***District-wide Facilities Assessment*** (2005)
- ***District-wide Master Plan*** (2008)
- Bond Issue Campaign Assistance (November 2010)
- Phase 1: New 6-12 Middle/High School (completion in 2013)  
Currently in Construction Documents Phase  
84,496 sq. ft.: \$15,062,185



Lesko has a relationship with Toronto City Schools dating back to the 1980's. Our firm has worked on numerous projects with the District over the years including the recent OSFC Segmented project. The new grades 6-12 Middle/High School is the first segment in Toronto City School's OSFC project. The Master Plan we developed with the District also includes a PK-5 addition to the new building in the future segment, ultimately creating a complete PK-12 school. As a result, the Middle/High School core facilities are designed to accommodate the District's entire PK-12 student population.



Lesko implemented our engagement process with the District and community to develop their segmented Master Plan. As a result, they were the ***only*** OSFC funded district to pass their Bond Issue in November 2010. Not only did it pass on the ***first attempt***, but passed with ***62%*** of the vote!

After evaluating potential building sites, it was determined the best option would be to build on District owned property adjacent to their current Elementary School and Middle School. Many sustainable design strategies are being incorporated into the design, including orienting the classroom wings to maximize daylighting.



NEW TORONTO MIDDLE AND HIGH SCHOOL  
TORONTO CITY SCHOOL DISTRICT



## Midview Local School District

Grafton, Ohio

Mr. John Kuhn, Superintendent – 440-926-3737

- **Segmented Master Plan** (2008)
- New Middle School (completion 2012)  
Currently in Construction Phase  
77,312 total sq. ft.: \$12,163,046

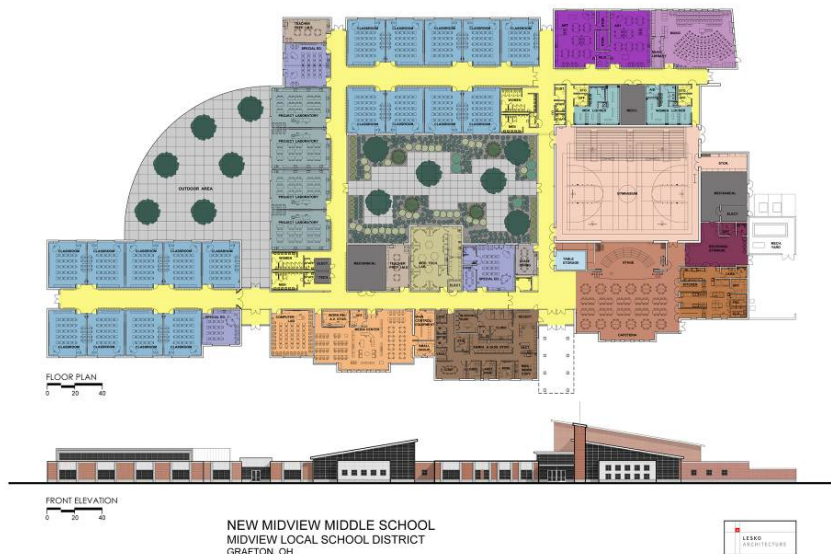


Under the Ohio School Facilities Commission building program, the New Midview Middle School will house 529 students in grades seven and eight. The project will be **LEED Gold Certified** and incorporates many “Green” sustainable design strategies.



North and south facing clerestory monitors provide every classroom with **daylighting** to enhance learning and conserve energy. The design of the HVAC system is also on target to achieve an energy rating of at least **30% or greater above the ASHRAE baseline**.

The plan is organized around a central courtyard with two grade level “pods” separated by shared Project Lab classrooms. The Administration office is located adjacent to the main entry for security and the academic areas can be secured from **community use** spaces, including the Gymnasium and Cafetorium, during after school activities.



## Fairless Local School District (OSFC ENP Project)

Navarre, Ohio

Dr. Mona Fair, Superintendent – 330-767-3577

- ***District-wide Facility Assessment*** (2003)
- ***Master Plan that included grade realignment and consolidation*** (2003-2004)
- Bond Issue Campaign Assistance (2004)
- New Elementary School (2007)  
101,767 sq. ft.: \$14,202,166
- New Middle School (2007)  
66,591 sq. ft.: \$10,916,238



The Fairless Local School District's project was completed as part of the OSFC's Exceptional Needs Program (ENP). This project was unique in that only one of their three K-6 Elementary Schools qualified as an Exceptional Needs condition. The OSFC policy in the ENP program allows a District to address only the buildings that are affected by an immediate and serious building condition, which in this case would have meant building only one new K-6 Elementary School.

Working with the District, Lesko proposed to rework their ***district-wide Master Plan*** by realigning the grade configuration to K-5, 6-8 and 9-12 and consolidate their Elementary Schools into one building. This would necessitate the building of one new K-5 Elementary School and one new Middle School as part of the ENP program. Fairless Schools were able to address more of their immediate needs rather than wait for the CFAP project years later.

The District also formed a unique ***partnership with the Massillon Public Library*** to take advantage of the efficiencies that result from community use of a school facility. The Middle School's Media Center was designed to accommodate a branch of the Public Library with a separate exterior entrance for evening and weekend use by patrons.



## Plymouth-Shiloh Local School District (OSFC CFAP Project)

Plymouth, Ohio

Dr. James Metcalf, Superintendent – 419-687-4733

- ***District-wide Facilities Assessment*** (1999)
- ***District-wide Master Plan*** (1999)
- Bond Issue Campaign Assistance (1999)
- New Middle/High School (2002)  
96,377 sq. ft.: \$11,670,228
- New Plymouth-Shiloh Elementary School (2008)  
51,162 sq. ft.: \$7,881,064



The recently completed new 412 student, PK-5 Plymouth-Shiloh ***Elementary School*** completes the two building campus for the Plymouth-Shiloh Local School District.

The building is designed with three individual “pods” including one for grades PK-1, one for grades 2-3 and a third for grades 4-5. Central to the plan are the Administration Offices and the core facilities that include the Cafeteria with a stage, Kitchen, Gymnasium, Media Center and Art and Music Rooms. These spaces can be separated off from the classroom wings for after school ***community use.***



Separate bus and parent drop off zones are provided for safety. The main entry is well defined by a canopy and for additional security, the vestibule directs visitors in to the Administration Office Reception area before they can enter the building. A large skylight floods natural light in to the main corridor.

The ***Middle/High School*** houses 600 Students and is designed with two wings surrounding a large Courtyard. One wing contains the Middle School and the other wing the High School. Each wing has its own Administration Offices that share a Work Room and Conference Room. They also share core spaces, including the Gym, Cafeteria, Media Center, Art and Music Rooms.

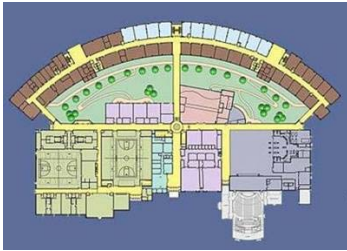


## Springfield City School District (OSFC CFAP Project)

Springfield, Ohio

Mr. Greer Young, Project Director – 937-505-2826

- ***District-wide Facilities Assessment*** (1999)
  - ***District-wide Master Plan*** (1999)
  - Bond Issue Campaign Assistance (2000)
  - Ten (10) New Elementary Schools (2003, 2004, 2005 & 2006)  
58,885 sq. ft. average each: \$7,059,000 average each
  - Four (4) New Middle Schools (2005)  
74,465 sq. ft. average each: \$8,935,000 average each
  - New K-12 Alternative School (2005)  
67,792 sq. ft.: \$7,640,000
  - New High School – for 2,447 students (2008)  
381,878 sq. ft.: \$63,000,000
- Total Project Cost: \$200,000,000



Lesko was selected as the architectural design firm for the entire Springfield City School District's \$200 Million building project. The project included the **first** OSFC K-12 Alternative School and the **largest** OSFC High School to date, both of which Lesko assisted the OSFC in developing the guidelines for these building types.

The High School is unique in that the classroom wing contains four small ***“Learning Centers”*** that each accommodates **610** students. Each Learning Center houses a self-sufficient program within the larger school building and contains its own Administration and Guidance Office suite. Each Center has a different theme and teaching strategy that were determined by Staff and Community involvement. Each has its own identity, program, personnel, students and classroom spaces.

The total project was completed over a 10 year period, beginning with a facilities assessment in 1999, followed by the development of a Master Plan and a Bond Issue in 2000 that was passed on the first attempt. ***By 2006, in a span of six years, we had planned, designed, constructed and occupied 15 of the 16 new buildings.***



## Cincinnati Public School District (OSFC CFAP Project)

Cincinnati, Ohio

in association with Roth Partnership

Mr. Michael L. Burson, Director of Facilities – 513-363-0777



- New Roll Hill Elementary School (2005)  
84,143 sq. ft.: \$10,166,168
- Additions and Renovations to Westwood PK-8 School (2011)  
Currently in Construction Phase  
77,000 sq. ft.: \$11,000,000
- Additions and Renovations to Sayler Park PK-8 School (2011)  
Currently in Construction Phase  
71,000 sq. ft.: \$13,000,000
- Additions and Renovations to Oyler PK-12 Community Learning Center  
Currently in Construction Phase (2011)  
127,000 sq. ft.: \$18,000,000

Our first project completed with the District was the new 650 student K-8 Combination School. This community school is situated on a 25 acre site adjacent to a residential area. The Gymnasium, Cafetorium and Media Center create a community use area that is secured for after-hours access. Four classrooms are designed around a central core space called an Extended Learning Area (ELA). The ELA is a flexible open space with natural light. It will accommodate 75 to 100 students and it provides teachers opportunities for team teaching and small group learning.

We are currently renovating and adding to three existing buildings including the Westwood PK-8 School which is a *historically significant building*. The building was constructed in 1908 and is located in a historic overlay district. The existing facility will be totally renovated to meet current educational, building code and accessibility standards. The addition will include a Gymnasium and program space for local community organizations.

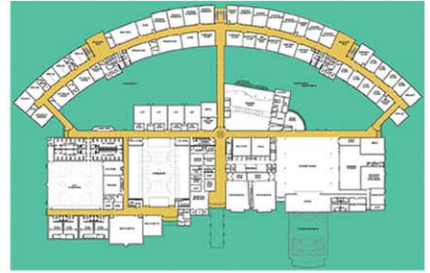
Community groups were also involved in the planning of the Oyler PK-12 Community Learning Center project. The local *community* was *engaged* in a series of *Focus Groups*. Also engaged in the design process were community organizations that have use the facilities such as the *Boys and Girls Club*, the *Growing Well program*, the *Cincy After School YMCA program* as well as the *mentoring program*. Though integrated into the program of the school, these organizations require separate entrances to accommodate after school activities that can be closed off from the rest of the building.

In addition, these projects have applied to the US Green Building Council for *LEED Silver Certification*.

# HIGH SPRINGFIELD

## PROJECT INFORMATION

Program: Under the Ohio School Facilities Commission program, the 9-12 High School is the largest OSFC funded High School to date. This one new facility replaces two existing High Schools and is designed for 2,447 students. This High School is the sixteenth and final building of a Master Plan that consolidated and replaced twenty-three existing aging facilities.



## LOCATION

Springfield, Ohio

This building takes advantage of the “schools within a school” concept. The educational program called for the need to accommodate four academies within the one building for 600 students each. This would allow students to belong to a smaller community that would enable them to establish more personal relationships with the staff and other students. To address this need, a curved, three level classroom wing was designed to contain all of the academic core spaces and look out over the existing Land Lab.



## OCCUPANCY DATE

2008

This classroom wing houses four “small school” academies, each with their own smaller administration and guidance offices. Each academy was designed with an Extended Learning Area (ELA) that provides space for these group activities and instruction.



## GROSS SQ. FT.

381,878 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$63,000,000

## COST PER SQ. FT.

\$164.97

















# HIGH BARBERTON

## PROJECT INFORMATION

### LOCATION

Barberton, Ohio

### OCCUPANCY DATE

2000

### GROSS SQ. FT.

264,968 sq. ft.

### TOTAL COST OF CONSTRUCTION

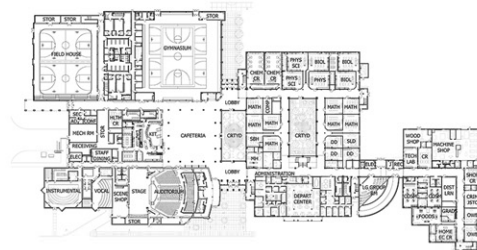
\$33,693,109

### COST PER SQ. FT.

\$127.16

Program: In a partnership between city and school, the new High School is designed for 1500 students and accommodates a variety of programs targeted to meet the needs of people of all ages. The commitment to community use is apparent in the layout of the building with the Auditorium, Cafeteria, Gymnasium, Field House with running track, weight room and exercise clustered together and easily separated from the academic areas. The exterior materials of the facility capture the character of the city's historical landmarks. Academic areas are punctuated by courtyards that flood the school with natural light. A tiered large-group room connects the academic area to the industrial, business and art wings. The technical education facilities include Machine Trades, Cosmetology, Graphic Arts, Criminal Justice, Marketing, Business Education, and Computer Technology. A Performing Arts facility has seating for 810 with a full orchestra pit. The main Gymnasium provides seating of 2,300, features a press box, and a jumbo sized four sided video scoreboard at center court.

The building utilizes the application of a geothermal system, which will provide efficient and economical HVAC throughout the year.



First Floor Plan





LESKO ARCHITECTURE

BARBERTON HIGH SCHOOL







# HIGH GREEN

## PROJECT INFORMATION

Program: Strongly organized in terms of program the school meets the district's goals of creating a high school with flexible and adaptable classroom and ancillary spaces; direct entry to the auditorium, gymnasium, cafeteria and media center; expandability; and latest technology. To encourage community use the 750-seat auditorium, the cafeteria/commons with seating for 450, the gymnasium for 1,600, and the large media/library center have direct access from the parking areas.



## LOCATION

Green, Ohio

The project received three major design awards.

## OCCUPANCY DATE

1996



## GROSS SQ. FT.

189,000 sq. ft.



## TOTAL COST OF CONSTRUCTION

\$18,100,000



## COST PER SQ. FT.

\$95.70





HIGH

# WOOSTER

## PROJECT INFORMATION

Program: This facility houses grades 9-12. The building's design responds to the District's goals of creating a facility that would reflect the traditional feel and character of the original High School and the Community. The High School is used extensively by the Community and includes a Natatorium, Field House with an indoor track and also a Performing Arts Center that serves the needs of the Students as well as the Community.



## LOCATION

Wooster, Ohio

The District also wanted a facility that would be used as a yardstick by which other new educational facilities would be measured. There is an abundance of natural light provided through a series of large skylights and large areas of glass in the Media Center, Cafeteria and natatorium. The building design also incorporates a state-of-the-art technology system.

## OCCUPANCY DATE

1994

This project has received five National and State Awards for design excellence.



## GROSS SQ. FT.

386,000 sq. ft.



## TOTAL COST OF CONSTRUCTION

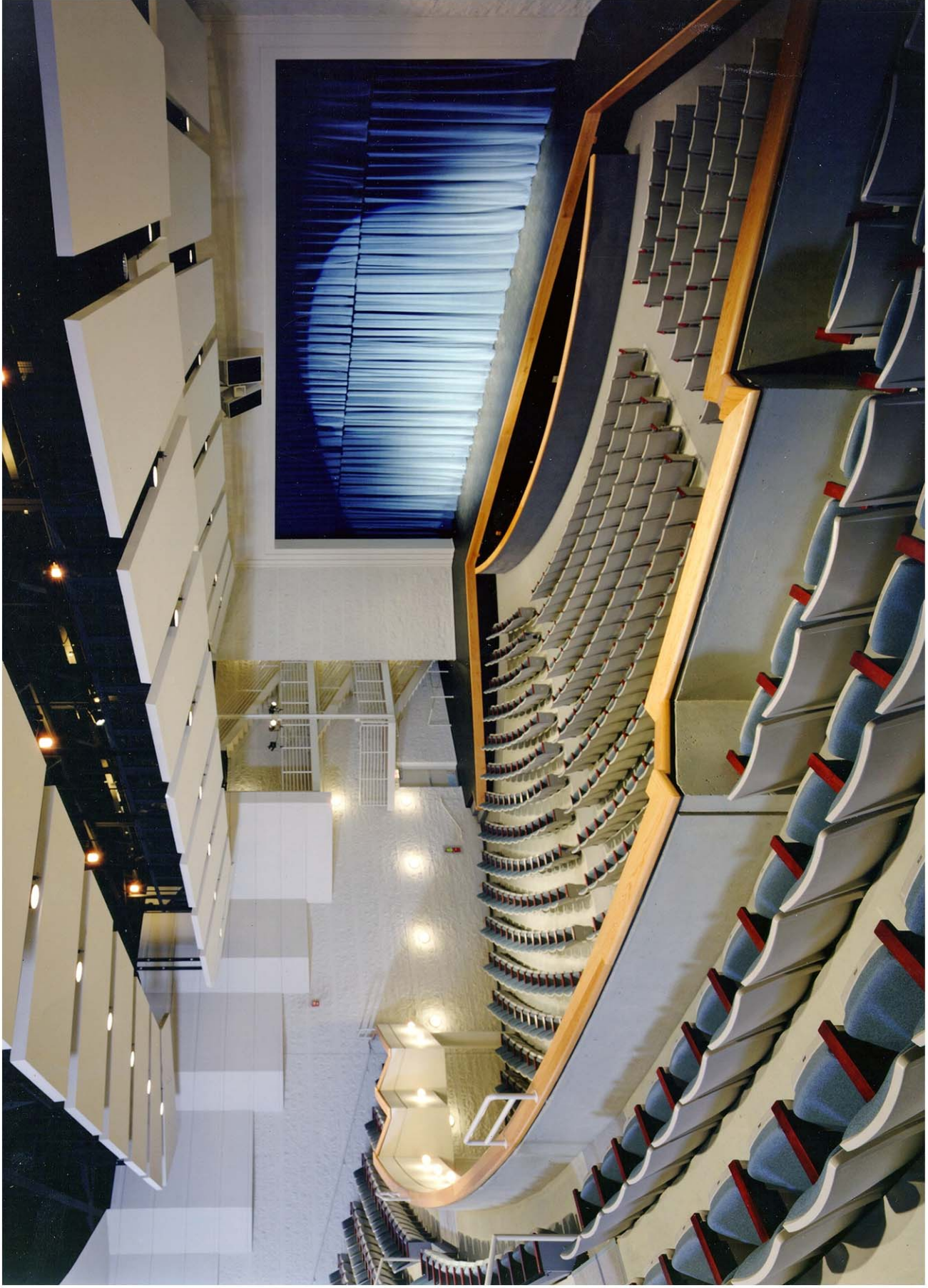
\$27,000,000

## COST PER SQ. FT.

\$70.00



LESKO ARCHITECTURE







LESKO ARCHITECTURE

WOOSTER HIGH SCHOOL

HIGH

# BEDFORD

## PROJECT INFORMATION

Program: To replace aging athletic facilities, site constraints were turned into advantages. The football stadium, centerpiece of the new athletic complex, creates a sense of enclosure and an intimate environment for the large size of the complex. To maximize the topography, the elements – a stadium, baseball, soccer, practice and playing fields, and tennis courts—were designed on different levels on the naturally sloping site.



## LOCATION

Bedford, Ohio

The one-story, curved stadium building with a prominent scoreboard was elevated several feet above the fields and track, providing a dramatic focal point. The building contains locker rooms, coaches' offices, a weight room, training rooms and a concession area. The home stands include a two story masonry and glass press box that relates in color and detail to the stadium building.

## OCCUPANCY DATE

1994



## GROSS SQ. FT.

Stadium Bldg. 18,000  
sq. ft.  
Stadium and Field  
36.2 Acres



## TOTAL COST OF CONSTRUCTION

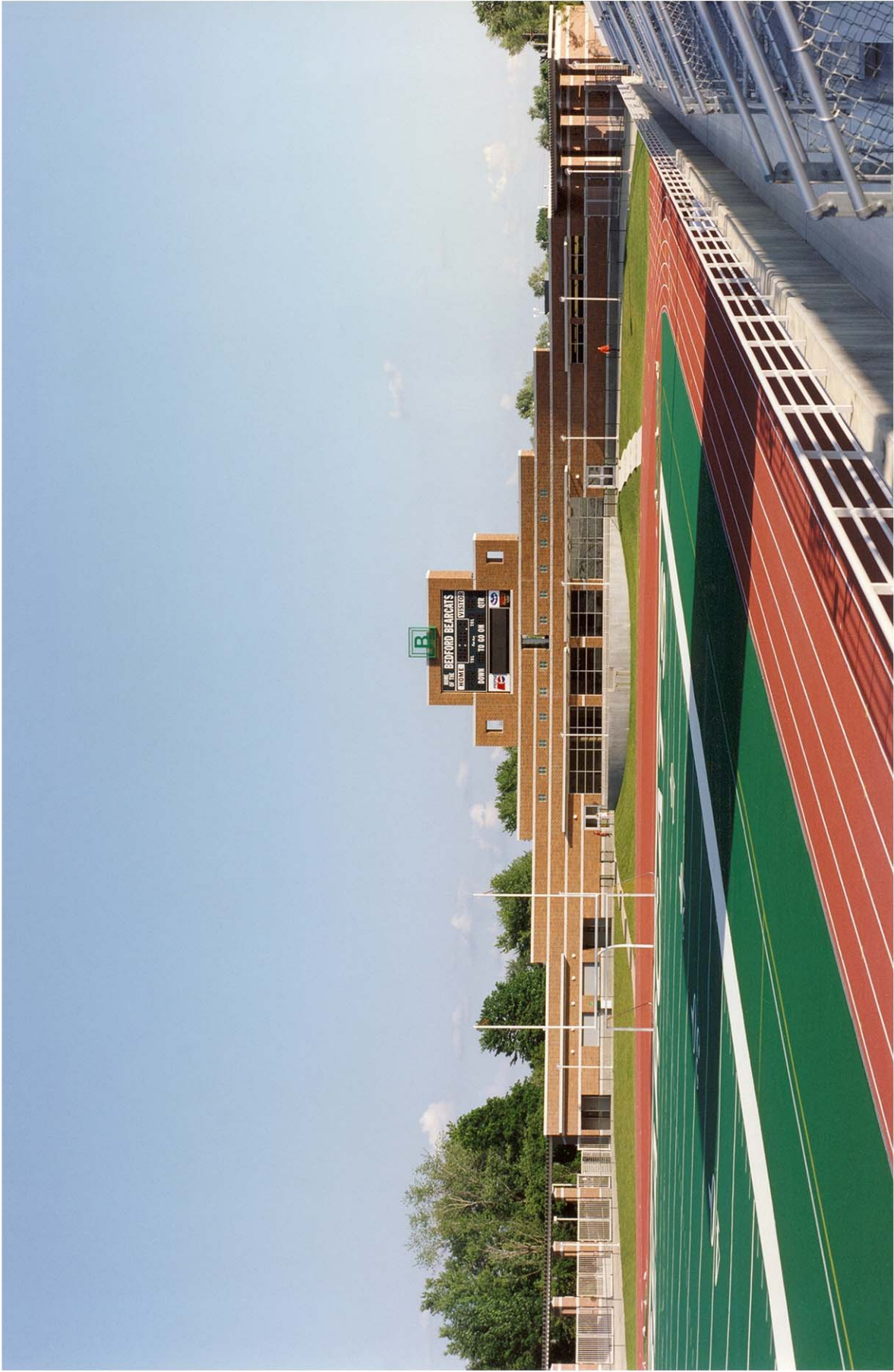
\$8,300,000

## COST PER SQ. FT.

\$105.00







LESKO ARCHITECTURE

# BEDFORD HIGH SCHOOL

# Bearcat Stadium Ranked Best

Who has the best athletic facilities? Where's the best place to watch an event? If you answered Bedford's Bearcat Stadium, you are correct!

The May 25, 2006 edition of Locker Room, the *Plain Dealer's* weekly guide to high school sports ranked Bearcat Stadium No. 1 among the "Top Ten Everything." Bedford



Athletic Director **Paul Powers** also was named No. 1 among high school athletic directors.

And, the Bedford Bearcat Marching Band under the direction of **Shawn Nichols**, was among the top ten high school bands, taking an impressive 5<sup>th</sup> place.

Your next chance to see the Bearcats and marching band in action at Bearcat Stadium is Friday, August 25, 2006. For tickets call 440-439-4588 or purchase them at the gate.

## Bearcat Stadium: Guidelines for Use

Bearcat Stadium is open to residents of the Bedford School District. Guidelines governing use are as follows:

- Bedford City School District residents only.
- The track is open from dawn until dusk. Enter at Gate B at Bearcat Stadium. Use lanes 4, 5, and 6 only.
- School use has priority.

- No spiked shoes or bicycles, skates, or wheeled vehicles of any kind permitted.
- No food or drink.
- No pets.
- Children under the age of 14 must be accompanied by an adult.
- No alcoholic beverages.
- Smoking or use of tobacco is prohibited.

- The use of the facilities is at your own risk.
- The Bedford High tennis courts are also open until 10 p.m., on a first-come, first-serve basis. Coin-operated lights provide one hour of illumination at a cost of 25 cents. Quarters only. Lights turn off automatically at 10 p.m.

HIGH

# STEUBENVILLE

## PROJECT INFORMATION

Program: The new addition was built on an extremely limited site bounded by streets on three sides and a major highway on the other side. Consisting of a natatorium, cafeteria commons, kitchen, and a gymnasium with a suspended running track, the school was designed for students and community use.

## LOCATION

Steubenville, Ohio

Architecturally, the addition was designed to relate to the existing building by employing materials similar to those of the existing "art deco" school and by creating forms and massing that would reinforce the feel and look of the older building. A main "pedestrian way" with a large clerestory runs the entire length of the addition, and visually ties the pool, cafeteria commons and gymnasium together while providing an abundance of natural light.

## OCCUPANCY DATE

1994

The project received three national design awards.

## GROSS SQ. FT.

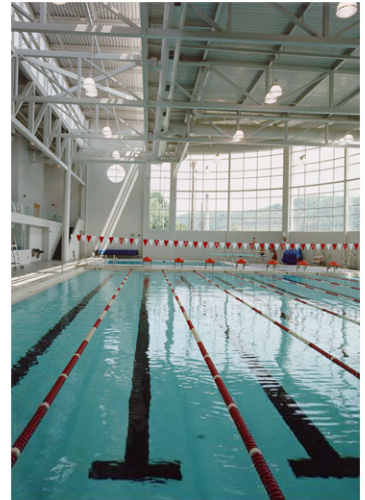
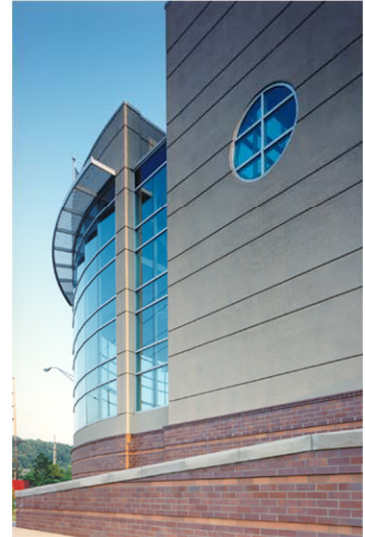
107,454 sq. ft.

## TOTAL COST OF CONSTRUCTION

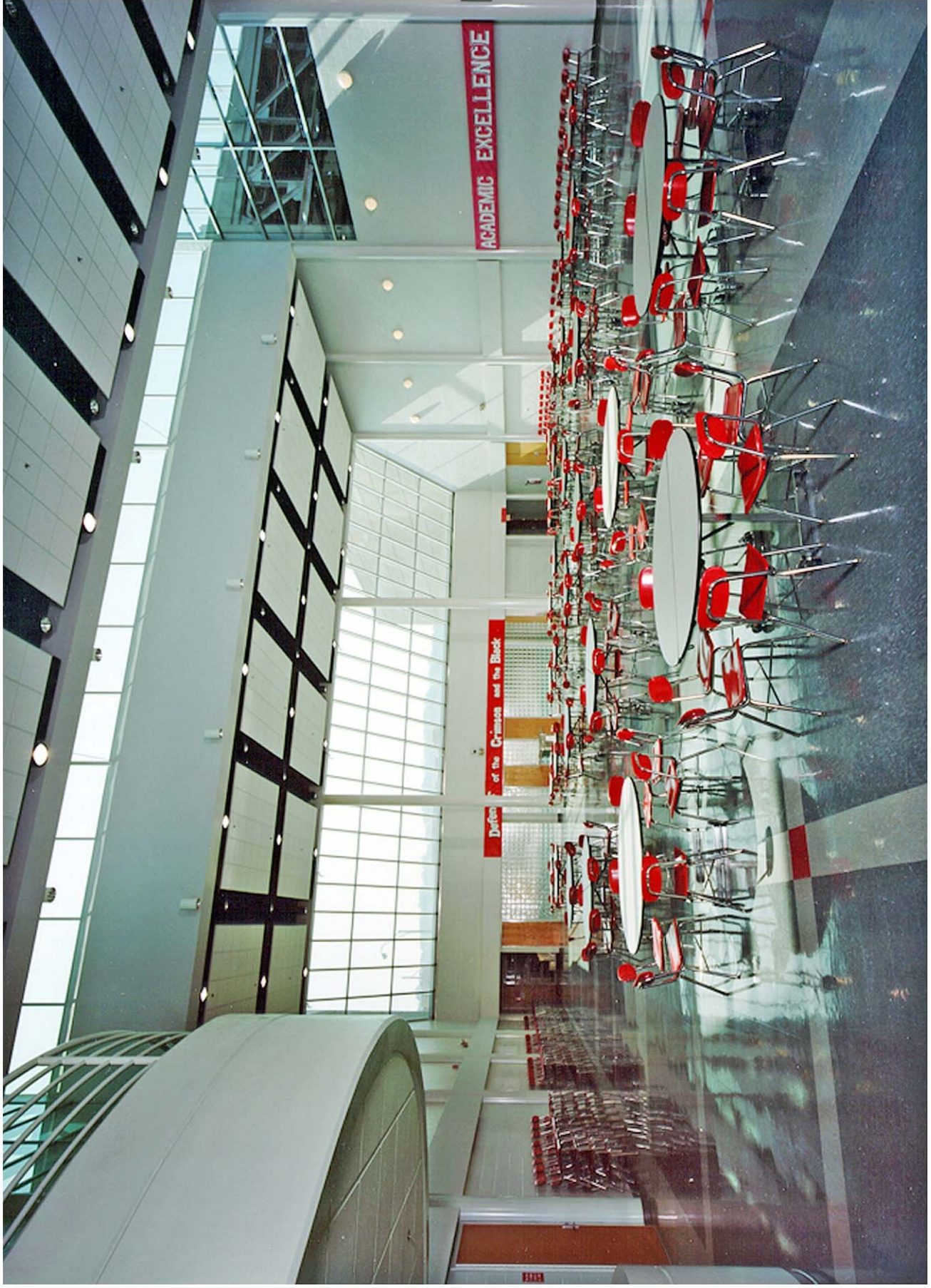
\$9,700,000

## COST PER SQ. FT.

\$90.20



LESKO ARCHITECTURE







HIGH

# MASSILLON

## PROJECT INFORMATION

Program: The goal for the new high school, which replaced an aged school that had no outdoor physical education areas, was to design a dynamic facility that supports the district's educational program and mission.

## LOCATION

Massillon, Ohio

To meet the design challenge, a bold contemporary structure was designed reflecting the energy of the industrial city. A dynamic main entry with a large paved and landscaped plaza serves as a hub leading to various elements of the school. The physically prominent media center/library is on an axis with the plaza. To maximize the community-friendliness of the school, the auditorium, cafeteria-commons and gymnasium are easily accessible from the plaza.

## OCCUPANCY DATE

1992

An industrial technology building, located behind the main building and connected by a corridor serves an important part of the program.

## GROSS SQ. FT.

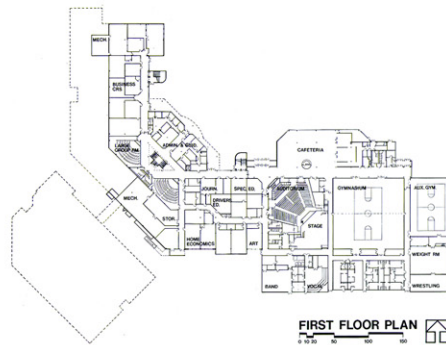
291,777 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$23,100,000

## COST PER SQ. FT.

\$79.10





LESKO ARCHITECTURE

MASSILLON WASHINGTON HIGH SCHOOL





## Phase I: 6-12

# TORONTO

### PROJECT INFORMATION

Program: The new grades 6-12 Middle/High School is the first segment in Toronto City School's Ohio School Facilities Commission project. The Master Plan calls for a PK-5 addition to the new building in the future segment, ultimately creating a complete PK-12 school. As a result, the Middle/High School core facilities are being designed to accommodate the entire PK-12 student population.

Currently in the Design Development Phase, many sustainable design strategies are being incorporated into the design, including orienting the classroom wings to maximize daylighting.

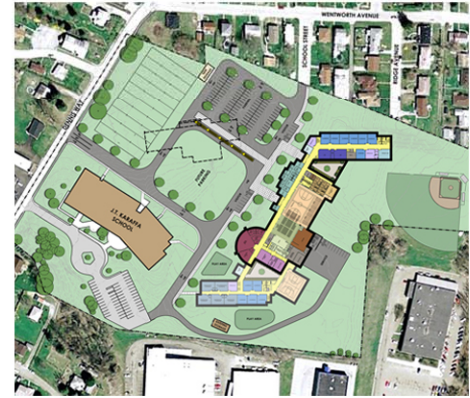
### LOCATION

Toronto, Ohio

### OCCUPANCY DATE

Phase I - 2013

Lesko engaged the District and community to develop the segmented Master Plan and then pass their Bond Issue on the first attempt. We also evaluated potential building sites and it was determined the best option would be to build the new building on District owned property adjacent to their current Elementary School and Middle School.



### GROSS SQ. FT.

Phase I -  
84,496 sq. ft.  
Phase II -  
26,787 sq. ft.



### TOTAL COST OF CONSTRUCTION

Phase I -  
\$15,062,185



### COST PER SQ. FT.

Phase I -  
\$178.00



MIDDLE/HIGH

# HILLSBORO

in association with Karlsberger Architects

## PROJECT INFORMATION

Program: The Hillsboro City School's new grades 6-12 Middle/High School accommodates 670 High School students, 590 Middle School students and 60 Career Tech students.

## LOCATION

Hillsboro, Ohio

## OCCUPANCY DATE

2009

## GROSS SQ. FT.

203,044 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$32,000,000

## COST PER SQ. FT.

\$158.00

The building contains two wings, one for the Middle School and one for the High School with shared core facilities in the center. Each wing has its own entrance separated by the central Administration area. The core spaces include the Cafeteria, Kitchen, Music Room, Main Gymnasium with bleacher seating for 2000, Auxiliary Gym with full regulation court and seating for 625 and second floor Media Center. Also, the central portion of the second floor corridor is open and overlooks the cafeteria and main entrances.

The High School wing also contains a AG/ED lab that includes a Production Lab, Modular Tech Lab, Classrooms, Offices and Storage. The building is also designed to accommodate a future Auditorium and Swimming Pool.



LESKO ARCHITECTURE

# MIDDLE/HIGH

# PLYMOUTH-SHILOH

## PROJECT INFORMATION

Program: The new combination High School/Middle School for 600 students is an Ohio School Facilities Commission funded School. This facility replaces two existing schools. The building is designed with two separate wings, one for the Middle School and the other for the High School. The school has many shared spaces, including the Media Center, Cafeteria, Physical Education, Art, Home Economics, Music Rooms, and the Vocational Technology Lab. Each wing has its own administrative office center that shares a workroom and storage. Numerous educational planning meetings were held with the administration, staff, and the community during the pre-design and design phases of the project to insure that the facility met their program needs.



## LOCATION

Plymouth, Ohio

## OCCUPANCY DATE

2002

## GROSS SQ. FT.

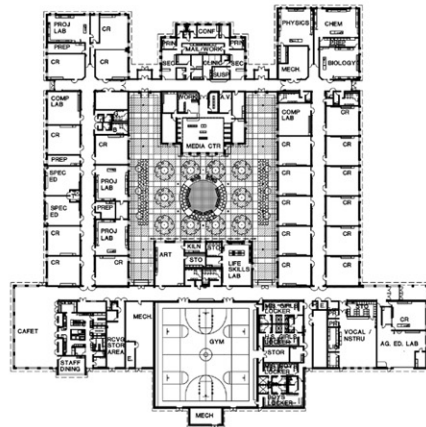
96,377 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$11,670,228

## COST PER SQ. FT.

\$121.00



K-12

# KEIFER ALTERNATIVE

## PROJECT INFORMATION

### LOCATION

Springfield, Ohio

### OCCUPANCY DATE

2005

### GROSS SQ. FT.

67,792 sq. ft.

### TOTAL COST OF CONSTRUCTION

\$7,640,000

### COST PER SQ. FT.

\$112.70

Program: The new Keifer Alternative School is a PK-12 building and houses educational program for at-risk high school students to earn credits toward graduation and re-enter traditional high school. Keifer also provides the learning base in the Springfield City Schools for identified and placed ED (Emotionally Disturbed) students grades PK-12.

The building is organized around the Diagnostic Center which is the focal point of the design. The students entering the program are assessed in the Center and a prescriptive learning plan is then developed for each student. The implementation of these plans necessitated designing flexible learning environments.



# OYLER COMMUNITY LEARNING CENTER

PK-12

in association with Roth Partnership

## PROJECT INFORMATION

Program: Oyler PK-12 Community Learning Center is a hub for community services. In partnership with many local organizations, the school has developed programs that provide services for students and families including the country's largest mentoring program. The program is so impressive that former First Lady Laura Bush visited Oyler in 2003 and awarded the school a grant from the Laura Bush Foundation.

## LOCATION

Cincinnati, Ohio

## OCCUPANCY DATE

2011

## GROSS SQ. FT.

127,000 sq. ft.

## TOTAL COST OF CONSTRUCTION

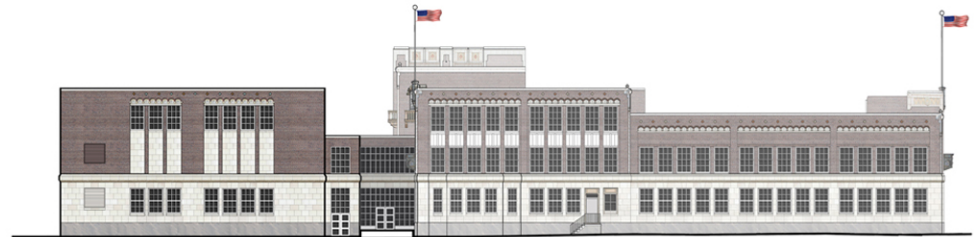
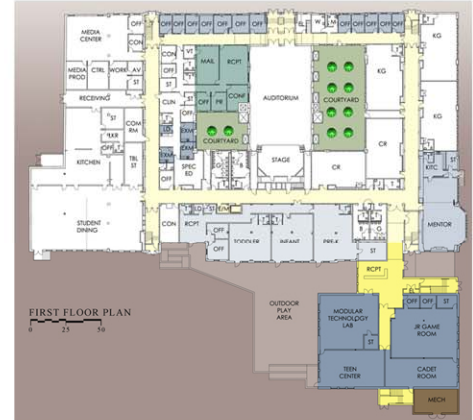
\$18,000,000

## COST PER SQ. FT.

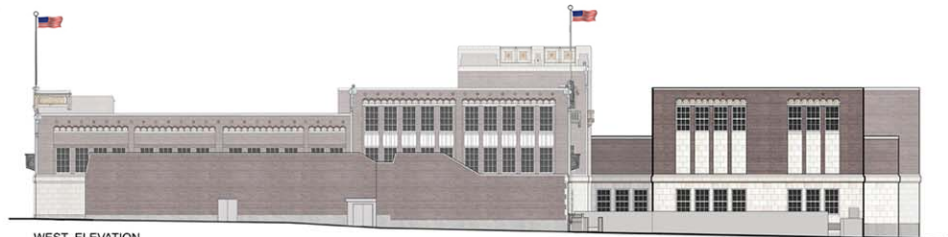
\$141.73

During the planning of the Oyler PK-12 School addition and renovation project, the local community was engaged in a series of Focus Groups. Also engaged in the design process were community organizations such as the Boys and Girls Club, the Growing Well program, the Cincy After School YMCA program as well as the mentoring program.

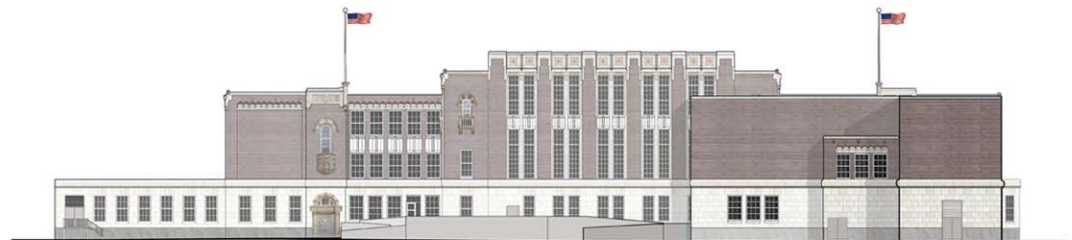
Though integral to the School's program during the day, these organizations required separate entrances to accommodate their after school activities.



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



LESKO ARCHITECTURE

# MIDDLE MIDVIEW

## PROJECT INFORMATION

Program: Under the Ohio School Facilities Commission building program, the New Midview Middle School houses 529 Students in grades 7-8. The project has applied for LEED Gold certification and incorporates many "Green" sustainable design strategies.

## LOCATION

Grafton, Ohio

North and south facing clerestory monitors provide every classroom with daylighting to enhance learning and conserve energy.

## OCCUPANCY DATE

2012

The plan is organized around a central courtyard with two grade level "pods" separated by shared Project Lab classrooms. The Administration office is located adjacent to the main entry for security and the academic areas can be secured from community use spaces, including the Gymnasium and Cafetorium, during after school activities.

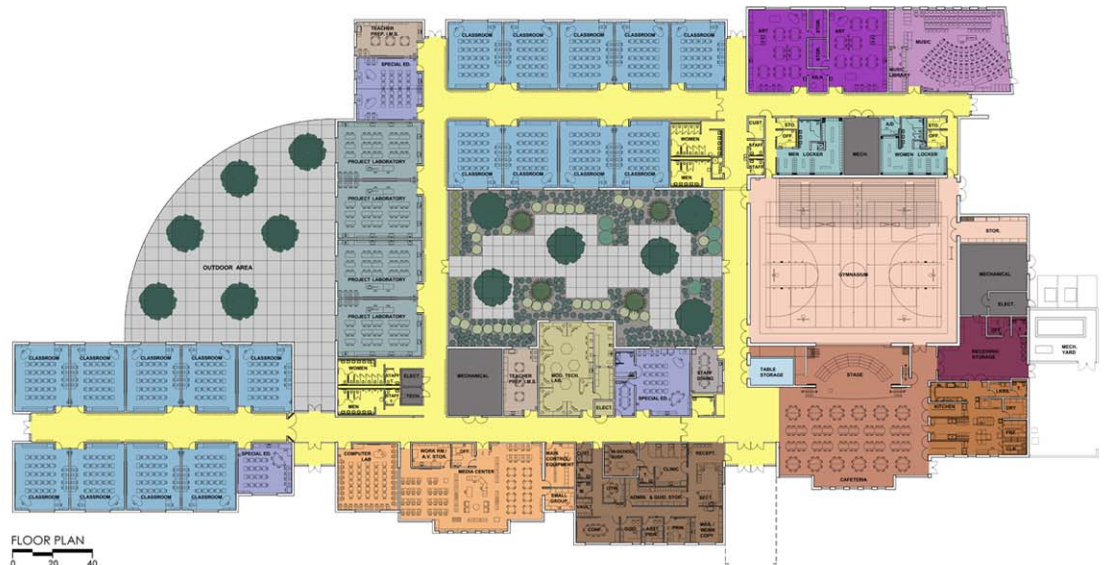


## GROSS SQ. FT.

77,312 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$12,163,046



## COST PER SQ. FT.

\$157.32



# MIDDLE FAIRLESS

## PROJECT INFORMATION

Program: Under the Ohio School Facilities Commission Exceptional Needs Program (ENP), this new facility houses grades 6-8 and is designed for 441 students.

## LOCATION

Navarre, Ohio

The building is divided into three smaller “pods” designed as separate wings for the 6th, 7th and 8th grades. They are organized around courtyards that provide natural light to all classrooms and serve as a teaching lab for the Science program.

## OCCUPANCY DATE

2007

The Administration Offices are central to the plan and are located adjacent to the Main Entry that is well-defined by a canopy and a 1½ story foyer. With emphasis on Community partnerships, the Media Center is designed with a separate entrance and restroom facilities so it can be shared with the Public Library and used by the Community.

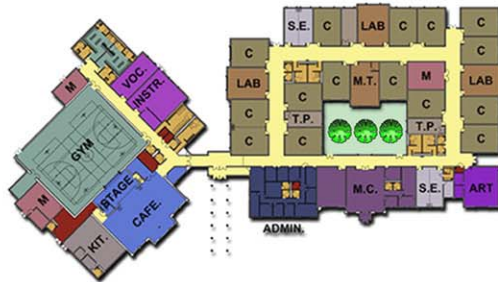
## GROSS SQ. FT.

66,591 sq. ft.

The plan is divided into two major areas. One contains all of the Classrooms, Special Education Rooms, Media Center, Art Room, Project Labs and Administration. The other consists of the Gymnasium, Locker Rooms, Cafetorium and Music Rooms and is designed as a separate wing to isolate the noisier functions from the classroom wing and to create a Community use area that can be secured for after hours access.

## TOTAL COST OF CONSTRUCTION

\$10,916,238



## COST PER SQ. FT.

\$163.93









# MIDDLE SCHAEFER

Winner of 2006 AIA Design Award

## PROJECT INFORMATION

Program: Under the Ohio School Facilities Commission program, the 6-8 Schaefer Middle School is designed for 524 students. The school's academic core is designed as a two-story wing that incorporates classrooms, science labs, technology labs and special education classrooms on each level. This allows the school to be organized into smaller academic houses and provides the most flexibility.



## LOCATION

Springfield, Ohio

There is the abundant use of natural light throughout the building by incorporating large areas of glass in the shared spaces and also using sidelights to allow borrowed light to flood the corridors.

## OCCUPANCY DATE

2005

## GROSS SQ. FT.

76,433 sq. ft.



## TOTAL COST OF CONSTRUCTION

\$9,623,000



First Floor Plan



## COST PER SQ. FT.

\$125.90



LESKO ARCHITECTURE



LESKO ARCHITECTURE

# SCHAEFER MIDDLE SCHOOL

Winner of 2006 AIA Design Award

MIDDLE

# ROOSEVELT

## PROJECT INFORMATION

Program: Under the Ohio School Facilities Commission program, the 6-8 Roosevelt Middle School is designed for 525 students. The school consists of three academic clusters, each containing classrooms, science area, and teacher prep work space. These areas are in proximity to the media center and the technology lab.

## LOCATION

Springfield, Ohio

The “non-academic” areas, music, art, life skills, cafeteria with stage, and gymnasium, are located to be readily separated for community use.

## OCCUPANCY DATE

2005

## GROSS SQ. FT.

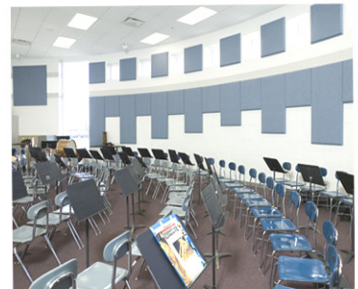
76,552 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$8,311,000

## COST PER SQ. FT.

\$108.56



LESKO ARCHITECTURE

# K-8 ROLL HILL

in association with Roth Partnership

## PROJECT INFORMATION

Program: The new K-8 Combination School for the Cincinnati Public School District is part of the Ohio School Facilities program. This community school is situated on a 25 acre site adjacent to a residential area. The school is designed to house 650 students. The Gymnasium, Cafetorium and Media Center create a community use area that is secured for after hours access. In a unique arrangement, four classrooms are designed around a central core space called an Extended Learning Area. The ELA is a flexible open space with natural light. It will accommodate 75 to 100 students and it provides teachers an opportunity for team teaching and small group learning.

## LOCATION

Cincinnati, Ohio

## OCCUPANCY DATE

2005

## GROSS SQ. FT.

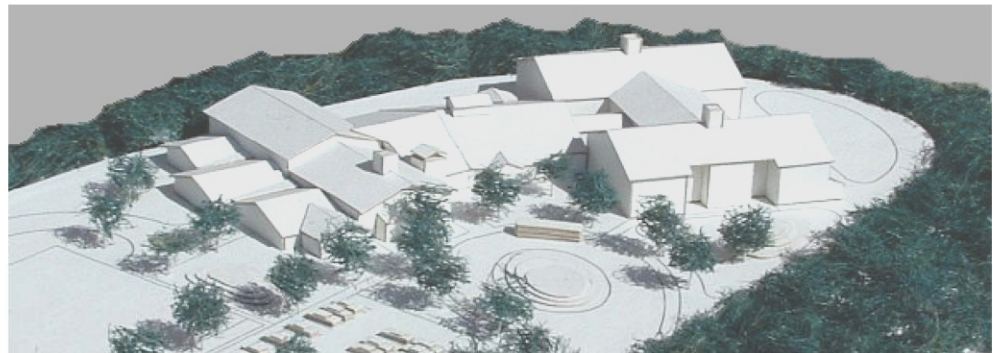
84,143 sq. ft.

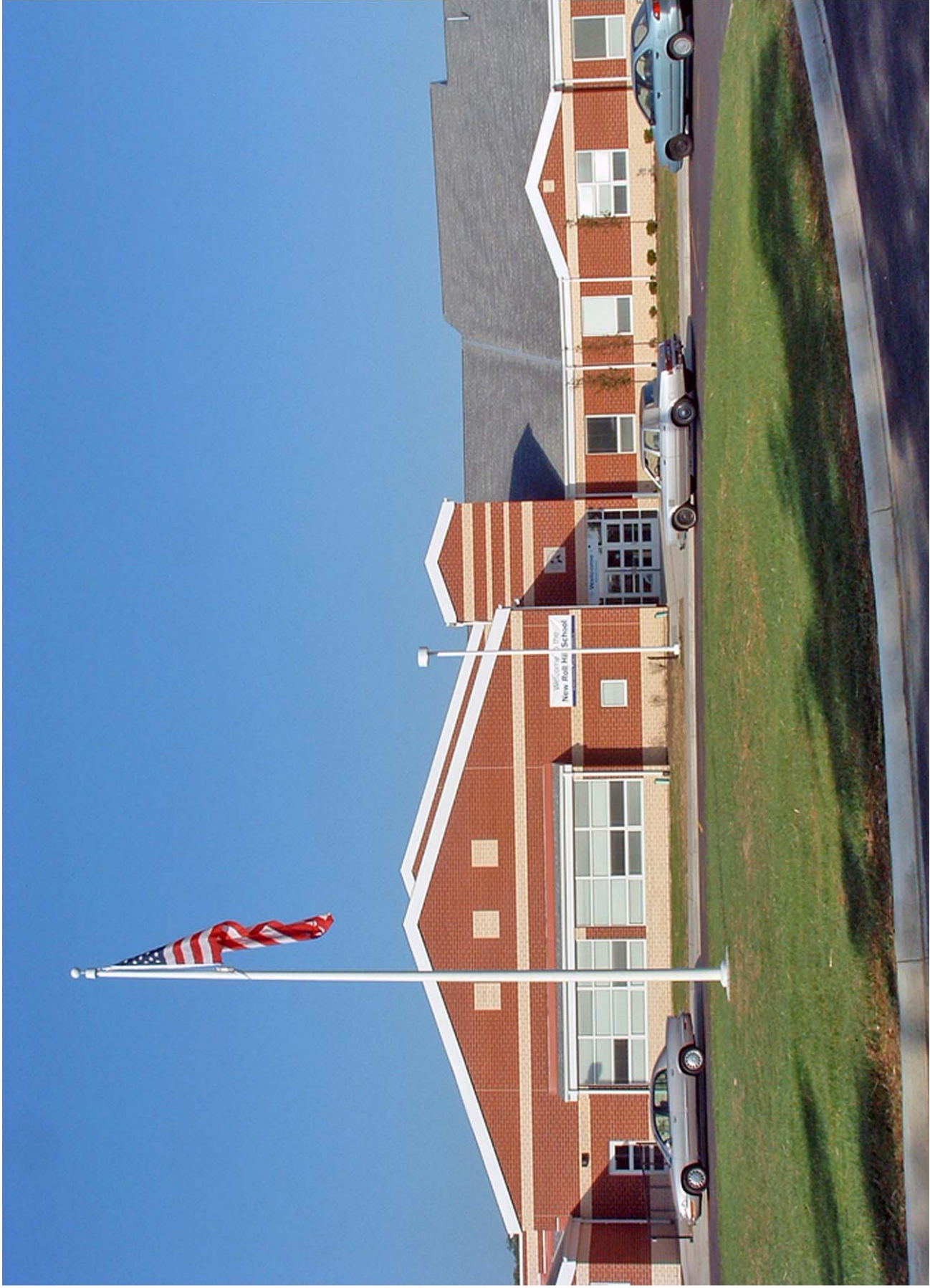
## TOTAL COST OF CONSTRUCTION

\$10,166,168

## COST PER SQ. FT.

\$121.00





# JR HIGH MEMORIAL

## PROJECT INFORMATION

Program: As part of a District plan to consolidate buildings and renovate existing facilities, a two phase project was developed for Memorial Junior High School which houses 7th and 8th grade students.

## LOCATION

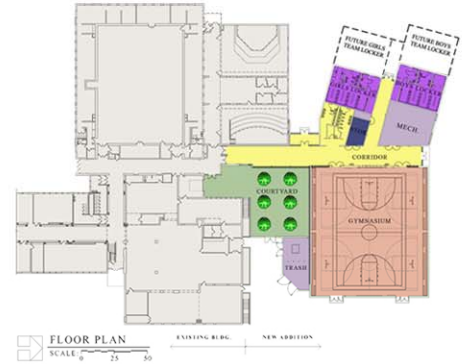
South Euclid  
- Lyndhurst, Ohio

Phase 1 called for an addition that would create new Locker Room facilities for the boys and girls athletic programs and a full size competition Gymnasium. The new Gymnasium bleacher seating is designed to accommodate 710 people.

## OCCUPANCY DATE

August 2008

The new addition was placed on the North side of the existing building adjacent to the athletic fields for easy access. In addition, the corridor connection to the existing building is designed to allow for new circulation patterns that will be a part of the Phase 2 construction.



## GROSS SQ. FT.

17,558 sq. ft.

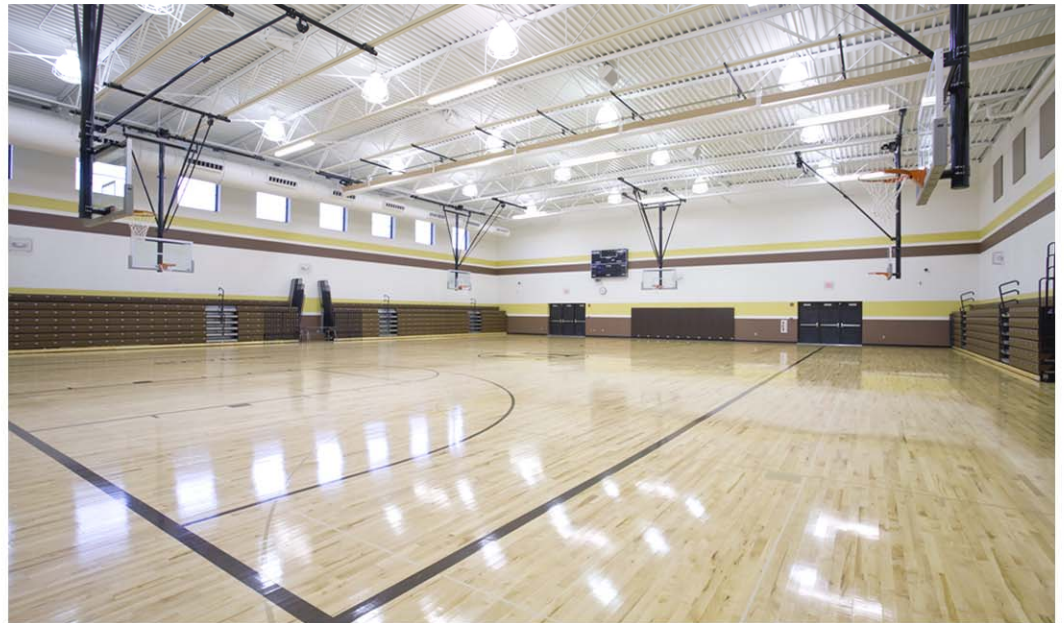


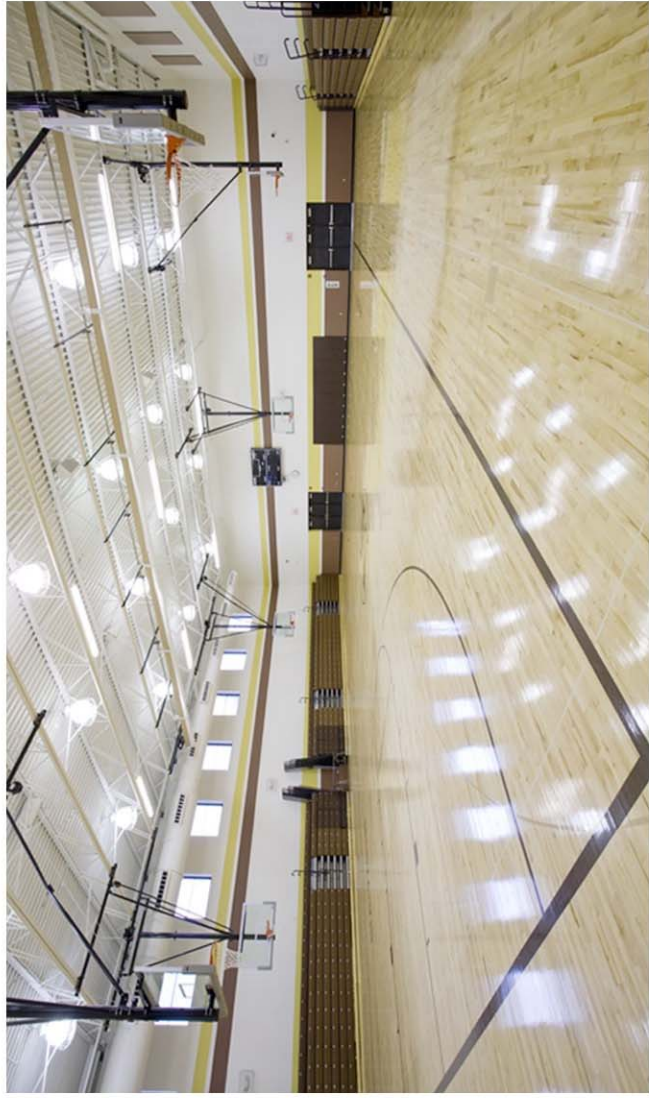
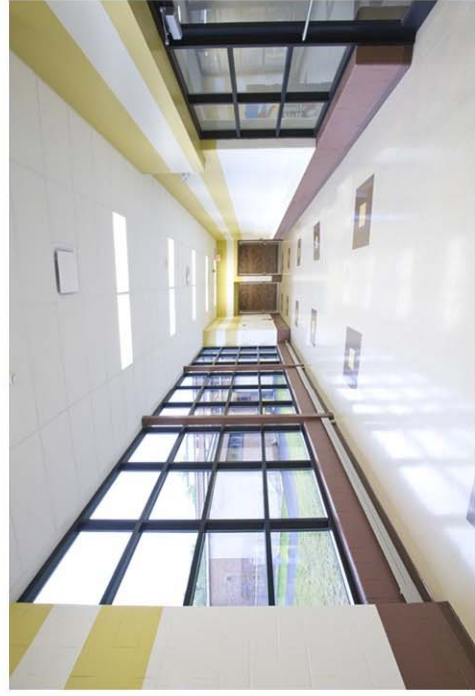
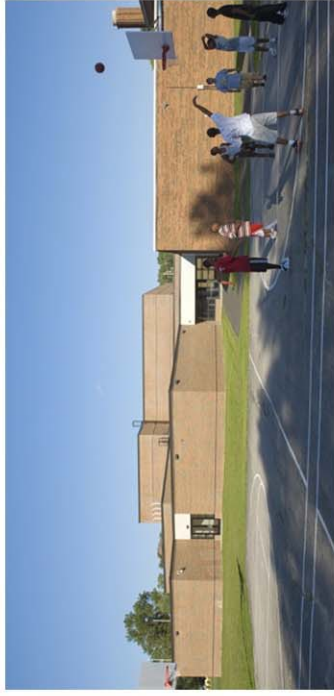
## TOTAL COST OF CONSTRUCTION

\$3,061,400

## COST PER SQ. FT.

\$174.00







PK-8

# SAYLER PARK

in association with Roth Partnership

## PROJECT INFORMATION

Program: The renovations and additions to the historic Sayler Park PK-8 School are part of the Cincinnati Public School's Ohio School Facilities Commission project. During the planning and design process, we engaged the Administration, Teachers, Staff and community organizations including the Cincinnati Recreation Commission.

## LOCATION

Cincinnati, Ohio

Our design calls for the repurposing of spaces such as the existing auditorium/gymnasium which will become the school's new cafeteria. One addition includes a new kitchen adjacent to the cafeteria and a new gymnasium with locker rooms. We also designed a new 2-story classroom wing that connects to the existing main corridors on the first and second floors.

## OCCUPANCY DATE

2011

The site improvements include separation of parent and bus drop-off areas for safety, new parking areas and new playgrounds. Working with the Recreation Commission, we also redesigned the baseball and soccer fields that will be used by the community. Students will remain on-site during construction, holding class in temporary buildings.

## GROSS SQ. FT.

71,000 sq. ft.

## TOTAL COST OF CONSTRUCTION

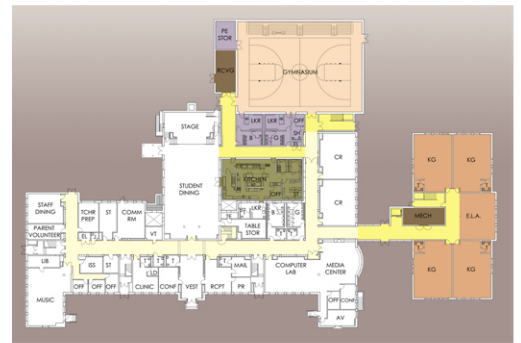
\$13,000,000

## COST PER SQ. FT.

\$183.09



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



PK-8

# WESTWOOD

in association with Roth Partnership

## PROJECT INFORMATION

Program: As part of the Cincinnati Public School's Ohio School Facilities Commission district-wide building project, the Westwood PK-8 School is located in a historic overlay district in Cincinnati. The original building, constructed in 1908, has a unique terra cotta veneer detail.

In order to maximize security, we designed the new addition with a separate entrance for the gymnasium and locker rooms. This allows for community access after hours while securing the academic area of the building.

## LOCATION

Cincinnati, Ohio

We engaged the Administration, Teachers, Staff and community groups to develop a program for this building that will include the total renovation of the facility to meet current educational and code standards. An addition to the building will include the Administration office suite, a Gymnasium, locker rooms and program space for local community organizations.

Also incorporated into the design are three flexible, multi-purpose spaces called Extended Learning Areas (ELA). These can accommodate a variety of activities and offer space to support such instructional strategies as small-group learning; intervention for students needing extra help and project-based learning.

## OCCUPANCY DATE

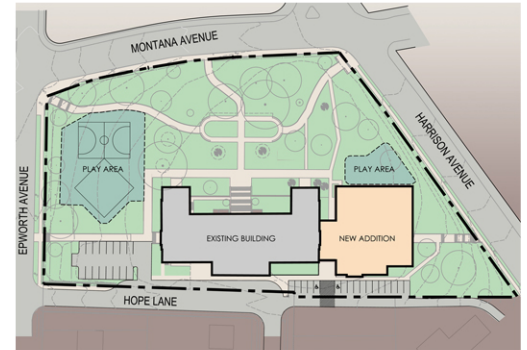
2011

In order to maintain the historical integrity of the building, our design of the new addition emulates the original materials and detailing.

## GROSS SQ. FT.

77,000 sq. ft.

The existing building also has seven different floor elevations and our design solution includes strategically placing new elevators to make the building totally accessible. The school's existing cafeteria and kitchen are being relocated to the center of the building and the school's historic auditorium will remain as a music room.



SITE PLAN

## TOTAL COST OF CONSTRUCTION

\$11,000,000

## COST PER SQ. FT.

\$142.85



SOUTH ELEVATION



NORTH ELEVATION



# ELEMENTARY

# BLUESTONE

in association with Burt Hill Architects

## PROJECT INFORMATION

### LOCATION

Euclid, Ohio

### OCCUPANCY DATE

2012

### GROSS SQ. FT.

70,648 sq. ft.

### TOTAL COST OF CONSTRUCTION

\$13,144,717.00

### COST PER SQ. FT.

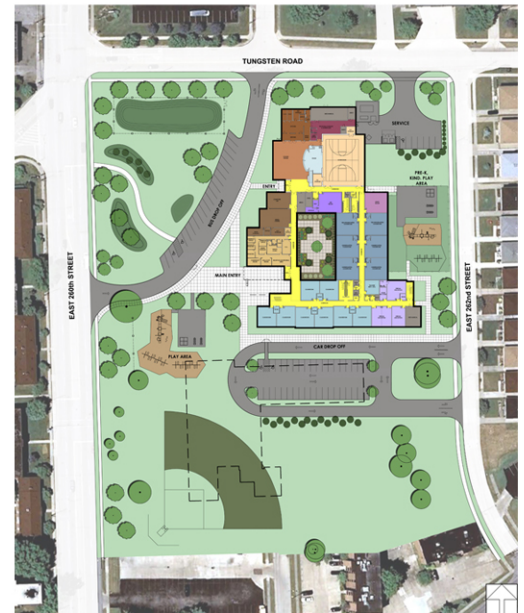
\$186.06

Program: The new PK-5 Bluestone Elementary School is one of four elementary schools in the first of three segments of Euclid City School's Ohio School Facilities Commission building project. We assisted the District in engaging the community and developing a Master Plan to consolidate their existing buildings. We also performed studies of available sites to determine where best to build the new buildings. We provided bond issue campaign services to the District and they passed their issue on the first attempt.

The new building is designed for 558 students and will be constructed adjacent to the existing elementary school that will remain in operation during construction. The main entrance is well defined and opens into a 2-story lobby that looks through to a courtyard at the center of the building that provides natural light to classrooms and corridors.

A monumental staircase to the second floor classroom wing is also featured in the main lobby. In order to secure the school, visitors must enter through a vestibule that opens into the adjacent Administration office reception area. As a neighborhood school, community use of the facility is important. As a result, a separate entrance is provided for the community use areas that include the Cafeteria, Kitchen, Gymnasium and Media Center. This area of the building can also be secured from the academic wing after hours.

Sustainable strategies such as roof monitors in the Pre-K and Kindergarten classrooms are incorporated into the design of the building. In addition, the 2 story classroom wing is oriented to take advantage of daylighting from the north and south and sensors control classroom lighting for energy efficiency. The project is being submitted to the US Green building Council for LEED Silver Certification.





# ELEMENTARY

# SHOREVIEW

in association with Burt Hill Architects

## PROJECT INFORMATION

Program: Part of the first segment of Euclid City School's Ohio School Facilities Commission project, the PK-5 Shoreview Elementary School is designed for 557 Students. The new building will be constructed on the small 6 acre site behind the existing building that will remain in operation until the new building is completed.

Designed for maximum security, visitors must enter the building through the vestibule which opens into the adjacent Administration office suite. Also, a separate entrance opens to the community use areas including the Cafeteria, Kitchen, Gymnasium and Media Center and can be secured from the academic wing after hours.

## LOCATION

Euclid, Ohio

For added safety, the bus and car drop-off areas are separated and are connected by a pedestrian plaza that leads to the building's main entrance. The entrance is well defined by a clock tower and an open 2-story lobby with a monumental staircase that connects to the 2nd floor of the classroom wing.

There are many sustainable strategies incorporated into the building design in order to achieve the LEED Silver Certification. For example, the 2 story classroom wing is oriented to take advantage of daylighting from the north and south and sensors control classroom lighting for energy efficiency.

## OCCUPANCY DATE

2012

## GROSS SQ. FT.

70,548 sq. ft.

## TOTAL COST OF CONSTRUCTION

\$13,126,160.00

## COST PER SQ. FT.

\$186.06





# ELEMENTARY

# PLYMOUTH-SHILOH

## PROJECT INFORMATION

### LOCATION

Plymouth, Ohio

### OCCUPANCY DATE

2008

### GROSS SQ. FT.

51,162 sq. ft.

### TOTAL COST OF CONSTRUCTION

\$7,881,064

### COST PER SQ. FT.

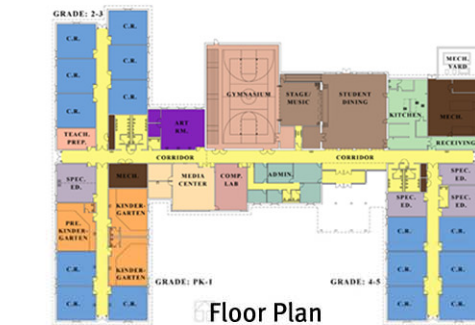
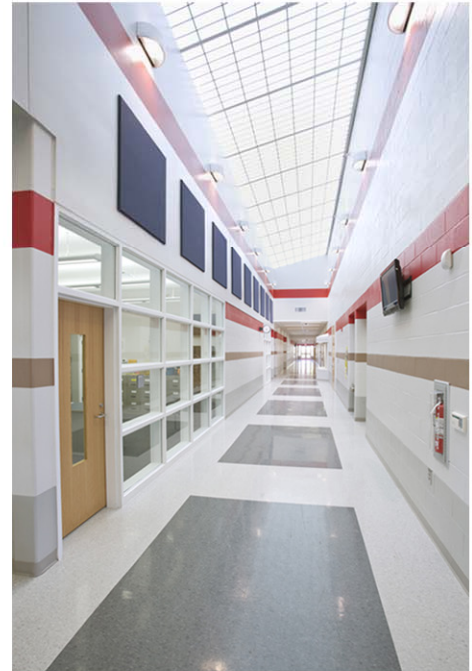
\$154.00

Program: The New Plymouth-Shiloh Elementary School completes the two building campus for the District. The PK-5 building houses 412 Students. The school is designed with three individual “pods” including one for grades PK-1, one for grades 2-3 and a third for grades 4-5.

Central to the plan is the Administration Offices and the core facilities that include the Cafeteria with a stage, Kitchen, Gymnasium, Media Center and Art and Music Rooms. These spaces are easily accessible from the main entrance for after school Community use and can be separated off from the classroom wings.

The main entry is well defined by a canopy and includes a vestibule that directs visitors in to the Administration Office Reception area before they can enter the building for additional security. A large skylight floods natural light in to the main entrance area, Administration Offices and main corridor opening into the Cafeteria.

Separate bus and parent drop-off zones are provided for safety. By locating the new Elementary School adjacent to the Middle/High School, both buildings can share parking areas.



# ELEMENTARY

# HILLSBORO

in association with Karlsberger Architects

## PROJECT INFORMATION

Program: Lesko is the Design Architect for the replacement of all K-12 facilities for the Hillsboro City School District. The final two phased project included a 1,500-student K-5 Elementary School (three 500-student pods), and a New Middle/High School that accommodates 700 High School Students, 600 Middle School Students, and 60 Career Tech Students.



## LOCATION

Hillsboro, Ohio

Phase I consisted of a New 1,000 Student Elementary School for grades 2 through 5. The core facilities, that included the main Administration Offices, Cafetorium, Gymnasium, and Media Center, were sized to support the entire 1,500 Student building at the completion of Phase II.



## OCCUPANCY DATE

Phase I - 2004  
Phase II - 2007

Phase II included the final 500 Student Elementary School pod and the New Middle/ High School.

## GROSS SQ. FT.

Phase I -  
92,000 sq. ft.  
Phase II -  
64,000 sq. ft.

A bus loop encircles the entire building to allow for Student drop-off and pick-up at each pod's separate entrance. In addition, each pod has its own Administrative Office.



## TOTAL COST OF CONSTRUCTION

Phase I -  
\$13,000,000  
Phase II -  
\$9,000,000



## COST PER SQ. FT.

\$141.00





# ELEMENTARY

# FAIRLESS

## PROJECT INFORMATION

### LOCATION

Navarre, Ohio

### OCCUPANCY DATE

2007

### GROSS SQ. FT.

101,767 sq. ft.

### TOTAL COST OF CONSTRUCTION

\$14,202,166

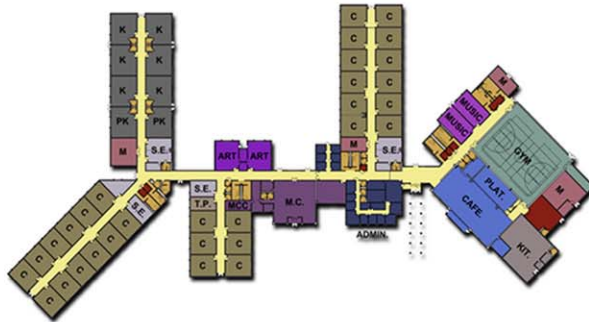
### COST PER SQ. FT.

\$139.56

Program: Under the Ohio School Facilities Commission Exceptional Needs Program (ENP), this new facility will house grades PK-5 and is designed for 843 students. This building is part of a project that consists of consolidating three existing Elementary Schools and the Junior High School population, currently in the existing High School, into two new buildings.

The academic core consists of separate wings for KG, 1st and 2nd, 3rd, and 4th and 5th grades organized around a main corridor. Central to the plan is the Administration offices and the Media Center. With emphasis on community partnerships, the Media Center is designed with a separate entrance and restroom facilities so it can be shared with the Public Library and used by the community.

The Gymnasium, Locker Rooms and Cafetorium are designed as a separate wing to create a community use area that can be secured for after hours access. The regulation size Gymnasium and Locker Room facilities were part of a Locally Funded Initiative (LFI) that was in addition to the OSFC funded project.





# ELEMENTARY

# SNOWHILL

## PROJECT INFORMATION

### LOCATION

Springfield, Ohio

### OCCUPANCY DATE

2006

### GROSS SQ. FT.

60,698 sq. ft.

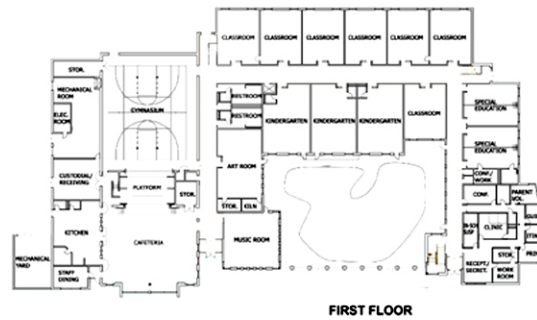
### TOTAL COST OF CONSTRUCTION

\$7,700,000

### COST PER SQ. FT.

\$126.85

Program: Under the Ohio School Facilities Commission program, the K-5 Snowhill Elementary School is designed for 500 students. The school is the ninth of ten new elementary schools that Lesko designed to replace fourteen existing elementary buildings. The academic core, including the Media Center, Music and Art Rooms, is designed as a 2-story wing that conserves space on a limited site. Natural light is abundant and contributes positively to the academic environment. With emphasis on community use, the school's Cafetorium and Gymnasium are separated from the academic core. Separate play areas for grades K-1 and 2-5 are also provided. Pitched roofs were designed to relate to the context and scale of the adjacent residential neighborhood.





# ELEMENTARY

# PERRIN WOODS

## PROJECT INFORMATION

### LOCATION

Springfield, Ohio

### OCCUPANCY DATE

2004

### GROSS SQ. FT.

63,847 sq. ft.

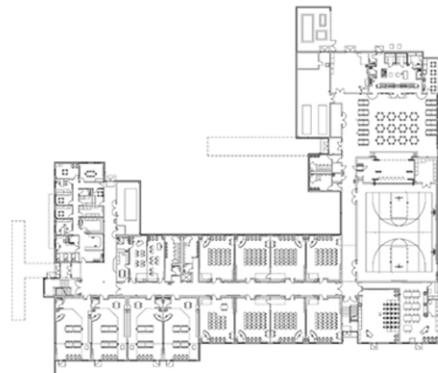
### TOTAL COST OF CONSTRUCTION

\$6,722,177

### COST PER SQ. FT.

\$105.00

Program: Under the Ohio School Facilities Commission program, the K-5 Perrin Woods Elementary School is designed for 546 students. The school is the fifth of ten new elementary schools that Lesko designed to replace fourteen existing elementary buildings. The academic core, including the Media Center, Music and Art Rooms, is designed as a 2-story wing that conserves space on a limited site. Natural light is abundant and contributes positively to the academic environment. With emphasis on community use, the school's Cafetorium and Gymnasium are separated from the academic core. Separate play areas for grades K-1 and 2-5 are also provided.



First Floor Plan





LESKO ARCHITECTURE

# PERRIN WOODS ELEMENTARY SCHOOL



# ELEMENTARY FULTON

## PROJECT INFORMATION

### LOCATION

Springfield, Ohio

### OCCUPANCY DATE

2003

### GROSS SQ. FT.

61,427 sq. ft.

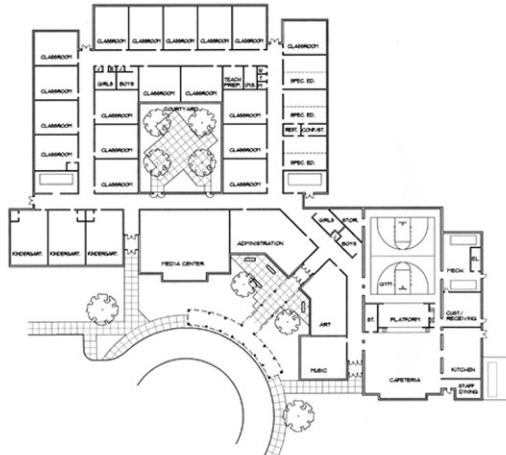
### TOTAL COST OF CONSTRUCTION

\$6,849,661

### COST PER SQ. FT.

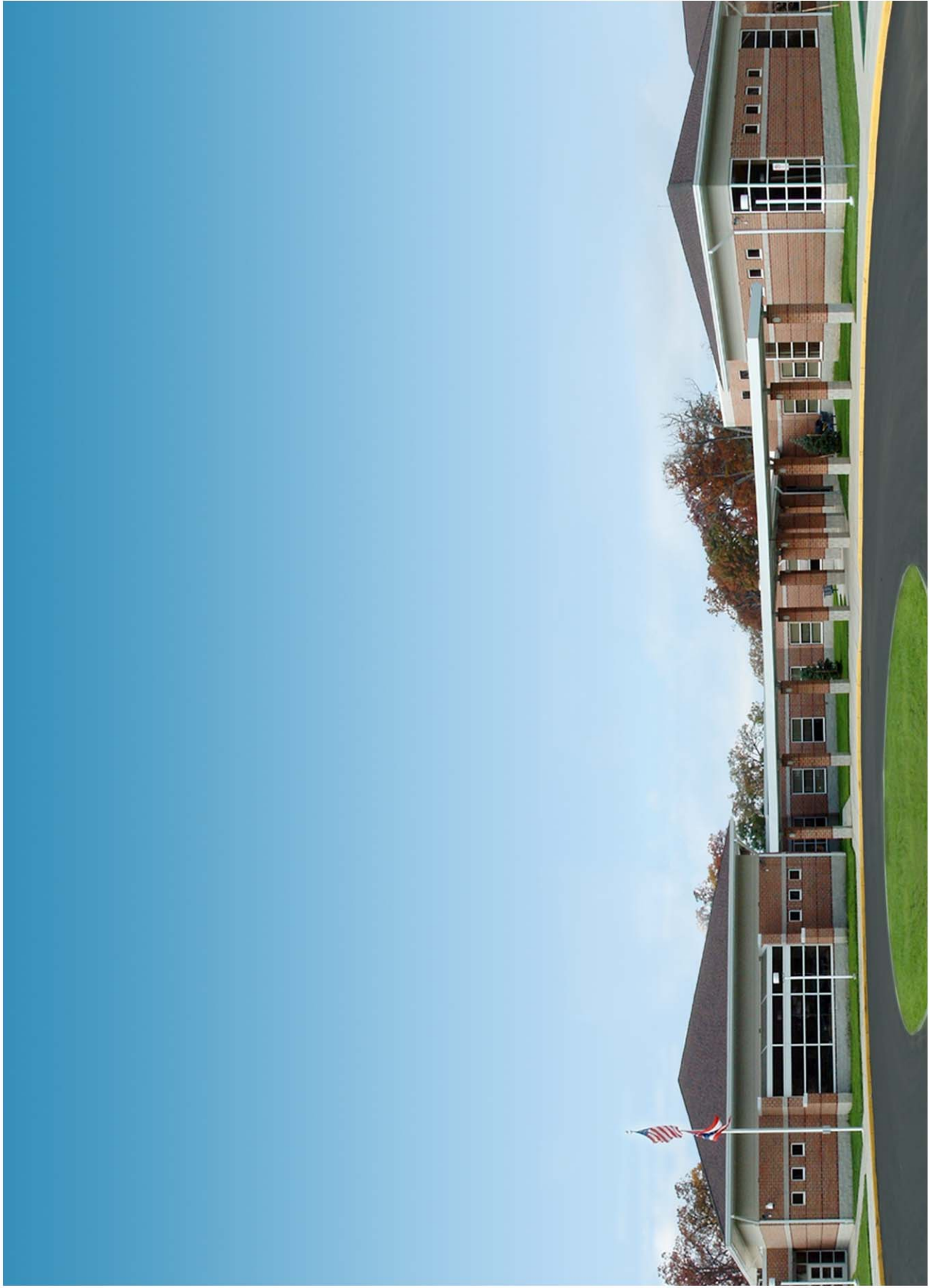
\$112.00

Program: Under the Ohio School Facilities Commission program, the K-5 Fulton Elementary School is designed for 521 students. The school is the first of ten new elementary schools that Lesko designed to replace fourteen existing elementary buildings. The academic core, including the Media Center, Music and Science Rooms, is designed around a courtyard that can be used as an outdoor classroom. Natural light is abundant and enhances the academic environment. With emphasis on community use, the school's Cafeteria and Gymnasium are separated from the academic core. Separate play areas for grades K-1 and 2-5 are also provided.



Floor Plan





LESKO ARCHITECTURE

**FULTON ELEMENTARY SCHOOL**





**PROJECT INFORMATION**

**LOCATION**

South Euclid  
- Lyndhurst, Ohio

**OCCUPANCY DATE**

August 2008

**GROSS SQ. FT.**

32,234 sf. Addition  
9,880 sf. Renovations

**TOTAL COST OF  
CONSTRUCTION**

\$5,447,400 Addition  
\$510,000 Renovations

**COST PER SQ. FT.**

\$169.00/sf. Addition  
\$51.00/sf. Renovations

Program: The existing Greenview Upper Elementary School housed 5th and 6th grade students. Under the District's plan for consolidation, an addition was constructed to house an additional 300 4th grade students. The existing building was also renovated to convert existing office space to new classrooms and to relocate the Administration Offices to the main level for greater accessibility and security.

The new addition contains 14 Classrooms, Special Ed. Classrooms, a Math Lab, Art Room and Computer Lab. The addition also contains a Media Center, a large Multi-Purpose Room which serves as a Gymnasium and Cafeteria, a Kitchen and Administration Offices. The addition is self-contained to accommodate all 4th Grade activities. A separate entrance is also provided adjacent to the 4th grade Administrative Offices to create separate access to the addition and to allow for increased security.

The existing building renovations included new Classrooms, a new Music Room, a new Clinic, Offices and the relocated Administration Offices. The existing building main entrance was also renovated to provide greater visibility and security.



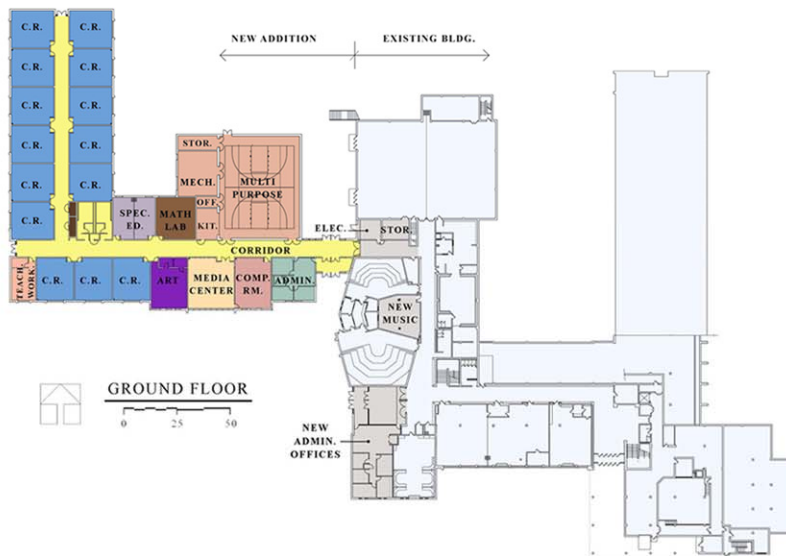
Main Entrance

Before



Main Entrance/  
Relocated Administration Offices

After





## proud partnerships



### beaumont school

Cleveland Heights, Ohio

Beaumont School is the oldest secondary school in the Cleveland area and has provided a private school education to this region since its origin in the 1850's. Karpinski Engineering has provided coordinated design efforts for various projects at Beaumont Schools which included a school systems study and a garage renovation.

Furthermore, Karpinski Engineering provided professional electrical engineering services for a replacement fire alarm system for the Beaumont School Main Building and Fine Arts Building. This renovation was completed in two phases of work, the first being renovations to the Main Building and then the Fine Arts Building.

Karpinski Engineering also designed MEP systems for the renovation of the Athletic Department. Renovations included updating the MEP systems for the locker rooms, physical education office, weight and cardio training areas, team rooms, free weight storage areas and additional storage spaces.



proud partnerships



## bay village middle school - geothermal

Bay Village, Ohio

Karpinski Engineering designed a new \$15 million geothermal HVAC system for Bay Village Middle School. The system contains 400 tons of cooling and 250 bores at 300 feet deep.

The 130,000 sf building includes a collection of pipes that lie below a baseball field. There are approximately 70 heat pumps installed throughout the middle school complex. The new system uses a primary and secondary pumping arrangement to minimize the energy required for distribution of the condenser water serving the heat pumps.

A "demand control ventilation" system monitors the CO<sub>2</sub> levels in each HVAC zone to adjust the outdoor air quantity in order to maintain optimal energy savings and the highest possible indoor air quality for the building.



proud partnerships



## youngstown east high school

Youngstown, Ohio

Karpinski Engineering was selected as the MEP engineers for Youngstown East High School, part of the city of Youngstown's district-wide school facilities upgrade. The 220,000 sf facility includes a performing arts theatre, student commons area, two gymnasiums, and several classrooms. It contains three levels that are set in a tiered fashion along a hillside. Due to the site orient, the equipment on the rooftop was minimized to improve building aesthetics. This \$24 million project was designed and constructed according to the Ohio School Facility Commission's standards.

The 1,000 seat auditorium includes a theatrical quality stage with fly tower, stage rigging, theatrical quality lighting and controls. The HVAC system controls the indoor environment based on temperature, humidity, and carbon dioxide levels (a surrogate of occupancy) in the theater. The HVAC system is designed to minimize noise created by the air distribution system in order to maintain the maximum environmental quality possible in the theater.



## proud partnerships



## fuchs mizrachi k-12 school

Beachwood, Ohio

The building is being designed for LEED Silver certification. Energy conservation measures include the following: Ground Source Heat Pump system, daylighting controls for the classroom lighting systems, demand control ventilation, energy recovery, solar domestic water heating, and extensive energy monitoring controls. Energy modeling using the DOE-2 eQuest program was used to assist the architect with building envelop construction decisions. Other LEED strategies include indoor air quality monitors and testing, low water use plumbing fixtures, alternative refrigerants, commissioning. The project includes a 2 story atrium with in-floor radiant heating. The second floor classrooms are designed with exposed structure so nearly all of the heat pumps are located on the first floor level with ductwork supplying the second floor. The building design required the use of a hot water heating for various spaces in the building. To accomplish this, two central plants using water-to-water ground source heat pumps were designed to generate heating hot water for use by air handling units, radiant heating elements, and in-floor radiant heating.



proud partnerships



## cleveland state university - marshall school of law evaluation study

Cleveland, Ohio

The study conducted for the Marshall School of Law at Cleveland State University included evaluation of the existing mechanical, electrical, plumbing and fire protection systems within the facility. These systems and equipment were evaluated for operational efficiency, remaining equipment life, and their ability for modification to accommodate the proposed architectural updates to the building. Special consideration was given to electrical power distribution systems, lighting, fire alarm, heating, ventilating, air conditioning, plumbing, and fire protection systems.

The existing building's façade was to receive a major face lift as well as a new atrium by the provision of a floor penetration between the first and second floor of the building. The MEP facility study considered the requirements for the addition of HVAC and smoke control for the two story space.

The conclusion of the study included probable costs of construction for the work required to upgrade the facility to state-of-the-art to provide the most efficient and cost effective operation possible.



## B2. Project Team and Organization



Lesko has developed a wisdom that has grown from our *extensive experience* in the assessment, planning, design and construction of hundreds of school facilities. We understand the needs and issues that educational clients face today and their limited budgets. We also understand the process of building consensus with a variety of stakeholders.

Lesko's portfolio of work includes High Schools, Middle/High School projects, Middle Schools and K-8 Schools, Elementary Schools, Alternative Schools and PK-12 buildings. We have also worked on projects with specialized programs such as Performing Arts Centers, Athletic Complexes, Natatoriums, Vocational and Transportation Facilities.



### *Firm Owners*

Lesko is focused on *personal service*. A Principal of the firm will oversee your project to make certain that your needs are met. Our firm's two Owners have a combined school facilities planning and design experience of more than *40 years*.

**Robert W. Blatchford, Jr., AIA, REFP**, President of Lesko Architecture, a *graduate of Heights High School* and *University Heights resident* will be the *Principal-in-Charge* and oversee the Project. Mr. Blatchford grew up in the profession, as his father is a Cleveland Heights Architect and Robert has experienced, first hand, all aspects of architectural project and firm management.



**Seyed Moh Ayat, AIA, LEED AP BD+C, Director of Design/Project Manager** will lead the Programming and Master Planning process. Mr. Ayat's career with Lesko Architecture spans over 25 years. His background also includes Facilities Assessments, Project Management, Site Planning, Construction Documents and Construction Administration. He is a *LEED Accredited Professional* and will partner with your District to develop sustainable design strategies.





### ***Key Architectural Staff***

***Ronald L. Victor, Ed. D.***, of Leadership Ideas will assist in facilitating the ***Community Engagement***. With more than 37 years of practical experience in education and consulting, Ron understands the complex challenges faced by communities and school districts today. Dr. Victor's experience includes work as an Adjunct Professor, Consultant, Guidance Counselor, Assistant Principal, Business Manager and successful school district Superintendent.



***Anthony Podojil, Ph. D.***, our ***Educational Planner*** has over 32 years of service in education in Ohio including ***experience at the Cleveland Heights-University Heights City School District*** as Administrative Principal at Heights High School. Tony has experience as a Teacher, a Building Administrator at the elementary, middle school and high school levels, and most recently, 13 years as the Superintendent for West Geauga Local Schools. Dr. Podojil brings valuable expertise of academic, fiscal, and physically tangible needs of the educational process and personal knowledge of your District.



***David A. Andreano AIA, NCARB***, an Associate in the firm, will be the ***Project Architect*** and coordinate the development of documents. Mr. Andreano has over 22 years experience with our firm and has expertise in Food Service, Science Lab and Theater design.

***Richard E. Deming, AIA*** is the ***Principal-in-Charge*** of ***Production***. He oversees development of facilities assessments including cost estimating, code analysis, building systems and construction specifications. Mr. Deming has over ***50 years*** of experience in this capacity.

### ***Key Engineering Staff – Karpinski Engineering***

***James G. MacMillan, PE, LEED BD + C***, is Karpinski's ***Principal-in-Charge***. Jim, the lead Mechanical engineer, was the first Engineer in the state of Ohio to become a LEED Accredited Design Professional and is also a Certified Geothermal designer.



***Gregory A. Blatnik, PE***, serves as ***Lead Electrical Engineer***. His experience includes design, cost estimating and specifications for both new and renovation projects.

***Tom Gilliland, RCD***, serves as ***Lead Technology Engineer***. His experience includes design, cost estimating, specifications and evaluation of building systems. He has extensive PK-12 school facilities project experience.

*See the following resumes of lead individuals for relevant experience.*

## CAREER PROFILE

Robert W. Blatchford, Jr., President of Lesko Architecture, is experienced in all phases of Project Development, Management and Administration. Robert grew up in the profession, as his father is also an Architect. He has experienced, first hand, all aspects of architectural project and firm management. As the President of the firm, he actively maintains oversight of all projects.

Mr. Blatchford's professional career spans nearly three decades. His experience has included Project Management, Architectural Design, Interior Design, Graphic Design, Construction Documents, Presentation Drawings, Specifications, and Construction Administration. In addition to his work in architectural firms, he also served on the faculty of the Ohio State University School of Architecture.

During his 20 years with Lesko Robert has been involved in various supervisory capacities with the following School Districts: Midview Local Schools; Euclid City Schools; Toronto City Schools; Springfield City Schools; Fairless Local Schools; Plymouth-Shiloh Local Schools; Cincinnati Public Schools; Hillsboro City Schools; Cardinal Local Schools; Olmsted Falls Schools; Geauga County Board of DD Metzenbaum Center/West Geauga Local Schools; South Euclid-Lyndhurst City Schools; Westlake City Schools; Green Local Schools; Nelsonville-York City Schools; North Ridgeville City Schools; and Wooster City Schools.

## EDUCATION

Ohio State University Graduate School of Architecture - Master of Architecture  
Ohio State University - Bachelor of Science in Architecture  
Oxford University, England - Architectural Studies  
University of Cincinnati - School of Arts and Sciences - Liberal Arts

## REGISTRATION STATUS

Registered in: Ohio

## PROFESSIONAL AFFILIATIONS

U.S. Green Building Council  
Cleveland Green Building Coalition  
American Institute of Architects, National  
American Institute of Architects, Cleveland Chapter  
Architects Society of Ohio  
American Association of School Administrators  
Buckeye Association of School Administrators  
CEFPI Past President of Ohio Chapter  
Council of Educational Facility Planners International

**ROBERT W. BLATCHFORD JR., AIA,  
REFP  
President**

“The Olmsted Falls Middle School demonstrates the critical role architecture can play in making a positive and inspiring environment for learning. It is a building that is full of light and open vistas. The programmatic elements of the school and its inhabitants like the changing light of the day, are legible and measurable. The plan arrangement around open courtyards animates the circulation pattern and reinforces the indoor to outdoor spatial logic.”

American Institute of Architects  
Ohio Design Citation for Olmsted  
Falls Middle School  
Jury Comments

“Lesko Associates...provided a very sincere personal touch to the project. It was not just bricks and cement, or dollars and cents, but a genuine concern about the project itself, the people within the community...”

Alexander Paris  
Superintendent at time of project  
Massillon City Schools

## CAREER PROFILE

Seyed Moh Ayat, AIA, LEED AP BD+C, is the Principal in Charge of Design at Lesko. As Director of Design, he oversees the Programming, Planning and Design of our Projects and works hand in hand with our Educational Planners to create learning environments that meet our clients' educational needs.

Mr. Ayat is a LEED Accredited Professional and a member of the US Green Building Council. Mr. Ayat partners with our Engineers to develop sustainable design strategies for our school building projects.

Mr. Ayat's career with Lesko Architecture spans over 25 years. His background also includes Facilities Assessment, Project Management, Site Planning, Construction Documents and Construction Administration.

Mr. Ayat has also developed an expertise with the requirements and standards of the Ohio School Facilities Commission. He has worked with the Commission on multiple projects since its inception and continues to keep abreast of changes to the Design Manual.

His portfolio includes projects with the following School Districts: Euclid City Schools; Midview Local Schools; Toronto City Schools; Fairless Local Schools; Cincinnati Public Schools; South Euclid-Lyndhurst City Schools; Springfield City Schools and Geauga County Board of DD Metzenbaum Center/West Geauga Local Schools. Building projects include: 10 New Springfield Elementary Schools, 4 New Springfield Middle Schools, New Springfield PreK-12 Alternative School and New Springfield High School; Roll-Hill Elementary School; Cardinal Middle School; New Plymouth/Shiloh Middle/High School and New Elementary School; D. Russel Lee Career Center Additions & Renovation; Hillsboro Elementary School and New Middle/High School; Bristol Elementary Addition; Evamere & McDowell Additions (Hudson), and New Wooster High School and Lura B. Kean Elementary School Addition.

## EDUCATION

Kent State University - Master of Architecture; Bachelor of Architecture; Bachelor of Science  
Harvard Graduate School of Design - Career Discovery Program  
Yazd Institute of Technology - Civil Engineering Associate Degree

## REGISTRATION STATUS

Registered in: Ohio; Certified: NCARB

## PROFESSIONAL AFFILIATIONS

U.S. Green Building Council  
Cleveland Green Building Coalition  
Council of Educational Facility Planners International  
American Institute of Architects, National  
American Institute of Architects, Cleveland Chapter  
Architects Society of Ohio

**SEYED MOH AYAT, AIA,  
LEED AP BD+C  
Principal  
Director of Design**

"I am proud of the new facilities. They are outstanding; second to none."

Art Reiber  
Superintendent at time of project  
Hillsboro City Schools

"Our tax payers have blessed us with two beautiful, fully equipped facilities. The technology in the buildings is second to none."

Richard Earley  
Superintendent  
Hillsboro City Schools



## **Ronald L. Victor, Ed. D.**

With more than thirty-seven years of practical experience in education and consulting, Ronald L. Victor, Ed. D. understands the complex challenges faced by communities and school districts today. Dr. Victor's experience includes work as an adjunct professor, consultant, guidance counselor, assistant principal, business manager and a highly successful school district superintendent. Dr. Victor's vision is to improve public education by inspiring leadership, achieving commitment and celebrating success through sustainable change so that schools bring hope and value to their communities.

*Leadership Ideas* provides communities, businesses, school districts and organizations with personalized leadership models that will continuously improve academic achievement, financial health and overall performance.

*Leadership Ideas* provides continuing education & training opportunities for teachers and school district leaders through Ashland University, where Dr. Victor serves as an adjunct professor.

In addition to his consulting, Dr. Victor is employed by the Lake County Educational Service Center to coordinate P-16 programs for the Lake, Geauga and Portage County Educational Services Centers. Dr. Victor is also an Adjunct Professor for Ashland University, providing both on-line and direct contact workshops and professional development. Most recently, he served as Chief Business Manager for the Toledo Public Schools, responsible for a 600 million dollar building project. From 1992 to 2004 he served as superintendent of the Garfield Heights City Schools. He began his career as a physical education instructor at Hobart Middle School in Painesville, Ohio. He then served as a guidance counselor at Thomas W. Harvey High School in Painesville; assistant principal at Riverside High School in Painesville; head area coordinator for the Ohio Department of Education; and business manager for the Euclid City Schools. He earned his Bachelor of Science Degree at the University of Akron and holds a Masters and Educational Specialist degree from Kent State University. He earned his doctorate degree from the University of Akron.

Dr. Victor received the Buckeye Association of School Administrators Exemplary Superintendent Award for the northeast Region in 1993. He was named Administrator of the Year by the Ohio Thespian Association in 1998 and was given the honor of Ohio's Superintendent of the Year by the Ohio PTA in 2000. In August of 2003, Dr. Victor was honored by the Martha Holden Jennings Foundation, being the recipient of the prestigious Outstanding Performance Award for his work with Leadership Garfield Heights. He was awarded a \$20,000.00 grant for continued work with Leadership Garfield Heights. Dr. Victor is a graduate of the Ohio School Leadership Academy and has three times attended the Harvard University Institute for School Leadership.

## CAREER PROFILE

Dr. Podojil has over 32 year of service in education in Ohio as a teacher, a building administrator at the elementary, middle school and high school levels, and most recently as the Superintendent for West Geauga Local Schools, a position he held for 13 years, until his retirement in August of 2010. In those varied capacities he has developed an expansive understanding of the academic, fiscal, and physically tangible needs of the educational process.

He has worked in a variety of school districts – from inner-ring to suburban to rural schools, each one possessing its own unique challenges based on the needs of that community. As Superintendent, he provided the academic and administrative leadership which resulted in West Geauga earning and maintaining the rating of “Excellence with Distinction”.

Dr. Podojil brings valuable expertise to Lesko Architecture relating to program development, strategic planning, and facility development, as demonstrated in the many responsibilities and accomplishments that he has experienced throughout his career.

Dr. Podojil understands the relationship between the need to design cost effective schools that provide secure learning environments and the necessity for school facilities to remain adaptable for the future as requirements change for teaching and learning

## EDUCATION / LICENSURE

Cleveland State University - Ph.D., Doctorate in Urban Educational Administration

John Carroll University – M.S. in Educational Administration

John Carroll University - B.S. in Elementary Education

Permanent - Elementary Teacher

Professional - Superintendent

## PROFESSIONAL MEMBERSHIP

Buckeye Association of School Administrators

Alliance for Adequate School Funding

U.S. Green Building Council

Alliance for High Quality Education

Phi Delta Kappa

Greater Cleveland School Superintendent’s Association

## COMMUNITY INVOLVEMENT

Chesterland Kiwanis Member, Chesterland Rotary Member, Lake/Geauga Education Assistance Foundation - Executive Committee Member, Geauga County Unified Way - Executive Committee Member, Geauga County Library Foundation Member, Leadership Geauga - 2001

## BUILDING PROJECT EXPERIENCE

- Chagrin Falls Exempted Village Schools Renovation
- West Geauga Local Schools Renovation
- West Geauga Local Schools and the Geauga County MR/DD Board Transportation Facility
- 5-year Capital Improvement Plan and Master Planning for the West Geauga Local School District

## ANTHONY PODOJIL, Ph.D. Educational Planner

“...The thing that we noticed is that you can’t identify a Lesko building by just driving by it. ...Their buildings reflect the character of the communities.”

Patrick Corbett,  
Superintendent at time of project  
Revere Local Schools

“Clear in plan, restrained in form and elegant in execution, the jury unanimously agreed that this project was the one most worthy of special distinction....the public spaces of this and the adjoining athletic, fine arts, and exploratory learning wing are lofty and light filled, created a serene, uncluttered learning environment....a restrained and respectable school that seeks - and succeeds - in creating a serene learning environment for both students and teachers alike.”

Ohio School Facilities Commission  
AIA Ohio 2001 First Annual  
Design Awards  
Honor Award for  
Olmsted Falls Middle School  
Jury Comments

## CAREER PROFILE

As the Senior Architectural Manager, David A. Andreano has over twenty-six years of architectural design, project management and administrative experience. Twenty-two of those years have been with Lesko Architecture. David has developed a passion for education as a result of growing up in a family in which both of his parents were educators. Along with his architectural experience, his educational background enables him to understand the issues that school districts face today.

Mr. Andreano provides architectural oversight on projects within the firm. His background includes educational facility assessments, planning and facility utilization, facilities design, construction documents and project management.

David works cooperatively with our clients providing guidance on facility use and systems. He has spent years developing expertise in specialized project areas of laboratory, theater, library, food service and technology design. His experience encompasses the development and integration of all these various systems for the firm's clients.

Selected projects which David has been involved in various capacities are: Euclid City School's - Thomas Jefferson and Upson Elementary Schools; Cincinnati Public School's - Westwood PK-8, Saylor Park PK-8 and Oyer Community Learning Center; Hillsboro Elementary, Middle and High Schools; South Euclid-Lyndhurst City School's - Greenview Upper Elementary School Additions & Renovations; Memorial Junior High School Additions; Geauga County Board of DD Metzenbaum Center/West Geauga Local Schools - New Transportation Facility; Wooster High School; Barberton High School; Green High School; Revere High School; Steubenville High School; North Ridgeville High School; Hudson High School; Massillon High School; Buckeye High School; Fairless Elementary School and Fairless Middle School; Cardinal Middle School; Plymouth/Shiloh Middle/High School and Elementary School; D. Russel Lee Career Center Additions & Renovation; Bristol Elementary Addition; Evamere & McDowell Additions (Hudson), and Lura B. Kean Elementary School Addition.

Other educational clients that Mr. Andreano served as Project Manager include: James Ford Rhodes High School, Independence High School and Highland Schools.

## EDUCATION

University of Detroit, Bachelor of Architecture  
University of Detroit, Certificate of Business

## REGISTRATION STATUS

Ohio; Certified NCARB

## PROFESSIONAL AFFILIATIONS

U.S. Green Building Council  
Cleveland Green Building Coalition  
American Institute of Architects  
Architects Society of Ohio  
Past President Cleveland Chapter-Intern Development Program

**DAVID A. ANDREANO**  
AIA, NCARB  
Associate

"Thank you for the professionalism and guidance of your staff. You worked cooperatively to help us plan multiple uses of areas of the building. The input of all school staff was respected. The site was well planned for functional use and aesthetics. This was important in our case since a residential neighborhood is next to the school."

Clinton Keener  
Superintendent at time of projects  
Cardinal School District

"Thank you, Thank you, Thank you. Your extra time and consideration that you have given to positively affect our guidance office is very much appreciated. You went beyond what was required..., but the result will greatly affect the students of North Olmsted High School."

Guidance Staff  
North Olmsted High School

## CAREER PROFILE

Richard E. Deming's career with the firm spans over 55 years, with responsibilities extending to all phases of projects. He was one of the original partners in the firm and he remains an integral member of the project staff.

Besides his role as project architect and office manager, he has specific capability in the areas of cost estimating, specifications, code research, roofing systems, electrical systems, and the numerous Ohio building codes and Ohio School Facilities Commission requirements. He is also proficient in all aspects of Construction Administration and Project Close-out. In addition, Mr. Deming is a certified Energy Analyst and a registered U.S. Fallout Shelter Analyst.

## EDUCATION

Western Reserve University - Bachelor of Architecture

## REGISTRATION STATUS

Registered in: Ohio; NCARB; Certified Technical Assistance Analyst O.D.E.

## PROFESSIONAL AFFILIATIONS

U.S. Green Building Council  
American Institute of Architects, National and Cleveland  
Architects Society of Ohio  
Construction Specifications Institute - Officer

**RICHARD E. DEMING**  
AIA  
Principal

“True partners at every phase, Lesko Associates have been invaluable in their ability to provide expert insight into the specific building needs of the Green Schools. The firm has been responsive to every request. Green High is a state-of-the-art facility that speaks clearly of the architect’s ability to respond to the needs of the district as expressed by the staff.”

Dr. John W. Haschak  
Superintendent  
At time of project  
Green Local School District

“I want to thank Dick Deming for his on-site supervision of the project. His knowledge, experience and perseverance ensured that the project was completed ahead of schedule and within budget. His decisions were always in the best interest of the Board and our taxpayers.”

Dr. Charles Joyce  
Superintendent  
At time of project  
Steubenville City School District

## James G. MacMillan, PE, LEED BD+C

Principal-in-Charge  
Lead Mechanical Engineer

### Credentials

Bachelor of Mechanical Engineering  
Cleveland State University, 1989

### Professional Registration

Ohio Professional Engineer #57827, 1994  
LEED Accredited Professional  
Certified Geothermal Designer by IGSHPA, 2002

Under Jim MacMillan's direction and leadership, the required staff resources are dedicated to each project, guaranteeing the architect and the client that the MEP services will be performed on time and in conjunction with the architect's timetable. To this end, he works in close collaboration with the architect and client, dedicating the necessary engineering resources to the team and ultimately ensuring a successful project.

Most recently, Jim obtained his LEED accreditation, which qualifies him by the US Green Building Council to oversee the design of environmentally friendly building projects. He was the first Engineer in the State of Ohio to become a LEED Accredited Design Professionals.

### Related Project Experience

East Liverpool School District East Liverpool, Ohio	Cleveland State University, Wellness & Recreation Center LEED Silver Cleveland, Ohio
Switzerland of Ohio School District Beallsville, Ohio	Cleveland Metroparks, Big Met Golf Course Clubhouse LEED Certified Fairview Park, Ohio
Hudson City Schools Hudson, Ohio	Cleveland State University, New Administration Center LEED Certified Cleveland, Ohio
Newton Falls City Schools Newton Falls, Ohio	Cleveland State University, New Student Union LEED Silver Cleveland, Ohio
LaBrae High School Trumbull County, Ohio	Cleveland State University, College of Education Building LEED Gold Cleveland, Ohio
Plain Local Schools Canton, Ohio	





## gregory a. blatnik, pe

Lead Electrical Engineer

### credentials

Bachelor of Electrical Engineering

Johns Hopkins University, 1985

### professional registration

Ohio Professional Engineer #51786, 1986

Greg Blatnik's experience includes all phases of electrical engineering--design, cost estimating, writing of specifications and detailed reports, as well as evaluation of building systems. Areas of responsibility have involved design and supervision for public use buildings. Specific projects include electrical distribution systems for K-12 schools and educational facilities. Greg specializes in both renovation and new construction projects.

### related project experience

East Liverpool School District

East Liverpool, Ohio

Switzerland of Ohio School District

Beallsville, Ohio

Hudson City Schools

Hudson, Ohio

Newton Falls City Schools

Newton Falls, Ohio

Youngstown East High School

Youngstown, Ohio

Alliance Rockhill Elementary School

Alliance, Ohio

East Liverpool School District

East Liverpool, Ohio

Geneva High School

Geneva, Ohio

Beaumont School

Cleveland Heights, Ohio

LaBrae High School

Trumbull County, Ohio

Plain Local Schools

Canton, Ohio

Youngstown City Schools

Youngstown, Ohio



## tom gilliland, rcdd

Lead Technology Engineer

### credentials

Associates Degree Electrical Technology

United Electronics Institute, 1972

Associates Degree Business Management

Franklin University, 1985

### professional registration

BICSI Registered Communication Distribution Designer (RCDD), 2003

Tom Gilliland possesses a solid foundation of technology systems knowledge and helps to assure successful completion of mission critical projects. His responsibilities encompass all phases of technology systems engineering including design, cost estimating, writing of specifications and detailed reports, evaluation of building systems, and management of installation. Specific projects include data network systems, voice over IP phone systems, voice/data/video processing and distribution, security, audio/visual, as well as other technology systems and support infrastructure for sophisticated laboratory teaching spaces and renovation projects.

### related project experience

East Liverpool School District

East Liverpool, Ohio

Switzerland of Ohio School District

Beallsville, Ohio

Ravenna High School

Ravenna, Ohio

Orrville City School District

Orrville, Ohio

Fuchs Mizrachi School

Beachwood, Ohio

University of Akron

Akron, Ohio

Lorain County Community College

Elyria, Ohio

Oberlin College

Oberlin, Ohio



## B3. Local Participation



Our entire Planning team is made up of *local firms*. Lesko has been a greater Cleveland firm for nearly 60 years and we believe we are uniquely qualified to partner with you on your Master Planning project. We are northeast Ohio's most experienced school facilities Architectural firm. We also have a unique understanding of your District and community.

Lesko has worked with the Cleveland Heights-University Heights City Schools in the past on a Planning study. In addition, our firm's President, Robert W. Blatchford, Jr., AIA, REFP, grew up in Cleveland Heights. He attended Fairfax Elementary School, Roxboro Junior High School and is a 1976 *graduate of Heights High School*. Robert currently is a resident of University Heights. He knows and understands the history, dynamics and diversity of the community and the District.

Also, our Educational Planner, Anthony Podojil, Ph. D., has personal experience in the District as he was the Administrative Principal at Heights High School. In addition, Ronald L. Victor, Ed. D., who spearheads our public engagement, spent most of his career in northern Ohio.



Our team also includes Karpinski Engineering, a Cleveland firm since 1983 and has completed many projects in northeast Ohio.

Lesko and our consultants understand the unique dynamics of working with school districts in northeast Ohio. We know the process of public engagement and school facilities Master Planning and we have personal knowledge of your District. We are able to hit the ground running and provide the quality and personal services you require.



## B4. Sustainability



Lesko is committed to designing sustainable schools. Our mission is to design educational facilities that *enhance the learning process, improve our health, conserve our Earth's resources* and *cost less to operate and maintain*. We help you determine the best sustainable strategies to align with Cleveland Heights-University Heights City School District's needs.

Lesko Architecture is a Corporate Member of the *U.S. Green Building Council* (USGBC) and the *Cleveland Green Building Coalition* (CGBC). Mr. Moh Ayat, AIA, LEED AP BD+C (Building Design and Construction), our Director of Design, is a *LEED Accredited Professional* and spearheads the development, along with our engineers, of your District's vision for sustainable principles.



One of our latest projects, the Midview Middle School, will be *LEED Gold Certified*. Lesko has also designed two Elementary Schools currently under construction for the Euclid City School District that will have *LEED Gold Certification*.

Our consulting Engineers, Karpinski Engineering, also have **18** LEED Accredited Design Professionals and **2** LEED BD+C Certified Professionals on staff to help you assess your project's "green potential" and meet your sustainability goals. In addition, James G. MacMillan, PE, LEED BD + C, Karpinski's Principal-in-Charge, was the first Engineer in the state of Ohio to become a LEED Accredited Design Professional and is also a Certified Geothermal designer.



### *Developing Sustainable Design Strategies*

Our team has a thorough knowledge of the LEED for Schools Green Building Rating System. This rating system was created by the U.S. Green Building Council and is used as a benchmark for the design and construction of energy efficient and environmentally conscious schools.

Lesko has been at the forefront of incorporating sustainable principles into the design of our educational facilities projects. For example, over eight years ago we designed a *geothermal heating and cooling system* for the Barberton City School District's New High School. This was one of the first High School projects in Ohio to incorporate this type of system.



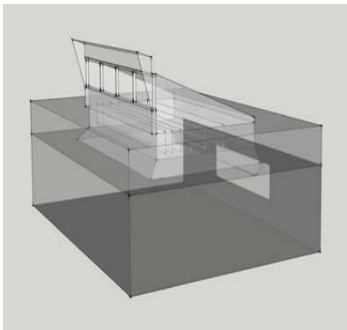
Over the past 10 years, Lesko has engaged in a process of adding *'green'* products, materials and building systems to our specifications. As a result, all of our projects have significant sustainable elements without causing additional cost to the project.



We have an integrated approach to sustainability in our projects. We do not separate energy and environmental design into a special category, rather we ***seamlessly incorporate*** it into the planning and design process. We are not just looking to accumulate points to satisfy LEED certification. Our primary concern is about ***what works best*** for the Cleveland Heights-University Heights City School District.

To assure that your sustainable goals are met, our LEED Accredited Professionals spearhead the following concepts with you as we plan and design your facilities:

- ***Develop a vision*** for your District's sustainable principles.
- ***Identify*** specific economic, building performance, and environmental ***goals***.
- ***Set priorities*** for the evaluation of various green building strategies.
- ***Select*** various green building design ***strategies*** according to project goals and priorities.
- ***Evaluate*** the selected ***strategies*** for economic (initial costs and life cycle costs), environmental, and comfort benefits. ***Review*** the ***results*** of the evaluations with the client and design/construction teams.
- ***Select*** acceptable ***design strategies***.



We will work with you to define your District's sustainable vision and develop strategies that align with that vision. We will then integrate the strategies into the planning process as we develop Master Plan options.

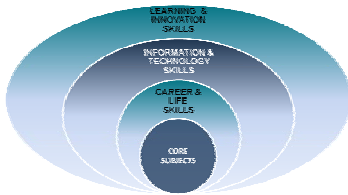


### ***Making Energy a Priority***

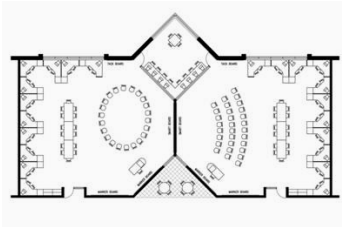
The Lesko team has extensive experience in energy efficient school design processes. ***Maximizing energy efficiency*** through the use of parametric modeling, incorporating modern design practices and state of the art equipment in school design are keys to the success of our green, energy efficient building design.

Our recent projects, ***Toronto Middle/High School*** and ***Midview Middle School***, the designs are on target to achieve an energy rating of at least ***30% or greater above the ASHRAE baseline***.

## B5. Innovative Educational Planning



Framework for  
21st Century Learning



We know that the Cleveland Heights-University Heights City School District continues to evaluate and develop your educational programs and methods to provide students with the highest quality of education. You are in the process of instituting a K-12 Pathways program, re-imagining the Small Schools at Cleveland Heights High School and also redesigning your elementary school practices.

In addition, the District's Citizens Facilities Committee has completed their evaluation of your facilities to recommend to the School Board the need to align your facilities with the quality of your educational programs. In their July 2011 report, the Committee determined the necessity to provide updated facilities that support customized, collaborative and adaptable educational approaches.

What they have concluded, as many districts we have worked with, is the need to provide ***21<sup>st</sup> century learning environments for 21<sup>st</sup> century programs and instruction.***

The 21<sup>st</sup> century learning environment is not one-size-fits-all. The key to designing facilities to meet your needs is engaging the administration, faculty, staff, students, parents and the community to examine the existing programs and establish goals and a vision for the future.

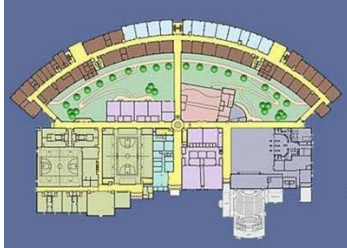
Through ***engagement*** and ***collaboration***, we will partner with Cleveland Heights-University Heights City Schools to develop a Master Plan that will meet the needs of your 21<sup>st</sup> century students and support your instructional models. We will assist the District with your ongoing development of Alternative Learning Delivery systems that allow for individualized student instruction for both remediation and acceleration.

### Springfield High School

An example of one of our projects that incorporated innovative educational planning is the new grades 9-12 Springfield High School. It is a state of the art facility that replaces two existing High Schools and is designed for ***2,447 students.***



The original Master Plan called for renovations and additions to the two existing High Schools. As the District had no additional funds to contribute to the Project, we developed a plan where we could design a single new building for the same cost as the original Master Plan.



Although the District knew there were inherent efficiencies in combining their two existing High Schools into one building, there was a concern about the learning environment in a large school setting. The District determined to explore the “small school” concept. This would provide students the best of both worlds. The school would have the full academic and extracurricular offerings of a large High School and, at the same time, the comfort and support of a small Learning Community.

The *“schools within a school”* structure supports constructive relationships between and among students and teachers by grouping students together each year to take core courses with the same group of teachers, thus increasing the support students would receive from peers, teachers and other adults. This concept became the driving force behind the design of the building.



The curved classroom wing is the main feature of the new High School. The curved design limits the line of sight down the corridor and creates more of a sense of personal scale. The classroom wing contains an upper level and a lower level that houses the four smaller Learning Centers. The main level of the classroom wing houses all elective course Classrooms and common Science Labs.



The four small *“Learning Centers”* accommodate 610 students each. Each Learning Center houses a self-sufficient program within the larger school building and contains its own Administration and Guidance Office suite. Each Center has a different theme and teaching strategy that were determined by Staff and Community involvement. Each has its own identity, program, personnel, students and classroom spaces and is also identified by a different color scheme.



The design of each Center also has designated *Extended Learning Areas* (ELA). The ELA is a flexible multi-purpose space that provides opportunities for small learning groups and an environment conducive to both contemplation and interaction. There are a variety of furniture types that can be quickly rearranged in different configurations to accommodate various individual and group activities.

At the center of the building are two large courtyards. These spaces provide areas for outdoor learning activities and also serve to provide natural light to interior classrooms that face the courtyards. *Daylighting* illuminates the Classrooms and other areas where students learn as well as corridors and core spaces including the Media Center, Cafeteria and Gymnasium.

## B6. Public Engagement



Lesko is committed to the process of engagement. We implement a *comprehensive district and community engagement plan* on each of our educational facilities projects. We believe that when you involve the stakeholders in the planning and design process, they *take ownership* of the project when it is complete. We partner with districts to make sure that everyone involved recognizes where their input made a difference in the design of the facilities.



The Lesko team builds our public engagement on a *dialogue* rather than a debate. We know that dialogue brings people together who would not naturally sit down together and talk about important issues. It promotes better understanding and more creative cooperation between different people and groups and builds bridges of understanding between groups which helps build consensus and increase your chances of success.

### *Building on Success*



We know that the District and the Citizens Facilities Committee have dedicated countless hours to review and analyze your programs and facilities and make a recommendation to the School Board in July 2011. As the Committee was a cross section of the community, your process of public engagement has already begun and has been very successful. Our goal is to integrate our team into your process and build on that success to help you move your District and community to the next level.

Although Lesko offers a framework for public engagement, we know that every school district is unique and we will tailor our services to meet your specific needs. The following is an *outline* of our community and district engagement process. We will work with your School Board and Administration to customize the process and determine what works best for Cleveland Heights-University Heights City School District.





## ***Phase 1: Define Planning and Engagement Process***

In this initial phase we work with the School Board and Administration to define the specific plan and process for engagement through the following activities:



- **Define Priorities**

Meet with the School Board, Superintendent and key administrators to discuss the current climate in the community and what has already been accomplished. We would establish goals and define priority issues.

- **Review Existing Materials**

Review and analyze all of the materials that have been developed to date such as District's strategic plan, committee reports, surveys, educational programs and curriculum development, facilities assessments, enrollment projections etc.



- **Determine Stakeholders**

Determine roles of the Board, Administration and Staff in the process. Determine role of existing Facilities Committee and/or establish new Planning and Finance Committees. We would identify all stakeholders.

Our firm has had great success helping districts develop a final Master Plan when we have established a ***Community/District Facilities Commission*** and a ***Financial Task Force***. These two Committees work in conjunction to recommend to the School Board the best plan option for the District. Our team facilitates these meetings and provides resources to assist them in developing consensus on the final facilities plan.



The ***Community/District Facilities Commission*** typically includes District representatives, including educators and staff. In addition, parents, representatives of the city, businesses and clergy could also be part of the Commission. The makeup of this Committee is very similar to that of your Citizens Facilities Committee. Their tasks would be to:

- Develop and review various master Plan options.
- Participate in engaging the community.
- Determine, by reaching consensus, the best master plan option for Cleveland Heights-University Heights City Schools to present to the voters for support.
- Make a recommendation to the School Board.



At the same time, the **Financial Task Force**, which includes the Treasurer/Business Manager and similar District, City and community representatives, would:

- Work with district Facilities Commission.
- Establish potential costs.
- Determine funding options.
- Engage community support.
- Make a recommendation to the School Board.

These two Committees come together to determine the best Master Plan and funding option and make a joint recommendation to the Board. As each district is unique, we will work with the District to determine the best approach and process.

- **Establish Plan**

Define the process and develop a work plan, timeline and schedule of activities.

### ***Phase 2: Confirm Educational Program and Facilities Needs***



- **Review Educational Programs and Facilities**

Review exiting educational plans, the District's vision for education and current programs you offer and how they are organized. If necessary, we will engage administration, faculty and staff to further examine your existing programs and determine future needs. We also review and evaluate your facilities assessments and reports to confirm your current and future needs.

- **Present Information**

Present and review the findings with the Committee(s), administration and School Board.

### ***Phase 3: Develop and Evaluate Master Plan Options***



- **Explore Master Plan Options**

Based on all of the information gathered, we work with the Committee(s) to develop options and evaluate their advantages and disadvantages related to educational and facility needs, budget, schedule and impact on school operations.

- **District/Community Engagement**

Hold **Educators Forums** with the administration, educators and staff and **Community Dialogues** to solicit feedback on Master Plan options.

## Phase 4: Determine Final Master Plan

### • Determine Final Master Plan

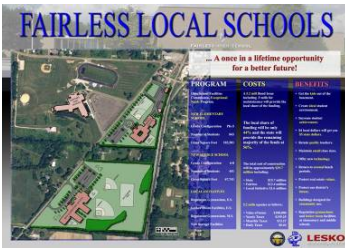
Based on analysis of educational program needs, facility needs, funding requirements, engagement and evaluation of Master Plan options, develop consensus as to which is the best Master Plan for the Cleveland Heights-University Heights City School District and community.



### • Make Recommendation to School Board

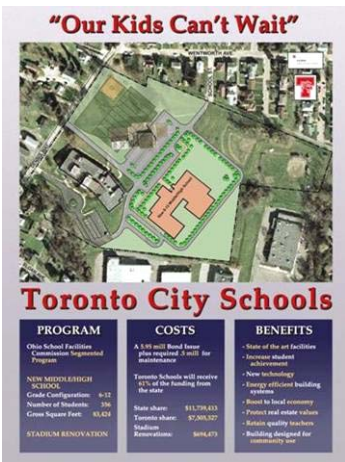
Present a report summarizing the process, input gathered through engagement, options explored explaining the District's physical and educational needs and the recommended Master Plan.

We understand that ultimately, the District must pass a Bond Issue to secure a large portion of the funding. When developing a process for engagement and for choosing the right Master Plan option, we must always keep this in mind. The final Master Plan must not only address the educational and facilities needs of the District, but must also be a plan that can be supported by the community at the ballot.



## Bond Issue Campaign Assistance

Although not specifically in your scope of work, Lesko can also provide Bond Issue campaign assistance following the selection of the final Master Plan. Our process has a proven track record of success. **Over the last 20 years, Lesko has passed every school Bond Issue on the first attempt.**



As an example, we recently implemented our engagement process with the **Toronto City Schools** for their OSFC project. As a result, they were the only Ohio School Facilities Commission funded district to pass their Bond Issue in November 2010. Not only did the issue pass on the **first attempt**, but it passed with **62%** of the vote!

The most important factor in helping the District make positive change through increased funding is to **educate** the voters about the needs. Lesko will help the District establish a **Bond Issue Committee** and effectively implement a plan of activities for communication and community engagement to clearly explain the Master Plan and project costs.

The Lesko team will help you establish and address the factors that motivate members of your community to vote for your Bond Issue. We will provide the District with data and visuals as well as make presentations with the Committee to community groups during the campaign.

## B7. Partnerships



Lesko has completed many projects where *partnerships* were established with cities, community organizations and local businesses. In each case, these partners were an integral part of the planning process. The following are a few illustrative examples of our projects where these types of partnerships were developed.

### *Fairless Middle School*

In Fairless, the new Middle School's Media Center was designed to accommodate a branch of the **Massillon Public Library**. Lesko met with Library representatives, as one of the stakeholders, and in partnership developed the Media Center design which has its own separate entry.



### *Wooster High School*

On our Wooster High School project, the District *partnered* with the **Wooster YMCA** to fund and manage the High School **Natorium** and **Fitness Center**. Monies were privately donated to fund an attached **Field House** that includes an **indoor walking/running track**, basketball and tennis courts. Because the YMCA staff would manage and run the athletic facilities, their representatives had input in the entire design process. There were over 100 planning and design review meetings with School District, Community members and representatives of the College and the YMCA.



### *Barberton High School*

In the new comprehensive High School for the Barberton City Schools, the District developed a partnership with the city to provide a facility to accommodate community use by building **Recreation Center** that is open to the community. Included are a **Weight Room** and **Exercise Area** and an elevated **indoor Walking/Running Track** and a 2,300-seat **Gymnasium**.



### *Cincinnati Public Schools*

During the planning of the Oyer PK-12 Community Learning Center project for the Cincinnati Public Schools, the local community was engaged in a series of Focus Groups. Also engaged in the design process were community organizations such as the **Boys and Girls Club**, the **Growing Well program**, the **Cincy After School YMCA program** as well as the **mentoring program**.

Schools are the heart of the community. The 21<sup>st</sup> century school is becoming a community center for life-long learning and cultural and recreational activities. Fostering partnerships with local cultural organizations such as museums and libraries, universities and businesses, as your District has already done, expands educational opportunities for students and engages the community. Lesko will work with you to integrate and engage all of the partners into the engagement and planning process.

## B8. Working with Cost and Constructability Consultant

At Lesko, we have a *passion for education* and providing quality facilities to support learning and instruction. We believe good schools are the foundation of a healthy community and we are committed to your success.



Lesko has completed more than 400 school facilities projects and we have worked with many independent consultants hired by our school district clients. To establish successful relationships on every project, Lesko is firmly committed to *partnering*.

Partnering is a proactive management process that integrates and optimizes the expertise and experience of each team member. It utilizes the concepts of teamwork, trust, honesty and respect to promote the common goals of a partnering relationship. Typically, there are adversarial relationships that create more of a tug of war environment rather than an environment that promotes teamwork. Partnering, on the other hand, fosters communication.



Our firm welcomes the opportunity to *collaborate* with other consultants who bring their unique expertise to the planning process. We work closely with the entire project team to define goals, develop options, determine the best solutions and incorporate them into the Master Planning process.



Lesko has partnered with many Construction Managers on projects where they provided cost and constructability analysis services. As school facilities Architects, we have extensive experience estimating costs and knowledge of school building systems and construction materials and methods.

Our firm has a catalogue of cost data from our past projects, including many recently bid. We have our own *in-house* cost estimators and construction experts who evaluate all of our projects. We work collaboratively as a team with your consultants to assure that you have the most accurate information available to help you determine the best solutions for your District.



## B9. Owner's Schedule

Lesko has the experience and resources necessary to lead your District and community through the entire process of finalizing the Cleveland Heights-University Heights City School District's Master Plan.



We have concentrated our work in the planning and design of educational facilities and we know and understand the needs and issues that public education clients face today. Lesko has extensive master planning experience and we know the scheduling constraints that districts face related to the school calendar and election cycles. This is evidenced in the *hundreds* of our successfully completed school facilities projects.

Our workload is such that the Cleveland Heights-University Heights City School District's planning project will be given the priority and attention it demands. Our team is in a position to begin work immediately and meet your project schedule.



We have included the following preliminary schedule of activities for your project that aligns with the requirements outlined in your Request for Qualifications. Again, this is only preliminary and Lesko will partner with you to create a specific schedule to meet your needs.



Cleveland Heights-University Heights City School District Preliminary Planning Schedule								
	2011				2012			
	S	O	N	D	J	F	M	A
Select Planning Consultant								
Phase 1: Define Planning and Engagement Process								
School Levy								
Phase 2: Confirm Educational Program and Facilities Needs								
Phase 3: Develop and Evaluate Master Plan Options								
Phase 4: Determine Final Master Plan								