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Working together
with you to create
innovative designs
for learning.



Conceptual Master
Plan Options

Twinsburg City School District





TIGER LEGACY PROJECT: Building our Future NOW!

2016

Facilities Assessment commissioned by the District, reported that the cost to maintain George G. Dodge Intermediate School would be \$22.2 million dollars while an option to re-align grade levels and build a brand new three-grade school would cost \$30.7 million.

2018

Development of the TCSD Comprehensive Strategic Plan Begins

Stakeholders identify District Goals; Facilities Planning among them

OCTOBER

Action Teams made up of a cross-section of community stakeholders gathered to work toward the development of a Strategic Plan to serve both internal and external audiences in moving the District forward in the years to come.

2019

Strategic Plan Finalized (2019–2024)

Facilities Goal Identified:

- Update the Facilities Master Plan to ensure proper and strategic annual expenditures
- Update the Facilities Master Plan and options for the Conceptual Legacy Project to engage the community

2022

JANUARY

Action Team Reconvenes

Identifies Immediate Needs (Phase-in Plan):

- New building for Grades 4-6 (replace George G. Dodge Intermediate School)
- Relocate Tiger Stadium to the campus at Twinsburg High School
- Replace roofing, repair/replace playgrounds, safety upgrades (warm, safe, dry)

Costs of Phase 1: \$54,900,000

FEBRUARY - APRIL

District reengages community in conversations about phasing in the Facilities Plan

MAY

Superintendent reports community feedback regarding the Facilities Plan to the Board of Education

NOVEMBER

Possible Bond Issue

2021

Strategic Plan Focus Identified for the 2021/22 School Year

OCTOBER

Board of Education identifies Facilities Planning as a Primary Focus

Impact of COVID-19 on the Conceptual Legacy Project

- Cost of labor and materials increase at 25%

NEW Total Cost of Project: Various Options Between \$50 million and \$75 million

Maintain: \$49,100,000 (fixes, extended life of current facilities)

Renovate: \$77,900,000 (no upgrades, just bringing it all up to code)

THE BOTTOM LINE: There is a cost to maintain facilities. The longer we wait to engage in this building project, the more expensive construction will be and the higher the costs will be to maintain current facilities.

2020

FEBRUARY

Facilities Phone Survey Conducted

- Majority of District supporters (62%) believe George G. Dodge Intermediate School should be replaced at a different location
- Majority (83%) support warm, safe, dry upgrades to buildings
- Cost of the project is an issue with respondents

Total cost of project: between \$40 and \$60 million

MARCH

COVID-19 Pandemic Begins

Like all schools across the country, the District focuses on maximizing learning opportunities during the COVID-19 pandemic, therefore, pauses community engagement regarding facilities.

Other Possible Financial Considerations (Financial Strategic Planning Flow Chart)

- Levy Renewal Cycle
- Operating Levy for additional operating funds

Fallon Research Survey Findings – February 2020

- **Only 26% surveyed had heard “some” or “a lot” about the Conceptual Legacy Project**
- **84% supported vital repairs and upgrades to roofs and modern climate control (warm, safe and dry)**
- **Support existed for replacement of Dodge, expansion of preschool, relocation of Transportation but support declined dependent on overall price of the project (options provided costing between \$40 million and \$60 million)**

Considerations

- **Financial Concerns**
- **Learning Space Considerations**
- **Dodge Concerns**
- **Stadium Concerns**
- **Preschool Expansion**
- **Transportation Concerns**

Effects of Current Market Conditions

- High cost of materials
- Limited supply of products
- Broken supply chain
- Labor shortages

		<u>2018 Costs</u>	<u>2021 Costs</u>	<u>% Change</u>
New 4-6 Intermediate School for 900 Students	=	\$31,500,000	\$38,600,000	+23%
HVAC	=	\$26.12/sf	\$32.20/sf	+23%
Electrical	=	\$16.23/sf	\$23.95/sf	+48%
Fire Alarm	=	\$1.75/sf	\$2.45/sf	+40%
Roofing	=	\$8.70/sf	\$10.00/sf	+15%
Windows	=	\$65.00/sf	\$101.55/sf	+56%
Carpet	=	\$3.50/sf	\$4.30/sf	+23%
Furniture	=	\$5.00/sf	\$6.50/sf	+30%

Source: Ohio Facilities Construction Commission (OFCC)
2018 and 2021 Assessment Cost Guidelines and
OFCC Square Foot Costs Chart

Maintain Existing Facilities

Approx. 2021 Costs

Wilcox PK-1 Primary	=	\$ 4,200,000
Bissell 2-3 Elementary	=	\$ 7,000,000
Dodge 4-6 Intermediate	=	\$29,700,000
RB Chamberlin 7-8 Middle	=	\$ 3,400,000
High School 9-12	=	\$ 4,100,000
Tiger Stadium	=	\$ 700,000
Bus Maintenance Garage	=	\$ 0
Storage Building	=	\$ 0
Board of Education	=	<u>\$ 0</u>
Grand Total:	=	\$49,100,000

Issues at Dodge:

- HVAC
- Electrical
- Plumbing
- Windows
- Finishes
- Small Classroom size (600 sq. ft.)

The cost to maintain existing facilities in 2018 was approximately \$37-\$39 million

2/3 Rule: Generally, if the cost of renovating a building is 2/3 the cost of constructing a new building, it is recommended to build new.

Renovate Existing Facilities

Approx. 2021 Costs

Wilcox PK-1 Primary	=	\$ 7,800,000
Bissell 2-3 Elementary	=	\$11,000,000
Dodge 4-6 Intermediate	=	\$34,000,000
RB Chamberlin 7-8 Middle	=	\$10,000,000
High School 9-12	=	\$10,800,000
Tiger Stadium	=	\$ 3,000,000
Bus Maintenance Garage	=	\$ 950,000
Storage Building	=	\$ 150,000
Board of Education	=	<u>\$ 200,000</u>
Grand Total:	=	\$77,900,000

Issues at Dodge:

- HVAC
- Electrical
- Plumbing
- Windows
- Finishes
- Small Classroom size (600 sq. ft.)

The cost to renovate existing facilities in 2018 was approximately \$60-\$62 million

2/3 Rule: Generally, if the cost of renovating a building is 2/3 the cost of constructing a new building, it is recommended to build new.

		<u>Approx. 2021 Costs</u>
New 4-6 Intermediate School for 900 Students	=	\$38,600,000
Relocate Stadium	=	\$10,000,000
District-wide Paving repair/replace	=	\$ 2,000,000
District-wide Roofing repair/replace	=	\$ 2,000,000
District-wide Security upgrades <ul style="list-style-type: none">• Additional exterior cameras• Radio system	=	\$ 500,000
Repair/replace Playgrounds <ul style="list-style-type: none">• ADA Compliant• Rubber Surface• Wilcox & Bissell for public use• New playground at Dodge or RBC	=	\$ 1,000,000
Abate and demolish Dodge	=	<u>\$ 800,000</u>
Grand Total:	=	\$54,900,000



**NEW STADIUM AT
HIGH SCHOOL SITE**

September 11, 2019

CONCEPTUAL DISCUSSION DRAFT

TWINSBURG CITY SCHOOLS



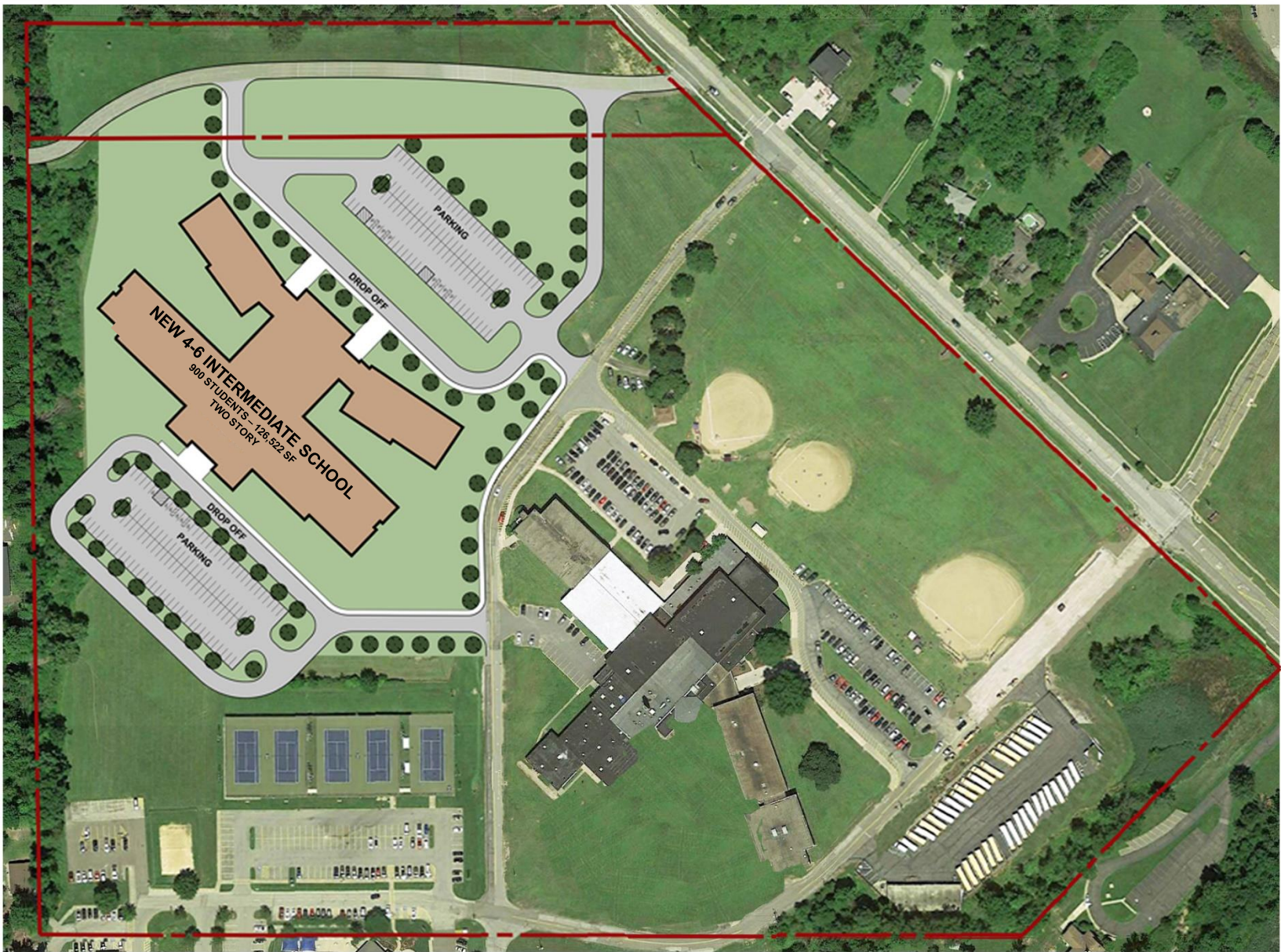


RB CHAMBERLIN SITE

Fall, 2019

TWINSBURG CITY SCHOOLS





NEW 4-6 SCHOOL AT RB CHAMBERLIN SITE

TWINSBURG CITY SCHOOLS

Fall, 2019

CONCEPTUAL DISCUSSION DRAFT





**TRANSPORTATION BUILDING AND ATHLETIC FIELDS AT DODGE SITE
CONCEPTUAL PLAN**

CONCEPTUAL DISCUSSION DRAFT

TWINSBURG CITY SCHOOLS

NORTH



Discussion about Tiger Legacy Project Options