

# LESKO ARCHITECTURE



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Working together  
with you to create  
innovative designs  
for learning.



Conceptual Master  
Plan Options

**Twinsburg City School District**

**As of March 15, 2022**





# 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)**



# Dodge Considerations

- Learning Environment for our 21<sup>st</sup> Century Tigers



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# Dodge Considerations

- Infrastructure Concerns



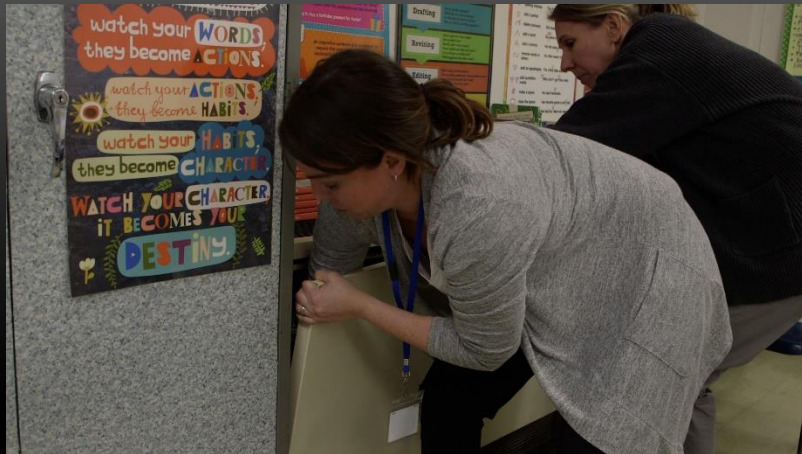
# Dodge Considerations

- Infrastructure Concerns



# Dodge Considerations

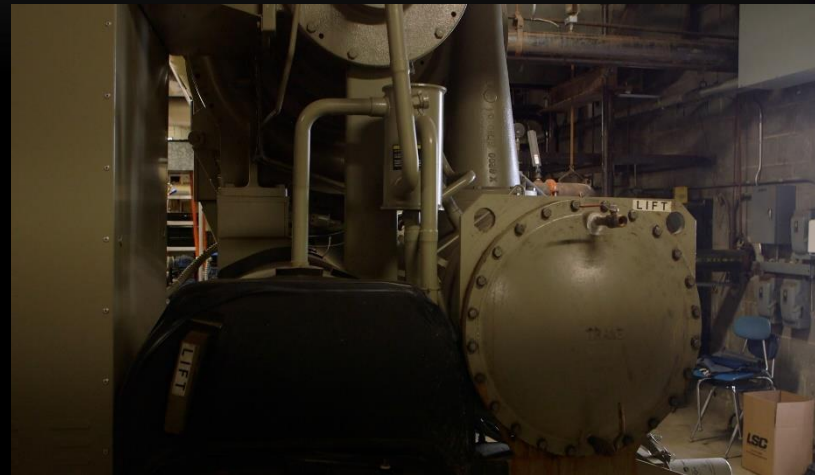
- Heating/Cooling System Limitations





# Dodge Considerations

- Heating/Cooling System Limitations



# Dodge Considerations

- Location of Building



# Additional Considerations

- **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>
<b>New 4-6 Intermediate School for 900 Students</b>	=	<b>\$31,500,000</b>	<b>\$38,600,000</b>	<b>+23%</b>
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
<b>Dodge 4-6 Intermediate</b>	<b>=</b>	<b>\$29,700,000</b>
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>
<b>Grand Total:</b>	<b>=</b>	<b>\$49,100,000</b>

## 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
<b>Dodge 4-6 Intermediate</b>	<b>=</b>	<b>\$34,000,000</b>
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>
<b>Grand Total:</b>	<b>=</b>	<b>\$77,900,000</b>

## Issues at Dodge:

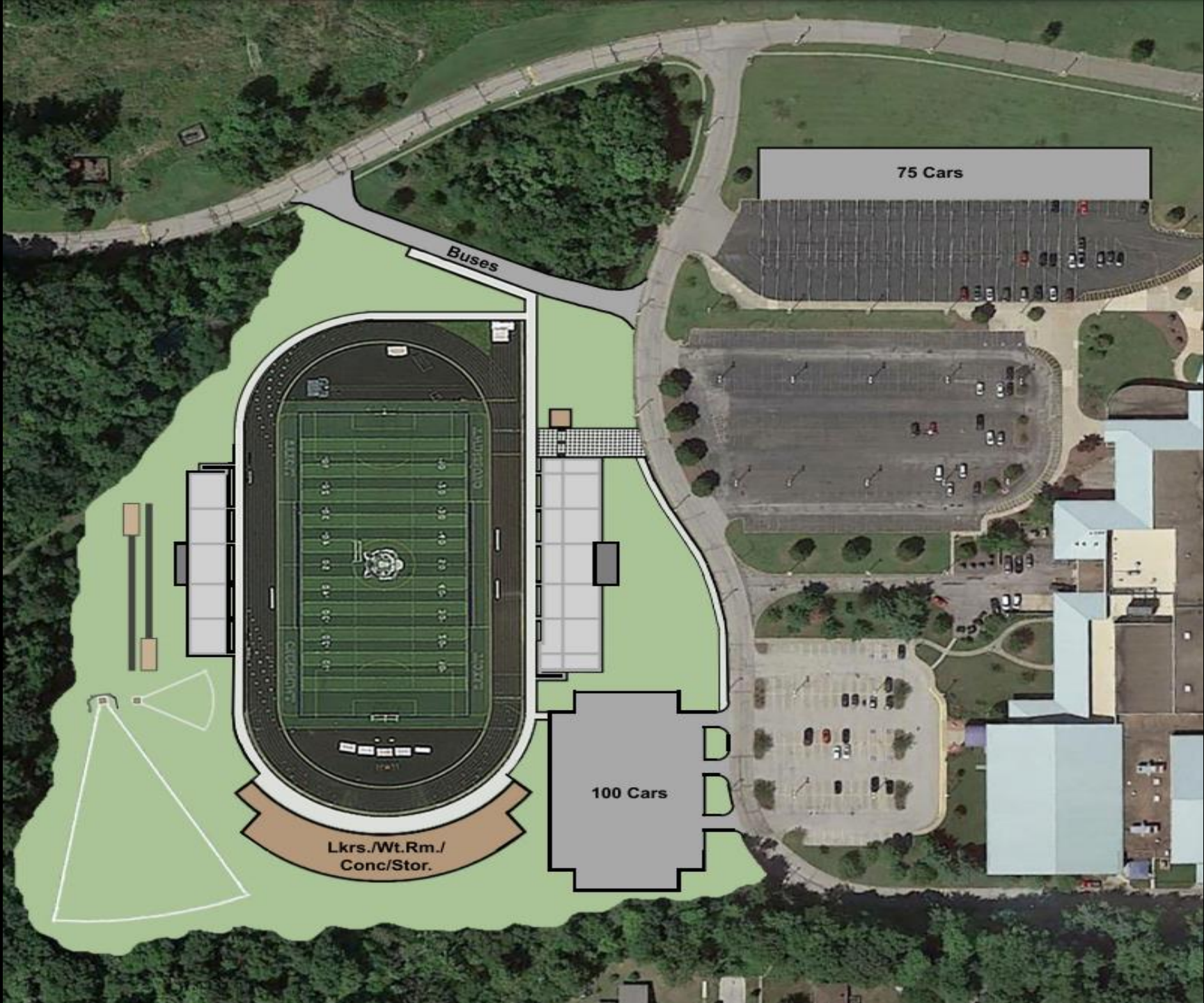
- HVAC
- Electrical
- Plumbing
- Windows
- Finishes
- Small Classroom size (600 sq. ft.)

*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>
<b>New 4-6 Intermediate School for 900 Students</b>	=	<b>\$38,600,000</b>
<b>Relocate Stadium and Athletic Fields</b>	=	<b>\$14,000,000</b>
<b>District-wide Paving repair/replace</b>	=	<b>\$ 2,000,000</b>
<b>District-wide Roofing repair/replace</b>	=	<b>\$ 2,000,000</b>
<b>District-wide Security upgrades</b> <ul style="list-style-type: none"><li>• Additional exterior cameras</li><li>• Radio system</li></ul>	=	<b>\$ 500,000</b>
<b>Repair/replace Playgrounds</b> <ul style="list-style-type: none"><li>• ADA Compliant</li><li>• Rubber Surface</li><li>• Wilcox &amp; Bissell for public use</li><li>• New playground at Dodge or RBC</li></ul>	=	<b>\$ 1,000,000</b>
<b>Abate and demolish Dodge</b>	=	<b><u>\$ 800,000</u></b>
<b>Grand Total:</b>	=	<b>\$58,900,000</b>



75 Cars

Buses

100 Cars

Lkrs./Wt.Rm./  
Conc/Stor.





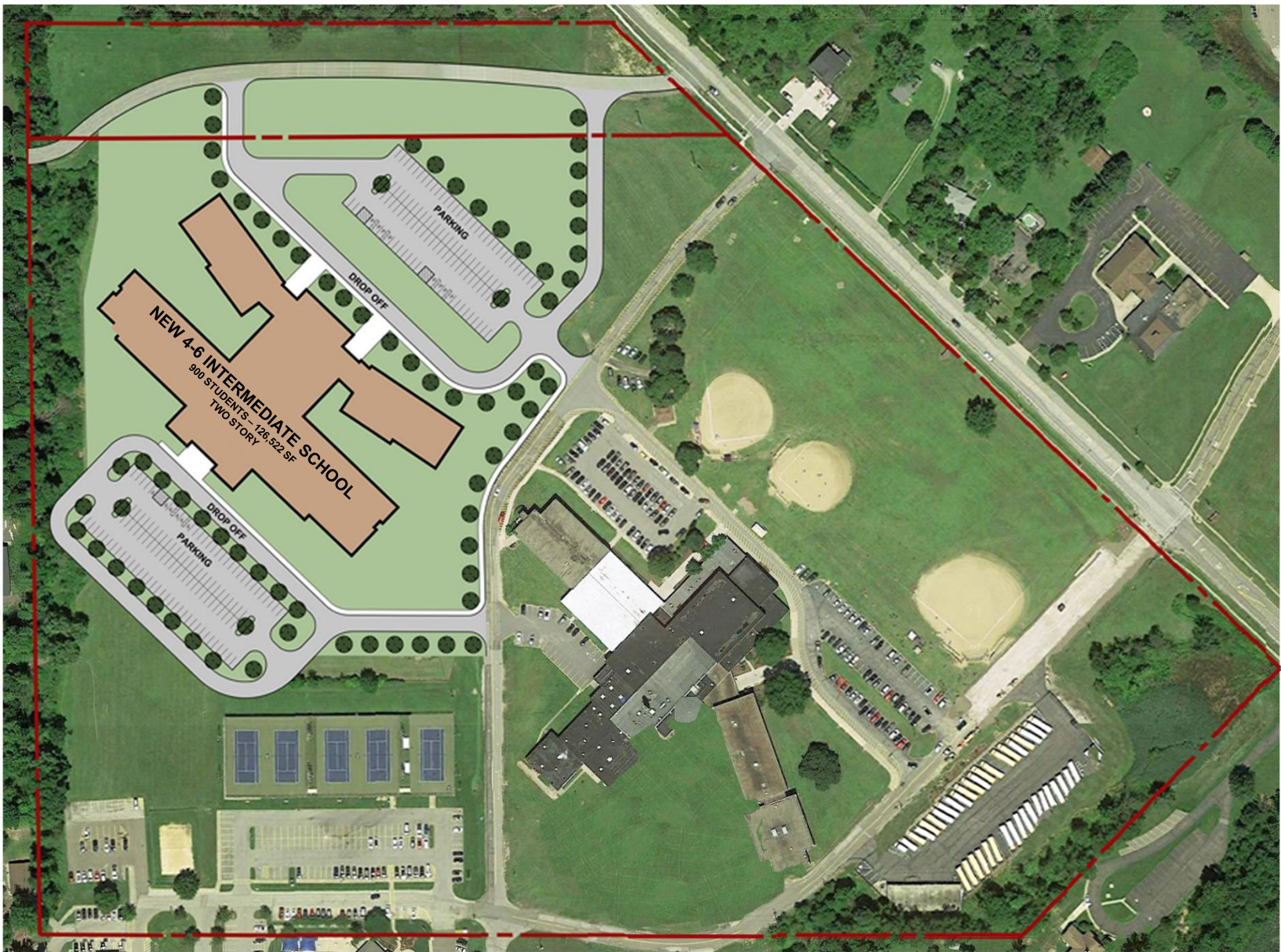
**RB CHAMBERLIN SITE**

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**

February 1, 2022

**TWINSBURG CITY SCHOOLS**







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

March 15, 2022

**TWINSBURG CITY SCHOOLS**



# George G. Dodge Intermediate School's Principal's Advisory Council Keeps Us Focused on What's Important to Our Tigers!

- **“We all agree that the classrooms are small.”**
- **“The rooms and the heaters are old.”**
- **“Restrooms aren't up to date.”**



# George G. Dodge Intermediate School's Principal's Advisory Council Keeps Us Focused on What's Important to Our Tigers!

- “The playground is too small. Some of the kids can touch the monkey bars while walking and without jumping.”
- “Better and more comfortable furniture”





# George G. Dodge Intermediate School's Principal's Advisory Council Keeps Us Focused on What's Important to Our Tigers!

- “Windows that open and open space”
- “Not by the sewers”
- “Touchscreen boards in every classroom”



# George G. Dodge Intermediate School's Principal's Advisory Council Keeps Us Focused on What's Important to Our Tigers!

- “A more organized layout of the school”
- “A tube that takes you to your classroom!”



# Feedback Regarding Tiger Legacy Project Options



# Further Questions about Tiger Legacy Project?

E-Mail Us at:  
[tigerlegacyproject@twinsburgcsd.org](mailto:tigerlegacyproject@twinsburgcsd.org)



# Provide Additional Feedback about the Tiger Legacy Project via a Google Survey

Survey at:

<https://forms.gle/D8hdRJ255gV7Jfn16>

**Thank You for Attending this  
Community Meeting about the  
Tiger Legacy Project!**