

SYLVANIA SCHOOLS Strategic Facility Master Plan (SFMP) December 2006 Update

HISTORY

The facilities advisory committee began meeting again in spring of 2006 to accomplish an updating process for revising the 2004 master plan.

It was noted then, and still holds true today, that the “mission is to define a long term strategic facility master plan as a *direction giving tool*.”

In the context of the original SFMP this report defines what items have stayed the same, what’s changed, what new issues need to be considered and how does this affect the long term direction provided by the master plan.

DEMOGRAPHICS

The outlook in 2004 was that the demographics of the district were anticipated to be essentially, flat. Over the two years the enrollment has actually gone down (in 2004 the committee was looking at around 7950 students and today is around 7840). Shifting of population, primarily to the west, has occurred and impacted specific schools.

This does not necessarily rule out growth for the long term. In evaluating a 10- 20 year time frame for master planning, and prior to entering into a building program, it is recommended that the services of a demographics consultant be obtained. In any case flexibility to accommodate fluctuations in the district or individual schools should be addressed.

NEW ISSUES

Items defining this update that were not issues previously (or not significant issues) are;

- Expanding requirements of accommodation, and provisions, for special needs population
- All day kindergarten
- Air conditioning as an overall facility need
- Safety and security in all facilities

FACILITY EVALUATIONS

The committee did take the time to walk thru each school and facility owned by the district. This afforded the team more specifics in terms of the needs of the individual schools along with hearing the many concerns.

The facility team maintained the intent of looking at the big picture. In this regards the team was concerned with how Sylvania schools could stay on par with other districts, maintain an overall district based facility evaluation (so there would be equity from facility to facility), and look at the facilities in relation to other appropriate benchmarks – both CEFPI (Council of Educational Facility Planners) and the Ohio Schools Facility Commission.

At the Elementary School levels

- The reasons defined in 2004, along with confirmation obtained via the walkthroughs, validated the previous recommendation for demolition of the older facilities; Central, Maplewood, and part of Hillview.
- At facilities with the higher populations the upper end limit needs to be established. The facility should be built out to meet this capacity – and then capped.
- Provide air conditioning as an overall building function at all schools along with necessary HVAC improvements to obtain appropriate environmental comfort.
- Additions as necessary so that every elementary has a separate gymnasium and cafeteria

- General fix up and improvements in all facilities to make environments that will enhance the educational environment
- Security and safety provisions including lock down provisions, controlled entry points and monitoring and alarm provisions.
- Maintain some buffer for growth in each facility
- Add classrooms to replace current portables, accommodate all day kindergarten, and take care of special needs requirements

At Middle School level

- Middle school provisions also focus on building out the facility to designated capacity
- Where not already provided install air conditioning and provide necessary HVAC improvements to obtain appropriate environmental comfort.
- Provide flexibility for some growth
- Provide security and safety measures at all facilities including lock down provisions, controlled entry points and monitoring and alarm provisions.

At High School Level

- The high school needs are more specific to the two schools but across the board they need overall updates and renovations to accomplish specialized space and classroom needs.
- They also are in need of general improvements that will enhance the overall educational environment
- Mechanical system upgrades to provide environmental comfort and efficiency of operations
- Appropriate safety and security measures

The Burnham building was also evaluated and noted that based on its current level of utilization it also has some major facility upgrades that would be need to be addressed.

IMPLEMENTATION CONSIDERATIONS

Consideration from a strategic standpoint needs to be given for the new location of both Central and Maplewood (Central needs to go where it will serve the overall district distribution for the long term along with Maplewood – which may, may not be its current location).

The update, and original SFMP, is a big picture evaluation of overall district facility needs with sufficient information to give some definition to the overall scope of the effort. The committee has not prioritized these needs. This information sets the stage as a starting point for a community process that will result in long term solutions that truly serve the students and the community.

The Facilities Advisory Committee is pleased to be of assistance,

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Building Facilities Report (December 2006)

Following are the specific issues identified by the committee at each school. In general, security and safety provisions to be incorporated into every building along with air conditioning and mechanical/electrical system upgrades as required. General upgrades in terms of finishes and building envelope at each facility will also be implemented as required.

A. High Schools:

Northview

- **Demographics - no significant changes.**
- **There are significant space constraints on facilities serving the music programs. There is a consistent high level of participation in these programs - improvements/expansion of these spaces is recommended.**
- **Science classrooms and laboratories require improvements along with med tech space, 2nd floor classroom partitions, and overall classroom improvements.**
- **As defined in the 2004 SFMP, an addition of 3-4 classrooms would provide for program support and some minimal growth.**
- **Priority improvements includes upgrades to main gymnasium**
- **General upgrades and improvements to finishes and environmental systems throughout the building**
- **Entry and security upgrades and improvements**

Southview

- **No significant changes to demographic projections**
- **Priority improvements include upgrades to main gymnasium. New floor in auxiliary gym along with locker room reconfiguration (to serve program needs and usage) also recommended.**
- **Reconfiguration of horticulture space for more efficient space utilization and to obtain additional classroom space.**
- **(As noted in 2004 report, should additional space for growth be required there is ability to add 4-8 classrooms at this site. This is currently not a need)**
- **Continued consideration of major mechanical system modification**
- **Entry and security upgrades and improvements**

B. Junior High Schools:

McCord Junior High School

- **Currently at “capped” population – maintain capped approach (the site itself also limits any growth)**
- **Need for separate band and choir area**
- **Need for complete PA system and mechanical system upgrades (ventilation problems)**
- **Administrative/counselor area improvements (too small) and general upgrades**
- **Security, building entry and provisions for lock down**
- **Mechanical upgrades and air conditioning**

Timberstone Junior High School

- **The current facility can accommodate its current population and actually take on some district growth. Since it is anticipated that growth will occur in the western portion of the district, this facility becomes appropriate for this growth. (Since the site is ample, this facility maintains an option to accommodate future middle school growth with an addition).**
- **Security, building entry and provisions for lock down**

Arbor Hills Junior High

- **Upgrades of interior classrooms required – reconfigure to improve circulation and access (requirement for added space)**
- **Additional administration space required (requirement for added space)**
- **Upgrades to science labs needed**
- **Security, building entry and provisions for lock down**
- **Mechanical upgrades**

C. Elementary Schools:

The elementary schools do embrace the “concept” of neighborhood schools. Although the district cannot across the board implement neighborhood schools in the strictest sense there is the ability to still, geographically, build community around the schools. It would be the desire to reinforce this concept and maintain as much of the positive benefits as possible even though the geographical restraints will have certain influences.

In addition, elementary school additions will also incorporate space necessary to accommodate all day kindergarten.

Maplewood Elementary

- **Recommendation is to replace facility. In general all classrooms are too small, cooling and mechanical systems are problematic, basement classrooms along with general academic obsolescence and a deteriorating building envelope further adds to justification for replacement (in addition a 40 year comparative analysis based on CEFPI evaluation criteria defines this as a building for which investment in new will return the greatest long term value).**

Hillview Elementary

- **Review further validates the partial replacement approach. Due to current conditions and age, it is proposed that other than the newer gym/cafeteria, this facility should be replaced on site. In general all classrooms are too small, cooling and mechanical systems are problematic, basement classrooms along with general academic obsolescence and a deteriorating building envelope further adds to justification for replacement (in addition a 40 year comparative analysis based on CEFPI evaluation criteria defines this as a building for which investment in new will return the greatest long term value).**
- **The 1996 addition (gym/cafeteria) does require upgrades, primarily in terms of finishes (along with air conditioning).**
- **Security, building entry and provisions for lock down**

Central Elementary –

- **Recommendation is to replace facility (based on its existing location - in midst of a high density commercial zone - current**

condition, age and fragmented layout along with a 40 year comparative analysis based on CEFPI evaluation criteria, this is a facility for which investment in new will return the greatest long term value).

Whiteford Elementary –

- **Add new classroom space that will replace the portables and accommodate some flexibility in enrollment**
- **Mechanical system upgrades and air conditioning**
- **Additional space requirements/modifications as necessary to accommodate all day kindergarten**
- **Entry areas and door hardware modifications to accommodate secured entry upgrades and lock down provisions**

Stranahan Elementary

- **Additional classrooms and space to accommodate classroom needs of pre-K program and to provide an interior corridor system.**
- **Additional space requirements/modifications as necessary to accommodate all day kindergarten**
- **Cafeteria and serving area addition (eliminate dual function gymnasium)**
- **Entry areas and door hardware modifications to accommodate secured entry upgrades and lock down provisions**
- **Mechanical upgrades and air conditioning**

Highland Elementary

- **Maintain an approach that caps the current population. Provide classroom addition to replace portables and accommodate population (6-8 classrooms needed plus a new library). Also provide upgrades to special education classrooms (addition or renovated space)**
- **Restroom upgrades required and possibly cafeteria expansion**
- **Additional space requirements/modifications as necessary to accommodate all day kindergarten**
- **Entry areas and door hardware modifications to accommodate**

secured entry upgrades and lock down provisions

- **Mechanical upgrades and air conditioning**

Sylvan Elementary

- **Provide expansion to separate the gym and cafeteria functions**
- **Classroom addition so as to eliminate the portables and provide needed program space along with provisions to accommodate all day kindergarten**
- **Office space expansion/renovation required along with general layout improvements and overall infrastructure and finishes upgrade**
- **Entry areas and door hardware modifications to accommodate secured entry upgrades and lock down provisions**
- **Mechanical upgrades and air conditioning**