

Central Intermediate School

OPTIONS FOR REPLACEMENT TO MEET THE NEEDS OF THE STUDENT FOR THE FUTURE!

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Central Intermediate School – The Facility

Central Intermediate School is located at 151 South Main Street, one block south of the center of town. The facility is 111,421 square feet and houses district 5th and 6th grade students. It has had several additions and one major renovation including:

- 1907: Original Building was 37,162 sq. ft.
- 1927: Auditorium was added, additional 7,897 sq. ft.
- 1927: Classroom wing addition, additional 36,738 sq. ft.
- 1962: Second Classroom Wing addition, 6,925 sq. ft.
- 1973: Gymnasium addition, 5,613 sq. ft.
- 1990: Third Classroom Wing addition, 17,086 sq. ft.
- 2001: Renovation of current facility

There are numerous advantages and disadvantages to Central Intermediate School in its current location. Below is a list of significant advantages and disadvantages that should be considered by the Board of education should a determination of CIS be made in the future.

Advantages:

1. Given its location, students are able to walk to and from school which has a positive effect to the General Fund as it relates to reduced students being transported to and from school on a daily basis.
2. OJ Work Auditorium which is connected to Central Intermediate School is a respectable performing arts center for the district and has served the district and community well. With the new James R. McIlvaine Performing Arts Center at Wadsworth High School, many productions and musical events have been relocated from OJ Work Auditorium. It is currently being used by community groups and K – 8 productions (when James, R. McIlvaine PAC is unavailable). If CIS is relocated, additional discussions will need to occur as OJ Work Auditorium is still being used over 75 days per year by forty different district and community organizations since the opening of the James R. McIlvaine Performing Arts Center.

Disadvantages:

1. Being located in the center of town, traffic is congested two times per day.
2. Being located in the center of town, many visitors to CIS use the public parking lot to the north of CIS, meant for establishments in the downtown area.
3. Efficiency – CIS is the most costly to operate in terms of utilities (gas and electric) on a yearly basis.

In 2009, the OSFC generated a report for the most recent construction project for Wadsworth City Schools. The report provided an in-depth analysis of our facilities and was used to determine which facilities were to be replaced or renovated per the Ohio School Facilities standards. Central Intermediate School was considered boarder line at that time – 74%. Since WCS just completed a renovation to the building in 2001, the OSFC provided a rating of satisfactory for the facility. With the rating, WCS determined that Central Intermediate School would not be a part of the most recent construction project.

Existing Facility Usage

The Chart below displays current spaces in K – 4 facilities and how each space is being used by the building principal to meet the needs and services of the building.

Building Spaces & How it is being Used								
Building		Kdg Classrooms (1200 sq. ft.)	Regular Classrooms (900 sq. ft.)	Resource Classrooms (600 sq. ft.)	Tutor spaces (< 300 sq. ft.)	Comp. Lab	Music	Art
Franklin	Spaces	4	10	0	4			
	How Used	2 Kdg, Art, Music	8 Gr. Levels, Resource Rm & Comp. Lab		Tutor, Speech & Int. Tutor			
Lincoln	Spaces	4	10	0	2			
	How Used	2 Kdg, Art, Music	8 Gr. Levels, Resource Rm & Comp. Lab		Tutor, Speech, OT/PT			
Valley View	Spaces	4	15	1	3	1	1	1
	How Used	3 Kdg, 1 First Gr.	2 MD, 11 Gr. Levels, Resource Rm, OP/PT Rm	Speech	Tutor	1	1	1
Isham	Spaces	4	15	1	3	1	1	1
	How Used	1 for Bear Cub, & 3 Kdg	2 for Resource Rm, Speech and 12 Gr. Levels	Tutor	2 Tutor and storage	1	1	1
Overlook	Spaces	4	15	1	3	1	1	1
	How Used	2 Kdg, 1 PS and 1 used for Title I	3 PS, 1 Kdg and 11 Gr. Levels	PS Speech	Hearing Imp./Speech	1	1	1

Analysis: Relocating existing staff/functions in each facility will result in open regular classroom space for reconfiguring building levels or for natural growth of the district.

Franklin Elementary:

- There are two large rooms (approximately 1200 square feet) being used as Art and Music rooms. These spaces are being used 3 to 4 times per week – Encore Schedule.
- ***This will result in one space***

Lincoln Elementary:

- There are two large rooms (approximately 1200 square feet) being used as Art and Music rooms. These spaces are being used 3 to 4 times per week – Encore Schedule. These spaces can share the same space as they are never used at the same time based on the Encore Schedule.
- ***This will result in one space***

Valley View Elementary:

- A Resource room is currently using a regular classroom (approximately 900 square feet). This can be relocated to the Resource classroom (approx. 600 sq. ft.) and Speech will be relocated to a tutor space resulting in one open regular classroom.
- Relocate OT/PT to a smaller space – possibilities include tutor room, music/stage room as it is not used all the time. This relocation will result in one open regular classroom.
- ***These reconfigurations will result in two open regular classrooms.***

Isham Elementary:

- Bear Cub is currently using a Kindergarten space before and after school. This space can be used by a classroom teacher during the day resulting in one open regular classroom.
- A Resource room is currently using a regular classroom. This can be relocated to the Resource classroom (approx. 600 sq. ft.) and the tutor in that space can be relocated to a tutor space resulting in one open regular classroom.
- Relocate Speech to a tutor space resulting in one open regular classroom.
- A Resource room is currently using a regular classroom. This space can be relocated to a tutor room resulting in an open regular classroom.
- Bear Cub has one classroom and storage area. I would recommend enclosing in the underside of the stairwell to provide storage for Bear Cub supplies as they would lose storage in the First Floor hall as this space is to be used as a tutor space.
- ***These reconfigurations will result in three open regular classrooms but would have to address storage for Bear Cub.***

Overlook Elementary:

- Share tutor space between hearing impaired and speech freeing up one regular classroom.
- With Preschool at Overlook, space is limited due to additional services. District should consider enclosing one or two ELA spaces to create space for these services, resulting in two open regular classrooms.
- ***These reconfigurations (relocation and enclosing two ELA spaces) will result in two open regular classrooms.***

Summary:

There are additional regular classroom spaces available in the five K-4 facilities in the district. Currently, building principals are using the rooms as they are open and available for them to use. If staff and activities are relocated to appropriate spaces based on size of the room and utilizing/constructing enclosed spaces, it would result in nine (9) regular classrooms available in our K – 4 facilities.

Options to Replace Central Intermediate School

Central Intermediate School has served Wadsworth City Schools and the community well since 1907. It has housed many students and grade levels over the past 108 years and will continue to do so in the future. With older facilities, there are factors that dictate decisions on what to do with a structure. For CIS, these factors will most likely include:

- Meeting the needs of the student population
- Enrollment projections – space is limited and the facility is landlocked with small areas of green space.
- Energy efficiency
- Cost to maintain the facility versus the cost to renovate/build

Given these factors, the Board of Education has several options available to them to start discussions. The following are options for the future of CIS to meet the needs of the students and the community.

1. Addition/Renovation to Central Intermediate School:

From the OSFC 2009 report of our facilities, it was recommended the district add 11,170 sq. ft. based on enrollment projections (427 Fifth Grade students and 440 Sixth Grade students). This additional space would include classrooms and student services spaces to meet current Ohio Design Manual (OSDM) specifications. Many of the existing classroom spaces in CIS are less than 810 sq. ft. which is the minimum classroom size per the OSDM. In addition, many auxiliary spaces being used today were storage spaces or locker rooms in previous years, not equivalent to current OSDM specifications for size and functionality.

Since Central Intermediate is land locked, the only available land for an addition would be on the south side of the facility. This land was purchased from the city of Wadsworth in 2009 and is currently being used as open play field areas for students during recess and physical education classes.

The estimated cost for the addition is approximately \$220.83 per sq. ft. or \$2,466,671.10. This cost per square foot has been provided by the OSFC and confirmed by our most recent Construction Manager for additions in Northeast Ohio for the past five years. Using the OSFC Program of Requirement, the additional square footage would include 7 or 8 regular classrooms, support service spaces (Resource rooms, tutor rooms and Itinerant offices) and non-programmed spaces (corridor, restrooms, HVAC, technology and electrical closets).

2. Addition to WMS to accommodate 5th and 6th grade (Resulting in a 5 – 8 facility):

Wadsworth Middle School was constructed to provide for an addition to the north side of the existing structure. The space is currently an open play field used by numerous athletic programs for practices and is used at times by the physical education classes at WMS. Should this option be considered by the district, I would recommend the following:

- Complete a Program of Requirements to confirm number of classrooms and additional spaces to support the 5th and 6th grade students at WMS. Included in this discussion would

be office support personnel (Administrators, Guidance counselors and secretaries) to determine if these are separate or combined with existing office support personnel.

- Discussion of playground space and green space
- Discussion of additional parking for staff and visitors and how it incorporates into existing WMS parking and the existing Bus Lot. There is space to the east of the existing staff parking lot to increase to meet the staff and visitor parking needs for this addition.
- Discussion of which "Start Time" this configuration will follow: Elementary or WMS/WMS.
- Discussion of increased traffic to the WMS/WHs site with an additional 800+ students and 60+ support staff. This will depend on the "Start Time" discussion since traffic would be less should this addition follow the Elementary schedule.
- Transportation is a large part of this option as additional buses may be necessary. Due to the changing population, it would be a difficult analysis to predict transportation needs in ten years for this option.

Below is an aerial display of the possible addition for WMS .



3. Addition to WMS (6th grade) and reconfigure K- 4 buildings resulting in K-5 buildings:

Under this option, the district has some flexibility to renovate WMS and add one grade level (Sixth grade) to WMS and only add classrooms as the cafeteria, kitchen and gymnasium should be able to accommodate the additional 400 students from one grade level. With this option, the 5th grade students would attend their neighborhood schools.

Since there are currently 9 open classrooms throughout the K-4 facilities, additional space would need to be added to at least one K-4 facility. Franklin Elementary has the most land available for an

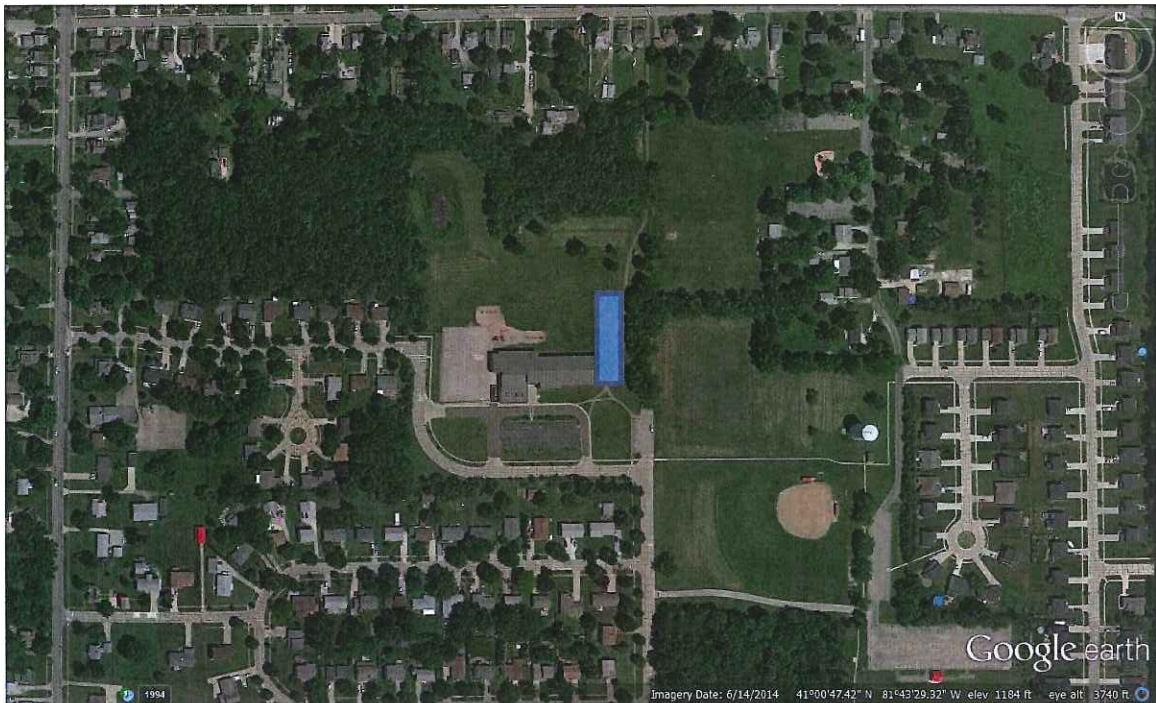
addition – up to 8 regular classrooms and support spaces. In addition, Overlook has the land to add several classrooms on its southwest corner towards the existing barn structure. The number classrooms will be dependent on projected enrollment for Preschool – 5 students.

There are other factors to consider should the district consider this option including:

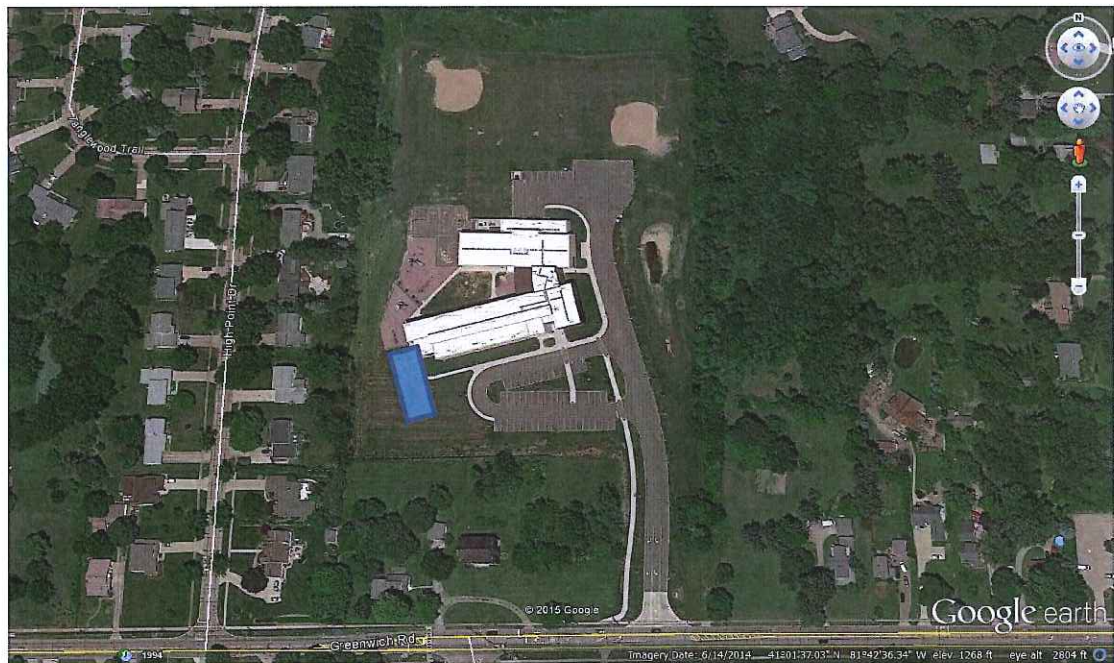
- Parking at WMS, Franklin and Overlook would need to increase due to additional staff and visitor parking.
- Discussion by the district to increase or reduce administrative services for the additional grade level at WMS.
- Transportation should be reduced as 5th grade students would be assigned to their neighborhood school, thus less students being transported.
- Confirm WMS can accommodate the additional 400+ students in the cafeteria for lunch. This may be difficult as WMS uses the current space for study hall outside of lunch service. If this is an issue, there are several options:
 - A cafeteria and kitchen could a part of the addition.
 - Find an alternative solution for WMS study hall when the grade level is using the cafeteria for lunch purposes.

In summary, this option would require the following:

- a. WMS addition to accommodate 6th grade students – 14 regular classrooms with additional small group rooms for other services to support Special Education. Based on the discussion of office support staff, additional space may be necessary and included in the addition. The addition would be similar to the aerial displayed in option #2 but on a smaller scale.
- b. Franklin addition – up to 8 regular classrooms with additional small group rooms for other services. Below is an aerial picture of the addition to Franklin Elementary.



- c. Overlook addition – 4 classrooms with additional small group rooms for other support services. Below is an aerial picture of the addition to Overlook Elementary.



4. New Building:

This final option is to replace Central Intermediate School with a new building on a new property as the existing property does not provide land to construct a new facility while students are still attending the school as we did in our most recent construction project. Although a difficult decision for the Board of Education and the community of Wadsworth, it does provide an opportunity to bring the facility up to current standards to meet the needs of the student population and future educational methods and standards. As discussed earlier in this report, a discussion of OJ Work will be necessary as it is important as our community has invested a great amount of funds in support of its use.

Property:

Property is a key factor for this option. Land in the City of Wadsworth is at a premium with very few properties that meet:

- Size requirements
- Access to multiple access roads
- Within walking distance for neighborhoods to reduce transportation of students

Below is a site analysis for a new facility based on the 2014 Ohio Design Manual with the 10-year projected student enrollment.

New Facility – Site Size
(Per the OSFC School Design Manual for 2014)

Based on 10 year OSFC projection: 867 students (As of 5/14/09)

<u>Site Size</u>	<u>Square Feet</u>	<u>Acres</u>
Building Footprint – (2 story) (128.3 sq. ft. / Student - Blended rate)	111,236	2.554
Playground (50 sq. ft. / Student)	43,350	0.9951
Parking & Drive (43 sq. ft. / Student)	37,281	0.8558
Playing Fields (Multi-purpose field, SB Field, BK Court)	<u>150,000</u>	<u>3.4444</u>
Total	341,867	7.8429
Green Space (20%)	<u>68,373</u>	<u>1.5697</u>
Total	410,240	9.4178

Additional items for consideration:

1. Visitor Parking – need additional spaces as it is limited to 10 spaces
 - a. This is an issue at Overlook, Valley View and Isham
2. Additional space for separation of Bus area from Parent area (drop-off and pick-up area)
 - a. Space/lot for parent stacking
3. Retention Basin – Storm water depends on civil restraints and size of the property
 - a. This is usually part of the green space but its size is determined by the non-pervious surfaces on the site to contain and properly distribute storm water to the City of Wadsworth system.

Recommendation:

Based on the 2014 OSFC design manual, a new facility to educate 867 5th and 6th grade students should be placed on a property of approximately 10 acres. This is based on a two-story configuration. In addition, it is recommended the land should have at least two exit points to a road, preferably two different roads to prevent traffic congestion around the school site.

Based on the OSFC square foot analysis based on student population, the cost for a new building is approximately \$24,564.245 based on the OSFC cost factor for a 5th/6th grade facility. This cost does not include the cost to acquire property for the new facility.

Summary

Central Intermediate School has served the community well in its 108 years of existence. With all structures, there comes a point in its useful life, after considering all the factors related to its existence, when it is time for it to be replaced with a new structure on a new property. Central Intermediate School is nearing that point in its life due to size, efficiencies and cost factors.