



# Stow-Munroe Falls City Schools

Facilities Committee Meeting

September 2023



- Reviewed six (6) consolidated master plan options and costs
- Engaged in small group discussions to discuss pros, cons and preferences of master plan options



# REPORT OUT SUMMARY

	PROS	CONS	PREFERENCE	CONSIDERATIONS
Plan A: (3) new PK-5 Schools, New 6-8 MS, Renovations/Additions to High School	Lower cost Geography Connector between grade levels	Large PK-5 A lot of students Drastic change from neighborhood schools Like 5 <sup>th</sup> -8 <sup>th</sup> graders together	✓✓	<ul style="list-style-type: none"> <li>• PK-5 and 6-8 in one bond issue and HS Renovations in a separate bond issue</li> <li>• Make sure schools represent economics</li> <li>• What are operational costs of 3 vs. 4 PK-5 schools?</li> <li>• Does larger enrollment mean more playgrounds/gyms required?</li> <li>• Keep schools spread around town</li> <li>• Would student/teacher ratio change?</li> </ul>
Plan B: (2) new PK-5 Schools, New 6-8 MS, Renovations/Additions to High School		Too big Too many students Don't prefer 5 <sup>th</sup> graders with 8 <sup>th</sup> graders		
Plan C: New PK-8 School, Renovations/Additions to High School		Too big Too many students Don't prefer 5 <sup>th</sup> -8 <sup>th</sup> graders		
Plan D: (4) new PK-5 Elementary School Buildings, (1) new 6-8 MS Building, and Renovate/Add to the High School	Cost value for extra building Most effective use of money	Increase operating cost	✓✓✓✓	
Plan E: (4) new PK-4's Elementary School buildings, 1 new 5-8 MS Building, and Renovate/Add to the High School	Ok but need to split up 5-8 (5-6 and 7-8 wings or buildings) PK-4 is good split	Too many students Don't prefer 5 <sup>th</sup> graders with 8 <sup>th</sup> graders Offers best of everything		
Plan F: (5) new PK-5's, 1 new 6-8 School Building, and Renovate/Add the High School	Similar to current configuration Maybe easiest to sell to community	Extra operating cost		

# Consolidation Plan Options - Preferences

- a. **OFCC Base Plan: (3) new PK-5 Schools, New 6-8 MS, Renovations/Additions to High School**
- b. ~~(2) new PK-5 Schools, New 6-8 MS, Renovations/Additions to High School~~
- c. ~~New PK-8 School, Renovations/Additions to High School~~
- d. **(4) new PK-5 Elementary School Buildings, (1) new 6-8 MS Building, and Renovate/Add to the High School**
- e. ~~(4) new PK-4's Elementary School buildings, 1 new 5-8 MS Building, and Renovate/Add to the High School~~
- f. ~~(5) new PK-5's, 1 new 6-8 School Building, and Renovate/Add the High School~~

# MASTER PLAN A – OFCC BASE PLAN

Master Plan A- OFCC BASE PLAN	
Scope	Budget
New PK-5 School #1 (801 students, 90,425 SF)	\$ 35,867,236.04
New PK-5 School #2 (801 students, 90,425 SF)	\$ 35,867,236.04
New PK-5 School #3 (802 students, 90,522 SF)	\$ 35,905,661.40
New 6-8 School (1,197 students, 160,613 SF)	\$ 60,839,375.33
Renovations/Additions to Stow-Munroe Falls HS (1,717 students, 322,131 SF)	\$ 85,577,777.19
Abate/Demo Echo Hills ES	\$ 463,348.12
Abate/Demo Fishcreek ES	\$ 415,769.79
Abate/Demo Highland ES	\$ 317,087.43
Abate/Demo Indian Trail ES	\$ 484,692.63
Abate/Demo Riverview ES	\$ 414,504.70
Abate/Demo Woodland ES	\$ 494,759.02
Abate/Demo Lakeview Intermediate	\$ 884,742.65
Abate/Demo Kimpton MS	\$ 980,981.94
<b>Total</b>	<b>\$ 258,513,172.28</b>



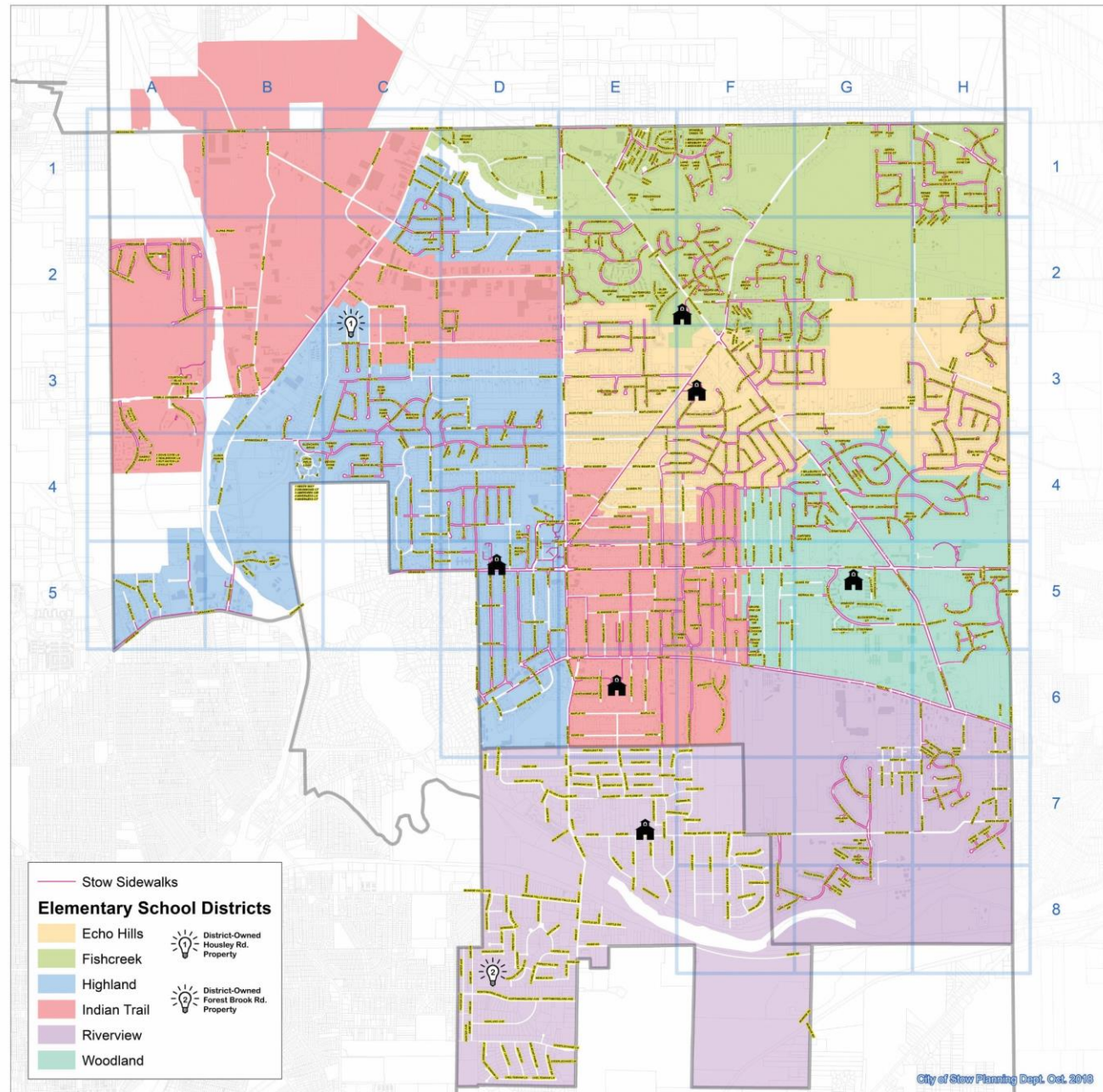
**(3) NEW PK-5 SCHOOLS, NEW 6-8 MS, RENOVATIONS/ADDITIONS TO HIGH SCHOOL**





# **SITE CONSIDERATION & OPTIONS**

# ELEMENTARY SCHOOL BOUNDARY MAP

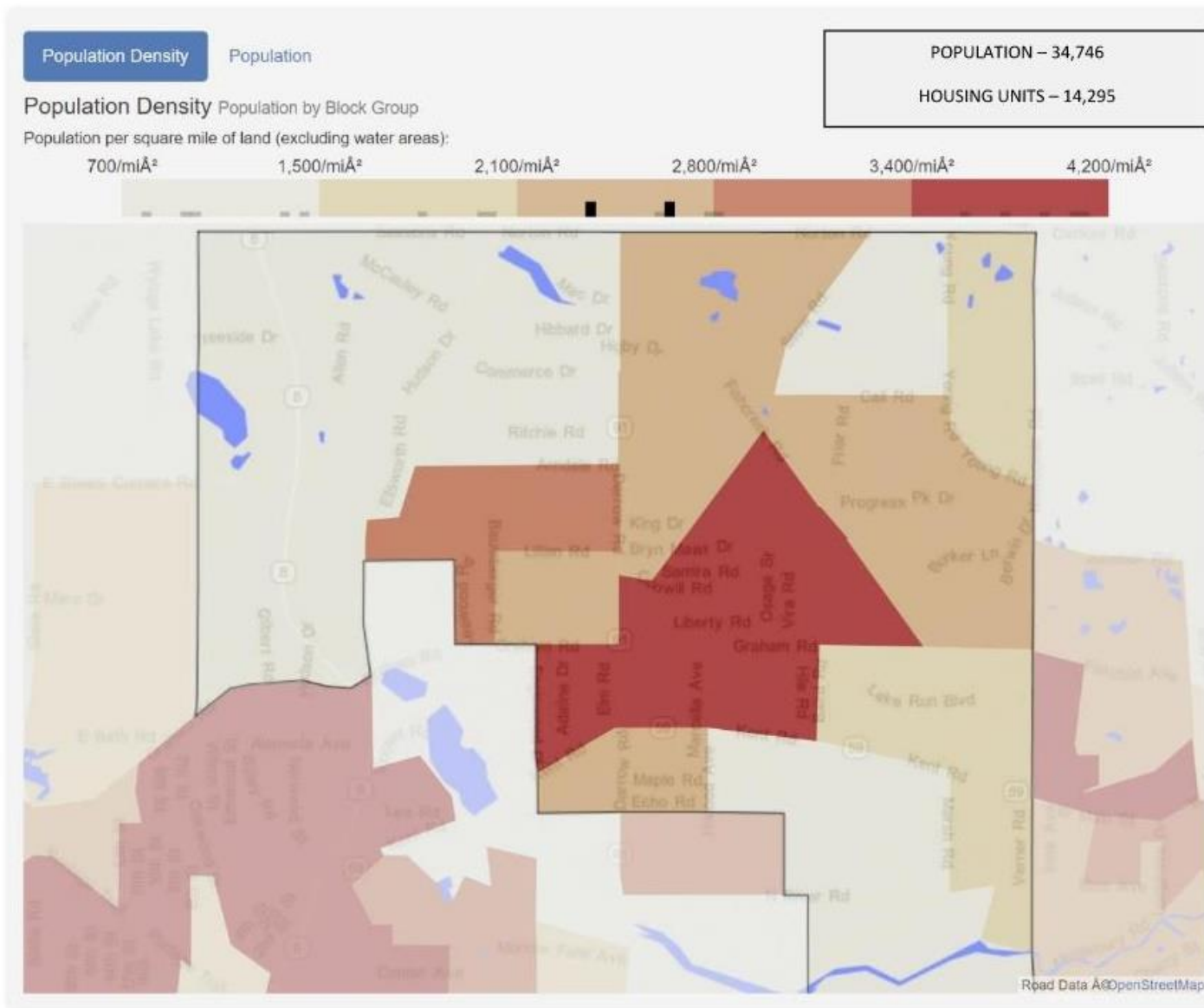


## District Map

Stow-Munroe Falls City School District | Stow, OH



# STOW POPULATION DENSITY MAP

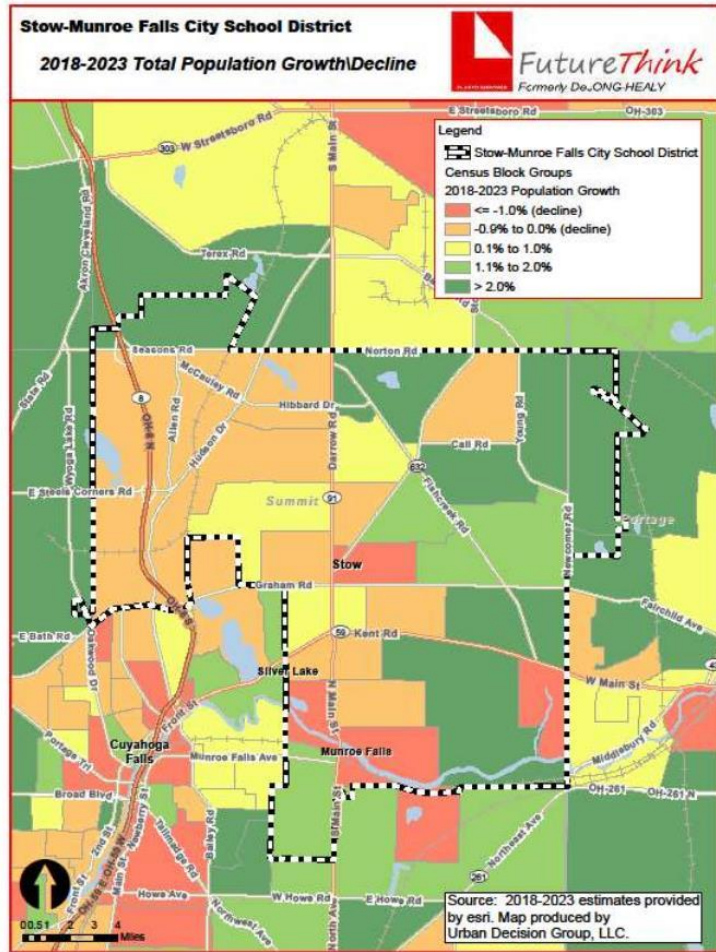


OUR COMMUNITY. OUR FUTURE.

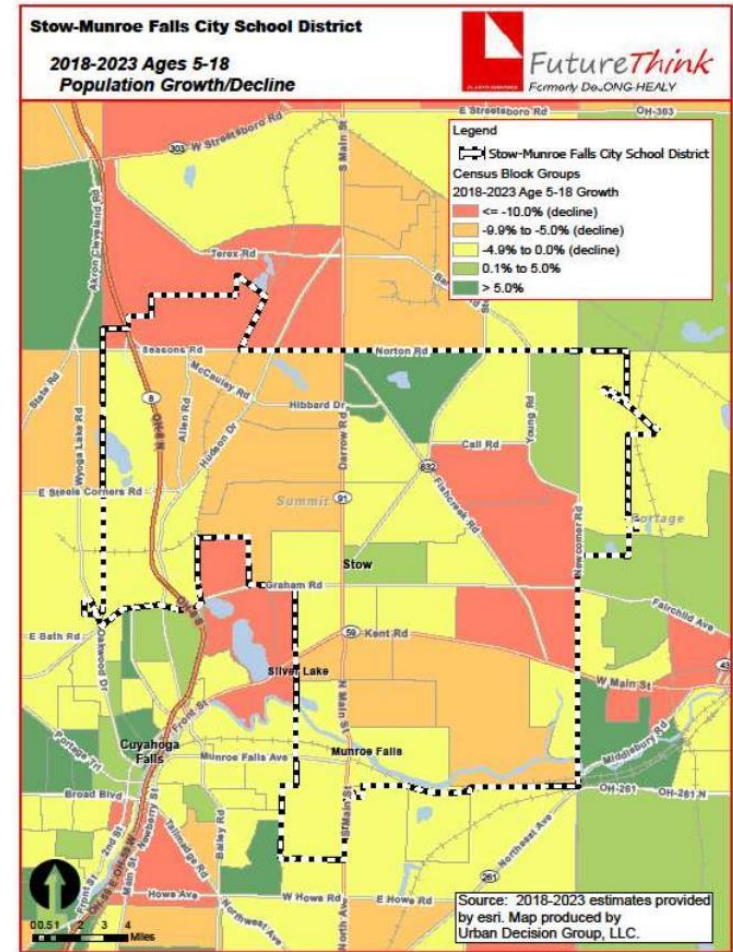
Websource: <https://statisticalatlas.com/place/Ohio/Stow/Overview>



Stow-Munroe Falls City School District



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**Construct New PK-5 School**  
**90,500 SF**

**Evaluation comments:**

- Site can accommodate new school construction while existing remains in service, but is a bit tight
- Fields and parking will have to be placed on top of old building footprint once demolished
- New school could be shifted more the bottom right of site, but ballfields would need to be placed as shown.
- Limited options of site design because of current school placement



# FISHCREEK SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- Good site – ample space
- Existing school can remain in service while new school is constructed
- Some existing driveways and parking can be re-used for new school
- Ample space for ballfields if desired
- 2 entrance/exit points



**Fishcreek Site | 19.2 Acres**

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# FOREST BROOK SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- Ballfield location restricts placement of new school to south end of the site
- Driveway all around the new building would be squeezed with presence of ballfields.
- Only one driveway in and out of site is not ideal
- Extensive tree clearing will have cost impact.
- Would need to explore potential presence of wetlands



**Forest Brook Site | 17.3 Acres**

Stow-Munroe Falls City School District | Munroe Falls, OH

# HOUSLEY SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- Ample site acreage
- Potential for multiple entrance and exit points
- Suitable space for future ballfield is desired
- Extensive tree clearing will have cost impact.
- Would need to explore potential presence of wetlands



# HIGHLAND & LAKEVIEW SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- Ample site acreage – plenty of space for future development
- Potential for multiple entrance and exit points
- Suitable space for future ballfield is desired
- Existing track could remain in place and still have ample greenspace





# INDIAN TRAIL SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- Very constricted site – not a very suitable option
- Constraints on design and placement of new school because of existing school building location
- 2 entrance and exit points are possible
- A future ballfield technically may fit but could be unfavorably close to the new building or surrounding houses and cars



# RIVERVIEW SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- Very constricted site – not a very suitable option
- Constraints on design and placement of new school because of existing school building location
- 2 entrance and exit points are possible
- A future ballfield technically may fit but could be unfavorably close to the new building or surrounding houses and cars



# WOODLAND SITE



## Construct New PK-5 School 90,500 SF

### Evaluation comments:

- There is suitable area to construct a new school on this site while the existing school remains in service
- 2 entrance and exit points are possible
- A future ballfield technically may fit





**Construct New 6-8 School**  
**160,600 SF**

**Evaluation comments:**

- There is suitable area to construct a new school on this site while the existing school remains in service
- Current concept shows placement of school just above existing track, but additional site options are possible
- 3-4 entrance and exit points are possible
- Plenty of space for future ballfields
- Some existing drives and parking could be reused



**Kimpton Site | 31 Acres**

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# Homework

**Think about the following and be prepared to offer opinions at the September committee meeting**

- **What sites do you prefer for new elementary and middle school buildings?**
- **What do you recommend for any buildings going offline?**
- **Other considerations**



# Planning Roadmap

2023

APRIL/MAY

Facility Committee Meetings

SEPTEMBER-DECEMBER

Facility Committee Meetings  
Engagement & Educating Community

2024

JANUARY-MARCH

Facility Committee Meetings  
Engagement & Educating Community

APRIL

Finalization of Master Plan  
Facility Committee Meetings / OFCC Cost Update  
Engagement & Educating Community

MAY

Master Plan Recommendation to  
Board of Education

JUNE/JULY

Board Resolutions

- **NEXT MEETINGS:**
  - October 2023 – Date and time to be announced at Sept. meeting**
  - November 2023 – Date and time to be announced at Sept. meeting**
- 

**DISCUSSION ITEMS:**  
**FINALIZE SITE LOCATIONS, EXPLORE LOCALLY FUNDED INITIATIVES (LFIs), DISCUSS EDUCATION & COMMUNITY ENGAGEMENT**

**Next Steps.....**

T H A N K

Y O U