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# Master Facilities Planning

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**SOUTH EUCLID-  
LYNDHURST  
SCHOOLS**



# Master Facilities Plan

- Review of process to date
- Review of facilities audit
- Master Facilities Plan
- Phases 1-4
- Next steps



# Planning Process

- Identified a need for comprehensive review of facilities
- Gathered feedback from building staff, transportation, custodial and service department staff
- Worked with Ameresco to conduct a full audit of district buildings

# Facilities Audit

- Ameresco conducted a full facilities audit at no cost to the district
- Reviewed all six schools, business office, administration building, and Southlyn
- Each building received a letter grade based on current conditions and work needed



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# Facilities Audit Review

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# Facilities Audit Recap



Building	Square Footage	Year Built	Renovations	Total Potential Upgrades Identified	Grade
Brush High School	292,304	1926	1966, 1996, 2012, 2023	\$27M	D-
Memorial Junior High	128,054	1950	-	\$11M	D+
Greenview	148,621	1958	-	\$8M	C
Rowland	66,730	1960	-	\$4M	C-
Adrian	34,170	1958	-	\$2M	A-
Sunview	41,015	1965	-	\$2M	B
Southlyn	41,696	1959	-	\$8M	F
Business Office	10,575	1956	-	\$360,000	N/A
Admin Building	33,189	1916	-	\$2M	N/A

# Master Facilities Plan



The South Euclid-Lyndhurst Schools Master Facilities Plan is a strategic roadmap designed to ensure that our buildings remain safe, functional, and conducive to high-quality education. By prioritizing fiscal responsibility, proactive maintenance, and a commitment to providing comfortable spaces for students and staff, we aim to create an educational environment that supports success, fosters innovation, and reflects the values of our community. This plan will guide our efforts to preserve and enhance our facilities, ensuring they remain a source of pride and opportunity for decades to come.

# Master Facilities Plan Goals



- Update and maintain district buildings to a high standard to allow for quality education in comfortable environments for students and staff.
- Implement a strategic maintenance schedule to prevent premature wear and systems failures, extend the usability of facilities, avoid costly emergency repairs, and allow for intentional decision-making about the long-term future of district facilities.
- Allocate resources efficiently to ensure a balance between short-term needs and long-term improvements and sustainability.
- Monitor and improve energy usage to optimize efficiency and reduce cost over the long term where possible.
- Engage in transparent communication with students, staff, and the community.



# Facility Improvement Phases

- To support the master facilities plan, the district proposes four phases.
- These phases are dependent on the approval of the Board of Education and funding sources
- Phases, order of projects, and timing are subject to change based on facility needs

# Phase One



## Priorities:

- Address HVAC/Comfort Issues at Brush High School
- Address Pressing Water Penetration Issues at Brush
- Renovate Brush High School 3rd Floor
- Replace High Priority Roofs at Rowland and Memorial

## Estimated Cost:

- \$3.3M

## Funding Source:

- Remaining balance from 2020 Permanent Improvement funds

# Phase Two



## Priorities:

- Brush High School Performing Arts Center (PAC) Renovation
- Renovations at Southlyn for SEL Preschool
- Prioritized District Facility Needs

## Estimated Cost:

- \$14.4M

## Funding Source:

- Permanent Improvement funds; pending BOE/voter approval

# Phase Three



## Priorities:

- Continued HVAC Focused Upgrades at Various District Buildings
  - Boiler Upgrades at Brush, Sunview, Memorial, and Greenview
- District Wide Tuckpointing

## Estimated Cost:

- \$14.6M

## Funding Source:

- Permanent Improvement funds; pending BOE/voter approval

# Phase Four



## Priorities:

- Rowland Boiler Plant Replacements and Adrian HVAC Upgrades
- Districtwide Roof Replacements, Retrofits or Restorations
- Elevator Upgrades or Replacements
- District Wide Priority Exterior Door Replacements
- Districtwide Interior Upgrades (flooring, paint, ceilings, etc.)

## Estimated Cost:

- \$14.9M

## Funding Source:

- Permanent Improvement funds; pending BOE/voter approval



# Next Steps

- Continue engaging with stakeholders
- Board approval of levy for November 2025
- Creation of Master Facilities Plan website
- Begin work towards completion of Phase 1