



Maplewood Richmond Heights School District



Long-Range Facilities Study Committee Report

June 26, 2012

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MRH Mission Statement



The mission of the Maplewood Richmond Heights School District is to inspire and prepare students as leaders, scholars, stewards and citizens for a diverse and changing world.

2012 Charge to MRH Long-Range Facilities Study Committee

The MRH Board of Education directs the Long-Range Facilities Study Committee to evaluate each school facility in light of the following:

- the facility's ability to accommodate cohorts of up to 120 providing the same standard of education that MRH parents have come to expect,
- necessary remediation of problems at the schools that are hampering the faculty in offering a high quality education,
- major maintenance projects that will take place over the next ten years including asphalt, HVAC, roofs, track, and technology infrastructure.

Timeline

February 2012

- February 15, 9:00 a.m. - Administration met with Principals' Council
 - Discussed charge and long-range facilities planning process
- Feb. 16, 2012, 7:00 p.m. - Reviewed process with Board of Education
- Beth Rowland and Bond Wolf consultant met with each group below to review the charge and generate buildings/grounds needs based on that charge:
 - Alternative Services
 - Building and Grounds
 - Coaches and Athletic Director
 - Faculty (in groups from each school)
 - Food Service
 - Technology
- Board of Education invited committee members to March 7, 2012 committee meeting

March 2012

- March 7, 7:00-9:00 p.m. - First committee meeting
- Hosted tours of MRH buildings
 - March 20, 6:00-7:30 p.m. at ECC
 - March 26, 6:00-7:30 p.m. at Elementary

April 2012

- Hosted tours of MRH buildings (continued)
 - April 9, 6:00-8:00 p.m. at MS/HS and Alternative Services
- April 16, 7:00-9:00 p.m. - Second committee meeting

May 2012

- May 1, 7:00-9:00 p.m. - Third committee meeting
- May 31, 7:00-9:00 p.m. - Fourth committee meeting

June 2012

- June 26, 7:00 p.m. - Recommendations presented to the MRH Board of Education

Committee Members

MRH Board of Education

- Maria Langston, President and ELEM, MS parent
- Francis Chmelir, Vice President and ELEM, MS parent
- Lamar Agard, Treasurer and MS, HS parent
- Brooke Rintoul, Secretary and ECC, MS parent
- Nelson Mitten, Director and HS parent
- Julie Pole, Director and ELEM parent
- Ralph Posley, Director and ECC, ELEM parent/grandparent

MRH Central Office Administrators

- Dr. Linda Henke, Superintendent
- Karen Hall, Assistant Superintendent and ELEM parent
- Kay Lesley, Chief Financial Officer
- Beth Rowland, Director of Building and Grounds
- Brian Adkisson, Director of Communications
- Roxanna Mechem, MS Instructional Specialist (incoming Assistant Superintendent July 2012)

MRH Faculty

- Dr. Robert Dillon, MS Principal
- Almut Marino, ECC teacher
- Bill Cordia, ELEM teacher
- Janine Lillard ELEM teacher
- John Harbaugh, MS teacher
- Kathleen Dwyer, HS teacher
- Christopher Meyer, HS teacher

MRH Community

- Anne/Juan Arias, MS, HS parents
- Tina Borge/Joel Lawrence, ECC parents
- Julie Carbrey, ELEM, MS parent
- Jason Dodson, ECC, ELEM parent
- Kristen Fox, ECC parent
- Rebecca Kleba, MS parent
- Michelle Link, ELEM parent
- Pat McMackin, ELEM parent
- Megan Moylan, ELEM parent
- Tonya Powell, ECC, MS, HS parent
- Wes Robb, ELEM parent
- Tonya Speed, MS, HS parent
- Danny Stewart, ELEM parent
- Caroline Strong, ECC parent
- Caren Wood, ELEM parent

MRH High School Students

- Curtis BoClair (Eleventh Grade)
- Natalie Mitten (Ninth Grade)
- Janai Robinson (Ninth Grade)
- Anna Wermuth (Ninth Grade)

MRH Principles of Planning

- Our process will allow for the respectful exchange of ideas, and recommendations will be developed through consensus.
- We will ensure that all recommendations contribute to an atmosphere conducive to learning, including the aesthetics of our buildings.
- Our recommendations will ensure that each child has the opportunity to receive the best education possible in all our buildings.
- Our recommendations will support small class sizes and appropriate classroom space as well as position the district to serve present and future student population.
- Our recommendations will address students with special needs and disabilities.
- Our recommendations will be financially responsible.
- Our recommendations will not violate the district's mission statement.
- Our recommendations will support cooperative arrangements with other educational institutions such as universities and neighboring districts, our two cities, and other community organizations.
- Our recommendations will ensure the health, safety, and security of our students and staff.
- Our recommendations will grow from approaching our problems systemically.
- Our recommendations will show a clear vision for the future of our schools.
- Our recommendations will focus on long-term building maintenance and ensure more efficient use of facilities.
- Our recommendations will support our teachers' ability to use optimally their time and skills.
- Our recommendations will ensure that we communicate to the Maplewood and Richmond Heights communities accurate information regarding the planning process.
- Our recommendations will be based on input from the community, parents, students, and staff to be as inclusive as possible.

History of the Long-Range Facilities Process

The future must be both discovered and created.

Paul Kordis

In February 2012 the Maplewood Richmond Heights Board of Education commissioned the Long-Range Facilities Study Committee to develop a 10-year facilities plan for the district. The Committee was comprised of the Board of Education, parents, students, and district administrators (see Committee Members for a complete listing). They were charged to evaluate each school facility in light of the following:

- the facility's ability to accommodate cohorts of up to 120 providing the same standard of education that MRH parents have come to expect,
- necessary remediation of problems at the schools that are hampering the faculty in offering a high quality education,
- major maintenance projects that will take place over the next ten years including asphalt, HVAC, roofs, track, and technology infrastructure.

Additionally, the Board of Education contracted Bond Wolfe Architects to provide professional guidance and cost estimates for proposed renovation and building projects. Bond Wolfe provides architecture, interior design and planning solutions to a wide range of municipal, educational and commercial clients.

The Committee met four times from March to May and also convened three additional times to tour the Early Childhood Center, Elementary School, Middle School, High School, and Student Success Center (see Timeline for complete listing). At each meeting the Committee was presented with key information that would support their deliberations. The information, from district staff members as well as from outside experts, covered areas such as facility needs generated by the faculty and staff, enrollment projections, salary schedules, operating budgets and bonding capacity.

The overall findings showed the district has a lack of adequate space for storage, health and wellness/athletics. Coupled with growing enrollments in the Early Childhood Center and Elementary School, the district will soon face needs for additional classroom spaces. Additionally, large maintenance projects such as paving, HVAC, roofs, technology upgrades, and others will need to be completed.

Based on all the findings, the Committee worked in small groups to create a list of possible facility projects. From that, each individual voted for the projects they wished to be included in the final plan and in what phase they should be completed (2015, 2018 and 2021). It is anticipated that two of these phases will also need a tax levy increase in addition the bond.

The outcome - presented in this report - presents a continuing vision for the thoughtful use of facilities to support teaching and learning.

Committee Recommendations – 2015

Bond Capacity: \$5,000,000

Recommendation Costs: \$4,760,000

■ Maintenance \$460,000

Middle/High School

Paving \$125,000

- Bus lot replacement
- Healing Arts lot replacement

Roofing and tuckpointing \$80,000

- Central Office roof replacement
- Gym office room replacement

Elementary School

Security \$90,000

- Upgrade exterior lighting
- Exterior Cameras

Early Childhood Center

○ Roofing and tuckpointing \$75,000

- Gym roof replacement

Security \$90,000

- Upgrade exterior lighting
 - Exterior cameras
-

■ Technology \$200,000

- Phone system (Central Office, Middle and High Schools)
- Network switches
- Wireless access points
- Fiber optic connectivity between buildings
- Interactive whiteboards
- Teacher and student computers

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- | | |
|---|-------------|
| ■ ECC Classroom Wing Renovation and Bus Lane Addition | \$4,100,000 |
|---|-------------|

Central Building Renovation:

- Demolition of existing 13 classrooms and hallway renovation on first and second floors
 - Building enclosure renovation
 - Bus lane off Oakland
-

Committee Recommendations – 2018

Bond Capacity: \$6,600,000

Recommendation Costs: \$6,600,000

■ Maintenance \$275,000

Middle/High School

Paving \$110,000

Roofing and tuckpointing \$25,000

○ Building and coping tuckpointing

HVAC \$15,000

○ Cooling tower maintenance

Elementary School

Roofing and tuckpointing \$85,000

Early Childhood Center

○ Paving \$40,000

■ Technology \$200,000

- Network switches
- Wireless access points
- Fiber optic connectivity between buildings
- Interactive whiteboards
- Teacher and student computers

■ High School Field Upgrades \$2,000,000

- Turf field
- Visitor bleachers with storage
- Track replacement

■ High School West Side Renovations \$1,700,000

Concessions Area:

- Concessions
- Public restrooms
- Football locker/restroom
- Athletic and activity storage
- 3 multipurpose/classrooms
- Offices
- Total building gross square feet - 7,000
- Demolition of existing building
- Utility runs
- Exterior plaza

■ Land Purchase \$2,425,000

- Purchase additional land for expansion
-

Committee Recommendations – 2021

Bond Capacity: \$7,800,000

Recommendation Costs: \$8,495,000

■ Maintenance \$495,000

Middle/High School

Roofing and tuckpointing \$200,000

- Main building roof replacement

HVAC \$245,000

- Cafeteria RTU replacement
- Heat pump replacements

Elementary School

Paving \$50,000

■ Technology \$200,000

- Network switches
- Wireless access points
- Fiber optic connectivity between buildings
- Interactive whiteboards
- Teacher and student computers

■ Elementary Two Story Addition \$3,800,000

- 6 Classrooms
- Ancillary spaces
- Gathering area/project space
- Restrooms
- Stairs and elevator
- Building storage
- Total building gross square feet -13,500
- Demolition of existing buildings
- Utilities and circulation
- Additional play space and parking

■ HS Athletic Center

\$4,000,000

- Full size gymnasium with bleachers
 - Restrooms
 - Demolition of existing buildings
 - Site clearing and utility runs
 - Parking and circulation
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Appendix