

To: Indian Hill Board of Education
 From: Facilities Steering Committee
 Subject: Facilities Steering Committee Recommendation

October 15, 2019

Our Vision: With the students at the core of all decisions, we will create a safe learning environment that enhances the social and emotional aspects for every student and enable them to achieve their fullest potential in academics, arts, and athletics.

Background: September 2018 and November 2018 facility teams assessed all 4 buildings, athletics and transportation facilities. We utilized their assessment to kick off our Facilities Steering Committee meeting in the Spring of 2019.

Our mission was three-fold:

1. Understand the total campus findings from the Facility Teams completed end of 2018.
2. Research and benchmark costs against like school districts.
3. Recommend 2-4 campus improvement proposals that deliver against our stated vision. The Committee convened 9 times through the end of September 2019.

Committee’s Guiding Principles throughout the Process:

- Allow all students and staff will thrive in safe, supportive, accessible and collaborative learning environments.
- Address infrastructure and energy improvements needed within the next 10 years (work that must be done regardless).
- Benchmark amongst comparable K-12 learning environments while providing flexibility to adapt to future needs.
- Optimize financial resources provided by our taxpayers to benefit students, staff, and community members for next 20 years.

Process to create options: The steering team broke up into 5 sub teams with the objective of creating 1-2 campus improvement options based on guiding principles for the steering team to consider.

Committee’s Options:

All options are at or below cost as compared to like projects in our benchmark cost data.

All the options include 3 improvement recommendations we believe are needed based on our guiding principles and would be considered our “minimum” level of improvements referenced below:

1. Building entrance safety enhancements and student accessibility improvements in all buildings.
2. Required infrastructure/maintenance/energy improvements that will need to be implemented over the next 10 years to keep the schools operating.
3. Replace Middle School Building - to include Board Office & Community Spaces (storage Holiday Market, Spring Fling, After Prom, Bravesline).

Option A: Estimated Total Cost = \$61.0 - \$66.0 million

School	Improvement Area
Primary	Minimum + renovate kitchen, dining, and auditorium; replace furniture and complete finishes, replacement of exterior windows and doors
Elementary	Minimum + add AC in gymnasium
Middle School	Minimum as defined above replace academic building
High School	Minimum + add AC in gymnasium, replace furniture and find wrestling training space
Transportation	Minimum

Option B: Estimated Total Cost = \$71.0 - \$76.0 million

School	Improvement Area
Primary	ADD - improvements to drop off area
Elementary	ADD - renovate ‘sawtooth’ and main entry; replace furniture; site improvements
Middle School	Same as recommendation A
High School	ADD - renovate music rooms, gym lobby, and training/weight fitness areas
Transportation	ADD - renovate existing facility

Option C: Estimated Total Cost = \$77.0 - \$82.0 million

School	Improvement Area
Primary	Same as recommendation B
Elementary	ADD - replace ‘sawtooth’ and gymnasium with space for the arts (art, choir, band, orchestra) and multi-functional gymnasium/assembly space (middle school equivalent).
Middle School	Same as recommendation A
High School	Same as recommendation B
Transportation	Same as recommendation B

Option D: Estimated Total Cost =\$94-103 million

School	Improvement Area
Primary	Same as recommendation B
Elementary	ADD - separate auditorium
Middle School	Same as recommendation A
High School	ADD - improve practice and band fields and natatorium
Transportation	Replace existing facility

Recommendation:

The facilities steering committee did not take a formal vote on these options, however, the majority of the team was aligned to recommend Option C. No one on the committee was aligned to move forward with. There was robust discussion between Options B & C. Both options deliver on our guiding principles and have long-term value to the taxpayer. The biggest difference between the two options are the improvement areas within the Elementary School – renovate or replace the ‘sawtooth’ building and gymnasium. Most all of the parents on the committee who have recently had a child attend the Elementary School favored option C as this space is a noticeable deficiency today. Ultimately, the board will make the best long-term decision for the campus.

We appreciate the unique opportunity to work with the staff to provide input and feedback into the future capital considerations of the Indian Hill Board of Education.