

# Meeting Minutes – Rootstown Community Meeting #2 | May 2, 2018

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Next Community Meeting – Thursday, May 17 @ 6 PM

## Presenters:

- Superintendent Andrew Hawkins
- Dennis Check – Hasenstab Architects
- Greg Chaplin – Hasenstab Architects
- Ben Rantilla – Hasenstab Architects

## Meeting Items:

### Re-Introduction of Hasenstab Architects Team

- Hasenstab Architects – New Pre-Bond Architect working with the District
  - Attendees: Dennis Check, Greg Chaplin and Ben Rantilla

### Presentation by Hasenstab Architects – Dennis Check, Greg Chaplin and Ben Rantilla

Introduction by Dennis Check of team members and some of Hasenstab Architects background in school work.

### **Recap of concepts presented in Community Meeting #1**

- The school will be partially funded by the OFCC (Ohio Facilities Construction Committee). The OFCC will provide 42% of the money needed to fund the building. The OFCC has a tried and true process that works well for the district and will provide oversight and funding for the project. They will be a part of this process.
- The school will be one building for all PreK-12 students.
- Based on current enrollment and enrollment projections, the OFCC has calculated that the school will need to be about 165,000 square feet in size.
- There are Locally Funded Initiatives (LFI's) that the district would like the community to consider to fund. These are items that the OFCC will not co-fund. These items include athletic fields and athletic buildings, auditoriums / performing arts spaces, and administrative spaces (AAA).
- Co-Funded project and LFI will be a single ballot item.
- Want to do LFI now – less expensive now than it will be in a few years. Extra functions in existing buildings (weight rooms, athletic field restrooms etc.) that will be eliminated when they are demolished are not covered by the co-funded amount. We want to at a minimum put those functions back.
- Dennis reviewed the building location options from the previous meeting.

### **Two Site Options – “South” and “East”**

- The “South” option is a two-story building sited at the far south side of the school's property. Elementary and Middle/High School elements will be separated by a central space with shared functions.
  - Pros:
    - Far from existing schools, which means less disruption during construction
    - Allows for easy traffic circulation; close to bus garage
    - Allows for more athletics space after demolition of existing buildings
  - Cons:
    - Siting and orientation of the building in not ideal

- Building is far from existing athletic facilities, as well as the high school (Part of which could remain in one of the presented options)
- The “East” option is also a two-story building. This option is a more centrally located option sited at the east side of the school’s property. This option will also include Elementary and Middle/High School elements that will be separated by a central space with shared functions.
  - Pros:
    - Close to athletic facilities
    - Central site location
  - Cons:
    - Less circulation around the back of the building
    - Slightly more impact on neighbors during construction
    - Building closer to existing schools
- Main takeaway is that the existing school will remain operational during construction of new school. There is no place in the district to move students if we wanted to build on space occupied by existing buildings. The logistics and cost of moving students is better spent on the new educational facilities.

### **LFI (Locally Funded Initiative)**

Dennis, Ben and Greg met with representatives from the school to discuss needs and wants in the areas of administration, performing arts, curriculum and athletics. We want to start to prioritize these items:

- Administrative Office
  - Office space for school board
  - Built within PreK-12 (Additional Square Feet)
  - Shared common functions between school and board to help stretch LFI dollars
- Performing Arts
  - 500 seats (possibly a combination of fixed and retractable seats)
  - Built within PreK-12 school
  - Must be multi-use (can be used by school and for community events/meetings)
  - Help to offer new opportunities (retain and attract students)
- Curriculum
  - Classrooms vs. Pods; combination of both (possible pod per grade level)
  - 21<sup>st</sup> Century Learning: Give students ability to learn at own pace, in own way
    - This type of learning is accomplished through the built environment, furniture, technology and teaching style/curriculum
  - Separation of Elementary & Middle/High School
    - Function as three separate schools with shared elements in some areas
- Athletics
  - Need for Field House
    - Field House would have to accommodate some of the functions that would be eliminated when existing buildings are demolished (i.e. toilet rooms and locker rooms in elementary school)
    - Not an extravagance; necessary piece
  - New Track

- Consideration for artificial turf field; baseball and softball improvements

### LFI Options

- **LFI Option 1: Keep portion of existing High School**
  - Track/Stadium Improvements
  - Gym portion of existing High School to be retained for auxiliary gym space
    - Additional gym space for school
    - Possible use by community
  - New field house added to existing gym (less expensive by using some existing gym functions: toilet rooms, locker rooms, etc.)
  - Administrative Offices in new PreK-12 school
  - Community Auditorium in new PreK-12 school
- **LFI Option 2: Demo all existing buildings**
  - New, larger Field House
  - Track/Stadium Improvements
  - Administrative Offices in new PreK-12 school
  - Community Auditorium in new PreK-12 school (slightly more money allocated to community auditorium)
- Some minor variations within these schemes are possible and will be solidified as we continue with preliminary design
- Both LFI Options will cost about \$6.8 million

### Questions from the Community:

- 1. Our current square footage between the three buildings is roughly 190,000 square feet. This new building will only be about 165,000 square feet. How do we account for the loss of space?**
  - Answer – With 100+ year-old buildings, there are certain inefficiencies that can be eliminated with the new building. A better layout and use of space means less square footage needed.
- 2. How much will the auditorium portion of the project cost?**
  - Answer – It's difficult to determine exact cost, as the building volume will be part of the new PreK-12 school. However, in both LFI schemes, we are devoting about \$2 million to the auditorium portion. If we can design an auditorium that functions as educational space as well, the OFCC will co-fund part of the space and we can use remaining LFI funds for extras to enhance the auditorium. The main objective is to find creative ways to combine LFI and Co-Funded dollars to stretch square footage.
- 3. How many gyms will be included in the new PreK-12 school?**
  - Answer – Three (3) new gyms will be provided – One gym each for the High School, Middle School and Elementary School.
- 4. What is the plan for cafeteria space?**
  - Answer – Cafeteria space is dictated by the OFCC manual. We can use some of the cafeteria square footage for other functions (i.e. meeting space, extra seating, etc.)

**5. Will the cafeterias be separate by age group?**

- Answer – Yes, cafeteria space is allocated for each grade grouping, but that will be further refined in design. It makes the most sense logistically and economically to share kitchen functions with a central kitchen, but we would still want to keep dining spaces separate for elementary and middle/high school students.

**6. What will the new Performing Arts space be used for?**

- Answer – The goal is for this space to be a flexible facility. It will be used for a combination of school and community uses. (For a partial list of potential uses, see slide 19 of the Community Meeting #2 Presentation) Community use spaces will also help attain LEED certification points, which is a requirement by the OFCC.

**7. What is included in the plan for parking? Is it covered by the Co-Funded amount or LFI?**

- Answer – Only a certain amount of parking space is co-funded by the OFCC. Additional parking space must be paid for with the LFI.

**8. How is building security factored into the plan?**

- Answer – Security, technology and furniture is all built into the OFCC Co-Funded amount.

**9. In the auditorium, will there be fixed seating or removable seating?**

- Answer – This is something that will need to be considered further into design. However, we would like this space to be as flexible as possible. This might be able to be accomplished by some sort of a hybrid design with fixed seating and/or retractable seating.

**10. Is the stage included in the co-funded amount?**

- Answer – The stage is covered by the co-funded amount, but it is just the basic space. We would want to extend that with LFI dollars to enhance the space and add elements that would make it more functional.

**11. Was there a consideration to use the existing gym as auditorium space?**

- Answer – This idea was considered, however, given the possible locations of the new school, it would not be a good solution. The logistics of moving instruments and other equipment from the main school for performances, practice, etc., especially in inclement weather, is not ideal.

**12. What will be kept if the existing High School gym is reused?**

- Answer – Just the physical space will be kept. HVAC, utilities, etc. would be upgraded to make the space more efficient and functional for the new uses.