

Meeting Minutes – Rootstown Community Meeting #4 | May 30, 2018

Presenters:

- Superintendent Andrew Hawkins - Introduction
- Dennis Check – Hasenstab Architects
- Ben Rantilla – Hasenstab Architects
- David Conley – Rockmill Financial Consulting

Meeting Items:

Presentation by Hasenstab Architects – Dennis Check and Ben Rantilla

This presentation can be viewed on YouTube Here: <https://www.youtube.com/watch?v=asTfXTNjX0>

- Introduction and brief recap of the project. This was the last community meeting of the 2017-2018 school year. Hasenstab Architects will continue to work during the summer months to help keep the community informed of the proposed design possibilities for the school district.

Recap of overall project / givens:

- The OFCC (Ohio Facilities Construction Committee) will co-fund a PreK-12 building with LFI (Locally Funded Initiatives) additions. The OFCC will provide 42% and the taxpayers need to fund 58% of the money needed to fund the building. LFI items are the portions of the project that the State will not fund.
- 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 not including the LFI items.
- There are Locally Funded Initiatives (LFI's) that the district would like the community to consider to 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 issue.
- Want to do LFI now – less expensive now than it will be in a few years. There are advantages to include the LFI items now with the OFCC project rather than later. The OFCC will oversee the LFI items as part of this work which is a value to the district. 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.

Two Site Options Further Developed – “South” and “East”

- Reviewed existing campus and how the “South” and “East” potential options for the location of the PreK/12 (co-funded) building work on the site. Focused primarily on the “East” option as an example in the presentation, but all options work for both locations. Both options allow for the students to use the existing schools during construction until the new facility is complete. The “South” and “East” options eliminate the need for “swing space” – a term used for a temporary location if the buildings were being demolished first.

LFI (Locally Funded Initiative) Options

- **LFI Option 1: Maintain / keep the existing high school gymnasium**
 - Gym portion of existing High School to be retained for auxiliary gym space
 - Additional gym space for school
 - Possible use by community

- Keeping part of the existing school is a nice historic reference for the community to the original school building. By keeping the existing gym, the Memorial Garden will also be kept in the current location.
 - Both options include a new 6 or 8 lane synthetic track surface.
 - Both options include a new synthetic turf football field (*Existing grandstands, scoreboard, stadium lights, press box and concession stands will remain – new is not needed and are not a part of the LFI items*)
 - New field house addition to existing high school gym. Showed a potential floor plan for this to get a sense of square footage and cost. Plan shows the existing gym / support space in purple. Other colored areas on the floor plan show the proposed addition for the field house. The addition would include spaces for an entry vestibule, wrestling room space, home lockers, restrooms, a small office and storage space. The spaces in this building will be lost if the LFI portion does not get funded.
 - Administrative Offices shown in orange on a conceptual plan demonstrated a possible location in the new PreK-12 school
 - An Auditorium shown in purple and a very early conceptual plan demonstrated a possible location in the new PreK-12 school. The current thought would be to have a fixed, dedicated performing arts auditorium with sloped seating and a dedicated stage. It would have additional seating that could be retracted out of the back of the space into the cafeteria area to accommodate for more seating. The cafeteria space would be large enough to account for this additional area when needed. This idea saves on a significant amount of square footage which equates to cost. The OFCC co-funds the space for the cafeteria and they will also fund a stage. This cuts down the cost needed for the LFI portion of an auditorium space. With this option, the cafeteria and the auditorium are two separate spaces that can be used at the same time as opposed to a “cafetorium” where the cafeteria functions as either a cafeteria or an auditorium. The possible example shows an auditorium that accommodates for 500 seats for planning purposes at this time. Hasenstab Architects discussed this with the Rootstown Schools performing arts committee prior to this community meeting to talk about this option. This concept received positive feedback from the performing arts committee.
 - In one of the previous community meetings, there was discussion about the Weight Room possibly being designed into the new fieldhouse. After further investigation, it was discovered that there are classes associated with the Weight Room. This would allow this area to be a co-funded space and could be accommodated into the new Pre-K-12 Building.
- **LFI Option 2: Demolish all existing buildings**
 - Both options include a new 6 or 8 lane synthetic track surface
 - Both options include a new synthetic turf football field (*Existing grandstands, scoreboard, stadium lights, press box and concession stands are still good and will remain – new is not needed and are not a part of the LFI items*)
 - A freestanding Field House would be constructed. With this option, the square footage (and thus cost) would increase over the fieldhouse in LFI Option 1 because the functions that would be already in place with the reuse of the existing gymnasium would no longer be available. The existing gym has locker rooms that would now need to be built new and would not provide the fourth wall of the field house.
 - Administrative Offices would be the same concept as Option1
 - The Auditorium would be the same concept as Option 1
 - The Weight Room would be the same concept as Option 1

The “South” Location

- Both LFI Options work for the “East” and “South” Locations. The only difference is that the proposed “South” location would be further away from the proposed field house and existing football field.

Summary

- **Athletics** - Field house accommodates functions lost in demolition of existing buildings, including wrestling room. Weight room will be located in the new Pre-K/12, may use co-funded dollars.
- **Auditorium / Performing Arts Facility** - Combine some proportion of fixed tiered seating with retractable seating; combination of LFI dollars and co-funded dollars.
- **Administration** – Would be LFI dollars but could have a compact footprint that takes advantage of shared spaces in new Pre-K/12
- **Both LFI Options will cost about \$6.8 million** - Allows for LFI Option 1 or LFI Option 2

Community Outreach

- **Accurate information about this project can be found on the Rootstown Local School District Website, the Rootstown Citizens Levy Committee Facebook Page and in the Record-Courier Newspaper.**
 - www.rootstown.sparcc.org
 - <https://www.facebook.com/RootstownLevy/>
 - <http://www.record-courier.com/>

Questions from the Community:

- 1. What is the cost difference between the two LFI Options?**
 - Answer – It would be the same cost. It’s a matter of shifting the dollars around and determining what is a priority.
- 2. What is the risk of trying to demolish the High School around the gym? Would it affect the integrity of the existing gym structure?**
 - Answer – The gym is already essentially a stand-alone structure. It’s not as easy as starting fresh, but we will be able to shore up and enhance the existing building.
- 3. Would playground space be included as part of the co-funded plan?**
 - Answer – Yes, we did not show that on these concepts, but there are various playground spaces outside of the building that are required and will be included. Further design will include further site development.

Rockmill Financial Consulting Presentation

- A presentation and discussion was given by David Conley of Rockmill Financial Consulting. This presentation can be viewed here: <https://www.youtube.com/watch?v=8t3yINudq2U>