

TowerPinkster



RAVENNA PUBLIC SCHOOLS: COMMUNITY FORUM

OCTOBER 16, 2023





TowerPinkster

AGENDA.

1. Welcome/Background
2. Facility Assessment
Summary
3. User Identified Needs
4. Visioning
5. Facility Assessment
Cost Estimate
6. Feedback Exercise
7. Timeline + Next Steps



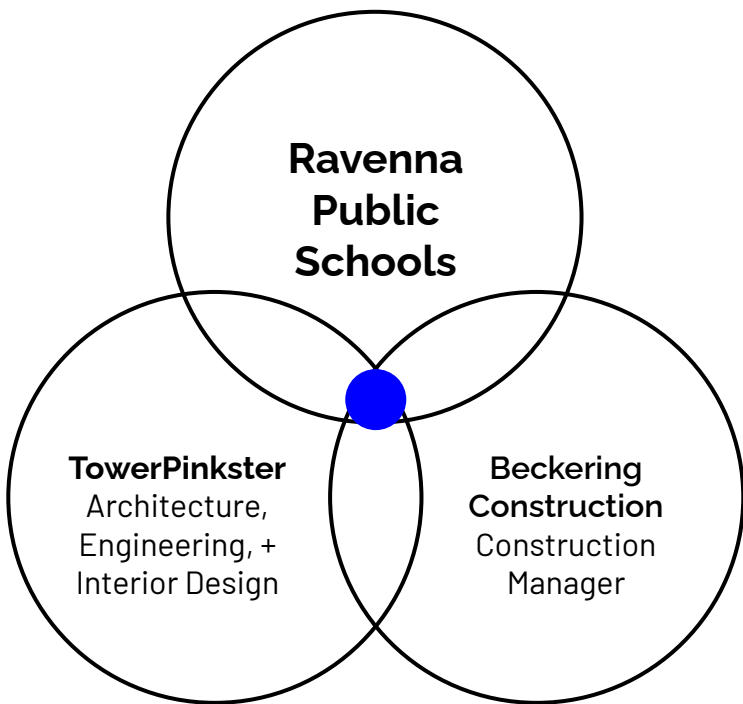
01

WELCOME & BACKGROUND



BACKGROUND

- Thank you for your patience!
- Continue to be focused on providing excellent spaces for our Bulldog Students, past, present and into the future.
- District will continue to partner with Beckering as a Construction Manager and TowerPinkster as Architect and Engineers
- A facility assessment has been completed
- Several staff and community listening sessions have been conducted
- Time to hear from our Ravenna Community!



02

**FACILITIES ASSESSMENT
SUMMARY.**



TowerPinkster

Facility Assessment

- TowerPinkster Architects and Engineers updated the Ravenna Public Schools Facility Assessment June/July 2023.

Opportunities that consistently rose to the top are:

- Secured Entry/Safety
- Doors and Windows
- Exterior Repairs/Stabilization
- Interior Finishes/Casework
- Reorganization of Space to meet Current Educational Needs
- Furniture Replacement
- Mechanical, Electrical, Plumbing Upgrades/Replacement
- Technology Upgrades
- Improvements to the Sports Fields/Gyms
- Bus Barn/Maintenance Building Improvements/Repairs
- Improvements to Bus, Car, Pedestrian Traffic Circulation



2023 Facility Assessment Summary

- Generally, the district buildings and grounds are well maintained
- Safety concerns are prioritized
- Most deficiencies are the result of aging or changes in current needs
- Beechnau Elementary is the most deficient in every area of concern
- Sports fields and gyms are highly valued by the students and community but in need of improvements to augment athletic performance and community enjoyment of sporting events
- There are not enough exterior facilities/growing plots for agricultural education
- Bus Barn and Maintenance Building need repairs and improvements but are not prioritized



TowerPinkster

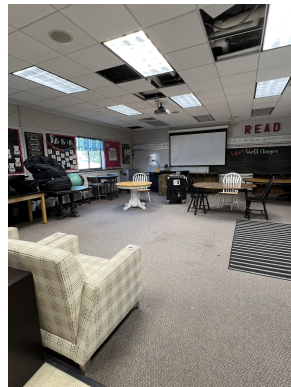
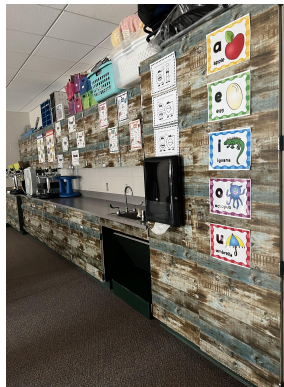
Ravenna High School





TowerPinkster

Beechnau Elementary



03

USER IDENTIFIED NEEDS



User Identified Needs

Ravenna High School:

- Replace tile floors with polished concrete in Unit-B
- A/C in the weight room
- Agricultural Science Upgrades

Middle School:

- New interior signage for wayfinding
- Remove floor tiers from STEM rooms
- New furniture
- Technology to match the high school's
- New A/C in entire building
- New playground equipment

Beechnau Elementary:

- Reconfigure administration office so front desk has view of entrance
- Classroom and restroom/toilet rooms remodel
- New Furniture
- **New A/C, windows, finishes, bathroom and plumbing upgrades in entire building**
- Technology to match high school's
- More security cameras
- Playground & Playfield Upgrades
- Repurpose & Remodel Library Area
- Remodel Lobby Area



User Identified Needs

Administration Office:

- Technology: access controls, security camera, IP-based clocks/displays
- Replace ceiling tiles
- LED lighting
- Central A/C and refresh exterior

Early Childhood Center:

- Technology: A/V, security cameras, IP-based clocks/displays
- Extend parking lot and surface

Athletic Fields:

- Restore grade level of fields and improve drainage
- Track resurfacing
- New scoreboards
- More storage
- Press boxes for south fields
- Lighting for soccer field
- Technology updates and improvements



User Identified Needs

Bus Lot:

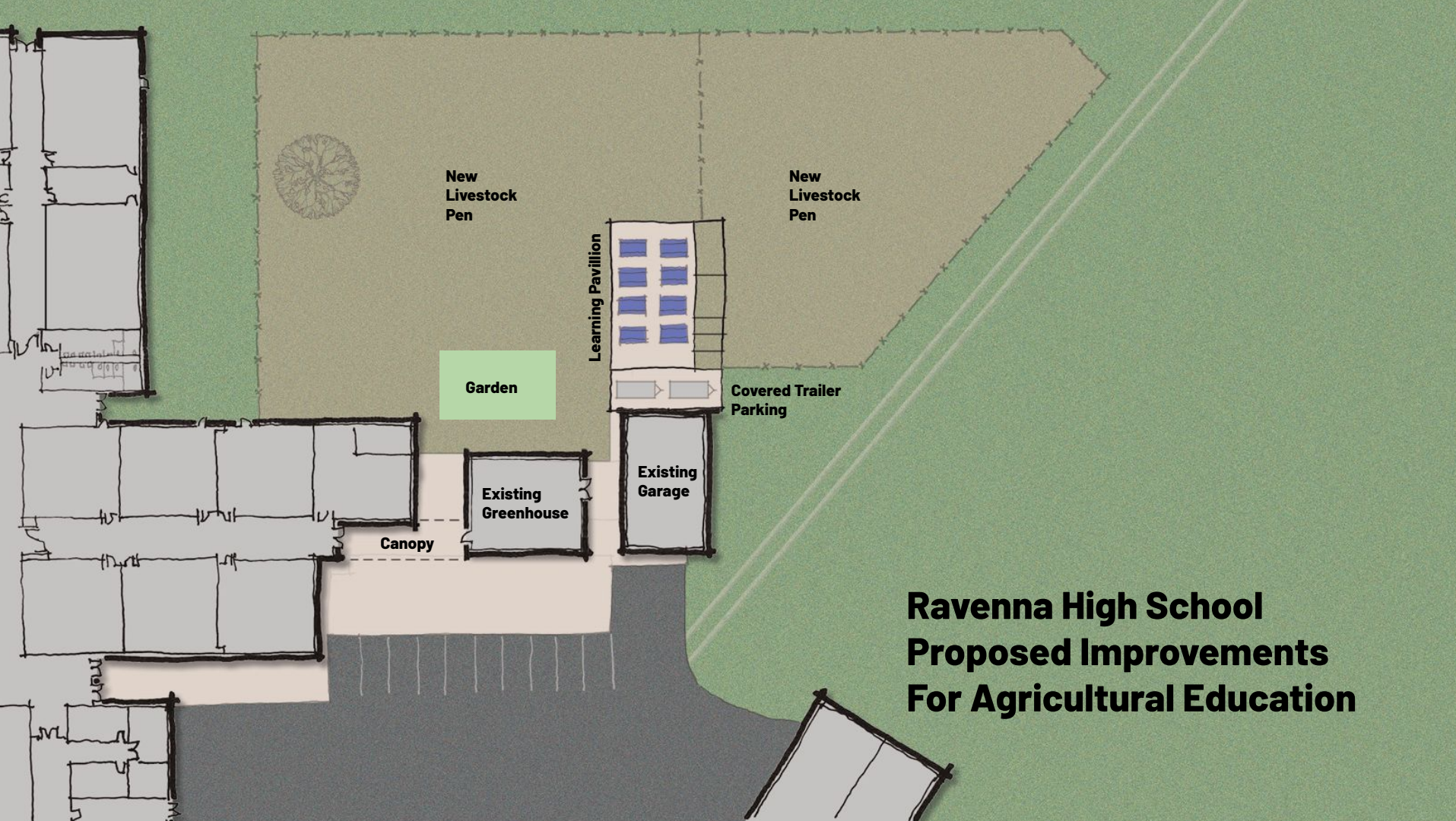
- New buses
- Security cameras
- Parking lot regrade/add paving

Maintenance:

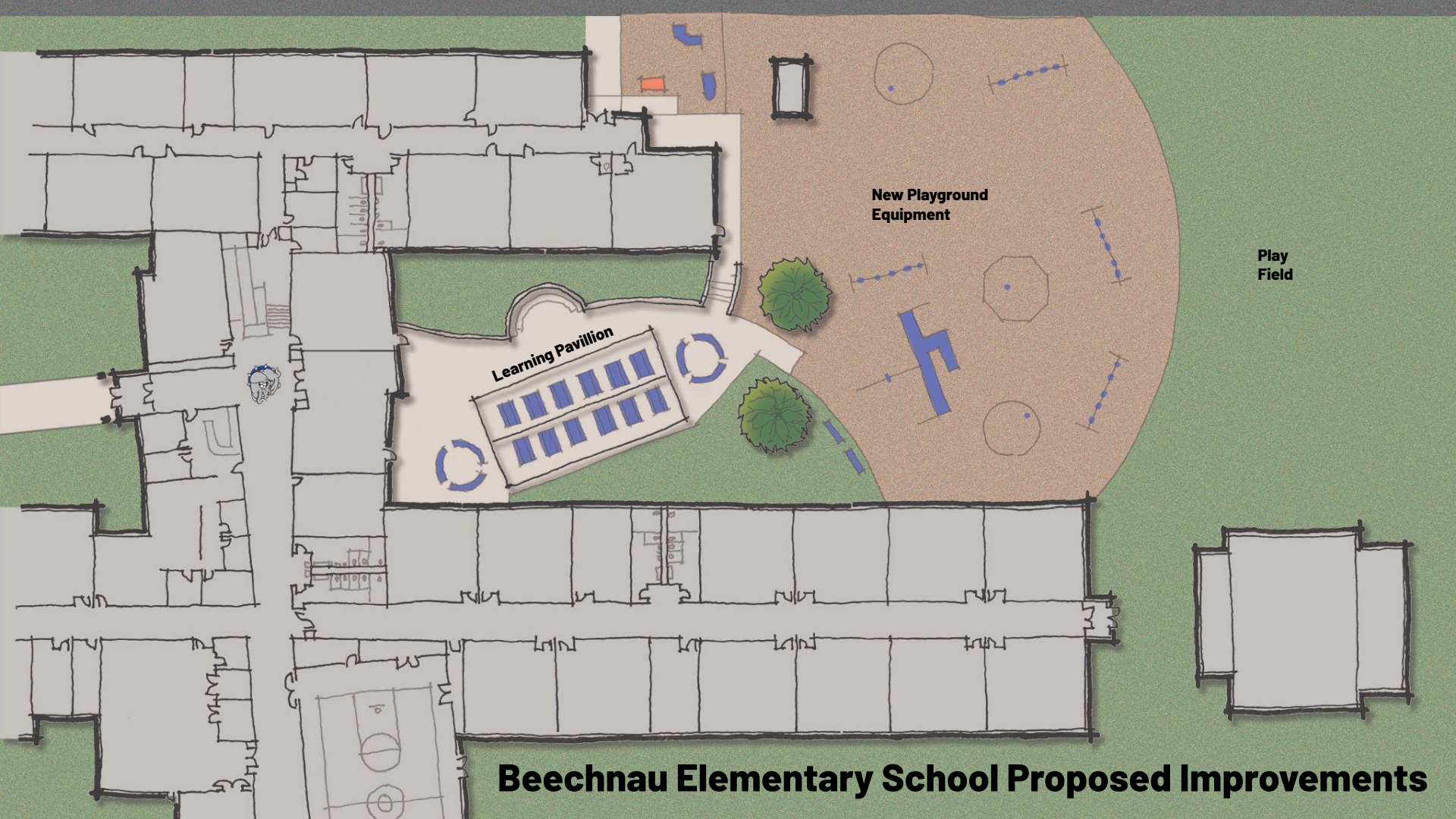
- Repair/replace roof
- New doors
- Added storage
- Reconfigure space to create a maintenance office
- Add technology for maintenance office
- Extend parking lot east and west and pave

04

VISIONING



Ravenna High School Proposed Improvements For Agricultural Education



New Playground
Equipment

Play
Field

Learning Pavillion

Beechnau Elementary School Proposed Improvements

05

COST SUMMARY



TowerPinkster

2023 Facility Assessment Cost Summary

RAVENNA PUBLIC SCHOOLS
Overall Summary
District Facilities Assessment
9/7/2023







Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
High School		1 LS	4,123,310.63	4,123,310.63
Middle School		1 LS	2,064,281.63	2,064,281.63
Beechnau Elementary		1 LS	10,964,617.50	10,964,617.50
Administration		1 LS	1,013,906.70	1,013,906.70
Early Childhood Center		1 LS	291,445.65	291,445.65
Athletic Fields		1 LS	2,011,005.00	2,011,005.00
Bus Lot		1 LS	1,110,555.00	1,110,555.00
Maintenance		1 LS	664,832.25	664,832.25
Total Cost				\$ 22,243,954.35

06

FEEDBACK EXERCISE

Stakeholder Ranking Exercise

Individual Preference

-  #1 Priority
-  #2 Priority
-  #3 Priority
-  #4 Priority

Facility Assessment

- TowerPinkster Architects and Engineers updated the Ravenna Public Schools Facility Assessment June/July 2023.

Opportunities that consistently rose to the top are:

- | | |
|--|---|
| <ul style="list-style-type: none"> Secured Entry/Safety Doors and Windows Exterior Repairs/Stabilization Interior Finishes/Casework Reorganization of Space to meet Current Educational Needs Furniture Replacement Mechanical, Electrical, Plumbing Upgrades/Replacement | <ul style="list-style-type: none"> Technology Upgrades Improvements to the Sports Fields/Gyms Bus Barn/Maintenance Building Improvements/Repairs Improvements to Bus, Car, Pedestrian Traffic Circulation |
|--|---|



TowerPinkster



User Identified Needs

Ravenna High School:

- Replace tile floors with polished concrete in Unit-B
- A/C in the weight room
- Agricultural Science Upgrades

Middle School:

- New interior signage for wayfinding
- Remove floor tiers from STEM rooms
- New furniture
- Technology to match the high school's
- New A/C in entire building
- New playground equipment

Administration Office:

- Technology: access controls, security camera, IP-based clocks/displays
- Replace ceiling tiles
- LED lighting
- Central A/C and refresh exterior

Early Childhood Center:

- Technology: A/V, security cameras, IP-based clocks/displays
- Extend parking lot and surface

Bus Lot:

- New buses
- Security cameras
- Parking lot regrade/add paving

Beechnau Elementary:

- Reconfigure administration office so front desk has view of entrance
- New toilet room design
- New Furniture
- New A/C, windows, finishes, bathroom and plumbing upgrades in entire building**
- Technology to match high school's
- More security cameras
- Playground & Playfield Upgrades
- Repurpose & Remodel Library Area
- Remodel Lobby Area

Athletic Fields:

- Restore grade level of fields and improve drainage
- Track resurfacing
- New scoreboards
- More storage
- Press boxes for south fields
- Lighting for soccer field
- Technology updates and improvements

Maintenance:

- Repair/replace roof
- New doors
- Added storage
- Reconfigure space to create a maintenance office
- Add technology for maintenance office
- Extend parking lot east and west and pave

Ravenna Public Schools Facility Priorities

Community Forum October 16, 2023

Stakeholder Ranking Exercise

Individual Preference

- #1 Priority = 4 points
- #2 Priority = 3 points
- #3 Priority = 2 points
- #4 Priority = 1 point

Facility Assessment

- TowerPinkster Architects and Engineers updated the Ravenna Public Schools Facility Assessment June/July 2023.

Opportunities that consistently rose to the top are:

- | | |
|--|---|
| <ul style="list-style-type: none"> Secured Entry/Safety Doors and Windows Exterior Repairs/Stabilization Interior Finishes/Casework Reorganization of Space to meet Current Educational Needs Furniture Replacement Mechanical, Electrical, Plumbing Upgrades/Replacement | <ul style="list-style-type: none"> Technology Upgrades Improvements to the Sports Fields/Gyms Bus Barn/Maintenance Building Improvements/Repairs Improvements to Bus, Car, Pedestrian Traffic Circulation |
|--|---|



TowerPinkster



User Identified Needs

Ravenna High School:

- Replace tile floor with polished concrete in Unit-B
- A/C in the weight room
- Agricultural Science Upgrades
- 2nd Room Upgrades
- New interior signage for wayfinding
- Remove floor tiers in STEM rooms
- New furniture
- Technology to match the high school's
- New A/C in entire building
- New playground equipment

Administration Office:

- Technology: access controls, security camera, IP-based clocks/displays
- Replace ceiling tiles
- LED lighting
- Central A/C and refresh exterior

Early Childhood Center:

- Technology: A/V, security cameras, IP-based clocks/displays
- Extend parking lot and surface

Bus Lot:

- New buses
- Security cameras
- Parking lot regrade/add paving

Beechnau Elementary:

- Reconfigure administration office so front desk has view of entrance
- New toilet room
- New Furniture
- New A/C, windows, finishes, bathroom and plumbing upgrades in entire building
- Technology to match high school's
- More security cameras
- Playground & Playfield Upgrades
- Repurpose & Remodel Library Area
- Remodel Lobby Area

Athletic Fields:

- Restore grade level of fields and improve drainage
- Track resurfacing
- New scoreboards
- More storage
- Press boxes for south fields
- Lighting for soccer field
- Technological updates and improvements

Maintenance:

- Repair/replace roof
- New doors
- Added storage
- Reconfigure space to create a maintenance office
- Add technology for maintenance office
- Extend parking lot east and west and pave

Stakeholder Priorities

Points Summary

Beechnau Elementary = 210

Athletic Fields = 75

Middle School = 43

High School = 38

Bus Lot = 33

Secured Entry/Safety = 20

Administration Office = 9

Maintenance = 8

Technology Upgrades = 2

Mechanical/Electrical = 1

Early Childhood Center = 0

07

TIMELINE + NEXT STEPS



TowerPinkster

Next Steps

- **November Board Meeting**
 - Resolution to proceed with approved scope





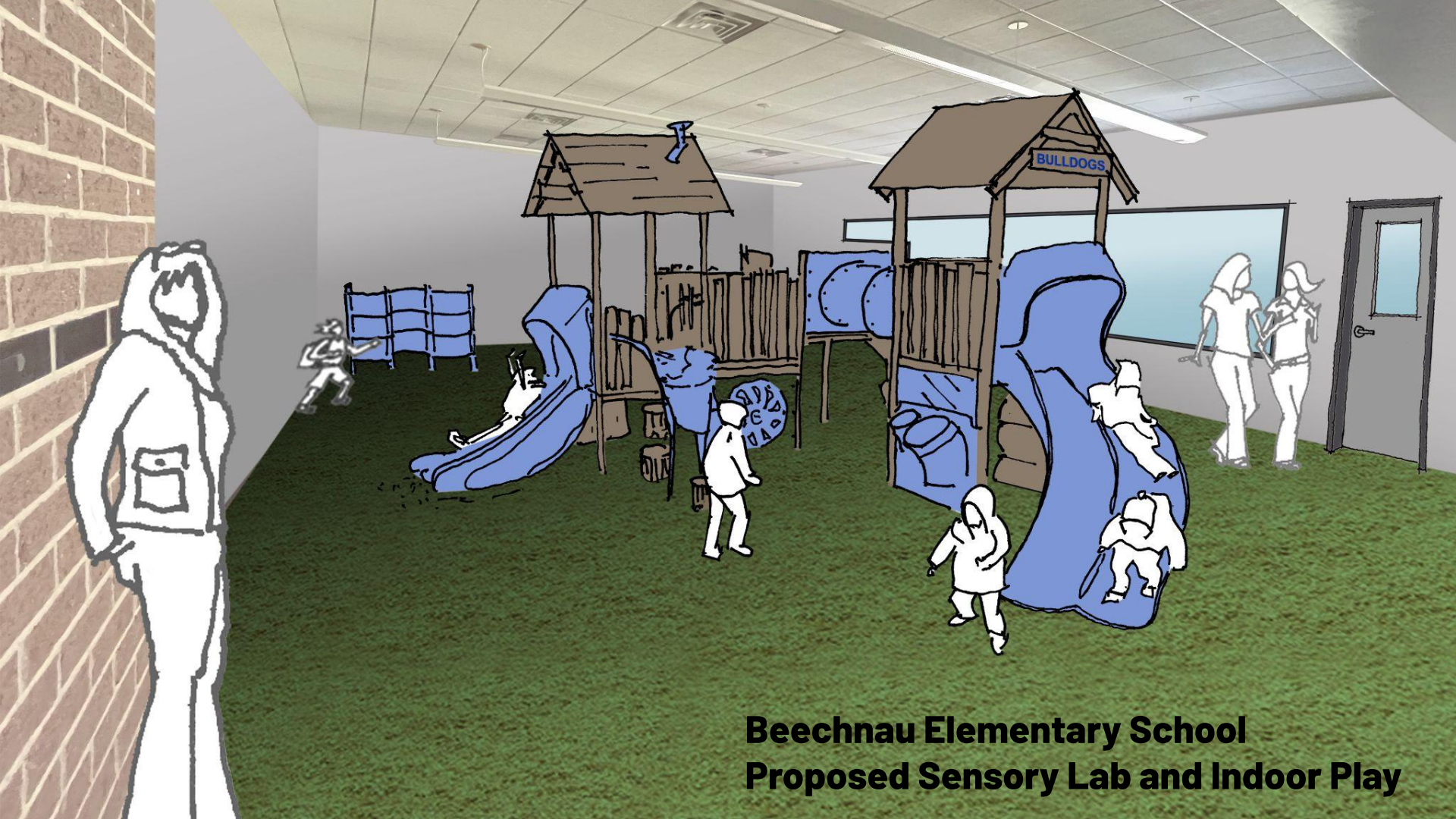
THANK YOU!



Existing Entry Photo



**Beechnau Elementary School
Proposed Entry Improvements**



**Beechnau Elementary School
Proposed Sensory Lab and Indoor Play**



High School Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Auxiliary Gym / Locker Rooms	Light Demolition / Renovation	10,000 SF	180.09	1,800,900.00
Band / Orchestra	Light Demolition / Renovation	2,500 SF	180.09	450,225.00
Weight Room	Flooring / Wall Finishes	1,500 SF	75.04	112,556.25
Weight Room	Addition	1,000 SF	300.15	300,150.00
Corridor Flooring - Unit B	Polished Concrete	2,250 SF	15.01	33,766.88
Building Improvement	Building Code Updates	1 LS	75,037.50	75,037.50
Building Improvement	Update Main Gym Locker Rooms	2 EA	37,518.75	75,037.50
Building Improvement	Update Restrooms	2 EA	37,518.75	75,037.50
Building Improvement	Gym Equipment - Scoreboard	1 LS	30,015.00	30,015.00
Building Improvement	Gym Equipment - Basketball Hoops	1 LS	67,533.75	67,533.75
Building Improvement	Gym Floor - Sand / Refinish	1 LS	30,015.00	30,015.00
Building Improvement	Entrance Canopy Ceiling	1 LS	45,022.50	45,022.50
Site Work	Safety / Parking / Traffic Flow	1 LS	375,187.50	375,187.50
Site Work	Outdoor Ag Learning Center	1 LS	375,187.50	375,187.50
Site Work	School Sign	1 LS	52,526.25	52,526.25
Site Work	Wayfinding Signage	1 LS	37,518.75	37,518.75
Abatement	Asbestos Abatement	1 LS	37,518.75	37,518.75
Mechanical - Unit B	HVAC Upgrades	1 LS	75,037.50	75,037.50
Electrical - Unit B	LED Lighting	1 LS	75,037.50	75,037.50
Technology				
Total Cost				\$ 4,123,310.63



Middle School Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Building Improvement	New Entry Overhang	1 LS	112,556.25	112,556.25
Building Improvement	Wayfinding Interior Signage	1 LS	15,007.50	15,007.50
STEM Learning Space	East Learning Lab Update	1 LS	150,075.00	150,075.00
Building Improvement	Remodel Wrestling Room	1 LS	112,556.25	112,556.25
Building Improvement	Update Flooring - Classrooms / Main Office	1 LS	225,112.50	225,112.50
Building Improvement	Update Finishes - Painting	1 LS	112,556.25	112,556.25
Site Work	Playground Equipment	1 LS	75,037.50	75,037.50
Site Work	Wayfinding Exterior Signage	1 LS	37,518.75	37,518.75
Mechanical	HVAC Upgrades	1 LS	120,060.00	120,060.00
Mechanical	Controls Upgrades	1 LS	120,060.00	120,060.00
Electrical	Electrical Service Upgrades	1 LS	60,030.00	60,030.00
Electrical	Lighting and Lighting Controls	1 LS	150,075.00	150,075.00
Technology	Media Center - Acoustics and Presentation	1 LS	75,037.50	75,037.50
Technology	Building Upgrades	1 LS	586,042.88	586,042.88
Furniture	Building Upgrades	1 LS	112,556.25	112,556.25
Total Cost				\$ 2,064,281.63



Beechnau Elementary Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Classroom Updates - West Wing	Light Demolition / Renovation	12,650 SF	175.95	2,225,767.50
Classroom Updates - East Wing	Light Demolition / Renovation	16,450 SF	146.63	2,411,981.25
Corridors	Update Interior Finishes	11,300 LS	73.31	828,431.25
Building Improvement	Restroom Updates	2,000 SF	73.31	146,625.00
Kitchen / Sery	Light Demolition / Renovation	1,350 SF	175.95	237,532.50
Kitchen / Sery	Kitchen Equipment	1 LS	219,937.50	219,937.50
Cafeteria	Light Demolition / Renovation	2,230 SF	146.63	326,973.75
Gymnasium	Light Demolition / Renovation	4,600 SF	146.63	674,475.00
Building Improvement	Wayfinding Interior Signage	1 LS	14,662.50	14,662.50
Building Improvement	Exterior Window / Door Replacement	1 LS	293,250.00	293,250.00
Building Improvement	West Wing Exterior Wall Renovation	1 LS	146,625.00	146,625.00
Building Improvement	Entry / Landscaping / Walk Up	1 LS	36,656.25	36,656.25
Building Improvement	Roof - Complete	1 LS	-	-
Site Work	Outdoor Learning Center	1 LS	366,562.50	366,562.50
Site Work	Playground Equipment / Upgrades	1 LS	146,625.00	146,625.00
Site Work	Safety / Parking / Traffic Flow	1 LS	366,562.50	366,562.50
Site Work	Wayfinding Signage	1 LS	36,656.25	36,656.25
Abatement	Asbestos Abatement	1 LS	36,656.25	36,656.25
Mechanical	Equipment	1 LS	293,250.00	293,250.00
Mechanical	HVAC Upgrades / Air Conditioning	1 LS	513,187.50	513,187.50
Mechanical	Plumbing Fixtures	1 LS	109,968.75	109,968.75
Electrical	LED Lighting	1 LS	219,937.50	219,937.50
Electrical	Electrical System Upgrades	1 LS	219,937.50	219,937.50
Electrical	Generator	1 LS	109,968.75	109,968.75
Technology	Building Upgrades	1 LS	542,512.50	542,512.50
Furniture	Building Upgrades	1 LS	439,875.00	439,875.00
Total Cost				\$ 10,964,617.50



Administration Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Building Improvement	Upgrade Lobby / Vestibule	1 LS	37,518.75	37,518.75
Building Improvement	Exterior Door / Frame Replacement	1 LS	15,007.50	15,007.50
Building Improvement	Flooring Replacement	1 LS	75,037.50	75,037.50
Building Improvement	Update Interior Finishes	1 LS	75,037.50	75,037.50
Building Improvement	Ceiling Replacement	1 LS	60,030.00	60,030.00
Building Improvement	Bathroom Updates	1 LS	30,015.00	30,015.00
Building Improvement	Replace Cabinets / Casework	1 LS	37,518.75	37,518.75
Building Improvement	Office Walls	1 LS	75,037.50	75,037.50
Site Work	Wayfinding Signage	1 LS	15,007.50	15,007.50
Site Work	Refresh Exterior / Irrigation	1 LS	112,556.25	112,556.25
Abatement	Asbestos Abatement	1 LS	37,518.75	37,518.75
Mechanical	Equipment	1 LS	75,037.50	75,037.50
Mechanical	HVAC Upgrades	1 LS	150,075.00	150,075.00
Electrical	LED Lighting	1 LS	75,037.50	75,037.50
Electrical	Electrical System Upgrades	1 LS	112,556.25	112,556.25
Technology	Building Upgrades	1 LS	30,915.45	30,915.45
Total Cost				\$ 1,013,906.70



Early Childhood Center Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Site Work	Parking Lot Improvements	1 LS	112,556.25	112,556.25
Electrical	LED Lighting	1 LS	75,037.50	75,037.50
Electrical	Lighting Control System	1 LS	67,533.75	67,533.75
Technology	Building Upgrades	1 LS	36,318.15	36,318.15
Total Cost				\$ 291,445.65

Athletic Fields Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Site Work	Retaining Wall - Football Field	1 LS	37,518.75	37,518.75
Site Work	Safety / Parking / Traffic Flow	1 LS	375,187.50	375,187.50
Building Improvement	Baseball / Softball Concessions Updates	1 LS	30,015.00	30,015.00
Site Work	Track Resurfacing	1 LS	112,556.25	112,556.25
Baseball / Softball / Soccer Fields	Press Box / Storage Building	3 EA	225,112.50	675,337.50
Site Work	Baseball / Softball Field Dirt	2 EA	22,511.25	45,022.50
Site Work	Resurface Fields	3 EA	45,022.50	135,067.50
Site Work	Top Dress Football Field	1 EA	45,022.50	45,022.50
Football / Baseball / Softball / Soccer	Outdoor Scoreboards	4 EA	37,518.75	150,075.00
Football / Baseball / Softball / Soccer	Irrigation	4 EA	41,270.63	165,082.50
Football / Baseball / Softball / Soccer	Irrigation Wells	2 EA	15,007.50	30,015.00
Mechanical	Football Locker Room Ventilation	1 LS	30,015.00	30,015.00
Electrical	Soccer Field Lighting	1 LS	75,037.50	75,037.50
Technology	Site Upgrades	1 LS	105,052.50	105,052.50
Total Cost				\$ 2,011,005.00



Bus Lot Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Site Work	Parking Lot Upgrades / Paving	1 LS	150,075.00	150,075.00
Site Work	Upgrade Fencing / Gates	1 LS	75,037.50	75,037.50
Building Improvement	Roof	1 LS	75,037.50	75,037.50
Building Improvement	Finishes	1 LS	150,075.00	150,075.00
Building Improvement	Upgrade Bathrooms	1 LS	52,526.25	52,526.25
Equipment	Buses	3 EA	112,556.25	337,668.75
Mechanical	Building Upgrades	1 LS	120,060.00	120,060.00
Electrical	Building Upgrades	1 LS	120,060.00	120,060.00
Technology	Building Upgrades	1 LS	30,015.00	30,015.00
Total Cost				\$ 1,110,555.00

Maintenance Cost Summary

Area	Scope Description	Quantity	Unit Cost	Total
Building Additions / Renovations				
Site Work	Parking Lot Upgrades / Maintenance	1 LS	75,037.50	75,037.50
Building Improvement	Building Shell Maintenance / Meeting Room	1 LS	300,150.00	300,150.00
Equipment	Upgrade All Equipment	1 LS	150,075.00	150,075.00
Electrical	Electrical System Updates	1 LS	112,556.25	112,556.25
Technology	Building Upgrades	1 LS	27,013.50	27,013.50
Total Cost				\$ 664,832.25



1. DEPARTMENT OF TREASURY July
 - a. Request Department of Treasury Date

2. FACILITY ASSESSMENT May - August
 - a. TowerPinkster to update the previous Facility Assessment
 - b. Draft version will be shared with RPS & Beckering – June 23
 - c. Meet as O.A.C. to review draft assessment – July 6, 10:00am in Greg's Office
 - d. Beckering to complete an updated Facility Assessment estimate
 - e. Meet as O.A.C. to review draft estimate – August 3, 10:00am in Greg's Office
 - f. Present findings at September 11 School Board Meeting

3. ANALYZE & REFINER OPTIONS August - September
 - a. Cost implications with Construction Manager
 - b. Conceptual Ideas & supporting information

4. COMMUNITY DIALOGUE SESSION September/October
 - a. Promote via social media & personal invitations
 - b. Present Facility Assessment & Costs
 - c. Present initial concepts & budgets for feedback
 - d. Incorporate input into the plan

5. INFORMATIONAL BOND VIDEO SHOOT September
 - a. It is preferable to shoot any exterior video while kids are in the buildings and before snow flies.

6. ENROLLMENT PROJECTIONS October
 - a. Order Enrollment Projections to be completed by November 3



- | | |
|--|---------------------|
| 7. BOARD APPROVAL OF BOND SCOPE | November 13 |
| a. Final list of projects & budgets | |
| b. Supporting graphics as required | |
| c. Approval to proceed with the Application to Treasury | |
| 8. DEPARTMENT OF TREASURY APPLICATION | November - December |
| a. Architect and CM to complete bond application | |
| b. Submit application forms to Thrun | |
| 9. Department of Treasury Meeting | January 3, 2024 |
| a. Virtual Meeting | |
| 10. REFER TO ATTORNEY CALENDAR FOR ADDITIONAL STEPS | January |
| b. Signing of the approved application | |
| 11. CAMPAIGN ORGANIZATION | January |
| a. Chair-person(s) organizational meeting | |
| b. Discuss possible bond tools (video, brochures, posters, etc.) | |
| c. Review potential committee members | |
| d. TowerPinkster Marketing Team to support this effort | |
| 12. BOND INFORMATION CAMPAIGN – Citizen's Committee | January – May 2024 |
| a. Bond committee kick off meeting (provide draft info.) | |
| b. Brief Check-in Meetings every two weeks starting in February | |
| 13. SUCCESSFUL ELECTION! | May 7, 2024! |