

# Program Progress Update 22

October 17, 2011

## Introduction

This is the 22nd in a continuing series of Bond Accountability Commission reports on the design/construction and financial performance of the Cleveland Metropolitan School District's school facilities program funded by Issue 14. The report is based largely on the Construction Manager's monthly report for September and CMSD Finance Department reports for September.

## Segment Status

### Segment 1:

A.J. Rickoff (3500 E. 147th St), Miles Park (4090 East 93<sup>rd</sup> St.), Memorial (410 East 152nd St.), and Riverside (14601 Montrose Ave.) elementary schools are completed, as are John Adams (3817 Martin Luther King Jr. Blvd.), John Hay (2075 Stokes Blvd.), and SuccessTech (1440 Lakeside Ave.) high schools, the East High (1349 E. 79th St.) gym project, and the Warm, Safe and Dry program. A masonry contract claim for Rickoff remains to be resolved and is expected to go to trial.

The long-delayed demolition of the Woodhill-Quincy building, now listed as 97 percent complete and is expected to cost \$658,485.72; the original Project Agreement budget for the demolition was \$685,286.00.

**Projected cost: \$206.07 million.**

### Segment 2:

Warner (8315 Jeffries Ave.), Daniel Morgan (1440 East 92<sup>nd</sup> St.), Mary Martin (8200 Brookline Ave.), Franklin D. Roosevelt (800 Linn Drive), Hannah Gibbons (1378 Clearaire Road), and Mary Bethune ((11815 Moulton Avenue) elementary schools are completed, as is James Rhodes High School (5100 Biddulph Ave.).

**Projected cost: \$102.94 million.**

### **Segment 3:**

R.G. Jones (4550 West 150<sup>th</sup> Street); Artemus Ward (4315 West 140<sup>th</sup> Street); Garfield (3800 West 140<sup>th</sup> Street); Patrick Henry (11901 Durant Avenue); Buhner (1600 Buhner Avenue); Wade Park (7600 Wade Park Avenue); East Clark (885 East 146<sup>th</sup> Street); Harvey Rice (2730 East 116<sup>th</sup> St.) elementary schools and Willson elementary (1122 Ansel Road) are completed. Willson site improvements, chiefly a parking lot expansion, were completed in August.

**Projected cost: \$138.01 million.** That is **\$4.32 million** over the amended Project Agreement budget. The projected cost includes about \$4.52 million for Locally Funded Initiative (LFI) features not co-funded by the Ohio School Facilities Commission (OSFC); the Project Agreement budget does not include LFI costs.

The projected cost had been in excess of \$20 million over the Project Agreement budget, but the Board of Education and OSFC modified the budget after the fact. The Administration resolution approved by the Board cited market conditions as the reason for the budget increase.

Change orders for construction and demolition contracts accounted for about \$6.47 million of Segment 3's cost. The reasons for the changes orders are numerous, including "school district request," "design," "field conditions," and "unforeseen."

### **Segment 4:**

With the opening last August of **Anton Grdina** (3050 East 77th St.) and **Mound** (Ackley Road) elementary schools, all Segment 4 schools are completed. The rest are **Jamison** (13905 Harvard Ave.), **George Washington Carver** (2200 East 49th St.), **Charles Dickens** (3552 East 131<sup>st</sup> St.), **Adlai Stevenson** (3938 Jo Ann Drive), **Nathan Hale** (3588 Martin Luther King Jr. Drive) and **Euclid Park** (17914 Euclid Ave.) elementary schools and the **Thomas Jefferson K-12** (3145 West 46<sup>th</sup> St.).

**Projected cost: \$142.82 million.** This amount is about \$6.07 million over the amended Project Agreement budget. The projected cost includes about \$7.78 million for Locally Funded Initiative features not co-funded by the Ohio School Facilities Commission; the Project Agreement budget does not include LFI costs.

The Board of Education voted June 28, 2011, to add \$15.58 million to the Project Agreement budget "primarily due to market conditions."

Contract change orders for Segment 4 construction and demolition have totaled about \$8.76 million

#### **Segment 4 notes:**

- Five of the schools (**Nathan Hale, Euclid Park, Dickens, Stevenson** and **Grdina**) are designed with geothermal heating/cooling systems. The OSFC will no co-fund these systems, which added about \$3.6 million in LFI costs to the District's Segment 4 bill. CMSD officials hope that the additional expense will be paid off in about 12 years by lowering heating/cooling bills.
- The Academic Transformation Plan, which was adopted in March 2010, eliminated **Charles Lake**, 9201 Hillock Avenue, from the segment. The

school has been demolished, and the site is among candidates for a new **Glenville K-8** planned for Segment 6.

- **Mound**, in the Slavic Village area, is intended to meet at least Silver certification standards under the Leadership in Energy and Environmental Design (LEED) program. LEED is an internationally recognized system providing third-party verification that a building was designed and built using strategies aimed at improving performance in energy savings, water efficiency, CO2 emissions reduction, indoor environmental quality, and stewardship of resources. Beginning with Segment 5, the OSFC requires that all new or renovated schools meet at least the LEED Silver standard.
- The Master Plan adopted in July 2008 deleted **Audubon** (3055 Martin L. King Jr. Drive), from Segment 4. The school has been closed, and the Board of Education voted in May 2011 to offer the school for sale to charter school operators. No buyer stepped forward, but now, under a change to state law, the District must also offer the property for lease to charter school operators. If no buyer or renter steps forward, the school may be demolished.
- The old **Mound, Grdina, and Dickens** schools are to be demolished late this year or early in 2012. The old **Stevenson** is being replaced by parkland.

### Segment 5:

Segment 5 includes three high schools, **Max Hayes Vocational** (West 65<sup>th</sup> St. and Walworth) for 800 students, expected to begin classes in August 2015; **John Marshall** (3952 West 140<sup>th</sup> St.), tentatively for 1,200 students, reduced from 1,400, August 2015; **West Side**, 600 students, site and completion date to be determined, and project abandonment possible due to declining enrollment; and a grade 6-12 **Cleveland School of the Arts** (2064 Stearns Road) for 775 students, which originally was a K-12 for 1,000 students, August 2014.

The segment also includes five PreK-8s: **Almira** (1815 Larchmere Blvd.) for 450 students, expected to begin classes August 2013; **Miles** (11918 Miles Avenue) for 450 students, August 2013; **Orchard School of Science** (4200 Bailey Avenue) for 450 students, August 2013; **Paul L. Dunbar** (2200 West 28<sup>th</sup> St.) for 450 students, August 2013; and **Louisa May Alcott** (10308 Baltic Road) for 192 students but changed to 226, January 2013.

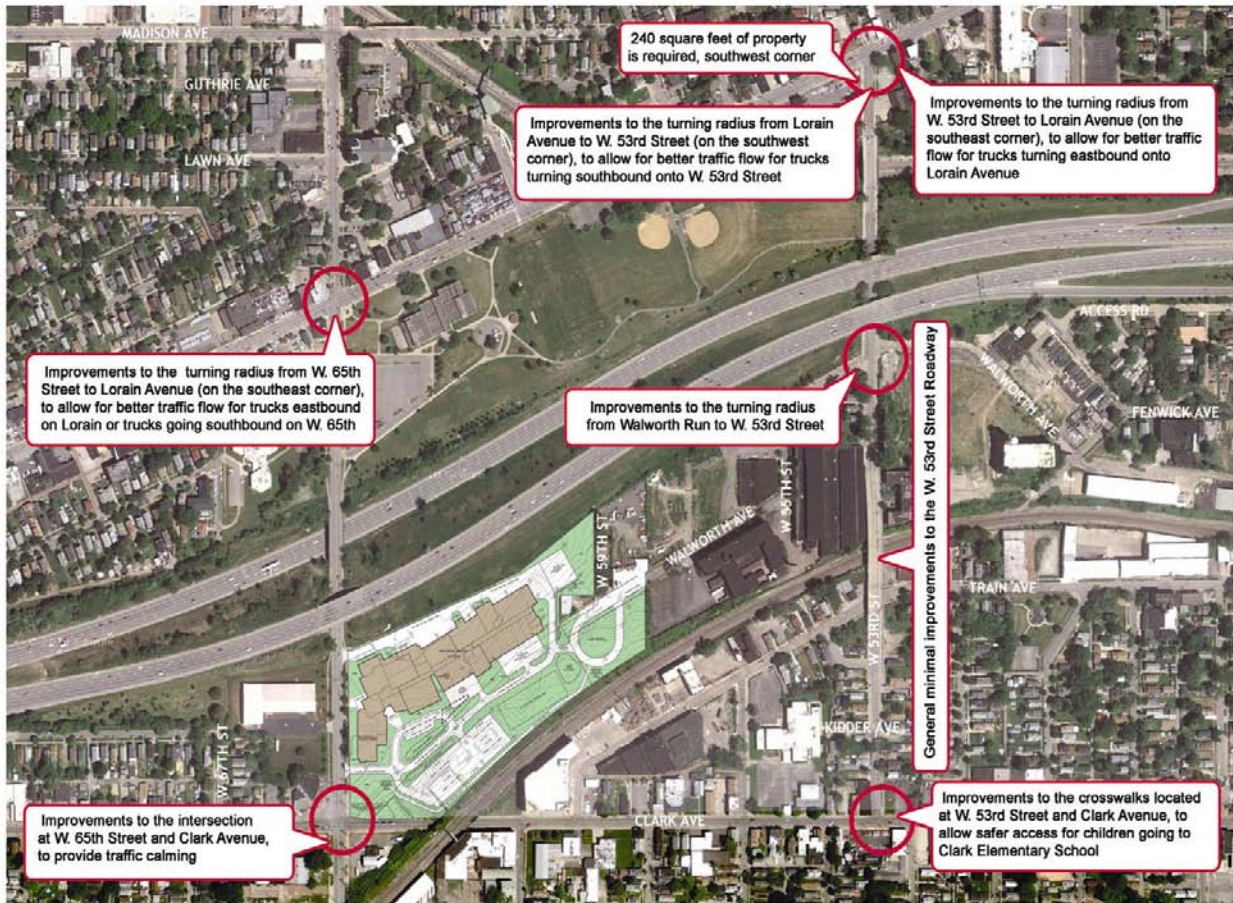
The segment formerly also included **Forest Hill Parkway** (450 East 112<sup>th</sup> Street, 350 students), which was eliminated by the Academic Transformation Plan, and **Charles Mooney** (650 students, 3213 Montclair Avenue), which was removed from Segment 5 in summer 2010.

**Max Hayes:** Work on Max Hayes has been complicated by several factors:

1. Discovery of a large storm sewer running through the site, which limits how the building and other features can be situated. Efforts are under way to determine engineering options that will allow the sewer to bear the weight of soil needed to create the desired slope on the property.
2. Soil contamination from previous industrial uses, which is still being evaluated. The Board of Education is considering a proposal to add \$110,221 to its environmental-testing contract with Hull & Associates at

Hayes. This includes monitoring wells, soil borings and vapor probes to determine the location and extent of organic chemical contamination and how to remediate problems. Among areas of concern are Volatile Organic Compounds (VOCs), PCBs and cyanide. The job may grow further depending on what is found and what the Ohio EPA requires as a result.

3. Need for vacation of Walworth Avenue and various traffic-flow improvements in the neighborhood of the school, partly to accommodate the school's industrial and commercial neighbors, before work can begin on the school. Part of the work is contingent on the City's success in applying for street improvement grants.



**MAX HAYES CAREER TECH HIGH SCHOOL**  
W 65th Street & Clark Avenue



**Cleveland School of the Arts:** A Resolution authorizing a contract with Titan Wrecking & Environmental LLC of Tonawanda, N.Y., for up to \$1,168,664 for demolition and abatement of the Cleveland School of the Arts is pending before the Board of Education. Meanwhile, the District has not yet completed its acquisition of a

parking lot on the south side of the property from the Cleveland Clinic. The design-development process cannot be completed without the property.

**John Marshall:** Several factors also complicate the Marshall project:

1. Demolition of Marshall was postponed a year, until summer 2012, to allow for revision of plans to house Marshall's students during construction at Carl Shuler and Brooklawn schools. Traffic and parking in the neighborhoods have been a concern, as has the expense of modular classrooms that would be needed. No final decisions have been made on these "swing space" issues.
2. A group of neighborhood residents, preservation advocates and John Marshall alumni is campaigning to change the planned Marshall replacement, approved by the Board of Education in July 2008, to a renovation in the interest of historic preservation. The original school, built in 1932, was designed by George M. Hopkinson, who also designed John Hay High School, James A. Rhodes High School and a number of other District schools.

A comparison of the construction cost to local taxpayers of three options for Marshall was the focus of a recent community meeting with District officials and an OSFC representative. The BAC has received these cost estimates through the OSFC:

**Total replacement for 1,200 students** -- \$20.71 million with no auditorium, \$24.71 million with an auditorium.

**Renovation of the front, 3-story portion and auditorium, demolition of the rest, and a new addition, for 1,200 students** -- \$26.04 million.

**Total renovation, including the auditorium, for 1,573 students** -- \$32.78 million.

The OSFC pays for 68 percent of the basic costs of a project, but it does not co-fund certain items, such as auditoriums, and it does not co-fund space in excess of that necessary to accommodate the number of students in the Project Agreement. In this case, the District Administration plans to reduce the Project Agreement for Marshall to 1,200 students from the previous 1,400. The cost of items not covered by the OSFC and for excess space must be borne solely by the District. They are called Locally Funded Initiative costs.

The local cost of the total renovation – the District's 32 percent share plus LFI costs -- is so much higher mainly because the school would have space for 373 more students than proposed for the Project Agreement.

The District Administration wants to reduce the Project Agreement for Marshall to 1,200 students because Marshall last year had only 1,162 students. A larger Marshall would make sense only if the District elected to close its 9<sup>th</sup>-grade academy at Carl Shuler, which had 342 students last year (for a total of 1,504). However, the District Administration has no plans to close the academy.

It should be noted here that the full-renovation option, in addition to costing more in local tax dollars, would provide space for hundreds of students that Marshall does not have. The District would need to pay for heating, cooling and maintaining this unneeded space for many years if full renovation is chosen.

In fact, if Carl Shuler is kept as the Marshall 9<sup>th</sup>-grade academy, a new Marshall of 1,100 might be sufficient in view of a 24 percent decline in Marshall-Shuler enrollment from 2009 to 2011. For further analysis of high school space needs in the District's West Region, see the Bond Accountability Commission's Master Plan Update 14, released in May 2011, at <http://www.cmsdnet.net/en/Resources/Community/BAC.aspx>.

The District's current plans for a new Marshall do not include an auditorium. The OSFC provided a "just a guess" estimate of a new auditorium's cost at the BAC's request, as the other two options include an auditorium.

3. Under the District's stated policy, a Core Team of parents, teachers, neighbors, local business representatives and local officials should have been convened by the school's principal to advise the architect on desired features of the school as soon as the architect was hired last year. In fact, a Marshall Core Team that was recruited more than two years has never been convened to work with the architect.

Community meetings have been held on the question of renovation or replacement, and the District has received community input on the swing-space question, but the Core Team process itself has been absent. So, for example, the question of whether a new Marshall should have an auditorium has not been addressed at the grass-roots level.

**West Side High:** There is every indication at this point that the District will not pursue the 2008 plan to build a 600-student West Side High somewhere between West 65<sup>th</sup> St. and West 117<sup>th</sup> St. The Project Agreement budget for the school is \$21.66 million (about \$6.93 million in local tax dollars, not counting LFI costs. The LFI tab probably would be considerable due to the need to acquire land for the school and demolish any existing structures on that land).

The creation of a Lincoln-West 9<sup>th</sup> grade academy at the new Thomas Jefferson school, as well as the recent sharp drop in Marshall enrollment, have largely reduced high school overcrowding on the city's West Side, making a new West Side High expendable from that standpoint.

**Segment 5 Project Agreement budget: \$201.32 million.**

Segment 5 notes:

- The start of Segment 5 was delayed more than a year by the Academic Transformation Plan process. The District awarded architectural and engineering design bids in March.
- Architectural/engineering design work continues for all schools except the West Side High.

- The elementary-school construction contracts are to be bid in early 2012 following design delays resulting from cost-reduction efforts.
- Forest Hill Parkway was offered for sale to charter-school operators at the price of \$200,000 with a deadline of Aug. 23. No takers came forward, but now a change to state law requires that the District offer the school for sale or lease. Demolition is likely if no buyer or renter is identified.

### **Segment 6:**

On Nov. 16, 2010, the Board of Education authorized a Segment 6 Project Agreement for construction of **Glenville** (location to be determined, \$15.1 million), **Case** (4050 Superior Ave., 14.6 million) and **Buckeye-Woodland** (9511 Buckeye Road, \$15.9 million) K-8s and demolition of **Mount Auburn**, **A.B. Hart** (3901 East 74th Street), **Alexander Hamilton** (3465 East 130th St.), **Audubon** (3055 Martin Luther King Jr. Drive), **Empire** (Empire, 9113 Parmelee Ave.), **Gracemount** (16200 Glendale Ave.), **Henry Longfellow** (650 East 140th St.), **Jesse Owens** (11711 Larchmere Blvd.), **John Raper** (1601 East 85th St.), **Joseph Landis** (10118 Hampden Ave.), **Louis Pasteur** (815 Linn Drive), **Robert Fulton** (3291 East 140th St.), and **Stephen Howe** (1000 Lakeview Road) schools.

However, Landis has been sold to a charter school operator, and Empire, Howe and Owens have now been designated to be kept for storage or possible use as swing sites or future new school sites.

Pasteur is to be demolished this fall to create green space for nearby Franklin D. Roosevelt school. Bid award for demolition of Hamilton is to occur this year.

Auburn, Hart, Audubon, Gracemount, Longfellow, Raper, and Fulton must be offered to charter operators for lease at fair market value before they can be demolished. No operator offered to buy the properties when the District offered them for sale.

In March 2011, resolutions authorizing architects, commissioning agents, and environmental, construction-testing and maintenance plan-advisory services for Segment 6 schools were pulled from the Board agenda and have not been re-submitted.

## Community Inclusion

The School District has set non-binding goals for workforce participation in the construction program as 20 percent for minorities, 5 percent for women, and 20 percent for District residents.

### CMSD Workforce Participation, Sept. 30, 2011

	<b>Total Hrs</b>	<b>Minority Hours</b>		<b>Female Hours</b>		<b>CMSD Resident</b>	
Segment 3							
<b>Artemus Ward</b>	94,357.52	11,772.07	12.48%	2,798.00	2.97%	16,032.49	16.99%
<b>Buhrer</b>	79,303.50	12,810.50	16.15%	3,617.00	4.56%	13,864.50	17.48%
<b>East Clark</b>	81,329.35	17,357.39	21.34%	1,129.75	1.39%	10,808.29	13.29%
<b>Garfield</b>	70,488.75	12,767.00	18.11%	2,302.75	3.27%	12,622.00	17.91%
<b>Harvey Rice</b>	100,251.75	18,425.25	18.38%	2,072.00	2.07%	13,219.75	13.19%
<b>Patrick Henry</b>	108,690.50	16,306.25	15.00%	4,506.00	4.15%	17,060.75	15.70%
<b>RG Jones</b>	86,097.88	12,747.57	14.81%	4,760.50	5.53%	10,148.65	11.79%
<b>Wade Park</b>	82,102.22	14,331.25	17.46%	2,643.50	3.22%	17,576.40	21.41%
<b>Willson</b>	83,344.55	21,277.00	25.53%	2,067.50	2.48%	15,240.25	18.29%
<b>Totals</b>	<b>785,966.02</b>	<b>137,794.28</b>	<b>17.53%</b>	<b>25,897.00</b>	<b>3.29%</b>	<b>126,573.08</b>	<b>16.10%</b>
Segment 4							
<b>M. Cleaveland demo</b>	2,546.25	1,875.75	73.67%	0.00	0.00%	1,485.00	58.32%
<b>Charles Lake</b>	620.50	22.50	3.63%	0.00	0.00%	62.50	10.07%
<b>Euclid Park</b>	44,202.75	9,739.50	22.03%	748.50	1.69%	5,896.25	13.34%
<b>Thomas Jefferson</b>	83,084.89	9,731.38	11.71%	1,827.50	2.20%	10,010.41	12.05%
<b>Jamison</b>	70,803.69	10,066.25	14.22%	1,732.00	2.45%	12,926.25	18.26%
<b>G.W. Carver</b>	86,324.16	15,181.75	17.59%	835.50	0.97%	13,434.00	15.56%
<b>Mound</b>	73,380.85	12,342.00	16.82%	1,196.00	1.63%	8,122.50	11.07%
<b>Nathan Hale</b>	70,450.16	14,950.13	21.22%	785.00	1.11%	16,493.00	23.41%
<b>Adlai Stevenson</b>	82,510.75	16,355.75	19.82%	3,928.25	4.76%	13,504.50	16.37%
<b>Adlai Stevenson site</b>	4,484.75	2,077.50	46.32%	1,017.50	22.69%	866.75	19.33%
<b>Charles Dickens</b>	70,705.83	15,164.78	21.45%	3,182.25	4.50%	15,901.65	22.49%
<b>Anton Grdina</b>	77,449.77	9,161.47	11.83%	1,097.00	1.42%	9,553.47	12.34%
<b>Totals</b>	<b>666,564.35</b>	<b>116,668.76</b>	<b>17.50%</b>	<b>16,349.50</b>	<b>2.45%</b>	<b>108,256.28</b>	<b>16.24%</b>
Segment 5							
<b>Almira</b>	5,389.75	1,412.25	26.20%	0.00	0.00%	873.50	16.21%
<b>Dunbar</b>	3,069.00	2,349.00	76.54%	120.00	3.91%	629.00	20.50%
<b>Miles</b>	2,374.25	1,721.25	72.50%	16.75	0.71%	1,045.75	44.05%
<b>Orchard</b>	4,398.75	2,865.25	65.14%	230.25	5.23%	2,528.25	57.48%
<b>Totals</b>	<b>15,231.75</b>	<b>8,347.75</b>	<b>54.80%</b>	<b>367.00</b>	<b>2.41%</b>	<b>5,076.50</b>	<b>33.33%</b>



CMSD Workforce Participation, Sept. 30, 2011

	<b>Total Hrs</b>	<b>Minority Hours</b>		<b>Female Hours</b>		<b>CMSD Resident</b>	
Other projects							
<b>Administration Bldg.</b>	4,169.50	118.50	2.84%	19.00	0.46%	103.50	2.48%
<b>Alexander Hamilton</b>	90	44	48.89%	0.00	0.00%	0.00	0.00%
<b>Collinwood</b>	15,781.00	1,422.00	9.01%	659.00	4.18%	2,058.50	13.04%
<b>Facelift</b>	32,520.50	17,211.00	52.92%	4,099.00	12.60%	19,159.50	58.92%
<b>John Raper FERP</b>	400.50	233.00	58.18%	0.00	0.00%	13.00	3.25%
<b>McKinley FERP</b>	386.75	214.50	55.46%	0.00	0.00%	0.00	0.00%
<b>Alfred Benesch</b>	2,830.00	1,159.50	40.97%	107.00	3.78%	1,086.50	38.39%
<b>Bratenahl</b>	9,270.25	1,198.50	12.93%	675.50	7.29%	1,750.25	18.88%
<b>Giddings</b>	980.00	366.50	37.40%	0.00	0.00%	201.50	20.56%
<b>WSD 2008</b>	4,846.00	1,151.00	23.75%	95.00	1.96%	1,615.00	33.33%
<b>WSD 2009 A.B. Hart</b>	3,528.55	2,611.55	74.01%	0.00	0.00%	2,611.55	74.01%
<b>WSD 2009 Almira</b>	133.50	0.00	0.00%	0.00	0.00%	69.50	52.06%
<b>WSD 2009 Davis</b>	4,288.00	2,413.25	56.28%	440.50	10.27%	1,591.00	37.10%
<b>WSD 2009 Pasteur</b>	1,141.00	20.00	1.75%	0.00	0.00%	0.00	0.00%
<b>WSD 2009 W. Wright</b>	11,437.50	1,765.00	15.43%	668.50	5.84%	2,319.50	20.28%
<b>WSD 2009 M. Spellacy</b>	6,109.75	4,349.75	71.19%	239.50	3.92%	3,173.00	51.93%
<b>WSD 2009 MLK</b>	535.50	42.00	7.84%	0.00	0.00%	0.00	0.00%
<b>WSD 2009 P. Dunbar</b>	812.50	0.00	0.00%	0.00	0.00%	380.50	46.83%
<b>WSD 2009 Lincoln-West</b>	1,488.50	43.00	2.89%	0.00	0.00%	142.00	9.54%
<b>WSD 2010 G. Morgan</b>	3,562.75	265.50	7.45%	102.00	2.86%	351.00	9.85%
<b>WSD 2010 Wash. Park</b>	1,403.00	39.00	2.78%	3.25	0.23%	55.50	3.96%
<b>WSD 2010 Ginn Acad</b>	5,887.25	1,766.00	30.00%	0.00	0.00%	1,050.25	17.84%
<b>WSD 2010 Glenville</b>	7,596.75	3,120.25	41.07%	448.00	5.90%	3,784.50	49.82%
<b>WSD 2010/11 East Tech</b>	4,558.25	315.00	6.91%	66.00	1.45%	681.50	14.95%
<b>WSD 2010 W. Young</b>	2,441.50	490.50	20.09%	0.00	0.00%	298.00	12.21%
<b>WSD 2011 JFK</b>	2,248.01	1,179.43	52.47%	104.50	4.65%	1,194.70	53.14%
<b>WSD 2011 N. Baker</b>	112.00	40.00	35.71%	0.00	0.00%	0.00	0.00%
<b>New Tech Hayes 2011</b>	2,338.50	1,454.00	62.18%	75.00	3.21%	1,274.50	54.50%
<b>Mound Properties</b>	1300.25	391.5	30.11%	0.00	0.00%	462	35.53%
<b>Totals</b>	<b>132,197.56</b>	<b>43,424.23</b>	<b>32.85%</b>	<b>7,801.75</b>	<b>5.90%</b>	<b>45,426.75</b>	<b>34.36%</b>

Contact the BAC: You may reach the Bond Accountability Commission at [bondaccountability@hotmail.com](mailto:bondaccountability@hotmail.com), or call (440) 781-8654.