



# Lay Facilities Committee

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## Buildings Committee | **February 2013** Suggestions & Parameters for Pricing Scenarios

“Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans. Aim high in hope and work. Remembering that a noble, logical diagram once recorded will not die.”

- *Daniel H. Burnham*

# Buildings Committee

## Elementary & Middle School Parameters

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### **Pre-World War II Buildings**

- Remove all Post-War additions
- Renovate Pre-War building, deviating from demolition at RoxMid & Monticello in Plan C
- Restore exterior appearance to original design
- Any additions should match original buildings' architecture
- Retain original entrances for daily or ceremonial use
- Explore potential of historic tax credits as additional funding stream

### **Post-World War II Buildings (Wiley & Gearity)**

- No particular design considerations
- At Wiley, the auditorium is the only valued asset

### **Footprint Buildings (Boulevard & Fairfax)**

- Replace or close, do not spend funds to renovate

# Buildings Committee

## **Cleveland Heights High School | Common Issues**

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### **Issues Heights Shares With Other Buildings:**

- Dated and inefficient mechanical systems
- Flawed additions that create access issues and floor plans
- Poor ADA access
- Inadequate kitchens and bathrooms
- Classrooms are typically too small for current education methods, buildings lack sufficient common spaces and suffer from poor utilization of square footage.

# Buildings Committee

## Cleveland Heights High School | Unique Issues

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### **Specialized Needs**

- The breadth of courses offered at Heights requires far more unique and specialized spaces than in the other buildings. For example, the needs for CTE and Chemistry are far different than those of PK-5 classrooms.
- With an enrollment of 1,600 and large staff, the high school often has meetings and events that draw more than 25 people but less than 500. While current spaces are large enough to accommodate these sizes, they require constant set-up and teardown (creating labor costs) owing to other uses, plus these spaces are not ideal for current needs. The building is often limited in how many large events it can host simultaneously owing to the finite number of appropriate spaces.

# Buildings Committee

## Cleveland Heights High School | Unique Issues

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### **Athletic Programs**

- The High School fields far more teams and programs than seen in the K-8 cohort
- The two 1926 gyms and pool were added to with a gym and pool in 1958/62. These facilities predate expansion not only of men's programs but a tremendous growth in women's programming, utilizing spaces that have seen little expansion or alteration in 50 years.
- High School athletic events draw crowds of fans into the thousands requiring consideration for stands, concessions, parking, etc.
- Heights is home to the only indoor pool in the community but lacks capacity, access and locker rooms allowing the pool to serve the public.

# Buildings Committee

## Cleveland Heights High School | Unique Issues

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### Size

- Heights is the largest building in the District, but additions since 1930 have not adhered to the original plan and floor plates, creating access issues.
- Lack of a comprehensive space utilization plan has programs and spaces often used before and after school in the center of the building requiring access to most of the building for just a few.
- Administrative offices are located in multiple locations throughout the building posing access issues for visitors.

# Buildings Committee | **Renovate, Rebuild & New**

## Cleveland Heights High School



# Buildings Committee

## Cleveland Heights High School | Design Parameters

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### **Front of Building - Cedar Road**

- Remove the Science Wing from the front of the building. Make the front façade symmetrical and pleasing from the street. The high school is the show piece of our district. Everyone who passes by Cedar Road sees it and forms an impression of the schools and the Heights based on what they see.
- Heights High is the only Heights-Hillcrest High School located not on a campus set back from the street (ex. Shaker, Brush, Beachwood, Mayfield, Orange or Solon) and the only school in our district located on two major streets.
- Replace the South Pool with a new pool designed for public use with two sets of locker rooms per gender, family changing rooms and easy access for the public.
- Renovate the South Gym and explore expansion of the space to the west.



# Buildings Committee

## Cleveland Heights High School | Design Parameters

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### **West Side of Building**

- Renovate the 1930 addition in place of demolition in Plan C
- Demolish 1972 addition and 1958/62 infills
- Demolish 1926 West Gym and 1926 Wood Shop (now stage crew and band room)
- Locate all CTE spaces at Heights and insure the space is flexible to enable future programs variations
- Replace the East and West gym with a new field house gym with locker rooms

# Buildings Committee

## Cleveland Heights High School | Design Parameters

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### **Center & Rear of Building**

- Renovate special interior spaces (like the auditorium) and historic exterior features (the clock tower). Because it is likely that OSFC money would not pay for these, consider applying for historic preservation tax credits.
- “Mechanical Block” north of the auditorium stage houses four classrooms and the converted North Pool, now classrooms. If these spaces cannot be renovated and retasked, demolish them for new construction, but utilize the design concepts seen in the masonry work
- Restore the courtyard/airwell to the west of the auditorium, possibly creating an atrium, to allow light to filter into the building and create an uplifting space
- Restore the Courtyard to a landscaped collegiate quadrangle

# Buildings Committee

## Cleveland Heights High School | Design Parameters

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### East Side of Building

- Renovate the 1949 Social Room addition and two stories of classrooms above, not demolished as in Plan C.
- Place community spaces on the east side of the building for public access so that the general public will benefit from the renovation. Spaces include: pool, library, meeting rooms, administrative offices, perhaps even a culinary institute café to showcase the culinary arts CTE program.
- Move all administrative offices to the current Library space with a visitor's entrance on the east side of the building.
- Move the IMD classrooms, library and classrooms to new construction located above the cafeteria and kitchen. Add new formal entrance off of the parking lot. Explore a mini-auditorium at ground level for concerts, recitals lectures, meetings, wired for distance learning, easy for the entire community to use.

# Buildings Committee

## Cleveland Heights High School | Design Parameters

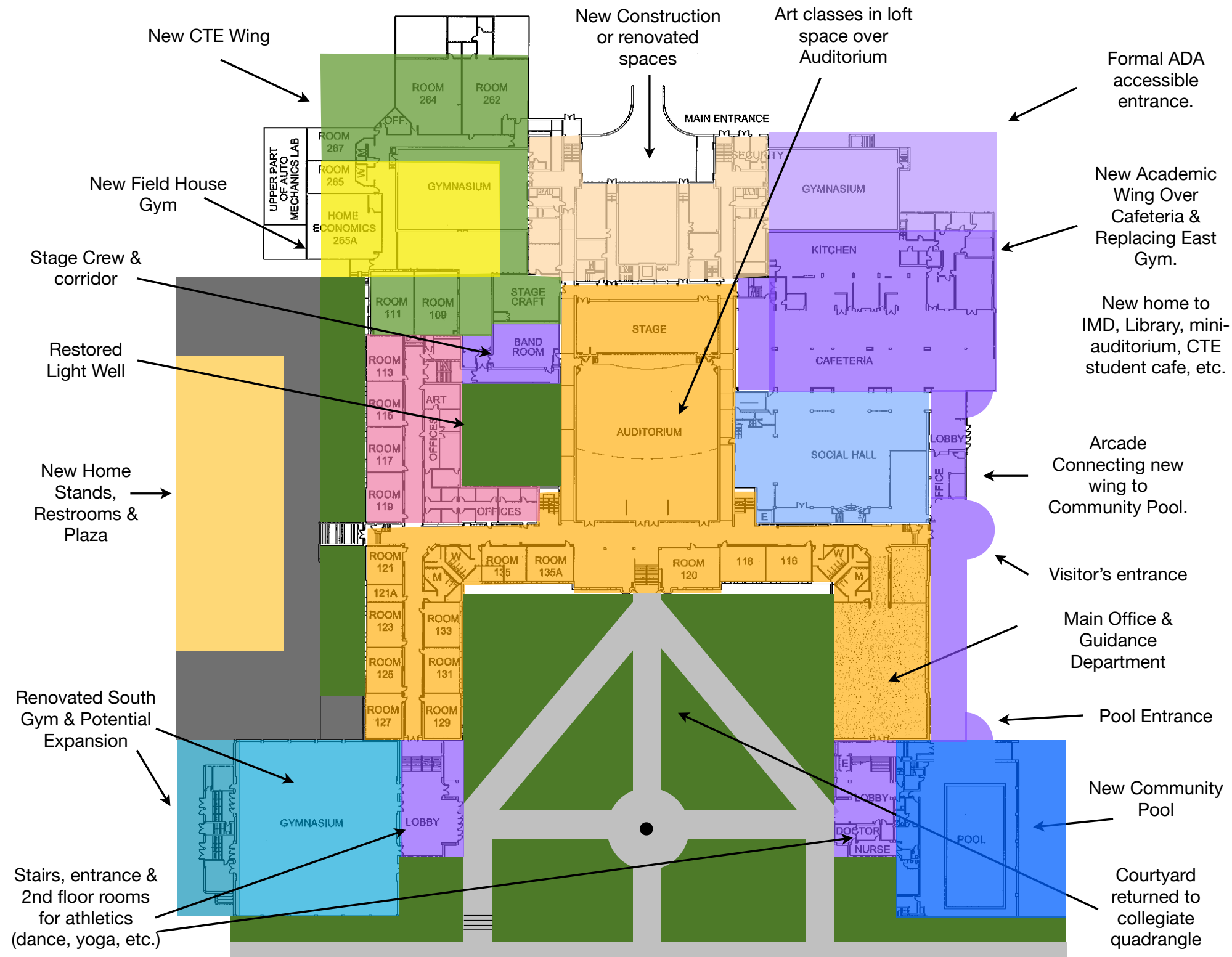
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### **Additional Thoughts**

- Explore how current ideas on moving the home football stands to where the visitor stands currently are (along with new bathrooms), how does this intersect with the overall high school project
- Examine acquiring the ten homes across Washington from Heights (seven of them are duplexes) and create a parking lot to address parking and drop off issues at Heights. This lot can be designed as a satellite lot for Cain Park use in the summer.
- Examine if it is possible to phase in construction at Heights instead of relocating all of the students for two years. Lakewood has been able to use a phased approach with trailers on site. Can we? With 10MM allocated for swing space costs, a savings of “just” 5MM would be highly desirable.

# Buildings Committee | **Summary of Ideas**

## Cleveland Heights High School





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