



## **EXHIBIT 1**

### **District Advisory Committee Facilities Subcommittee Report February 21, 2006**

#### **Facilities Long Range Plan**

The Mariemont City School District will analyze, develop and implement a facilities plan that will deliver an optimal education, in the most fiscally responsible manner, reflective of our community's expectations.

#### **Strategies:**

- The Mariemont Board of Education will maintain five educational facilities until financial constraints result in compromising the achievement of the District's mission statement and core values.
- Create a facilities task force to study the long-term facility needs in order to recommend to the Board of Education the necessary repairs and improvements to be supported by a permanent improvement levy.

#### **Facilities Subcommittee Facts**

- Committee Provides District-Wide Representation
  - District Administration 1
  - District Teachers 2
  - Fairfax 4
  - Mariemont 3
  - Terrace Park 3
- Mrs. Lucas shared construction project reports from the 1992-93 school year to present.
- Completed tours of all five educational buildings from September 2005 to January 2006.
- All tours were facilitated by the school principal or assistant principal.
- One committee member served as secretary and prepared notes following each tour.
- Two committee members toured the newly completed Montgomery Elementary school.

#### **Educational Facilities – Positive Features**

- Structurally sound buildings
- Mechanically sound buildings
- Secure environments for our children
- High school renovations
- District administrators
  - Great understanding of building issues
  - Ownership in finding solutions to those issues
  - Fiscal responsibility in managing repairs/improvements

#### **Opportunities for Improvement District-Wide Opportunities**

- Safety
  - Exterior Lighting: High school sophomore and senior lots; Fairfax Elementary parking lot; Mariemont Elementary West Street parking lot; Terrace Park Elementary ground



- Carbon monoxide detectors: Determine if there is a need to add carbon monoxide detectors to each building
- Intercom system: Research possibility to link with classroom speaker phones or WiFi broadcast through classroom computers versus replacement when systems are beyond repair.
- Cafeteria tables: Check all cafeteria tables meet today's updated safety standards.
- 
- **Functionality**
  - HVAC: Hire HVAC company to provide complete analysis/audit of all buildings. Based on audit, develop and prioritize a plan to improve HVAC throughout the district; Common comments included vast range of conditions within building such as "too hot upstairs, kids with coats on until lunchtime downstairs."; No air conditioning/circulation in the Junior High, Fairfax, Mariemont or Terrace Park gymnasiums.
  - Bathrooms: Many updates have been made throughout the district, but there's more work to be done, in particular, restoring or replacing flooring is a strong need. Opportunity to tie-in with Mr. Denny's bathroom list.
  - Water leaks/damage: Repair water leaks and resulting damage in all buildings. Mariemont Elementary boys locker room and hallways need immediate attention.
  - Interior classroom and hallway lighting: Use the lighting improvements made at the high school as a model for the district.
  -
- **Aesthetics**
  - Building entry ways/office: reconfigure and reconstruct existing space based on new needs (staff, sick area, filing, storage); Create "window" or stop point at entry to increase building safety measures; Create more inviting, user-friendly space.
  - Ceiling tiles: Replace damaged ceiling tiles and choose district-wide standard ceiling tiles for use in all buildings.
  - Interior signage: Add interior signage to facilitate visitor or student way-finding.
  - Paint: Professionally guided district-approved palette of colors beyond "Mariemont cream"; Multiple painting needs in each building; Create more under-friendly environment; Consider hiring district professional painter as part of staff.
  - Remove the clutter: Ask for PTO/PTA sponsorship of annual school interior clean-up day; Sell/donate old textbooks or other outdated school supplies and furniture; Make a practice of presenting clean, organized image. Current configuration is often barrier.
  - Storage: Incorporate additional storage/shelving opportunities for classroom supplies; Create additional storage/shelving for accessibility of items not regularly used.
  - Chairs: Coordinate district approved chair plan to replace old and out-of-date chairs in classrooms, teacher's lounge areas and other appropriate public space.

## **Individual Building Opportunities**

### **Fairfax Elementary**

Sampling of recent updates: kitchen floor; gym floor; roofing; boiler replacement; increased parking; electric service; fire alarm; kiln ventilation

Additional Improvement Opportunities:

- High Priority: Replace gutters and repair any water damage; Replace windows throughout entire building; Add hallway windows looking into gym; Create office for physical ed teacher; Replace water fountains; Review gymnasium/cafeteria use.
- Secondary Priority: Properly paint exterior; Refurbish woodwork throughout building; Replace freezer in kitchen
- Low Priority: Refurbish gym bleachers

### **Mariemont Elementary**

Sampling of recent updates: roofing; fire alarm; boiler; masonry renovations; gym ADA access

Additional Improvement Opportunities:

- High Priority: Review use of office space as on-site storage facility for district records; Replace “hog’s hair” carpet with new carpet tiles; Repair/replace terrazzo floors in gym entryway; Install awning and identify West Street as primary building entrance; Improve building landscaping on West and Plainville Streets; Review potential safety issue with girls gym locker room
- Secondary Priority: Air condition auditorium; Review use/need for girls locker room including MariElder storage space; Improve functionality and aesthetics of lockers; Auditorium plastering
- Low Priority: Replace kitchen flooring; Remodel auditorium stage bathrooms into dressing rooms; Install track lighting in auditorium to display student artwork; Review use of lower level (currently limited use)

### **Terrace Park Elementary**

Sampling of recent updates: windows; tuck pointing; roofing; boiler replacement; fire alarm; abatement-floors and ceilings

Additional Improvement Opportunities:

- High Priority: Modernize kitchen based on today’s needs. Replace steam table, freezer and stove/oven. Remove other unused equipment; Add bathroom and water fountain to upstairs; Determine if additional ventilation is needed for art rooms; Update wiring to meet today’s technology needs
- Secondary Priority: Replace/repair outdoor water fountains; Resurface parking lot; Repair art room sink drain

### **Mariemont Junior High**

Sampling of recent updates: gym roof; windows; boiler replacement; gutters; ADA ramps; roofing

Additional Improvement Opportunities:

- High Priority: Update wiring to reflect today’s technology usage needs; Replace outside kitchen door; Install phone in gym; Improve traffic flow during dismissal
- Secondary Priority: Lighting and painting of downstairs handicap access hallway; Install shelving or filing cabinets for added storage capabilities to “mud room”
- Low Priority: Review use and need for lower level unisex bathroom (currently locks from inside); Install sink in teacher’s lounge



### Mariemont High School

Sampling of recent updates: auditorium renovation; track renovation; ongoing roofing work (by pod); turf replacement; phase 1,2 and 3 Capital Improvement Program; pool filter; C20 furniture; asbestos abatement; entrance lighting

#### Additional Improvement Opportunities:

- High Priority: none identified
- Secondary Priority: Update Home Economics/Foreign Language pod to make better use of space consistent with other updates
- Low Priority: Additional updates to old locker rooms (showers have been recently repaired.); Remove roofing materials from Art/Woodworking pod. Store off site perhaps at transportation facility.

### Montgomery Elementary

#### Building Features and Food for Thought

- Cost - \$10.5 million versus \$8 million estimated to renovate.
- All grade level classrooms and the computer lab have been audio-enhanced (teacher wears a microphone, amplifier and speakers in ceiling.)
- The cafetorium and gym are joined by a stage. A movable wall allows the stage to be used with either room.
- The computer lab features 25 computers on 2 levels allowing the instructor full view of every monitor.
- All exterior windows have blinds between the panes of glass to allow for maximum control of light conditions.
- Front entrance security channels visitors through the office for sign-in and nametags. Visitors cannot access instructional area until “buzzed” in by the office staff.