

Future Plans for Oak Ridge Preschool and the Robert J. Smallridge

WHERE WILL WE BE SERVING THE CHILDREN IN FISCAL
YEAR 2016?

Review

- Big picture Recommendations
- Moving Forward
- Future Opportunities
 - Development
- Timeline
- A Brief Review of the Events
- Presentation of Available Options
 - Pros and Cons of Each Option
 - Estimated Cost Analysis of Each Option

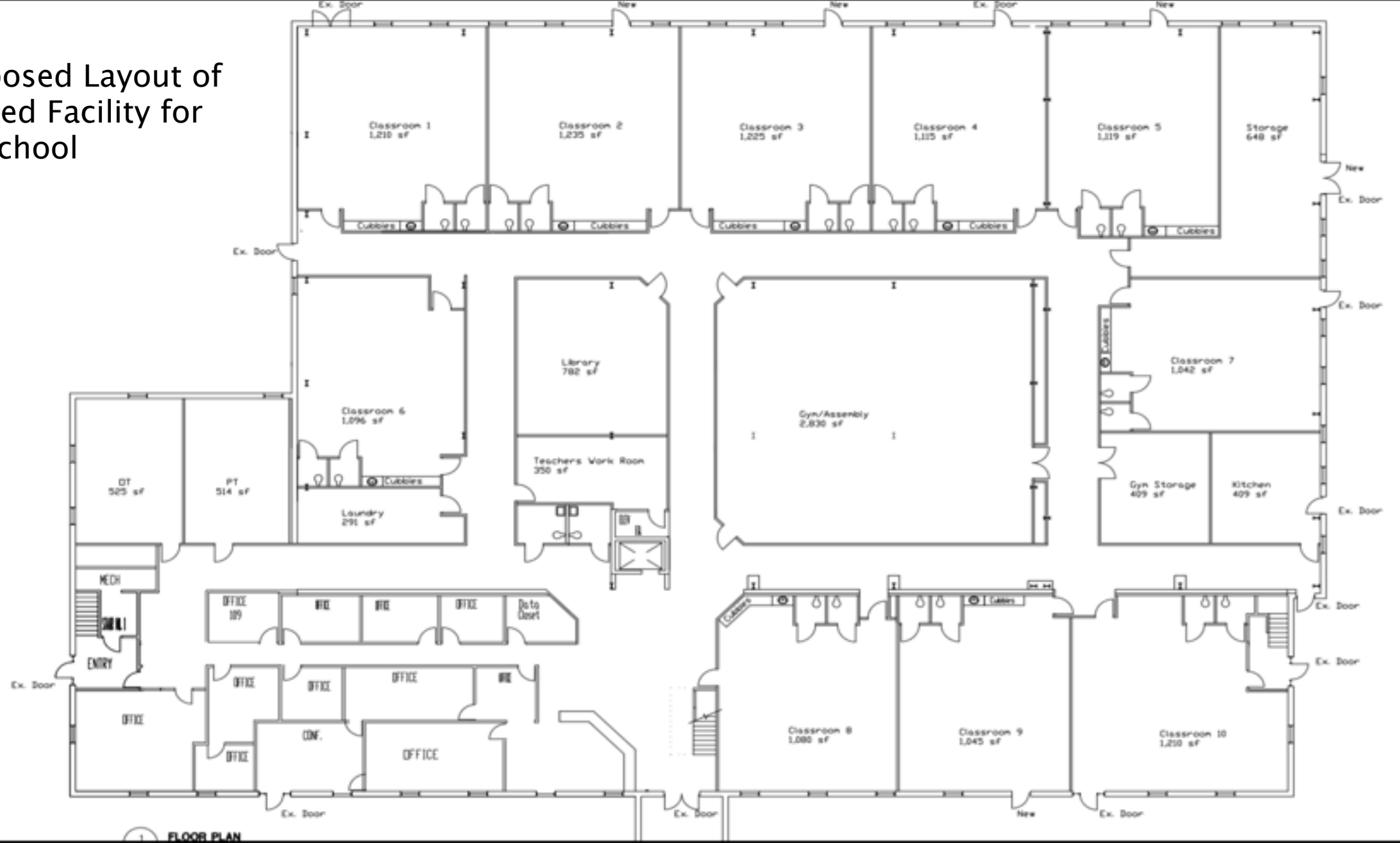
Recommendations

1. Based on the options available, the School Administration recommends, a long term lease for the Preschool with an option to purchase.
2. The purchase of the Chamber of Commerce Building for a new School Administration Building.
3. A remodel of G–building to accommodate the administration support services, a better defined Alternative School Program, and the ROTC program.

Proposed Leased Facility located at 161 Mitchell Road



Proposed Layout of Leased Facility for Preschool



FLOOR PLAN

Second Level



1 FLOOR PLAN

SWL

SWL

Additional Opportunities

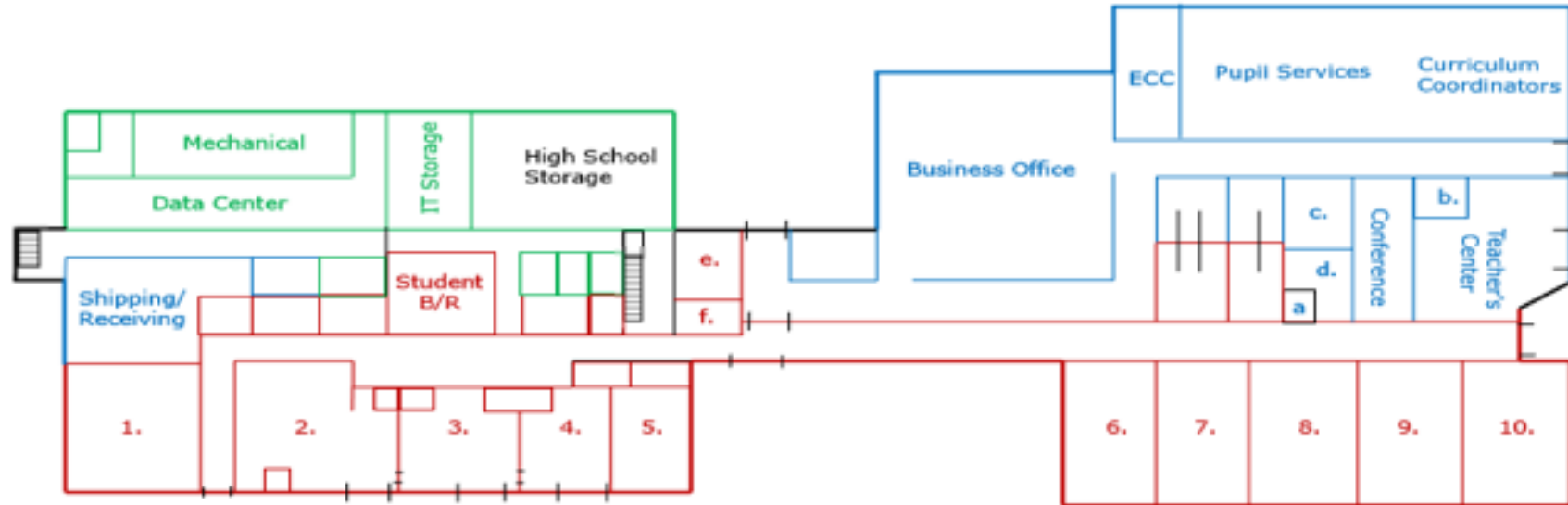
As the issues with the Preschool/School Administration Building became known, and an active process of finding solutions was being explored, the School Administration approached the Chamber of Commerce with an idea. Would the Chamber of Commerce be interested in selling their building to the city for the schools to use as a School Administration Building . The Chamber building is ideally located at the High School campus and would be large enough to meet the major functions of School Administration and BOE. The Chamber leadership has been open to the proposal and some talks about how this opportunity could move forward began.



The Chamber of Commerce Building, both in location and architecture, provides a better representation of the class and caliber of our school district and would display the pride the city has in our schools.

Renovated G-Building Options

- a. Custodial Closet/area
- b. Elizabeth McFall
- c. Tracy Beckendorf
- d. Jim Hundermark
- e. D.T. Hobby
- f. Alternative School Reception



Alternative School/G-Bldg.
Re-designated Areas, 2014

Moving Forward

Lease of new facility for Preschool

- Estimated lease cost of \$570,000.00 per year with an annual increase of 2% over 20 years.

Purchase of Chamber of Commerce Building for School Administration Building

- Estimated cost of purchase \$880,000.00

Remodel G-Building for Alternative School, ROTC, and Administrative support functions.

- Estimated cost of remodel \$350,000

Sell old SAB/Preschool building to offset the cost of purchase and remodel of Chamber building and G-building

- Estimated property value \$410,000.00 – \$710,000.00

Timeline for Preschool

- All RFPs must be submitted by January 8, 2015
- Recommendation made to the BOE on January 26, 2015
- BOE sends recommendation to City Council for approval at February 9, 2015 meeting
- Contract with Landlord for construction signed and approved by March 1, 2015
- Building is ready to occupy by preschool between July 1 and July 30, 2015

Timeline of Remaining Projects

- Recommendation of purchase of Chamber of Commerce building and Renovation of G–building made to BOE by January 26, 2015
- BOE sends recommendation to City Council for approval at February 9, 2015 meeting
- City Council approves request and begins negotiation for purchase of chamber building
- Schools contract architect and engineering firm to develop plans for G–building renovation after city approval on February 9, 2015
- Architect provides plans by the end of April and bids are advertised for construction at G–building
- Construction to be completed by the first of August and all moves are made to occupy the building
- Chamber building is available to occupy between August and October of 2015
- Old SAB/Preschool building is turned over to the city for sale of property by

Following an annual inspection by Anderson County Head Start of our facilities, Maintenance and Operations was contacted to address chipping paint on the outer wall behind room 11.

Upon inspection, it was determined that the likelihood of the paint containing lead was very high and a certified inspector was brought in to test and verify.

Management of lead based paint in school facilities that serve children 6 years old or younger is regulated under the US EPA's Renovation, Repair, and Painting Rule. (In Tennessee, we work under the direction of The TN Department of Environment and Conservation, TDEC.)

Without a permanent corrective measure in place by the start of next school year, the Head Start program may lose funding and be discontinued in the Oak Ridge School system.

Options for this program's survival are limited.

Areas of wood rot that will require abatement before repair





Asbestos cemesto board and windows will require complete replacement to remove Hazardous materials and meet current codes.



Options

1. The City of Oak Ridge Commits to the funding of a new facility at a separate site.
 - Construction timetable and funding will include temporary repairs to the current facility in order to allow time to build a new building.
2. A separate existing facility will be leased for the purpose of housing the preschool program
 - A facility will be prepared to meet all the requirements of Head Start and provide room for future program expansion. The cost of the lease will be funded by the city.
3. The City funds a major facility renovation that addresses all of the issues in and around the building and includes enough additional space to accommodate the classrooms currently housed in the portables.
4. The Preschool is divided up among the elementary schools and space is made within the existing facilities for this program.
 - Some remodeling may be required to meet Head Start requirements or to find space for existing programs.

Option 1 – Funding of a New Facility

It is highly unlikely that the City could fund, especially in a short timeframe, the construction of a new facility.

The SAB/Preschool facility has been on the CIP agenda for over 30 years. Partial funding in the amount of two million dollars for architectural and engineering design costs is on the schedule for this summer awaiting approval from the city.

If funded by the city, a derivative of the Barber McMurry proposal from 2000 would be employed, utilizing available acreage at the Jack Armstrong Stadium / Blankenship Field site for the construction of a Preschool facility.

Pros and Cons New Construction

Pros

- The building can be built to meet the exact specifications for Head Start requirements
- The building can be constructed to accommodate current program needs and have space for the future
- The facility will be more energy efficient and have a lower operating cost
- There is enough property to build a facility at the Jack Armstrong Stadium site

Cons

- The additional cost of a new facility and the time required for construction will limit the most immediate occupation
- To acquire funding, the city may require a voting referendum for approval

Cost Analysis

Anticipated costs would be around \$11 million for construction and temporary accommodations based on the 2007 facility study recommendations. (A current facility cost analysis would be required for a closer estimation)

Option 2– Lease of a Facility

The leasing option offers more flexibility in the timeframe and funding, but the cost of the lease will have to be supported by the city.

Any facility leased will require renovation in order to meet Head Start requirements.

The lease of a facility will require a long term commitment from the city and schools. Future expansion or reduction of the program may be locked in by the size of the facility or the structure of the lease agreement.

A RFP has been developed for property owners to provide us with lease options

Pros and Cons Leasing

Pros

- Building owner does all of the initial construction setup and maintains the roof and physical structure of the building for the life of the lease
- Utilization of a lease allows an approved facility to be provided within an acceptable timeframe and reasonable monthly payment
- Leasing a facility that has the capacity for the program, maintains the integrity of the program and allows for the flexibility of enrollments
- Easier to collaborate for PLC meetings, teacher meetings and professional development
- Several buildings are available that can be retrofitted to accommodate the program needs
- This will be a long term benefit for the community
- Continue to provide superior Inclusive Early Childhood Education, with all Special Education services in one location for families. This is truly a benefit to Oak Ridge families.

Pros and Cons.....Leasing

Cons

- The city or Schools do not own the facility and any and all changes require the owner's prior approval
- Facility costs will include the lease cost with a reduced return on investment (ROI) due to the facility remaining in private ownership.

Cost Analysis

Estimated lease cost of \$570,000.00 per year with an annual increase of 2% over 20 years.

Option 3 – A Major Facility Renovation

As noted in the 2007 facility study by Cope and Associates, “it would take extensive measures and a large financial investment to bring it (Preschool/SAB building) to an acceptable physical condition, and it is doubtful that all current code requirements could be met.”

Remaining in the same building will require major logistical planning in order to deal with construction on the school site. The school site is bordered in a way that will limit construction access.

Construction on this site will also disrupt Administration and Business functions.

Pros and Cons Renovation

Pros

- Ownership remains with the City/Schools
- Facility site is well known and established
- Site is located within the community

Cons

- Cost of renovation to make this facility code compliant – if it is able to be made compliant
- Work will have to be performed while children are present
- Building will require major additions in order to bring programs located in portable buildings under one roof
- Scope of work is extensive and will disrupt other functions such as District Administration
 - Scope of work includes:
hazardous materials remediation, complete electrical, plumbing, and HVAC upgrades, security, structural repairs, roofing, instructional

Cost Analysis

Estimated cost to remodel the current facility to meet current code compliance is \$7.5 million.

Since 2007, Maintenance and Operations has spent over \$800,000 to keep this facility operating.

Option 4 – Preschool is divided into the elementary schools

This option is not viable and is being dropped.

- Due to the fluctuation in enrollment, classroom space for Preschool could not be guaranteed.
- The long term costs for this option will outweigh any short term benefits as we have to do a redesign of buildings to create the needed program space needs.

Questions?



Presentation Contributions

Dr. Bruce Borchers

Superintendent of Schools

Karen Gagliano

Director of Business and Support Services

Allen Thacker

Supervisor of Maintenance and Operations

William Wilson

Assistant Supervisor of Maintenance

Charlsey Cofer

Preschool Director

Preschool Staff

Cope and Associates Inc.

Architecture and Engineering