



Principal Dawn Crook, with two students, awaits the opening of the new Rockdale Academy, shown here in an architectural drawing.

Facilities Update

Cincinnati Public Schools

Opening Soon! CPS' First New Building In Two Decades

The silver ceremonial shovels are getting a workout — four groundbreaking completions and dozens more to go.

The shovelsful of dirt turned over since last summer mark the full-speed-ahead march of Cincinnati Public Schools' massive 10-year Facilities Master Plan. Work began in earnest following voters' approval in May 2003 of a \$480-million bond issue, which completed funding for the \$985-million plan.

Seventeen projects — 15 new schools and two full renovations — fill Segment One of the four-segment plan. Planning is beginning now, too, on the projects in Segment Two, which launches construction in January 2005.

The excitement is mounting at Rockdale Academy in Avondale, where students and staff have watched since August as their new school goes up next door. Students will move into the new school in December 2004, making it the first new school completed under the plan — and the district's first new construction in 22 years.

"We can't wait to get into our beautiful new school," said Principal Dawn Crook. "The architects worked very closely with my staff and the community to create just what we needed."

This new publication, scheduled to be published quarterly, will provide updates on the progress of the district's Facilities Master Plan.

Building Excellence



Facilities Master Plan:

What's Happening Now

Groundbreakings in 2003 and 2004 kicked off construction on four buildings:

Opening Next School Year (2004-05)

- ▲ A new **Rockdale Academy** in Avondale (preschool - 8th grade).

Opening for 2005-06

- ▲ A new school in the **East End** (preschool - 12th grade) for students now attending Linwood and McKinley schools — Opening Fall 2005, at intersection of Stanley and Kellogg avenues.
- ▲ A new **Midway School** in Westwood (preschool - 8th grade) — Opening August 2005, at 3165 Glenmore Ave.
- ▲ A new **Roll Hill School** in Fairmount (preschool - 8th grade) for students now attending North Fairmount School — Opening August 2005, at 2411 Baltimore Ave.

Facilities Master Plan Undergoes First Major Review

Modern Schools For All CPS Students Remains Goal

"We made a commitment to the taxpayers to build only what is needed."

Alton Frailey
Superintendent
Cincinnati Public Schools

CPS Board members and state officials broke ground in January 2004 to launch construction of the new Roll Hill School in North Fairmount.



Architectural drawing

The New Midway School



Architectural drawing

The New Roll Hill School

Cincinnati Public Schools' Facilities Master Plan is undergoing its first major review by district and state officials to determine how to keep the massive 10-year building plan in line with the district's enrollment trends.

One goal is a vital component of the \$985-million plan: Building enough quality classrooms to serve all CPS students without creating costly extra space.

"We made a commitment to the taxpayers to build only what is needed," Superintendent Alton Frailey said. "Our partnership with the state provides an opportunity to revisit our enrollment projections to make sure we are on track."

The Facilities Master Plan was designed as a flexible document in terms of the final building count, district officials said. Enrollment projections will be revisited as each of the four segments nears its start date.

The current review of CPS' original enrollment projections for future segments — based on studies of estimated birth rate and population movements — shows enrollment declining faster than expected. To adjust the plan so as to build only what the district needs, Segment Two may be altered.

The Ohio School Facilities Commission (OSFC), the agency leading a statewide upgrade of school buildings, is conducting the Segment Two review with CPS officials. The OSFC is contributing about \$210 million to CPS' plan.

The original plan recommends construction of 35 schools and full renovation of 31 others, giving the district a total of 66 schools operating in 2012 — 14 fewer than in 2001. The total number of schools was determined based on projections showing the district's enrollment continuing to decline over the next ten years.

While staying true to the goal that all CPS students will attend modern buildings that meet state facility standards, district officials say the total number of buildings the district operates in 2012 could change as the plan moves forward.

The final recommendations for the plan's Segment Two will be presented in June to the CPS Board.



Status Of Segment One Projects

(All dates are estimates. Projects are listed roughly in order of construction.)

New Rockdale (Avondale) – Under construction, 84,000-square-foot school for 650 K-8 students; masonry walls completed; roof installation begun; structural steel work continues. Construction finishes September 2004. Students move into new building December 2004.

Architect: GBBN Architects Inc. + WA Inc.
Project Cost: \$13,985,509 Status: On budget

New Midway (Westwood) – Under construction, 76,800-square-foot school for 550 K-8 students; driveway installation, site preparation and foundation work under way. Construction finishes Summer 2005.

Architect: Voorhis, Slone, Welsh, Crossland Architects Inc.
Project Cost: \$9,856,490 Status: On budget

New East End (Columbia Tusculum) – Under construction, 105,000-square-foot school for 615 students in grades K-12; installation under way for underground auger-cast piles; installation begins Spring 2004 of 17-foot-tall concrete columns atop the piles to elevate building. Construction finishes December 2005.

Architect: SFA Architects Inc. + Alexander Camabeau & Associates
Project Cost: \$16,153,731 Status: On budget

New Roll Hill (North Fairmount) – Under construction, 84,145-square-foot school for 650 K-8 students. Old school building demolished December 2003/January 2004. Construction finishes Summer 2005.

Architect: Roth Partnership/Lesko Associates
Project Cost: \$11,047,765 Status: On budget

New Woodward (Bond Hill) – Under construction, 261,870-square-foot school for 1,200 high-school students. Demolition of north wing of existing building began January 2004 to make space for new building. Site preparation begun. Construction finishes October 2006.

Architect: Steed Hammond Paul + DHArchitects
Project Cost: \$38,183,556 Status: On budget

New Winton Hills (Winton Place) – Architectural and construction plans completed. Construction begins April 2004; finishes October 2005.

Architect: BHDP Architecture
Project Cost: \$8,835,154 Status: On budget

New Pleasant Hill (College Hill) – Architectural plans completed; construction documents in progress. Construction begins May 2004; finishes October 2005.

Architect: Burgess & Niple Limited
Project Cost: \$10,624,974 Status: On budget

New Hays (West End) – Architectural plans completed; demolition of old Porter/Hays shared complex Spring 2004; Hays students now using former Sands building on Poplar Street. Construction begins 2004; finishes August 2006.

Architect: Moody/Nolan Inc.
Project Cost: \$19,724,035 (cost shared with Porter)
Status: On budget

New Porter (West End) – Architectural plans completed; demolition of old complex Spring 2004. Construction begins May 2004; finishes April 2006.

Architect: Moody/Nolan Inc.
Project Cost: \$19,724,035 (cost shared with Hays)
Status: On budget

Cheviot, Renovation and Expansion (Cheviot) – Architectural and construction plans completed. Demolition began in March 2004 of several adjacent houses to make room for expansion. Modular classrooms arrive on site Summer 2004 for use by some Cheviot students starting with the 2004-05 school year through completion of work. Construction begins June 2004; finishes December 2005.

Architect: Glaserworks
Project Cost: \$10,234,730 Status: On budget

New Price Hill (Price Hill) – Architectural and construction plans completed; demolition in February 2004 of three existing buildings on Considine Avenue site. Construction begins Summer 2004; finishes January 2006.

Architect: McGill Smith Punshon Inc. and DeJong
Project Cost: \$10,808,812 Status: On budget

New Millvale (Cumminsville) – Design plans and construction documents in progress. Construction begins August 2004; finishes March 2006.

Architect: URS Corp.
Project Cost: \$8,933,531 Status: On budget

Withrow Renovation (Hyde Park) – Architectural and construction plans completed. Construction begins December 2004; finishes December 2007.

Architect: Cole+Russell and Fanning/Howey
Project Cost: \$29,442,591 Status: On budget

New Washington Park (Over-the-Rhine) – Schematic designs in progress; to be presented to CPS Board June 2004. Property purchase pending. Construction begins December 2004; finishes August 2006.

Architect: KZF Design + Feinknopf Macioce Schappa Architects
Project Cost: \$10,754,761 Status: On budget

New Roberts (Price Hill) – Meetings completed with school planning team for design input; schematic designs in progress. Construction begins January 2005; finishes June 2006.

Architect: McGill Smith Punshon Inc. and DeJong
Project Cost: \$12,193,180 Status: On budget

For more details and to view architectural plans, as they are available, visit our Web site:

www.cps-k12.org

(Click on Facilities Master Plan icon, then click on "School by School; See Plans and Progress.")

New Shroder (Madisonville) – Meetings completed with school planning team for design input; schematic designs in progress. Construction begins January 2005; finishes June 2006.

Architect: Voorhis, Slone, Welsh, Crossland Architects Inc.
Project Cost: \$13,553,589 Status: On budget

New Windsor/Douglass (Walnut Hills) – Meetings completed with school planning team for design input; schematic designs in progress. Property purchase pending. Construction begins December 2004; finishes July 2006.

Architect: DNK Architects +DH Architects
Project Cost: \$10,755,386 Status: On budget





Winton Hills Medical Center is partners with neighboring Winton Hills Academy.



Classroom wings go up this winter at the new Rockdale Academy in Avondale.

What's Happening Now

Community Engagement Marks Path To Innovative Schools

Cincinnati Public Schools may be among the nation's first to incorporate the concept of Community Learning Centers into a massive districtwide plan for school construction and renovation.

The district's \$985-million Facilities Master Plan includes the goal of creating Community Learning Centers wherever possible as CPS renovates and rebuilds its deteriorating buildings. Nationally, many districts are creating schools that reach out to the community but few are doing it on CPS' scale.

Cincinnati Public's method of "integrating facilities and community learning center program-planning at the same time...takes it to another level," said Martin J. Blank, staff director for the Coalition for Community Schools in Washington, D.C.

Cincinnati's innovation has drawn national media exposure and support from organizations such as the KnowledgeWorks Foundation, which champions schools that support families and improve neighborhoods.

CPS' approach develops a consensus among school staffs,

neighborhood residents and local partners to create schools that become neighborhood anchors and places of learning for everyone.

Schools assemble partners who can provide strong academic programs and enrichment activities for children before and after school. Parents and community members also benefit from such programs as adult education and job training.

In addition, school communities help plan for each new or renovated school, including selecting an architectural firm and working on design details. School-planning teams are forming now for schools in Segment Two.

"There's growing recognition that Community Learning Centers represent a once-in-a-lifetime opportunity not only to strengthen our schools but to build our neighborhoods and our sense of community," said Superintendent Alton Frailey.

Examples of School Partnerships:

- **Rockdale Academy** — Neighborhood Health Care clinic
- **New East End School** — Cincinnati Police substation, programming with the YMCA and the Cincinnati Museum Center, and a health clinic
- **Winton Hills Academy** — Cincinnati Garden Center, Winton Hills Medical Center and Cincinnati Metropolitan Housing Authority's A Step Ahead Program
- **Washington Park School** — Crossroad Health Center



For more about CPS' Community Learning Centers, go to our Web site:

www.cps-k12.org

(Click on General Information, then "Community Learning Centers.")



A construction worker studies plans on the site of the new Rockdale Academy in Avondale.

What's Happening Now

Supplier Diversity Program

District efforts to increase minority participation are encouraging in architectural and engineering contracts, but, in some construction areas, there is need for improvement, district officials said.

So far, in the plan's first segment:

- **Architectural and engineering contracts** – 27 percent awarded to Disadvantaged Business Enterprises and 42 percent to Small Business Enterprises
- **Construction contracts** – 79 percent to Small Business Enterprises and Disadvantaged Business Enterprises, including 5 percent to minority-owned businesses
- **Total work hours by minority construction workers** – 15 percent (cumulative, all work sites, as of March 30, 2004). This is up from 4.4 percent minority-workforce participation early in the plan.



District Seeks Wider Pool of Workers And Vendors For CPS Building Plan

The Cincinnati Public School District is taking additional steps to heighten progress toward the district's goals of including more economically disadvantaged businesses and minority workers in the district's \$985-million construction plan.

District officials are moving toward hiring a company to serve as program coordinator to help oversee the massive Facilities Master Plan. One of the firm's biggest responsibilities will be to help CPS improve minority participation in the plan.

"We continue to make progress, but we're not where we need to be," said Tom Gunnell, the district's chief operations officer. "Our administration continues to collaborate with local contractors and business enterprises to increase minority representation."

The 10-year rebuilding plan will generate an economic impact of \$2.35 billion for Greater Cincinnati, including creating 2,339 jobs and \$718 million in wages, according to a University of Cincinnati study.

To help more businesses get a piece of that pie, the district has revamped its policies to generate more opportunities for Small Business Enterprises (SBE) and Disadvantaged Business Enterprises (DBE), which includes small businesses, and minority- and female-owned businesses. The district's expanded Supplier Diversity Program is working to cultivate new relationships with a broader base of businesses.

Goals set by the district also will help offer more construction jobs to minority and women workers. The district's goals for male minority workers is 20 percent, and for women 6.9 percent, of the total plan's workforce. The district's goal is above one set by the state, which aims for 11 percent minority participation.

For more information on Supplier Diversity, including a Disparity Study of CPS:

www.cps-k12.org

(Click on the Vendor icon, then "Supplier Diversity Program.")

What's Happening Now

Supplier Diversity Program

CPS' initiatives to attract a larger pool of suppliers include

- The **Local Contractor Development Program**, which aims to prequalify 35 African American-owned businesses and other small businesses to bid on construction contracts. Qualified minority-owned business enterprises and small businesses can receive bonding, working capital and technical support through the program.
- Seeking matchmaking **opportunities to pair primary contractors with minority-owned subcontractors** to form joint ventures to bid on district contracts.
- **Four advisory councils** that meet monthly to provide input on how CPS can remove barriers preventing small businesses from securing contracts.
- Monthly workshops called, **"Doing Business with Cincinnati Public Schools,"** held to acquaint businesses with the district's procedures and bidding requirements.

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April 2004

Successful Bond Sale Nails Funding For Building Plan



Architectural drawing

The New East End School

This good news bears repeating: CPS taxpayers get a \$30-million break over the next 28 years.

The savings comes from the district's aggressive financing plan and the ability to sell \$480 million in school-construction bonds last Fall at historically low interest rates. The bond sale — voter approved in May 2003 — completes the funding for the \$985-million Facilities Master Plan.

The low interest means taxpayers will be assessed at a lower average millage rate than anticipated — 4.12 mills instead of 4.61 mills. Taxpayers will save \$22.8 million over the 28-year life of the bond issue.

Under the new millage, the owner of a house with a market



Architectural drawing

The New Winton Hills School

value of \$100,000 would pay \$120 annually in new taxes — down \$15 a year, or a 10.6 percent reduction, from the original estimate.

In addition, CPS' strong record showing of fiscal soundness resulted in ratings upgrades from the three national bond-rating services.

Standard & Poor's Rating Services raised the district's rating to AA- and revised its outlook to positive. Moody's Investors Service upgraded CPS two rating levels to Aa3. And, in its first ratings evaluation of CPS, Fitch Ratings assigned a strong AA rating.

The high ratings are "a significant accomplishment," said Michael Geoghegan, CPS' treasurer. "This will benefit everything we do financially at the district."

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