

## **FACTSHEET ABOUT FACILITIES PROJECTS AT South Central Local School District**

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This summer has brought about a considerable amount of facilities projects and upgrades to the South Central Local School District. The board of education felt it appropriate to share this factsheet with you, to help answer potential questions about our projects. Feel free to contact a board member or the Superintendent if you have additional questions or comments.

### **Why did the high school need this drainage project?**

When the high school was renovated about ten years ago, a pitched roof was installed to replace the existing flat roof. The pitched roof had rain gutters and downspouts to channel the water off the roof. However, the downspouts simply emptied onto the ground at the base of the building's foundation. This caused, over a short period of time, the crawl spaces under the building to become damp, even hold standing water in certain locations. This situation was no different than if a homeowner has a wet basement; the homeowner tries to solve the problem by re-channeling water away from the basement. The drainage project's purpose is the same—re-channeling water away from the foundation and crawl space. Therefore, a footer drain is being installed next to the foundation to collect groundwater and channel it to a retention pond. A perimeter drain is also being installed, which will allow each downspout to connect directly into the solid perimeter drain and channel this water to the retention pond.

### **What is a retention pond?**

A retention pond is a pond-like structure (it is dug to look like a pond) that is seeded with grass. The retention pond will hold the collected water from the footer and perimeter drains of the high school and slowly release the water into a nearby creek. The purpose of a retention pond is to slow down the release of water, rather than have erosion. The retention pond shouldn't have standing water in it the majority of the year.

### **Is the new parking lot a result of helping solve the drainage problem?**

No. The high school's new parking lot came about as a result of good discussion of long-range planning on the part of the board of education. The drainage project was a necessity. In planning for future projects, the board had to consider the proposed parking lot, and its drainage needs. This increased surface area (the parking lot) to drain would require a larger main storm line to be run to the retention pond. The board felt it very appropriate to install the larger main storm line during this drainage project, while the facility was already under construction, rather than wait a year or two and possibly have to replace a smaller main storm line to accommodate a parking lot. Then, through discussion and cost comparisons, it seemed logical and cost appropriate to include the parking lot in this summer's construction project.

### **Does the school really need a new, larger parking lot?**

In the opinion of the board of education, yes. There are several factors that support the need for a new parking lot: (1) Student parking lot is nearly at capacity at the beginning of the school year, and is at/exceeds capacity near the end of the school year. (2) Bus loading/unloading is a safety concern, especially at the K8 building. The new parking lot will enable bus

loading/unloading to happen in front of both buildings. This will greatly reduce safety concerns, because students will be exiting the building and walking on a sidewalk to their bus; currently, students exit the building and have to cross the parking (where vehicles are moving) to board a bus. (3) Extra-curricular event parking is currently overcrowded. Football parking finds patrons parking in the yard. Basketball parking finds patrons parking 3-deep and/or having to walk a long distance without proper sidewalks/lighting to the entrance of the high school. (4) The board is engaged in long-range facilities planning, and renovations to the high school are a part of that planning. Adding a parking lot aligns with the long-range planning. Additionally, there will be an entrance lane, left-turn lane and right-turn lane in the current south parking lot; this will also help alleviate safety concerns. These reasons support the need for a parking lot.

**Why put the parking lot in the front lawn? Won't it make the facility look awkward?**

The front lawn is the most appropriate location for the parking lot. This location aligns with the board's long-range facilities planning. Furthermore, the front lawn, from a soils perspective, is a wet, clayey area that doesn't drain well. By putting the parking lot here, this eliminates the wet front lawn. In terms of appearance, the new parking lot will have a sidewalk running the full length of the front of the high school, separated from the building itself by about ten feet of grass. There will also be landscaping around the parking lot. The front marquee sign will be replaced and moved closer to the road and exit of the existing parking lot. The flagpole will be painted and moved closer to the main entrance.

**What will be done with Memorial Trees in the front lawn?**

The Memorial Trees will be temporarily transplanted to the south of the school's property until the construction project is completed. The Superintendent is organizing a meeting to discuss options as to relocating the trees as well as future memorial contributions. The board of education will assume the cost of transplanting and relocating the Memorial Trees.

**Will this construction project be finished by the first day of school?**

The board certainly hopes so. It is in the master contract that the completion date is August 25.

**What is this entire project costing me, a taxpayer in the school district?**

No new taxes are being levied to fund this project. The board is using its existing Capital Improvement Fund monies to fund this project. Capital Improvement Fund monies can only be used for acquisition, replacement, enhancement, maintenance or repair of permanent improvements (property, assets or improvement with an estimated life or usefulness of five years or more).

**What are the board of education's long-range facilities plans?**

The board has begun having serious discussion around facilities upgrades and renovations during the past school year. The board has developed "phases" of work to be done, with the first phase being this facilities drainage project and parking lot. The board and/or Superintendent will be scheduling open forum meetings to share thoughts and seek community input.

**What will the new parking lot look like?**

Attached is a drawing of the parking lot.



**What are “wellfields”, and what is wrong with the wellfields in the K8 building?**

The K8 building uses a heating/cooling system known as Geothermal heating and cooling, named "the most energy-efficient and environmentally sensitive of all space conditioning systems", by the Environmental Protection Agency. The system's basic concept takes advantage of the earth's constant temperature, approximately 55 degrees, to heat and cool a building. A closed loop system, the most popular, can be laid out either vertically in 50 -250 foot deep holes drilled like a well, or horizontally in 3-6 foot deep trenches. Our K8 wellfield is of the vertical type. Over the past several years, it has been brought to attention that the overall heating/cooling efficiency of the K8 building might not be as efficient as it could be. Therefore, the board is utilizing the services of Comfort Control Group, Inc. to research the building's energy efficiency needs. During their research, the company is questioning whether the K8 wellfield capacity is large enough to adequately serve the building's heating and cooling needs. The board and Superintendent have begun investigating options, first and foremost, by initiating conversation with MKC, the architectural firm who handled the construction of the K8 building. It is too early in the investigation to determine the root cause and offer viable solutions.

Facilities concern is an important component of a school system. It is appreciative that the board of education and Superintendent are committed to researching our school facilities, and determining areas of deficiency. It is sound management that the board is committed to long-range planning and open dialogue, rather than spontaneous projects and expenditures. Hopefully, through these preventive maintenance measures, our facilities will continue to serve their function well into the future.

As always, your input is valued. Should you have questions or comments, do not hesitate to contact a board of education member or the Superintendent.