Brecksville-Broadview Heights City School District Campus Master Plan

Welcome to our comprehensive Campus Master Plan for the Brecksville-Broadview Heights City School District. This presentation outlines our vision for campus improvements, detailing the phased approach to enhancing our educational and athletic facilities.

Our plan represents a significant investment in our district's future, with carefully planned phases that will transform our campus while maintaining fiscal responsibility. Let's explore the details of this exciting initiative that will benefit our students and community for generations to come.

Project Overview and Initial Phases

Conceptual Design Services

Base: $184,225.00 (Design: $76,000, Reimbursables: $108,225)

Phase #01 - Hilton Demo

Base: $533,000.00 (Design: $30,000, Reimbursables: $36,500, Construction: $467,000)

Phase #02 - Campus Access Drive

Base: $2,402,182.35 (Design: $149,656, Reimbursable: $38,000, Construction: $2,214,526)

CAMPUS MASTER PLAN

PHASE 1

COMPLETE: DEMOLITION OF HILTON

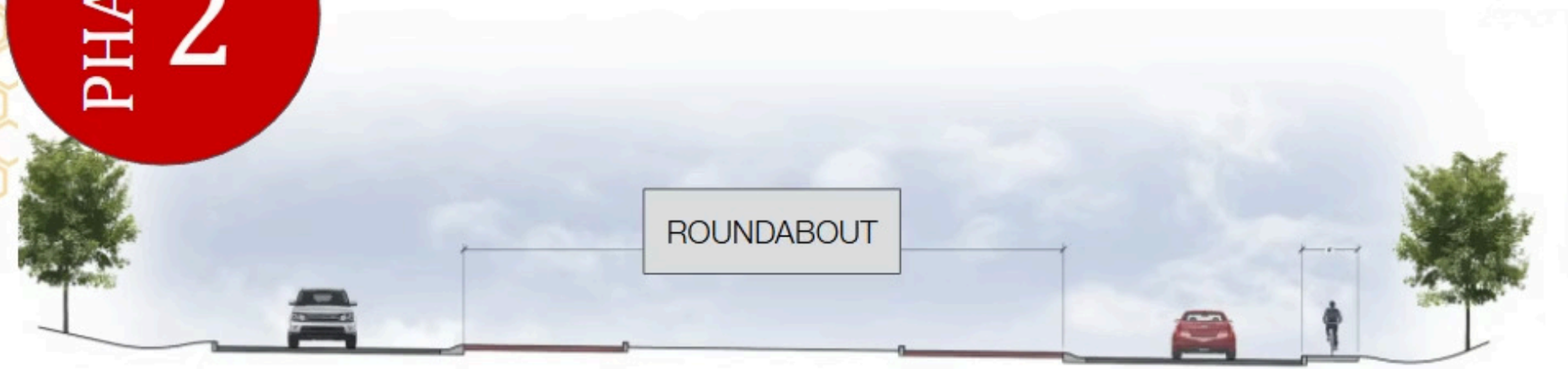
CAMPUS MASTER PLAN

PHASE 2

DRIVEWAY CONNECTING FORMER HILTON ACCESS TO REST OF CAMPUS

CAMPUS MASTER PLAN

PHASE 2



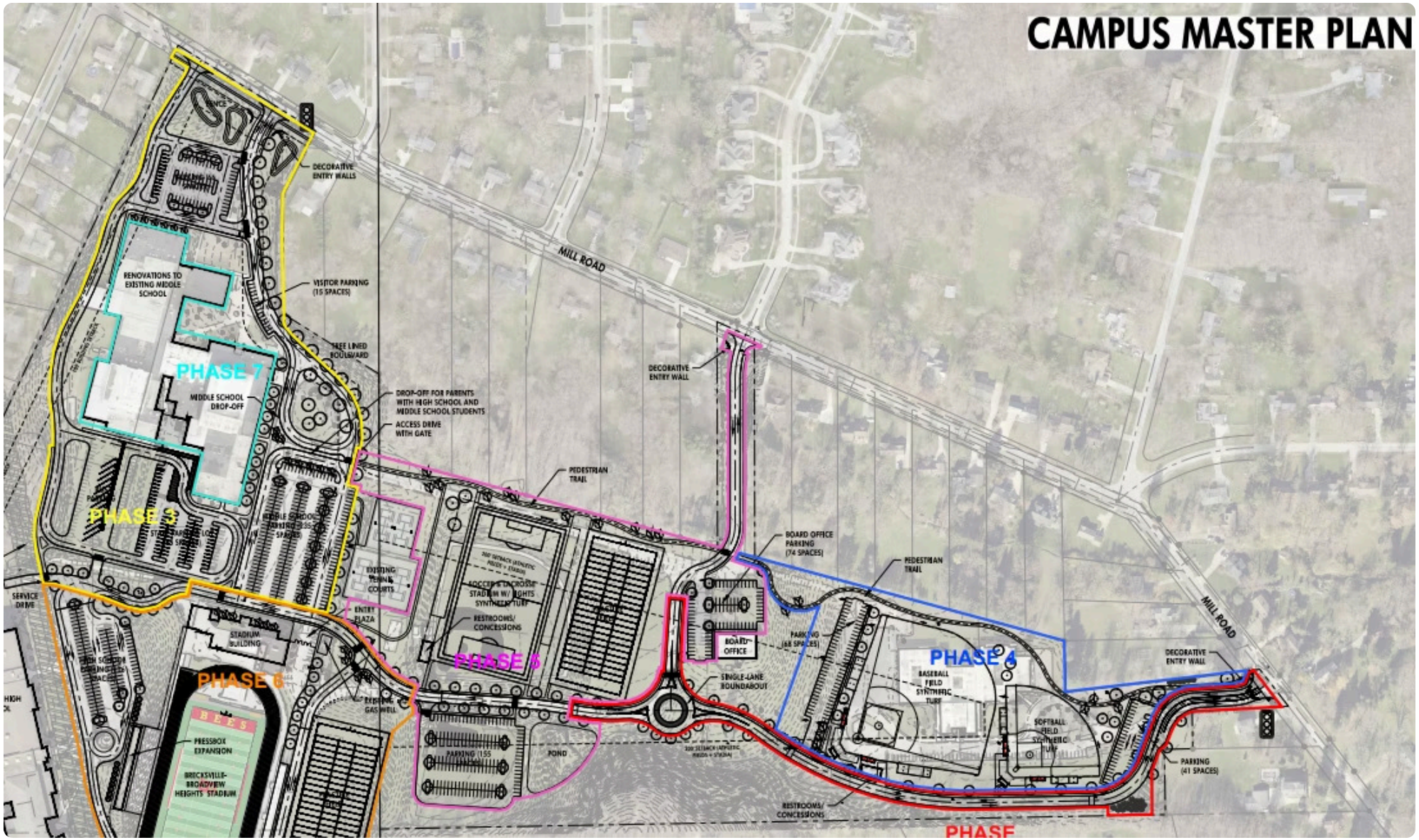
SECTION A-A

SECTION B-B

NEXT STEPS: CONTINUED COLLABORATION WITH OUR NEIGHBORS, AVG & CITY OF BRECKSVILLE

Brecksville-Broadview Heights City School District

CAMPUS MASTER PLAN



Phase #03 - Bus Only Drive/Loop

$15.3M

Total Investment

Complete bus transportation infrastructure

100%

Safety Focus

Dedicated bus routes separate from other traffic

2027

Completion Target

Scheduled implementation timeline

This critical phase includes the Middle School art wing demolition and relocation (including boiler room), extensive earthwork, asphalt paving, sidewalks, site lighting, storm drainage systems, and signage. The dedicated bus loop will significantly improve campus traffic flow and student safety.

Phase #04 - Turf Softball & Baseball Stadium

Core Features

- Two turf fields with 300-seat bleachers each
- Press boxes, sound systems, and scoreboards
- Masonry dugouts with storage ($240,000)

Facility Amenities

- 1,030 sq ft concession/restroom facility ($412,160)
- Optional 3,027 sq ft facility building ($1,210,720)
- Locker rooms, offices, training room

Site Improvements

- Comprehensive earthwork and drainage
- Pedestrian trails and sidewalks
- Site lighting (not field lighting) and signage systems

Total base investment: $8,674,374.89 with optional facility building bringing potential total to $9,885,094.89.

Phase #05 - Soccer/Lacrosse Stadium + Practice Field

Multi-Sport Venue

Professional-grade turf field designed for soccer and lacrosse. Upgraded grass practice field included.

Spectator Experience

1,000 seat home bleacher and 500 seat visitor bleacher with optimal viewing angles.

Facility Building

1,005 sq ft facility with ticket booth, concessions, and restrooms.

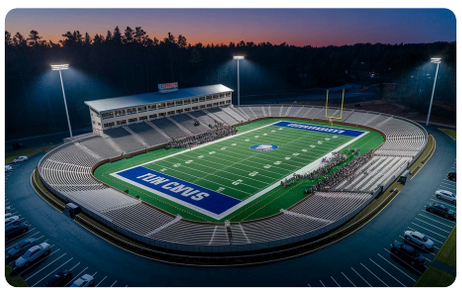
Stadium Features

Press box, sound system, scoreboard, fencing, goals, and stadium lighting.

Base investment: $9,094,111.39 with optional 3,027 sq ft expanded facility building ($1,210,720) for additional locker rooms, offices, training room, and lobby.

Phase #06 - Main Stadium Renovation

This ambitious $22,346,997.13 renovation creates a truly exceptional athletic complex with multiple facilities and enhanced features.



Premier Athletic Venue

Comprehensive renovation of our flagship stadium with turf modifications ($656,000) and track enhancements for a professional-quality athletic experience.

Main Facility Building

10,278 sq ft main facility building ($4,111,296) with an entryway plaza and comprehensive amenities to serve athletes and spectators.

Pressbox Facility

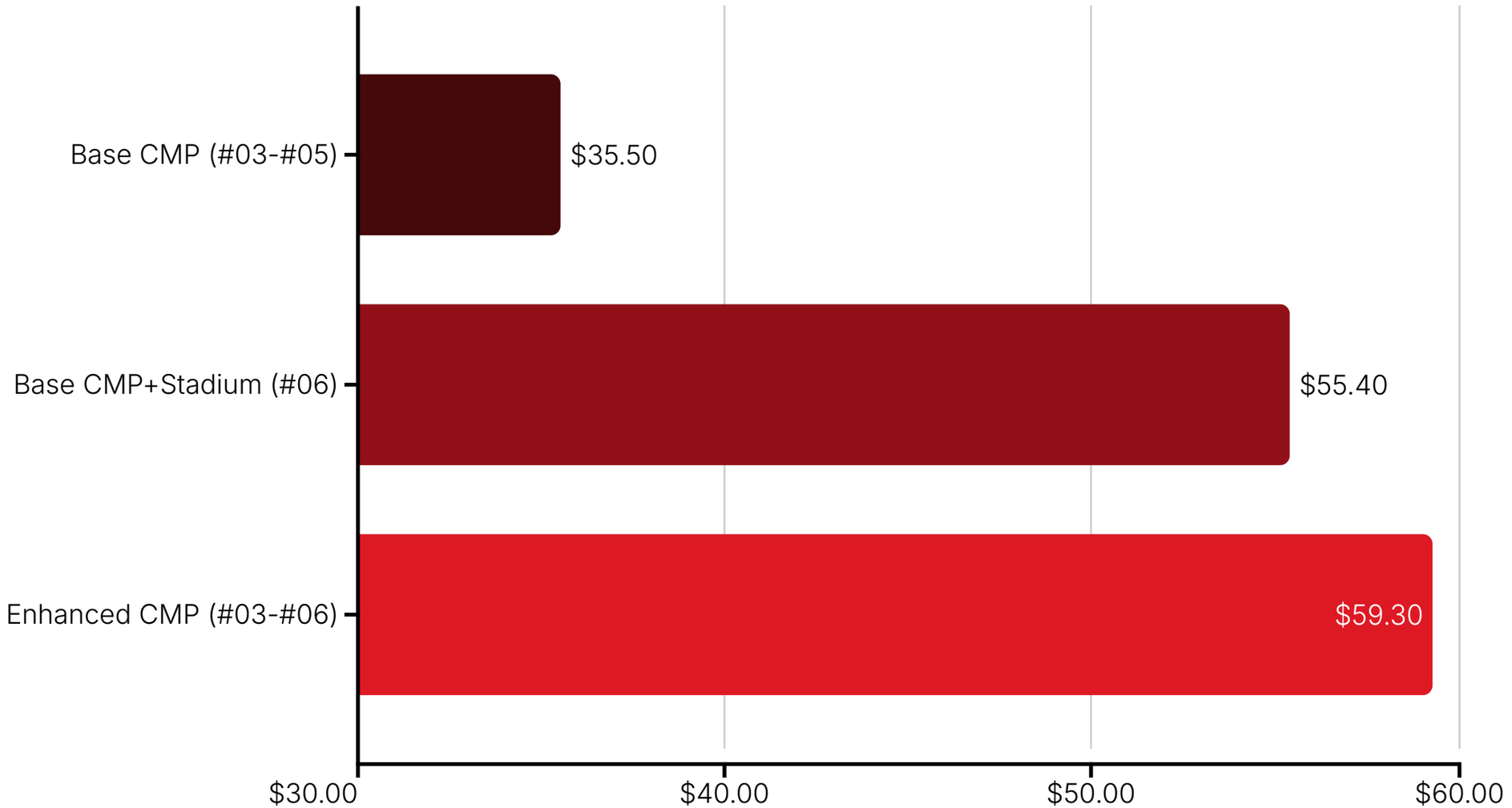
6,762 sq ft pressbox facility ($3,042,900) with broadcasting capabilities and optimal viewing for media coverage of all athletic events.

Enhanced Spectator Experience

4,000 home seats, 500 band seats, and a video scoreboard to create an immersive game day atmosphere for fans and supporters.

The project also includes a 2,035 sq ft visitor facility ($814,016) with optional additional stadium facility space that would add $1,477,980 to create a complete athletic complex serving multiple sports.

Funding Scenarios and Options



The Base CMP total of $35,525,114 would require approximately 1.50 Mills for 25 years of debt service (assuming 5% interest rate). This includes Phases #03-#05 with optional facility buildings.

The Base CMP+Stadium (excluding Middle School renovation costs) totals $55,450,671, requiring approximately 2.40 Mills for 25 years or 1.90 Mills for 35 years of debt service.

Next Steps and Implementation Timeline

Phases 1-2

Hilton demolition and campus access drive construction

April 2025

Conceptual design finalization

Phase 3

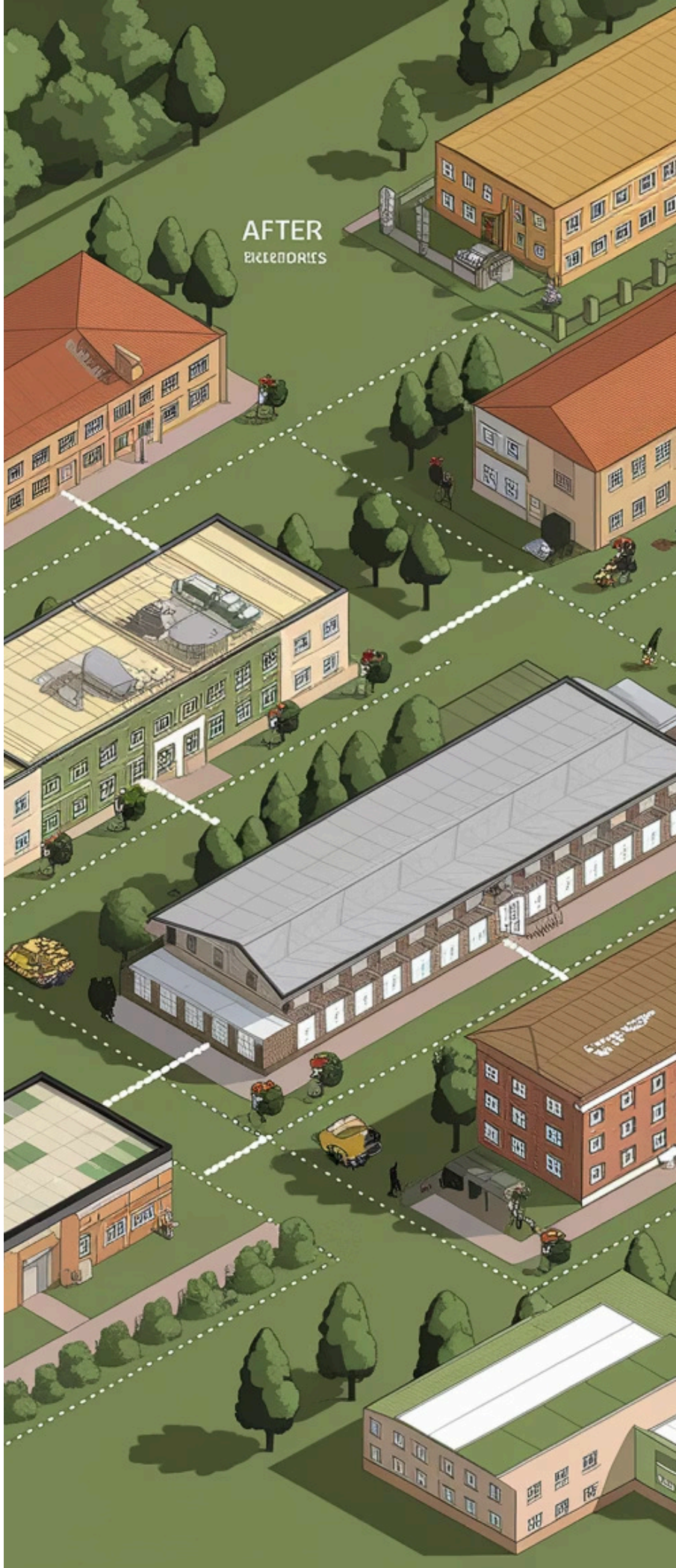
Bus loop implementation based on funding approval

Phases 4-6

Athletic facilities construction based on funding approval

Phase 7

Renovations to the Middle School

Our implementation strategy prioritizes safety improvements and necessary infrastructure before moving to athletic facility enhancements. The phased approach allows for flexibility in timing and funding while minimizing disruption to school operations. The end result will enhance our campus and benefit our communities.

The team will continue to evaluate options for the Main Stadium Renovation (Phase #06) and Middle School renovation (Phase #07) as we progress through the initial phases of the Campus Master Plan.