

### **The Long-term School Plan Overview**

The District's Master Plan of 2002 was created to address the overall conditions of the District's portfolio of school buildings. This massive project is supported by local investment dollars and matching support from the State via the Ohio Facilities Construction Commission (OFCC). The District's Master Plan has been updated periodically to address declines in enrollment.

In 2018 the District began the process of revising the Master Plan in response to a recommendation of the Bond Accountability Commission (BAC) and funding limitations. It had been six years since the District compiled data for the previously amended plan in 2014<sup>1</sup>. This latest revision to the Master Plan resulted in the creation of the ***District's Long-term School Plan***, which was approved by the Board of Education on November 19, 2019. This plan now aligns academic and facility decision making along four key metrics:

1. School quality
2. Enrollment and choice patterns
3. Financial stability
4. Building utilization, condition and costs

### **Funding for the Long-term School Plan**

The main local sources of funding for the District's construction projects are the result of voter approved Issue 14 and Issue 4. Issue 14 was a \$335M bond issue and a tax levy of 0.5 mills passed in 2001. In 2014 Issue 4 was passed resulting in a \$220M bond issue and 0.5 mills permanent improvement tax levy.

The other significant source of funding comes from the Classroom Facilities Assistance Program (CFAP) with the OFCC. The CFAP was launched in 1997 and uses a comprehensive approach to address the entire facility needs of a school district<sup>2</sup>. Eligibility for this program is based on the assessed property valuation per student. That property wealth factor determines the State and local share of the facilities project. The State's share is determined by the District's equity rank among all school districts in Ohio. When the District's original plan was finalized in 2002, the State's share was determined to be 68% of the projected total project cost of \$1,506,370,354.

The revenue and expenditures for the District's facilities projects are allocated into several different funds based on how they are used. Fund 03 is for permanent improvement and operational upkeep. The District is responsible for 100% of these costs. These locally funded investment (LFI) dollars are used for projects not co-funded by the OFCC. Fund 10 is the classroom facilities fund. All projects co-funded with the OFCC are included in Fund 10. Fund 03 dollars can be moved to Fund 10 as necessary for approved co-funded projects.

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<sup>1</sup> CMSD Operations Department; retrieved from <https://www.clevelandmetroschools.org/Page/13295>

<sup>2</sup> OFCC CAFAP Program; retrieved from <https://ofcc.ohio.gov/Services-Programs/K-12-Schools>

**Overview & Analysis of the Plan to Date**

In 2002, at the time when the facilities plan was created, the District had 131 school buildings to maintain. Table 1 illustrates the scope of work completed over the last 18 years regarding those 131 buildings.

**Table 1. District School Building Portfolio 2002 vs. Present**

2002	Fall 2020
131 active school buildings, serving students	83 active school buildings, serving students <ul style="list-style-type: none"> <li>• 43 new buildings</li> <li>• 11 renovated buildings</li> <li>• 29 operational upkeep only</li> </ul>
	48 abandoned buildings <ul style="list-style-type: none"> <li>• 20 closed, District maintains</li> <li>• 19 demolished</li> <li>• 6 sold</li> <li>• 2 repurposed</li> <li>• 1 leased</li> </ul>

The District has made some very recent decisions regarding several of the abandoned properties still in its portfolio. On October 27, 2020, the Board of Education approved a sale/leaseback agreement with the Manufacturing Advocacy & Growth Network Inc. (MAGNET) for the former Margaret A. Ireland school building. MAGNET will purchase the building and renovate it into a high-tech manufacturing prototyping laboratory which will include robotics, virtual and three-dimensional simulations and other spaces to support regional manufacturing<sup>3</sup>. The District will lease back a portion of the building to develop Career Tech programming or enhance existing Career Tech programs utilizing MAGNET’s experience and the renovated facilities. This sale represents the sixth District property sold to date.

The District has requested approval from the Board of Education to enter into a property exchange agreement with the City of Cleveland. The exchange would include swapping the former Harry E. Davis and Watterson-Lake school buildings for the City owned property adjacent to Marion Seltzer school<sup>4</sup>. This City’s property is useful to the District because it plans to build a new Marion Seltzer school in the near future. Approval of this property exchange is anticipated at the next Board meeting on November 17, 2020. The Northeast Ohio Regional Sewer District (NEORD) needs a subsurface sewer easement for its Shoreline Tunnel Project on the property where the former Charles Lake school was located prior to being demolished<sup>5</sup>. A permanent easement agreement is expected to be approved by the Board on November 17, 2020 as well.

Furthermore, pursuant to Ohio Revised Code, the District is required to offer school buildings that have not been used for over twelve months to community schools at fair market value. The District recently

<sup>3</sup> CMSD Board of Education Resolution Authorizing the CEO, the CFO and Board Chair to Enter into a Property Sale/Leaseback Agreement with MAGNET Relating to the Former Margaret Ireland School, approved October 27, 2020

<sup>4</sup> CMSD Board of Education Resolution Authorizing the CEO, the CFO and Board Chair to Enter into a Property Exchange Agreement with the City of Cleveland, submitted for review on November 4, 2020

<sup>5</sup> CMSD Board of Education Resolution Authorizing the CEO, the CFO and Board Chair to Enter into a Permanent Easement Agreement with the City of Cleveland, submitted for review on November 4, 2020

appraised its eligible buildings and the Board approved eleven such buildings on October 27 and a recommendation to approve an additional three buildings to be put up for sale was made at the November 4, 2020 Board of Education meeting. A complete list of these buildings and accompanying appraisal values is provide in Appendix A.

**Classroom Facilities Assistance Program (CFAP) Analysis**

The agreed upon Master Facilities Plan was so large that it was broken down into segments for completion. A project agreement was executed between the District and the OFCC for each segment detailing the scope of work to be completed. Prior to the start of each segment, updates were made including enrollment projections, construction costs, facilities assessments, and resource constraints to determine the specifics of that particular segment. Future segment budgets were based on the current cost formulas at the time of that segment’s project agreement provided in the OFCC Design Manual. Furthermore, amendments to the project agreements were made as needed.

The facilities plan was originally separated into nine segments<sup>6</sup>. Project agreements for seven segments have been executed. Segments 1-4 have been closed out. According to the OFCC and the District, Segments 5 and 6 are expected to be closed out by the end of calendar year 2020, while Segment 7 is projected to close out by the summer of 2021.

Table 2 below compares the original plan, executed project agreements and completed work to date for Segments 1-7. As evident by the total number of new builds, significant progress has been made to meet the goal of 52 new buildings per the original plan. Renovations are substantially lower than the original plan anticipated with only eight co-funded renovations completed.

**Table 2. Plan Comparison**

	2002 Original Plan	Project Agreements/ Amendments (Segments 1-7)	Actuals as of 9/30/2020 (Segments 1-7)
New schools	52	43	43
Renovated schools	59	8	8
Demolished schools	65	58	54
Total Cost	\$1,506,370,354	\$1,024,287,919	\$1,117,971,620*

Data is compiled from OFCC’s CMSD Master Plan Budget and Student Distribution Updated 10.16.2019 and the District’s Facilities Construction Report as of 09.30.2020.

\*This includes all co-funded and LFI expenses and encumbrances for each segment.

Table 3 breaks out the scope of work and actuals costs by segment. A complete listing of each school building and the work completed by segment is provided Appendix B.

<sup>6</sup> Ohio School Facilities Commission (now OFCC) Project Agreement for Segment No.1, dated February 7, 2003

**Table 3. Scope of Work by Segment**

	New	Renovation	Demo	Actual Cost as of 09/30/2020
Segment 1	5	3	2	\$227,409,372
Segment 2	3	4	3	\$104,039,434
Segment 3	9	-	8	\$146,595,442
Segment 4	9	-	11	\$146,028,546
Segment 5	7	1	7	\$218,052,894
Segment 6	1	-	13	\$36,066,220
Segment 7	9	-	10	\$239,779,710
<b>Total</b>	<b>43</b>	<b>8</b>	<b>54</b>	<b>\$1,117,971,620</b>

Data is compiled from OFCC/CMSD Project Agreements & Amendments, District Board of Education resolutions, the District's Project Status-AE Listing Segments 1 thru 7 and Facilities Construction Report as of 09.30.2020.

It is important to note that significant additional work went into almost every single school building as part of the "Warm, Safe & Dry" (WSD) criteria in Segment 1. The WSD program was a co-funded portion of Segment 1 that allowed for initial repairs to be made quickly to the existing schools so they could be warm, safe and dry until they could be renovated or abandoned as part of the master facilities plan. The repairs under the WSD program account for \$53,649,797 of the \$227,409,372 total cost of Segment 1.

For critical analysis, the actual cost of the CFAP program must be unpacked. Table 4 details the cost of each segment by funding source, as well as the District's portion and OFCC's portion. As a reminder, Fund 03 are dollars completely from the District. These funds are referred to as "locally funded investment" or LFI dollars. Fund 10 is designated for co-funded projects with the OFCC. The OFCC pays 68% of the projected project cost, leaving the District's share of the project costs at 32%. Over \$1.1B have been spent to complete segments 1-7 of the CFAP. Of that total, the District has spent \$423,462,611 on the CFAP (Fund 10 expenses & Fund 03 expenses).

**Table 4. Total CFAP Project Costs by Funding Source**

	Fund 10			Fund 03	Total
	CMSD Match	State Match	Co-funded Total	LFI	as of 9/30/2020
Segment 1	\$ 69,962,914	\$ 148,671,188	\$ 218,634,102	\$ 8,775,270	\$ 227,409,372
Segment 2	\$ 31,999,643	\$ 67,999,243	\$ 99,998,886	\$ 4,040,549	\$ 104,039,434
Segment 3	\$ 42,307,043	\$ 89,902,468	\$ 132,209,511	\$ 14,385,931	\$ 146,595,442
Segment 4	\$ 43,495,862	\$ 92,428,708	\$ 135,924,569	\$ 10,103,977	\$ 146,028,546
Segment 5	\$ 62,167,610	\$ 132,106,169	\$ 194,273,779	\$ 23,779,115	\$ 218,052,894
Segment 6	\$ 10,541,621	\$ 22,400,944	\$ 32,942,565	\$ 3,123,655	\$ 36,066,220
Segment 7	\$ 66,575,184	\$ 141,000,289	\$ 207,575,473	\$ 32,204,237	\$ 239,779,710
<b>Total</b>	<b>\$ 327,049,876</b>	<b>\$694,509,009</b>	<b>\$ 1,021,558,885</b>	<b>\$ 96,412,735</b>	<b>\$ 1,117,971,620</b>
	32.0%	68.0%			

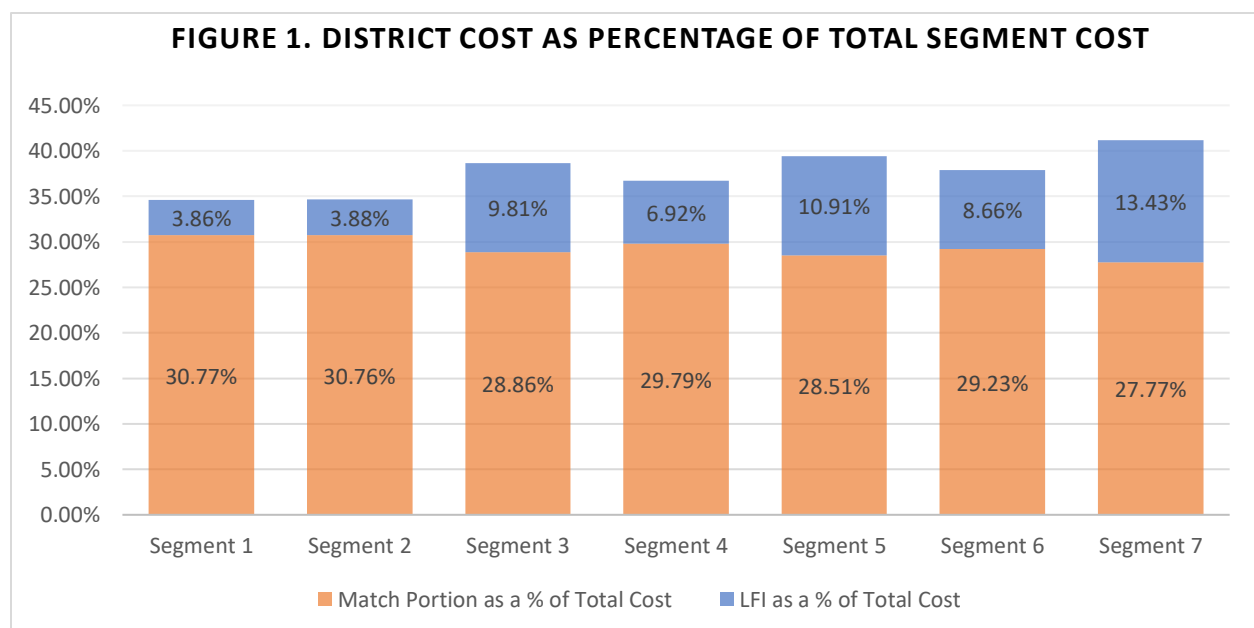
Data is compiled from the District's Facilities Construction Report as of 09.30.2020.

Comparing the actual costs to the co-funded segment budgets is complex for several reasons. One, the program agreements were regularly amended to reflect significant changes from the original budget as needed. Two, the rate used by the state to develop the co-funded project budgets has consistently been too low, under-representing the true construction costs for the city of Cleveland. Because of these complexities, the better analysis of segment budget to actual cost must include the LFI expenses of that segment. That comparison is depicted in Table 5.

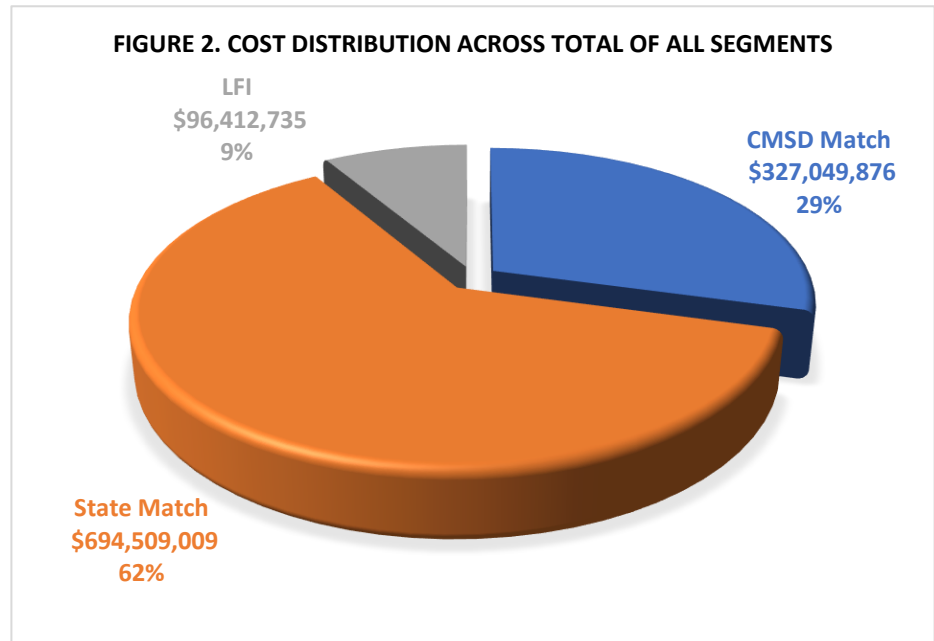
	<b>Co-funded Budget</b> (per Project Agreements/ Amendments)	<b>Actual Costs</b> <b>(Fund 10 + Fund 03)</b> as of 9/30/2020	<b>Variance</b> <i>Co-funded Budget</i> <i>vs. Actual Costs</i>	<b>Percentage</b> <b>Over/(Under)</b> <b>Budget</b>
<b>Segment 1</b>	\$ 223,975,810	\$ 227,409,372	\$ (3,433,562)	1.53%
<b>Segment 2</b>	\$ 100,425,710	\$ 104,039,434	\$ (3,613,724)	3.60%
<b>Segment 3</b>	\$ 133,280,849	\$ 146,595,442	\$ (13,314,593)	9.99%
<b>Segment 4</b>	\$ 136,749,655	\$ 146,028,546	\$ (9,278,891)	6.79%
<b>Segment 5</b>	\$ 192,682,710	\$ 218,052,894	\$ (25,370,184)	13.17%
<b>Segment 6</b>	\$ 32,401,145	\$ 36,066,220	\$ (3,665,075)	11.31%
<b>Segment 7</b>	\$ 204,772,040	\$ 239,779,710	\$ (35,007,670)	17.10%
<b>Total</b>	<b>\$ 1,024,287,919</b>	<b>\$ 1,117,971,620</b>	<b>\$ (93,683,701)</b>	<b>9.15%</b>

Data is compiled from the District's *Facilities Construction Report as of 09.30.2020*.

The actual costs have been greater than the project agreements/amendments in all seven segments and the percentage increase over budget has increased significantly since Segment 2. The biggest reason for these results is the rise in LFI dollars the District has invested to complete the segments. These increases are caused by two factors: (1) deliberate additions to the scope of segment projects; and (2) cost overruns beyond the adjusted OFCC budgets. As a result of these two factors, the District's costs as a percentage of total segment cost continue to grow. The District has covered 37% or more of the total segment cost since Segment 3 (see Figure 1). That portion increased to over 41% in Segment 7.



An analysis of the cost distribution of the entire co-funded CFAP project indicates that the State has covered 62% of the total project costs and the District has used its local funds for the remaining 38% of costs (see Figure 2). This percentage difference in cost share may seem insignificant, but just one percentage point of the total cost is equivalent to \$11.2M. For every \$1 the District has spent, the State has provided just \$1.63 versus \$2.13 as anticipated with the original plan in 2002.



School districts may choose to add to the scope of any project and separately fund a scope of work, referred to as “local initiative”<sup>7</sup>. Examples of such scope additions include an auditorium, joint use community spaces, additional classroom square footage, and athletic facilities. The District has made these deliberate additions to school projects in every segment. These LFI dollars and the impact on the overall cost distribution for the total project is to be expected. For example, for Segment 7 the District planned additional, LFI-funded scope work at about \$20 per square foot above and beyond the co-funded budgeted rate.

The increase in LFI expenses as a result of cost overruns beyond the OFCC adjusted budgets is more difficult to navigate. It is important to look at the history of the master facilities project to best understand these cost overruns. Project costs have been higher than the anticipated budgets throughout all seven segments. This is due in large part to the cost of construction rate used by the OFCC to develop the co-funded budgets. The rate has been consistently low, under-representing the true construction costs in the city of Cleveland. This construction cost is determined by the OFCC using a formula used and average construction costs for regions within the state of Ohio. In the District’s case, the rate is based upon average construction costs, not just for Cuyahoga County, but for the Northeast Ohio region which also includes Ashtabula, Geauga, Lake, Portage, Summit and Trumbull counties<sup>8</sup>. Cleveland is one of the most expensive areas in the state to build, so using average costs based on these other counties greatly underestimates the true cost of construction for these school projects in Cleveland.

<sup>7</sup> OFCC Project Financing Memorandum Policy, Policy Number: OP-FI-01, Originally Issued: February 2002 Revised: December 2017

<sup>8</sup> OFCC Ohio School Design Manual (OSDM) Volume Two, updated 2019

Much of this discrepancy and cost overage has been addressed by way of a market rate adjustment completed for each segment with the District and OFCC paying their approved share. However, since Segment 5, the adjustment factor has been more highly scrutinized by the OFCC and less than previous segments. The District pays for any remaining cost overruns beyond the adjusted budget via local dollars. According to the District, it is paying for almost \$1M of costs for each school in Segment 7 that the OFCC would otherwise fund for other school districts<sup>9</sup>.

**Other Local Funding Expenses**

The capital project work and LFI most often reported on and referenced applies only to the buildings specifically identified in a segment as part of the Classroom Facilities Assistance Program with the OFCC. The District’s use of taxpayer dollars to improve school buildings requires review and analysis of all LFI dollars, not just those additions to the co-funded project segments.

Table 6 details the actual costs of the District’s Long-term School Plan by funding source. The “other” category includes all expenses for the District’s plan that are not co-funded with the State and not part of a project segment. The District has spent \$136,472,644 in this “other” category. These LFI dollars have been used for over 150 different school facility needs including buildings, school programming spaces, relief space, food preparation facilities and outdoor spaces such as athletic fields and gardens<sup>10</sup>. It is important to note that these LFI costs also include the District’s personnel, legal and administrative costs associated with completing the long-term plan.

	Fund 10			Fund 03	Total as of 9/30/2020
	CMSD Match	State Match	Co-funded Total	LFI	
<b>Segment 1</b>	\$ 69,962,914	\$ 148,671,188	\$ 218,634,102	\$ 8,775,270	\$ 227,409,372
<b>Segment 2</b>	\$ 31,999,643	\$ 67,999,243	\$ 99,998,886	\$ 4,040,549	\$ 104,039,434
<b>Segment 3</b>	\$ 42,307,043	\$ 89,902,468	\$ 132,209,511	\$ 14,385,931	\$ 146,595,442
<b>Segment 4</b>	\$ 43,495,862	\$ 92,428,708	\$ 135,924,569	\$ 10,103,977	\$ 146,028,546
<b>Segment 5</b>	\$ 62,167,610	\$ 132,106,169	\$ 194,273,779	\$ 23,779,115	\$ 218,052,894
<b>Segment 6</b>	\$ 10,541,621	\$ 22,400,944	\$ 32,942,565	\$ 3,123,655	\$ 36,066,220
<b>Segment 7</b>	\$ 66,575,184	\$ 141,000,289	\$ 207,575,473	\$ 32,204,237	\$ 239,779,710
<b>Other</b>	N/A	N/A	N/A	\$ 136,472,644	\$ 136,472,644
<b>Total</b>	<b>\$ 327,049,876</b>	<b>\$694,509,009</b>	<b>\$ 1,021,558,885</b>	<b>\$ 232,885,378</b>	<b>\$ 1,254,444,263</b>

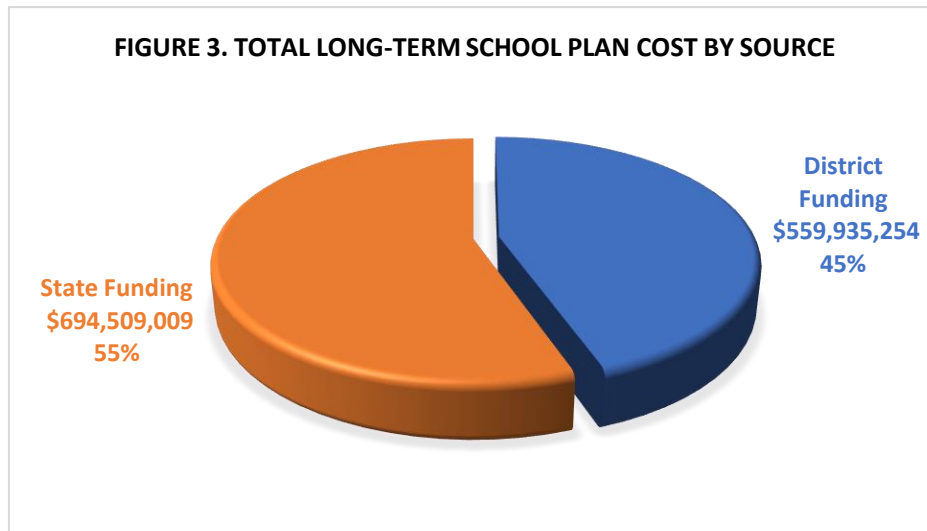
Data is compiled from the District’s *Facilities Construction Report as of 09.30.2020*.

<sup>9</sup> CMSD Letter to the Director of the Office of Budget and Management, dated October 20, 2017

<sup>10</sup> District’s *Facilities Construction Report as of 09.30.2020*



When all LFI costs are included, the total cost of the District’s Long-term School Plan is over \$1.25B to date. Of this total, the District has spent nearly \$560M of local funds, making up 45% of the total program costs.



**Future Plans & Remaining OFCC and District Funds**

In 2002, the OFCC committed to contribute 68% of the total projected plan cost of \$1,506,370,354. This equates to a State share of \$1,024,331,841. The State has funded \$694,509,009 to date. It could be concluded that the State has a remaining balance of \$329,822,832 for the District’s CAFP. However, enrollment projections and student distribution determine how many square feet the OFCC has left to fund for the District. The enrollment projections are created to determine the District’s enrollment ten years into the future. The number of students projected for each school are entered into a grade-level appropriate spreadsheet to determine the total gross square footage for that school<sup>11</sup>. The square footage for each school is then multiplied by the allowable cost per square foot for that school level and size. All buildings in the District are aggregated to determine the overall budget and remaining number of students to be placed for the co-funded master facilities plan.

The enrollment projection has decreased significantly since the plan was developed in 2002. The OFCC’s most current enrollment projection for the District is 32,991 students<sup>12</sup>. Of that enrollment projection, 28,911 of those students have been placed to date. Table 7 shows the student distribution through all seven segments as well as the projections for Segment 8. Plans for Segment 8 have not been finalized as no project agreement has been executed. In October the OFCC notified the District that, due to the pandemic, it has put all funding of new projects, including the District’s Segment 8, on hold for the foreseeable future. Assuming the completion of Segment 8 at some point, the District has a remaining balance of 1,335 students to be placed with OFCC funding support.

<sup>11</sup> OFCC Ohio School Design Manual (OSDM) Volume One, updated 2019

<sup>12</sup> OFCC’s CMSD Master Plan Budget and Student Distribution by Segment Updated 07.10.2020



	PreK-8	9-12	Career Tech	Total
<b>Enrollment Projection as of February 2020</b>	<b>22,674</b>	<b>10,169</b>	<b>148</b>	<b>32,991</b>
Segment 1	2,437	2,912	55	5,404
Segment 2	3,506	1,005	0	4,511
Segment 3	4,101	0	0	4,101
Segment 4	4,326	0	0	4,326
Segment 5	2,253	2,030	580	4,863
Segment 6	720	0	0	720
Segment 7	3,286	1,700	0	4,986
<b>Total Placed to Date</b>	<b>20,629</b>	<b>7,647</b>	<b>635</b>	<b>28,911</b>
<i>Segment 8 Projection</i>	<i>2,045</i>	<i>700</i>	<i>0</i>	<i>2,745</i>
<b>Remaining Balance to Place</b>	<b>0</b>	<b>1,822</b>	<b>-487</b>	<b>1,335</b>

*Data is compiled from OFCC's CMSD Master Plan Budget and Student Distribution by Segment Updated 07.10.2020*

As of the end of September 2020, the District has \$66,719,449 remaining to be used for its Long-term School Plan. A total of \$626,654,704 in local funds have been received and \$559,935,254 have been spent to date.

<b>Receipts</b>	
Bond Proceeds	535,000,000
Bond Premium	1,006,501
Other Non-bond Proceeds	15,532,617
QZAB (Quality Zone Academy Bonds)	5,127,642
E-Rate	3,710,518
Sale of Administration Building	4,664,176
Sale of School Buildings & Equipment	2,440,537
Property Tax Receipts (.50 mill PI Levy)	12,565,380
Total Local Interest	46,607,333
<b>Total Local Funds (prior to expenditures)</b>	<b>626,654,704</b>
<b>Project Expenditures</b>	
Fund 10 Expenditures & Encumbrances (District portion)	327,049,876
Fund 03 LFI Expenditures & Encumbrances	232,885,378
<b>Total Project Expenditures &amp; Encumbrances</b>	<b>559,935,254</b>
<b>Current balance of local funds available</b>	<b>66,719,449</b>

When the Long-term School Plan was revised in November of 2019, the plans for Segment 8 were changed to address the changing enrollment needs of the Cleveland neighborhoods and the remaining funds available to the District. At that time, it was determined that the District, with co-funding from the OFCC, had only enough funds remaining to build three new K-8 schools and one new high school<sup>13</sup>. These four new school buildings would be in place of the seven K-8 schools and one high school previously approved for Segment 8 by the District’s Board of Education in June of 2016<sup>14</sup>. In fact, of the seven K-8 schools originally slated for a new building, one has since been closed and four others have been removed from project plans unless future funding can be secured. A new resolution for Segment 8 was approved by the Board on June 23, 2020. Table 9 details the project scope for Segment 8.

**Table 9. Segment 8 Project Plan**

<b>New Schools</b>	<b>Demolitions</b>
Lincoln-West High School	Lincoln West High School
Clark PreK-8	Clark
Marion Seltzer PreK-8	Marion Seltzer
Joseph M. Gallagher (renovation)	Watterson-Lake
	Robert Fulton
	Fullerton
	Former John F. Kennedy

It is important to reiterate that a project agreement for Segment 8 has not been executed between the OFCC and the District. The OFCC has put a hold on all new projects because of the pandemic. However, the OFCC has preliminarily estimated the cost of Segment 8 to be \$110,000,000<sup>15</sup>. This amount is based on 2019 costs.

Using this OFCC’s budget assumption and adding an overage of 17% based on actuals to date for Segment 7, it can be assumed that the total project cost for Segment 8 will be closer to \$129,000,000. Anticipating the District portion of cost to be at least 40% based on the financial analysis presented above, the District will use \$51,480,000 of its remaining funds to complete Segment 8. This estimation does not include costs for inflation or other factors that will likely increase this project amount by the time an agreement is made, and work can begin on Segment 8. Furthermore, the District will continue to have additional LFI expenses that are not part of the future co-funded agreement. For analysis purposes, assuming Segment 8 was to begin in 2020 the District would be left with \$15,239,499 remaining funds to be used for all other LFI projects.

<sup>13</sup> CMSD Long-term School Plan: High School Recommendations and K-8 Interdependencies, Updated November 2019

<sup>14</sup> CMSD Board of Education Resolution No.2016-7187(B)

<sup>15</sup> OFCC’s CMSD Master Plan Budget and Student Distribution by Segment Updated 07.10.2020

**Conclusion & Next Steps**

The BAC will continue to monitor the financial closeouts of Segments 5, 6 and 7. The closeouts of these segments will result in actual numbers and include the disposition of any funds remaining in the fund<sup>16</sup>. Any excess dollars, such as investment earnings, can be moved to Segment 8. Consequently, these segment closeouts may result in some adjustments to the District's remaining fund balance. Moreover, the BAC will remain in regular communication with the District and the OFCC regarding the status of Segment 8 funding from the OFCC. Once the funding is approved, the BAC will work with all necessary parties to review the design, engineering, contract bidding procurement and construction of the new segment.

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<sup>16</sup> OFCC Project Financing Memorandum Policy, Policy Number: OP-FI-01, Originally Issued: February 2002 Revised: December 2017

**District Properties to be Offered to Community Schools**

Approved by the Board of Education on October 27, 2020:

<b>School Building</b>	<b>Property Address</b>	<b>Appraisal Date</b>	<b>Improved Property</b>
Audubon	3055 Martin Luther King, Jr. Drive	9/4/2020	\$78,000 land value
Cranwood	13604 Christine Avenue Garfield Heights	9/4/2020	\$415,000
Empire	9113 Parmelee Avenue	9/4/2020	\$65,000 land value
Fullerton	5810 Fullerton Avenue	8/17/2020	\$310,000
Iowa Maple	12510 Maple Avenue	8/17/2020	\$350,000
McKinley	3349 W. 125th Street	8/17/2020	\$395,000
Mount Auburn	10110 Mount Auburn Avenue	9/4/2020	\$25,000 land value
Nathaniel Hawthorne	3575 W. 130th Street	9/9/2020	\$45,000
Paul Revere	10706 Sandusky Avenue	9/4/2020	\$85,000
Central School	2199 E. 40th Street	9/4/2020	\$150,000
Willow	5004 Glazier Avenue	9/4/2020	\$290,000

Anticipated to be approved by the Board of Education on November 17, 2020:

<b>School Building</b>	<b>Property Address</b>	<b>Appraisal Date</b>	<b>Improved Property</b>
Case	4050 Superior Avenue	8/17/2020	\$700,000
Martin Luther King Jr. HS	Lexington Ave & E 71st	8/1/2020	\$880,000
Willson	1625 E 55th Street	8/17/2020	\$175,000 land value

**CAFP Scope of Work Detail by Segment**

Segment 1		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Andrew J. Rickoff	K-8	3500 E 147th St, Cleveland, OH 44120
John Adams Memorial	High School	3817 Martin Luther King Jr Dr, Cleveland, OH 44105
Memorial	K-8	410 E 152nd St., Cleveland, OH 44110
Miles Park	K-8	4090 E 93rd St, Cleveland, OH 44105
Riverside	K-8	14601 Montrose Ave, Cleveland, OH 44111
<b><u>Renovated</u></b>		
East (now CMSD East Professional Center)	High School	1349 E. 79th St., Cleveland, OH 44103
Cleveland Early College HS (previously John Hay)	High School	2075 Stokes Blvd, Cleveland, OH 44106
Davis Aerospace & Maritime High School (previously Success Tech Academy)	High School	1440 Lakeside Ave, Cleveland, OH 44114
<b><u>Demolished</u></b>		
Warner Girls' Leadership Academy		
Woodhill-Quincy		
Segment 2		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Daniel E. Morgan	K-8	8912 Morris Ct., Cleveland, OH 44106
Hannah Gibbons	K-8	1401 Larchmont Rd, Cleveland, OH 44110
Warner Girls' Leadership Academy	K-8	8315 Jeffries Ave, Cleveland, OH 44105
<b><u>Renovated</u></b>		
	<u>Grade Level</u>	<u>Address</u>
Franklin D. Roosevelt	K-8	800 Linn Dr., Cleveland, OH 44108
James F. Rhodes	High School	5100 Biddulph Ave., Cleveland OH 44144
Mary B. Martin	K-8	8200 Brookline Ave, Cleveland, OH 44103
Mary M. Bethune	K-8	11815 Moulton Ave, Cleveland, OH 44106
<b><u>Demolished</u></b>		
Former Daniel E. Morgan		
Former Hannah Gibbons		
Former Miles Park		
Segment 3		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Artemus Ward	K-8	4315 W 140th St, Cleveland, OH 44135
Buhrer Dual Language	K-8	1600 Buhrer Ave., Cleveland, OH 44109
East Clark	K-8	885 E 146th St, Cleveland, OH 44110
Garfield	K-8	3800 W140th St., Cleveland, OH 44111
Harvey Rice	K-8	2730 E 116th St, Cleveland, OH 44104
Patrick Henry	K-8	11901 Durant Ave., Cleveland, OH 44108
Robinson G. Jones	K-8	4550 W 150th St, Cleveland, OH 44135
Wade Park	K-8	7600 Wade Park Ave, Cleveland, OH 44103
Willson	K-8	1126 Ansel Rd., Cleveland, OH 44103
<b><u>Renovated</u></b>		
None	<u>Grade Level</u>	<u>Address</u>
<b><u>Demolished</u></b>		
Former Artemus Ward		
Former Buhrer		
Former East Clark		
Former Garfield		
Former Harvey Rice		
Former Patrick Henry		
Former Robinson G. Jones		
Former Wade Park		

Segment 4		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Adlai Stevenson	K-8	18300 Woda Ave, Cleveland, OH 44122
Anton Grdina	K-8	2955 E 71st St, Cleveland, OH, 44104
Charles Dickens	K-8	13013 Corlett Ave, Cleveland, OH 44105
Euclid Park	K-8	17914 Euclid Ave., Cleveland, OH 44112
George Washington Carver	K-8	2200 E 55th St, Cleveland, OH 44103
Mound	K-8	5935 Ackley Rd, Cleveland, OH 44105
Nathan Hale	K-8	3588 Martin Luther King Jr Dr, Cleveland, OH 44105
Robert H Jamison	K-8	4092 E 146th St, Cleveland, OH 44128
International Newcomers Academy (at Thomas Jefferson)	K-12	3145 West 46th Street, Cleveland, OH 44102
<u>Renovated</u>	<u>Grade Level</u>	<u>Address</u>
None		
<u>Demolished</u>		
Former Adlai Stevenson		
Former Anton Grdina		
Former Charles Dickens		
Charles H. Lake		
Corlett		
Former Euclid Park		
Former George Washington Carver		
Moses Cleveland		
Former Mound		
Former Nathan Hale		
Former Thomas Jefferson		
Segment 5		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Almira	K-8	3375 W 99th St, Cleveland, OH 44102
Cleveland School of the Arts	High School	2064 Stearns Rd., Cleveland, OH 44106
John Marshall	High School	3952 W 140th St, Cleveland, OH 44111
Max Hayes Career Tech	High School	2211 W 65th St., Cleveland, OH 44102
Miles	K-8	11918 Miles Ave, Cleveland, OH 44105
Orchard	K-8	4200 Bailey Ave., Cleveland, OH 44113
Paul L. Dunbar	K-8	2159 W 29th St, Cleveland, OH 44113
<u>Renovated</u>	<u>Grade Level</u>	<u>Address</u>
Louisa May Alcott	K-8	10308 Baltic Rd, Cleveland, OH 44102
<u>Demolished</u>		
Alexander Graham Bell		
Former Almira		
Former Cleveland School of the Arts		
Former John Marshall		
Former Miles		
Former Orchard		
Former Paul L. Dunbar		

Segment 6		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Campus International	K-8	2160 Payne Ave., Cleveland, OH 44114
<u>Renovated</u>	<u>Grade Level</u>	<u>Address</u>
None		
<u>Demolished</u>		
Former Albert B. Hart		
Alexander Hamilton		
Emile B. deSauze		
Giddings		
Gracemount		
John D. Rockefeller		
John W. Raper		
Louis Pasteur		
Former Robert H Jamison		
Stephen Howe		
Union		
Former William Rainey Harper		
Former Willson		
Segment 7		
<u>New</u>	<u>Grade Level</u>	<u>Address</u>
Albert B. Hart (formerly listed as Fullerton)	K-8	3900 E 75th St, Cleveland, OH 44105
Halle (previously named H. Barbara Booker)	K-8	7901 Halle Ave, Cleveland, OH 44102
John F. Kennedy	High School	15111 Miles Ave., Cleveland, OH 44128
Garrett Morgan (formerly listed as West Side HS)	High School	4600 Detroit Ave., Cleveland, OH 44102
Oliver H. Perry	K-8	18400 Schenely Ave., Cleveland, OH 44119
Sunbeam	K-8	11731 Mt. Overlook Ave., Cleveland, OH 44120
Waverly	K-8	1805 W 57th St, Cleveland, OH 44102
Whitney Young (formerly listed as Charles Eliot)	K-8	17900 Harvard Ave, Cleveland, OH 44128;
William Rainey Harper	K-8	5515 Ira Ave., Cleveland, OH 44144
<u>Renovated</u>	<u>Grade Level</u>	<u>Address</u>
None		
<u>Demolished</u>		
Former Andrew J. Rickoff (Mt. Pleasant)		
Buckeye-Woodland		
CLC Halle		
Henry W. Longfellow		
Jesse Owens Academy		
Former Max Hayes Career Tech		
Former Oliver H. Perry		
Former Sunbeam		
Former Waverly		
Former Whitney Young		