



**Lakota Master Facilities Plan
Update to Board of Education
January 24, 2022**



- **Difference Between Master Facilities Plan & Capital Planning**
- **Brief History of Lakota's Previous Master Facilities Plan**
- **Evolution of Previous Master Facilities Plan**



Current Master Facilities Plan Process

- **Facility Assessment**
- **Evaluate**
- **Envision**
- **Develop Master Plan Options**
- **Final Recommendation**



Facility Assessment Overview

- Lakota Assessments
- Ohio School Construction Commission (OFCC) Assessments
- School Condition Rating
- OFCC Co-Funding

OFCC School Condition Rating

Cost to Renovate

1. Renovation costs are derived from Building Assessments done by the OFCC
2. Renovation costs are revised yearly by the OFCC once in the ELP Program
3. Building Assessments look at and evaluate (23) major building components (example: HVAC, Electrical, Roofing, Technology....)
4. Renovation costs are assigned to each of the building components based on their condition
5. Renovation costs cover all work to upgrade existing buildings for the next 30 years of life

Cost to Replace (New Construction)

1. The cost of new construction per square foot is set by the OFCC and is based on other school construction throughout the state
2. Replacement costs are revised yearly by the OFCC
3. Replacement costs = square footage of the building multiplied by cost per square foot

Renovate or Replace?

1. The OFCC uses the following formula to determine if a building should be renovated or replaced:

Cost to Renovate divided by the Cost to Replace = XX%



Satisfactory Condition
(Renovate - OFCC 0% to 66%)



Borderline Condition
(Borderline - OFCC 66% to 88%)



Deficient Condition
(Replace - OFCC 88% to 100%)

Are Your Buildings in Deficient Condition?

1. Being classified as "Deficient Condition" does not mean that existing schools are not safe or are not being maintained by the district.
2. In some cases the school may get a "Deficient Condition" rating based on the goals of the OFCC to bring all buildings up to a "new" standard and to upgrade existing buildings for the next 30 years of life.

Example: An existing membrane roof may be 9 years old and performing as designed. Under normal use and maintenance this roof could last another 10 to 15 years. In the OFCC program this roof would be considered "deficient" as they would want to replace it with a new roof with a long term warranty.

LAKOTA SCHOOLS - BUILDING STATISTICS

1/24/22

EXISTING SCHOOLS	Building Age/ Years	Renovate / Replace	Current Building Size/ SF	Site Size/ Acres	Renovate Cost	Replace Cost	Existing Enrollment Per OFCC	Capacity Per OFCC	Utility Cost \$/Sq. Ft.
EARLY CHILDHOOD PK-2									
Creekside	31 - 32 - 4	73%	232,897	30	\$ 43,387,762.64	\$ 62,416,396.00	1,868	1,330	\$1.37
Heritage	27	69%	64,631	14.4	\$ 13,241,223.28	\$ 19,205,101.63	642	536	\$0.94
Liberty	99 - 67 - 38 - 48 - 10	20%	34,424	9.6	\$ 3,046,862.57	\$ 16,172,091.60	336	440	\$0.96
Hopewell	37 - 33 - 31 - 47 - 29 - 12	68%	84,778	36.2	\$ 16,366,379.34	\$ 24,139,687.72	838	734	\$0.87
Shawnee	29 - 26	68%	64,492	20	\$ 13,089,184.43	\$ 19,163,797.80	819	543	\$0.92
Wyandot	12	7%	78,090	19.6	\$ 1,644,822.92	\$ 22,233,346.60	919	627	\$0.93
ELEMENTARY 3-6									
Adena	41 - 26 - 4	68%	63,904	14	\$ 12,889,717.84	\$ 18,989,073.60	707	549	\$0.83
Cherokee	23 - 4	63%	76,062	13.3	\$ 13,428,817.30	\$ 21,637,893.88	766	644	\$0.84
Endeavor	12	9%	78,090	12.9	\$ 1,718,231.80	\$ 22,233,346.60	662	626	\$1.10
Freedom	31 - 26	67%	61,064	36	\$ 12,073,223.36	\$ 18,143,167.60	649	497	\$0.92
Independence	23 - 4	61%	73,360	14.7	\$ 13,000,414.22	\$ 21,314,934.40	604	632	\$0.80
Union	11	11%	83,648	10.9	\$ 2,269,002.91	\$ 24,387,411.32	603	713	\$1.11
Van Gorden	16	10%	84,608	86	\$ 2,203,319.70	\$ 24,091,281.92	740	717	\$0.93
Woodland	29 - 26	67%	67,387	37	\$ 13,304,403.67	\$ 20,083,477.03	730	572	\$0.83
JUNIOR HIGH 7-8									
Hopewell Jr.	46 - 43 - 29 - 26	71%	73,283	38	\$ 15,624,746.43	\$ 21,980,208.60	793	534	\$0.84
Liberty Jr.	42 - 26 - 13 - 4	69%	86,202	37	\$ 17,299,778.36	\$ 23,167,333.92	804	617	\$0.88
Plains Jr.	16	10%	113,973	86	\$ 3,046,782.34	\$ 31,274,740.00	1140	738	\$1.08
Ridge Jr.	28 - 22 - 16 - 4	63%	77,776	36	\$ 14,333,921.61	\$ 22,707,480.96	812	479	\$1.03
FRESHMAN 9									
West Freshman	60 - 34 - 46 - 41 - 32 - 11	See Creekside (West Freshman and Creekside Combined)							\$0.72
East Freshman	11	6%	127,777	34	\$ 2,137,937.36	\$ 37,071,941.01	673	823	\$0.93
HIGH SCHOOL 10-12									
West H.S.	22 - 17 - 12	29%	332,893	39	\$ 26,780,673.11	\$ 92,334,823.13	2,100	1,879	\$0.70
East H.S.	22 - 17 - 12	33%	332,893	68.3	\$ 31,933,334.19	\$ 92,334,823.13	2,100	1,879	\$0.77

Permanent Improvement Funded Projects	2019	2020	2021	2022	2023	2024	2025	2026	2027
Electrical Improvements	\$ 25,000.00	\$ 95,000.00	\$ 85,000.00	\$ 85,000.00	\$ 65,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Facility Plumbing Projects	\$ 45,000.00	\$ 30,000.00	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Interior finishes (Painting, Flooring, Restrooms, etc.)	\$ 375,000.00	\$ 200,000.00	\$ 65,000.00	\$ 150,000.00	\$ 225,000.00	\$ 150,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00
Exterior Finishes (Doors, Windows, Gutters, Brick, etc.)	\$ 85,000.00	\$ 50,000.00	\$ 27,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Excavation Improvements	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
District Contingency (Yearly Unplanned Needs)	\$ 325,000.00	\$ 150,000.00	\$ 200,000.00	\$ 275,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00
Grounds - Fencing General Maintenance	\$ 44,000.00	\$ 35,000.00	\$ 15,000.00	\$ 45,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Athletics (Mats, Goals, PM's, etc.)	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Athletics Outdoor Facilities	\$ -	\$ 170,000.00	\$ 20,000.00	\$ 45,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
Service Center Remodel	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Roof Improvement Projects	\$ 444,445.00	\$ 930,000.00	\$ 1,432,886.00	\$ 850,000.00	\$ 768,000.00	\$ 1,200,000.00	\$ 890,000.00	\$ 900,000.00	\$ 925,000.00
General Roofing - Preventative Maintenance	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Playgrounds / Surfacing	\$ 150,000.00	\$ 60,000.00	\$ -	\$ 100,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
Asphalt / Concrete	\$ 644,000.00	\$ 673,050.00	\$ 800,000.00	\$ 783,463.00	\$ 755,341.00	\$ 491,000.00	\$ 625,000.00	\$ 580,000.00	\$ 635,000.00
Permits / Professional Fees	\$ 40,555.00	\$ 45,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Building HVAC / Mechanical Improvements	\$ 257,000.00	\$ 380,000.00	\$ 125,000.00	\$ 500,000.00	\$ 525,000.00	\$ 500,000.00	\$ 525,000.00	\$ 555,000.00	\$ 525,000.00
IP Security Camera System	\$ 84,560.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Suppresions and Life Safety Equipment	\$ 30,000.00	\$ 25,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Safety / Security	\$ 15,000.00	\$ 25,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Furniture	\$ 122,000.00	\$ 10,000.00	\$ 10,000.00	\$ 75,000.00	\$ 25,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
Building Foundation	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Vehicles-Maintenance	\$ 55,000.00	\$ -	\$ 70,000.00	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
District Initiatives	\$ -	400,000.00	30,000.00	50,000.00	100,000.00	50,000.00	50,000.00	50,000.00	50,000.00
	-								
TOTALS	\$ 2,861,560.00	\$ 3,343,050.00	\$ 2,999,886.00	\$ 3,183,463.00	\$ 3,083,341.00	\$ 3,111,000.00	\$ 3,035,000.00	\$ 3,030,000.00	\$ 3,080,000.00
		16.83%	-10.26%	6.12%	-3.15%	0.90%	-2.44%	-0.16%	1.65%



Evaluate

- Enrollment Forecast
- Grade Configurations

**Lakota Local School District
Projected Enrollment**

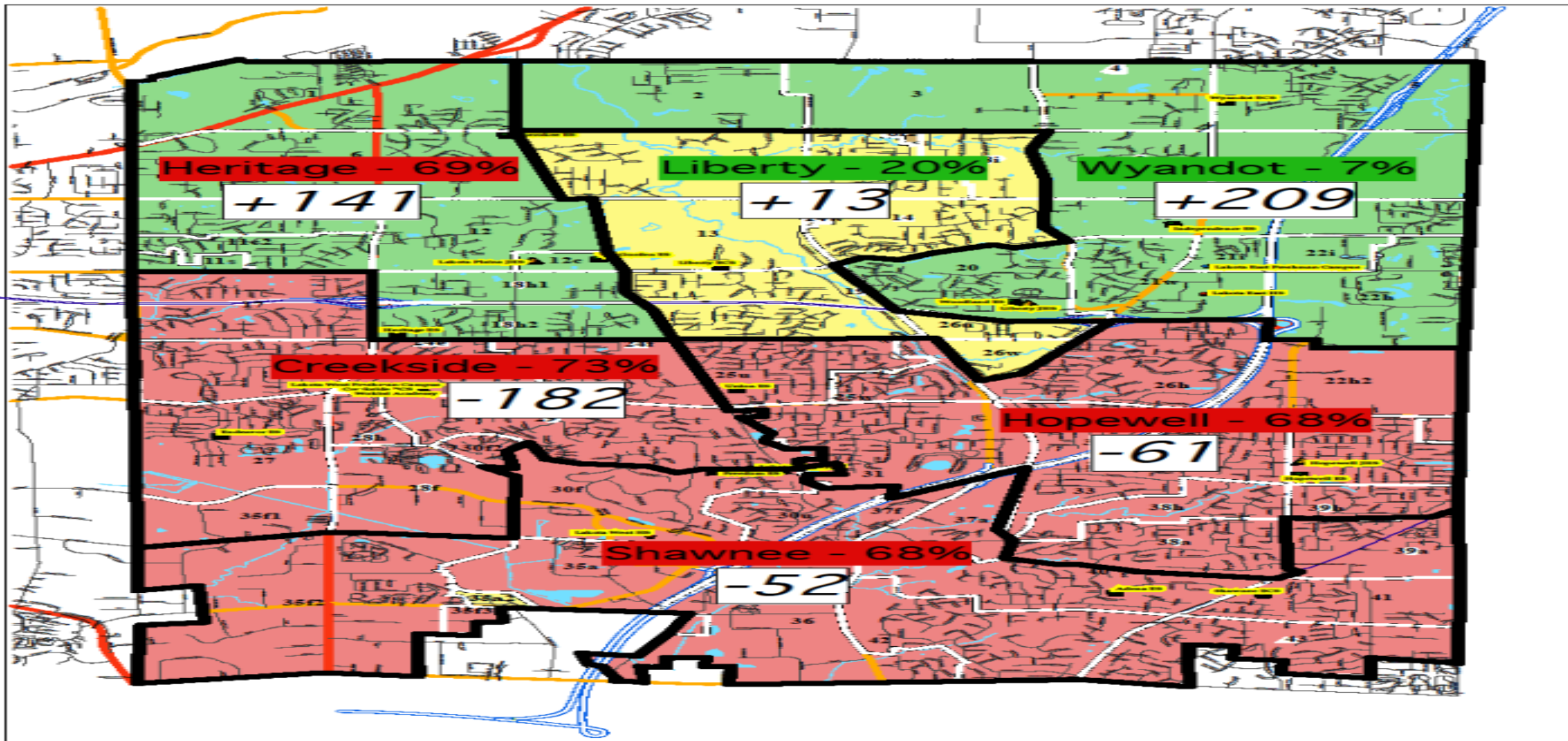
Grade	2019-20 Actual	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Pre-K (special needs)	156	135	135	136	136	136	136	136	136	136	136
K	1,239	1,122	1,125	1,131	1,135	1,129	1,129	1,129	1,129	1,129	1,129
1	1,356	1,367	1,238	1,241	1,248	1,253	1,245	1,245	1,245	1,245	1,245
2	1,235	1,387	1,398	1,266	1,269	1,276	1,281	1,273	1,273	1,273	1,273
3	1,152	1,260	1,415	1,426	1,291	1,294	1,302	1,307	1,299	1,299	1,299
4	1,173	1,168	1,277	1,434	1,445	1,308	1,312	1,319	1,324	1,316	1,316
5	1,285	1,199	1,193	1,305	1,465	1,477	1,337	1,340	1,348	1,353	1,345
6	1,264	1,308	1,220	1,214	1,328	1,491	1,503	1,360	1,364	1,372	1,377
7	1,388	1,282	1,327	1,237	1,231	1,347	1,512	1,524	1,379	1,383	1,391
8	1,319	1,408	1,301	1,346	1,255	1,249	1,366	1,533	1,546	1,399	1,403
9	1,304	1,288	1,374	1,269	1,313	1,225	1,219	1,333	1,496	1,508	1,365
10	1,413	1,333	1,316	1,405	1,297	1,342	1,252	1,246	1,362	1,529	1,541
11	1,300	1,326	1,250	1,234	1,317	1,216	1,259	1,174	1,168	1,278	1,434
12	1,273	1,247	1,272	1,199	1,184	1,264	1,167	1,207	1,126	1,121	1,225
Pre-K - 12 Total	16,857	16,830	16,841	16,843	16,914	17,007	17,020	17,126	17,195	17,341	17,479
Ungraded	52	53	53	53	54	54	54	54	54	55	55
Grand Total	16,909	16,883	16,894	16,896	16,968	17,061	17,074	17,180	17,249	17,396	17,534

Source: FutureThink

**Lakota Local School District
Projected Enrollment by Grade Group**

Grade	2019-20 Actual	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Pre-K (special needs)	156	135	135	136	136	136	136	136	136	136	136
K - 5	7,440	7,503	7,646	7,803	7,853	7,737	7,606	7,613	7,618	7,615	7,607
6 - 8	3,971	3,998	3,848	3,797	3,814	4,087	4,381	4,417	4,289	4,154	4,171
9 - 12	5,290	5,194	5,212	5,107	5,111	5,047	4,897	4,960	5,152	5,436	5,565
Pre-K - 12 Total	16,857	16,830	16,841	16,843	16,914	17,007	17,020	17,126	17,195	17,341	17,479
Ungraded	52	53	53	53	54	54	54	54	54	55	55
Grand Total	16,909	16,883	16,894	16,896	16,968	17,061	17,074	17,180	17,249	17,396	17,534

Source: FutureThink



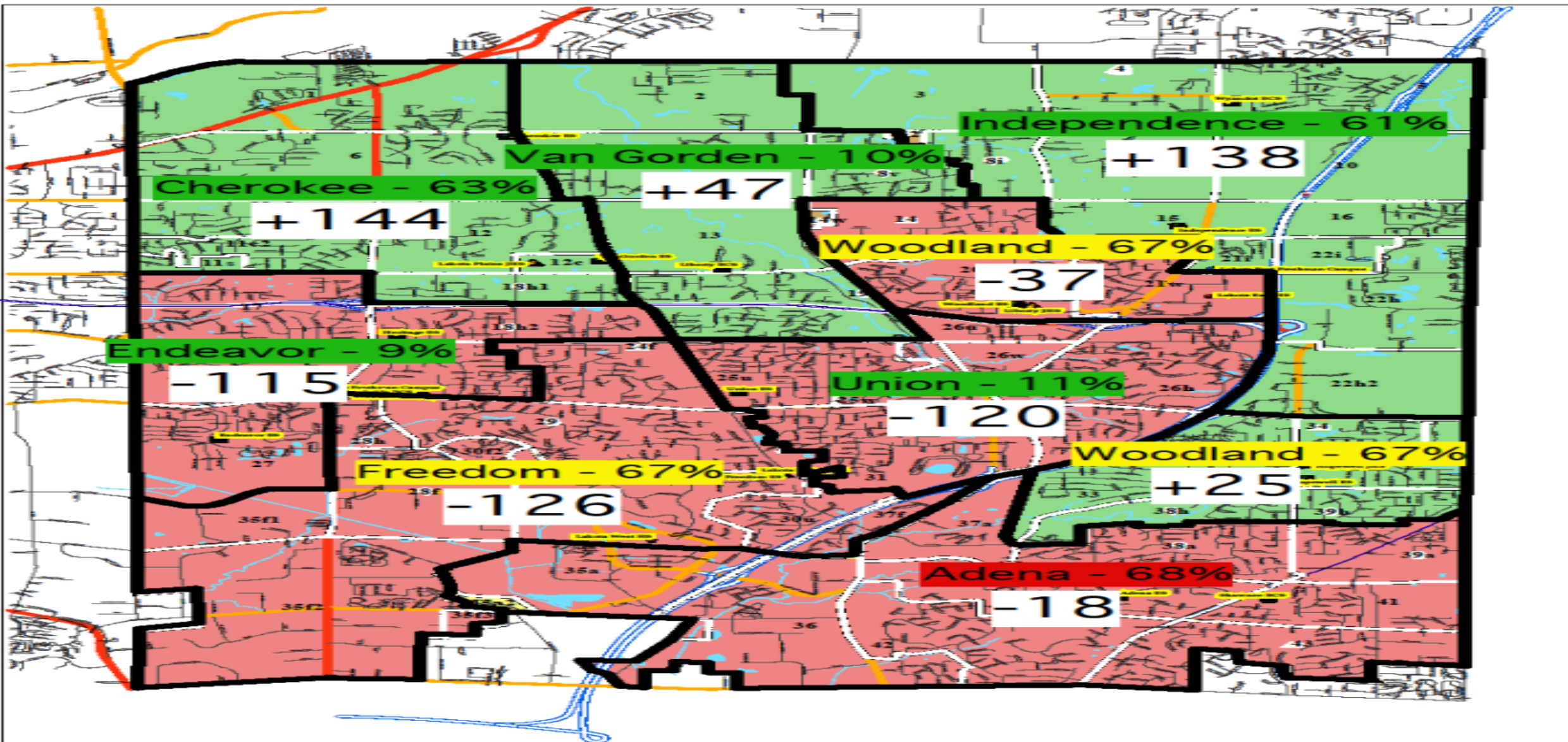
PK - 2nd Zones, Summary

(PK thru 6th Grade Data Shown)

- Zones with increasing enrollment
- Zones with little increase or decrease in enrollment
- Zones with decreasing enrollment
- Existing School Zones

Heritage - 68% School Name OFCC Percentage

+141 Net per current school zone



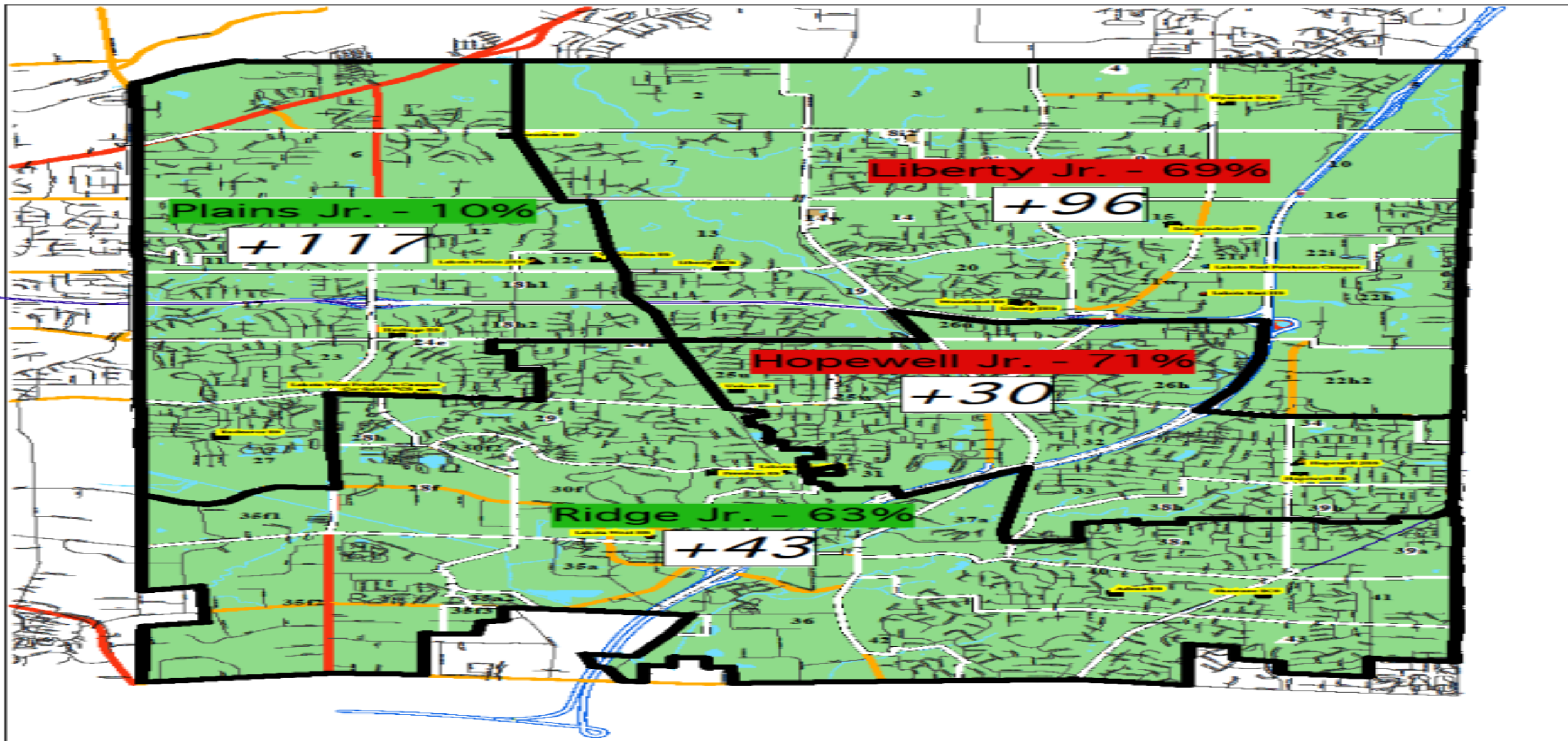
3rd - 6th Zones, Summary

(PK thru 6th Grade Data Shown)

- Zones with increasing enrollment
- Zones with little increase or decrease in enrollment
- Zones with decreasing enrollment
- Existing School Zones

Cherokee - 77% School Name
OFCC Percentage

+144 Net per current school zone

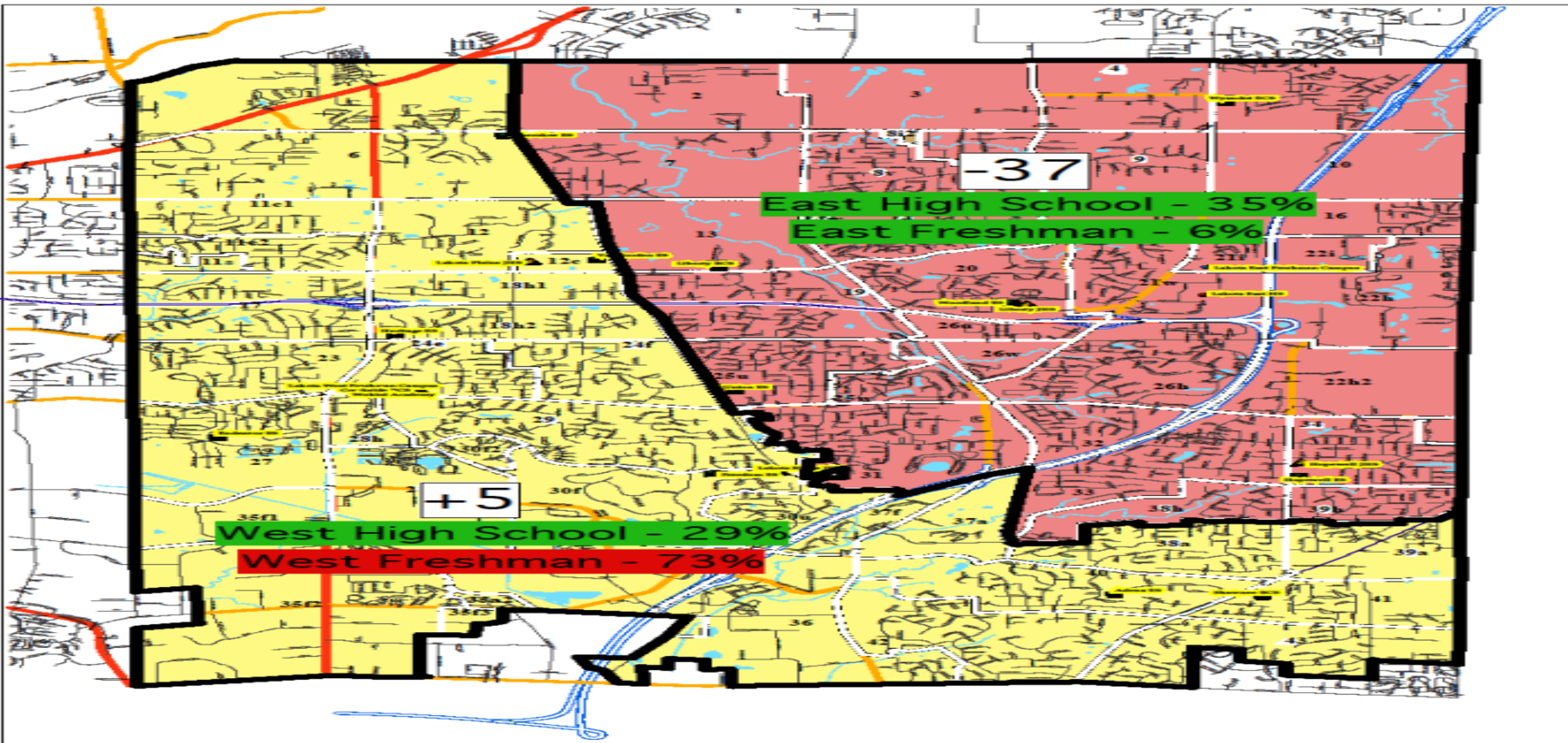


7th - 8th Zones, Summary

- Zones with increasing enrollment
- Zones with little increase or decrease in enrollment
- Zones with decreasing enrollment
- Existing School Zones

Plains Jr. - 63% School Name OFCC Percentage

+110 Net per current school zone



9th - 12th Zones, Summary

- Zones with increasing enrollment
- Zones with little increase or decrease in enrollment
- Zones with decreasing enrollment
- Existing School Zones

West High - 29% School Name
OFCC Percentage

+5

Net per current school zone

LAKOTA SCHOOLS GRADE CONFIGURATION MATRIX

GRADE LEVEL SCHOOLS ←



→ NEIGHBORHOOD SCHOOLS

CONFIGURATIONS:

Facility Committee Grade Configuration Preferences

- Not Ideal Configuration
- Neutral Configuration
- Ideal Configuration

CURRENT

OPTION 1

OPTION 2

OPTION 3

OPTION 4

OPTION 5

OPTION 6

OPTION 7

PK
K - 2
3 - 6
7 - 8
9
10 - 12

(PK)
PK - 2
3 - 6
7 - 8
9 - 12

(PK)
PK - K
1 - 3
4 - 6
7 - 8
9 - 12

(PK)
PK - 3
4 - 6
7 - 8
9 - 12

(PK)
PK - 3
4 - 5
6 - 7 - 8
9 - 12

(PK)
PK - 5
6 - 7 - 8
9 - 12

(PK)
PK - 8
9 - 12

(PK)
PK - 6
7 - 12

SCHOOL

PRIORITY LEVEL

EVALUATION CRITERIA

3	Child Developmental Stages (PK - 2)(3 - 6)(7 - 12)	2		3		3		2		1		1		1		2
3	Academic Achievement	2		2		2		2		2		3		3		3
3	Number of Transitions	1		1		1		2		2		3		3		3
1	Teacher Certification (K - 3)(4 - 9)(7 - 12)	1		1		3		3		3		2		2		2
1	Teacher Collaboration	3		3		3		2		2		1		1		1
2	Targeted Resources	3		3		3		2		2		1		1		1
2	Neighborhood Identity/Schools	1		1		1		2		2		3		3		3
2	School Equity	3		3		3		2		2		1		1		1
3	Transportation/Busing	1		1		1		2		2		3		3		3
2	Athletic Participation	2		3		3		3		2		2		2		3
2	Athletic Facilities Required	1		2		2		2		2		2		1		1
2	Number of Buildings	1		1		1		2		2		3		3		3
3	Operational Costs	1		1		1		2		2		3		3		3
3	Cost of Reconfiguration	3		2		2		2		2		1		1		1
TOTAL SCORE (weighted):		30.75		33.25		33.25		37.25		34.5		39		37.75		40.5

Legend

1	Not Ideal
2	Neutral
3	Ideal

Revised 7/30/19

Facility Committee Priority Level & Weighting

- 1 Least Important (1.0 Weighted Multiplier)
- 2 Somewhat Important (1.25 Weighted Multiplier)
- 3 Most Important (1.5 Weighted Multiplier)



Envision

- Input from all stakeholders
- What does personalized learning mean to you?
- Do our facilities meet these goals?
- What would you like to see in future educational opportunities and spaces

Session #2 Exercises |



3 Things that Make Lakota Great

- Teachers/Staff
- Technology
- Vision/Willingness to Change
- Diversity
- Opportunities

2 Challenges I Want to Overcome

- Class-Size, Teacher:Student Ratio
- Mental Health
- Poverty
- Future Teacher Demands
- Educational Inflexibility

1 Obstacle Standing in Our Way

- Money/Funding
- Community Support
- Size of District (Enrollment/Geography)
- Past Habits/Culture
- State/Federal Mandates
- Future Teacher Shortages

2 Characteristics that Support our Goals

- Flexible Spaces
- Collaboration/Communication
- Adaptable
- Openness to Change
- Community/Parent Inclusion
- Partnerships

3 Facility Strategies to Achieve Our Goals

- Grade Configuration/Transitions
- Student Centered Spaces
- Capacity Defined by Space AND Time
- Education to Community about Facilities
- Create Spaces of Collaboration



Develop Master Plan Options

- Option A
- Option B
- Option C
- Option D
- Option E
- Option E1
- Option F
- Options F1



Financial Considerations

- **Operational Savings Opportunities**
- **Participation with OFCC**
- **Current Bond Debt Service**
- **Land**



Other Considerations

- Specialty Spaces
- Business & Community Partnerships



Action Items & Next Steps

- Confirm grade band configurations
- Additional visioning
- Community Engagement
- OFCC participation
- Timeline