



# **Facility Master Plan**

Board Meeting  
November 9, 2017

# Agenda

- Engagement Summary
- Review Options A4, B3, C3 C4 C5
- Survey Results
- New Option A5
- Open Discussion
- Next Steps

Description	
Option A	K-6 at Mills Lawn 7-12 at HS/MS
Option B	K-12 at High School
Option C	K-12 at Mills Lawn

### Variations

- Renovation
- Renovations / Additions
- New Construction
- Phased Plan

	<b>Date</b>	<b>Location</b>	<b>Agenda</b>
<b>FAC1</b>	<b>3/23/2017</b>	<b>HS/MS</b>	<b>LFIs, Options A1 A2 B1 B2 C1 C2, Pros / Cons, Budget Range \$16-\$33M</b>
<b>CF1</b>	<b>3/27/2017</b>	<b>HS/MS</b>	<b>FAC1 Content, Student led Small Groups and report out, QA</b>
<b>Teacher Meeting</b>	<b>4/12/2017</b>	<b>ML</b>	<b>CF1 Content, QA, survey follow up</b>
<b>FAC2</b>	<b>4/27/2017</b>	<b>ML</b>	<b>Engagement Summary, Teacher Survey, Options B3 and C3, Parking at ML Pros / Cons</b>
<b>CF2</b>	<b>5/4/2017</b>	<b>ML</b>	<b>FAC2 Content, Small Groups and report out, QA, dotting exercise</b>
<b>Board Meeting</b>	<b>5/11/2017</b>	<b>Board Rm.</b>	<b>Engagement Summary, New Options A3 C4 C5</b>
<b>CP1</b>	<b>6/15/2017</b>	<b>HS/MS</b>	<b>OFCC Assessment, HS/MS Tour, QA</b>
<b>CP2</b>	<b>7/11/2017</b>	<b>ML</b>	<b>Teacher Panel, ML Tour, QA</b>
<b>CP3</b>	<b>8/12/2017</b>	<b>HS/MS</b>	<b>Financing Options, Listening Session</b>
<b>FAC3</b>	<b>9/6/2017</b>	<b>HS/MS</b>	<b>New Option A4, Options Summary, Discussion</b>
<b>Board Work Session</b>	<b>9/13/2017</b>	<b>Board Rm.</b>	<b>Engagement Summary, New Option A4, K-12 at ML, Decision to Survey</b>
<b>Community Survey</b>	<b>10/2017</b>	<b>339 voters</b>	<b>K-12 ML vs. Separate Schools, 1 phase vs. 2, tax and cost options PAC</b>
<b>FAC4</b>	<b>11/8/2017</b>	<b>HS/MS</b>	<b>Engagement Summary, Survey Results, Opt. A5, Black Box, Discussion</b>

## Engagement Summary Facility Master Plan



September 13, 2017





FAC1



CF1



CF1



CF1



CF2



CF2



CF2



CP3

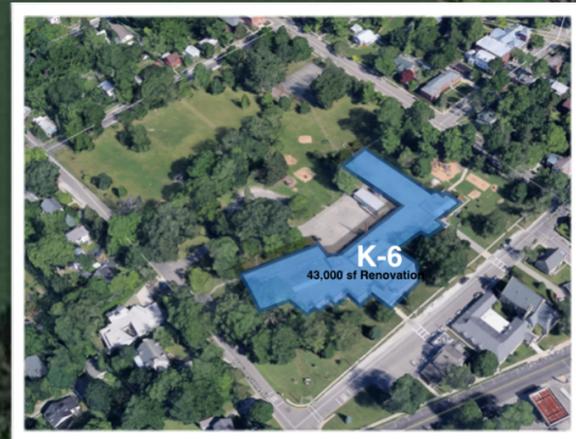


FAC4

# Engagement Photos Facility Master Plan

# Agenda

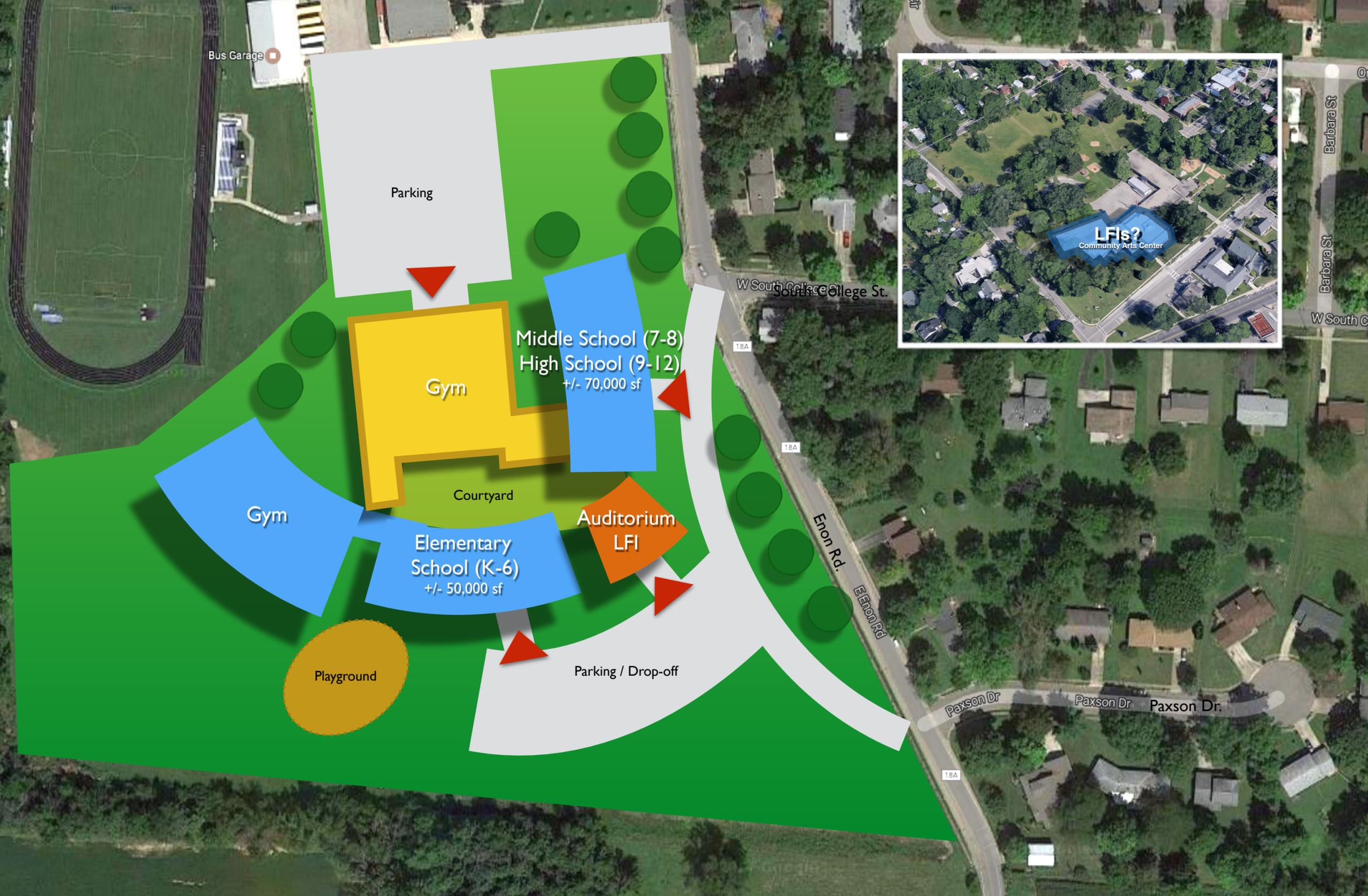
- Engagement Summary
- Review Options A4, B3, C3 C4 C5
- Survey Results
- New Option A5
- Open Discussion
- Next Steps



Mills Lawn



# OPTION A4 : Reno. / Addition 7-12 Facility Master Plan



# OPTION B3 - K12 at High School Site

## Facility Master Plan



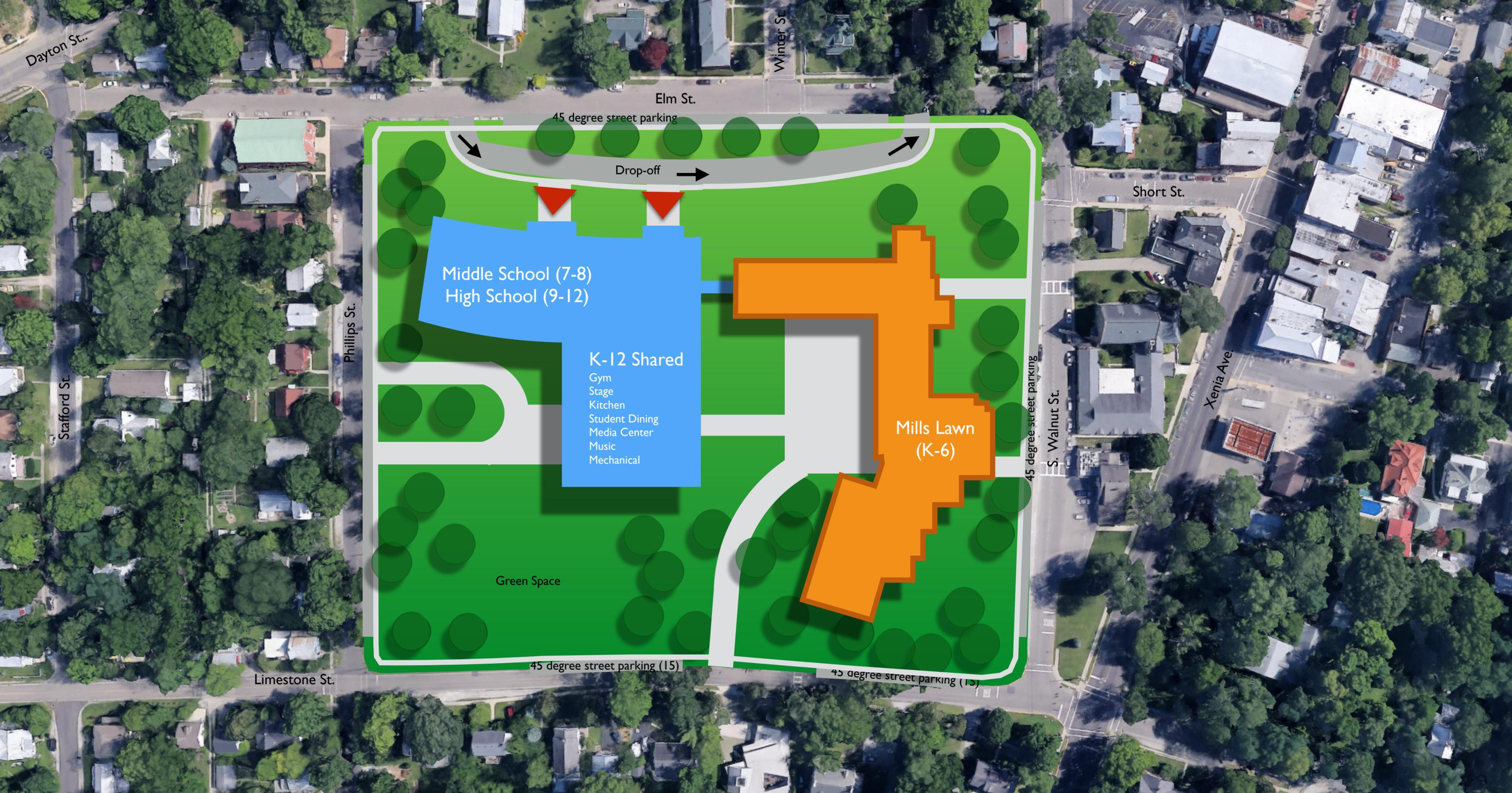
# OPTION C3 - K12 at Mills Lawn Site

## Facility Master Plan



# OPTION C3 - K12 at Mills Lawn Site (Segment 1)

## Facility Master Plan



# OPTION C4 - K12 at Mills Lawn Site - Segment 1

## Facility Master Plan



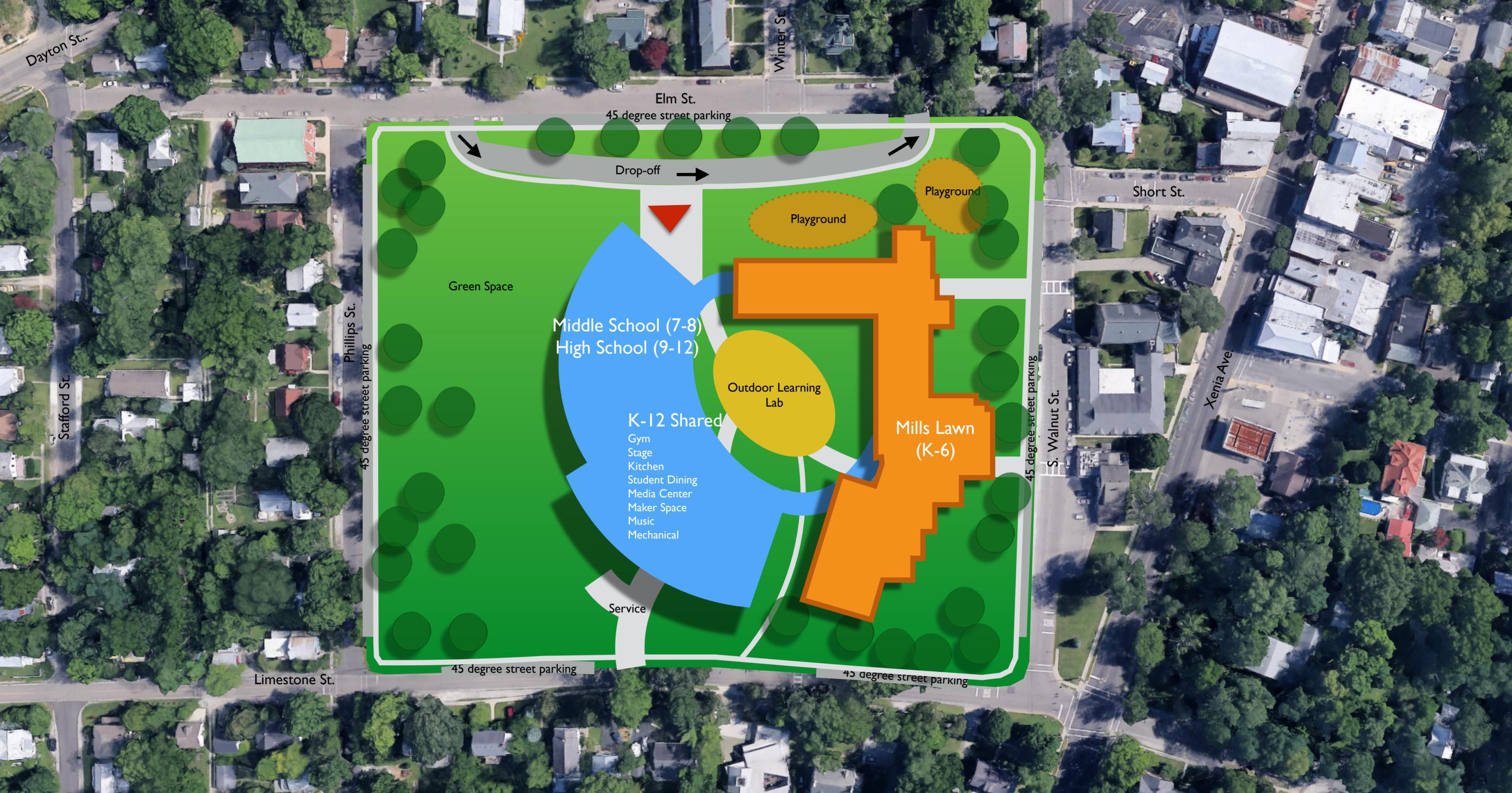
# OPTION C4 - K12 at Mills Lawn Site - Segment 2

## Facility Master Plan



# OPTION C4 - K12 at Mills Lawn Site - Segment 2 alt.

## Facility Master Plan



# OPTION C5 - K12 at Mills Lawn Site - Segment 1

## Facility Master Plan



# OPTION C5 - K12 at Mills Lawn Site - Segment 2

## Facility Master Plan



# OPTION C3, C4, C5 - HS / JH Site Facility Master Plan

# Agenda

- Engagement Summary
- Review Options A4, B3 C3 C4 C5
- **Survey Results**
- New Option A5
- Open Discussion
- Next Steps



## 2017 School Planning Survey



WRIGHT STATE UNIVERSITY | 3640 Colonel Glenn Hwy., Dayton, OH 45435

# Survey Results Facility Master Plan



September 13, 2017



Thinking about possible ways to address planning for additions / renovations to buildings in the community, which plan would you prefer A) single-site location combining grades K-12 at Mills Lawn or B) separate school facilities at the existing locations?

- K-12 Campus at Mills Lawn 8.0 %
- Separate School Facilities 82.5%
- Don't Know / Refused 9.5%

An idea being considered is to construct a K-12 campus at Mills Lawn. Because of its central location in the village it provides operational efficiency. Would you be for or against this plan?

- Definitely For 5.8 %
- Probably For 12.3 %
- Probably Against 21.8 %
- Definitely Against 60.1 %

Suppose for a moment that a \$34 million dollar K-12 comprehensive facility plan (addressing all needs for all students simultaneously) was on the ballot. The plan would cost the property owners about \$26 per month for each \$100,000 dollars of assessed property value and all residents would pay an additional half percent income tax. Would you be for or against the \$34 million dollar K-12 facility plan?

- Definitely For 6.3 %
- Probably For 16.6 %
- Probably Against 26 %
- Definitely Against 51.2 %

# Two Phase Addition and Renovation Plan: Would you be for or against this plan?

- Definitely For 35.3 %
- Probably For 49.3 %
- Probably Against 7.8 %
- Definitely Against 7.6 %

Suppose for a moment that an \$18 million dollar facility plan (addressing Middle School / High School as phase one of two) was on the ballot. The plan would cost the property owners about \$14 per month for each \$100,000 dollars of assessed property value and all residents would pay an additional quarter percent income tax. Would you be for or against the \$18 million facility plan?

- Definitely For 15.0 %
- Probably For 49.2 %
- Probably Against 17.4 %
- Definitely Against 18.4 %

What if you knew the plans for renovation / addition to the existing school facilities include a public / private partnership to build a performing arts center for school and community use included in the cost. Would you vote for or against it?

- Definitely For 35.1 %
- Probably For 31.4 %
- Probably Against 11.1 %
- Definitely Against 22.4 %

Thinking about possible ways to fund a facility plan, would you prefer to fund the project with A) Property Tax, B) Income Tax, or C) a combination of Property Tax and Income Tax?

- Property Tax 10.0 %
- Income Tax 17.1%
- Combination of Prop. Tax and Inc. Tax 64.1%
- None of the above. 8.8%

**K-12 at Mills Lawn or separate schools?: 82.5% separate schools**

**K-12 at Mills Lawn?: 81.9% against**

**\$34M comprehensive K-12 Plan?: 77.2% against**

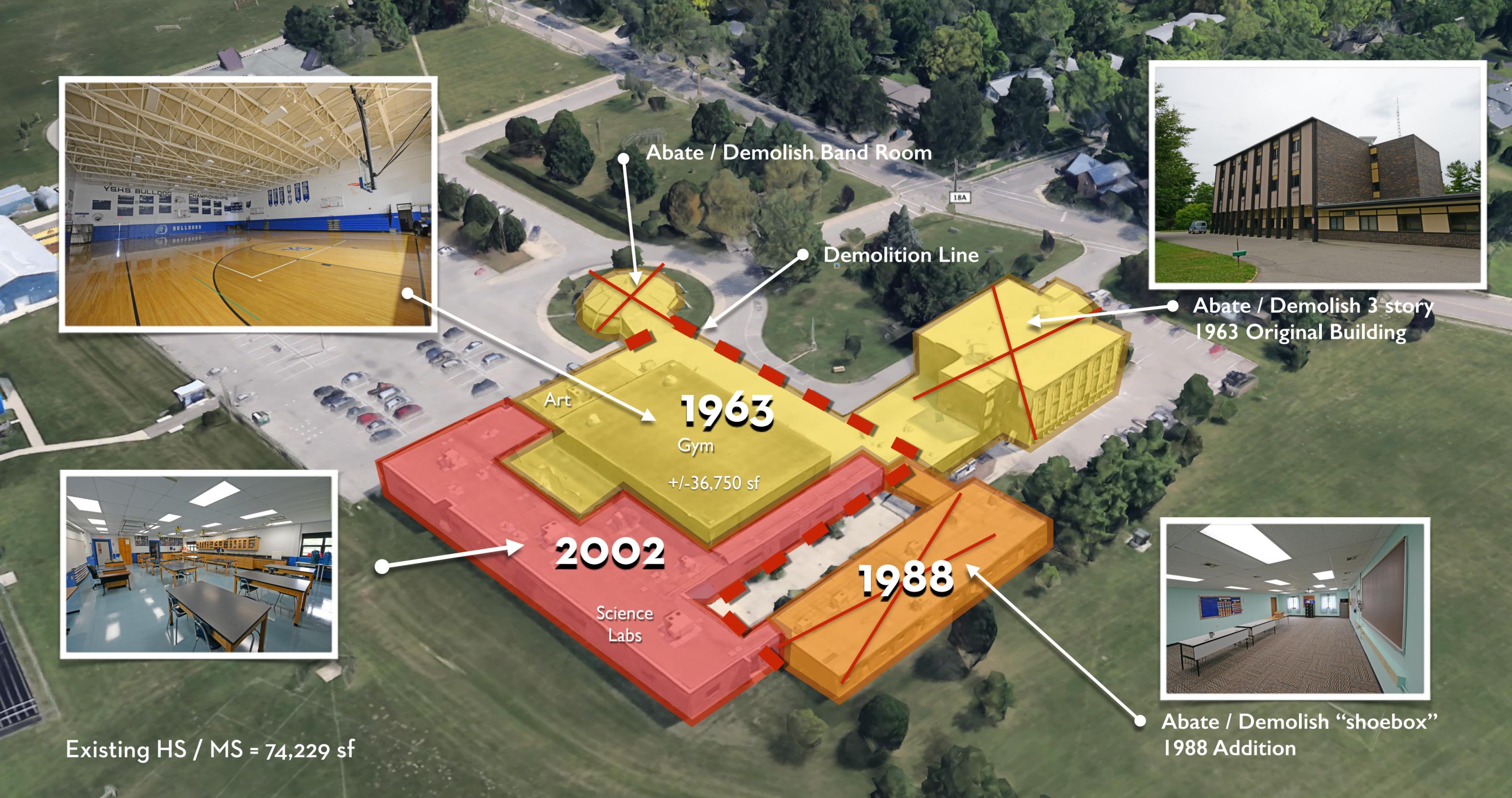
**Two Phase Plan?: 84.6% For**

**\$18M MS/HS Project \$14 / month + .25% inc. tax?: 64.2% For**

**Property Tax, Income Tax or Combination?: 64.1% Combination**

# Agenda

- Engagement Summary
- Review Options A4, B3 C3 C4 C5
- Survey Results
- **New Option A5**
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Abate / Demolish Band Room

Demolition Line

Abate / Demolish 3 story  
1963 Original Building

Art  
**1963**  
Gym  
+/-36,750 sf

**2002**  
Science  
Labs

**1988**

Abate / Demolish "shoebox"  
1988 Addition

Existing HS / MS = 74,229 sf

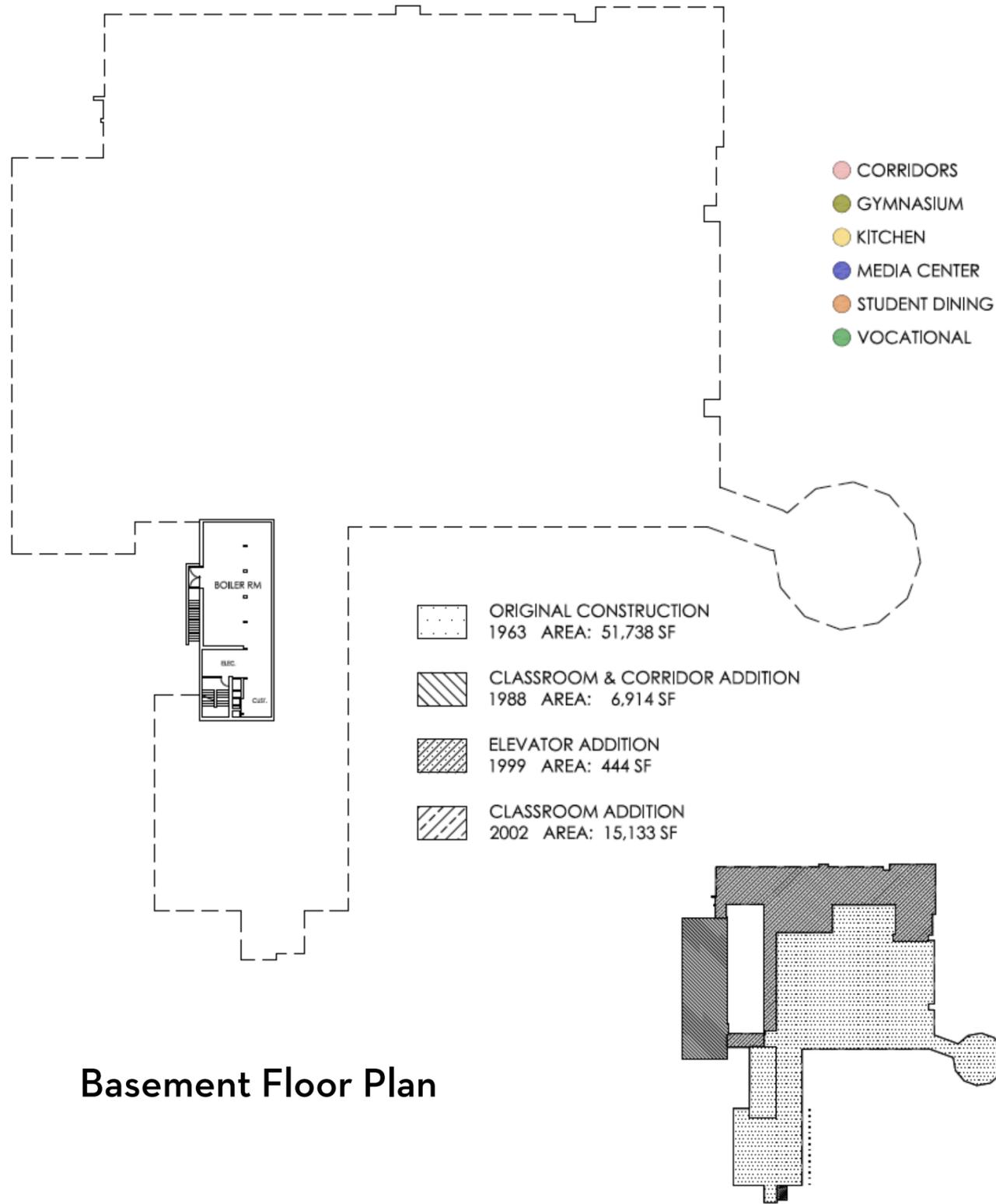
# Draft Option A5 : 7-12 at MS/HS - Existing / Demo Plan

## Facility Master Plan



October 30, 2017





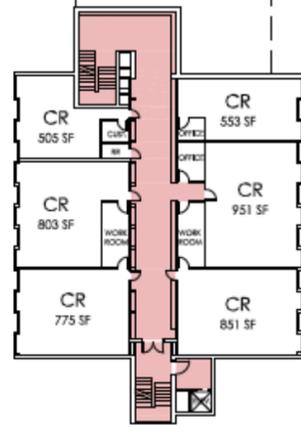
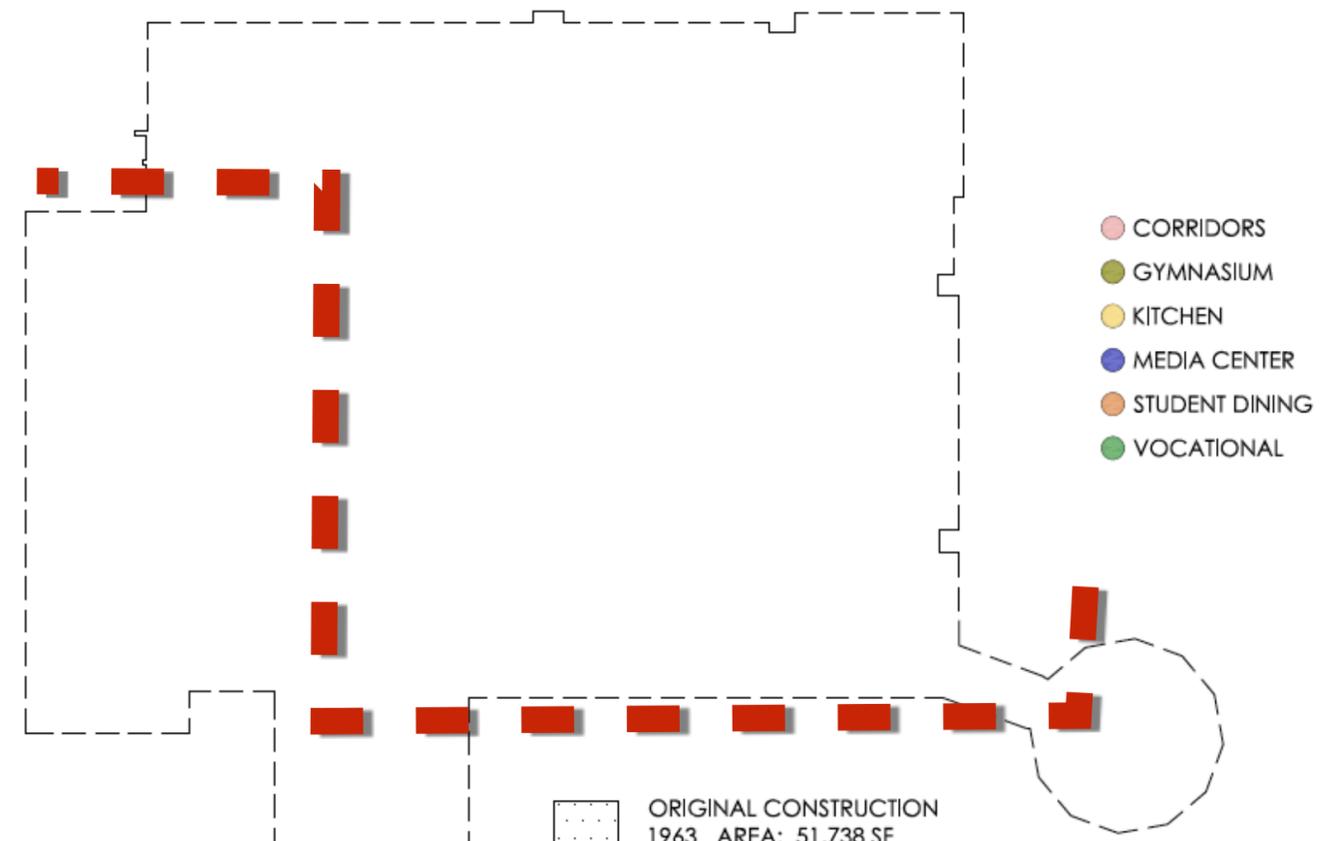
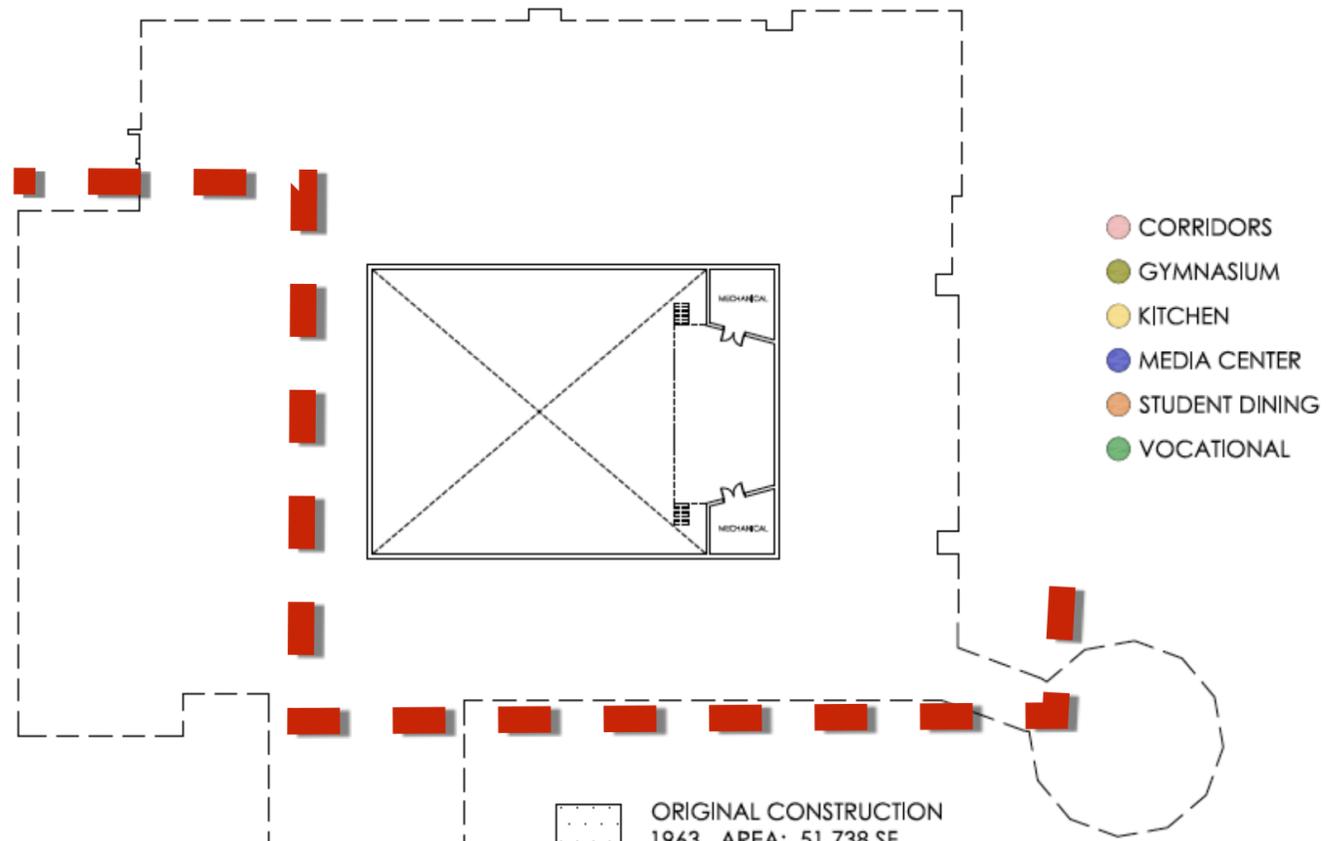
Basement Floor Plan



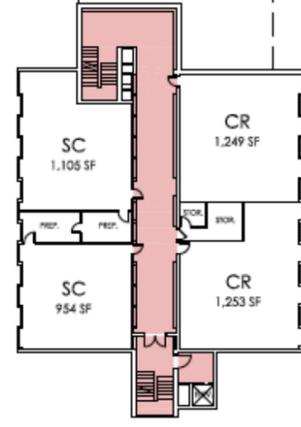
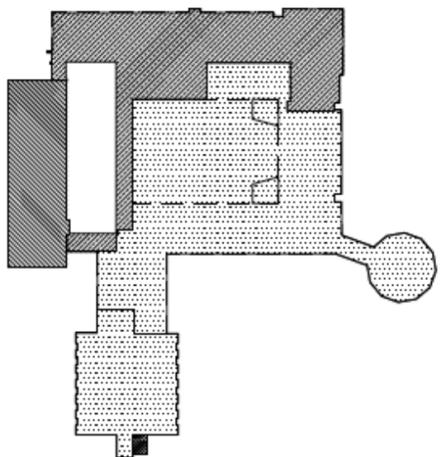
First Floor Plan

# Existing Floor Plans

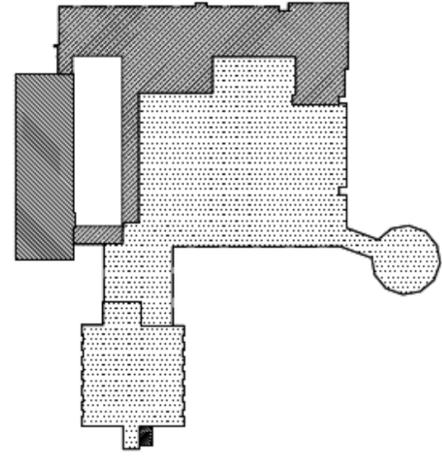
## Facility Master Plan



-  ORIGINAL CONSTRUCTION  
1963 AREA: 51,738 SF
-  CLASSROOM & CORRIDOR ADDITION  
1988 AREA: 6,914 SF
-  ELEVATOR ADDITION  
1999 AREA: 444 SF
-  CLASSROOM ADDITION  
2002 AREA: 15,133 SF



-  ORIGINAL CONSTRUCTION  
1963 AREA: 51,738 SF
-  CLASSROOM & CORRIDOR ADDITION  
1988 AREA: 6,914 SF
-  ELEVATOR ADDITION  
1999 AREA: 444 SF
-  CLASSROOM ADDITION  
2002 AREA: 15,133 SF



Second Floor Plan

Third Floor Plan

# Existing Floor Plans

## Facility Master Plan

OFCC key	#	Addition		Renovation		Notes
		sf	Total sf	#	sf	

<b>Administration</b>						
1	Reception Area	M/H-AD-1	1	200	200	
2	Secretarial Area	M/H-AD-2	1	200	200	
3	Principals Office	M/H-AD-3	1	150	150	
4	Assistant Principals Office	M/H-AD-4	1	150	150	
5	Conference Room	M/H-AD-5	1	250	250	
6	Mail Work Copy Room	M/H-AD-6				1 200 200
7	Administrative Storage	M/H-AD-7				1 150 150
8	Vault Records Storage	M/H-AD-8				1 85 85
9	Restroom	M/H-AD-10				1 60 60
10	Guidance Counselors Office	M/H-AD-11				2 120 240
11	Guidance Records Storage	M/H-AD-12				1 100 100
12	Health Clinic (incl. RR)	M/H-AD-15				1 250 250
13	Speech / OT / PT	M/H-AD-16				1 450 450
14	School Psychologist	M/H-AD-16				1 120 120
15	Student Services	M/H-AD-16				1 120 120
16	Advancement	M/H-AD-16				1 120 120
17	Mental Health Services	M/H-AD-16				1 120 120
				<b>950</b>		<b>2,015</b>

## Draft Option A5: Program of Requirements Facility Master Plan



			Addition			Renovation			
	OFCC key	#	sf	Total sf	#	sf	Total sf	Notes	
<b>Academic Core (386 Students)</b>									
18	Social Studies	H-AC-1	3	810	2,430				1 per neighborhood
19	English Language Arts	H-AC-1	3	810	2,430				1 per neighborhood
20	Math	H-AC-1	3	810	2,430				1 per neighborhood
21	Foreign Language	H-AC-1	2	810	1,620				
22	Health / Foundation	H-PE-11				1	822	822	
23	Science Lab	H-AC-4	3	1,080	3,240				1 per neighborhood
24	Science Prep	H-AC-5	2	300	600				1 back to back in adjacent neighborhoods
25	Extended Learning Area	H-AC-11	3	1,558	4,674				1 per neighborhood
26	Small Group Room	H-AC-9	6	150	900				2 per neighborhood
27	Teacher Prep / Workroom	H-AC-6	2	700	1,400				1 Teacher dining as Teacher WR
28	Individual Restroom	H-AC-7	3	60	180				
29	Instructional Material Storage	H-AC-10	3	175	525				
30	Engineering Lab					1	2,016	2,016	includes support spaces
31	Performance / Theater					1	696	696	
32	Maker Space / Scene Shop					2	1,341	2,682	includes support spaces
					<b>20,429</b>			<b>6,216</b>	

## Draft Option A5: Program of Requirements Facility Master Plan

	OFCC key	#	sf	Total sf	#	sf	Total sf	Notes
<b>Special Ed</b>								
33	Self Contained Classroom	M/H-SE-1			1	1,147	1,147	MH
34	Self Contained Classroom	M/H-SE-1			1	1,358	1,358	
35	Workroom / Conference	M/H-SE-2			1	169	169	Kitchenette
36	Restroom / Shower	M/H-SE-3			1	100	100	
37	Small Self Contained Classroom	M/H-SE5	3	600				
				<b>1,800</b>			<b>2,774</b>	
<b>Art</b>								
38	Art Room	H-VA-1	2	1,080				
39	Kiln / Ceramic Storage	H-VA-2	2	100				
40	Art Material Storage	H-VA-3	2	150				
				<b>2,660</b>			<b>0</b>	
<b>Music</b>								
41	Music Room	H-MU-1	1	2,000				
42	Music Library	H-MU-4	1	200				
43	Music Storage	H-MU-2	1	450				
44	Music Storage	H-MU-2	1	580				mezzanine
				<b>3,230</b>			<b>0</b>	
<b>Media Center</b>								
45	Reading Room	H-MC-1	1	1,540				
46	Media Specialist Office	H-MC-2	1	120				
47	Workroom / Storage	H-MC-3	1	350				
48	Network Operations Room	H-MC-4	1	300				
49	Conference Room	H-MC-5	1	200				
				<b>2,510</b>			<b>0</b>	

## Draft Option A5: Program of Requirements Facility Master Plan

	OFCC key	#	Addition		Renovation			Notes
			sf	Total sf	#	sf	Total sf	
<b>Student Dining / Kitchen</b>								
50	Kitchen - Preperation Area	M/H-FS-1a			1	650	650	
51	Kitchen - Serving Area	M/H-FS-1b			1	750	750	
52	Kitchen - Dry Food Storage	M/H-FS-1c			1	225	225	
53	Kitchen - Cooler	M/H-FS-1d			1	175	175	
54	Kitchen - Ware Washing	M/H-FS-1e			1	150	150	
55	Dietician Office	M/H-FS-2			1	100	100	
56	Restroom / Locker Room	M/H-FS-3			1	150	150	
57	Student Dining Room	M/H-SD-1	1	2,197				
58	Table Storage	H-SD-8	1	450				
59	Stage	M/H-SD-2	1	275				Presenters Platform
60	Staff Dining	M/H-SD-1	1	740				doubles at Teacher Workroom
				<b>3,662</b>			<b>2,200</b>	
<b>Athletics</b>								
61	Gymnaisum	H-PE-1			1	7,786	7,786	
62	Stage	M/H-SD-2			1	881	881	
63	Student Locker Room	H-PE-3			2	469	938	
64	Student Restroom / Shower	H-PE-4			2	274	548	
65	P.E. / Athletic Office	H-PE-6			2	87	174	
66	Multi-use P.E. Room	H-PE-12			1	1,451	1,451	
67	Phsyical Education Storage	H-PE-5			3	157	471	
				<b>0</b>			<b>12,249</b>	

## Draft Option A5: Program of Requirements Facility Master Plan

	OFCC key	#	Addition		Renovation		Notes
			sf	Total sf	#	sf	Total sf
<b>Building Services</b>							
68	Custodial Workroom / Storage	M/H-CU-1			1	758	758
69	Custodial Office	M/H-CU-2			1	120	120
70	Restroom	M/H-BS-10			1	60	60
71	Large Group Restrooms	M/H-BS-1	1	834	1	372	372
72	Storm Shelter Restroom	M/H-BS-1			1	135	135
73	Custodial Closet	M/H-BS-2	1	46	1	39	39
74	Electrical Closet	M/H-BS-3	3	50	2	80	160
75	Technology Closet	M/H-BS-4	3	50	2	40	80
76	Corridors	M/H-BS-5	1	7,668	1	7,442	7,442
77	Student Storage / Cubbies		3	600			
78	Mechanical Rooms	M/H-BS-6	1	3,169			
79	Storm Shelter Mech. Rooms	M/H-BS-6			1	135	135
80	Loading / Receiving	M/H-BS-9			1	90	90
81	Recycling Room	M/H-BS-11			1	76	76
				<b>13,817</b>		<b>9,467</b>	
				<b>49,058</b>		<b>34,921</b>	Subtotal sf
				5,094		1,826	Construction Factor
				<b>54,152</b>		<b>36,747</b>	Subtotal sf + Const. Factor

## Draft Option A5: Program of Requirements Facility Master Plan



# Turner Black Box Theater Facility Master Plan



# Turner Black Box Theater Facility Master Plan



# Turner Black Box Theater Facility Master Plan

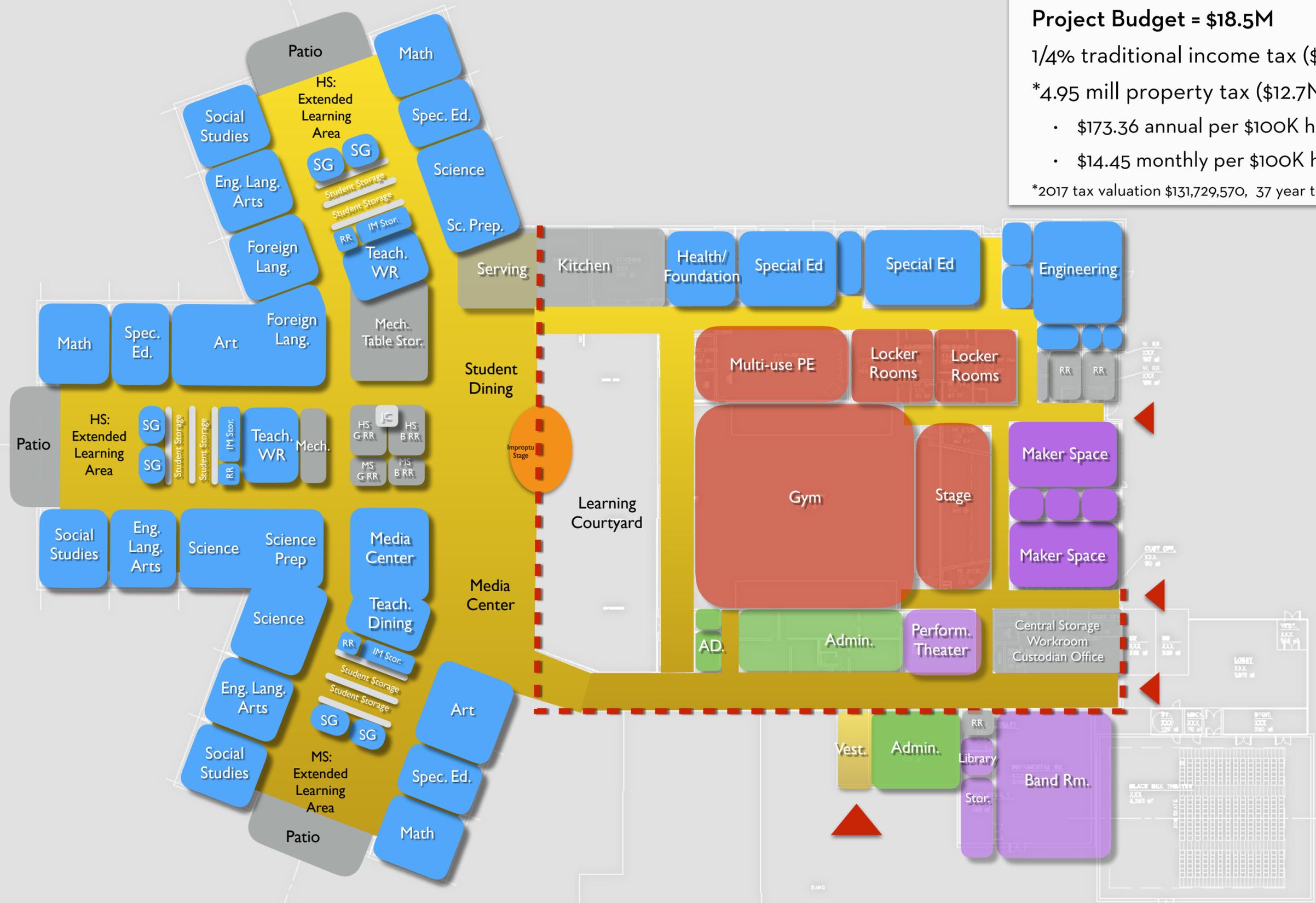
	OFCC key	#	Addition		Renovation		Notes	
			sf	Total sf	#	sf	Total sf	
<b>Black Box Theater</b>								
79	Black Box Theater	1	5,242	5,242				
80	Lobby	1	1,811	1,811				
81	Storage / Mechanical	1	400	400				
82	Stair	1	125	125				
83	Cat Walk	1	1,264	1,264				
84	Light Lock Vestibule	1	73	73				
85	Control Room	1	150	150				
				<b>9,065</b>			<b>0</b>	
				<b>9,065</b>				Subtotal sf
				253				Construction Factor
				<b>9,318</b>				Subtotal sf + Const. Factor

## Draft Option A5: Program of Requirements Facility Master Plan

**Project Budget = \$18.5M**  
 1/4% traditional income tax (\$5.8M)  
 \*4.95 mill property tax (\$12.7M)

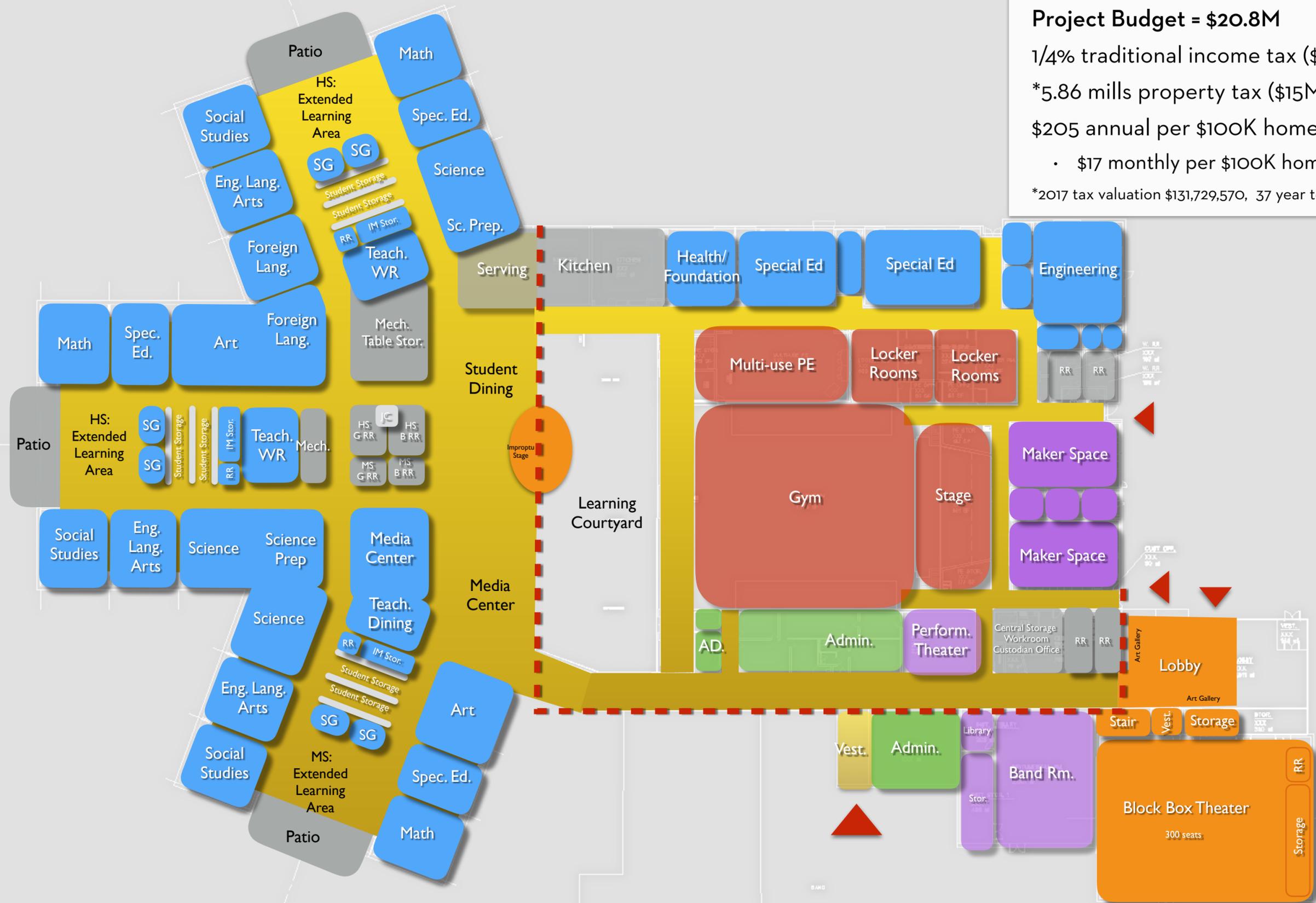
- \$173.36 annual per \$100K home value
- \$14.45 monthly per \$100K home value

\*2017 tax valuation \$131,729,570, 37 year term, 4.75% interest



# Draft Option A5: 7-12 MS/HS Facility Master Plan

**Project Budget = \$20.8M**  
 1/4% traditional income tax (\$5.8M)  
 \*5.86 mills property tax (\$15M)  
 \$205 annual per \$100K home value  
 • \$17 monthly per \$100K home value  
 \*2017 tax valuation \$131,729,570, 37 year term, 4.75% interest



# Draft Option A5: 7-12 MS/HS + Black Box Facility Master Plan



# Draft Option A5: 7-12 at MS/HS - Construction Plan Phase 1

## Facility Master Plan



October 30, 2017





# Draft Option A5: 7-12 at MS/HS - Construction Plan Phase 2

## Facility Master Plan



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# Draft Option A5: 7-12 at MS/HS - Construction Plan Phase 3 Facility Master Plan





**Project Budget = \$20.8M**  
 1/4% traditional income tax (\$5.8M)  
 \*5.86 mills property tax (\$15M)

- \$205 annual per \$100K home value
- \$17 monthly per \$100K home value

\*2017 tax valuation \$131,729,570, 37 year term, 4.75% interest



Mills Lawn

Proposed HS / MS = 89,575 sf

# Draft Option A5: 7-12 at MS/HS w/ Black Box Facility Master Plan



October 30, 2017



# Open Discussion



September 13, 2017

## Facility Master Plan

