

Yellow Springs **Community Advisory Team**

Meeting #1
January 21, 2021



Agenda

- **Welcome & Introductions**
- **Role and Process**
- **Ohio Facility Construction Commission Opportunity**
- **Yellow Springs Community Values**
- **Enrollment Projection**
- **Facility Assessments and Sites**
- **Develop Initial Master Plan Options**
- **Next Steps**

Introductions

- your name
- relationship to the district
- favorite class

Role of the Community Advisory Team

To represent the Yellow Springs community in the process of understanding educational needs, facility conditions, and financial implications to advise in the development of an appropriate facility master plan.

mas-ter plan:

noun

a comprehensive or far-reaching plan of action

purpose: to consider current and anticipated facility needs and develop solutions to address them.

So what's the right plan?

Educationally Fantastic



Financially Responsible



Community Supported



Master Planning Timeline



JAN 2021

FEB 2021

MAR 2021

APR 2021

MAY 2021

Finance Advisory Team

Educational Visioning Team
Input Educational Foundations

Community Advisory Team

COMMUNITY SURVEY

BOE

Forum

Forum

Concept
Testing

COMMUNITY VALUES - small group/15 min

- What is important to you related to future education and educational facilities in Yellow Spring Schools?
- Small group discussion
- Document what is important to your group
 - appoint a scribe
 - identify your top values 3 and prioritize them (1 through 3)
 - chat them to jparker

COMMUNITY VALUES - REPORT OUT

- Flexible learning space; sports;
- Flexible adaptable space; experiential learning; connection between schools and town; take care of staff
- Accessibility to town; environmental and facility sustainability; affordability
- Basic facility needs; adequate space; access to outdoor space; sports; attractive to families
- Flexible spaces; athletics; safety; sense of community among staff and students; technology to support new teaching styles
- Cutting edge facility; exiting to learn;

OFCC Opportunity

- Ranked 449th out of 610
- 74th percentile

The Ohio Facilities Construction Commission administers several programs that provide state assistance to school districts in the acquisition, construction, and renovation of classroom facilities. Each of those programs is centered on the development of a Master Facility Plan that addresses the entire facility needs of a school district. The programs listed on this chart include the Classroom Facilities Assistance Program (CFAP), the Exceptional Needs Program (ENP), and the Expedited Local Partnership Program (ELPP). This chart reflects the program of each district through these three programs towards completion of all necessary facility work.

Calculation of Project Funding Shares and the Use of Ranking Percentiles

A school district's priority for state assistance from the OFCC is based on the district's three-year average "adjusted valuation per pupil," as calculated by the Department of Education. Under that calculation, the district's taxable "valuation per pupil" is modified by a factor reflecting the income of the district's taxpayers. (A district's valuation is the total value of all property in the district as assessed for tax purposes.) All districts are annually ranked from lowest to highest averaged adjusted valuation per pupil and placed in percentiles. A district's percentile ranking determines when the district will be served by CFAP. Also, for most districts, the portion of the basic project cost paid by the district is equal to its percentile ranking. For example, a district ranked in the 30th percentile would pay 30% of the cost and the state would pay the remaining 70%. For some districts, the district portion of the project cost is calculated under an alternative formula based on the district's existing permanent improvement debt. In this alternative formulation, relative wealth is also a factor. OFCC is required by law to use the higher of the two calculation methods for the district's local share.

All construction and/or renovation completed
Project in progress using both state and local funds
State funding offered; local share not available (lapsed, deferred or pending)
District is participating in the Expedited Local Partnership Program (ELPP)
District not yet served or is taking part in Master Facilities Planning

District	County	FY 21 Rank	3 Yr. Average Valuation	Program	Project Status	Year Funded
Ada EVSD	Hardin	182	\$129,234	Multiple	Project Closed	2005
Adena Local SD	Ross	149	\$121,332	CFAP	Buildings Occupied	1998
Akron City SD	Summit	52	\$81,407	CFAP	Project in progress	2002
Alexander Local SD	Athens	320	\$157,140	ENP	Project Closed	2000
Allen East Local SD	Allen	199	\$132,402	CFAP	Project Closed	2003
Alliance City SD	Stark	36	\$73,004	CFAP	Project Closed	1999
Ameside-Clearcreek Local SD	Fairfield	172	\$126,996	CFAP	Buildings Occupied	1999
Amherst EVSD	Lorain	308	\$155,605	Multiple	ELPP Project completed; CFAP project in progress	2016
Anna Local SD	Shelby	342	\$161,174	CFAP	Buildings Occupied	2016
Ansonia Local SD	Darke	153	\$123,394	ENP	Project Closed	1999
Anthony Wayne Local SD	Lucas	521	\$230,095			
Antwerp Local SD	Paulding	201	\$132,725	CFAP	Project Closed	2000
Arcadia Local SD	Hancock	461	\$195,211		Funding offer lapsed	2010
Arcanum Butler Local SD	Darke	236	\$140,096	CFAP	Project Closed	2007
Archbold-Area Local SD	Fulton	409	\$179,761	CFAP	Deferred funding	
Arlington Local SD	Hancock	374	\$167,519		Funding offer lapsed	2007
Ashland City SD	Ashland	254	\$144,080	CFAP	CFAP Segment completed	2012
Austabula Area City SD	Austabula	95	\$104,129	Multiple	Project Closed	2005

Kings Local SD	Warren	444	\$188,894			
Union Local SD	Belmont	445	\$189,105	CFAP	Project Closed	2008
Lakota Local SD	Butler	446	\$189,295	ELPP		
Otsego Local SD	Wood	447	\$189,404	Multiple	Project Closed	2009
Monroeville Local SD	Huron	448	\$190,850	CFAP	Deferred funding	
Yellow Springs EVSD	Greene	449	\$190,963			
Lakewood City SD	Cuyahoga	450	\$191,150	Multiple	Project Closed	2013
Boardman Local SD	Mahoning	451	\$191,599			
Stow-Munroe Falls City SD	Summit	452	\$192,405			
North Ridgeville City SD	Lorain	453	\$193,131	Multiple	ENP project completed; CFAP funding deferred, ELPP project in progress	2013

Bedford City SD	Franklin	524	\$232,821			
Big Walnut Local SD	Delaware	556	\$257,193			
Black River Local SD	Medina	400	\$175,862	CFAP	Deferred funding	
Blanchester Local SD	Clinton	128	\$113,760	CFAP	Project Closed	1999
Bloom Carroll Local SD	Fairfield	436	\$187,325	ELPP		
Bloomfield-Mesop Local SD	Trumbull	549	\$249,617	CFAP	Deferred funding	
Bloom-Vernon Local SD	Schoto	74	\$93,825	CFAP	Project Closed	1997

OFCC Rules of Participation

- Develop District-wide Facility Master Plan for all students
- Replace if renovation exceeds 66% of replacement cost
 - with OFCC variance based on a compelling reason, may renovate existing over 66%
- LEED Silver (Leadership in Environmental and Energy Design)
- No schools smaller than 350 student capacity
- Will fund classrooms, offices, pe spaces, and cafeteriums
- Will not fund fixed seating auditoriums, transportation facilities, stadiums, tennis, tracks, or land acquisition

Expedited Local Partnership Program - ELPP

- Comply with rules and create credit for future State 26% reimbursement
- Ranked 449th
 - 26% State share
 - 74% Local share of Approved master plan
- OFCC Base Plan - the 26% credit will be calculated based on a K-12 School (state prescribed solution based on construction and operational economy)

P

K

1

2

3

4

5

6

7

8

9

10

11

12

Mills Lawn Elementary

**McKinney MS
Yellow Springs HS**

today

Enrollment

Yellow Springs Exempted Village School District
Projected Enrollment

Grade	2020-21 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	43	43	45	28	53	43	43	43	43	43	43
1	37	45	45	47	29	55	44	44	44	44	44
2	38	39	47	47	48	30	56	46	46	46	46
3	53	38	39	47	47	48	30	56	46	46	46
4	41	53	38	39	47	47	48	30	56	46	46
5	50	41	53	38	39	47	47	48	30	56	46
6	46	51	42	54	39	39	47	47	48	30	57
7	63	47	52	42	55	39	39	47	47	49	30
8	68	64	48	52	43	55	40	40	48	48	50
9	54	74	70	52	57	47	60	43	43	52	52
10	66	54	74	70	52	57	47	60	43	43	52
11	41	54	44	60	56	42	46	38	48	35	35
12	27	43	56	46	62	58	43	47	39	50	36
K - 12 Total	627	646	653	622	627	607	590	589	581	588	583
Career Tech Comprehensive - Low Bay	43	62	64	68	75	64	57	54	56	54	45
Grand Total	670	708	717	690	702	671	647	643	637	642	628

Source: FutureThink

OFCC Assessment

- | | |
|---------------------------|-----------------------|
| A. Heating system | M. Emergency lighting |
| B. Roofing | N. Fire Alarm |
| C. Air Conditioning | O. Handicapped Access |
| D. Electrical | P. Site |
| E. Plumbing | Q. Sewer System |
| F. Windows | R. Water Supply |
| G. Structure | S. Exterior Doors |
| H. Walls and Chimney | T. Asbestos Abatement |
| I. Floor & Roof Structure | U. Life Safety |
| J. General Finishes | V. Technology |
| K. Interior Lighting | W. Loose Equipment |
| L. Security Systems | |

Mills Lawn Elementary

- Construction: 1952, 1957, 2002
- Total sq ft: 47,324
- Renovation Cost (OFCC): \$10.5M
- Renovate/Replace Ratio: **77%**
- Enrollment/Capacity: 308/378
- Site: 8.84 acres


























Mills Lawn Elementary

Yellow highlight indicates improvements that could be limited if not OFCC standards

Removal of Asbestos Containing Materials adds to cost of General Finishes - optional if non-OFCC

Suitability Appraisal Summary				
Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	72	72%	Satisfactory
2.0 Structural and Mechanical Features	200	98	49%	Poor
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	105	53%	Borderline
5.0 Educational Adequacy	200	130	65%	Borderline
6.0 Environment for Education	200	125	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	589	59%	Borderline

FACILITY ASSESSMENT Cost Set: 2020			Rating	Dollar Assessment	C
	A.	<u>Heating System</u>	3	\$1,656,340.00	-
	B.	<u>Roofing</u>	3	\$926,575.10	-
	C.	<u>Ventilation / Air Conditioning</u>	2	\$5,000.00	-
	D.	<u>Electrical Systems</u>	3	\$768,068.52	-
	E.	<u>Plumbing and Fixtures</u>	3	\$432,341.00	-
	F.	<u>Windows</u>	3	\$352,262.00	-
	G.	<u>Structure: Foundation</u>	2	\$46,475.00	-
	H.	<u>Structure: Walls and Chimneys</u>	2	\$347,175.00	-
	I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-
	J.	<u>General Finishes</u>	3	\$1,386,506.90	-
	K.	<u>Interior Lighting</u>	3	\$307,606.00	-
	L.	<u>Security Systems</u>	3	\$207,197.40	-
	M.	<u>Emergency/Egress Lighting</u>	3	\$47,324.00	-
	N.	<u>Fire Alarm</u>	3	\$106,479.00	-
	O.	<u>Handicapped Access</u>	3	\$213,452.60	-
	P.	<u>Site Condition</u>	2	\$339,078.20	-
	Q.	<u>Sewage System</u>	1	\$0.00	-
	R.	<u>Water Supply</u>	1	\$0.00	-
	S.	<u>Exterior Doors</u>	3	\$84,500.00	-
	T.	<u>Hazardous Material</u>	3	\$437,587.40	-
	U.	<u>Life Safety</u>	2	\$171,436.80	-
	V.	<u>Loose Furnishings</u>	3	\$260,282.00	-
	W.	<u>Technology</u>	3	\$640,648.00	-
-	X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$2,134,312.83	-

Yellow Springs HS McKinney MS

- Construction: 1963, 1988, 2002
- Total sq ft: 74,229
- Renovation Cost (OFCC): \$16.5M
- Renovate/Replace Ratio: **77%**
- Enrollment/Capacity: 362/412
- Site: 34.967 acres



Yellow Springs HS
























McKinney MS

Yellow highlight indicates improvements that could be limited if not OFCC standards

1988 wood frame floor, wall and roof construction assessed for replacement - optional if non-OFCC

Removal of Asbestos Containing Materials - optional if non-OFCC

Suitability Appraisal Summary				
Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	77	77%	Satisfactory
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	110	55%	Borderline
5.0 Educational Adequacy	200	139	70%	Satisfactory
6.0 Environment for Education	200	108	54%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	600	60%	Borderline

FACILITY ASSESSMENT		Rating	Dollar	C
Cost Set: 2020			Assessment	
	A. <u>Heating System</u>	3	\$2,598,015.00	-
	B. <u>Roofing</u>	3	\$1,140,894.40	-
	C. <u>Ventilation / Air Conditioning</u>	2	\$10,000.00	-
	D. <u>Electrical Systems</u>	3	\$1,204,736.67	-
	E. <u>Plumbing and Fixtures</u>	3	\$666,114.00	-
	F. <u>Windows</u>	3	\$340,103.00	-
	G. <u>Structure: Foundation</u>	2	\$47,340.00	-
	H. <u>Structure: Walls and Chimneys</u>	2	\$939,608.50	-
	I. <u>Structure: Floors and Roofs</u>	2	\$808,800.00	-
	J. <u>General Finishes</u>	3	\$2,187,759.32	-
	K. <u>Interior Lighting</u>	3	\$482,488.50	-
	L. <u>Security Systems</u>	3	\$310,781.65	-
	M. <u>Emergency/Egress Lighting</u>	3	\$74,229.00	-
	N. <u>Fire Alarm</u>	3	\$167,015.25	-
	O. <u>Handicapped Access</u>	2	\$85,445.80	-
	P. <u>Site Condition</u>	3	\$590,120.50	-
	Q. <u>Sewage System</u>	1	\$0.00	-
	R. <u>Water Supply</u>	1	\$0.00	-
	S. <u>Exterior Doors</u>	3	\$210,000.00	-
	T. <u>Hazardous Material</u>	3	\$386,886.30	-
	U. <u>Life Safety</u>	3	\$357,532.80	-
	V. <u>Loose Furnishings</u>	2	\$408,259.50	-
	W. <u>Technology</u>	3	\$692,806.00	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$3,349,134.24	-

So, what are our options?

- **option 0**

- Long-term maintenance and improvement of existing
- without OFCC standards or reimbursement
- without OFCC 26% reimbursement
- in line with Facilities Task Force intent

So, what are our options?

- **option 1**

- Renovate to OFCC standards (requires compelling reason and waiver from OFCC)

So, what are our options?

- **option 2**

- Partial renovation and addition to one existing school
(requires compelling reason and waiver from OFCC)

So, what are our options?

- **option 3**
 - New K-12
 - preferred location options?

So, what are our **options**? - small group/15 min

1.appoint a scribe

2.discussion

3.option 2 - Renovate one campus

1.which one?

4.option 3 - New K-12

1.best location?

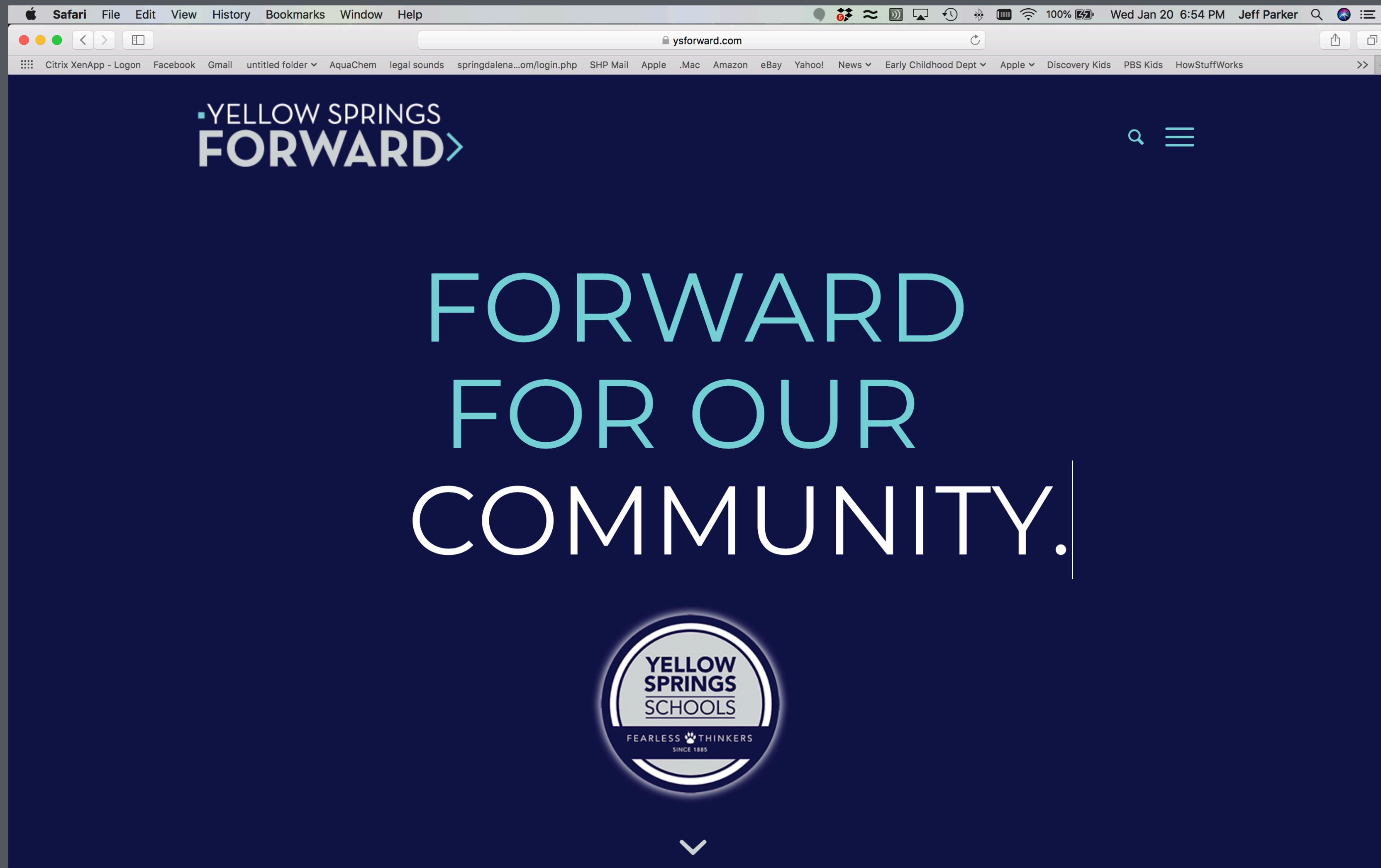
5.other options to consider?

6.chat responses to items 3, 4 & 5 to jparker.

So, what are our **options**? - small group/15 min

- **option 0**
 - Long-term maintenance and improvement of existing without OFCC standards or reimbursement
- **option 1**
 - Renovate existing to OFCC standards (requires compelling reason and waiver from OFCC)
- **option 2**
 - Partial renovation and addition to one existing school (requires compelling reason and waiver from OFCC)
 - **which campus?**
- **option 3**
 - New K-12 - **discuss location options**
- **other?**

REPORT OUT



ysforward.com

NEXT STEPS

- Educational Visioning begins January 26
- Community Forum #1 - 6pm, February 4
- Community Advisory Team #2 - 6pm, February 18

questions?

thank you!