

■ YELLOW SPRINGS  
**FORWARD**➤

COMMUNITY  
ADVISORY TEAM

Session #2  
February 4th, 2021

# Agenda

- Welcome/Reset
- Community Value Prioritization
- Expand master plan options
- Next steps

# 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.



**EDUCATIONALLY FANTASTIC**



**FINANCIALLY APPROPRIATE**



**COMMUNITY SUPPORTED**

# Master Planning Timeline



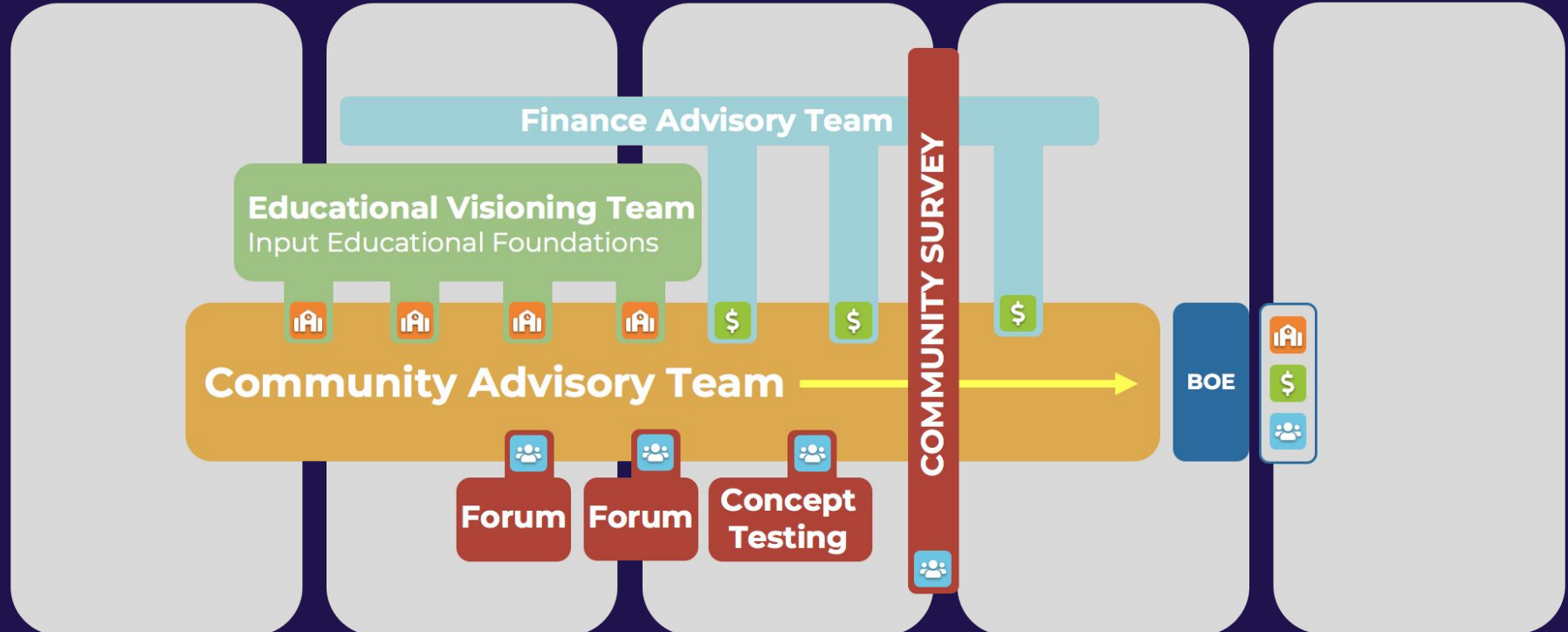
JAN 2021

FEB 2021

MAR 2021

APR 2021

MAY 2021



Discussion

## **COMMUNITY VALUE PRIORITIZATION**

# •YELLOW SPRINGS **FORWARD**>

## CAT Team: Session 2 'Homework' Survey

⊕ PAGE TITLE

PLEASE SELECT THE **TOP FIVE (YES, ONLY FIVE)** VALUES YOU BELIEVE ARE CRITICAL TO A SUCCESSFUL YELLOW SPRINGS MASTER PLAN - ONE THAT YOUR COMMUNITY WILL SUPPORT.

- ☐ Space for all things
- ☐ More space for classrooms
- ☐ Learning space for experiences
- ☐ Flexible space that can adapt to needs
- ☐ Connected to the environment and nature
- ☐ Prioritize staff over physical space

ANSWER CHOICES ▼	RESPONSES ▼
▼ Flexible space that can adapt to needs	56.00% 14
▼ Connected to the environment and nature	52.00% 13
▼ High paid great teachers	40.00% 10
▼ Affordability	36.00% 9
▼ More robust technology to fit the space and new learning methods	28.00% 7
▼ Wellness/safety in terms of things like ventilation	28.00% 7
▼ Experiential learning prioritized	28.00% 7

▼	Space for the Arts	24.00%	6
▼	Learning space for experiences	20.00%	5
▼	Small class sizes	20.00%	5
▼	Environmental sustainability	20.00%	5
▼	Sports facilities	20.00%	5

ANSWER CHOICES ▼	RESPONSES ▼
▼ Flexible space that can adapt to needs	56.00% 14
▼ Connected to the environment and nature	52.00% 13
▼ High paid great teachers	40.00% 10
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▼ Experiential learning prioritized	28.00% 7
▼ Space for the Arts	24.00% 6
▼ Learning space for experiences	20.00% 5
▼ Small class sizes	20.00% 5
▼ Environmental sustainability	20.00% 5
▼ Sports facilities	20.00% 5

A Reset + Review

## **OUR MASTER PLAN OPTIONS**

**So what are the options?**  
**There are 4 clear options to consider.**  
**And likely several more.**

## Option 0

- In line with Facilities Task Force intent
  - Address only current critical issues

## Option 1

- One time major renovation of both schools
  - Long term improvements
  - Useful life of 40 years
  - Not to OFCC standards
    - No 26% reimbursement by OFCC

## Option 2

- Renovation and addition to one existing school (requires OFCC waiver)
  - Per OFCC standards
  - With 26% reimbursement by OFCC
  - possibly demolish portions
  - Preferred location?
    - Mills Lawn
    - MMS/YSHS campus

## Option 3

- New k12
  - Per OFCC standards
  - With 26% reimbursement by OFCC
  - Preferred location?
    - Mills Lawn
    - MMS/YSHS campus
    - other?

Activity 2:

**So, what are our options?**

20 minutes

## **So, what are our options?**

- Appoint a scribe
- Discussion about options 0-3
- Are there other options we should consider? If so, what?
- Chat responses to whole group (with your group #)



# THANK YOU!

See you next time

- Community Forum #1 - Feb 18 @ 6pm
- Community Advisory Team #3 - February 25 @ 6pm

# Master Planning Web Tool

*ysforward.com*





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 these 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 Facility Assistance Program (CFAP), the Exceptional Needs Program (ENP), and the Expanded 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 "value 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 average 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 20th percentile would pay 20% of the cost and the state would pay the remaining 80%. 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 (pending, deferred or pending)
District is participating in the Expanded 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
Ade EVSD	Hardin	182	\$129,334	Multiple	Project Closed	2005
Adrian Local SD	Wayne	121	\$121,333	CFAP	Building Occupied	1999
Adrian City SD	Summit	92	\$81,407	CFAP	Project in progress	2003
Alexander Local SD	Athens	320	\$107,140	ENP	Project Closed	2000
Allen East Local SD	Allen	199	\$102,402	CFAP	Project Closed	2005
Albion City SD	Tioga	36	\$71,004	CFAP	Project Closed	1999
Alexander-Chambers Local SD	Fairfield	172	\$125,996	CFAP	Building Occupied	1999
Amherst EVSD	Lorain	308	\$105,605	ELPP	Project completed; CFAP project in progress	2016
Anna Local SD	Shelby	342	\$161,174	CFAP	Building Occupied	2016
Ashtabula Local SD	Tuscarora	171	\$121,154	ENP	Project Closed	1999
Anthony Wayne Local SD	Lucas	521	\$230,695	CFAP	Project Closed	2000
Antwerp Local SD	Franklin	331	\$120,725	CFAP	Project Closed	2000
Arcadia Local SD	Hancock	461	\$105,211	Funding offer issued	2010	
Artesians Butler Local SD	Summit	236	\$146,596	CFAP	Project Closed	2007
Archbold-Area Local SD	Ruthan	409	\$179,781	CFAP	Deferred funding	2007
Artesians Local SD	Hancock	374	\$167,510	Funding offer issued	2007	
Ashtabula City SD	Ashtabula	254	\$144,065	CFAP	Segment completed	2012
Atkinsville Area City SD	Atkinsville	96	\$104,129	Multiple	Project Closed	2005
Atkinsville City SD	Atkinsville	95	\$104,129	Multiple	Project Closed	2005

# OFCC Opportunity

- Ranked 449th out of 610
- 74th percentile

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			
Yellow Springs EVSD	Greene	449	\$190,963			
Lakewood City SD	Cuyahoga	450	\$191,150			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

Bakley City SD	Franklin	524	\$232,821			
Big Walnut Local SD	Delaware	556	\$257,193			
Black River Local SD	Madison	400	\$175,863	CFAP	Deferred funding	
Blanchester Local SD	Clinton	128	\$113,760	CFAP	Project Closed	1999
Bloom Carroll Local SD	Fairfield	436	\$187,325	ELPP		
Bloomfield-Madison Local SD	Thurston	540	\$240,617	CFAP	Deferred funding	
Bloomington Local SD	Scioto	78	\$81,825	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 cafetoriums
- Will not fund fixed seating auditoriums, transportation facilities, stadiums, tennis, tracks, or land acquisition

## Expedited Local Partnership Program

- 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)

# 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

# Assessments

- Heating system
- Roofing
- Air Conditioning
- Electrical
- Plumbing
- Windows
- Structure
- Walls and Chimney
- Floor & Roof Structure
- General Finishes
- Interior Lighting
- Security Systems
- Emergency lighting
- Fire Alarm
- Handicapped Access
- Site
- Sewer System
- Water Supply
- Exterior Doors
- Asbestos Abatement
- Life Safety
- Technology
- Loose Equipment

# 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


























Improvements that could be limited if not done to OFCC standards



Removal of Asbestos is optional if not done to OFCC standards.

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%	
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		Rating	Dollar Assessment	C
Cost Set: 2020				
	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	-

# McKinney MS

## Yellow Springs HS

- 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



# McKinney MS & Yellow Springs HS



Improvements that could be limited if not done to OFCC standards



Removal of Asbestos is optional if not done to OFCC standards.



Wood construction replacement is optional if not done to OFCC standards.

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