

Answers to the
Community Questions
from the August 30, 2023
DLR Group Presentation to
the Bowling Green City
Schools Board of Education

September 19, 2023

*Can you explain the PENTA classrooms?
What are they used for?*

The use of the term PENTA was a miscommunication at the August 30 meeting. Bowling Green High School houses a few Penta satellite programs. These programs include the VoAg program, the DECA program, and the Family Consumer Science program. These programs are currently under the umbrella of Penta Career Center but housed at BGHS. These programs will continue at BGHS and remain part of the high school offerings just as they are now for our students, only in a new facility. The programs offered at Penta Career Center campus in Perrysburg will continue, too, should a BG student wish to attend Penta Career Center.

Why would the new high school not be connected to the BGCS Activity Center or the Performing Arts Center?

The new high school would not be connected to the BGCS Activity Center or the Performing Arts Center because of the Ohio Facilities Construction Commission (OFCC) rules and regulations. If the new high school was connected to either of these facilities, the OFCC would count this space in their calculations and the district would get less new space and/or less OFCC reimbursement dollars.

What activities would take place in the new BGCS Activity Center?

The areas of the current high school that would be renovated and converted into the BGCS Activity Center include the music room areas, main gymnasium area, auxiliary gymnasium area, and the cafeteria area. The use of some areas would remain the same (music rooms, gymnasiums) and other areas would be repurposed for district storage.

What activities would take place in the new BGCS Activity Center? Cont.

Another option for this area could be dedicated to a Family Resource Center for our BGCS families. The needs of District's families continue to increase and is evident based on the feedback received from our recent family community needs assessment that was conducted by our Student Wellness Coordinator. The gymnasium space would be welcomed as we have student-athletes often practicing late into the evening due to limited gymnasium space, scheduled games, etc. These renovated spaces would allow our student-athletes, and mainly our younger students (3-6th grade), to complete daily practices at a more reasonable time for families. Other local groups that serve our students and community, such as music and the arts to name a few, will have areas for practice and meetings, too.

What activities would take place in the new BGCS Activity Center? cont.

The BGCS Activity Center will not be used regularly during the school day for classes as the new high school will have new and updated classrooms for all of our student's daily educational needs.

How long will construction take start to finish? When will be the earliest move in date?

Should the levy pass in November, there are still a lot of tasks to be completed before they begin moving dirt. Bonds need to be sold and engineering work will take place to finalize the building plan, just to name a few.

Groundbreaking for the new high school would take place around May of 2025 with a target opening date of August 2027. Selective demolition of the old high school would take place after opening of the new building. A target opening date of the BGCS Activity Center would be the spring of 2028.

How does the Levy boil down to actual cost per property? How much will it cost me if this Levy passes?

This answer is different for each of us based on your property.

The Wood County Auditor, Matthew Oestreich, has placed a Levy Estimator on the auditor's website that will provide this information for each and every property in Wood County.

Everyone—you, your neighbors, friends, and family members—all have the ability to view what this levy will cost each specific property owner should the levy pass based on the information known today.

This information is coming directly from the county office that will be assessing this tax.

Below are step-by-step instructions to learn what this levy will cost each property owner.

1. Go to the Wood County Auditor's website:
<https://auditor.co.wood.oh.us/>
2. Click on *PROPERTY SEARCH*.
3. Search for your property by one of the following categories: *Owner Name, Location Address, Parcel Number, Map Number, or Legal Description*.
4. Once you have located your property, click on *LEVY ESTIMATOR* located on the top menu bar (if you are on a mobile device, such as a phone, you may need to click on "more").
5. Here you will see the Proposed Levy Estimator which includes the Bowling Green CSD levy information and how much this levy will cost the property owner per year should the levy pass.

How does the Levy boil down to actual cost per property? How much will it cost me if this Levy passes? Cont.

In an attempt to be as open and transparent as possible, I wanted to share with you the ability to easily learn the answer to the question of “How much will it cost me if this levy passes?” based on today’s available information. I encourage you to look up this information for your property so you know. I also encourage you to share this information with others—neighbors, friends, and family members—so they too are informed of this information.

Wood County is going through a reappraisal and valuations are expected to increase significantly. Will my current taxes increase at that same percentage increase?

No, that is a misconception. Taxes do not increase in direct proportion with an increase in property value. In fact, even with an increase in your property value, your taxes could decrease! This is a direct result of HB 920. HB 920 protects property owners from inflation and higher reappraisal values which would result in school districts receiving a windfall of taxes collected. The total collection of taxes by the school district remain the same!

Source: <https://auditor.co.delaware.oh.us/wp-content/uploads/sites/23/2023/07/Reappraisal-2.1.pdf>

Increase in reappraisal value doesn't equal increase in taxes. How does this happen?

Under the current law that applies to voted property tax levies, the voted property tax levy should generate the same amount of property tax revenue after the reappraisal as the amount of property tax revenue before the reappraisal was conducted, no more and no less.

The tax reduction factor reduces the voted tax rate to offset the increase in the property value after a reappraisal has been conducted.

Example: Current home value @ \$100,000; voted property tax rate @ 10 mills; property tax on the home is \$350 before the reappraisal.

After a reappraisal, the home value increases to \$150,000. At a property tax rate of 10 mills and without the application of the tax reduction factor, the property tax on the home would increase to \$525.

However, after a reappraisal, the tax reduction factor reduces the voted tax rate to 6.666 mills.

After the reappraisal, the property tax on the home with the new value of \$150,000 is still \$350 because the property tax rate has been reduced from 10 mills to 6.666 mills by the tax reduction factor.

This is a direct result of the current state law—HB 920!

Source: <https://auditor.co.delaware.oh.us/wp-content/uploads/sites/23/2023/07/Reappraisal-2.1.pdf>

Have you tested the ground to ensure geothermal is possible? This area was found to be bedrock when the middle school was built.

We have reviewed the information from when the middle school was built. The study that took place at that time was sent to the DLR Group who shared it with their engineers.

Here was the response received:

DLR Group Response:

“Thank you for sending this over. After consulting with Kyle at CMTA and engineers within DLR Group, we believe that geothermal is still viable.

The report sent is a geotechnical subsurface investigation which is used for structural engineers to determine the soil conditions for the design of building foundations. The introduction explicitly states the report is for foundations, below-grade walls and pavements.

There doesn't appear to be anything in this report that relates to geothermal bores or anything that would prevent geothermal from being used on the site. Their test bores only went down 10-15 feet whereas a geothermal bore would be 300-500 feet. The presence of bedrock near the surface should not prevent geothermal from being used. Bedrock is slightly more difficult to bore through but is still a good soil condition for geothermal and the deep earth soil makeup may be different from the surface.”

-Dusty Lake

Have you tested the ground to ensure geothermal is possible? This area was found to be bedrock when the middle school was built. cont.

It should be noted that the geothermal lines could be integrated with the current middle school when the time comes to replace mechanical systems in that building. Tying the middle school into the geothermal system would equate to additional operational savings to the district.

Have you looked at future class sizes to ensure the proper size of the school?

Yes, the OFCC has demography information and uses this statistical data to provide suggested building sizes and needs. This information has been reviewed and considered when designing the building.

The area where the proposed high school is being built is the marching band practice area. Where will the marching band practice if the high school is built in this area?

This is a great question. The district is dedicated to making sure any and all changes needing to take place with student activities due to the construction of a new high school result in an equal to or better solution. There are options for where the marching band can practice. One option is a practice field placed in the grass area in front of the current high school. This area would also provide some shade for our hard working marching band members during the hot summer months, which includes band camp. This is just one option. Conversations with the band director would take place to ensure a proper space for our Marching Bobcats! The band tower, which was a project of a Bowling Green student as an eagle scout project, would be relocated to wherever this new practice area would be located.

What percentage of the project will be co-funded by the Ohio Facilities Construction Commission? How much would the district receive?

On September 14, 2023 district leaders met with and received the long awaited information from the Ohio Facilities Construction Commission (OFCC) on Bowling Green City Schools' position. The District will receive a 17% reimbursement of what the OFCC is willing to co-fund for a new BG high school. This 17% equates to an estimated \$7.5 million. Not all areas of the project are co-fundable and must be funded as locally funded initiatives (LFI). The district would receive the OFCC's estimated \$7.5 million reimbursement when it is our turn in the reimbursement rotation, which could take 5-10 years.

How much would it cost to just renovate the current high school? How much would be co-funded by the Ohio Facilities Construction Commission if we just renovated?

The OFCC report indicated to renovate the current high school up to OFCC standard would cost \$47.5 million.

The OFCC projected cost to build a new high school would be \$64.1 million.

From the OFCC Report received on September 14, 2023

Building	Bowling Green High	New High
Program	Expedited Local Partnership Program (ELPP)	—
Cost Set	[2023]	—
Assessing Consultant	Lawhon & Associates, Inc. - Columbus	—
Type	High	High
Acres	38.74	—
Grades Housed	9-12	—
Current Enrollment	838	—
Additions to Demolish	<input type="checkbox"/> 1963 Original Construction 76% 123,976 ft ² <input type="checkbox"/> 1989 Classroom Addition 61% 29,240 ft ² <input type="checkbox"/> 1989 Gym/Music Addition 62% 24,968 ft ²	—
Grades Housed - Proposed	—	9-11, CT Offsite
Projected Enrollment	—	630
CT Projected Enrollment	—	129
Scope of Work	Abate/Demolish	Build New
Suitability Rating	Borderline	—
Existing ft ²	178,184	—
Cost/ft ² (DM)	\$359.89	—
Cost to Replace	\$64,126,639.76	\$0.00
Cost to Renovate	\$47,506,822.10	—
Reprogramming	\$0.00	<u>\$0.00</u>
Renovate÷Replace	74%	—

How much would it cost to just renovate the current high school? How much would be co-funded by the Ohio Facilities Construction Commission if we just renovated? Cont.

O FCC's new build cost (\$64.1 million) is in line with what the project is projecting would cost for a new high school excluding the BGCS Activity Center (\$62.3 million).

HS Program and Cost



\$1,238,492

Demo/Abatement of existing High School Core Academic

\$4,981,118

Conversion of remaining existing HS into BGCS Activity Center (approx. 54,000 SF)

\$824,739

New BGCS Activity Center Entrance (approx. 2,000 SF)

\$62,319,332

New High School Development

\$3,436,320

5% Contingency

\$72,800,000

TOTAL

Why are we saving a portion of the existing HS?

The cost to renovate the 54,000 SF of the new Activity Center would only afford the District about 14,000 SF at the new high school.

How much would it cost to just renovate the current high school? How much would be co-funded by the Ohio Facilities Construction Commission if we just renovated? Cont.

The OFCC uses a 1/3-2/3 measure, or threshold, to determine if a renovation is feasible. If the total renovation cost is above the 2/3 threshold (66.6%) the OFCC will not co-fund a renovation project.

OFCC renovation cost = \$47.5 million

OFCC new high school cost = \$64.1 million

$\$47.5 \text{ million} / \$64.1 \text{ million} = 74.1\%$

The OFCC would not co-fund a renovation of the current high school because it is above the 2/3 threshold (66.6%) of new construction costs.

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Reprogramming	\$0.00	<u>\$0.00</u>
Renovate ÷ Replace	74%	—

What is Next?

DLR Group will be back on October 4, 2023 at 6:00 pm for a Special Board Meeting. They will be presenting the final Educational Facility Master Plan.

In the meantime, any questions may be directed to the Superintendent's office or a member of the Board of Education.

This Q&A presentation has been uploaded and is available on the district's website.