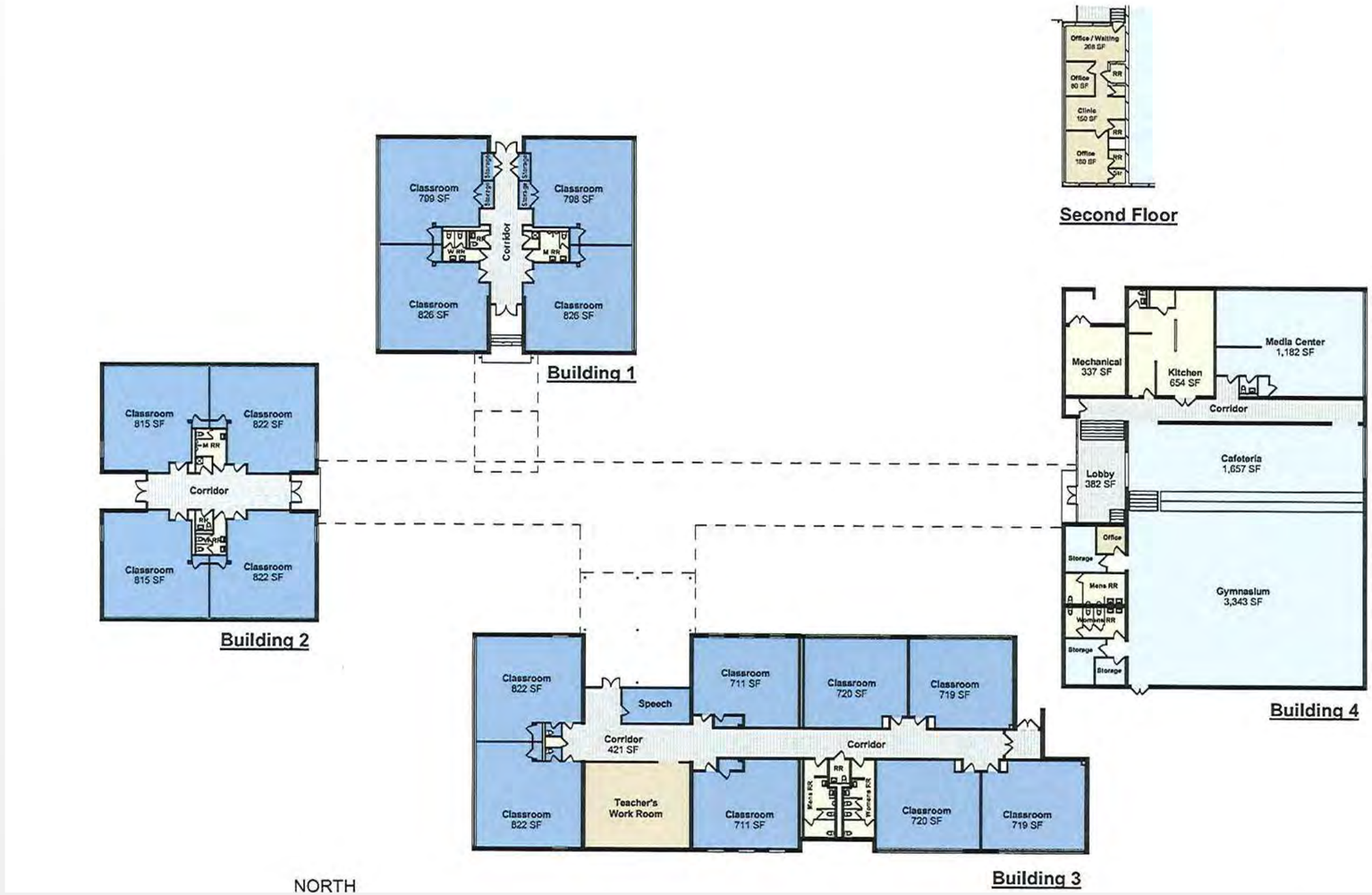
**Wyoming Primary Facilities**
**Community Forum 2**
6:30 p.m.  Monday, March 4 at Wyoming High School

## AGENDA

- Welcome
- Existing Building Issues / Constraints
- Process
- Finance
- Master Plan Options
- Exploring Options for Temporary Swing Space
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## Issues / Space Needs

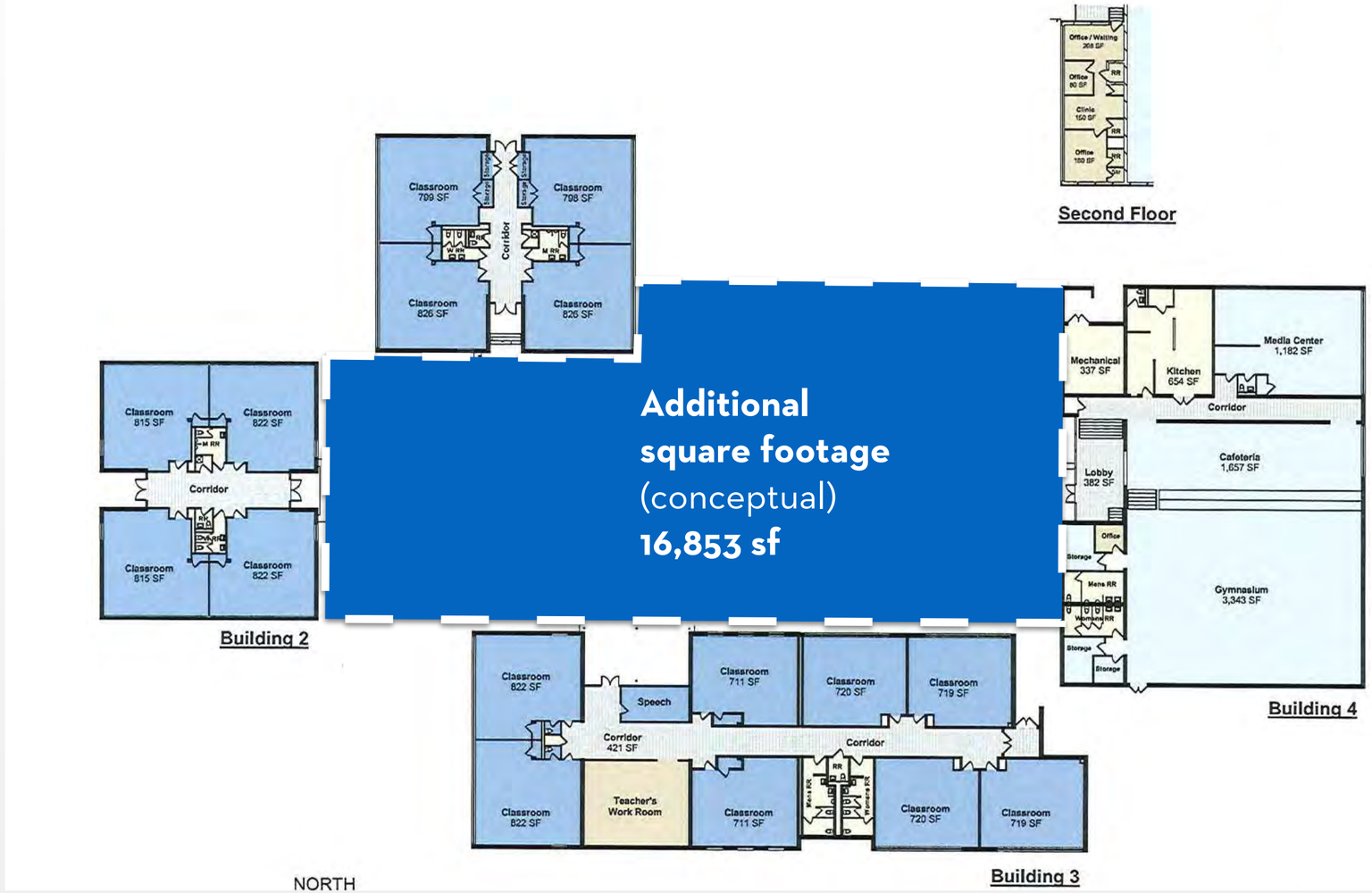
- Secure Perimeter
- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Storage

RUETSCHLE

March 4, 2024

# HILLTOP SPACE NEEDS

Wyoming Primary Facilities Master Plan




## Issues / Space Needs

- Secure Perimeter
- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
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## Area

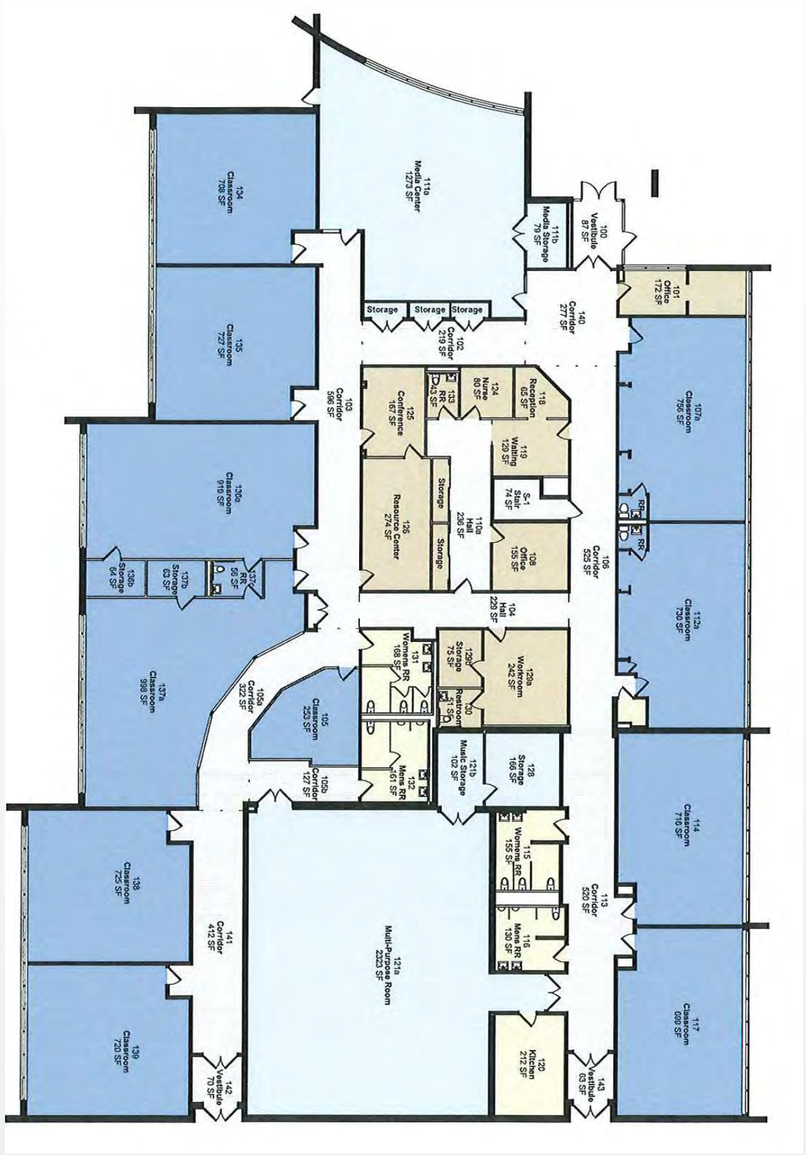
- Existing sf = 30,880
- Educational Requirements for K-4 with 350 student capacity = 47,733 sf
- 55% too small

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March 4, 2024

# HILLTOP SPACE NEEDS

Wyoming Primary Facilities Master Plan




## Issues / Space Needs

- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Student Dining / Gym
- Kitchen
- Storage

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March 4, 2024

# ELM SPACE NEEDS

Wyoming Primary Facilities Master Plan




## Issues / Space Needs

- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Student Dining / Gym
- Kitchen
- Storage

## Area

- Existing sf = 22,364
- Educational Requirements for K-4 with 200 student capacity = 32,906 sf
- 47% too small

# ELM SPACE NEEDS

Wyoming Primary Facilities Master Plan

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**Issues / Space Needs**

- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
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- Student Dining / Gym
- Kitchen
- Storage

# VERMONT SPACE NEEDS

## Wyoming Primary Facilities Master Plan

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**Additional square footage** (conceptual) **12,198 sf**




## Area

- Existing sf = 20,708
- Educational Requirements for K-4 with 200 student capacity = 32,906 sf
- 59% too small

## Issues / Space Needs

- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Student Dining / Gym
- Kitchen
- Storage

# VERMONT SPACE NEEDS

Wyoming Primary Facilities Master Plan

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Secure perimeter

# EXAMPLES

## Wyoming Primary Facilities Master Plan

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Secure perimeter
Accessibility

# EXAMPLES

## Wyoming Primary Facilities Master Plan

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# EXAMPLES

## Wyoming Primary Facilities Master Plan




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# EXAMPLES

## Wyoming Primary Facilities Master Plan




Secure Vestibule

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# EXAMPLES

## Wyoming Primary Facilities Master Plan




# EXAMPLES

## Wyoming Primary Facilities Master Plan

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# EXAMPLES

## Wyoming Primary Facilities Master Plan

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March 4, 2024



Special Ed
Intervention
Gifted

# EXAMPLES

## Wyoming Primary Facilities Master Plan

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# EXAMPLES

## Wyoming Primary Facilities Master Plan

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March 4, 2024




# EXAMPLES

## Wyoming Primary Facilities Master Plan

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Art / Music

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March 4, 2024

# EXAMPLES

## Wyoming Primary Facilities Master Plan




# EXAMPLES

## Wyoming Primary Facilities Master Plan

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March 4, 2024




RUETSCHLE

March 4, 2024

# EXAMPLES

## Wyoming Primary Facilities Master Plan




Kitchen

# EXAMPLES

## Wyoming Primary Facilities Master Plan

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March 4, 2024




# EXAMPLES

## Wyoming Primary Facilities Master Plan

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March 4, 2024




# EXAMPLES

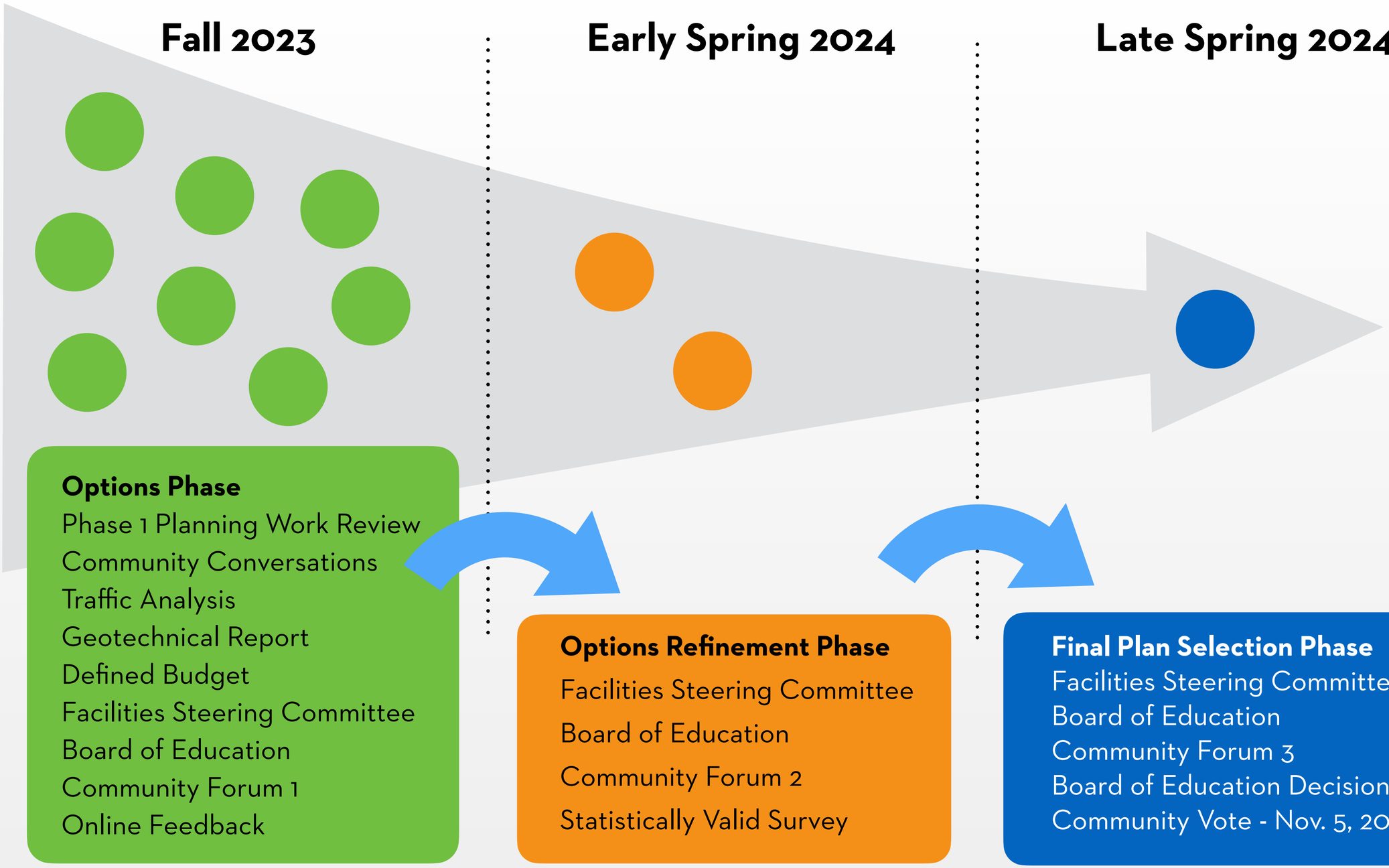
## Wyoming Primary Facilities Master Plan

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March 4, 2024

## AGENDA

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# PROCESS

Wyoming Primary Facilities Master Plan

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March 4, 2024

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# SCHOOL DISTRICT BOND ISSUE

A property tax levy for a specific dollar amount to be borrowed to finance construction.

The District sells bond (issues debt) and receives the revenue for the project.

Over the next 37 years, property taxes are assessed annually and collected by the District to pay the principal and interest payments on the debt.




**How are the taxes assessed annually?**

**Mills**

A term used to express tax rates: *1/10 of 1% = .001 OR $1 per $1000 of assessed value*

**Assessed Valuation**

35% of the property's appraised market value

*$100,000 market value = $35,000 assessed valuation*

Millage is calculated on assessed valuation

*1 mill would cost the owner of a $100,000 home = $35 per year*

# WYOMING CITY SCHOOL DISTRICT PREVIOUS BOND ISSUES

Wyoming City Schools has 2 bond issues currently outstanding:



**Wyoming High School 1998 Issue – 3.36 mills**

$24,000,000 from May 1998 voted at 8.2 mills

***Final payment December 2024***



**Wyoming Middle School 2012 Issue – 2.64 mills**

$25,037,114 from March 2012 voted at 4.79 mills

## FINANCE

Wyoming Primary Facilities Master Plan

# BOND ISSUE FOR NEW WYOMING PRIMARY FACILITIES

**Debt Limit**

Ohio law limits the amount of debt a school district can issue to 9% of Assessed Valuation (AV).

Current AV = $455,631,700

**Special Needs Consent**

Consent request has been made to Ohio Department of Education & Workforce (DEW) and Ohio Department of Taxation (ODT) for approval of a special need for the District.

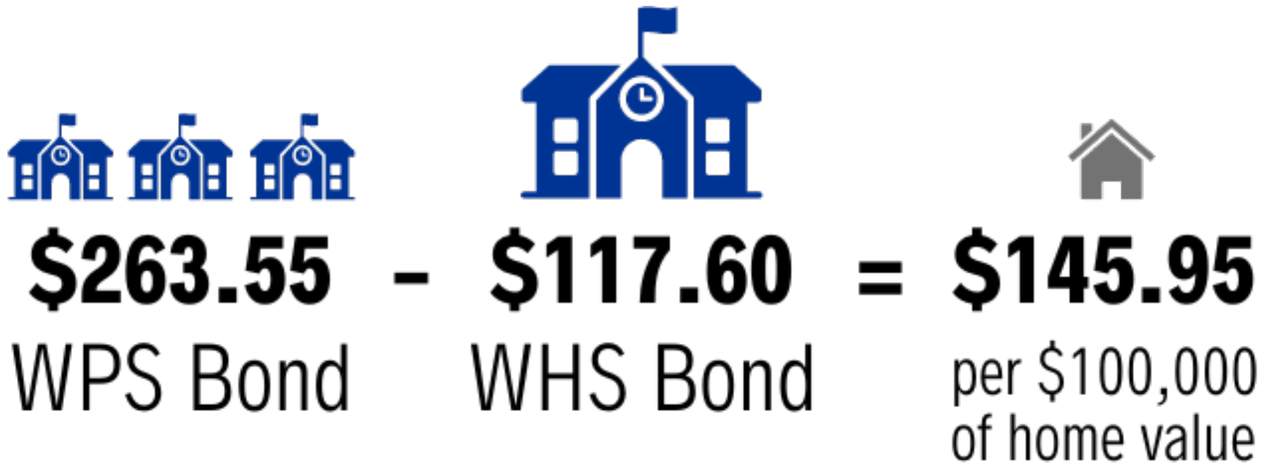
This consent is based on a mathematical calculation that applies historical AV growth for the past 10 years to projected AV growth over the next 10 years and then factors in the 12% limit.

This calculation generates a new Wyoming City Schools debt limit of $68.4 million.

* Wyoming City Schools was required to obtain and received special needs consent for the Wyoming Middle School 2012 bond issue.

# COST TO HOMEOWNERS

A new $68.4 bond issue for Wyoming Primary Schools is estimated to be a 7.53 mills tax levy.




Annual tax increase on a $100,000 home for 7.53 mills = $263.55.

WHS bond paid off on December 31, 2024 saving 3.36 mills = $117.60

Net cost is 4.17 mills = $145.95

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| **Existing** | **K-4**<br>22,364 sf<br>193 students<br>116 sf / student | **K-4**<br>20,708 sf<br>204 students<br>102 sf / student | **K-4**<br>30,880 sf<br>277 students<br>111 sf / student | | | | 73,952 sf | | | | |
| **Option A1** | **New K-4**<br>32,906 sf<br>200 students<br>165 sf / student | **New K-4**<br>32,906 sf<br>200 students<br>165 sf / student | **New K-4**<br>47,733 sf<br>350 students<br>136 sf / student | **5-8**<br>no work | Elm<br>Vermont<br>Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 113,544 sf | $60.8 M | $1.1 M | $6.5 M | $68.4 M |
| **Option A2** | **Add / Reno K-4**<br>33,114 sf<br>200 students<br>166 sf / student | **Add / Reno K-4**<br>33,108 sf<br>200 students<br>166 sf / student | **New K-4**<br>54,271 sf<br>350 students<br>155 sf / student | **5-8**<br>no work | Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 120,493 sf | $58.6 M | $.8 M | $6.5 M | $66 M |
| **Option B1** | **New K-3**<br>30,199 sf<br>150 students<br>201 sf / student | **New K-3**<br>30,199 sf<br>150 students<br>201 sf / student | **New K-3**<br>42,129 sf<br>300 students<br>140 sf / student | **4-8**<br>Add 4th Grade<br>13,300 sf Addition<br>+150 students | Elm<br>Vermont<br>Hilltop | Elm K-3<br>Vermont K-3<br>Hilltop K-3 | 115,827 sf | $62 M | $1.1 M | $5.3 M | $68.4 M |
| **Option B2** | **Add / Reno K-3**<br>30,364 sf<br>150 students<br>202 sf / student | **Add / Reno K-3**<br>30,364 sf<br>150 students<br>202 sf / student | **New K-3**<br>50,279 sf<br>300 students<br>168 sf / student | **4-8**<br>Add 4th Grade<br>13,300 sf Addition<br>+150 students | Hilltop | Elm K-3<br>Vermont K-3<br>Hilltop K-3 | 124,307 sf | $60.7 M | $.8 M | $5.3 M | $66.8 M |
| **Option C1** | **New K-2**<br>31,600 sf<br>200 students<br>158 sf / student | **New K-2**<br>38,500 sf<br>250 students<br>154 sf / student | **New 3-4**<br>43,500 sf<br>300 students<br>145 sf / student | **5-8**<br>no work | Elm<br>Vermont<br>Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 113,600 sf | $60.8 M | $1.1 M | $6.5 M | $68.4 M |
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| **Option D1** | **New 1-4**<br>32,906 sf<br>175 students<br>176 sf / student | **New 1-4**<br>32,906 sf<br>175 students<br>176 sf / student | **New K, 1-4**<br>47,733 sf<br>400 students<br>130 sf / student | **5-8**<br>no work | Elm<br>Vermont<br>Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 113,620 sf | $60.8 M | $1.1 M | $6.5 M | $68.4 M |
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March 4, 2024

# MASTER PLAN OPTIONS - SUMMARY

## Wyoming Primary Facilities Master Plan

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March 4, 2024

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| **Option A2** | **Add / Reno K-4**<br>33,114 sf<br>200 students<br>166 sf / student | **Add / Reno K-4**<br>33,108 sf<br>200 students<br>166 sf / student | **New K-4**<br>54,271 sf<br>350 students<br>155 sf / student | **5-8**<br>no work | Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 120,493 sf | $58.6 M | $.8 M | $6.5 M | $66 M |
| **Option B1** | **New K-3**<br>30,199 sf<br>150 students<br>201 sf / student | **New K-3**<br>30,199 sf<br>150 students<br>201 sf / student | **New K-3**<br>42,129 sf<br>300 students<br>140 sf / student | **4-8**<br>Add 4th Grade<br>13,300 sf Addition<br>+150 students | Elm<br>Vermont<br>Hilltop | Elm K-3<br>Vermont K-3<br>Hilltop K-3 | 115,627 sf | $62 M | $1.1 M | $5.3 M | $68.4 M |
| **Option B2** | **Add / Reno K-3**<br>30,364 sf<br>150 students<br>202 sf / student | **Add / Reno K-3**<br>30,364 sf<br>150 students<br>202 sf / student | **New K-3**<br>50,279 sf<br>300 students<br>168 sf / student | **4-8**<br>Add 4th Grade<br>13,300 sf Addition<br>+150 students | Hilltop | Elm K-3<br>Vermont K-3<br>Hilltop K-3 | 124,307 sf | $60.7 M | $.8 M | $5.3 M | $66.8 M |
| **Option C1** | **New K-2**<br>31,600 sf<br>200 students<br>158 sf / student | **New K-2**<br>38,500 sf<br>250 students<br>154 sf / student | **New 3-4**<br>43,500 sf<br>300 students<br>145 sf / student | **5-8**<br>no work | Elm<br>Vermont<br>Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 113,600 sf | $60.8 M | $1.1 M | $6.5 M | $68.4 M |
| **Option C2** | **Add / Reno K-2**<br>32,364 sf<br>200 students<br>162 sf / student | **Add / Reno K-2**<br>39,458 sf<br>250 students<br>158 sf / student | **New 3-4**<br>50,279 sf<br>300 students<br>168 sf / student | **5-8**<br>no work | Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 122,101 sf | $59.5 M | $.8 M | $6.5 M | $66.8 M |
| **Option D1** | **New 1-4**<br>32,906 sf<br>175 students<br>176 sf / student | **New 1-4**<br>32,906 sf<br>175 students<br>176 sf / student | **New K, 1-4**<br>47,733 sf<br>400 students<br>130 sf / student | **5-8**<br>no work | Elm<br>Vermont<br>Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 113,600 sf | $60.8 M | $1.1 M | $6.5 M | $68.4 M |
| **Option D2** | **Add / Reno 1-4**<br>32,364 sf<br>175 students<br>185 sf / student | **Add / Reno 1-4**<br>32,458 sf<br>175 students<br>185 sf / student | **New K, 1-4**<br>54,271 sf<br>400 students<br>136 sf / student | **5-8**<br>no work | Hilltop | Elm K-4<br>Vermont K-4<br>Hilltop K-4 | 119,093 sf | $60.1 M | $.8 M | $6.5 M | $68.1 M |

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March 4, 2024

# MASTER PLAN OPTIONS - SUMMARY

## Wyoming Primary Facilities Master Plan

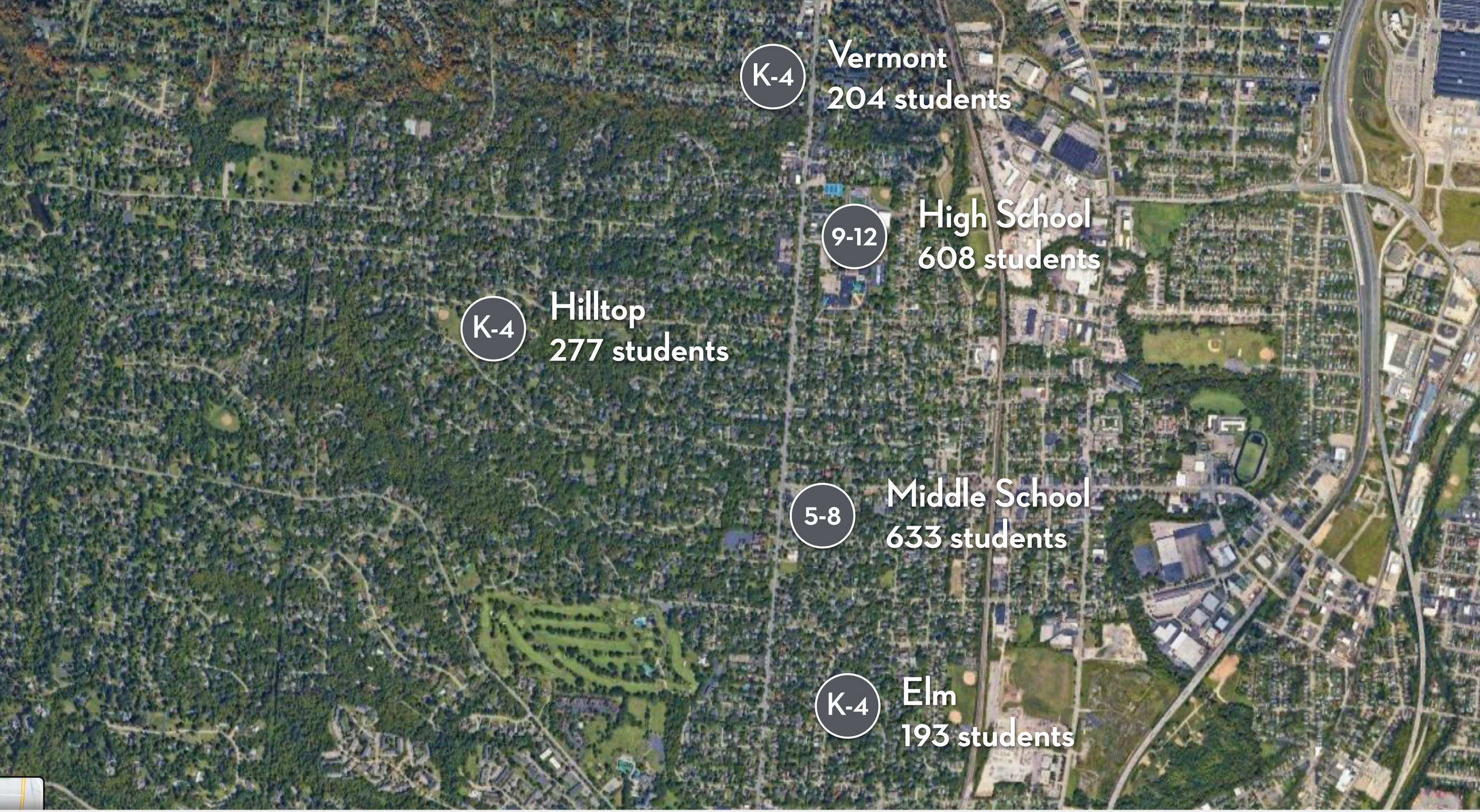
| OPTIONS | Secure Entry Vestibule | Classroom quantities and sizes meet space needs | Adequate space for Gifted, Special Ed. and Intervention | Space for Art and Music | Adequate Gym, Student Dining and Kitchen Space | Dedicated Stage |
|---|---|---|---|---|---|---|
| **Existing** | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ |
| **Option Blue**<br>(3) K-4 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Option White**<br>(2) K-2<br>(1) 3-4 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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# MASTER PLAN OPTIONS - FEATURES

Wyoming Primary Facilities Master Plan




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# EXISTING

## Wyoming Primary Facilities Master Plan

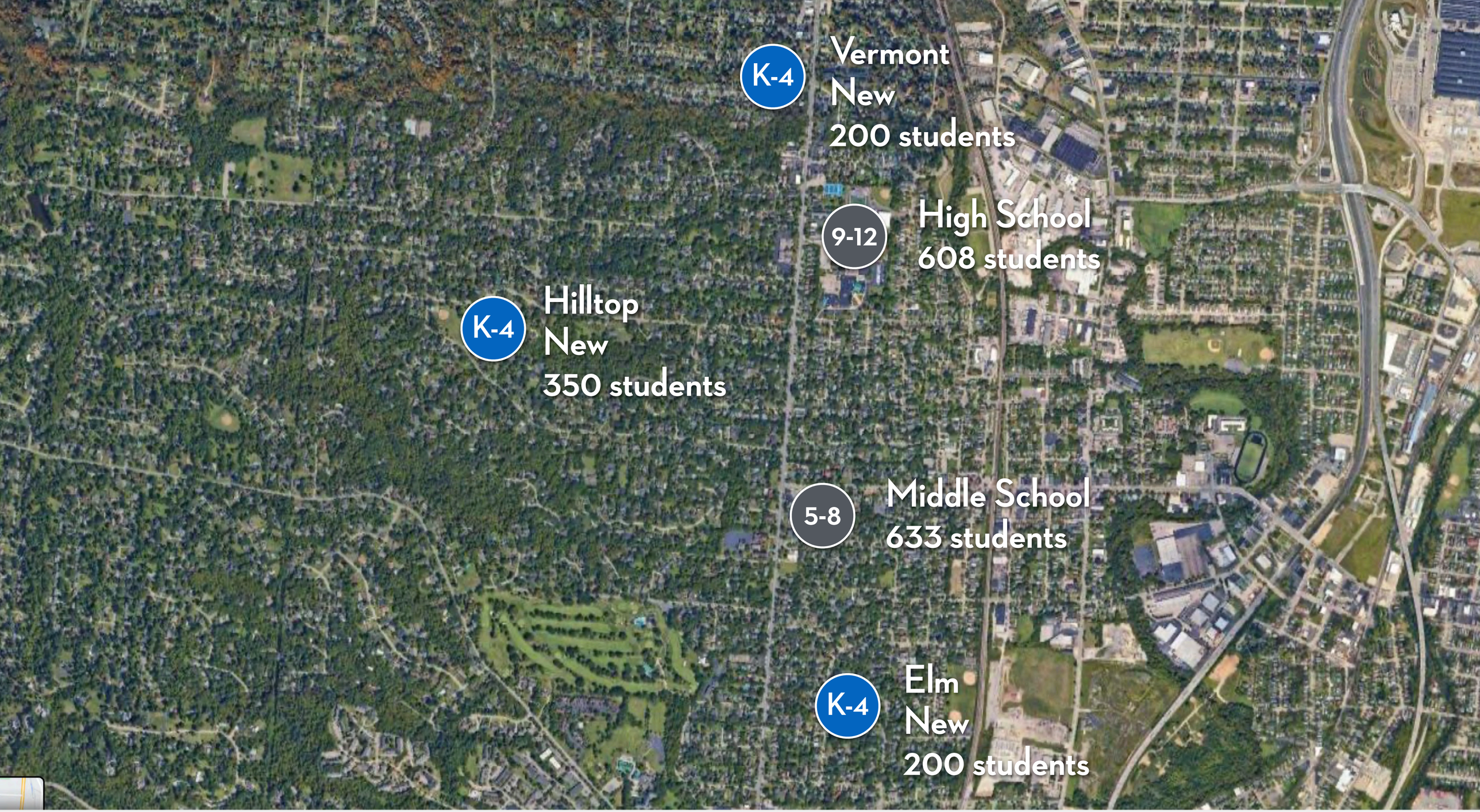
| Option | Grades | Enrollment | Scope | sf | % increase from existing | sf/stud | $/sf | Planning Budget |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| **Existing** | | | | | | | | |
| Elm | K-4 | 193 | | 22,364 | | 116 | | |
| Vermont | K-4 | 204 | | 20,708 | | 102 | | |
| Hilltop | K-4 | 277 | | 30,880 | | 111 | | |
| | | 674 | | 73,952 | | | | |

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# EXISTING

## Wyoming Primary Facilities Master Plan




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# OPTION BLUE

## Wyoming Primary Facilities Master Plan

| Option | Grades | Enrollment | Scope | sf | % increase from existing | sf/stud | $/sf | Planning Budget |
|---|---|---|---|---|---|---|---|---|
| Elm | K-4 | 200 | New | 32,906 | 147% | 165 | $535 | $17,604,461 |
| Vermont | K-4 | 200 | New | 32,906 | 159% | 165 | $535 | $17,604,461 |
| Hilltop | K-4 | 350 | New | 47,733 | 155% | 136 | $535 | $25,537,027 |
| | | 750 | | 113,544 | | | | $60,745,949 |
| Elm | K-4 | | Abatement / Demo | 22,364 | | | $15 | $335,460 |
| Vermont | K-4 | | Abatement / Demo | 20,708 | | | $15 | $310,620 |
| Hilltop | K-4 | | Abatement / Demo | 30,880 | | | $15 | $463,200 |
| | | | | 73,952 | | | | $1,109,280 |
| Elm | K-4 | 193 | Swing Space | | | | | $2,000,000 |
| Vermont | K-4 | 204 | Swing Space | | | | | $2,000,000 |
| Hilltop | K-4 | 277 | Swing Space | | | | | $2,500,000 |
| | | | | | | | | $6,500,000 |
| | | | | | | | | **$68,355,229** |

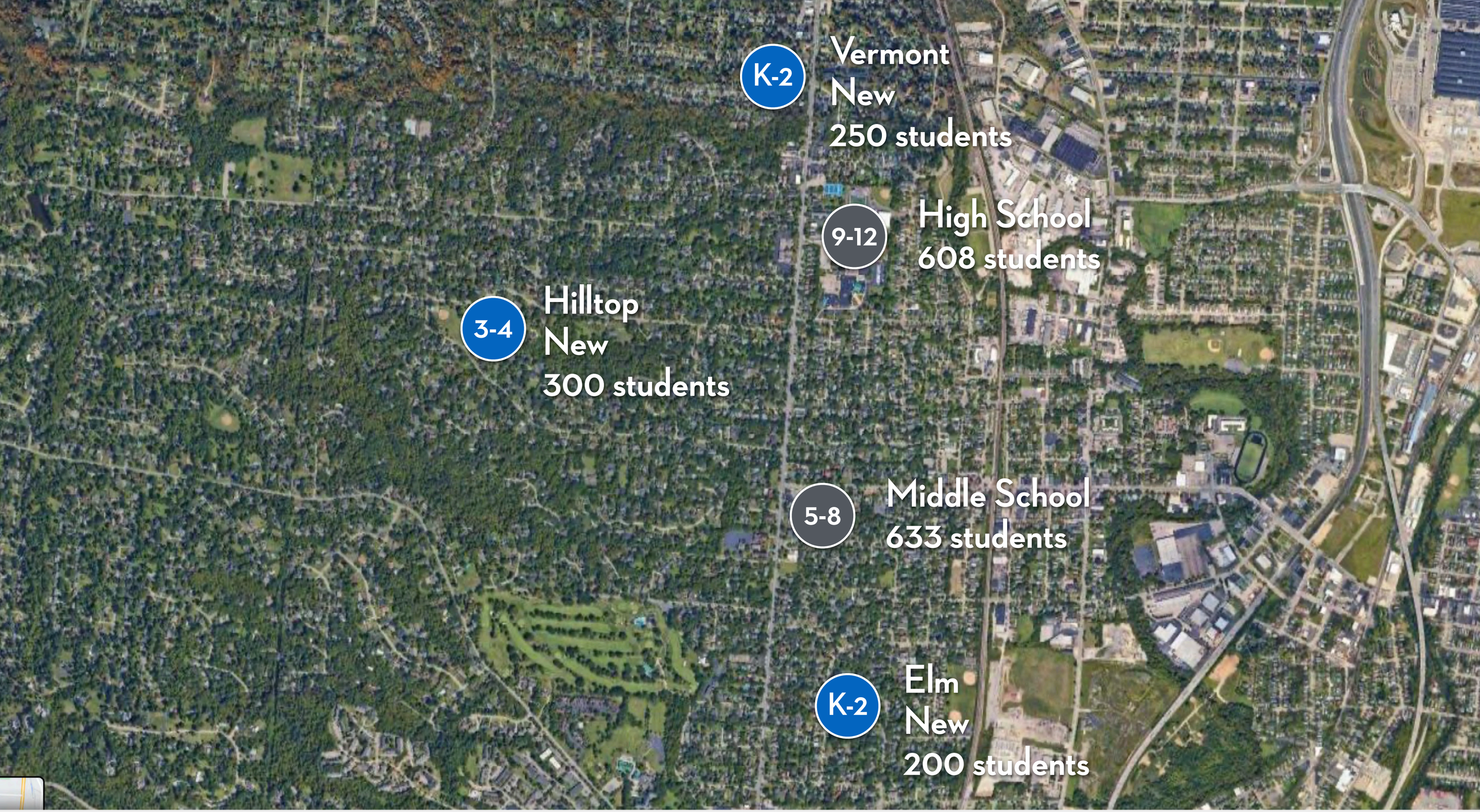



**Potential Advantages**

- Uniqueness of very small K-4 primary schools
- Promotes walkability
- Fewer drop-offs per family (K-4 siblings at single school)
- Minimizes transitions between buildings
- K-4 mentorship opportunities

**Potential Drawbacks**

- Less efficient / more expensive delivery of education and services to students
  - More travel for gifted, intervention, and special education services and special area teachers.
  - More duplication of learning materials
- Less collaboration w/staff at grade level
- More difficult to balance class sizes
- Less flexibility for student placement
- One section of half-day kindergarten (at Hilltop)
- Continued impact of no set attendance zone for K-4




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# OPTION WHITE

## Wyoming Primary Facilities Master Plan

| Option | Grades | Enrollment | Scope | sf | % increase from existing | sf/stud | $/sf | Planning Budget |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| Elm | K-2 | 200 | New | 31,600 | 141% | 158 | $535 | $16,906,000 |
| Vermont | K-2 | 250 | New | 38,500 | 186% | 154 | $535 | $20,597,500 |
| Hilltop | 3 thru 4 | 300 | New | 43,500 | 141% | 145 | $535 | $23,272,500 |
| | | 750 | | 113,600 | | | | $60,776,000 |
| | | | | | | | | |
| Elm | K-4 | | Abatement / Demo | 22,364 | | | $15 | $335,460 |
| Vermont | K-4 | | Abatement / Demo | 20,708 | | | $15 | $310,620 |
| Hilltop | K-4 | | Abatement / Demo | 30,880 | | | $15 | $463,200 |
| | | | | 73,952 | | | | $1,109,280 |
| | | | | | | | | |
| Elm | K-4 | | Swing Space | | | | | $2,000,000 |
| Vermont | K-4 | | Swing Space | | | | | $2,000,000 |
| Hilltop | K-4 | | Swing Space | | | | | $2,500,000 |
| | | | | | | | | $6,500,000 |
| | | | | | | | | |
| | | | | | | | | **$68,385,280** |










**Potential Advantages**

- More efficient / less expensive delivery of education and services to students
  - Less travel for gifted, intervention, and special education services and special area teachers.
  - Less duplication of learning materials
- Enhanced collaboration w/staff at all grade levels
- More flexibility w/student placement
- Slightly larger primary schools
- Easier to balance class sizes

**Potential Drawbacks**

- Less walkability
- Slightly larger primary schools
- More student transitions between buildings
- More drop-offs per family
  - Split siblings = challenging for parents
- Loss of mentorship opportunities / older peers to look up to

| OPTIONS | Elm Site | Hilltop Site | Vermont Site |
|---|---|---|---|
| **Existing** | **K-4**<br>22,364 sf<br>193 students<br>116 sf / student | **K-4**<br>30,880 sf<br>277 students<br>111 sf / student | **K-4**<br>20,708 sf<br>204 students<br>102 sf / student |
| **Option Blue**<br>(3) K-4 | **New K-4**<br>32,906 sf<br>200 students<br>165 sf / student | **New K-4**<br>47,733 sf<br>350 students<br>136 sf / student | **New K-4**<br>32,906 sf<br>200 students<br>165 sf / student |
| **Option White**<br>(2) K-2<br>(1) 3-4 | **New K-2**<br>31,600 sf<br>200 students<br>158 sf / student | **New 3-4**<br>43,500 sf<br>300 students<br>145 sf / student | **New K-2**<br>38,500 sf<br>250 students<br>154 sf / student |

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March 4, 2024

# MASTER PLAN OPTIONS - SUMMARY

Wyoming Primary Facilities Master Plan

| OPTIONS | Secure Entry Vestibule | Classroom quantities and sizes meet space needs | Adequate space for Gifted, Special Ed. and Intervention | Space for Art and Music | Adequate Gym, Student Dining and Kitchen Space | Dedicated Stage |
|---|---|---|---|---|---|---|
| **Existing** | ✗ | ✗ | ✗ | ✗ | ✗ | ✗ |
| **Option Blue**<br>(3) K-4 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Option White**<br>(2) K-2<br>(1) 3-4 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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March 4, 2024

# MASTER PLAN OPTIONS - FEATURES

Wyoming Primary Facilities Master Plan

## AGENDA

- Welcome
- Existing Building Issues / Constraints
- Process
- Finance
- Master Plan Options
- **Exploring Options for Temporary Swing Space**
- Survey
- Next Steps
- Chat with Steering Committee



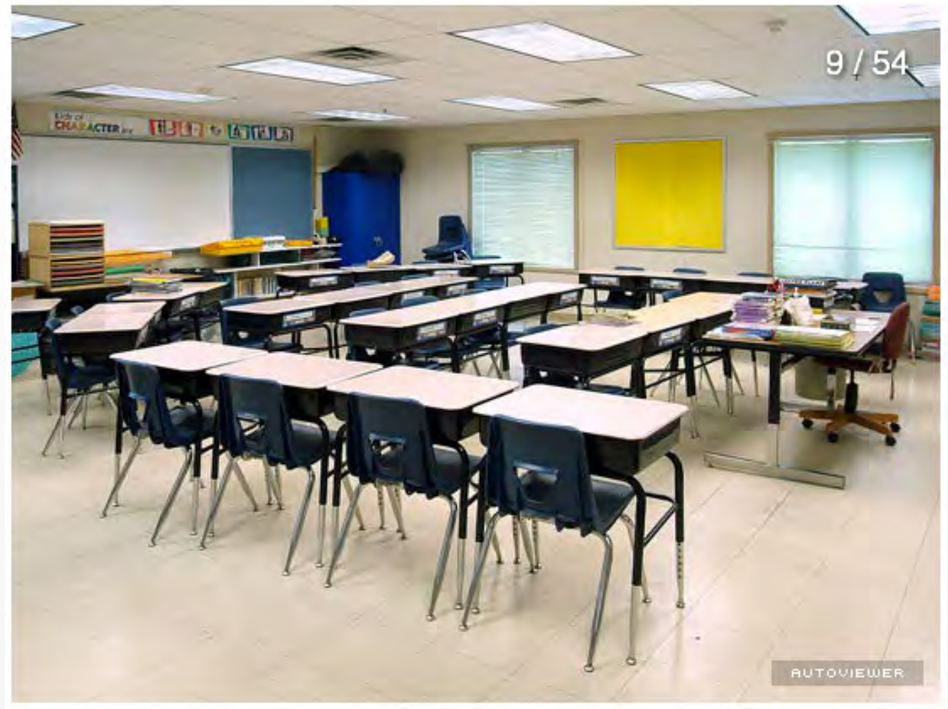

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# EXAMPLE

## Wyoming Primary Facilities Master Plan







# EXAMPLE

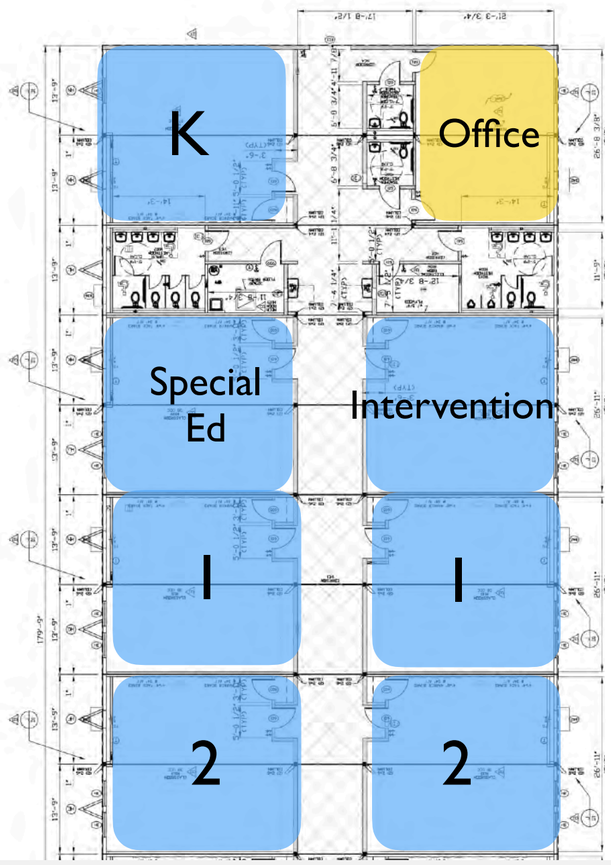
## Wyoming Primary Facilities Master Plan

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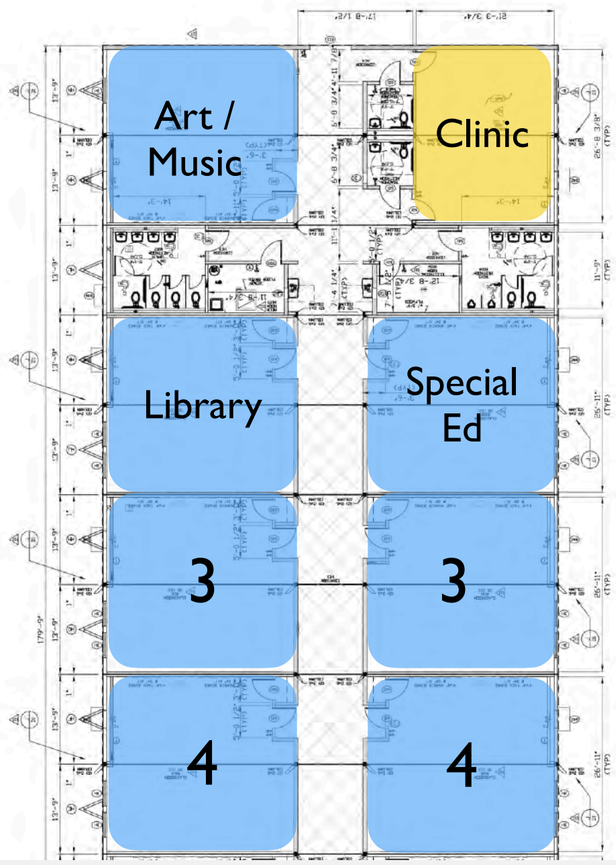
March 4, 2024




Existing Plan




Proposed Building 1




Proposed Building 2

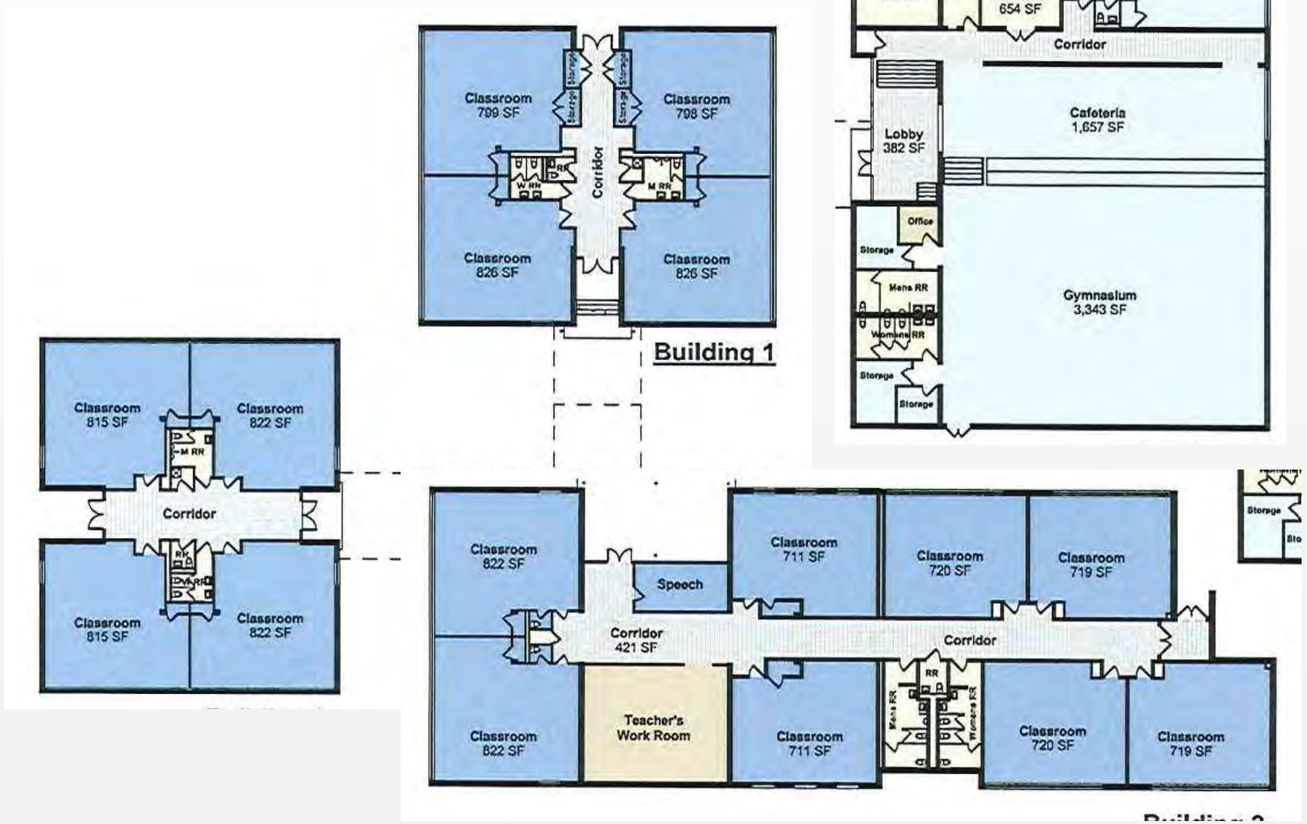
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March 4, 2024

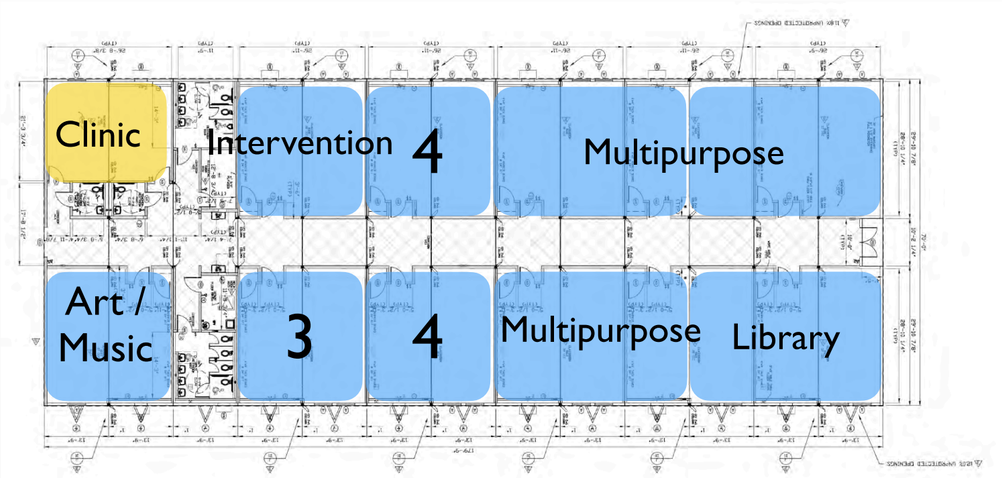
# ELM SWING SPACE

## Wyoming Primary Facilities Master Plan

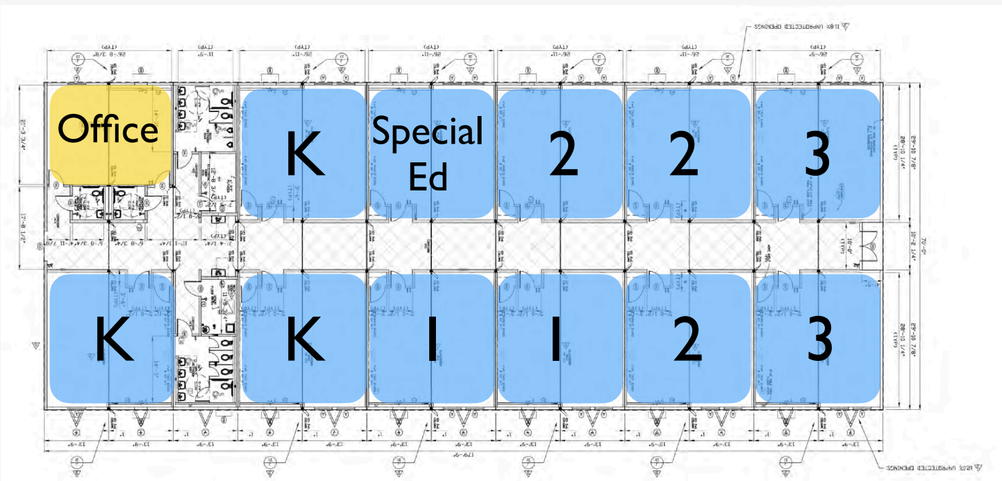
DRAFT




Existing Plan




Proposed Building 1




Proposed Building 2

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March 4, 2024

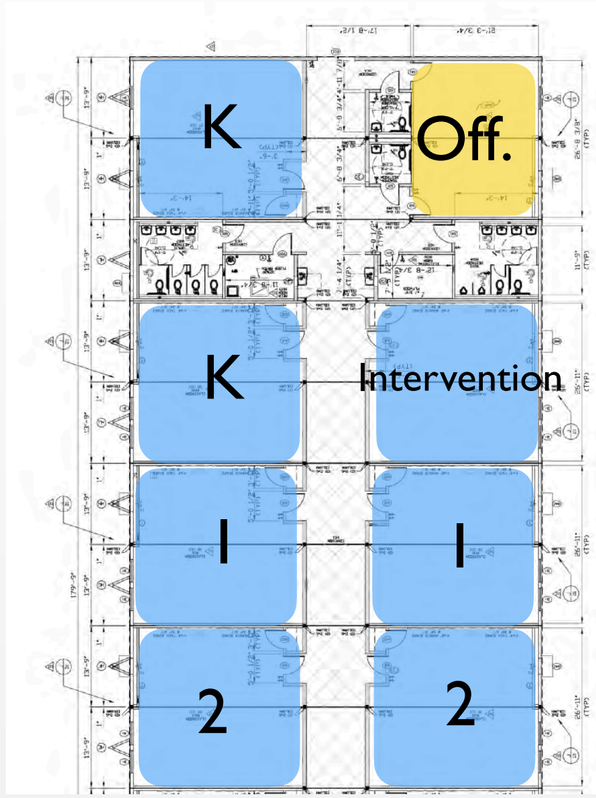
# HILLTOP SWING SPACE

## Wyoming Primary Facilities Master Plan

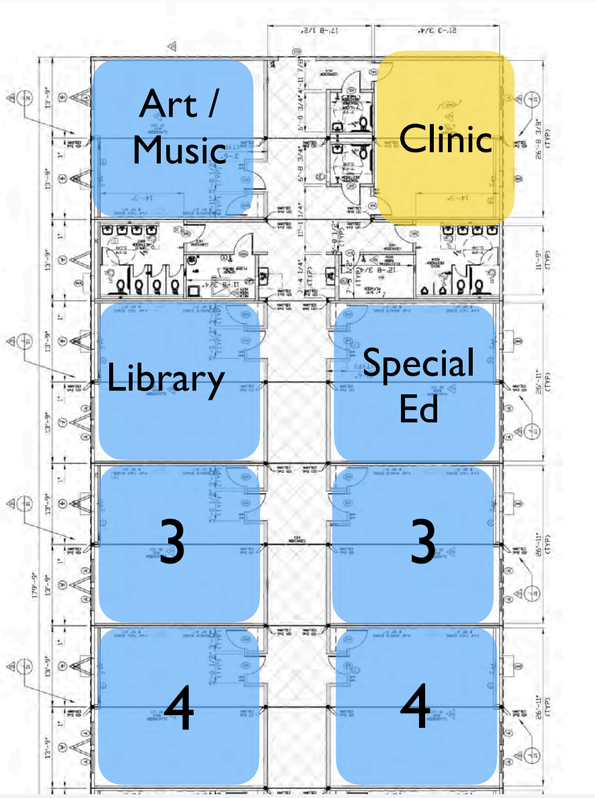
DRAFT




Existing Plan




Proposed Building 1




Proposed Building 2

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March 4, 2024

# VERMONT SWING SPACE

## Wyoming Primary Facilities Master Plan

DRAFT

## AGENDA

- Welcome
- Existing Building Issues / Constraints
- Process
- Finance
- Master Plan Options
- Exploring Options for Temporary Swing Space
- **Survey**
- Next Steps
- Chat with Steering Committee

## SURVEY

- Performed by professional Public Opinion Researcher / Pollster
- Statistically representative sample size
- Survey conducted March 2024
- Data shared late Spring 2024
- Results will help determine next steps

## AGENDA

- Welcome
- Existing Building Issues / Constraints
- Process
- Finance
- Master Plan Options
- Exploring Options for Temporary Swing Space
- Survey
- **Next Steps**
- Chat with Steering Committee

## POTENTIAL NEXT STEPS

- School District Website for more info
  - https://www.wyomingcityschools.org/wcsfor-community/wps-facilities
- Community Forum 3: Final Master Plan Option
  - Late Spring 2024
- Board Approval of Final Master Plan:  June 2024
- Community Forum 4:  Master Plan Development
  - Early Fall 2024
- Community Vote:  Nov. 5, 2024
- Design:  Jan. 2025 - Jan. 2026
- Construction:  Spring 2026 - 2027/2028 (final schedule tbd)

## AGENDA

- Welcome
- Existing Building Issues / Constraints
- Process
- Finance
- Master Plan Options
- Exploring Options for Temporary Swing Space
- Survey
- Next Steps
- **Chat with Steering Committee**