



Mt. Vernon

City Schools

Facilities Master Planning Facilities Advisory Committee (FAC) Mtg. #3

August 13, 2024

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Agenda

- **Build Tour** (East Elem.)
- **Build Tour Observations** (East Elem., Pleasant St. Elem., High School)
- **FAC #2 Results**
- **Enrollment Updates**
- **OFCC Tour Update**
- **Facilities Master Planning-Small Group**
- **Planning Schedule and Next Steps**
- **Middle School Tour**

Building Tours Observations

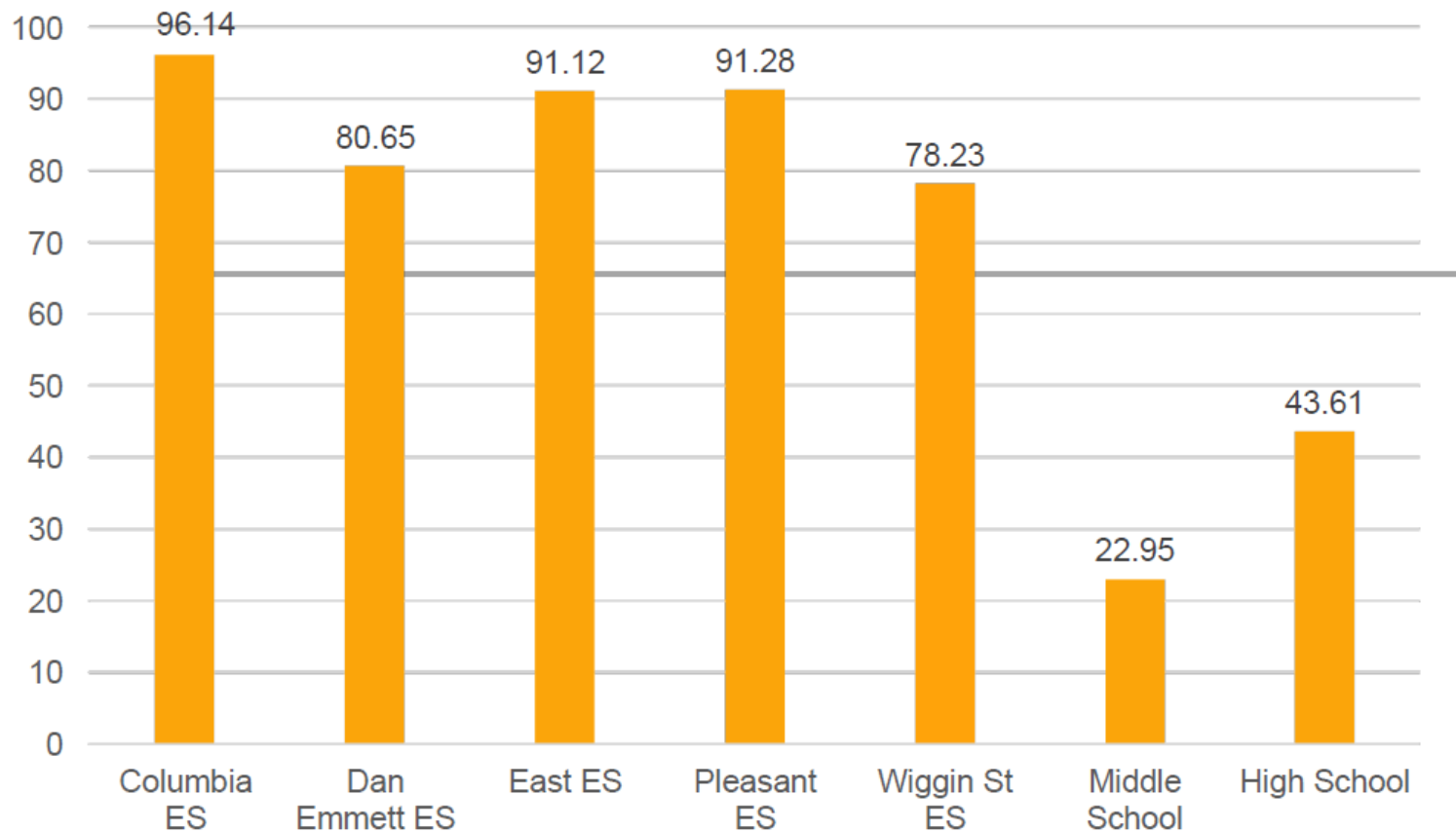
Small Group Discussion

- Share your building tour insights with your group.
- Identify and prioritize building needs.
- Write the priority needs on the poster paper.
- Essential Question:
Renovate or Replace



Renovate/Replace Ratio

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Note: If over 66%,
OFCC recommends
to replace

Pleasant St. Elem. (Information from Mtg. #1)

- Grades: K-5
- Students: 308
- Building Area: 59,022 SF
- Site Size: 10.0 acres
- Year of construction: 1958



- Total Renovation Budget: \$21,805,674.75
- Renovation Budget: \$369.45/SF
- Replacement Budget: \$404.75/SF
- Renovate/Replace Ratio: **91.28%**
- OFCC 2023 Cost Set
- Reprogramming Budget not included

- Condition?
- Educational Adequacy?
- General Appeal, Marketability?
- Infrastructure Issues?





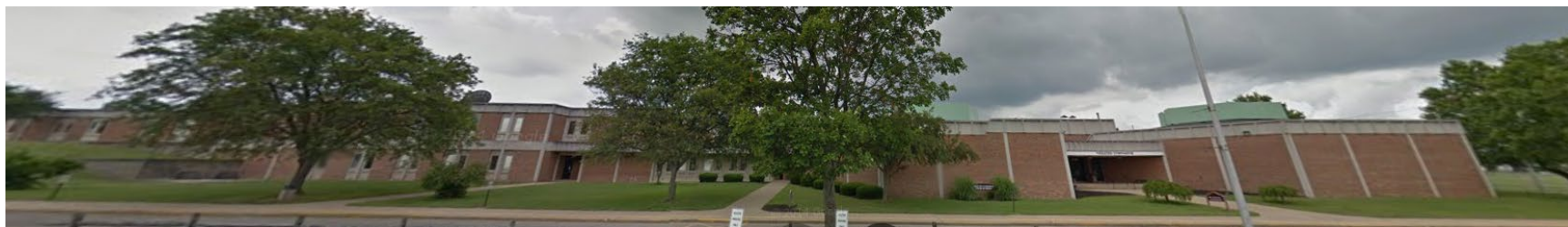
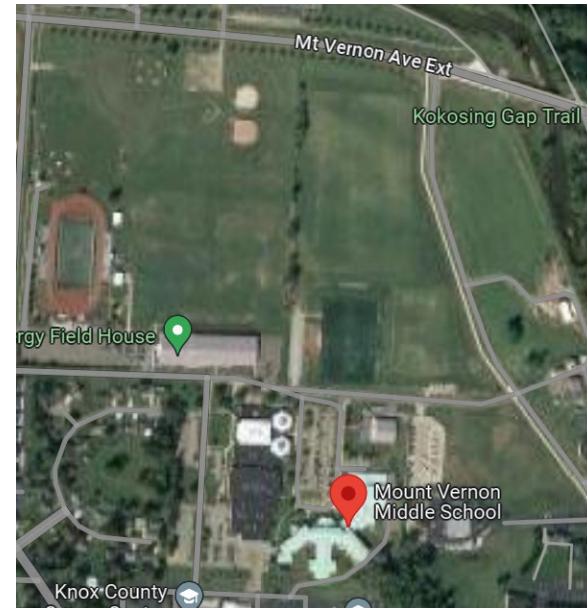
Facilities Construction Commission

FACILITY ASSESSMENT Cost Set: 2023		Rating	Dollar Assessment	C
A.	<u>Heating System</u>	3	\$4,212,400.14	-
B.	<u>Roofing</u>	3	\$1,428,596.33	-
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-
D.	<u>Electrical Systems</u>	3	\$2,088,375.38	-
E.	<u>Plumbing and Fixtures</u>	3	\$205,132.66	-
F.	<u>Windows</u>	1	\$0.00	-
G.	<u>Structure: Foundation</u>	1	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	2	\$89,292.80	-
I.	<u>Structure: Floors and Roofs</u>	2	\$5,000.00	-
J.	<u>General Finishes</u>	3	\$2,706,044.77	-
K.	<u>Interior Lighting</u>	3	\$463,912.92	-
L.	<u>Security Systems</u>	3	\$203,625.90	-
M.	<u>Emergency/Egress Lighting</u>	3	\$71,416.62	-
N.	<u>Fire Alarm</u>	3	\$214,249.86	-
O.	<u>Handicapped Access</u>	2	\$307,659.11	-
P.	<u>Site Condition</u>	2	\$540,068.73	-
Q.	<u>Sewage System</u>	1	\$0.00	-
R.	<u>Water Supply</u>	1	\$0.00	-
S.	<u>Exterior Doors</u>	2	\$3,024.39	-
T.	<u>Hazardous Material</u>	3	\$3,271,020.34	-
U.	<u>Life Safety</u>	3	\$267,959.88	-
V.	<u>Loose Furnishings</u>	3	\$590,220.00	-
W.	<u>Technology</u>	3	\$856,409.22	-
-	<u>Construction Contingency / Non-Construction Cost</u>	-	\$4,281,265.70	-
Total			\$21,805,674.75	

High School

- Grades: 9-12
- Students: 930
- Building Area: 191,834 SF
- Site Size: 50.0 acres (Shared with the MS)
- Year of construction: 1969

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High School

- Total Renovation Budget: \$35,661,933.53
- Adjust Renovation Budget: \$31,216,192.62
- Renovation Budget: \$162.72/SF
- Replacement Budget: \$373.13/SF
- Renovate/Replace Ratio: **43.61%**
- OFCC 2023 Cost Set
- Reprogramming Budget not included

FACILITY ASSESSMENT		Rating	Dollar	C
Cost Set: 2023			Assessment	
→	A. <u>Heating System</u>	2	\$100,000.00	-
→	B. <u>Roofing</u>	3	\$2,706,667.11	-
	C. <u>Ventilation / Air Conditioning</u>	2	\$740,731.80	-
	D. <u>Electrical Systems</u>	3	\$6,708,904.86	-
	E. <u>Plumbing and Fixtures</u>	2	\$213,014.96	-
	F. <u>Windows</u>	2	\$20,000.00	-
	G. <u>Structure: Foundation</u>	1	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	2	\$56,706.00	-
	I. <u>Structure: Floors and Roofs</u>	1	\$0.00	-
	J. <u>General Finishes</u>	3	\$6,730,450.32	-
→	K. <u>Interior Lighting</u>	3	\$1,507,815.24	-
	L. <u>Security Systems</u>	3	\$860,697.34	-
	M. <u>Emergency/Egress Lighting</u>	3	\$223,485.79	-
	N. <u>Fire Alarm</u>	3	\$696,357.42	-
	O. <u>Handicapped Access</u>	2	\$230,261.96	-
	P. <u>Site Condition</u>	2	\$2,153,035.02	-
	Q. <u>Sewage System</u>	1	\$0.00	-
	R. <u>Water Supply</u>	1	\$0.00	-
→	S. <u>Exterior Doors</u>	3	\$131,258.53	-
	T. <u>Hazardous Material</u>	3	\$624,004.91	-
	U. <u>Life Safety</u>	3	\$999,765.58	-
	V. <u>Loose Furnishings</u>	3	\$1,869,857.65	-
	W. <u>Technology</u>	3	\$2,087,153.92	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$7,001,765.12	-
Total			\$35,661,933.53	

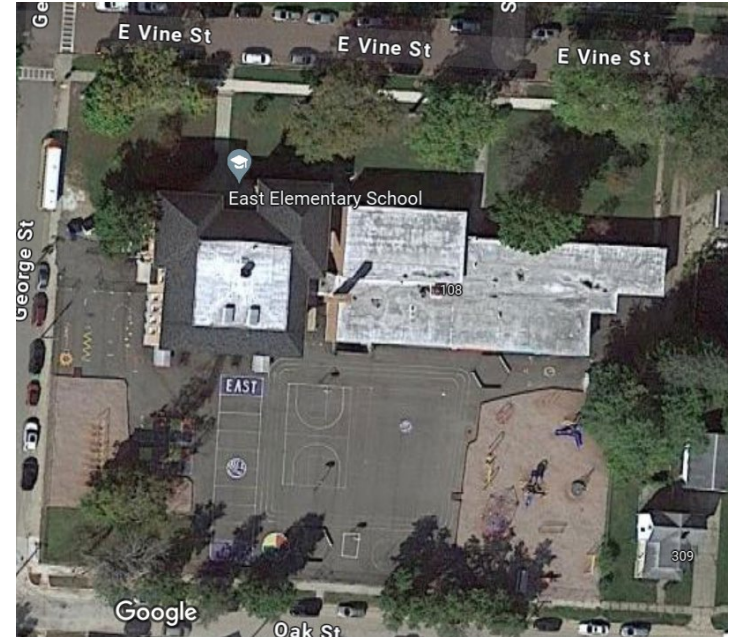
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- **Condition?**
- **Educational Adequacy?**
- **General Appeal, Marketability?**
- **Infrastructure Issues?**

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-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$7,001,765.12	-
Total			\$35,661,933.53	

East Elementary School

- Grades: K-5
- Students: 228
- Building Area: 31,137 SF
- Site Size: 2.0 acres
- Years of construction: 1907, 1957



East Elementary School

- Total Renovation Budget: \$11,483,494.96
- Renovation Budget: \$368.81/SF
- Replacement Budget: \$404.75/SF
- Renovate/Replace Ratio: **91.12%**
- OFCC 2023 Cost Set
- Reprogramming Budget not included

FACILITY ASSESSMENT Cost Set: 2023		Rating	Dollar Assessment	
A.	Heating System	3	\$1,883,477.13	-
B.	Roofing	3	\$182,239.20	-
C.	Ventilation / Air Conditioning	1	\$0.00	-
D.	Electrical Systems	3	\$1,083,256.23	-
E.	Plumbing and Fixtures	3	\$263,419.02	-
F.	Windows	1	\$0.00	-
G.	Structure: Foundation	1	\$0.00	-
H.	Structure: Walls and Chimneys	2	\$86,465.93	-
I.	Structure: Floors and Roofs	3	\$1,409,352.59	-
J.	General Finishes	3	\$1,266,181.97	-
K.	Interior Lighting	3	\$256,111.82	-
L.	Security Systems	3	\$107,422.65	-
M.	Emergency/Egress Lighting	2	\$37,675.77	-
N.	Fire Alarm	3	\$113,027.31	-
O.	Handicapped Access	2	\$305,120.80	-
P.	Site Condition	3	\$176,007.50	-
Q.	Sewage System	3	\$184,527.87	-
R.	Water Supply	3	\$10,000.00	-
S.	Exterior Doors	3	\$6,048.78	-
T.	Hazardous Material	3	\$807,127.63	-
U.	Life Safety	3	\$250,240.20	-
V.	Loose Furnishings	3	\$311,370.00	-
W.	Technology	3	\$489,785.01	-
X.	Construction Contingency / Non-Construction Cost	-	\$2,254,637.55	-
Total			\$11,483,494.96	

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Total			\$11,483,494.96	

FAC #2 Meeting Results

Small Group Discussion

Discussion Question 1: Balancing Facility Improvement Drivers with Community and Financial Constraints

Prompt: The district is driven to address facility needs due to disparities between facilities, evolving teaching styles, the necessity for special services, technology updates, operational effectiveness, and safety concerns, along with accommodating increasing student numbers. However, obstacles such as securing community buy-in, financial constraints, and the physical condition of aging buildings pose significant challenges. **How can the district effectively balance these drivers and obstacles to achieve meaningful facility improvements?**



How can the district effectively balance these drivers and obstacles to achieve meaningful facility improvements?

- Community Input / Involvement
- Developing clear plan & Communicating the plan
 - What does renovation look like?
 - Prioritize renovations/Rebuilds
 - Describe “new” learning styles/teaching styles
 - Communicate by:
 - Website
 - PR/Marketing
 - Meetings
 - Visuals/Videos
- Find drivers (identify) with broadest appeal
- “Balance in finding the balance” quantitative with emotional
- Appeal to enlightened self interest
- Inform Community along the way so they don’t feel blindsided

Continued

- Key to remember: some parents moved here to walk their kids to school
- Have a plan for old buildings (think outside the box, collaborate w/community leaders!) and communicate it to the community
- Look into private/State/Federal Funding
- Survey the greater community (like cell phone survey) along the way
- Obstacles
 - Community Support:
 - Transparency
 - Educating
 - Equality amongst buildings w/ change (equal consideration)
 - Input from community (various options for input method), meet where they are)
 - Transparency Financially (previous to current/fund distributions)
- Funding - no money, no building
- Have money - creativity - new opportunities
- Demographics - what excites each group
- Time value is money - workforce development

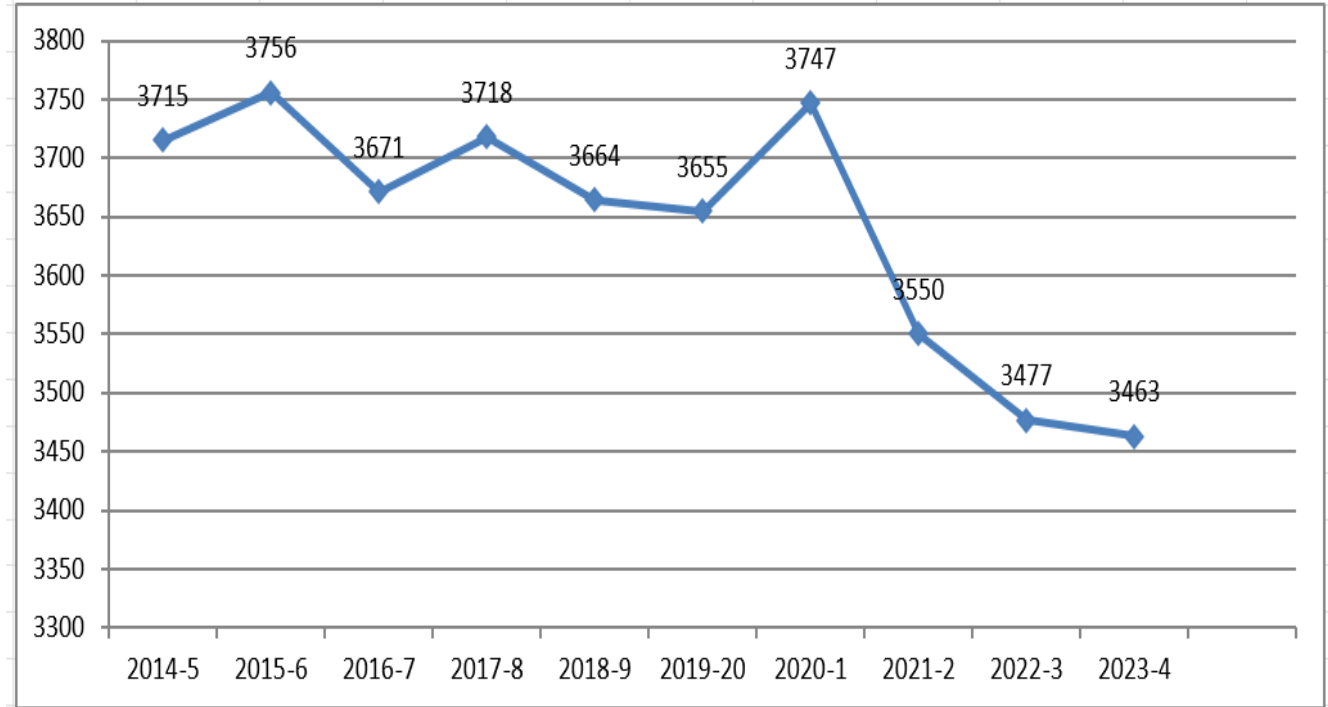
Continued

- Teaching space needs to be conducive to learning
 - Space utilization different now
 - Learning w/ more technology
- Virtual tours of other schools
- Where/how: look and style of building matter
- What happens to old facilities up front plan
- Modern expectations - built to modern standards
- Community Support
 - Determine key concerns for groups, for example:
 - Financial: breakdown cost of upkeep long term vs cost of refresh or rebuild
 - Old buildings: What would we do with them? Could they be used to recoup costs? Preserved?
 - Get community into the schools
 - Need for community feel: Can they be embedded into new communities?
- If we can get community buy in then addressing safety, special areas, aging facilities, etc. will be possible
- SAFETY is a BIG driver for needed change
- Operational Efficiency is #2
 - Amount to update/renovate is 100% on the district and could be HUGE amounts...To build the state would be matching 50%

Enrollment Data Update

Historical Enrollment

- Decrease of 252 students in ten years
- 6.8% Drop



Enrollment Projection Update

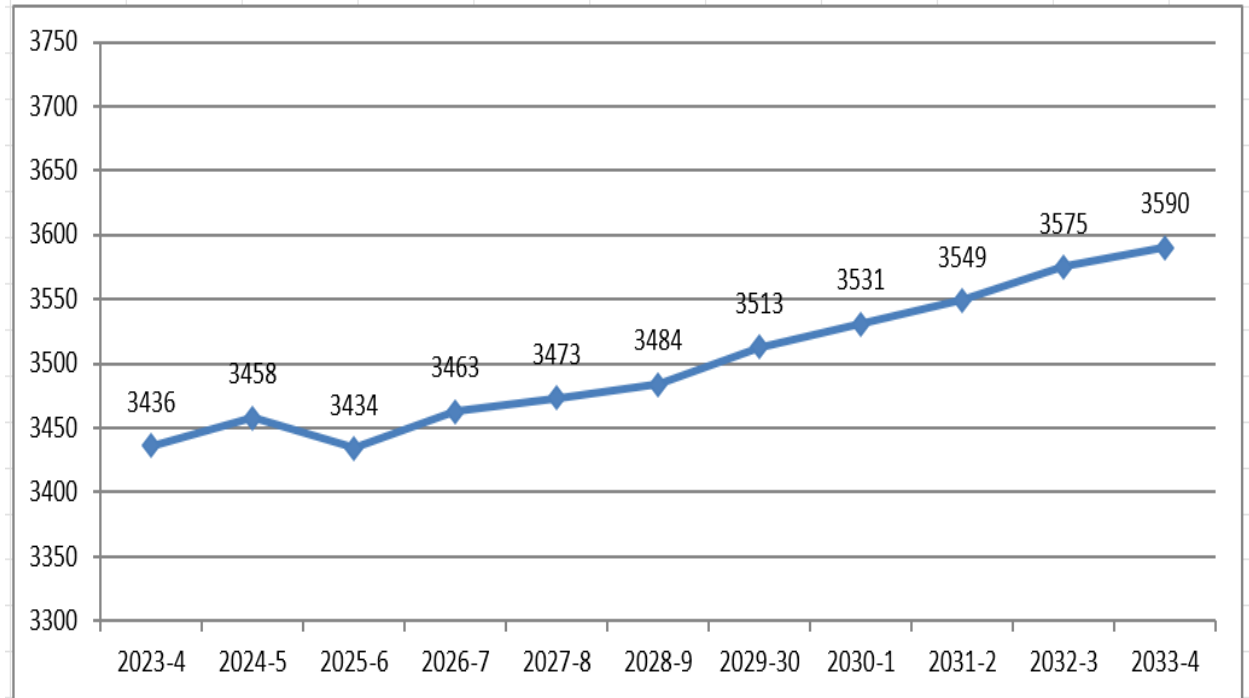
Mount Vernon City School District Projected Enrollment

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
K	279	288	270	306	281	288	288	288	288	288	288
1	268	282	291	273	310	284	292	292	292	292	292
2	284	265	279	288	270	306	281	289	289	289	289
3	283	288	269	283	292	274	311	285	293	293	293
4	261	283	289	269	284	292	274	311	286	293	293
5	264	259	282	287	268	282	291	273	310	284	291
6	285	268	264	286	292	272	287	296	277	315	289
7	270	283	266	262	284	289	270	284	293	275	312
8	281	268	280	264	260	282	287	268	282	291	273
9	313	322	307	321	303	297	323	329	307	323	333
10	268	257	265	252	264	249	244	265	270	252	266
11	201	188	180	186	177	185	174	171	186	190	177
12	174	201	188	180	185	177	185	174	171	186	189
K - 12 Total	3,431	3,453	3,429	3,458	3,468	3,479	3,508	3,526	3,544	3,570	3,585
Career Tech Off-Site	5	5	5	5	5	5	5	5	5	5	5
Grand Total	3,436	3,458	3,434	3,463	3,473	3,484	3,513	3,531	3,549	3,575	3,590

Source: FutureThink

Enrollment Projection Update

- Projected increase of 154 students in ten years
- 4.5% Growth



Capacity Overview (Current Enrollment)

Mount Vernon City Schools

Area Per Student Analysis-Current Enrollment

6/10/2024

School	Grade Levels	Floor Area	Students	Area/Student	OSFC Std.	Totals/Std	Difference	Students/Grade
Wiggin Street Elem. School	K-5	29,709 SF	219	135.66 SF	125.00	27,375 SF	2,334 SF	36.5
Twin Oak Elem. School	K-5	55,856 SF	364	153.45 SF	125.00	45,500 SF	10,356 SF	60.7
Pleasant Street Elementary School	K-5	59,022 SF	308	191.63 SF	124.05	38,207 SF	20,815 SF	51.3
East Elementary School	K-5	31,137 SF	228	136.57 SF	125.00	28,500 SF	2,637 SF	38.0
Dan Emmett Elementary School	K-5	30,250 SF	254	119.09 SF	125.00	31,750 SF	(1,500) SF	42.3
Columbia Elementary School	K-5	23,498 SF	253	92.88 SF	125.00	31,625 SF	(8,127) SF	42.2
Middle School	6-8	135,739 SF	813	140.56 SF	140.44	114,178 SF	21,561 SF	271.0
High School	9-12	191,834 SF	930	163.00 SF	165.00	153,450 SF	38,384 SF	232.5
SF Summary		557,045 SF	3,369			470,585 SF	86,460 SF	
Percentage of Total							15.5%	

Capacity Overview (Projected Enrollment)

Mount Vernon City Schools

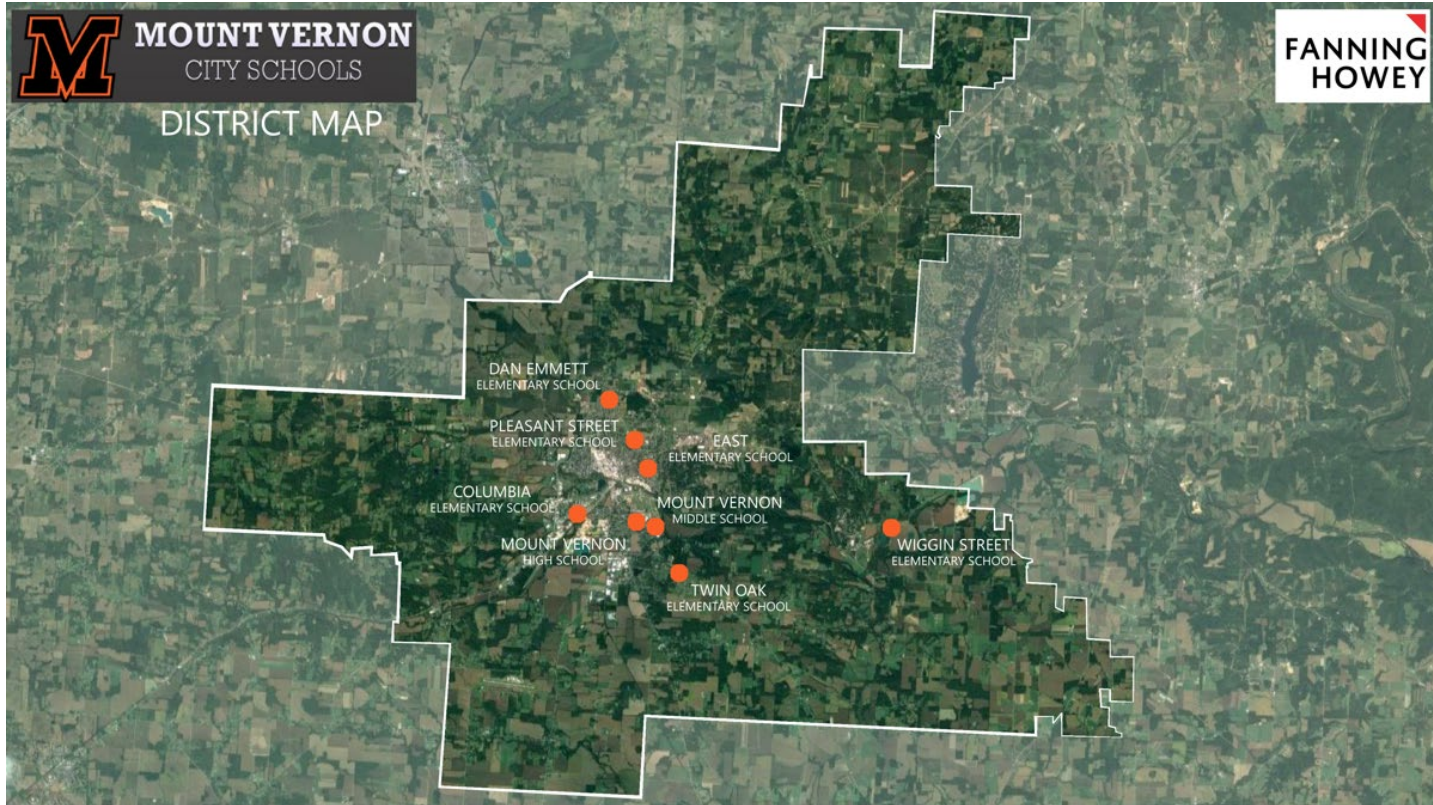
Area Per Student Analysis-Projected Enrollment

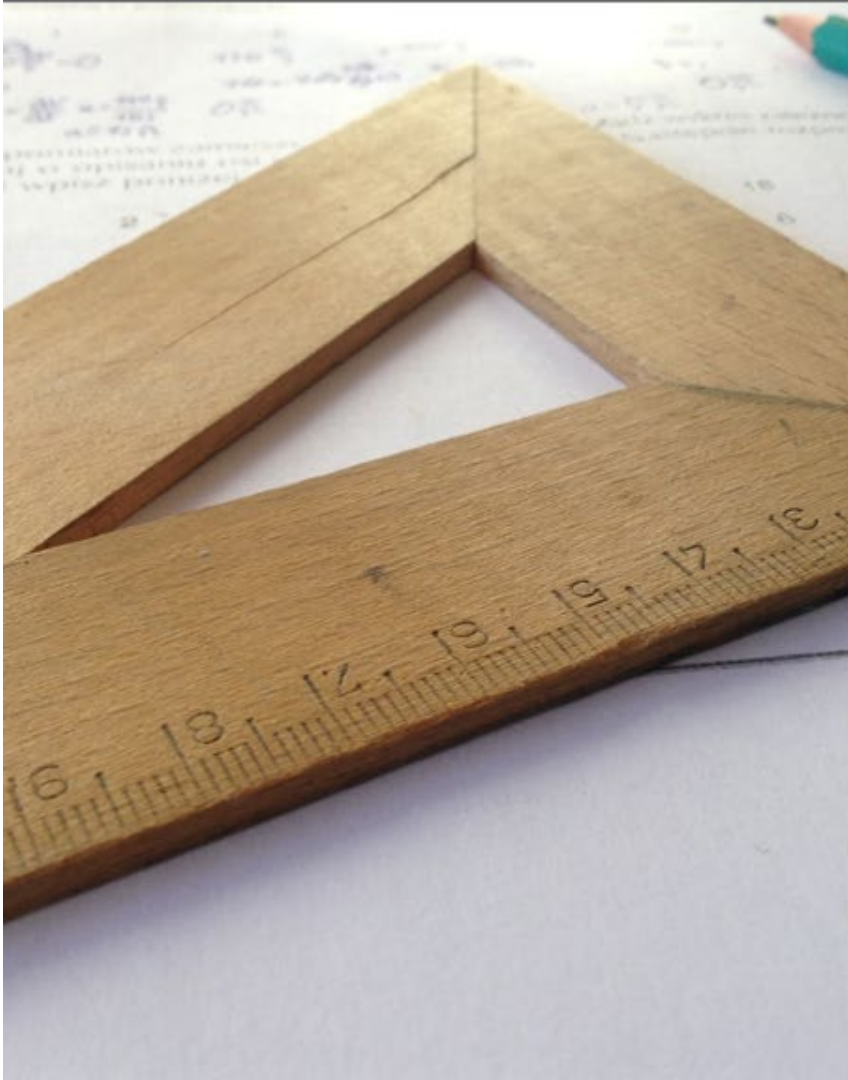
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School	Grade Levels	Floor Area	Students	Area/Student	OSFC Std.	Totals/Std	Difference	Students/Grade
Wiggin Street Elem. School	K-5	29,709 SF	239	124.31 SF	125.00	29,875 SF	(166) SF	39.8
Twin Oak Elem. School	K-5	55,856 SF	384	145.46 SF	125.00	48,000 SF	7,856 SF	64.0
Pleasant Street Elementary School	K-5	59,022 SF	328	179.95 SF	124.05	40,688 SF	18,334 SF	54.7
East Elementary School	K-5	31,137 SF	248	125.55 SF	125.00	31,000 SF	137 SF	41.3
Dan Emmett Elementary School	K-5	30,250 SF	274	110.40 SF	125.00	34,250 SF	(4,000) SF	45.7
Columbia Elementary School	K-5	23,498 SF	273	86.07 SF	125.00	34,125 SF	(10,627) SF	45.5
Middle School	6-8	135,739 SF	874	137.91 SF	140.67	122,946 SF	12,793 SF	291.3
High School	9-12	191,834 SF	965	163.00 SF	165.00	159,225 SF	32,609 SF	241.3
SF Summary		557,045 SF	3,585			500,109 SF	56,936 SF	
Percentage of Total							10.2%	

Facilities Master Planning Discussions

District Map-School Locations





Traditional Grade Level Configurations in K-12 Schools

Grade Configuration Educational Research



Impact on Academic Achievement

Studies suggest that students transitioning from elementary to middle school often experience a dip in academic performance. This is sometimes attributed to the adjustment to a new school environment, larger school size, and different teaching styles.



Social and Emotional Development

Middle schools (6-8) are often seen as a challenging environment for adolescents, who are undergoing significant physical and emotional changes. The social dynamics of middle schools, which often involve a more complex peer structure, can be more stressful for students.



School Transitions

Research indicates that fewer transitions between schools tend to support better academic and social outcomes. Each transition is associated with potential disruptions in student learning and social adjustment.

Educational Research



Grade Span Configuration and School Size

Smaller schools or schools with narrower grade spans often provide a more personalized learning environment, which can benefit student engagement and achievement.

Larger schools or schools with broader grade spans may offer more diverse programs and extracurricular activities, which can be advantageous, particularly for high school students.



Equity Considerations

Some research suggests that grade configurations can have varying effects depending on the socioeconomic status and demographics of the student population. For instance, students from lower socioeconomic backgrounds may experience greater challenges during transitions.



Longitudinal Outcomes

Students who experience fewer transitions during their K-12 education tend to have higher graduation rates and are more likely to pursue post-secondary education.

Early adolescence (around grades 6-8) is a critical period for setting the trajectory for later academic success, making the choice of grade configuration during these years particularly impactful.

Mount Vernon City Schools

Traditional K-12 Grade Level Configurations



Elementary School

Traditional Elementary Schools share two basic configurations: K-5 or K-6



Middle Schools

Traditional Middle Schools share two basic configurations: 6-8 or 7-8



High Schools

Traditional High Schools share a common configurations: 9-12



Elementary School

Elementary schools typically serve students from kindergarten through 5th or 6th grade. During this stage, children develop fundamental academic and social skills, laying the groundwork for their future educational journey. These schools play a crucial role in nurturing young minds and preparing them for the challenges of middle and high school.

Middle School

Middle schools typically serve students in grades 6-8 or 7-9, bridging the gap between elementary and high school. These schools provide a unique educational environment that caters to the social, emotional, and academic needs of young adolescents during this pivotal stage of development.





High School

High schools typically serve students in grades 9-12 or 10-12, providing a crucial educational stage between middle school and college or the workforce. These institutions offer a diverse range of academic, extracurricular, and social opportunities that help prepare young adults for the next phase of their lives.

Alternative Configurations

K-8

Grades K-8 Typically Offer

A comprehensive curriculum covering core subjects like math, science, language arts, and social studies, as well as specialized classes in subjects like art, music, and physical education.

K-12

Smaller Class Sizes

K-8 schools often have smaller class sizes, allowing for more personalized attention and individualized instruction.

Intermediate 4/5 or 5/6

Developmentally Appropriate Approach

The K-8 model focuses on the unique needs and learning styles of young students, with a curriculum and teaching methods tailored to their developmental stage.

Grade Specific K/1;2/3;4/5

Continuity of Education

Students in a K-8 school experience a seamless transition from elementary to middle school, fostering a sense of community and consistency in their educational journey.

The K-8 school model offers a comprehensive, developmentally appropriate, and supportive educational environment that can benefit students throughout their formative years.

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Celina, OH 45822
419.586.7777
fbai.com

- ## Facilities Master Planning-Group Discussion

Mount Vernon City Schools
Facility Advisory Committee
August 13, 2024

Begin considering the ideal district-wide Facilities Master Plan for all students PK-12.

Master Planning Considerations

Preferred Building Configuration:

- K-5 (1,748 students), 6-8 (874 students), 9-12 (985 students)?
- K-2 (889 student), 3-5 (877 students), 6-8 (874 students), 9-12 (985 students)?

Keep the high school grades 9-12 and the middle school grades 6-8?

How many elementary schools (students per building)?

- 3 (582 students/school)?
- 4 (437 students/school)?
- 5 (350 students/school)? (OFCC may not support this option)

[illegible]

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- 4 (437 students/school)?
- 5 (350 students/school)? (OFCC may not support this option)

Planning Schedule and Next Steps

Planning Schedule



TASKS	2024												2025						
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL		
COLLECT																			
Facilities Assessments (OFCC)																			
Validate Facilities Assessments																			
Enrollment Projection (OFCC)																			
Capacity Analysis																			
Research Site Conditions																			
CONNECT																			
Facilities Core Committee																			
Facilities Advisory Committee (Approx. 6-8 Meetings)																			
Educational Visioning (8/14/24)						8/14													
Community Forums									...										
Solution Consensus																			
BOE Recommendation																			
BOE Resolution/Filing-File with State Dept. of Education if indebtedness > 9% of valuation (Special Needs)												1/6							
BOE Resolution/Filing-File with State Dept. of Education if indebtedness > 4% of valuation (98 days prior)													2/5						
CREATE																			
Building Programming																			
Project Budget																			
Conceptual Graphics																			
COMPLETE WITH CONFIDENCE																			
* Organize Forces																			
* Plan your Strategy																			
* Voter Analysis																			
* Craft Your Message																			
* Print & Social Media																			
Election-May 6, 2025																			

* Fanning Howey does not provide bond issue campaign assistance but will provide project information to the District to share with the community. Information provided for the purpose of the campaign will be done without cost to the School District.

Next Steps

- Set dates for additional School Tours
- Update Facilities Data/Assessment Validations (2024 Costs)
- Educational Visioning Schedule:
 - ✓ Core Team Mtg.: 6-12-24
 - Staff Mtg.: 8-14-24
- Set up Project Planning Data Base Website
- FAC Meeting Dates:
 - ✓ FAC #1 6-11-24, 6:00 PM (Twin Oak Elem. School)
 - ✓ FAC #2 7-9-24, 6:00 PM (Pleasant St. Elem., High School)
 - ✓ FAC #3 8-13-24, 6:00 PM (East Elem. School)
 - FAC #4 9-10-24, 6:00 PM (Twin Oak Elem. School?)
 - FAC #5 10-8-24, 6:00 PM (Twin Oak Elem. School?)
 - Community Meetings, 7:00 PM 11-12-24 and 11-19-24 (HS Theater)
 - FAC #6 (if needed) November
 - BOE Approval December or January



Following Slides Not Used



Renovate or Replace?
