



Mt. Vernon

City Schools

Facilities Master Planning Facilities Advisory Committee (FAC) Mtg. #4

September 10, 2024

 **FANNING
HOWEY**

Agenda

- **Educational Visioning Results**
- **Build Tour Observations** (Wiggin St. Elem., Columbia Elem., Dan Emmett Elem.)
- **FAC #3 Results**
- **OFCC Updates**
- **Facilities Master Planning-Small Group**
- **Planning Schedule and Next Steps**

Educational Visioning

Welcome!



Welcome and introductions

- Comments from the school district



EMMY

Emmy Beeson



DAN

Dan Obrynba, AIA, REFP

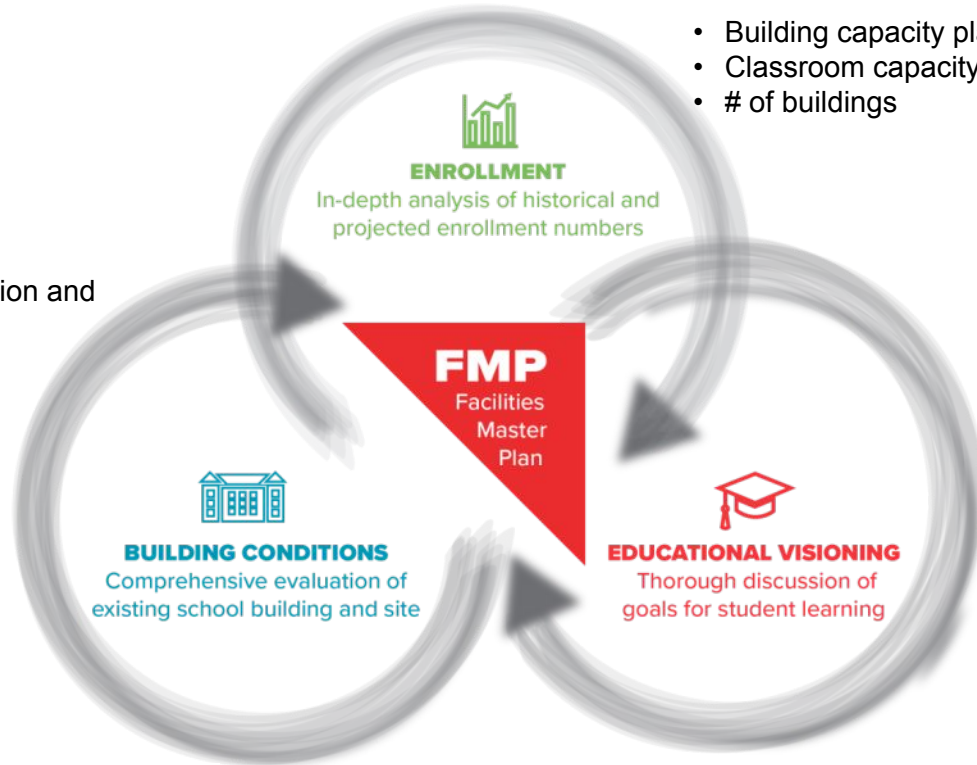


MARV

Marv Wourms

Educational Facility Master Planning

- Building system renovation and replacement
- Operational efficiencies
- Safety and security



- Building capacity planning
- Classroom capacity
- # of buildings

- How to best serve every student
- Maximize educational opportunities
- Flexibility for change

Goals of the Visioning Process



- Define the desired student experience
- Define the spaces needed in order to achieve the desired student experience
- Define Educational Facilities Options to inform future decision making
- Support the district in building stakeholder capacity to achieve the desired student experience within of the chosen Educational Facility Option

When was the last time you heard . . .

*“If it was good
enough for
me, then it is
good enough
for them.”*



Did You Know?



Needed Skills and Character Traits



- Consider how the world of work has changed for you.
- Have a discussion at your table about the changes you see.
- Create a list of skills and characteristics students are going to need to be successful in the world we just saw in our video.
- List them on your chart paper.

Teacher List - Skills and Characteristics



Open minded

Problem solver

Patience

Communication skills

Adaptability

Critical thinking

Responsibility

Collaboration

Self-motivated

Creativity

Resilient

Perseverance

Compassion

Empathy

Best Days...when magic happens

- Think about your best day.
- Share your observations with one person.
- At your table, discuss what conditions created a best day of learning for you.



Teacher List - Characteristics of Best Days



Interactive or active learning

Challenging

Ability to demonstrate learning

Student ownership

Collaborative

Joy

Student choice and voice

Safe environment/relationships

Student engagement

Application of skill and
knowledge

Teacher serves as the facilitator
and fellow collaborator

Teachers have needed
resources and working
technology

Student driven

Relevant and meaningful work

Excitement

Fun

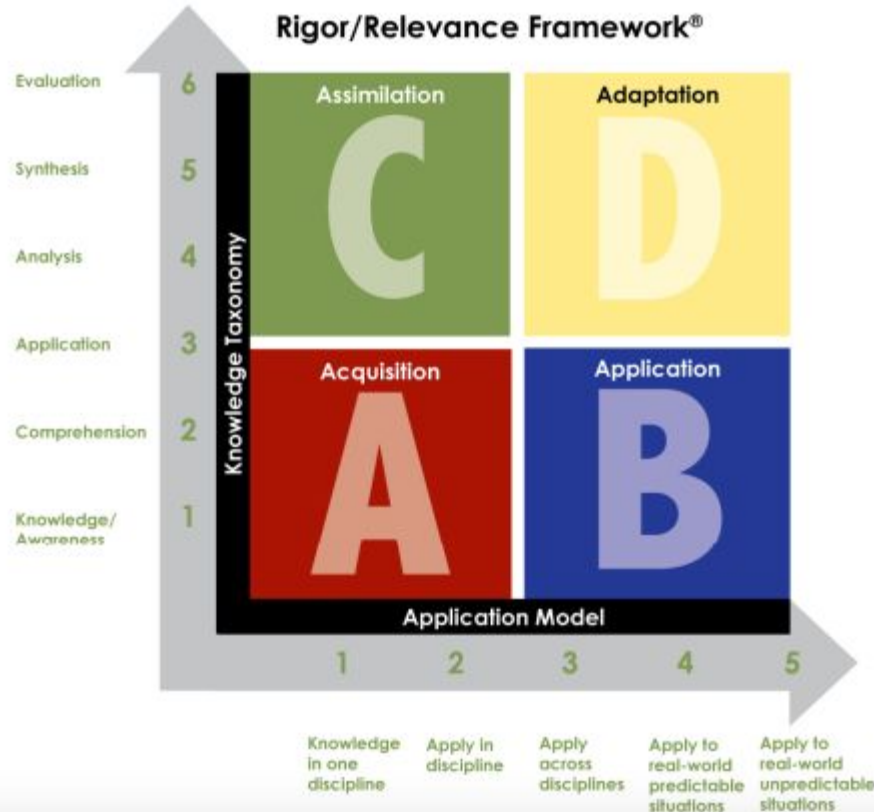
Connected/sense of community

Experiential

Learning from mistakes



Effective Teaching and Learning



Priority Instructional Strategies



- Project based learning
- Cooperative learning
- Experiential learning
- Interdisciplinary studies
- Service learning
- Group discussion

Pedagogy Continuum



Core instruction is subject based

Teacher centered

Learning goes on behind corridor walls

Almost exclusively individual instruction and individual learning

Teacher evaluates all student work

Passive Learning

Primary focus on memorization of information

Integrated learning includes core + exploratories

Student centered – Teacher as Facilitator/Coach

Learning highly visible through all aspects of school life

Project-based learning, discussions, problem solving

Assessment and evaluation by Self, Peers and Others

Active Learning

Focus on what students KNOW and CAN DO after details are forgotten

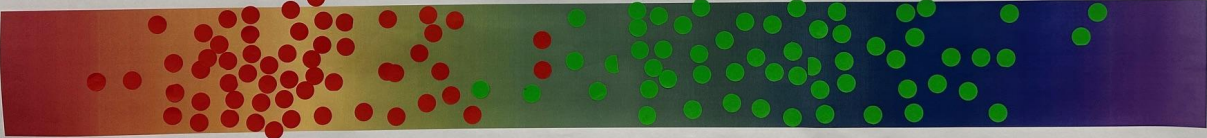


Pedagogy Continuum MS

ms
**FANNING
HOWEY**
PARTNERSHIPS
FOR AUTHENTIC LEARNING & LEADERSHIP

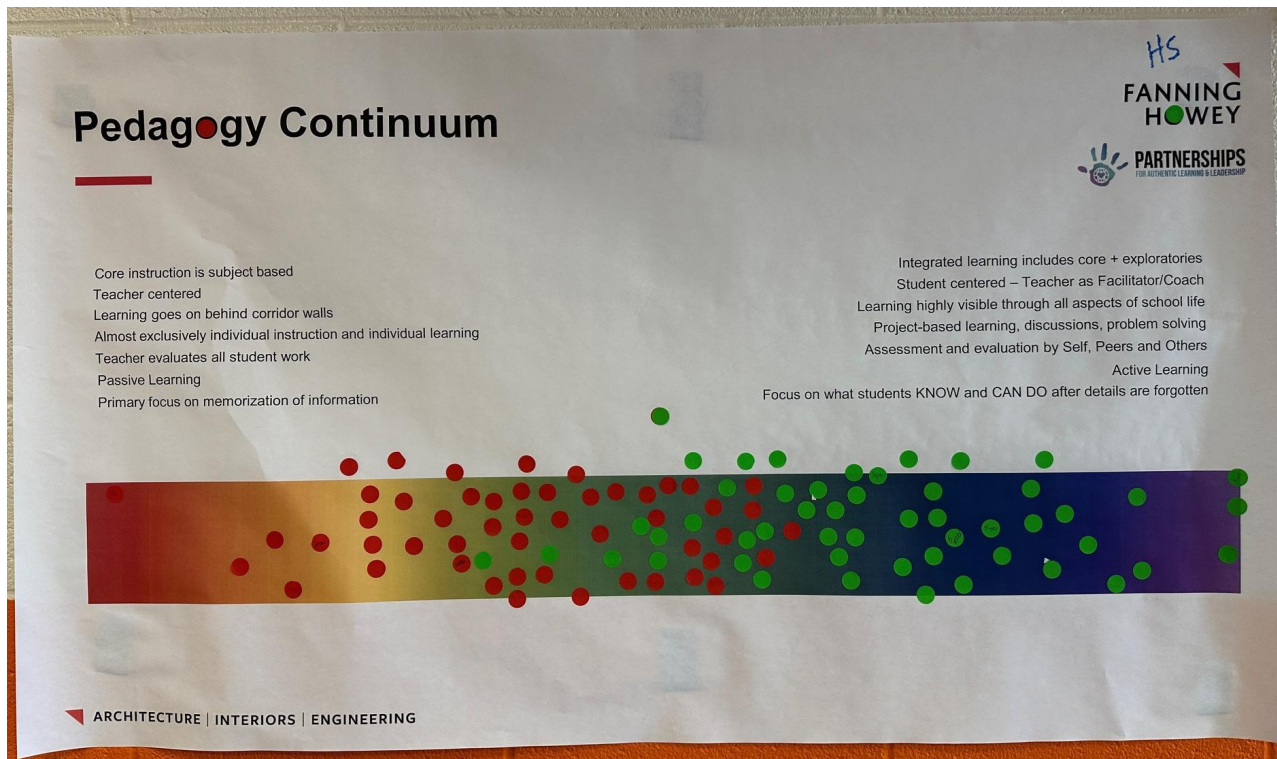
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Teacher evaluates all student work	Assessment and evaluation by Self, Peers and Others
Passive Learning	Active Learning
Primary focus on memorization of information	Focus on what students KNOW and CAN DO after details are forgotten



ARCHITECTURE | INTERIORS | ENGINEERING

Pedagogy Continuum HS



Pedagogy Continuum K-2



FANNING
HOWEY



PARTNERSHIPS
FOR AUTHENTIC LEARNING & LEADERSHIP

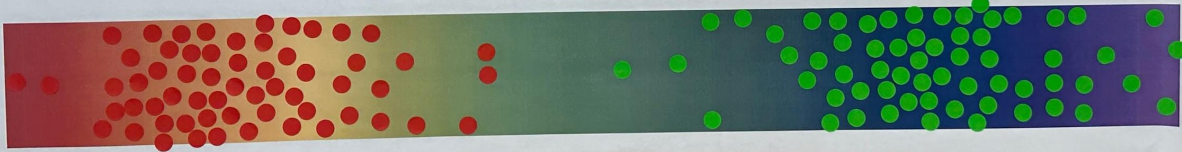
K-2

Pedagogy Continuum

FANNING
HOWEY

PARTNERSHIPS
FOR AUTHENTIC LEARNING & LEADERSHIP

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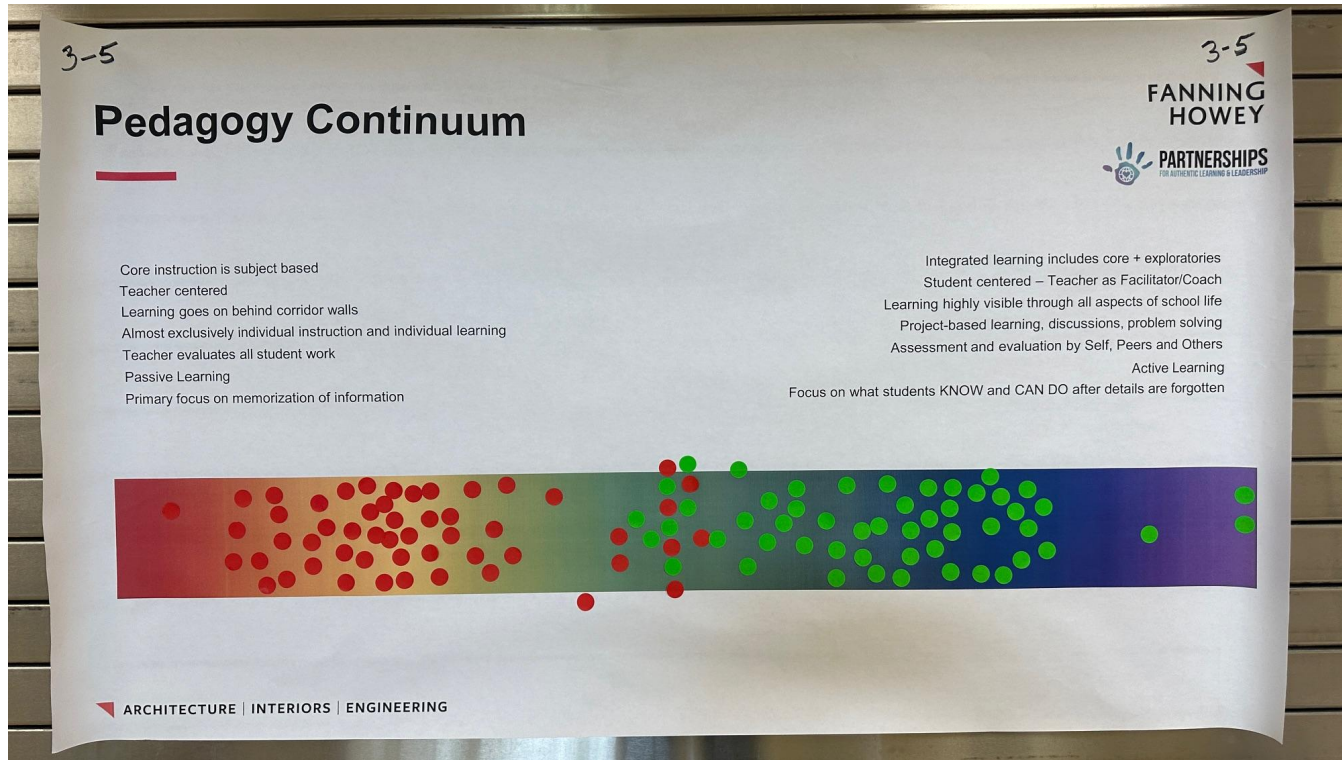


ARCHITECTURE | INTERIORS | ENGINEERING



ARCHITECTURE | INTERIORS | ENGINEERING

Pedagogy Continuum 3-5



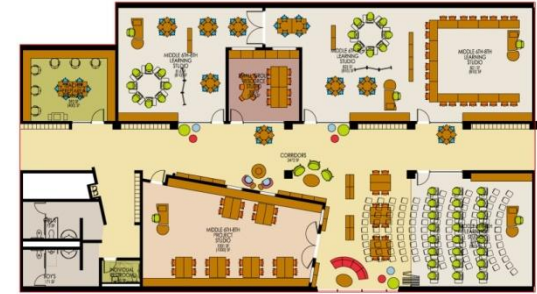
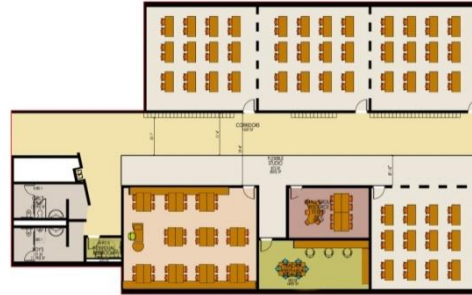
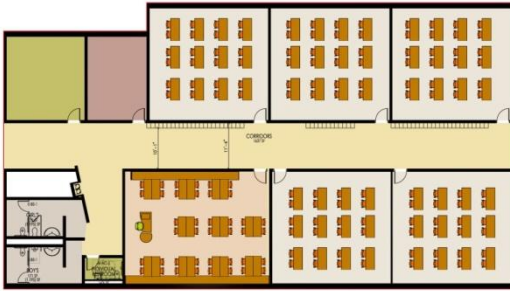


PARTNERSHIPS
FOR AUTHENTIC LEARNING & LEADERSHIP

**FANNING
HOWEY**

What spaces can provide more Best Days?

Educational & Facility Alignment



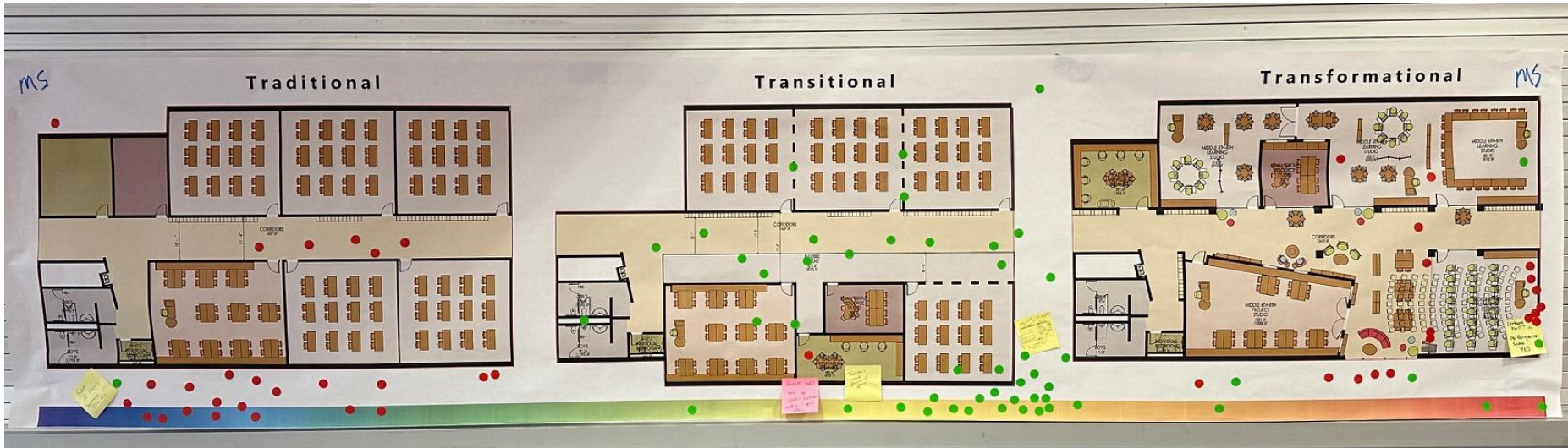
Traditional

Transitional

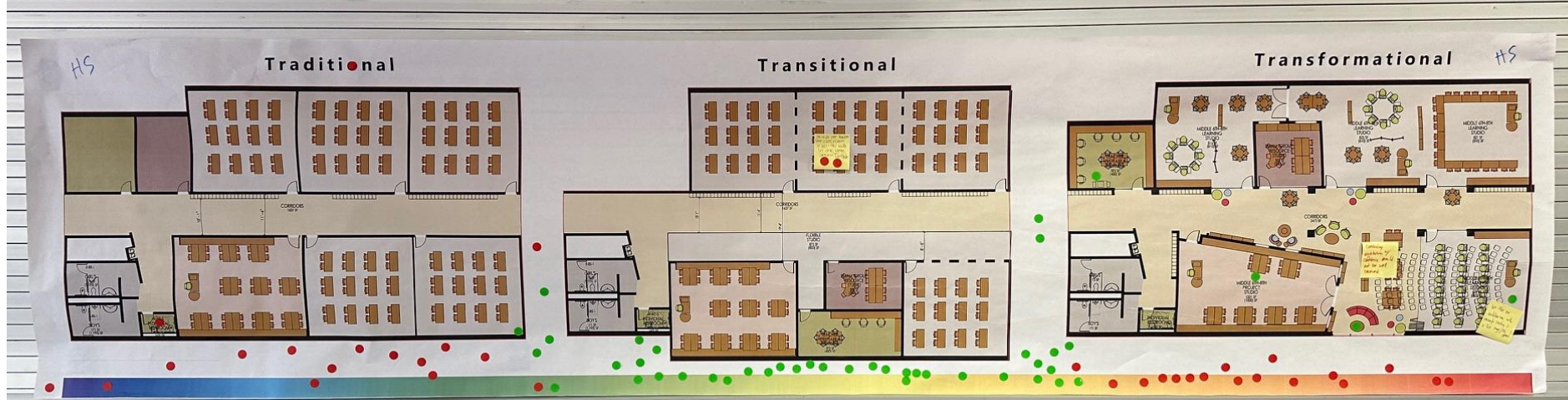
Transformational



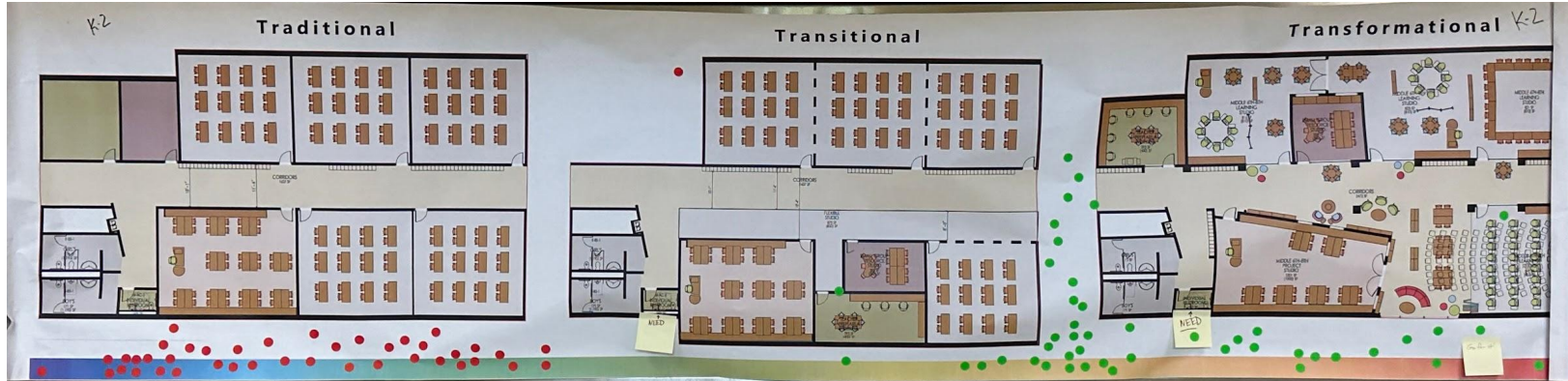
Educational & Facility Alignment MS



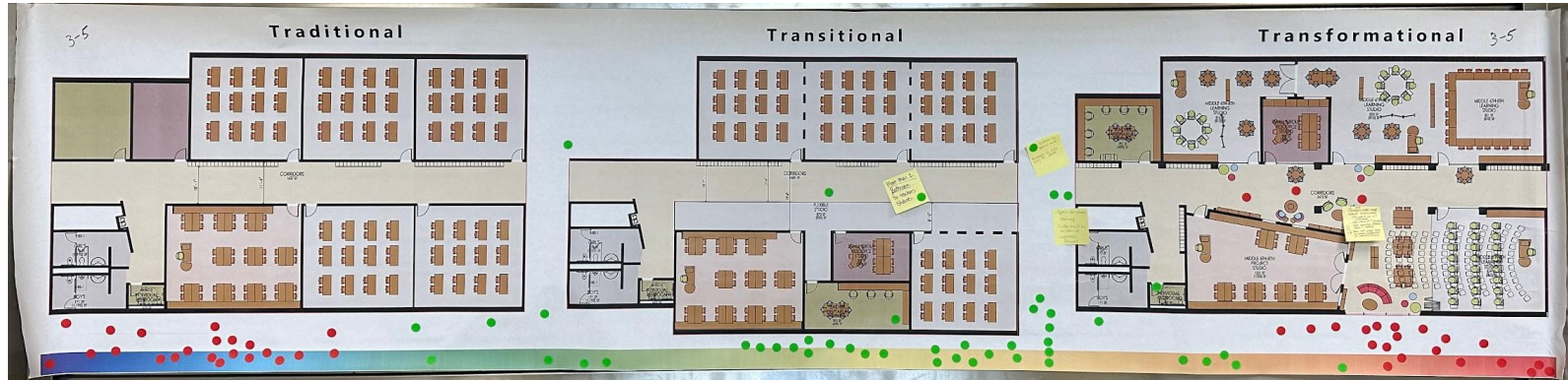
Educational & Facility Alignment HS



Educational & Facility Alignment K-2



Educational & Facility Alignment 3-5



Building Tours Observations Elementary Buildings

POSITIVES AND CHALLENGES OF PLEASANT STREET ELEMENTARY

Positives	Challenges
Great/Big Spaces	Leaky roof
Security @ playground	HazMat
Accessibility	Heating
Centralized in City / Neighborhood	Electric
Separate specials rooms	Art + Music needs TLC
Full kitchen	Old bleachers
Secure entry	Safety in area
Full gym	
Lots of green space	

Positives	Challenges
Great classrooms, Big windows	No space
Charming curb appeal	Parking
Great daylight	Nursing station
Location / Neighborhood / Walkability	Accessibility
Playground	No kitchen
Collaboration @ Core	Gym / Cafeteria shared
Good use of space	Lots of basement space
	Fire escapes
	Restrooms - security/misbehavior
	Security
	Electrical

Small Group Discussion

- Share your building tour insights with your group. Please spend 5 minutes on each building. Utilize your tour sheet. (Wiggin Street; Dan Emmett; Columbia)
- Identify the Positives and Challenges and write them on a sticky note and place on the appropriate building.
- Group Gallery Walk
- Essential Question:
Renovate or Replace



Facility Tour Card

Facility Component	Notes/Comments
Building Exterior	
Playground/Green Space	
Parking	
Pick-up and Drop-off	
Handicap Accessible	
Hallways	
Classroom Space	
Cafeteria/Kitchen	
Gymnasium	
Art & Music Space	
Library	
Storage Areas	
Office/Nurse Areas	
Technology	
HVAC	
School Safety	

Columbia Elementary School

- Grades: K-5
- Students: 253
- Building Area: 23,498 SF
- Site Size: 3.0 acres
- Year of construction: 1956



Columbia Elementary School

- Total Renovation Budget: \$9,143,548.34
- Renovation Budget: \$389.12/SF
- Replacement Budget: \$404.75/SF
- Renovate/Replace Ratio: **96.14%**
- OFCC 2023 Cost Set
- Reprogramming Budget not included

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

FACILITY ASSESSMENT Cost Set: 2023		Rating	Dollar Assessment	C
	A. <u>Heating System</u>	3	\$1,421,394.02	-
	B. <u>Roofing</u>	3	\$217,072.32	-
	C. <u>Ventilation / Air Conditioning</u>	1	\$0.00	-
	D. <u>Electrical Systems</u>	3	\$817,495.42	-
	E. <u>Plumbing and Fixtures</u>	3	\$272,588.40	-
	F. <u>Windows</u>	3	\$688,328.55	-
	G. <u>Structure: Foundation</u>	1	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	2	\$496,478.84	-
	I. <u>Structure: Floors and Roofs</u>	1	\$0.00	-
	J. <u>General Finishes</u>	3	\$1,085,812.56	-
	K. <u>Interior Lighting</u>	3	\$184,694.28	-
	L. <u>Security Systems</u>	3	\$109,500.68	-
	M. <u>Emergency/Egress Lighting</u>	3	\$32,666.78	-
	N. <u>Fire Alarm</u>	3	\$85,297.74	-
	O. <u>Handicapped Access</u>	3	\$318,579.16	-
	P. <u>Site Condition</u>	3	\$378,285.87	-
	Q. <u>Sewage System</u>	3	\$44,450.00	-
	R. <u>Water Supply</u>	3	\$15,000.00	-
	S. <u>Exterior Doors</u>	1	\$0.00	-
	T. <u>Hazardous Material</u>	3	\$424,639.31	C
	U. <u>Life Safety</u>	3	\$151,441.95	-
	V. <u>Loose Furnishings</u>	3	\$234,980.00	-
	W. <u>Technology</u>	3	\$369,623.54	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$1,795,218.92	-
Total			\$9,143,548.34	

Dan Emmett Elementary School

- Grades: K-5
- Students: 254
- Building Area: 30,250 SF
- Site Size: 8.0 acres
- Years of construction: 1953, 1955, 1988



Dan Emmett Elementary School

FANNING
HOWEY

- Total Renovation Budget: \$9,874,145.48
- Renovation Budget: \$326.42/SF
- Replacement Budget: \$404.75/SF
- Renovate/Replace Ratio: **80.65%**
- OFCC 2023 Cost Set
- Reprogramming Budget not included

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

FACILITY ASSESSMENT		Rating	Dollar	Cost
Cost Set: 2023			Assessment	
	A. <u>Heating System</u>	3	\$1,829,822.50	-
	B. <u>Roofing</u>	3	\$112,843.57	-
	C. <u>Ventilation / Air Conditioning</u>	1	\$0.00	-
	D. <u>Electrical Systems</u>	3	\$1,052,397.50	-
	E. <u>Plumbing and Fixtures</u>	3	\$329,710.32	-
	F. <u>Windows</u>	3	\$43,734.60	-
	G. <u>Structure: Foundation</u>	1	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	3	\$133,246.30	-
	I. <u>Structure: Floors and Roofs</u>	3	\$18,500.00	-
	J. <u>General Finishes</u>	3	\$1,404,766.55	-
	K. <u>Interior Lighting</u>	2	\$237,765.00	-
	L. <u>Security Systems</u>	3	\$140,965.00	-
	M. <u>Emergency/Egress Lighting</u>	3	\$36,602.50	-
	N. <u>Fire Alarm</u>	3	\$109,807.50	-
	O. <u>Handicapped Access</u>	3	\$110,379.38	-
	P. <u>Site Condition</u>	3	\$800,334.00	-
	Q. <u>Sewage System</u>	3	\$75,000.00	-
	R. <u>Water Supply</u>	3	\$45,000.00	-
	S. <u>Exterior Doors</u>	1	\$0.00	-
	T. <u>Hazardous Material</u>	3	\$538,940.92	-
	U. <u>Life Safety</u>	3	\$137,335.00	-
	V. <u>Loose Furnishings</u>	3	\$302,500.00	-
	W. <u>Technology</u>	3	\$475,832.50	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$1,938,662.34	-
Total			\$9,874,145.48	

Wiggin Street Elementary School

- Grades: K-5
- Students: 219
- Building Area: 29,709 SF
- Site Size: 4.0 acres
- Year of construction: 1904, 1936, 1956



Wiggin Street Elementary School

FANNING
HOWEY

- Total Renovation Budget: \$9,407,316.13
- Renovation Budget: \$316.65/SF
- Replacement Budget: \$404.75/SF
- Renovate/Replace Ratio: **78.23%**
- OFCC 2023 Cost Set
- Reprogramming Budget not included

FACILITY ASSESSMENT		Rating	Dollar	C
Cost Set: 2023			Assessment	
	A. <u>Heating System</u>	3	\$1,797,097.41	-
	B. <u>Roofing</u>	3	\$463,460.40	-
	C. <u>Ventilation / Air Conditioning</u>	3	\$30,243.93	-
	D. <u>Electrical Systems</u>	3	\$1,033,576.11	-
	E. <u>Plumbing and Fixtures</u>	3	\$258,596.68	-
	F. <u>Windows</u>	1	\$0.00	-
	G. <u>Structure: Foundation</u>	1	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	2	\$207,732.35	-
	I. <u>Structure: Floors and Roofs</u>	2	\$48,205.00	-
	J. <u>General Finishes</u>	3	\$1,219,997.05	-
	K. <u>Interior Lighting</u>	3	\$233,512.74	-
	L. <u>Security Systems</u>	3	\$138,443.94	-
	M. <u>Emergency/Egress Lighting</u>	2	\$35,947.89	-
	N. <u>Fire Alarm</u>	3	\$107,843.67	-
	O. <u>Handicapped Access</u>	2	\$224,886.46	-
	P. <u>Site Condition</u>	3	\$398,750.00	-
	Q. <u>Sewage System</u>	3	\$39,725.00	-
	R. <u>Water Supply</u>	3	\$45,000.00	-
	S. <u>Exterior Doors</u>	1	\$0.00	-
	T. <u>Hazardous Material</u>	2	\$305,414.23	-
	U. <u>Life Safety</u>	2	\$207,464.34	-
	V. <u>Loose Furnishings</u>	3	\$297,090.00	-
	W. <u>Technology</u>	3	\$467,322.57	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$1,847,006.36	-
Total			\$9,407,316.13	

Wiggin Street Elementary School

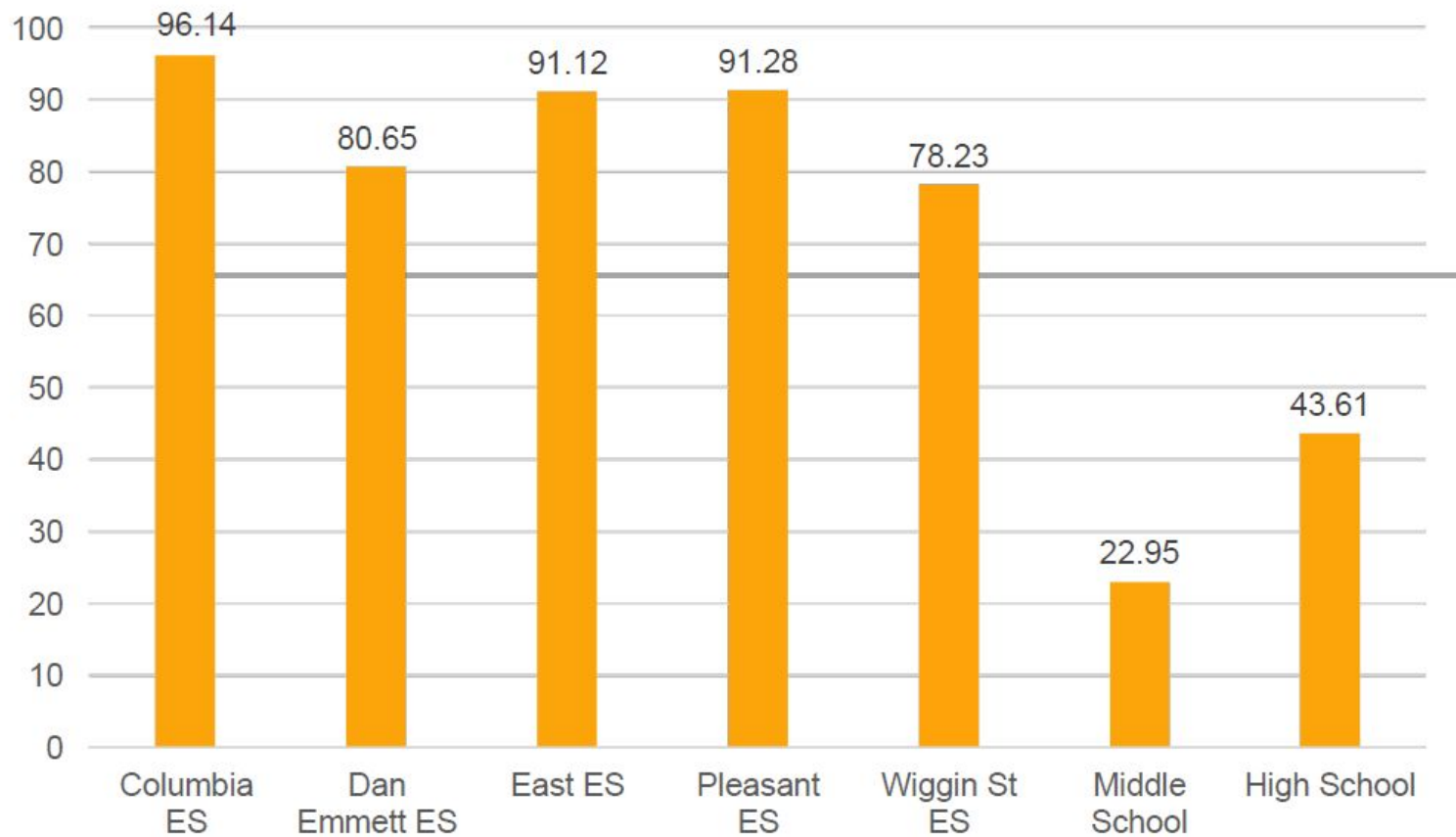
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	C. <u>Ventilation / Air Conditioning</u>	3	\$30,243.93	-
	D. <u>Electrical Systems</u>	3	\$1,033,576.11	-
	E. <u>Plumbing and Fixtures</u>	3	\$258,596.68	-
	F. <u>Windows</u>	1	\$0.00	-
	G. <u>Structure: Foundation</u>	1	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	2	\$207,732.35	-
	I. <u>Structure: Floors and Roofs</u>	2	\$48,205.00	-
	J. <u>General Finishes</u>	3	\$1,219,997.05	-
	K. <u>Interior Lighting</u>	3	\$233,512.74	-
	L. <u>Security Systems</u>	3	\$138,443.94	-
	M. <u>Emergency/Egress Lighting</u>	2	\$35,947.89	-
	N. <u>Fire Alarm</u>	3	\$107,843.67	-
	O. <u>Handicapped Access</u>	2	\$224,886.46	-
	P. <u>Site Condition</u>	3	\$398,750.00	-
	Q. <u>Sewage System</u>	3	\$39,725.00	-
	R. <u>Water Supply</u>	3	\$45,000.00	-
	S. <u>Exterior Doors</u>	1	\$0.00	-
	T. <u>Hazardous Material</u>	2	\$305,414.23	-
	U. <u>Life Safety</u>	2	\$207,464.34	-
	V. <u>Loose Furnishings</u>	3	\$297,090.00	-
	W. <u>Technology</u>	3	\$467,322.57	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$1,847,006.36	-
Total			\$9,407,316.13	

Renovate/Replace Ratio

FANNING
HOWEY



Note: If over 66%,
OFCC recommends
to replace

FAC #3 Meeting Results

School Facilities Preferences-Small Group

Master Planning Considerations

Preferred Building Configuration:

- K-5 (1,746 students), 6-8 (874 students), 9-12 (965 students)?
- K-2 (869 student), 3-5 (877 students), 6-8 (874 students), 9-12 (965 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)

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 (1,746 students), 6-8 (874 students), 9-12 (965 students)?
- K-2 (869 student), 3-5 (877 students), 6-8 (874 students), 9-12 (965 students)?

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

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- 3 (582 students/school)?
- 4 (437 students/school)?
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Master Planning Considerations

1 HS 1 MS
4 K-5

1 HS 1 MS
2 K-2 2 3-5

1 HS
1-7/8 1-5/6
3 K-4

1 HS
1 MS
2 K-2 1 3-5

1 HS
1 MS
1 K-2 1 3-5

1 HS
1 MS 5-8
3 K-4

OFCC Updates



OFCC Base Plan

The Base plan is developed to maximize buildings to student capacity and used as the primary funding mechanism used to determine the OFCC share.

\$124,733,976

State Share: 36%

Local Share: 64%

Facilities Master Planning Discussions

Developing Our Preferred Plan



High School



Middle School



**Current
Elementary
School**



**New
Elementary
School**

Possible Configuration #1 – Keep Current Schools

Keep High School



Keep Middle School



Keep Columbia



Keep Dan Emmett



Keep East



Keep Pleasant



Keep Twin Oak



Keep Wiggin Street



Possible Configuration #2 – Build 3 New K-5 Schools

**Renovate
Current HS**



9-12 High School

**Renovate
Current MS**



6-8 Middle School

New K-5



New K-5

New K-5



Keep Twin Oak

Possible Configuration #3 – Build 3 New K-2/3-5 Schools

**Renovate
Current HS**



9-12 High School

**Renovate
Current MS**



6-8 Middle School

New K-2



New K-2

New 3-5



**Keep Twin Oak
3-5**

Possible Configuration #4 – Build 2 New K-2/3-5 Schools

FANNING
HOWEY

**Renovate
Current HS**



9-12 High School

**Renovate
Current MS**



6-8 Middle School

New 3-5



3 Wings

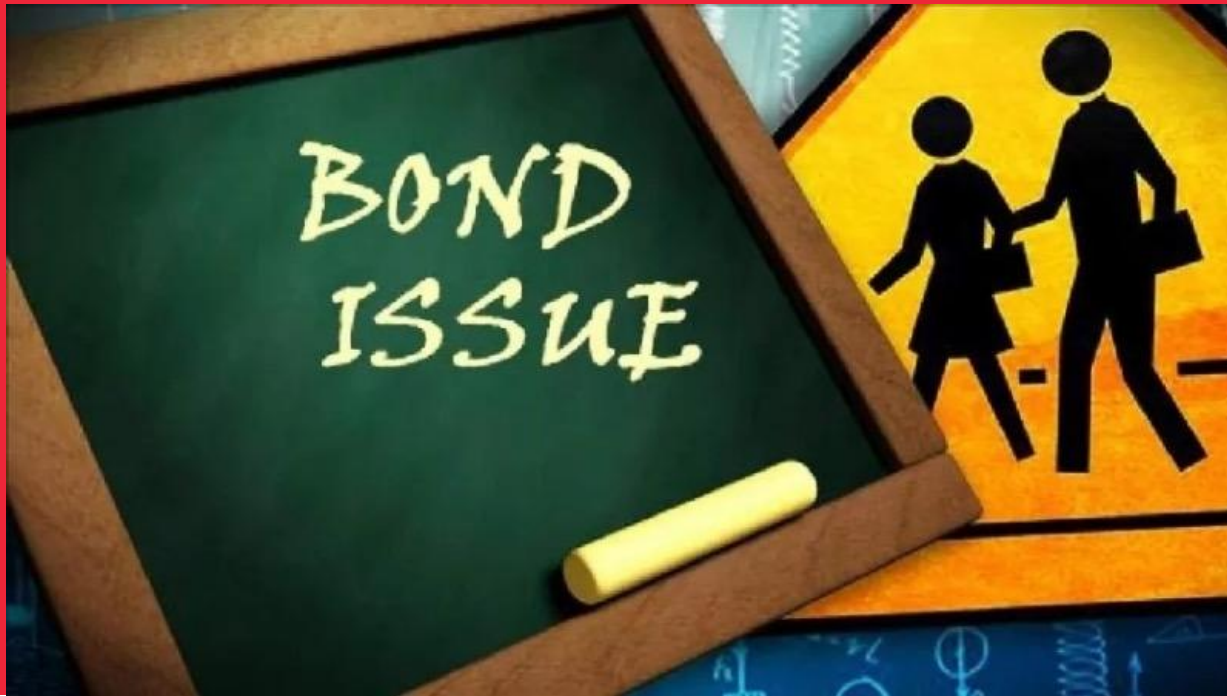
New K-2



**Keep Twin Oak
K-2**



FINANCIAL CONSIDERATION





Enter data in shaded area

PROJECT	Mt. Vernon City Schools	
DATE	September 9, 2024	
BOND AMOUNT	\$	82,308,776
BOND TERM (YEARS)		35
ESTIMATED INTEREST RATE		4.50%
DISTRICT VALUATION	\$	967,548,590.00
ESTIMATED AVERAGE MILLAGE		4.40
DEBT LIMIT:		
4%	\$	38,701,943.60
9% (requires State approval)	\$	87,079,373.10
Note: Above 9% requires "Special Needs" status		
Current Debt:		
Available:	\$	87,079,373.10
Preferre ⁺ Master Plan	\$	134,892,261
Deduct Local Share Credit	\$	7,679,254
Deduct OFCC Contribution (36% of Base Plan of \$124,733,976)	\$	44,904,231
\$124,733,976		
36%		
Bond Issue amount	\$	82,308,776

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 (Middle School)
 - ✓ Building Tours 8-27-24 (Wiggin St., Dan Emmett, Columbia)
 - ✓ 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

Thank You!