



Mt. Vernon

City Schools

Facilities Master Planning Facilities Advisory Committee (FAC) Mtg. #5

October 8, 2024

 **FANNING
HOWEY**

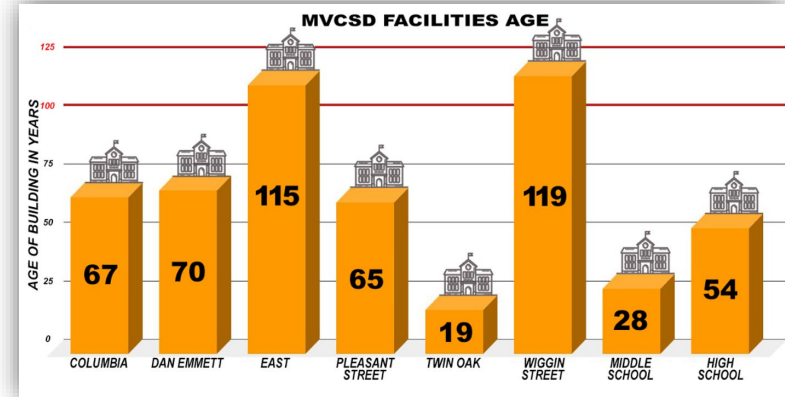
Agenda

- **FAC Planning Recap**
- **Facilities Planning Discussion**
 - **Questions to Consider**
- **Modified Planning Process**
 - **Subcommittee Considerations**
- **Planning Schedule and Next Steps**

FAC Planning Recap

Meeting #1 – June 11th

- District/Building Overview
- 2018 Facility Grade Card
- Age of Facilities
- New Housing Projections
- Drivers and Obstacles



New Housing Impact

Real Estate Development

- Schlabach Builders - 'Gilchrist Estates'
- Rockford Construction - 'The Retreat'
- Highland Real Estate - 'Liberty Crossing'

-Mulberry Street Development

Total Projected Housing Units

111 single family homes
332 two-bedroom units
164 one-bedroom units.
109 single family patio homes
78 townhouses
252 multi-family
80 single family homes
84 townhouses

1201 Housing Units



Meeting #2 – July 9th

➤ Building Tours Begin

Pleasant Street Elementary
Mount Vernon High School

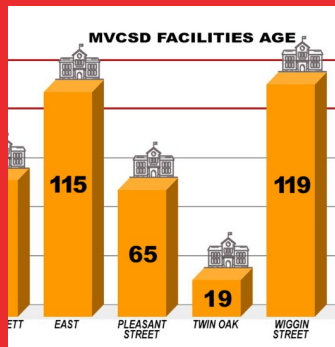
➤ Drivers and Obstacles

Top Drivers for Change - Discussed
Top Obstacles that we face - Discussed



Drivers for Change

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Aging Building Conditions

Outdated and dilapidated facilities in some areas compared to modern, well-equipped ones in others, leading to inequitable learning environments.



Changing teaching styles

Shift towards more collaborative, technology-driven, and personalized teaching approaches requiring flexible, adaptable learning spaces.



Need for more intervention and special services

Increasing demand for specialized facilities to cater to students with diverse learning needs, such as special education education classrooms and therapy rooms.



Operational Efficiency

Improving energy efficiency, maintenance, and overall cost-effectiveness of facilities to optimize resource utilization and reduce long-term operational expenses.



Safety concerns

Addressing safety and security issues, such as emergency preparedness, hazardous materials management, and accessibility for individuals with disabilities.

Obstacles Faced

Securing Community Buy-in

Gaining support and engagement from diverse community stakeholders, including parents, businesses, and local organizations.

Financial Constraints

Navigating budget limitations and exploring alternative funding sources to address facility needs.

Uncertainty of Future Enrollment

Projecting and planning for potential changes in student population to ensure efficient use of space and resources.

Maintaining a Sense of Community

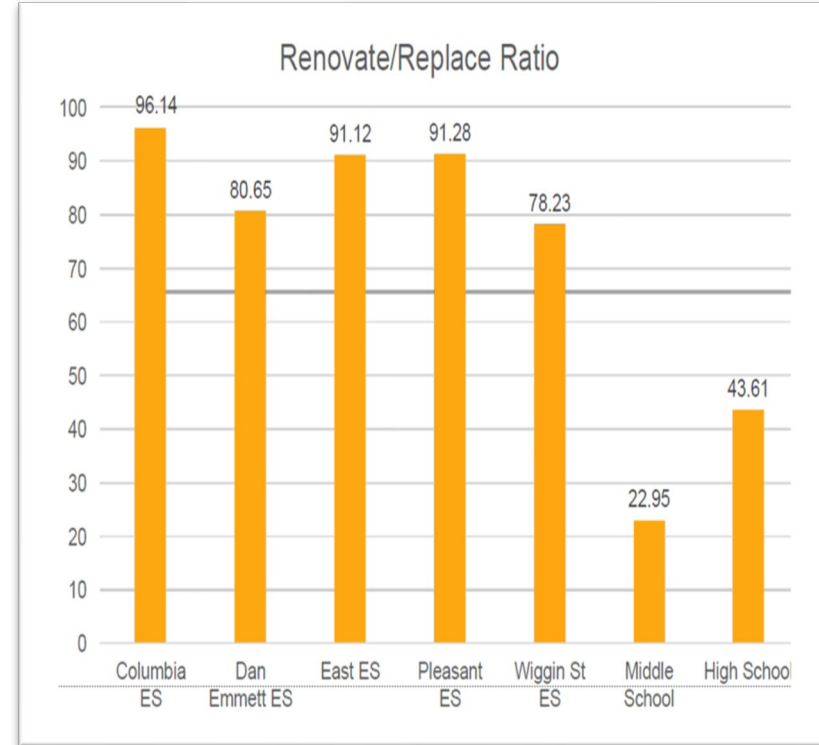
Preserving the district's identity and fostering a cohesive community atmosphere during facility updates.

Re-Districting

Carefully plan and communicate changes to school attendance areas to ensure equitable access and minimize disruptions.

Meeting #3 – August 9th

- Building Tours Continue
 - East Elementary
 - Mount Vernon Middle School
- Balancing Drivers & Obstacles – Small Groups
- Renovate / Replace Ratio



Building Tours – August 27th

➤ Building Tours Continue

Wiggin Street Elementary

Dan Emmett Elementary

Columbia Elementary

Elementary Building Reviews
Positives and Challenges

Mount Vernon High School



MVHS, built in 1969, is located at 300 Yellow Jacket Drive and serves students in grades 9-12. Its current enrollment is 841 students.

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

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 AND CHALLENGES OF EAST ELEMENTARY

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

POSITIVES AND CHALLENGES OF DAN EMMETT ELEMENTARY

Positives	Challenges
Adjacent to city park	Shared & small gym & cafeteria
Great (new) playground , ball fields & green space, nice fencing	Small library
Neighborhood school, accessibility, walkability	Electrical, limited electrical outlets, old heating & cooling
Pick up/drop off area	Stage is used for storage
Sallyport, secure entry	No kitchen
Handicap accessible, all one level	Time building was built, worn looking, traditional, mold
Good size classrooms	Minimal green space
Ability to add on & able to renovate	Modulars are separate
Dedicated individual spaces for specials	Teacher's lounge is food storage
Newer bathrooms	Crawl space, flat roof
Windows, Natural light	No shade on playground

POSITIVES AND CHALLENGES OF COLUMBIA ELEMENTARY

Positives	Challenges
Big lot & building, proximity to Ariel Foundation Park,	No secure entrance, not handicap accessible
Nice gym & cafeteria, big playground (mostly fenced)	Accessibility, shared art/music spaces, shared space for interventions
Natural lighting, good parking, good size classrooms, plenty of restrooms, pick up/drop off	Asbestos, floor tile
Well maintained (aesthetics)	Limited electrical outlets
Space behind	Crowded resource room
Nice playground	No sallyport
Lots of windows for natural light	Electrical, security, small spaces, bathrooms, staff lounge,, limited space (advanced math in a closet), art in lunchroom, limited parking, glass is a liability
community	
Dedicated cafeteria, ability to bike to/from school	Climate control issues, teacher's lounge is in library, stairs w/ no elevator, no secure entry,
	Old pipes for heating & cooling, window cost, no storage, needs more restrooms

Positives	Challenges
Some good size classrooms	Space, not expandable, parking
Windows (lots & big), playground, college volunteers, neighborhood feel	Nurse area (not private)
Good size gym	Shared spaces for cafeteria, art & music
Good use of space, lots of usable space	Deteriorating conditions
Historic charm, lots of windows, large classrooms, large playground, community locations	Bathrooms, no kitchen, security, roof/vultures, electric, no storage
Playground & green space	Bats & buzzards, limited parking accessibility, network, electricity
Community support	Drop off & pick up, no handicap
Great bones, beautiful, walkable neighborhood (charm) proximity to Kenyon, location	Heating & cooling
Curb appeal, property, library, community	Basement, no space for specials or intervention, general maintenance
pick up/drop off flow	Age of building, nothing would pass code, no secure entry

Meeting #4 – September 9th

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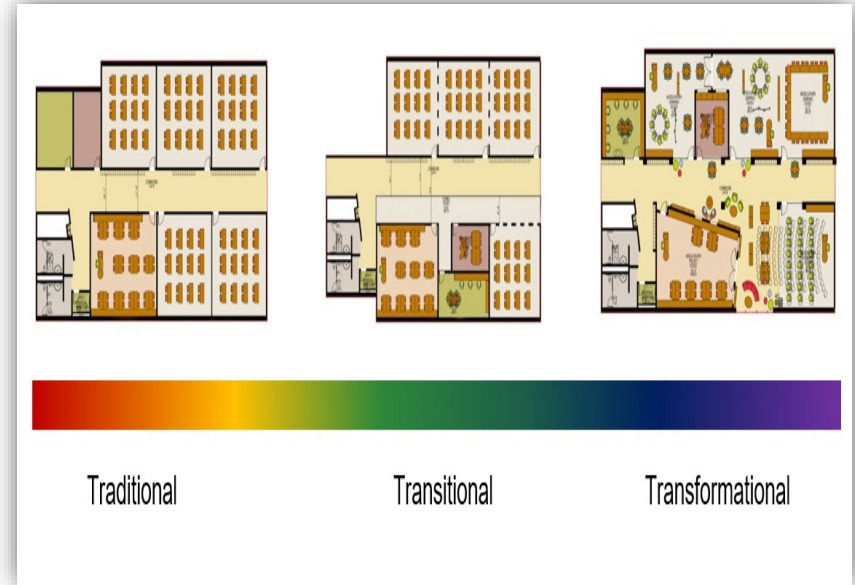
➤ Educational Visioning

Employability Skills & Characteristics
Best Day of Teaching Characteristics
Priority Instructional Strategies
Educational & Facility Alignment

➤ OFCC Master Plan

State Share: 36% Local Share: 64%
Renovate: TO; MS; HS
Replace: CO; DE; EA; PL; WS
Cost: \$124,733,976.00

➤ Alternative Options



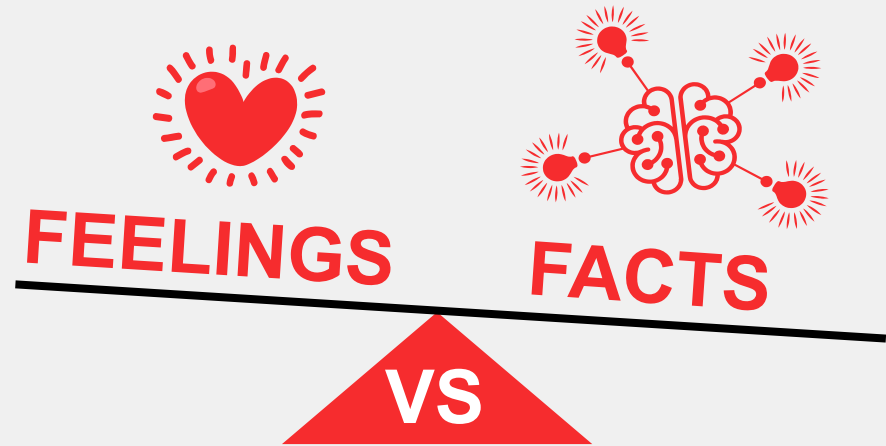
Small Group Discussion

- In your small groups share some impactful insights gained from the information presented through our last four meetings and building tours.
- Be prepared to share at least two insights with the larger group.



Core Questions – As it relates to facilities

- **What's best for students?**
Learning Environment, School Safety
- **What do teachers need?**
Educational Vision, Teaching Environment
- **What will the community support?**
Status Quote, Renovate, Replace



Should Mount Vernon City Schools consider significant renovations and/or building



100%



Yes, we need to consider significant facility improvements.

0%

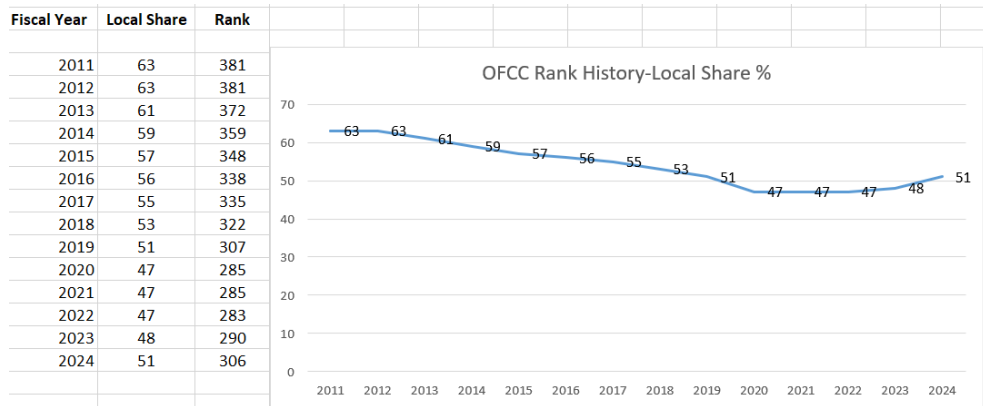


No, our current facilities are serving us just fine.





- Ohio Facilities Construction Commission
 - Established 1997
 - Served over 400 Districts
 - 350 Rule (Min. Students in a School)
 - 2/3 Rule (Renovate/New Costs)
 - Funding Timing? (5+ years)
 - Co-Owner During Planning/Construction
- Mt. Vernon Opportunity:
 - 64% Local Share
 - 36% State Share (of qualified SF)
 - ELPP Credit



Partnering with the Ohio Facilities Construction Commission (OFCC)

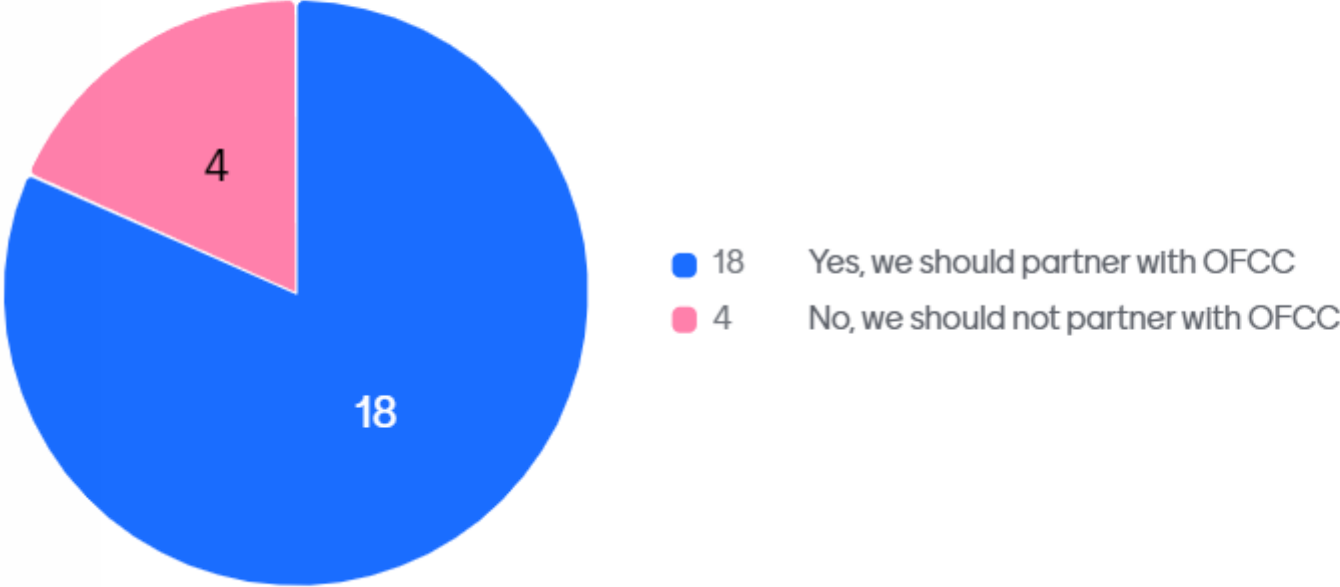
Advantages:

- Financial Support – 36% Share of Base Plan – Approx. \$45,000,000
- Utilize previously earned ELPP credits of – Approx. \$7,000,000
- Construction and Legal support.
- Experience – They were established in 1997 and served over 400 districts.

Disadvantages:

- Districts must adhere to the approved Master Plan. (Can't renovate older schools due to Renovate/Replace ratios)
- OFCC Design Manual Compliance
- Districts must include ½ mill maintenance levy for 23 years.
- Timing – Slows project delivery and increases cost.

Should Mount Vernon City Schools partner with the OFCC?





OFCC Participation

Possible Configuration #1 – Build 3 New K-5 Schools

**Renovate
Current HS**



9-12 High School

**Renovate
Current MS**



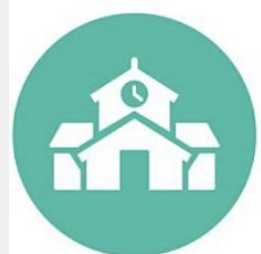
6-8 Middle School

New K-5



New K-5

New K-5

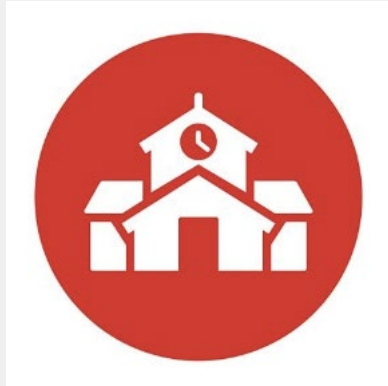


Keep Twin Oak

OFCC Participation

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

Renovate
Current HS



9-12 High School

Renovate
Current MS



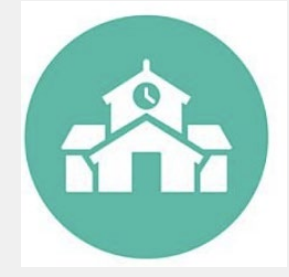
6-8 Middle School

New K-2



New K-2

New 3-5

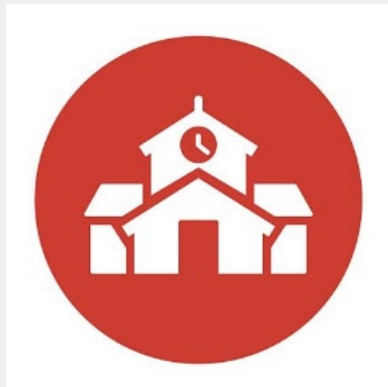


Keep Twin Oak
3-5

OFCC Participation

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

**Renovate
Current HS**



9-12 High School

**Renovate
Current MS**



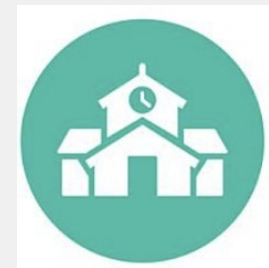
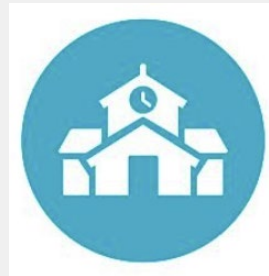
6-8 Middle School

New 3-5



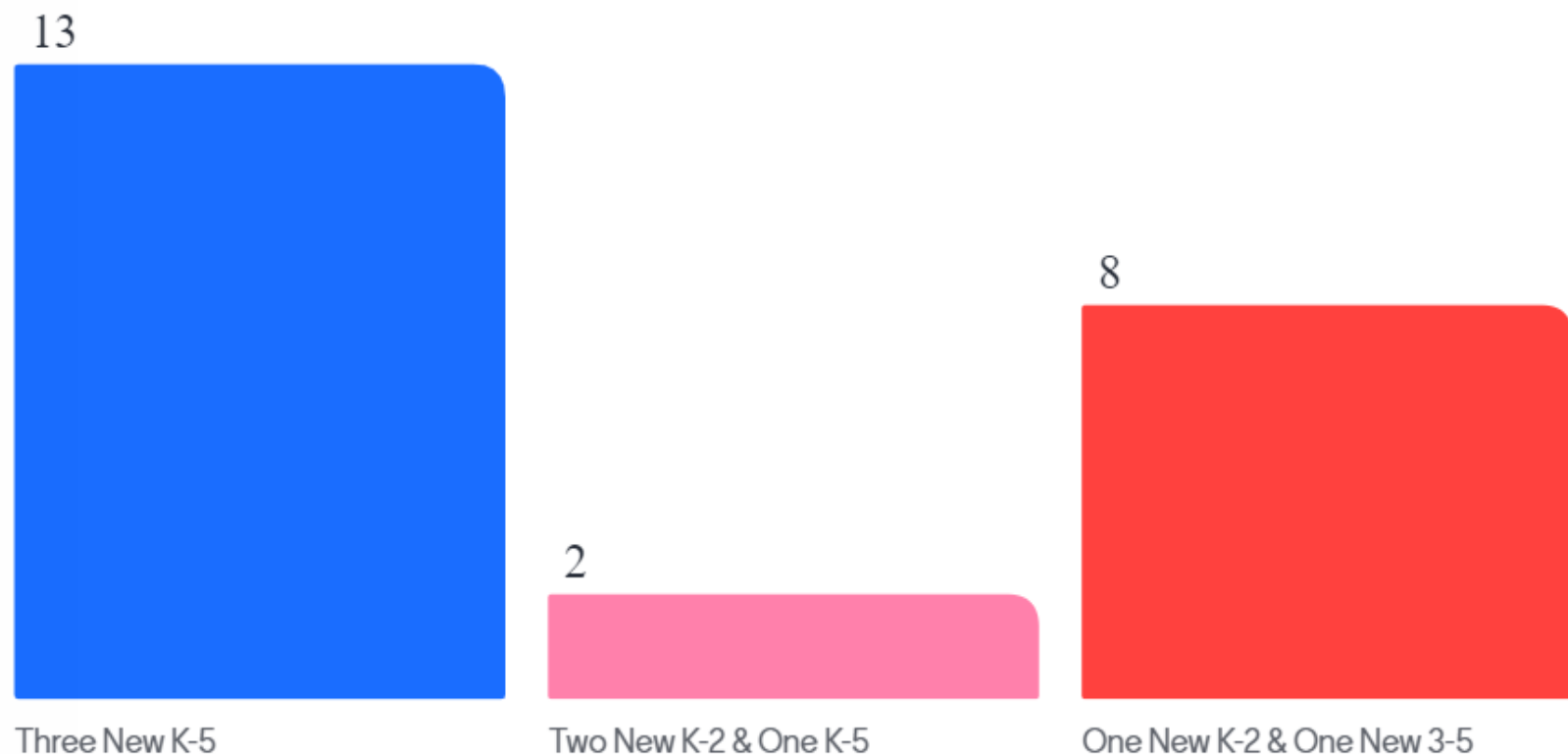
3 Wings

New K-2



**Keep Twin Oak
K-2**

Of the three OFCC Options presented which one is the most interesting to you?



Modified Planning Process

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																			

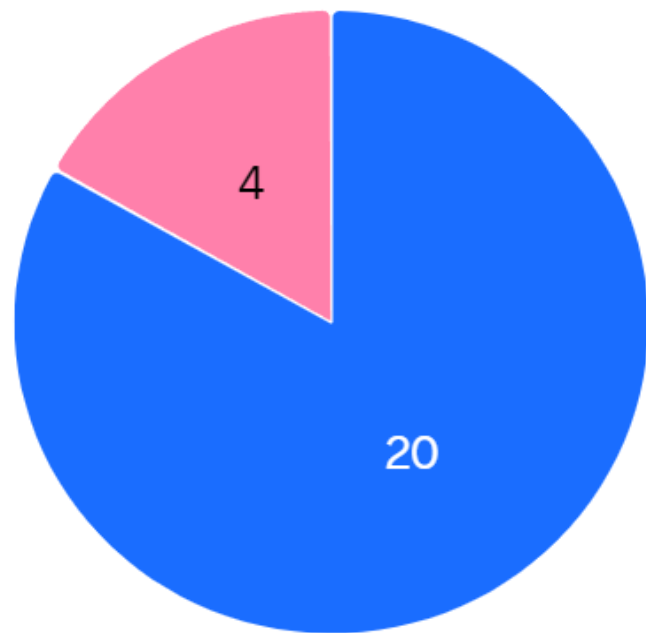
* Fanning Howey does not provide bond issue campaign assistance but will provide project information to the District to share with the community. Information provided for the purpose of the campaign will be done without cost to the School District.

Mount Vernon Schools – Facilities Master Planning Schedule - Draft



TASKS	2024												2025											
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
COLLECT																								
Facilities Assessments (OFCC)																								
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Community Forums														**										
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* Voter Analysis																								
* Craft Your Message																								
* Print & Social Media																								
Election-May 6, 2025																								

Should we modify the planning process timeline?



■ 20

Yes, I think we should modify to the timeline to a spring Board Recommendation.

■ 4

No, I think we should keep our current timeline.

Subcommittee Planning

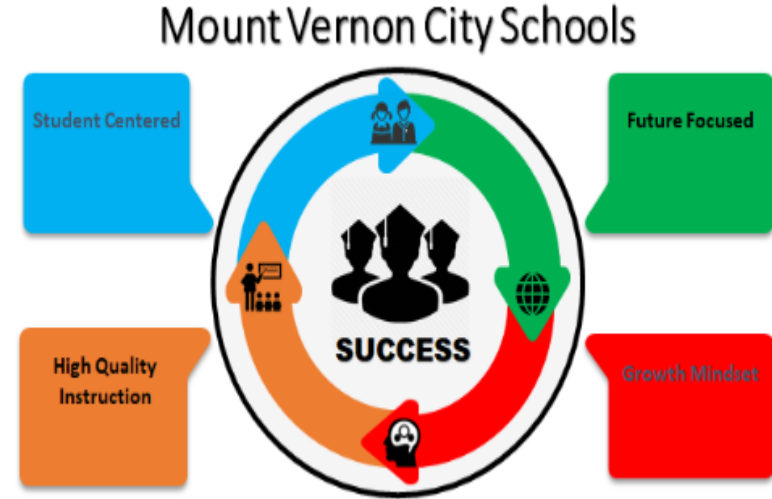
Facilities and Preservation Committee

This committee focuses on assessing current facilities, planning renovations, site surveys, and working with architects. It plays a key role in identifying and preserving historically significant buildings, sites, and traditions.



Educational Vision and Programs Committee

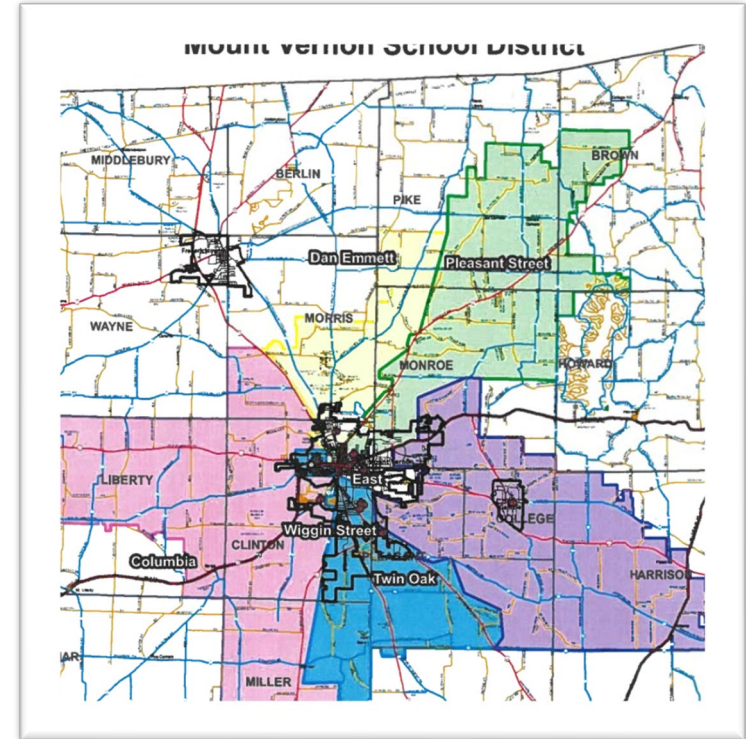
This group is responsible for aligning the district's educational goals and vision with facility planning. It ensures that new and existing schools support modern teaching methods, personalized learning, and special education needs, fostering innovative and equitable learning environments.



Mount Vernon City Schools will be a Student-Centered, Future-Focused District with a Growth Mindset anchored by High-Quality Instruction, preparing students for success both now and in the future.

Student Impact and Enrollment Committee

This committee analyzes student enrollment trends, develops equitable redistricting plans, and manages the transition of students due to school closures or openings. It ensures minimal disruption and equitable access to education and transportation for all students.



Finance and Community Engagement Committee

This committee handles the financial aspects of closures and construction, exploring funding options and managing bonds. It also engages the community through surveys and town halls, providing transparent financial reports and addressing public concerns related to the impact on taxpayers and school changes.





Sub Committee Selections



**Facilities and
Preservation
Committee**

**Educational
Vision and
Programs
Committee**

**Student Impact
and Enrollment
Committee**

**Finance and
Community
Engagement
Committee**

Planning Schedule and Next Steps

Next FAC Meeting – Tuesday, November 19, 2025
Twin Oak Elementary 6:00-7:30
Sub Committees