

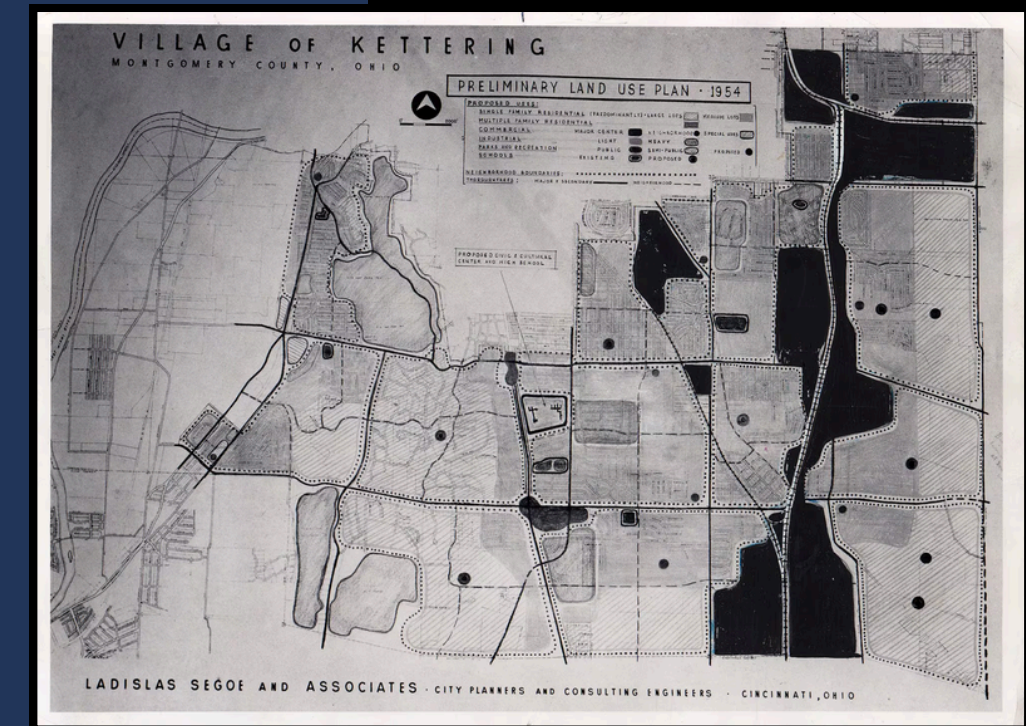
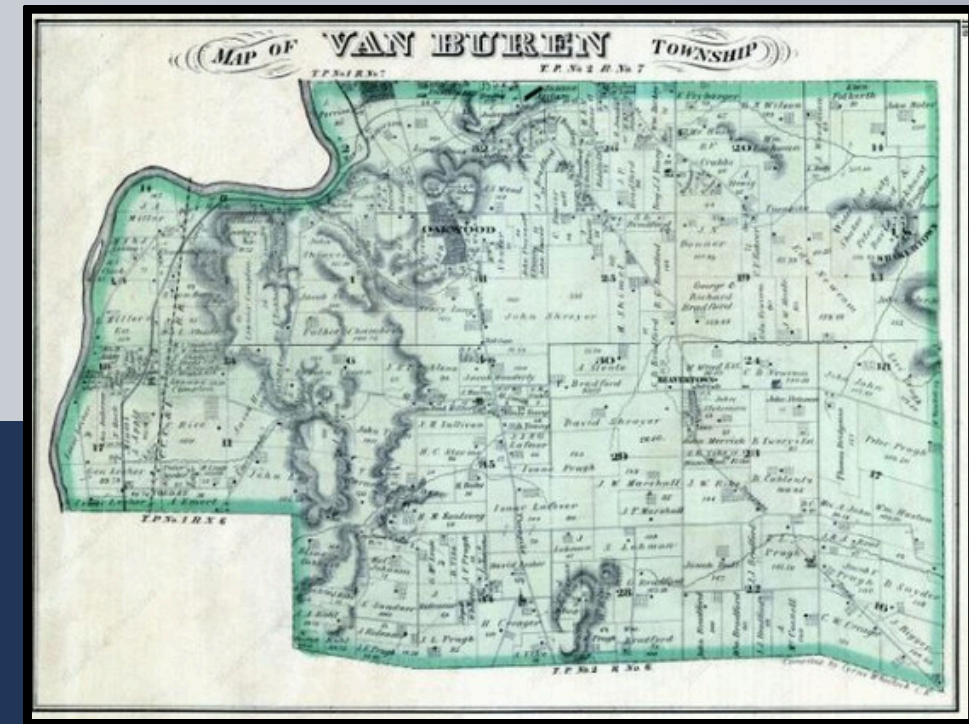


THE EVOLUTION OF KETTERING CITY SCHOOLS: A 150-YEAR JOURNEY



FROM TOWNSHIP TO CITY: EARLY BEGINNINGS

- Van Buren Township (Named after President Martin Van Buren) established in 1841
- Early Years (1841-1920s): The district started with small one-room schools, gradually consolidating into larger elementary schools like Pasadena (1916) and Carrmonte (1923)
- Became Village of Kettering (Named after Charles F. Kettering) in 1952
- By 1955, the population had grown enough to attain city status



HIGH SCHOOL EVOLUTION (1890-1957)



- **1890-1902:** Two-year program in District #9
- **1902:** Expanded to four-year program at G.A.R. Hall
- **1906:** New building on Dorothy Lane (On land where The Terraces senior apartments are now located)
- **1929:** New Fairmont High School on Far Hills Avenue (Current Barnes Building)
- **1959:** First Midwest campus-style high school opened on Shroyer Road
- **1992:** The high school underwent a significant reconstruction, transforming the campus from seven separate buildings into a single, unified structure.
- **1995:** Freshmen began attending the school, completing the four-year high school structure.
- **2005:** Air Conditioning, Trent Arena, Music Classrooms
- **2016:** Auditorium and Career Tech Center expansion
- **2025:** Grant-funded Engineering and Advanced Manufacturing Lab Opens

THE TWO-CAMPUS ERA (1963-1983)

- **1963: Second campus built (Fairmont East)**
- **Original campus became Fairmont West**
- **1983: Schools consolidated due to declining enrollment**
- **Formed Kettering Fairmont High School**
- **Located at former Fairmont West campus**
- **East campus converted to Kettering Junior High**





JUNIOR HIGH DEVELOPMENT

1949: First district in area with separate Junior High programs

Key Developments:



Van Buren Junior High (1949)



D.L. Barnes Junior High (1957)



Indian Riffle Junior High (1962)

- Transitioned to use as Indian Riffle Elementary School in 1983



John F. Kennedy Junior High (1966)

- Transitioned to use as JFK Elementary School in 1983



1983: Consolidation to Kettering Junior High and Van Buren Junior High School

POPULATION AND ENROLLMENT TRENDS

**Peak Year
1968-1969**

Students: 15,766

Schools: 23



2024-2025

Students: 7,718

Schools: 12

ELEMENTARY SCHOOL GROWTH

The original twelve district schools merged into three larger schools:

- Carrmonte (1921) - Later Southern Hills/Holt Elementary
- Pasadena (1916) - Later Rose E. Miller School
- Fairmont Elementary (1922) - Later Dorothy Lane Elementary

At it's peak, the district had a total of 17 elementary schools

2005 - 2006 some elementary gyms and science rooms were added

In 2016 additions were made to Southdale and Orchard Park to support all day kindergarten

We currently operate 8 elementary schools and 1 Early Childhood Education Center



SUMMARY

The Kettering City Schools are committed to provide a superior educational experience for our students. This requires facilities that are adaptable, technologically advanced and designed to meet the needs of today's students. Currently, our school buildings were built in:

1949- Van Buren Middle School

1952- Oakview

1954- Beavertown

1954- Southdale

1956- Orchard Park

1959- Kettering Early Childhood Center

1959- Fairmont High School

1960- J.E. Prass

1962- Indian Riffle

1963- Kettering Middle School

1964- John F. Kennedy

2005- Greenmont



FACILITIES PLAN LOCALLY FUNDED



- School Funding
- Ohio Facilities Construction Commission-(OFCC)
- Building Assessments
- Enrollment Projections
- Facilities Planning





- **School Funding**

- Operating
- Permanent Improvement
- Bond Issues

- **Kettering Schools Facility Needs**

- Critical
- Essential
- Emerging

- **Funding Opportunity**

- OFCC
- 

Different Levies Serve Different Purposes

OPERATING LEVY

Used to cover the day-to-day operating expenses of a school district, such as teacher salaries, utilities, and supplies.

PERMANENT IMPROVEMENT LEVY

Provides funds for maintaining, repairing, or purchasing assets that have a lifespan of five years or more, such as buses, technology, or facility repairs. By state law, this levy cannot be used for daily operational costs.

BOND LEVY

Used for long-term capital improvements such as building new schools, renovating existing structures, or purchasing land. Funds from Bond levies cannot be used for operating expenses.

Bond

- Voted 2002 and generated \$102,000,000
- Projects from 2002 Bond Funds

**2002
Bond**

- Chillers AC for buildings
- Beavertown addition
- Southdale Addition
- Greenmont new school
- JE Prass new gym and office
- Roush Stadium turf and bleachers
- Fairmont new offices/entrance
- Orchard Park additions
- Trent Arena
- District Wide Infrastructure

Permanent Improvement Levy

- Voted 2016 Permanent Improvement Levy
- Available funds of \$2,200,000 yearly

Building and Grounds

- Mechanical, Electrical, and Plumbing
- Roofs, Doors, Windows, Furniture
- Parking Lots, Grounds, Equipment

Technology

- Chromebooks for Students and Staff
- IT Infrastructure
- Smart Boards

Teaching and Learning

- New Book Adoptions
- Curriculum
- Updates

Athletics

- Field Turf
- Seating, Press Box, Sound Systems
- Tennis Courts and Tracks

Transportation

- Bus Purchases
- Student Vehicles
- Trucks, Maintenance Vans

Maintenance Operating Expenditures

Building and Grounds Budget

- Roof Repairs
- HVAC Repairs
- Maintenance Supplies and Materials
- Flooring Repairs
- Athletic Facilities Repairs
- Doors, Windows, etc.

FY21 Budget	FY22 Budget	FY23 Budget	FY24 Budget
\$400,164.73	\$522,977.21	\$595,483.11	\$693,009.72

Building a Master Facilities Plan

Options for major facility improvements:

- **All Local Funded**
 - Prioritize buildings and determine the needs.
 - Locally funded 100%
- **Ohio Facilities Construction Commission**
 - Conduct Building Assessments and Enrollment Studies
 - The assessments are to look at cost of remodel vs new construction.
 - Oversee School Facility Improvements and Provide Co-Funding currently at 43%



Kettering Co-Funded History



2002 = 91% Bond

2011 = 85%

2020 = 65%

2003 = 91%

2012 = 84%

2021 = 63%

2004 = 91%

2013 = 83%

2022 = 59%

2005 = 90%

2014 = 82%

2023 = 57%

2006 = 90%

2015 = 80%

2007 = 88%

2016 = 79% PI

2008 = 88%

2017 = 79%

2009 = 87%

2018 = 74%

2010 = 86%

2019 = 70%

2024 = 57%

Ohio Facilities Construction Commission

- Kettering City Schools approved OFCC to start the process by conducting building assessments and enrollment projections at no cost to the district.
- **Building Assessments determine the costs on improvements.**
 - HVAC, Roofs, Electrical, Plumbing, Doors, Windows
 - OFCC Cost to Renovate vs. Replace
- **Enrollment Projections**
 - Birth Rates, Building Permits
 - Future Think Report May 2024

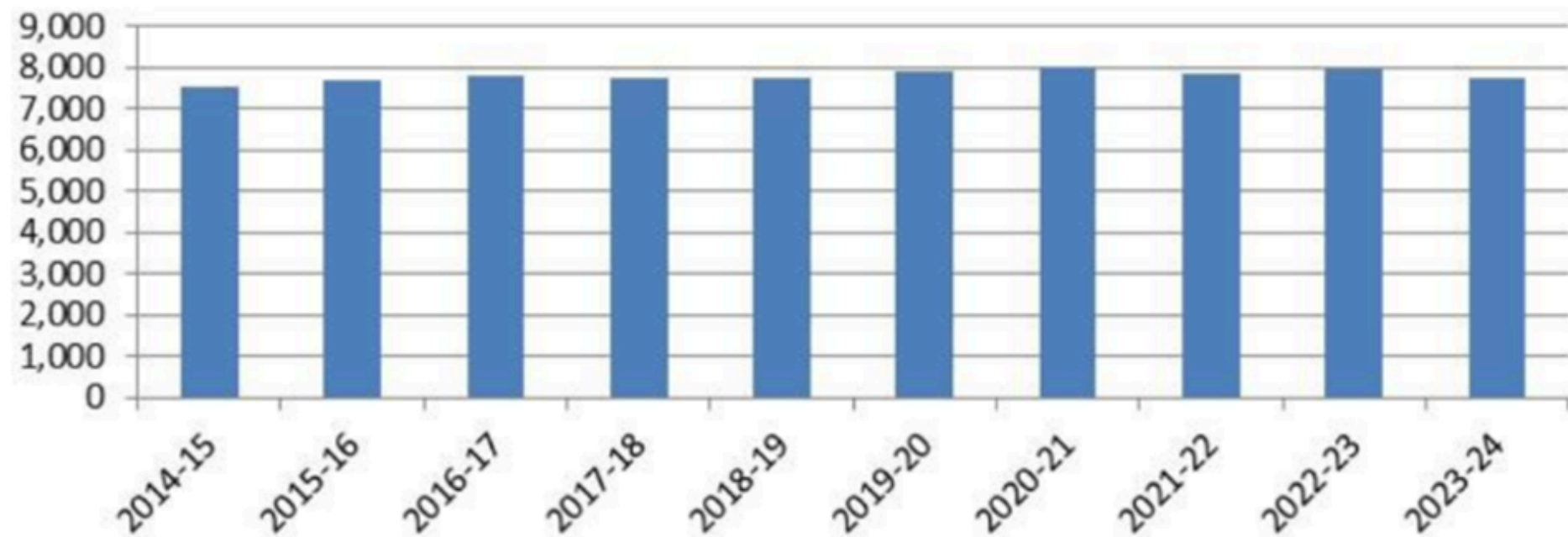


OFCC Enrollment Projections

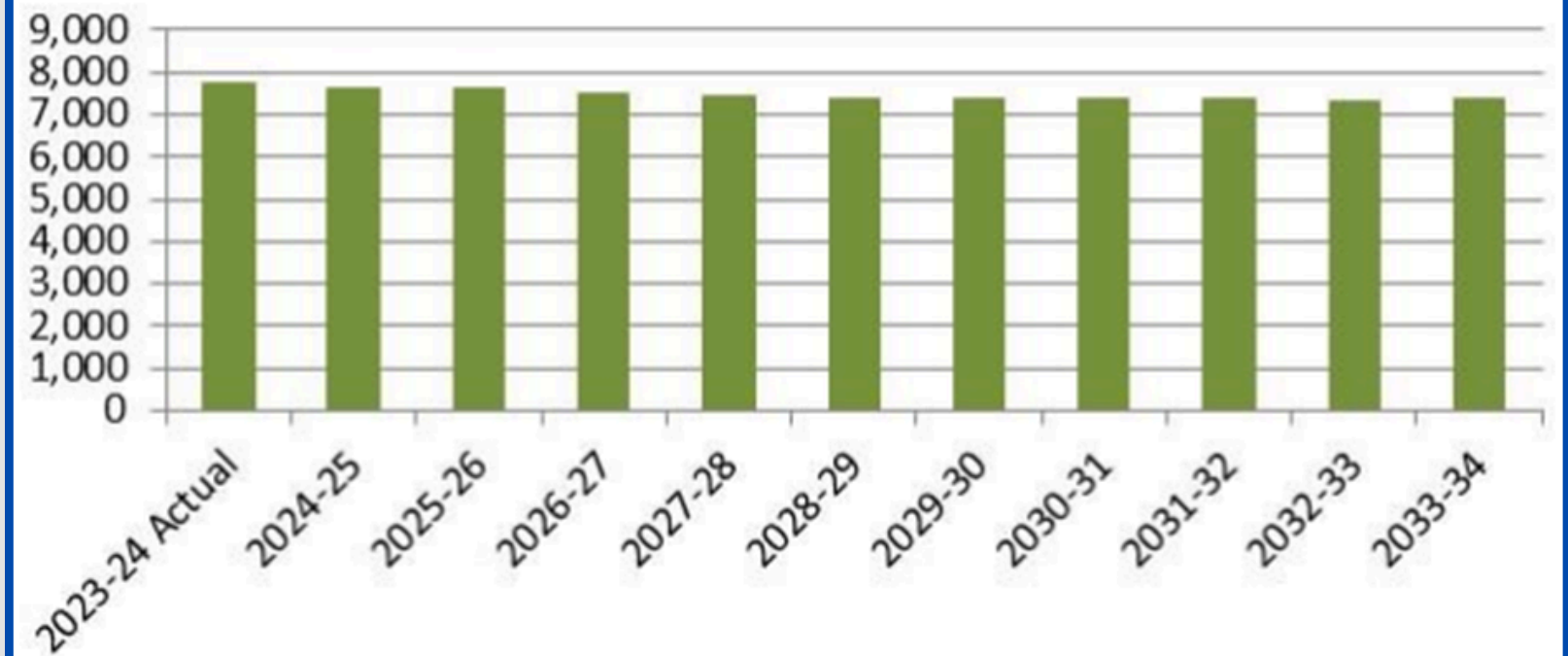
Past 10 Years

- Master Plan uses year 5 for a shrinking enrollment projection or year 10 for growing enrollment.
- Enrollment 2024-25: 7,550
- Enrollment Projected 2028-29: 7,392

Kettering City School District
Historical Enrollment



Kettering City School District
Projected Enrollment



OFCC Assessments: Determine Building Needs and Costs

3= Needs Replaced

Replaced: The component has either:

- Has reached or exceeded its expected useful life and/or out of warranty.
- Is out of compliance with the OFCC standards.
- Has significantly deteriorated or replacement parts are no longer manufactured.

2= Needs Renovated

Functionality: The system is operational and serving its intended purpose.

Condition: While showing signs of age and use, it's not nearing the end of its useful life. There may be some minor issues or areas needing attention.

Maintenance: Regular maintenance is required to prevent further deterioration and ensure continued performance.

1= Satisfactory

A rating of "1" is considered **Satisfactory**. This means the building **meets the basic needs** of students and staff, and is **generally in good condition**. However, there may be some minor issues that need to be addressed.

Van Buren Middle School

Built	Enrollment	Bond 2002	Permanent Improvement
1949	596	5.2 million	< 1 million

- Reno/Replace Ratio= 74%
- Cost to Renovate = \$32,610,000



3= Needs Replaced
2= Needs Repaired
1= Satisfactory

Heating & Cooling	3
Roofing	3
Ventilation/Air Conditioning	2
Electrical Systems	3
Plumbing & Fixtures	3
Windows	3
Structure: Foundation	2
Structure: Walls & Chimneys	2
Structure: Floors & Roofs	2
General Finishes	3
Interior Lighting	3
Security Systems	2
Emergency/Egress Lighting	1
Fire Alarm	3
Handicapped Access	3
Site Condition	3
Sewage System	1
Water Supply	1
Exterior Doors	3
Hazardous Material	3
Life Safety	3
Loose Furnishings	3
Technology	3

Critical Needs

- Demo of existing HVAC system
- New piping
- HVAC controls
- Chillers and boilers
- Roof replacement
- Security upgrades
- Fire alarm systems
- Fire suppression
- Exterior doors
- Interior lighting and ceilings



School Building	Critical Needs
Kettering Fairmont HS	\$47,210,125.68
Kettering Middle School	\$26,850,866.32
Van Buren Middle School	\$13,201,506.05
Beavertown	\$5,929,207.79
Greenmont	\$7,227,996.94
Indian Riffle	\$11,365,733.57
JF Kennedy	\$11,373,579.98
Oakview	\$7,825,877.78
Orchard Park	\$5,313,105.73
JE Prass	\$7,018,870.32
Southdale	\$7,485,196.76
KECEC	\$3,833,404.68
Total:	\$154,635,471.60

Essential Needs

- Electrical updates
- Plumbing and fixtures
- Structural
- Handicap access
- Sidewalks
- Asphalt repairs
- Additional parking
- Concrete Repairs

School Building	Essential Needs
Kettering Fairmont HS	\$31,129,543.45
Kettering Middle School	\$20,775,943.59
Van Buren Middle School	\$9,184,692.38
Beavertown	\$5,239,125.80
Greenmont	\$4,362,198.67
Indian Riffle	\$9,020,890.46
JF Kennedy	\$9,564,740.09
Oakview	\$6,024,401.29
Orchard Park	\$4,791,360.75
JE Prass	\$5,088,406.05
Southdale	\$5,766,348.88
KECEC	\$3,050,849.96
Total:	\$113,998,501.37



Emerging Needs

- **New windows**
- **Cabinets**
- **Kitchen equipment**
- **Walls**
- **Interior doors**
- **Flooring**
- **Furniture Replacement**



School Building	Emerging Needs
Kettering Fairmont HS	\$28,639,507.53
Kettering Middle School	\$23,372,880.40
Van Buren Middle School	\$10,663,597.34
Beavertown	\$6,244,860.57
Greenmont	\$3,091,210.04
Indian Riffle	\$10,162,907.23
JF Kennedy	\$9,528,253.06
Oakview	\$6,745,562.50
Orchard Park	\$4,963,977.57
JE Prass	\$5,799,612.65
Southdale	\$6,247,357.55
KECEC	\$3,407,755.94
Total:	\$118,867,482.38

Total Cost Building Renovations Locally Funded

Critical	\$154,635,471.60
Essential	\$113,998,501.37
Emerging	\$118,867,482.38
Total:	\$387,501,455.35





THANK YOU

for your attention

