Our Aging Buildings

1949 - Van Buren Middle School	77 Years
1952 - Oakview	74 Years
1954 - Beavertown	72 Years
1954 - Southdale	72 Years
1956 - Orchard Park	70 Years
1959 - Fairmont High School	67 Years
1959 - Kettering Early Childhood	67 Years
1960 - J.E. Prass	66 Years
1962 - Indian Riffle	64 Years
1963 - Kettering Middle School	63 Years
1966 - John F. Kennedy	60 Years
2005 - Greenmont	21 Years







Future-Ready Facilities Master Plan

Working together to Shape the future of the Kettering Schools Community

Future-Ready Facilities Timeline

SEGMENT ONE 2024-2030

2024

2024-2026 Segment One Master Planning

- New Middle School
- New FHS Academic Wing
- Outdoor Fields
- Elementary “Warm, Safe, Dry”

May 2026 Segment One Bond Issue Vote

- Fund the Segment One $222M Project

2026-2030 Segment One Design/Construct

- Design & Construct New Middle School
- New FHS Academic Wing
- Outdoor Fields
- Elementary “Warm, Safe, Dry”

SEGMENT TWO 2028-2030

2028-2030 Segment Two Master Planning

- 4 New Elementaries
- Renovate Greenmont
- FHS Cafeteria & CTC

2030 Segment Two Bond Issue Vote

- Use the state credit of $159M
- Raise the remaining cost for Segment Two

2030-2034 Segment Two Design/Construct

- Design & Construct 4 New Elementaries
- Renovate Greenmont
- FHS Cafeteria & CTC

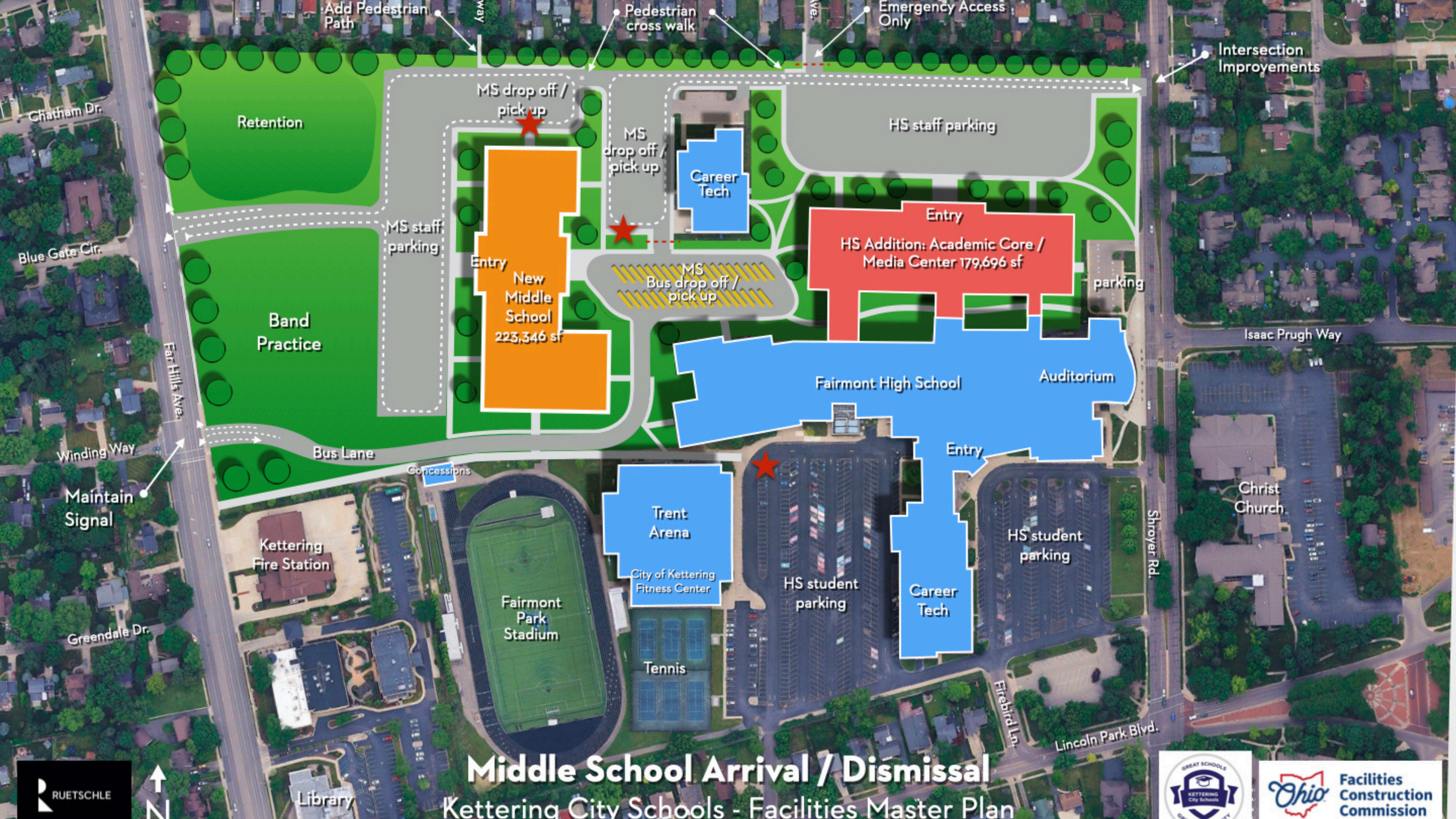
2034

Segment One 2024-2030

- New Middle School next to Fairmont High School
- New FHS Academic Wing
- Outdoor Fields
- Elementary “Warm, Safe, Dry”

Ohio Facilities Construction Commission

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Add Pedestrian Path
Pedestrian cross walk
Emergency Access Only
Intersection Improvements
Chatham Dr.
Retention
MS drop off / pick up
MS drop off / pick up
HS staff parking
Career Tech
Entry
HS Addition: Academic Core / Media Center 179,696 sf
MS staff parking
Blue Gate Cir.
Entry
New Middle School 223,346 sf
MS Bus drop off / pick up
parking
Band Practice
Isaac Prugh Way
Fairmont High School
Auditorium
Far Hills Ave.
Winding Way
Bus Lane
Concessions
Entry
Maintain Signal
Trent Arena
City of Kettering Fitness Center
Christ Church
Kettering Fire Station
HS student parking
HS student parking
Shroyer Rd.
Fairmont Park Stadium
Career Tech
Greendale Dr.
Tennis
Firebird Ln.
Lincoln Park Blvd.
Library
N
RUETSCHLE
Middle School Arrival / Dismissal
Kettering City Schools - Facilities Master Plan
Facilities Construction Commission

Segment One
2024-2026
Budget Management Strategy

- **Project budget is based on current construction pricing from similar projects**
- **Cost estimates will be prepared at key points during the design process**
- **The Budget includes Owner-held contingency**
- **The Budget includes Construction Manager-held contingency**

GREAT SCHOOLS KETTERING City Schools GREAT COMMUNITY

Ohio Facilities Construction Commission

Segment Two
2028-2034

- 4 New Elementaries
- Renovate Greenmont
- FHS Cafeteria & CTC

Ohio Facilities Construction Commission

Working together to Shape the future of the Kettering Schools Community

Segment Two
2028-2030

Planning Process

Location of the 4 New Elementary Buildings:

Research and consultation with architects, city engineers, traffic engineers, property professionals and community engagement.

- **Neighborhood Schools “Geographical Location”**
- **Traffic Safety & Accessibility**
- **Site Suitability (size, topography, drainage, utilities)**
- **Design Flexibility**

GREAT SCHOOLS KETTERING City Schools GREAT COMMUNITY

Ohio Facilities Construction Commission

Segment Two
2028-2034

Planning Process

Future Property Use

Research and consultation with architects, city managers, legal counsel and community engagement.

The Kettering City School District must adhere strictly to laws like R.C. 3313.41 and BOE Policy 7300

GREAT SCHOOLS KETTERING City Schools GREAT COMMUNITY

Ohio Facilities Construction Commission

Segment Two
2028-2034

Planning Process

Consolidation Provides Operational Savings : GENERAL BUDGET

- Landscape/Ground Maintenance
- Facility Maintenance
- Snow Removal
- Security Contract/Supplies
- Custodial Supplies
- Pest Control
- Fire and Life Safety
- Trash Disposal
- Electricity - Fixed
- Water and Sewer - Fixed
- Gas
- Insurance

GREAT SCHOOLS KETTERING City Schools GREAT COMMUNITY

Ohio Facilities Construction Commission

Segment Two
2028-2034

Planning Process

Personnel Considerations:

- *No employee loses their job*
- *Through attrition- potential cost savings*
- *Sustain balanced class sizes*
- *Maintain quality services and enriched programs*

Note: This provides potential operational savings from the General Fund.

Future-Ready Facilities Financial Plan

Working together to Shape the future of the Kettering Schools Community

Future-Ready Facilities Segment One Bond Issue Estimate

Home Value	Monthly Cost	Over 65 or Disabled (income based)
$100,000	$17.47	$12.87
$200,000	$34.94	$30.02
$300,000	$52.41	$47.18
$400,000	$69.88	$64.34
$500,000	$87.35	$81.50

Costs based on current assumptions of property value and bond components.

Bond Project Overview

Existing Projected Project Cost

- $321 Local Share
- $159 State Share
- $480 Total

Millage Drop-off Impact

- Segment 2 Bond Issue actual cost

With the 2002 bond ending in 2031, the Segment Two bond could be a no new tax increase depending on the final cost of Segment One construction.

Total Estimated Local Cost $321 Million

Segment	Cost	Millage
Segment One	$222 Million	5.93 Mills
Segment Two	$99 Million	2.67 Mills

Impact of Existing Bond Drops

Year	Mill Reduction	Savings per $100,000 Home
2028	0.62 mills	$1.75/month
2031	2.13 mills	$5.83/month
2032	.49 mills	$1.43/month

Disclaimer: The projections above are based on current information and assumptions, which are subject to change. Factors such as unforeseen project costs, investment performance, and shifting financial priorities may impact these figures over time. This information is intended to provide a conceptual understanding, not a definitive or fixed outcome.

Financial Opportunity: Partnering with the Ohio Facilities Construction Commission

$321M

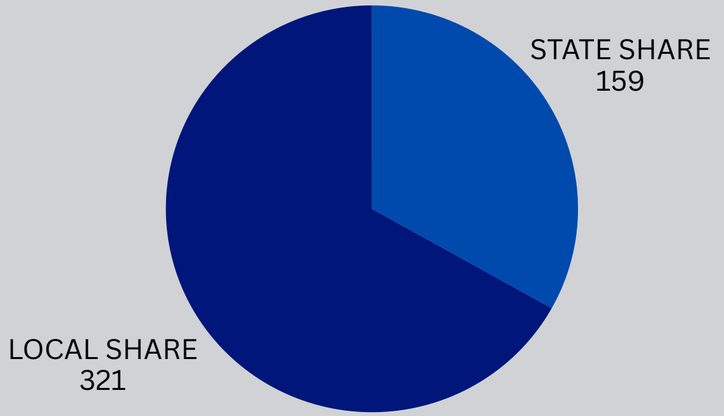
OFCC **New Construction**
Local Share

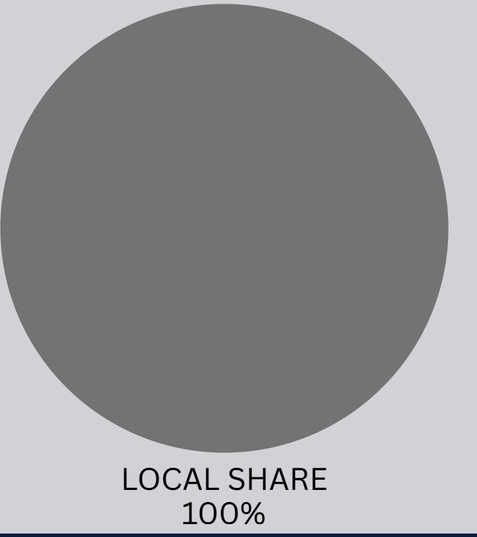
$159M

OFCC **New Construction**
State Share

$350M

Repair & Maintain **Old Schools** that now are 60-70 years old.
100% Local Share





Partner with the OFCC and consolidate into new buildings

Address critical needs with 100% local dollars and consolidate into existing old buildings

The Facilities Fork in the Road

The district confronts $350M in estimated maintenance & renovation costs for outdated facilities with insufficient Permanent Improvement funds available. **Doing nothing is not an option**. We must choose how to address these needs.

Local-Only Approach (Renovation)

Action: Renovate existing buildings using 100% local tax dollars.

Required Trade-Off: School consolidations become expedited leading to redistricting to reduce the $350M price tag.

Reality: Operational savings from closures will be partially offset by capital costs of retrofitting remaining buildings for increased capacity.

Key Takeaway: Rejecting the state partnership shifts the entire burden to local taxpayers and forces consolidation, redistricting, and a strong impact on the operational funds of the district.

The Financial Impact: How the Local-Only Path Affects Operations

Raiding the General Fund

With limited PI funds, major repairs must be paid from the General Fund—money typically reserved for personnel funding, student programs, supplies, and daily operations.

Current Cash Reserve: ≈30% of annual expenditures, erodes faster than currently projected in the forecast.
Key Impact: Erosion of reserves as facility costs drain operational dollars lead to negative impact on staffing and programming.

Accelerating the Tax Cycle

Current Projection: Our 2022 levy dollars, managed prudently, are projected to last through 2028 before the next operational ask.

Local-Only Reality: Supplementing facility costs will force us to return to voters sooner, request higher millage and expedite the operational asks moving forward.

Key Takeaway: Using operating dollars for capital improvements erodes the cash balance, impacts staffing/programming, and shortens the operational levy life-cycle. Funds won't stretch as far, leading to more frequent tax increase requests and less predictable budgeting.

COMING SOON!

Revitalizing The Barnes Building



No district funds used for renovation!

No taxes raised for renovation!

A Shared Vision!

- Enriching the Kettering Community
- Preserving History
- Enhancing Economic Development

...with no additional school funds

Middle School Merger

Working together to Shape the future of the Kettering Schools Community

To address 1-5 year critical needs at Van Buren Middle School



GREAT SCHOOLS
KETTERING City Schools
GREAT COMMUNITY

Merging VBMS: Ongoing Yearly Cost Savings Estimates

Note: The estimated timeline for the new middle school to be built and occupied is in five years

Yearly operational estimated cost savings:

$989,449

Total cost savings for five years is approximately

$4,907,245

Kettering City Schools

Together We Soar

One District~ One Vision~ One Firebird Community

Working together to Shape the future of the Kettering Schools Community

Better Together Committees

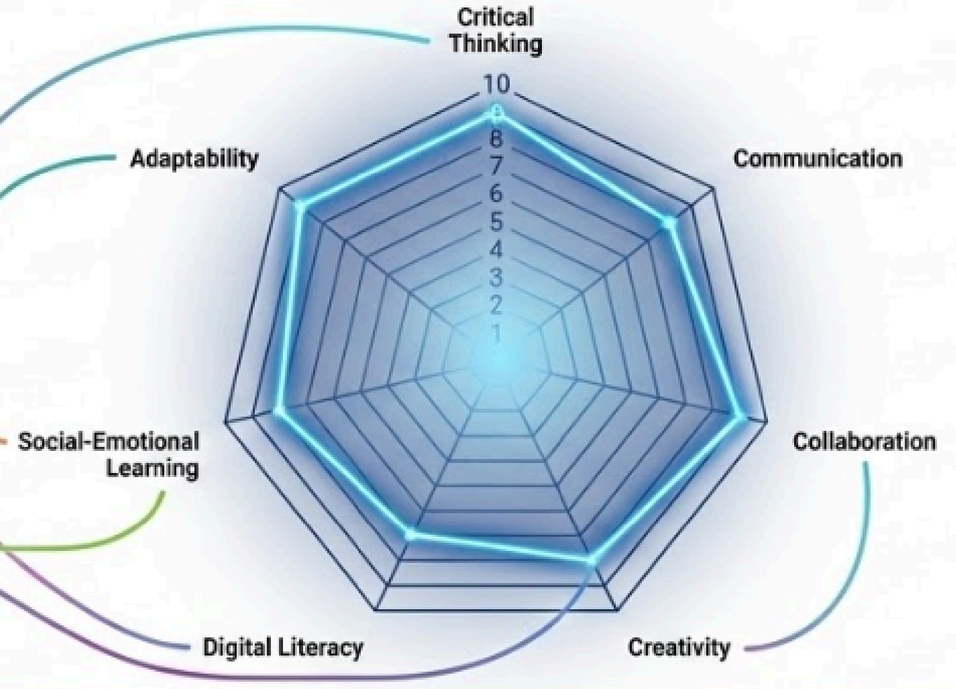
- Student Connection
- Family Connection
- Staff Connection
- Renaming/Legacy Celebration
- Campus Safety & Traffic
- Student Activities
- Moving Logistics
- Athletic Schedule & Program
- Music Schedule & Program

Where do you see the future-ready skillset reflected in the Portrait of a Firebird?



The Future-Ready Skillset

Research identifies several key competencies as critical for future success. These skills are interconnected and form the foundation for lifelong learning and adaptability. The radar chart below visualizes the ideal, well-rounded "Future-Ready" student profile, emphasizing the equal importance of multiple skill areas.



WE ARE FIREBIRDS

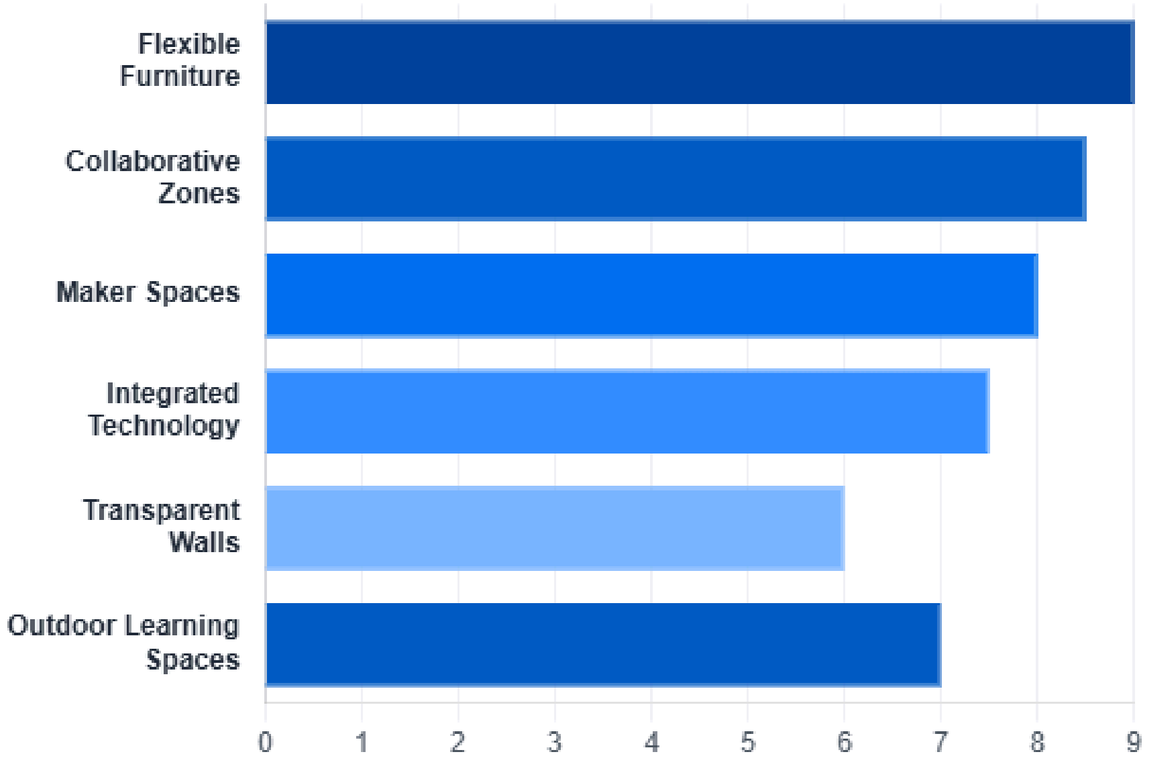
The "Where": Connecting Design to Skills

The physical learning environment is a powerful tool. A traditional layout of desks in rows supports one style of teaching. A modern, flexible environment supports many. School design directly enables the instructional practices that build future-ready skills.

Illustrative Impact of Design Features

This chart visualizes the relative impact of specific design choices on fostering future-ready skills. Features that promote flexibility, collaboration, and hands-on creation show the highest correlation with skill development.

- **Flexible Furniture:** Movable desks, chairs, and whiteboards allow for quick transitions between individual work, group collaboration, and direct instruction.
- **Collaborative Zones:** Open common areas and small huddle rooms encourage teamwork and communication.
- **Maker Spaces:** Hands-on labs with tools and technology foster creativity, problem-solving, and digital literacy.

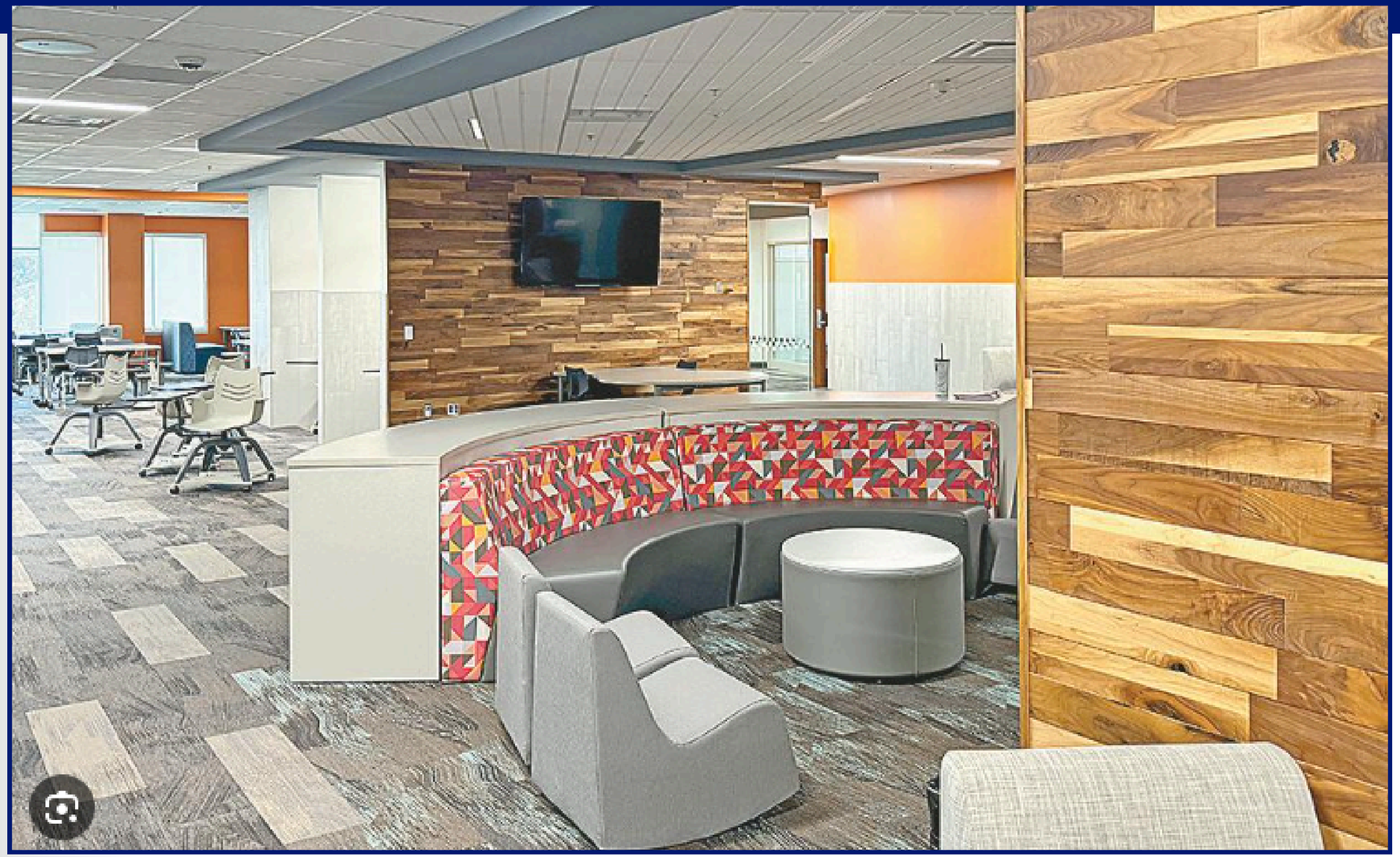



WE ARE
FIREBIRDS
TURN IT
OFF
DAYTON
FLYERS
WE ARE
PUMA
FIREBIRD
ATHLETIC
HOWITZER

Flexible Learning Environment



Collaboration Spaces



Our neighbors



West Carrollton Elementary School Small-Group Break-Out Rooms



West Carrollton Primary School Media Center



Fairborn High School Cafeteria



Fairborn High School Learning Hub and Commons Area



Fairborn High School Science Lab

Learning Spaces

Thank You!

Questions & Feedback

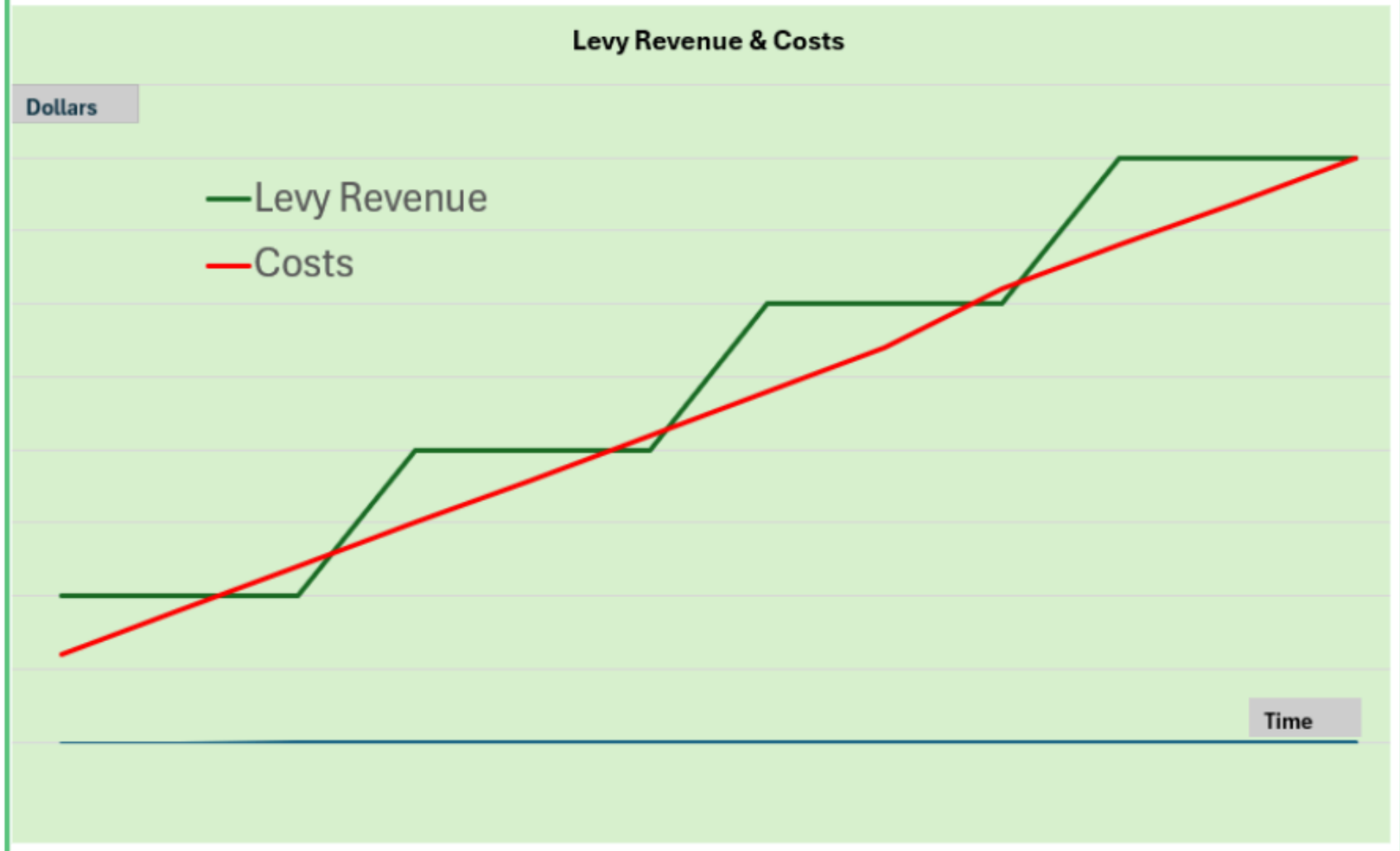


Why So Many Levies?

The Staircase Model of Ohio School Funding
Ohio's funding model shows how school districts rely on local property tax levies that provide fixed dollar amounts of revenue.

Over time, costs rise due to inflation and salary increases, but levy revenue remains flat, creating a funding gap.

Districts must repeatedly return to voters for new levies to keep up—each new levy becomes a "step" in the staircase.



Kettering's Levy History

Operating Levy Breakdown				
			A/R	All Property Categories
Year	**Type**	**Ballot Millage**	**Effective Millage**	**Total Revenue**
n/a	Inside Millage	n/a	5.80	$ 10,767,082
1976	Operating	28.30	4.97	$ 16,021,415
1982	Operating	3.50	0.99	$ 2,682,504
1985	Operating	4.00	1.28	$ 3,428,859
1990	Operating	6.70	2.23	$ 5,961,401
1995	Operating	3.30	1.53	$ 3,576,542
2000	Operating	3.20	1.78	$ 3,861,183
2004	Operating	6.90	4.04	$ 8,588,309
2007	Operating	4.90	2.87	$ 6,098,944
2010	Operating	4.90	2.87	$ 6,098,944
2013	Operating	4.89	2.86	$ 6,086,496
2018	Operating	5.99	3.85	$ 7,899,540
2022	Operating	5.99	4.50	$ 8,963,889
Total Operating Levy		**82.57**	**39.57**	**$ 90,035,109**

Permanent Improvement Levy Breakdown				
Year	**Type**	**Ballot Millage**	**Effective Millage**	**Total Revenue**
2016	Permanent Improvement	3.40	1.99	$ 4,231,919

*Debt payment obligations for Certificates of Participation issued by the district reduce the annual expendable revenue from PI levy funds to approximately $2.2M.

Bond Levy Breakdown				
Year	**Type**	**Bond Raised**	**Effective Millage**	**Collected To Pay Debt**
2002	Bond	$ 102,400,000	3.26	$ 6,051,843

Total A/R Effective Rate : 44.82

A/R' stands for 'agricultural and residential property. Total revenue includes collection from A/R as well as commercial/industrial and P/U.