

**ST. CLAIRSVILLE
RICHLAND CITY
SCHOOL DISTRICT**



Community Advisory Team Meeting No. 1



An Introduction to SHP

- Founded in 1901
- Architecture + Engineering Firm
- *'Wrote the book'* on Community Engagement
- Master Planning + Design of 137 schools across the midwest since 1998
- Staff of 94 in Columbus + Cincinnati

The Community Advisory Team

- Charged with assisting the district in developing master plan options
- Diverse range of perspectives & backgrounds
- Ultimate goal is to make a recommendation to the BOE on Master Plan option with broad community support



Community Advisory Team

Meeting Dates + Milestones

• August 28

Intro to Process +
Information Gathering

• October 23

Refine MP Options
with Cost Sets

• November 13

Board of Education
acts on CAT
Recommendation

• September 24

Develop MP Options +
Consider early Ed. Vision

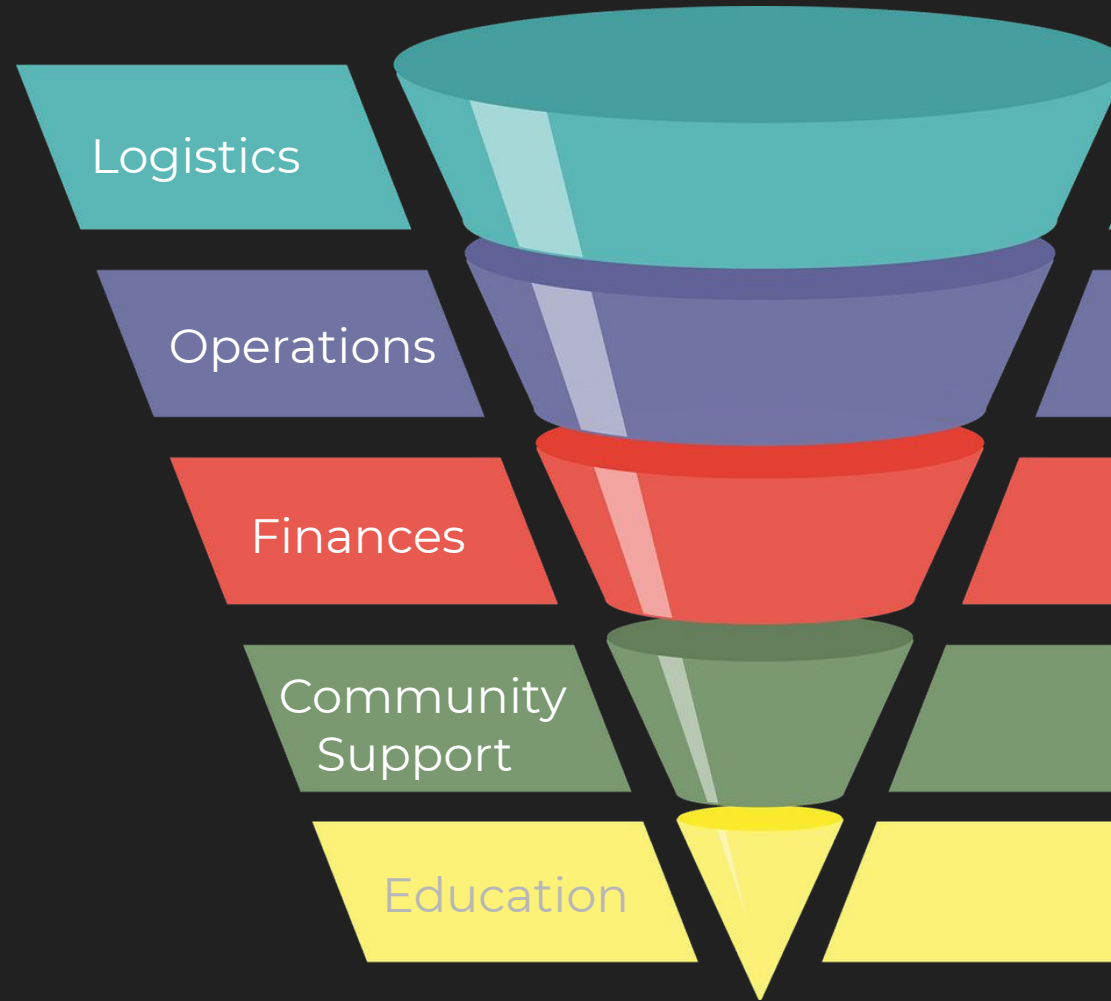
• November 6

Finalize Master Plan
Recommendation to BOE



Question One: What is Master Planning?

The Master Planning Process



WHAT IS THE RIGHT PLAN?

Educationally Appropriate



Financially Responsible



Community Supported



Facility Planning Process

- Update Enrollment
- Update Assessments
- Listen to the Community
- Research the Sites
- Develop Options and Cost
- Recommend Master Plan to BOE



Question Two:

Why doesn't the State pay for a new school for us?



How is the 7%
figure
calculated?

Total Taxable Value

No. of Students

= **Avg. Valuation per
pupil**

100%
State-Funded

District	County	FY 19 Rank	3 Yr. Average Valuation
Clearview Local SD	Lorain	1	\$38,469
Youngstown City SD	Mahoning	2	\$40,457
Campbell City SD	Mahoning	3	\$40,935
Warren City SD	Trumbull	4	\$42,772
Canton City SD	Stark	5	\$43,738
Lima City SD	Allen	6	\$47,384
East Cleveland City SD	Cuyahoga	7	\$47,680
Lorain City SD	Lorain	8	\$47,911
Painesville City Local SD	Lake	9	\$48,605
Trimble Local SD	Athens	10	\$49,024
Whitehall City SD	Franklin	11	\$50,734
Wellsville Local SD	Columbiana	12	\$52,186
Mad River Local SD	Montgomery	13	\$54,317
Dayton City SD	Montgomery	14	\$55,441
Western Local SD	Pike	15	\$55,983

0%
State-Funded

Upper Arlington City SD	Franklin	594	\$315,799
Mayfield City SD	Cuyahoga	595	\$336,673
Sycamore Community City SD	Hamilton	596	\$342,159
Manchester Local SD	Adams	597	\$348,699
Port Clinton City SD	Ottawa	598	\$349,160
West Geauga Local SD	Gauga	599	\$355,533
Revere Local SD	Summit	600	\$361,942
Newbury Local SD	Gauga	601	\$376,677
Westlake City SD	Cuyahoga	602	\$405,953
Cuyahoga Heights Local SD	Cuyahoga	603	\$459,215
Independence Local SD	Cuyahoga	604	\$459,386
Beachwood City SD	Cuyahoga	605	\$523,576
Orange City SD	Cuyahoga	606	\$540,213
Indian Hill EVSD	Hamilton	607	\$638,233
Danbury Local SD	Ottawa	608	\$869,698
Put-In-Bay Local SD	Ottawa	609	\$1,815,470
Kelleys Island Local SD	Erie	610	\$47,185,814



Where are we
on the list?

St. Clairsville is
#573 out of 610



Comparing St.C to Area Schools



Question Three:

What Can We Use from the OFCC?

Enrollment Projections

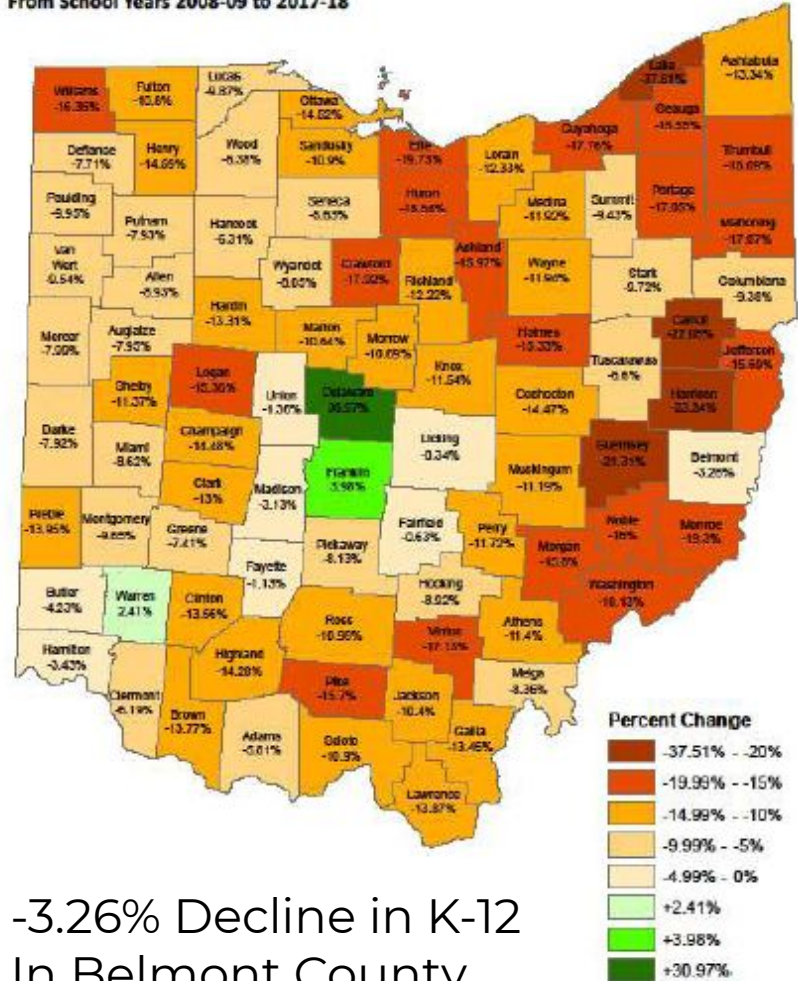
- OFCC / FutureThink ran a 10 year enrollment project for the district in 2015
- Projections were run to determine the build year (maximum student population) for new facilities
- St. C enrollment was projected to slowly decline from 2015 - 2025 (26 student difference)

Enrollment History



-6% Decline in K-12 in OH

Student Enrollment Growth/Loss
From School Years 2008-09 to 2017-18



-3.26% Decline in K-12
In Belmont County

Projected Enrollment in St. C

St. Clairsville-Richland City School District
Projected Enrollment

Grade	2015-16 Actual	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Pre-K (special needs)	13	17	16	17	17	17	17	17	17	17	17
K	121	128	121	123	121	123	123	123	123	123	123
1	127	122	128	122	124	122	124	124	124	124	124
2	94	125	120	126	119	121	120	121	121	121	121
3	136	96	126	121	127	120	123	121	122	122	122
4	126	135	95	125	120	126	119	121	120	121	121
5	104	125	133	93	123	118	124	118	120	118	119
6	138	111	132	141	99	131	125	132	125	127	125
7	116	140	112	133	142	100	132	126	133	126	128
8	145	117	140	112	133	142	100	132	126	133	126
9	147	160	129	154	123	147	157	110	145	139	147
10	136	140	152	122	147	117	140	149	105	138	132
11	116	121	124	135	109	130	104	124	133	93	123
12	127	113	118	121	132	106	127	101	121	129	90
Pre-K - 12 Total	1,646	1,650	1,646	1,645	1,636	1,620	1,635	1,619	1,635	1,631	1,618
Ungraded	1	1	1	1	1	1	1	1	1	1	1
Grand Total	1,647	1,651	1,647	1,646	1,637	1,621	1,636	1,620	1,636	1,632	1,619

Source: FutureThink

2019-2020 Start of School Enrollment: 1,673

Enrollment Projection - Next Steps

- Review St. C's enrollment for 2016, 2017, 2018 against OFCC / FutureThink numbers
- Update survival ratios, new housing starts, live birth data
- Determine an enrollment planning number that will form the basis of master planning options

Facility Assessments

- OFCC sent a team of architects and engineers to assess the district's facilities in 2015
- St. C's buildings were reviewed in comparison to the OFCC standards for renovating facilities to a like new condition
- These assessments are a good basis for estimating renovation and ongoing maintenance

Facility Assessments

District: St. Clairsville-Richland City SD				County: Belmont Area: East Central Ohio (7)			
Name: St. Clairsville MSHS				Contact: Mr. Walter Skaggs			
Address: 102 Woodrow Avenue St. Clairsville, OH 43950				Phone: (740) 695-1584			
Bldg. IRN: 35526				Date Prepared: 2015-10-28 By: Andi Lease			
				Date Revised: 2015-11-13 By: Andi Lease			
Current Grades		E-12	Acreage:	9.50			
Proposed Grades		N/A	Teaching Stations:	70			
Current Enrollment		1057	Classrooms:	40			
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
01) 1924 Original Construction		1924	no	3	27,226		
02) 1924 Auditorium Addition		1924	no	1	3,718		
03) 1950 Addition		1950	no	2	31,446		
04) 1963 Addition		1963	no	4	54,086		
05) 2003 Addition		2003	no	3	48,244		
Total					184,720		
*HA		= Handicapped Access					
*Rating		= 1 Satisfactory					
		= 2 Needs Repair					
		= 3 Needs Replacement					
*Const P/B		= Present/Scheduled Construction					
FACILITY ASSESSMENT		Rating	Dollar Assessment				
Cost Set: 2019							
A. Heating System		2	\$3,829,108.00				
B. Roofing		3	\$656,570.00				
C. Ventilation / Air Conditioning		3	\$65,000.00				
D. Electrical Systems		2	\$252,112.00				
E. Plumbing and Fixtures		2	\$625,466.00				
F. Windows		3	\$258,610.00				
G. Structure: Foundation		1	\$0.00				
H. Structure: Walls and Chimneys		3	\$496,187.50				
I. Structure: Floors and Roofs		1	\$0.00				
J. General Finishes		3	\$2,274,173.60				
K. Interior Lighting		3	\$757,094.00				
L. Security Systems		2	\$97,184.80				
M. Emergency/Egress Lighting		3	\$116,476.00				
N. Fire Alarm		2	\$82,360.00				
O. Handicapped Access		3	\$484,495.20				
P. Site Condition		3	\$1,294,001.35				
Q. Sewage System		1	\$0.00				
R. Water Supply		2	\$500.00				
S. Exterior Doors		3	\$15,000.00				
T. Hazardous Materials		2	\$162,067.60				
U. Life Safety		3	\$1,004,115.08				
V. Loose Furnishings		3	\$853,537.00				
W. Technology		2	\$325,736.26				
X. Construction Contingency / Non-Construction Cost		-	\$3,310,255.17				
Total			\$16,860,048.56				

1924 / 1950 / 1963 / 2003
164,720sf
2019 cost set update:
CEFPI - Borderline

District: St. Clairsville-Richland City SD				County: Belmont Area: East Central Ohio (7)			
Name: St. Clairsville Elementary School				Contact: Amber Shepherd-Smith			
Address: 120 North Street St. Clairsville, OH 43950				Phone: (740) 695-0884			
Bldg. IRN: 43216				Date Prepared: 2015-10-28 By: Andi Lease			
				Date Revised: 2015-11-15 By: KHammon			
Current Grades		PK-4	Acreage:	5.40			
Proposed Grades		N/A	Teaching Stations:	37			
Current Enrollment		631	Cleanrooms:	23			
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
01) 1957 Original Construction		1957	no	1	29,910		
02) 1970 Addition		1970	no	2	36,964		
Total					66,474		
*HA		= Handicapped Access					
*Rating		= 1 Satisfactory					
		= 2 Needs Repair					
		= 3 Needs Replacement					
*Const P/B		= Present/Scheduled Construction					
FACILITY ASSESSMENT		Rating	Dollar Assessment				
Cost Set: 2019							
A. Heating System		3	\$1,794,798.00				
B. Roofing		1	\$0.00				
C. Ventilation / Air Conditioning		2	\$12,000.00				
D. Electrical Systems		2	\$1,079,873.00				
E. Plumbing and Fixtures		3	\$127,000.00				
F. Windows		2	\$940.00				
G. Structure: Foundation		2	\$900.00				
H. Structure: Walls and Chimneys		2	\$251,400.00				
I. Structure: Floors and Roofs		1	\$0.00				
J. General Finishes		3	\$1,488,040.20				
K. Interior Lighting		3	\$432,061.00				
L. Security Systems		2	\$83,062.50				
M. Emergency/Egress Lighting		3	\$89,474.00				
N. Fire Alarm		3	\$149,988.50				
O. Handicapped Access		2	\$293,894.80				
P. Site Condition		3	\$437,961.00				
Q. Sewage System		1	\$0.00				
R. Water Supply		2	\$500.00				
S. Exterior Doors		1	\$0.00				
T. Hazardous Materials		2	\$114,250.00				
U. Life Safety		3	\$304,943.68				
V. Loose Furnishings		3	\$369,607.00				
W. Technology		-	\$191,445.12				
X. Construction Contingency / Non-Construction Cost		-	\$1,754,214.40				
Total			\$6,934,701.28				

1957 / 1970
66,474sf
2019 cost set update:
CEFPI - Borderline

Facility Assessments - Next Steps

- Review OFCC assessments with custodial and maintenance staff to determine what has changed since 2015
- SHP to perform a more detailed assessment with updated construction cost
- SHP to develop cost to renovation vs. cost to replace as well as the ongoing **cost of doing nothing**



Question Four:

How do we create
budget numbers
for a new school?

Master Plan Budgeting

New Construction:

of students x sf/student = Facility size

Facility size x construction cost/sf = total facility cost

Additional Cost:

- Site premiums
- Material/systems upgrades
- Community Spaces (auditoriums, enlarging gyms, meeting rooms)
- Academic delivery upgrades (space, transparency, moveable walls, etc.)
- Renovation of any existing facilities to remain



**Now teach us about
your community**



Focus Groups

Social Media Influencers, Parents,
Staff/Faculty, Elected Officials,
Business Leaders, Past Campaign
Leaders

Six, one-hour sessions

Focused on past and future of the
schools and community



In groups of 4-6...



Questions for your group to consider...

1. If someone were considering moving to this district, what would you tell them about the school system?
2. What do you think the community needs to learn about the school system that they don't already know?
3. In the previous bond issue attempt, what went right? What went wrong? What were you hearing in the community?
4. What is the most important thing to consider as we move forward in envisioning the future of the district and its facilities?

Back together in 15 minutes



Emerging Themes from Focus Groups

Some level of distrust exists between the St. C community and many of its public entities.

Communication between the community and its public entities has been somewhat limited in the past.

The public felt a sense of “Sticker Shock” during the previous bond issue attempt, with many opponents describing the plan as a “Taj Mahal.”

The previous bond issue attempt made a positive impact in educating the community about the need for new or renovated facilities.



Also a part of this effort
EDUCATIONAL VISIONING



Educational Visioning Team

Meeting Dates + Milestones



LEARNING FROM OUR COMMUNITY

FOR THE FUTURE OF ST. C SCHOOLS



EngageStCSchools.com/CAT



Our next meeting:
TUESDAY, SEPTEMBER 24th at 5:00 PM