

# **ST. CLAIRSVILLE** RICHLAND CITY SCHOOL DISTRICT



Community Advisory Team Meeting No.1

#### SHP

#### 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

#### **SHP**

#### 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

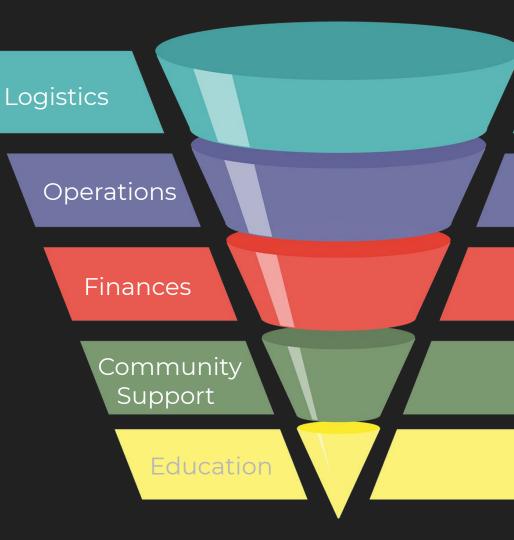
#### November 6

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**

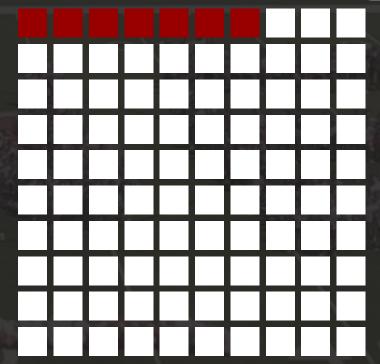
- Update Enrollment
- Update Assessments
- Listen to the Community
- Research the Sites
- Develop Options and Cost
- Recommend Master Plan to BOE



# **Question Two:** Why doesn't the State pay for a new school for us?



#### **State Funding** St. C would receive 7% of funds from the State of Ohio **IF** our number comes up.





# How is the 7% figure calculated?

#### Total Taxable Value

#### No. of Students

#### = Avg. Valuation per pupil

#### 

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

	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
Funded	Port Clinton City SD	Ottawa	598	\$349,160
	West Geauga Local SD	Geauga	599	\$355,533
	Revere Local SD	Summit	600	\$361,942
	Newbury Local SD	Geauga	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

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# 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?

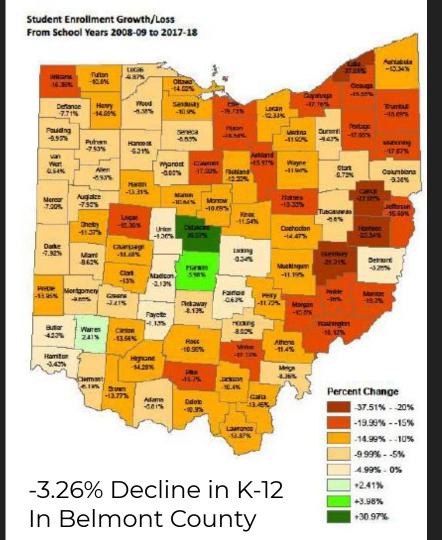
#### **Enrollment Projections**

- 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



#### Projected Enrollment in St. C

				jected Enr	ity School I oliment						
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
к	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	<del>96</del>	126	121	127	120	123	121	122	122	122
4	126	135	95	125	120	125	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	the second se
8	145	117	140	112	133	142	100	132	126	133	126
9	147	160	129	154	123	147	157	110	145	139	
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	105	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										41494	-144

#### 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 a enrollment planning number that will form that 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: Name: Address: Bidg, IRN	St Clairsville St. Clairsville 102 Woodro St. Clairsville 1 35575	e MS/HS w Avenu		SD	( 5	Contaot: Mr. Walter Skaggs Phone: (740) 695-1584	a: East Central O Andi Lease Andi Lease	hio (7)		
Current Gr	and a second	5-	12	Acreage:	9.60	Suitability Appraisal Summary	reise Ledoe			2
Proposed		5° N		Teaching Stat		consumy Appraisar commany				
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	Enroliment	N		Crassrounts:		Cover Sheet	_		_	_
Addition	enroument	Date		Number of	Current Square	1.0 The School Site	100	48	48%	Poor
naution		Date	n۸	Figures	Feet	2.0 Structural and Mechanical Feature	\$ 200	100	50%	Borderline
01) 1924 0	Original	1924	no	3		3.0 Plant Maintainability	100	57	57%	Borderline
Constructio				199	2010	4.0 Building Safety and Security	200	104	52%	Borderline
	Auditorium	1924	no	1	3,718	5.0 Educational Adequacy	200	111	56%	Borderline
Addition						6.0 Environment for Education	200	99	50%	Borderline
03) 1950 A	Addition	1950		2	31,446	LEED Observations	_	10	_	-
04) 1963 A		1963		4	54,088	Commentany	100	63	1	
05) 2003 A	Addition	2003	no	3	48,244	Total	1000	519	52%	Borderline
Total	30	233			164,720	Enhanced Environmental Hazards Ass				Por selline
	"HA	<ul> <li>Hand</li> </ul>	lcapp	ed Access		Contractive conversion include industries Add				10
	"Rating	-1 Satisf	factor	Ŋ		C-Under Contract				
	1.00	=2 Need	is Re	pair						
		-3 Need	Is Re	placement		Renovation Cost Factor				101.41%
	Const P/8	- Prese	ent/Si	cheduled Cons	truction	Cost to Renovate (Cost Factor applied			and stated with an a	\$17,097,775.25
F	FACILITY ASS		NT		Dollar	The Replacement Cost Per SF and the requested from a Master Plan.	: Henovate/Hepla	ce rano are drily (	provided which t	ms summary /s
-	Cost Set	: 2019		Rating	Assessment 0					33
	ating System			2	\$3,829,108.00					
	ofing	-		3	\$656,570.00					
	ntilation / Air C		12	3	\$65,000.00					
	ctrical System			2	\$252,112.00					
	mbing and Fla	dures				- 2				
	ndows			2	\$525,465.00	100 / 100	- ~ / -	0.07	100	~ -
	ucture: Founda			3	\$258,610.00	1924 / 195	50 / 1	963	/ 20	03
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Addr		120 Norris	_	-					Phone:	(740) 695-0884						
		57. Clairevil	<b>h</b> ,0	H 432	50				Date Prepared			And Lease				
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Proposed Grades NIA Teaching Stations:				37	20											
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1						Floors	Fee			al and Mechanical Fea	stures	200	102	51%	Borderine	
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A S						3	\$1,794,7								101.41%	
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🔔 C.	Vertil	ation / Air 0	and	itenin	a l	2	\$12,0	000.000	requested fr	The Replacement Cost Par SF and the Renovate/Replace ratio are only provided when this summery is requested from a Mester Plan.						
🛆 D.	Electr	icai Svatera	8			2	\$1,078,8	873.02	2 • //							
10.00			an and Datama					and the state								

(2) E.	Plumbing and Fixtures	3	\$127,000.00	•
<u>م</u>	Windows	2	\$840.00	
۵a	Structure: Foundation	2	\$900.00	
Q) H.	Structure: Walls and Chimneye	2	\$251,430.00	-
🏠 L.	Structure: Floore and Roofs	1	\$0.00	-
<u>لە</u>	General Finishes	3	\$1,458,040.20	-
(2) K.	Interior Lighting	3	\$432,081.00	
2L	Security Systems	2	\$83,092.50	•
🔅 M	Emergency/Egress Lighting	3	\$86,474.00	•
A N	Fire Alerti	3	\$149,588,50	
20.	Handloapped Access	2	\$290,694.80	•
<u>습</u> 만.	Site Condition	3	\$437,961.00	•
i) O	Several System	1	\$0.00	•
盆化	Water Supply	2	\$500.00	
Q) 8.	Exterior Doors	1	\$0.00	•
<u>م</u> ۲.	Hazardous Material	2	\$114,250.00	•
<ol> <li>U.</li> </ol>	Life Safety	3	\$324,943,68	-
Q V.	Loose Furnishings	3	\$365,607.00	
(i) W	Technology	2	\$191,448.12	•
- X.	Construction Continuency / Non-Construction Cost	147	\$1,754,214.47	•
Total		- 13	\$8,934,701.29	Γ

#### 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

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



# 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.

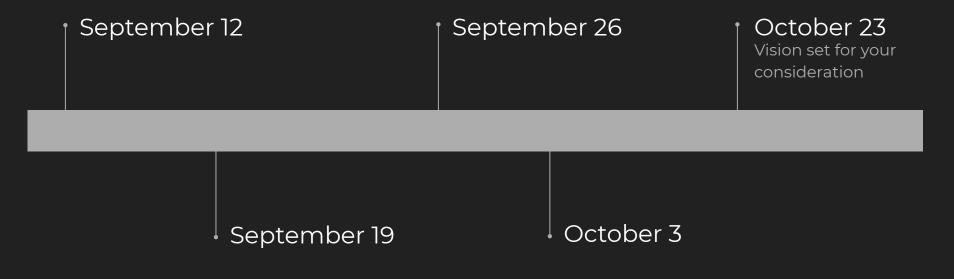


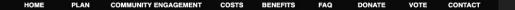
# Also a part of this effort EDUCATIONAL VISIONING



#### 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

