

# UNITED LOCAL 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

October 15

Intro to Process +  
Information Gathering

TBD

Refine Site Options  
and LFI Priorities

December 11

Board of Education  
acts on CAT  
Recommendation

October 28

Site Options + LFI Budgets

December 4

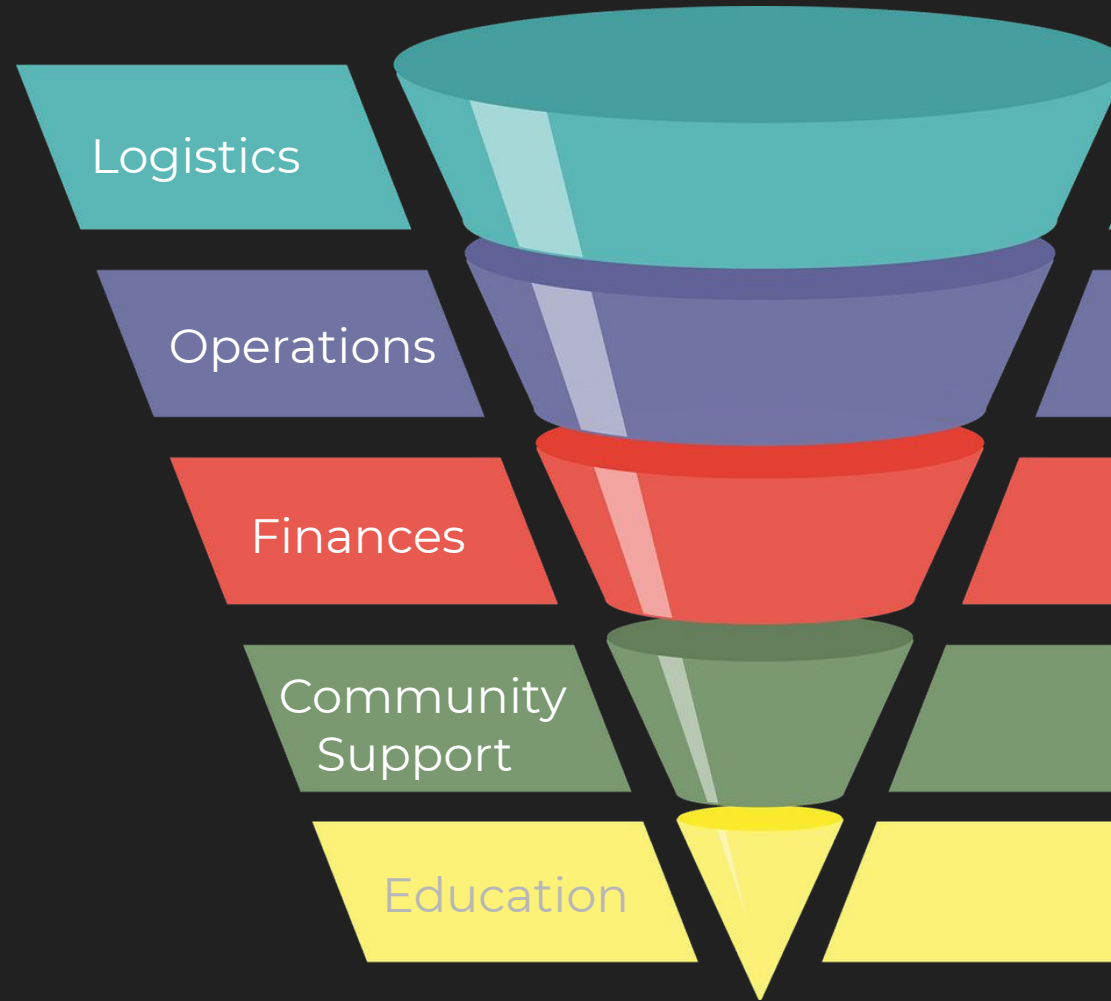
Finalize Master Plan  
Recommendation to BOE



# Question One:

## What is Master Planning?

# The Master Planning Process



# WHAT IS THE RIGHT PLAN?

Educationally Appropriate



Financially Responsible



Community Supported





# Facility Planning Process

- Review Enrollment
- Review Assessments
- Listen to the Community
- Research the Sites
- Understand Options and Cost
- Set LFI Budget
- Recommend Master Plan to BOE





## **Question Two:**

Who pays for new school construction or renovation?





How is the  
61-39% 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	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



Where are we  
on the list?

United Local is  
#249 out of 610



**Question Three:**  
What is our offer  
from the State?



# Offer from the State:

● Build (1) New Elementary/Middle/High School for PK-12	\$ 38,940,096
● Allowance to Abate/Demolish United School	<u>\$ 1,230,181</u>
Total Co-Funded Budget:	\$ 40,170,277
State Share:	\$ 24,503,869
Co-Funded Local Share:	<b>\$ 15,666,408*</b>

\*Does not include any Local Funded Initiatives



# Master Plan Budgeting

## New Construction:

# of students x sf/student = Facility size

Facility size x construction cost/sf = total facility cost

## Additional Cost (Potential LFI's):

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



# Enrollment Projections

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May 16, 2019

Mr. Lance Hostetter, Superintendent  
United Local School District – Columbiana County  
8143 State Route 9  
Hanoverton, OH 44423

Dear Superintendent Hostetter:

Per your acceptance dated May 16, 2019, the draft report dated April 1, 2019 has been finalized and submitted to the Ohio Facilities Construction Commission. Enclosed is the final report.

The master plan year is the 2023-24 school year with an enrollment of 1,094 students.

United Local School District	
Master Planning Year Projected Enrollment	
Grade	2023-24
Pre-K - 12 Total	1,062
Ungraded	1
Career Tech Comprehensive - High Bay	16
Career Tech Off-Site	13
<b>Total</b>	<b>1,094</b>

Source: FutureThink

We appreciate the opportunity to serve United Local Schools.

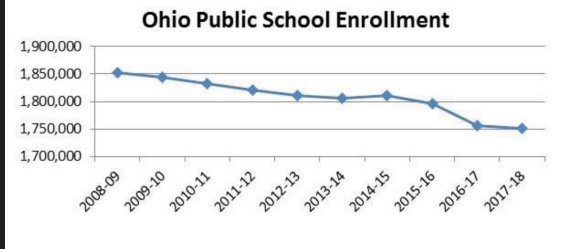
Sincerely,

Tracy V. Healy  
President

# Enrollment Projections

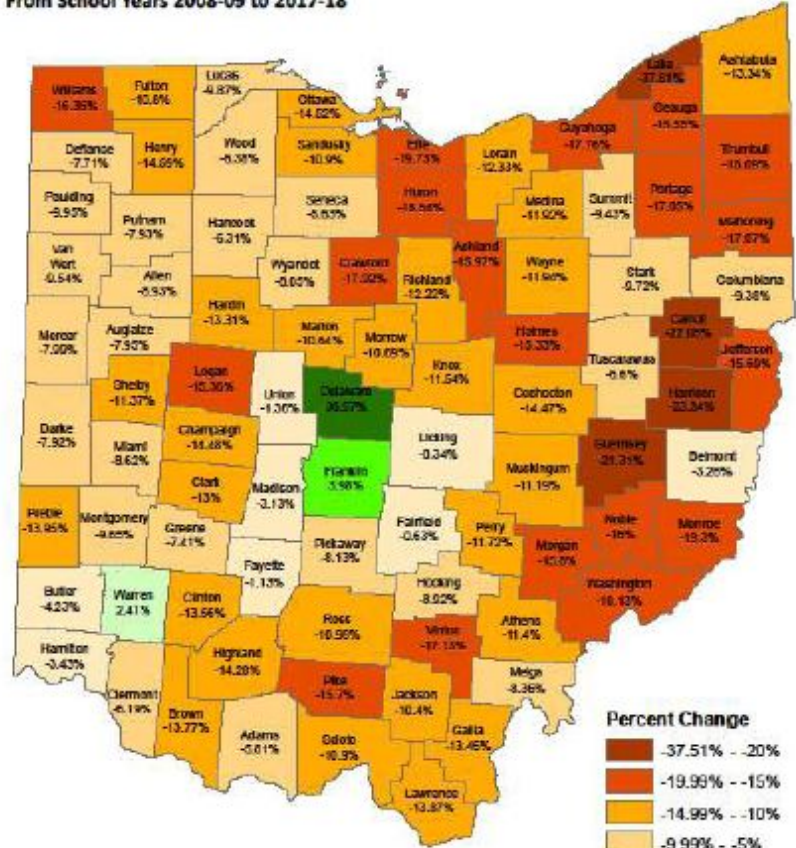
- OFCC / FutureThink ran a 10 year enrollment project for the district that was updated in 2019
- Projections were run to determine the build year (maximum student population) for new facilities
- United LSD enrollment was projected to slowly decline from 2019 - 2029 (43 student difference)

# Enrollment History



-6% Decline in K-12 in OH

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



-9.38% Decline in K-12  
In Columbiana County

# Projected Enrollment for United LSD

## United Local School District Projected Enrollment

Grade	2018-19 Actual	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Pre-K (special needs)	8	9	8	8	9	9	9	9	9	9	9
K	86	89	84	83	92	87	87	87	87	87	87
1	86	85	88	82	82	90	86	86	86	86	86
2	94	86	84	87	81	81	89	85	85	85	85
3	78	95	87	85	88	82	82	90	86	86	86
4	93	78	95	87	85	88	82	82	90	86	86
5	84	96	81	98	89	87	90	84	84	93	88
6	79	82	93	78	94	86	84	87	81	81	89
7	96	80	82	93	78	95	86	85	88	82	81
8	93	94	78	80	91	76	92	84	82	85	80
9	84	95	95	79	81	92	77	94	85	84	87
10	102	85	96	96	80	82	93	78	95	86	84
11	53	64	54	60	61	50	52	59	49	60	54
12	66	51	61	51	57	57	48	49	56	47	57
Pre-K - 12 Total	1,102	1,089	1,086	1,067	1,068	1,062	1,057	1,059	1,063	1,057	1,059
Ungraded	0	1	1	1	1	1	1	1	1	1	1
Career Tech Comprehensive - High Bay	29	19	19	19	20	18	17	18	18	18	19
Career Tech Off-Site	11	14	14	14	15	13	12	13	13	13	14
Grand Total	1,142	1,123	1,120	1,101	1,104	1,094	1,087	1,091	1,095	1,089	1,093

Source: FutureThink

# Facility Assessments

- OFCC sent a team of architects and engineers to assess the district's facilities in 2010
- United'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 Assessment

Current Grades	K-12	Acres:	113.00	Suitability Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	92					
Current Enrollment	1250	Classrooms:	80					
Projected Enrollment	N/A			Section	Points Possible	Points Earned	Percentage	Rating Category
Addition	Date	HA	Number of Floors	Current Square Feet	Cover Sheet	—	—	—
United Local Schools - Original Building - ES	1951	2	1	23,940	1.0 The School Site	100	89	89%
Vo-Ag Building - HS	1951	2	1	6,440	2.0 Structural and Mechanical Features	200	134	67%
Addition - ES	1953	2	1	3,540	3.0 Plant Maintainability	100	59	59%
Addition - MS	1955	2	2	36,470	4.0 Building Safety and Security	200	184	92%
Addition - ES	1957	2	1	6,670	5.0 Educational Adequacy	200	109	55%
Addition - MS/HS	1957	2	1	4,170	6.0 Environment for Education	200	137	69%
Addition - HS	1966	2	2	31,580	LEED Observations	—	—	—
Addition - ES - Brautigam Center	1973	2	1	7,050	Commentary	—	—	—
Addition - MS/HS	1982	2	1	710	Total	1000	712	71%
Addition - ES	1984	2	1	8,130	C=Under Contract			
Addition - HS	1994	1	2	16,180	Existing Square Feet			
Addition - HS	1997	1	2	32,560	Cost per Sq. Ft.			
Auditorium	1997	1	1	5,460	Renovation Cost Factor			\$0.00
Addition - ES	2004	1	1	8,120	Cost to Renovate (Cost Factor applied)			101.41%
<b>Total</b>				<b>191,020</b>	Reprogramming Cost			\$0.00
					Cost to Renovate w/ Reprogramming			\$0.00
					Cost to Replace			\$0.00
					Renovate/Replace			N/A

*[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]*

*HA	=	Handicapped Access
*Rating	=	1 Satisfactory
	=	2 Needs Repair
	=	3 Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
A.	Heating System	3	\$6,685,700.00	-
B.	Roofing	3	\$2,064,872.00	-
C.	Ventilation / Air Conditioning	2	\$25,000.00	-
D.	Electrical Systems	3	\$3,100,254.60	-
E.	Plumbing and Fixtures	3	\$458,640.00	-
F.	Windows	3	\$373,600.00	-
G.	Structure: Foundation	2	\$45,000.00	-
H.	Structure: Walls and Chimneys	2	\$264,437.50	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$3,911,349.80	-
K.	Interior Lighting	3	\$1,241,630.00	-
L.	Security Systems	3	\$714,406.00	-
M.	Emergency/Egress Lighting	3	\$191,020.00	-
N.	Fire Alarm	3	\$177,286.50	-
O.	Handicapped Access	3	\$846,504.00	-
P.	Site Condition	2	\$660,000.00	-
Q.	Sewage System	1	\$0.00	-
R.	Water Supply	1	\$0.00	-
S.	Exterior Doors	3	\$93,000.00	-
T.	Hazardous Material	3	\$313,689.00	-
U.	Life Safety	3	\$766,264.00	-
V.	Loose Furnishings	3	\$1,020,580.00	-
W.	Technology	3	\$1,920,210.00	-
X.	Construction Contingency / Non-Construction Cost	-	\$6,076,656.84	-
<b>Total</b>			<b>\$30,950,100.24</b>	

# Facility Assessments - Next Steps

- Review OFCC assessments with custodial and maintenance staff to determine what has changed since 2010
- SHP to perform a more detailed assessment with eye to where facilities can be divided
- SHP to develop cost to keep and renovation as well as projected operating cost for any existing facilities to remain





# Locally Funded Initiatives



# LFI DETAILS

- The Ohio Facilities Construction Commission shares the cost of constructing school buildings ( **Co-funded budget** ).
  - The district will need to considering **Locally Funded Initiatives** that would be 100% paid for by the district ( **LFI budget** ).
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# LFI DETAILS

## **Additional LFI's to be considered at next CAT meeting:**

- Capping / Renovating existing facilities
  - Athletic field replacement / upgrades
  - Renovations/Modifications at Transportation Facility
  - Site premiums
  - Material/systems upgrades
  - Community Spaces (auditoriums, enlarging gyms, meeting rooms)
  - Academic delivery upgrades (space, transparency, moveable walls, etc.)
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# Question Four:

How do we cover our local share and LFIs?



# Tax Revenue Update from District

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**COMPLETED WITHOUT  
TAX INCREASES  
to VOTERS/RESIDENTS**



Our next meeting:  
**MONDAY, OCTOBER 28th at 5:00 PM**