



MARION LOCAL SCHOOLS

COMMUNITY MEETING

October 30, 2022

Facilitated by





WELCOME



SUPERINTENDENT MIKE POHLMAN



MEET THE TEAM

GARMANN  MILLER

AGENDA



**MEET THE
TEAMS**



**PAST, PRESENT,
FUTURE**



**PRIORITIES IN
PLANNING**



**NEXT
STEPS**

EXIT TICKETS

We want to hear
from you!



ML **EXIT TICKET** 

What other questions or concerns do you have regarding the facility master planning process?

Name: _____

Email/phone: _____

FACILITIES TASK FORCE MEMBERS

Ryan Albers

Mark Bills

Nick Boeckman

Dave Brunswick

Anthony Chappel

Cole Dahlinghaus

Bob Dippold

Kelly Evers

Frank Evers

Kaylee Fleck

Todd Francis

Trina Griesdorn

Mark Hardesty

John Heinl

Jeanna Heitkamp

Sara Hess

Janice Holdheide

Bart Homan

Eric Homan

Lori Homan

Don Kemper

Kyle Koesters

Jennifer Lause

Jeff Luebke

Brad Meier

Joe Meyer

Allison Moeller

Dan Moeller

Frank Moeller

Jim Moeller

Jeff Otte

Kevin Otte

Joe Schmackers

Kelsey Schmiesing

Dustin Thobe

Kelli Thobe

Michelle Tobe

Kyle Unrast

Kylee Winner

Keisha Wolters

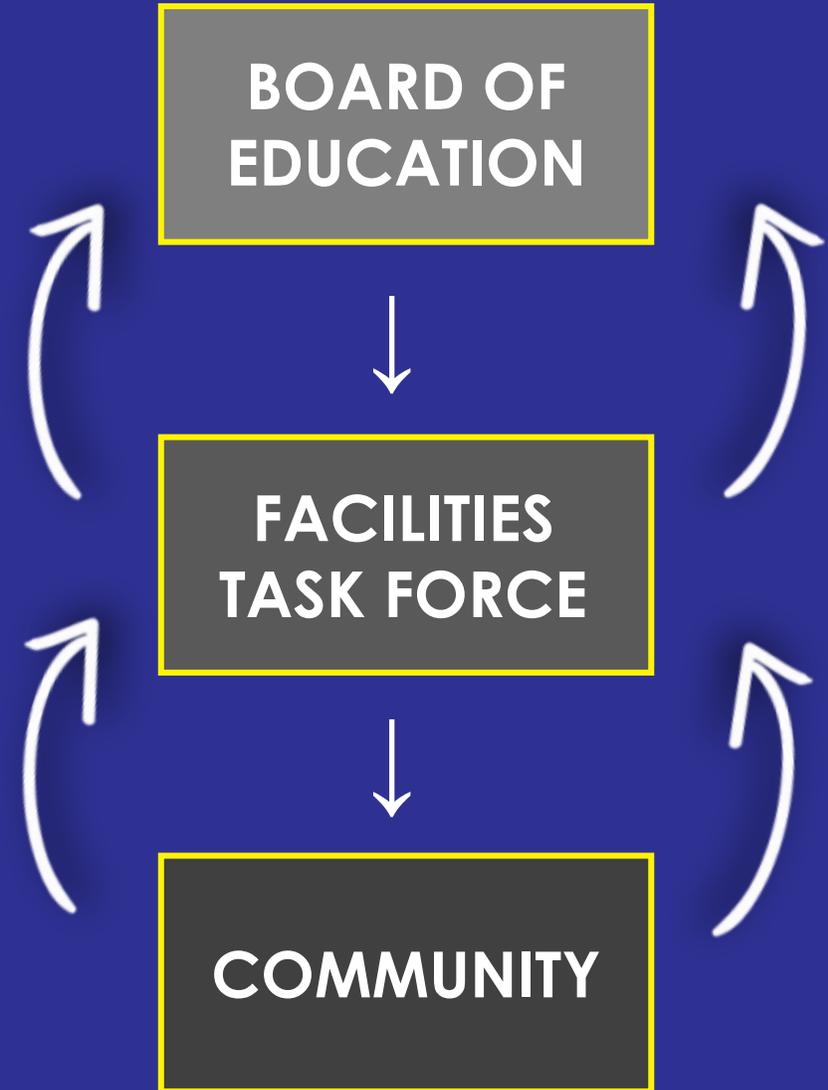
Lynn Wolters



GUIDING PRINCIPLES

- ▶ Open, community-driven process
- ▶ Emphasis on transparency and accuracy
- ▶ No predetermined outcomes
- ▶ For you. By you.

WHO'S WHO IN FACILITY PLANNING PROCESS





BOARD OF EDUCATION

Responsibility for management of district facilities and academic delivery. Makes ultimate decision for district direction based on input from the Facilities Task Force.



FACILITIES TASK FORCE

Identifies priorities, evaluates options and provides the board of education input on future direction of Marion Local Schools.



COMMUNITY

Provides input and feedback to the Facilities Task Force on priorities and options.



GARMANN MILLER

Guides Facilities Task Force, co-facilitates community meetings, gives feedback and provides high-level options based on facility priorities.

WHY ARE WE HERE?

CHALLENGES FACING THE DISTRICT

- ▶ Increased enrollment
- ▶ Classroom utilization
- ▶ Gym space scheduling
- ▶ Cafeteria/meal scheduling
- ▶ Special ed needs/Whole Child focus
- ▶ College Credit Plus course options
- ▶ Aging infrastructure and building maintenance needs

SPACES IMPACTED BY CHALLENGES

- ▶ Classrooms
- ▶ Career tech
- ▶ Gym space
- ▶ Commons area/cafeteria
- ▶ Administration space
- ▶ Locker room
- ▶ Weight room



MARION LOCAL SCHOOLS

PAST

PRESENT

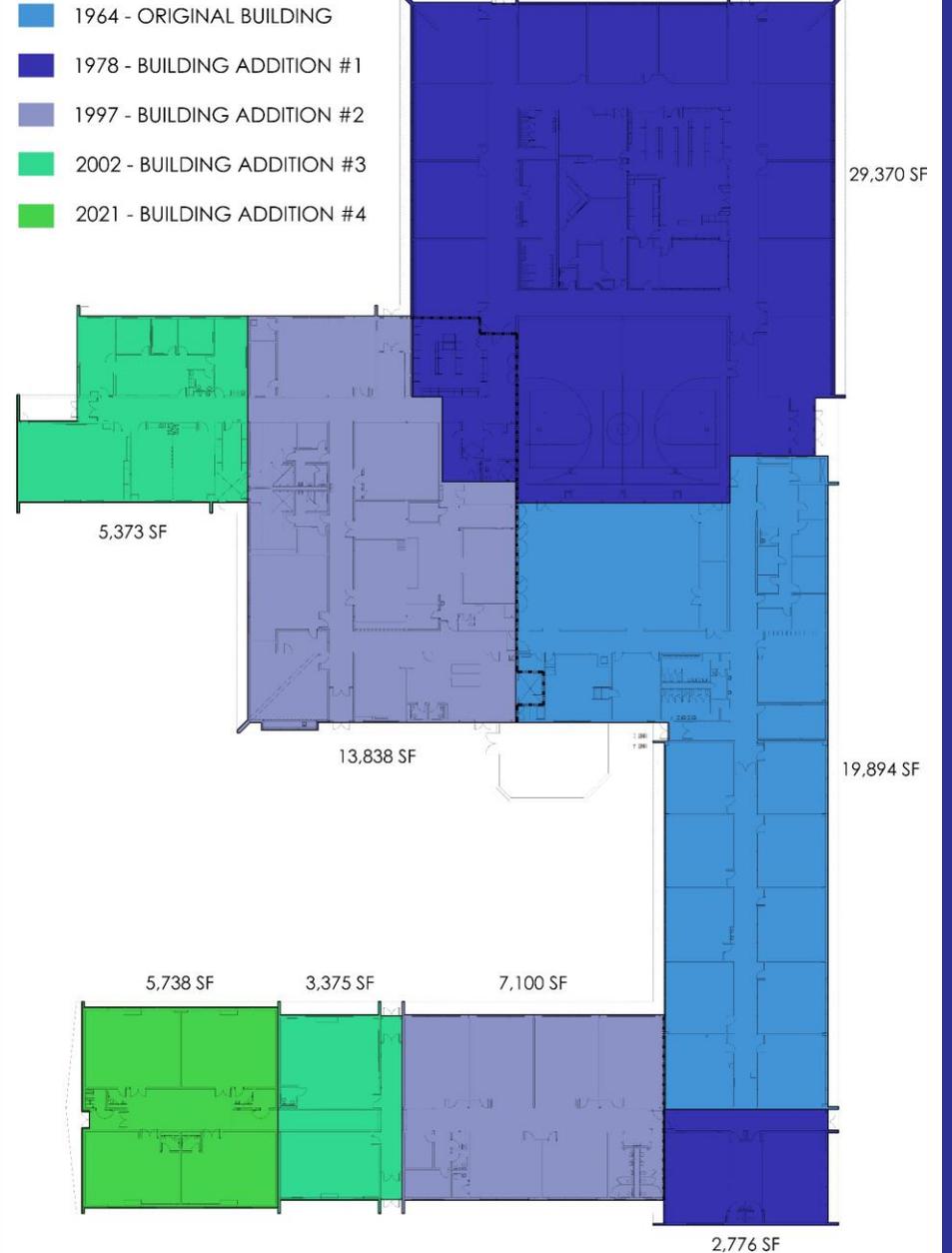
FUTURE

PAST

WHERE WE'VE BEEN

MARION LOCAL ELEMENTARY SCHOOL BUILDING

TOTAL BUILDING SF: 87,464 SF

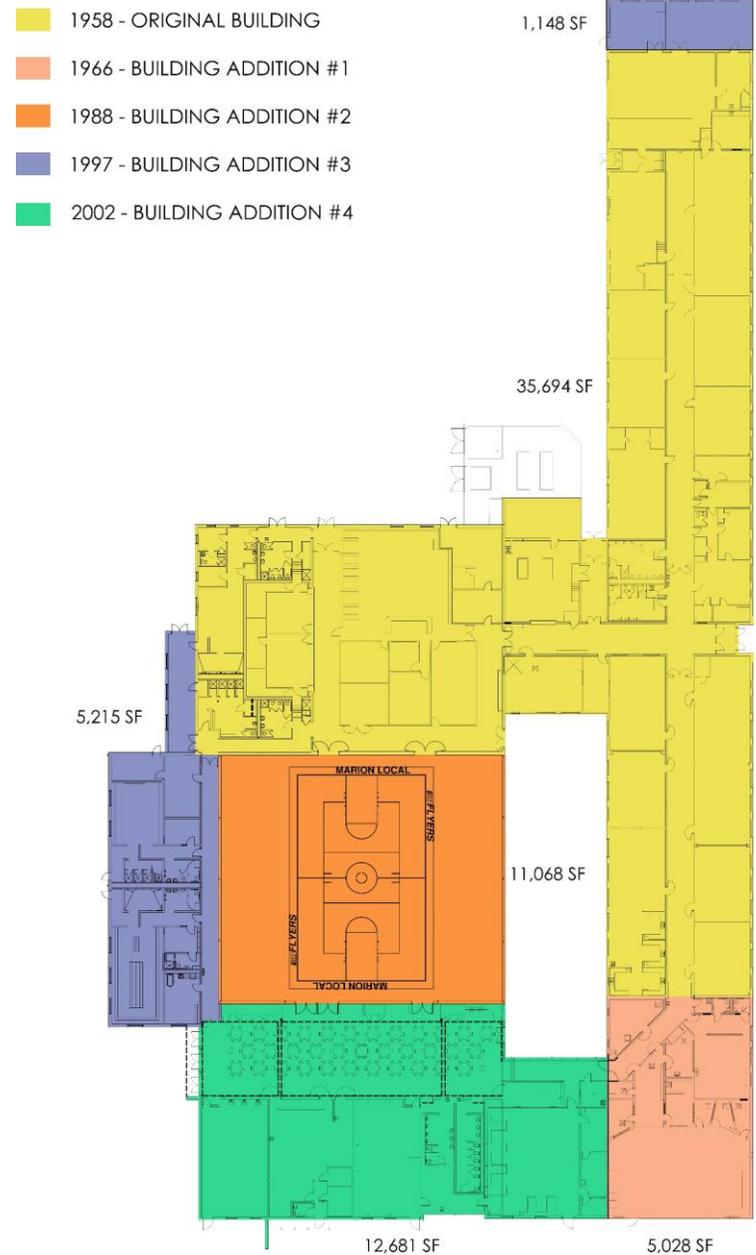


PAST

WHERE WE'VE BEEN

MARION LOCAL HIGH SCHOOL BUILDING

TOTAL BUILDING SF: 70,834 SF



FACILITY ANALYSIS

Comprehensive survey
and condition analysis
(completed in 2019)

1. Heating System
2. Roofing
3. Ventilation/
Air Conditioning
4. Electrical Systems
5. Plumbing and Fixtures
6. Windows
7. Structure: Foundation
8. Structure: Walls and
Chimneys
9. Structure: Floors/Roofs
10. General Finishes
11. Interior Lighting
12. Security Systems
13. Emergency/
Egress Lighting
14. Fire Alarms
15. Handicapped Access
16. Site Condition
17. Sewage System
18. Water Supply
19. Exterior Doors
20. Hazardous Material *
21. Life Safety
22. Loose Furnishings
23. Technology

(*) Asterisk denotes that all hazardous materials originally present in both buildings were removed in the last renovation project.

FACILITY ANALYSIS

RATINGS

NEEDS REPLACEMENT

Complete replacement of a system or item needed because it will likely not last 25 years

NEEDS REPAIR

Repair of a system or item needed because it will not likely last 25 years

SATISFACTORY

System or item will likely last 25 years

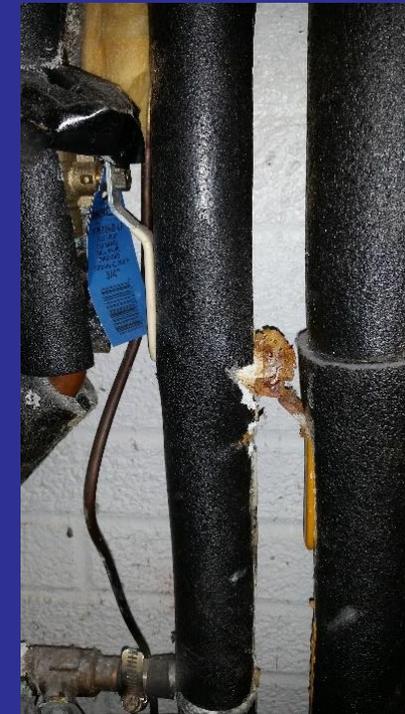
High School Building

Item E: Plumbing and Fixtures

Rating:
Needs Repair



DHW mixing valve in poor condition



Rusted and corroded domestic water valve

- Replace domestic water piping – up to 50% blockage; valves corroded
- Only one DWH. New hot water heater(s), storage tanks, recirc pumps
- In general, fixtures in good condition.
- Replace remaining cast iron sanitary in crawl space
- Add sump pumps in crawl space



PVC sanitary connections into cast iron

Elementary School Building

Item B: Roofing

Rating:

Needs Replacement



Membrane roof system



Roof drains

- Although the current membrane roof system is in fair condition for its age, the roof will not last another 25 years.
- A full roof replacement will be necessary.
- There are also a few locations around the roof perimeter where the metal copings and siding need repair and/or replacement.
- Additional Recommendations:
 - Increase thickness of rigid insulation
 - Add gutters and downspouts

Elementary School Building

Item S: Exterior Doors

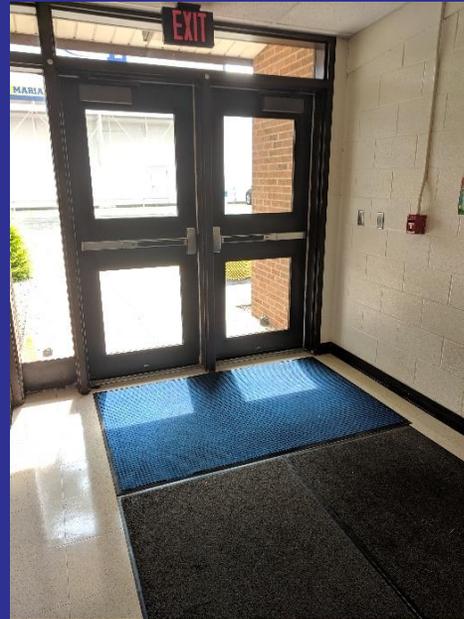
Rating:
Satisfactory



Aluminum door and hollow metal frame



Aluminum door and hollow metal frame



Aluminum door and aluminum frame

- There are no recommendations for the aluminum door systems. However, painting of the hollow metal doors should be completed to extend the life and minimize rust and corrosion. This cost will be included in Assessment Item F - Windows.
- Additional Recommendations (to be found in the Ideal/Rec. Cost Assessment)
 - Replace the hollow metal doors and door frames.

FACILITY ANALYSIS

SUMMARY OF ASSESSMENTS

SHARED WITH DISTRICT:

MINIMUM REQUIREMENTS COST ASSESSMENT

What will be needed to keep the current buildings operational for a total of 25 years.

IDEAL/RECOMMENDED COST ASSESSMENT

What would typically be done in K-12 schools renovation project.

These listed 'a la carte' items can be done but they all do not necessarily have to be completed

PRESENT

INCREASED
ENROLLMENT

| <u>Year</u> | <u>Total Baptisms</u> | | <u>Kindergarten Year</u> | <u>Graduation Year</u> | <u>Enrollment</u> |
|-------------|-----------------------|---|--------------------------|------------------------|-------------------|
| 2005 | | | | 2024 | 50 |
| 2006 | | | | 2025 | 76 |
| 2007 | | | | 2026 | 62 |
| 2008 | | | | 2027 | 72 |
| 2009 | | | 2015-2016 | 2028 | 58 |
| 2010 | 39 | → | 2016-2017 | 2029 | 55 |
| 2011 | 48 | → | 2017-2018 | 2030 | 71 |
| 2012 | 49 | → | 2018-2019 | 2031 | 63 |
| 2013 | 54 | → | 2019-2020 | 2032 | 78 |
| 2014 | 49 | → | 2020-2021 | 2033 | 71 |
| 2015 | 50 | → | 2021-2022 | 2034 | 101 |
| 2016 | 80 | → | 2022-2023 | 2035 | 91 |
| 2017 | 73 | | 2023-2024 | 2036 | |
| 2018 | 60 | | 2024-2025 | 2037 | |
| 2019 | 58 | | 2025-2026 | 2038 | |
| 2020 | 110 | | 2026-2027 | 2039 | |
| 2021 | 91 | | 2027-2028 | 2040 | |

PRESENT

CLASSROOM UTILIZATION

- ▶ Nick Wilker has laid out what the classroom locations/space would look like for the next 5 years
- ▶ In 2026-2027, we are projected to be **7 to 8 classrooms short** in the K-8 building

HIGH SCHOOL ENROLLMENT

2022-2023 SCHOOL YEAR

- 263 high school students enrolled, 126 juniors and seniors
- 104 students depart facilities at various times
 - 42 students go to Tri Star (partial day)
 - 62 students do online college credit plus (some periods)
- 31 students in-house
 - 9 students in-house, full-time only
 - 22 students in-house and online

Marion Local High School

1901 State Route 716

Marion, OH 45860

High School Office: 419-925-4597

Central Office: 419-925-4294

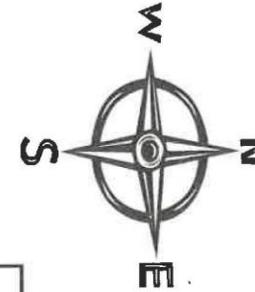
Building IRN: 022863

District IRN: 048553

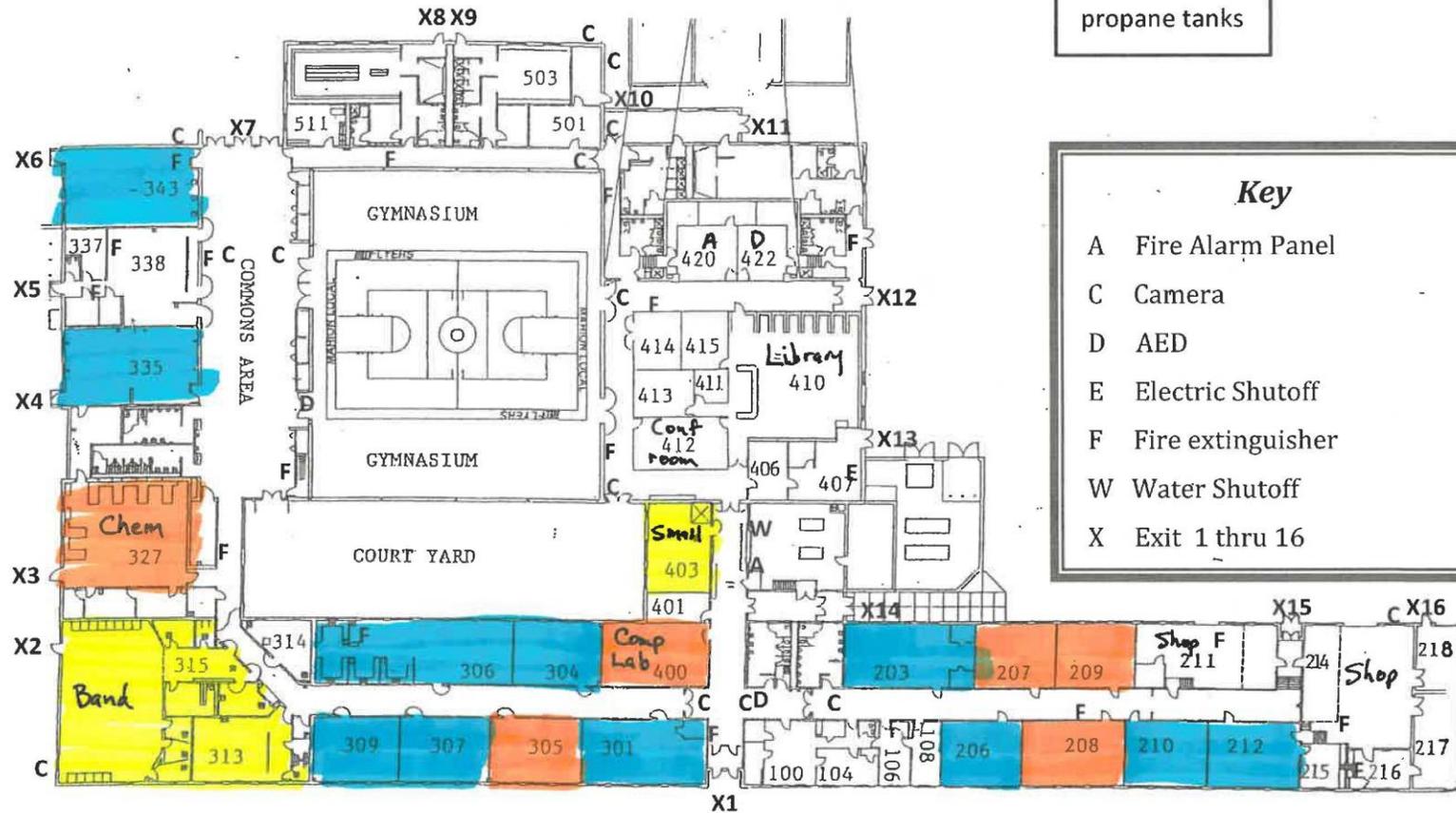
Blue - Used All Day

Orange - Used 1/2 or more

Yellow - Used less than half



Gas shutoff at propane tanks



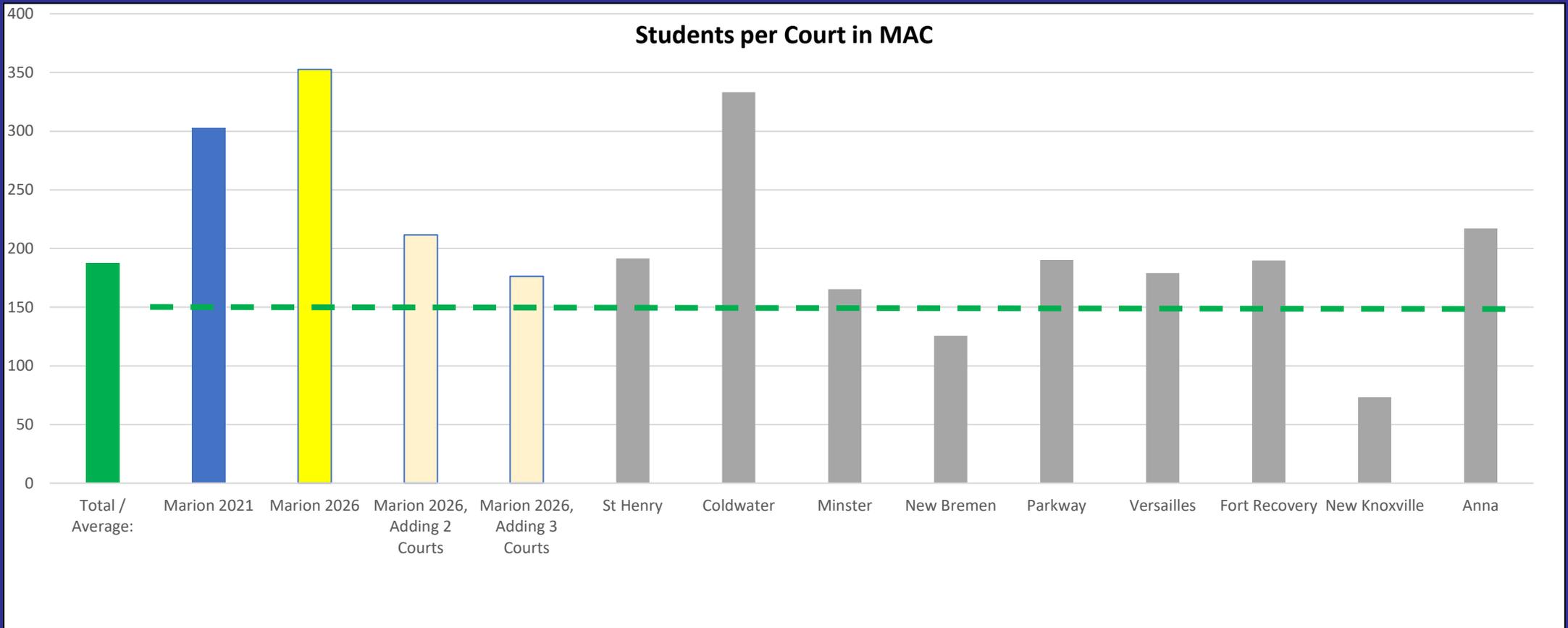
State Route 119

State Route 716

WHY ARE WE HERE?

GYM SPACE PER STUDENT

| School | K-12 Enrollment | # of usable courts | Students/court | Auditorium/Other |
|------------------------------|-----------------|--------------------|----------------|--|
| Total / Average: | 9386 | 50 | 188 | |
| Marion 2021 | 908 | 3 | 303 | No |
| Marion 2026 | 1058 | 3 | 353 | No |
| Marion 2026, Adding 2 Courts | 1058 | 5 | 212 | No |
| Marion 2026, Adding 3 Courts | 1058 | 6 | 176 | No |
| St Henry | 958 | 5 | 192 | Athletic Training complex and stage in cafe |
| Coldwater | 1333 | 4 | 333 | Stage in cafe and Athletic training complex |
| Minster | 827 | 5 | 165 | Small stage in cafe |
| New Bremen | 754 | 6 | 126 | Auditorium and athletic training complex |
| Parkway | 951 | 5 | 190 | Auditorium |
| Versailles | 1254 | 7 | 179 | Auditorium and small stage in cafe |
| Fort Recovery | 949 | 5 | 190 | Small stage in elem café and athletic training complex |
| New Knoxville | 367 | 5 | 73 | Stage in elem gym |
| Anna | 1085 | 5 | 217 | Athletic complex |



WHY ARE WE HERE?

GYM SPACE PER STUDENT

WHAT IS THE OFCC ?

The **Ohio Facilities Construction Commission** manages Ohio's school facility programs that provide support for construction and renovation of public K-12 schools

** Formerly the Ohio Schools Facilities Commission (OSFC)*

CFAP

Classroom Facilities Assistance Program

- Marion Local School District
- **Completed CFAP project in 1999**
- 2 buildings, fully renovated with additions
- \$9,477,927 Master Plan budget

OFCC

Q: Can we participate again and get state money for another project?

A: *No. In the eyes of OFCC, you completed a District-wide fix. They do not have a plan in place to address repeat clients in your situation.*

OFCC

Q: Any project we do would be without the OFCC?

A: *Yes. It can be done on your own, with your own planning and own funds.*

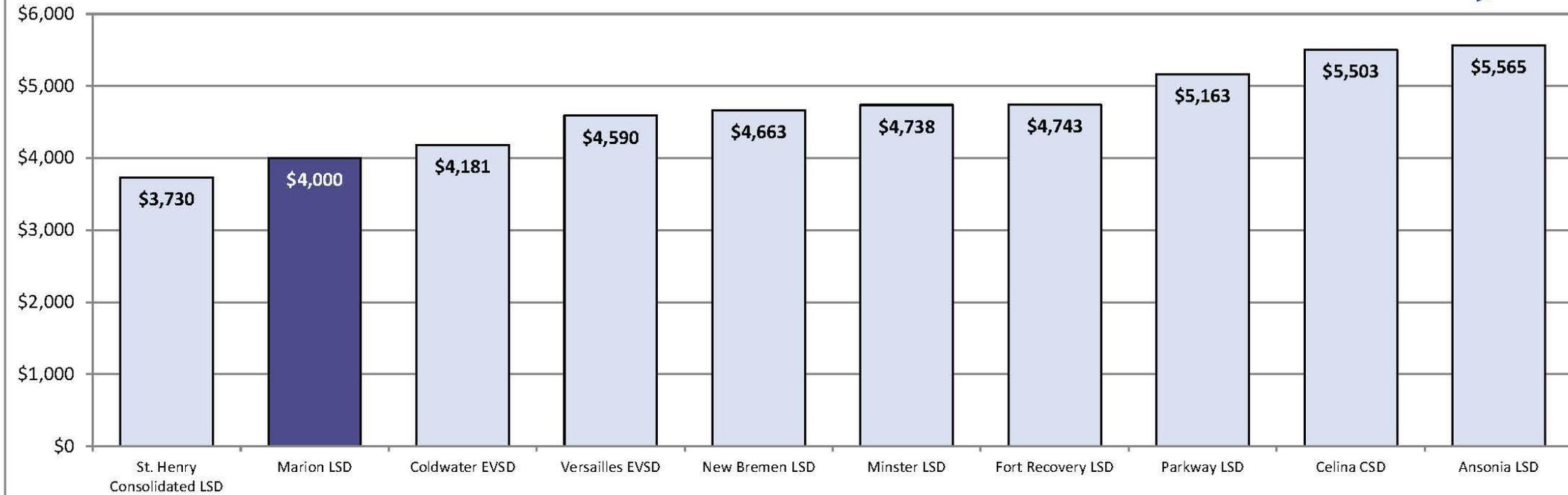
DISTRICT FINANCIAL POSITION





Affordability Comparison of Surrounding School Districts

BAIRD



**Assumes a median home value of \$250,100 and earned taxable income of \$109,732 which are the District's 2020 median values*

**Figures include all property and income taxes paid from living in the respective school district. Inclusive of all other appropriate municipal taxes. Does not include city income tax or county sales tax.*

Source: Ohio Municipal Advisory Council and U.S. Census Bureau

**District debt
capacity for a
bond:
\$27,035,363**

| Projected Valuations ⁽¹⁾ | | | |
|-------------------------------------|--|------------------------------------|------------------------------------|
| Line Item | Average 10 Year Historical Increase | Act. 2022 Collection Year Value | Est. 2032 Collection Year Value |
| Agricultural | 4.13% | \$34,411,310 | \$51,602,205 |
| Residential | 5.74% | \$89,588,000 | \$156,614,608 |
| Commercial | 6.58% | \$5,304,500 | \$10,033,074 |
| Industrial | 7.03% | \$2,092,530 | \$4,125,987 |
| Public Utility | 3.58% | \$2,638,960 | \$3,752,151 |
| Utility Personal | 0.00% | \$0 | \$0 |
| Mineral | 0.00% | \$0 | \$0 |
| Total | | \$134,035,300 | \$226,128,025 |

| Special Needs District 12% Values Test | |
|---|---------------------|
| % Change Previous 5 Years | 11.5% |
| 12% Based on Previous 5 Years | \$17,933,923 |
| Historical 10 Year Total % Change | 48.56% |
| Historical 10 Year Average % Increase⁽²⁾⁽³⁾ | 4.86% |
| % Change in 5-Year Forecast ⁽³⁾ | 69% |
| 12% Based on 5-Year Forecast⁽³⁾ | \$27,135,363 |

| Debt Limit Capacity Calculations | | | |
|----------------------------------|---------------------------------------|---|--|
| \$12,063,177 | 9% of Total Current AV + Utility Real | \$27,135,363 | Greater of 12% Values Test |
| \$100,000 | Amount Outstanding | \$100,000 | Amount Outstanding |
| \$11,963,177 | Current Debt Capacity |  \$27,035,363 | Total Special Needs Debt Capacity |

⁽¹⁾ Projected values are calculated according to ODE by using individual line items' average 10 year growth projected out for the next 10 years.

⁽²⁾ Minimum historical 10 year average % increase to qualify for Special Needs is 1.50%

FUTURE

WHERE WE'RE GOING



PRIORITY RANKINGS

Task force overwhelmingly agreed that having **excellent academics** and **achieving a community consensus** were the top priorities.



SMALL GROUP ACTIVITY 1

GARAGE SALE STICKERS

TASK FORCE

GROUP PRIORITY RESPONSES

| | |
|---------------------------|---|
| Classrooms (low ratios) | 7 |
| Multi-purpose/flexibility | 5 |
| Extra-curricular | 3 |
| Ag/career tech | 2 |
| Arts | 2 |
| Gym | 2 |
| Safety | 2 |
| Special education | 2 |
| Meeting space | 2 |

PRIORITIES

Ag/career tech

Arts

College credit at HS

Gym space

More classrooms

Locker room

Multipurpose space

Safety

Small school feel

Special education/sensory

Weight room

Other

PRIORITIES

GROUP PRIORITY
RESPONSES

Classrooms
(low ratios) (7)

Marion Local Schools
Kindergarten classroom



PRIORITIES

GROUP PRIORITY RESPONSES

Multi-purpose /
flexibility (5)

Marion Local Schools
Extended learning area (ELA)



PRIORITIES

GROUP PRIORITY RESPONSES

Multi-purpose /
flexibility (5)

New Bremen Local Schools
Multi-purpose STEM lab



PRIORITIES

GROUP PRIORITY RESPONSES

Multi-purpose /
flexibility (5)

Fostoria City Schools
Flexible academic classroom pod



PRIORITIES

GROUP PRIORITY
RESPONSES

Extracurricular (3)

Southwest Licking Local Schools
Two-court high school gym



PRIORITIES

GROUP PRIORITY
RESPONSES

Extracurricular (3)

Madison Local Schools
Three-court high school gym



PRIORITIES

GROUP PRIORITY RESPONSES

Ag/career tech (2)

Liberty Center Local Schools
Vo/ag lab

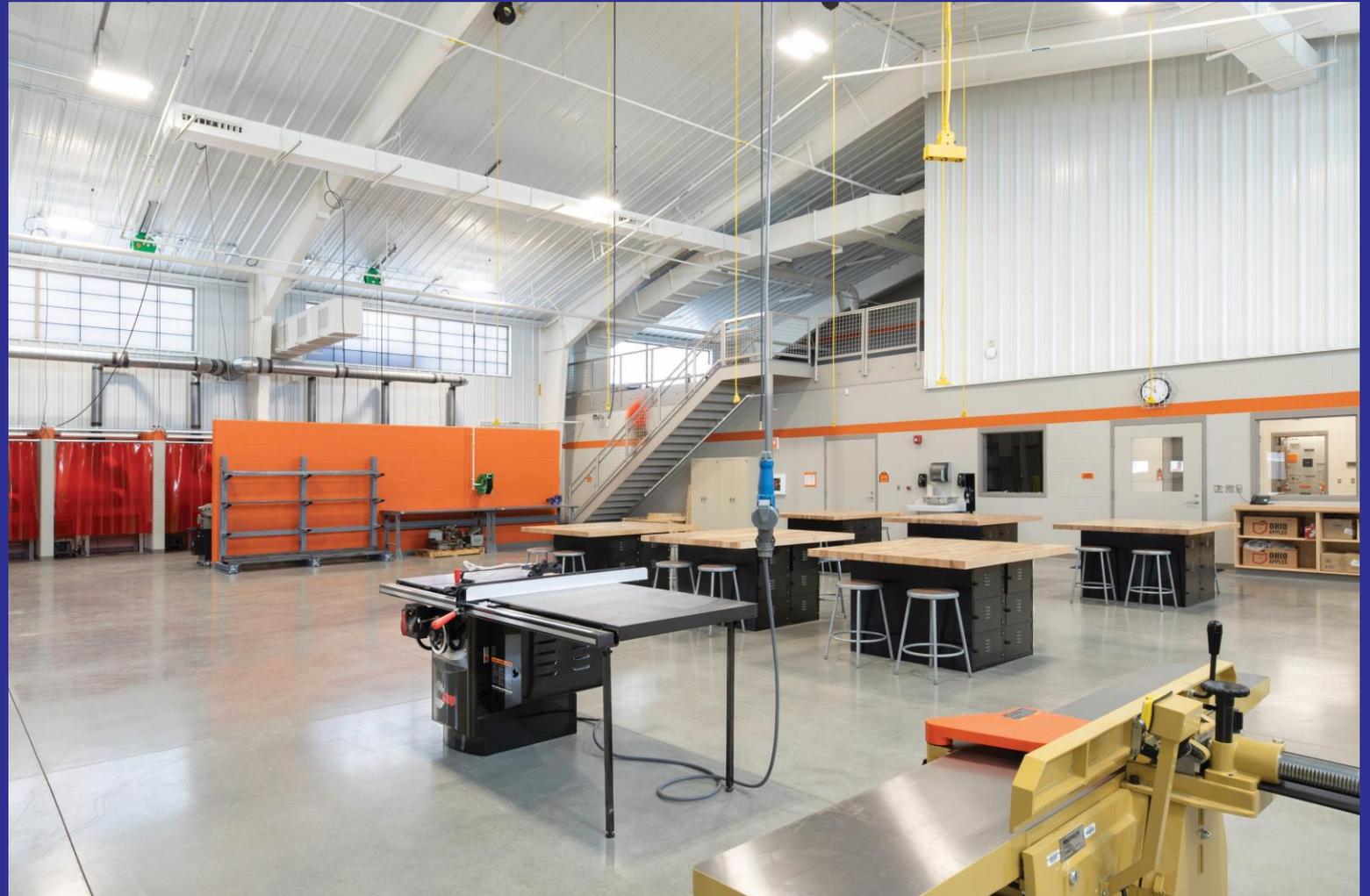


PRIORITIES

GROUP PRIORITY
RESPONSES

Ag/career tech (2)

Arcanum-Butler Local Schools
Vo/ag lab



PRIORITIES

GROUP PRIORITY RESPONSES

Arts (2)

Russia Local School
Stage/performing arts



PRIORITIES

GROUP PRIORITY RESPONSES

Arts (2)

Additional features:
Multi-purpose / flexibility (5)
Extracurricular (3)

Russia Local School
High school gymnasium



PRIORITIES

Ag/career tech

Arts

College credit at HS

Gym space

More classrooms

Locker room

Multipurpose space

Safety

Small school feel

Special education/sensory

Weight room

Other

PRIORITIES ACTIVITY

- 11 themes from Facilities Task Force meeting
- 5 Stickers for everyone (except task force members here tonight)
- \$11.75 to spend: \$5, \$3, \$2, \$1 and \$0.75
- Blank sheet for additional priorities



PRIORITIES REPORT OUT

At a quick glance

Community priorities vs Task Force priorities

TASK FORCE PRIORITIES

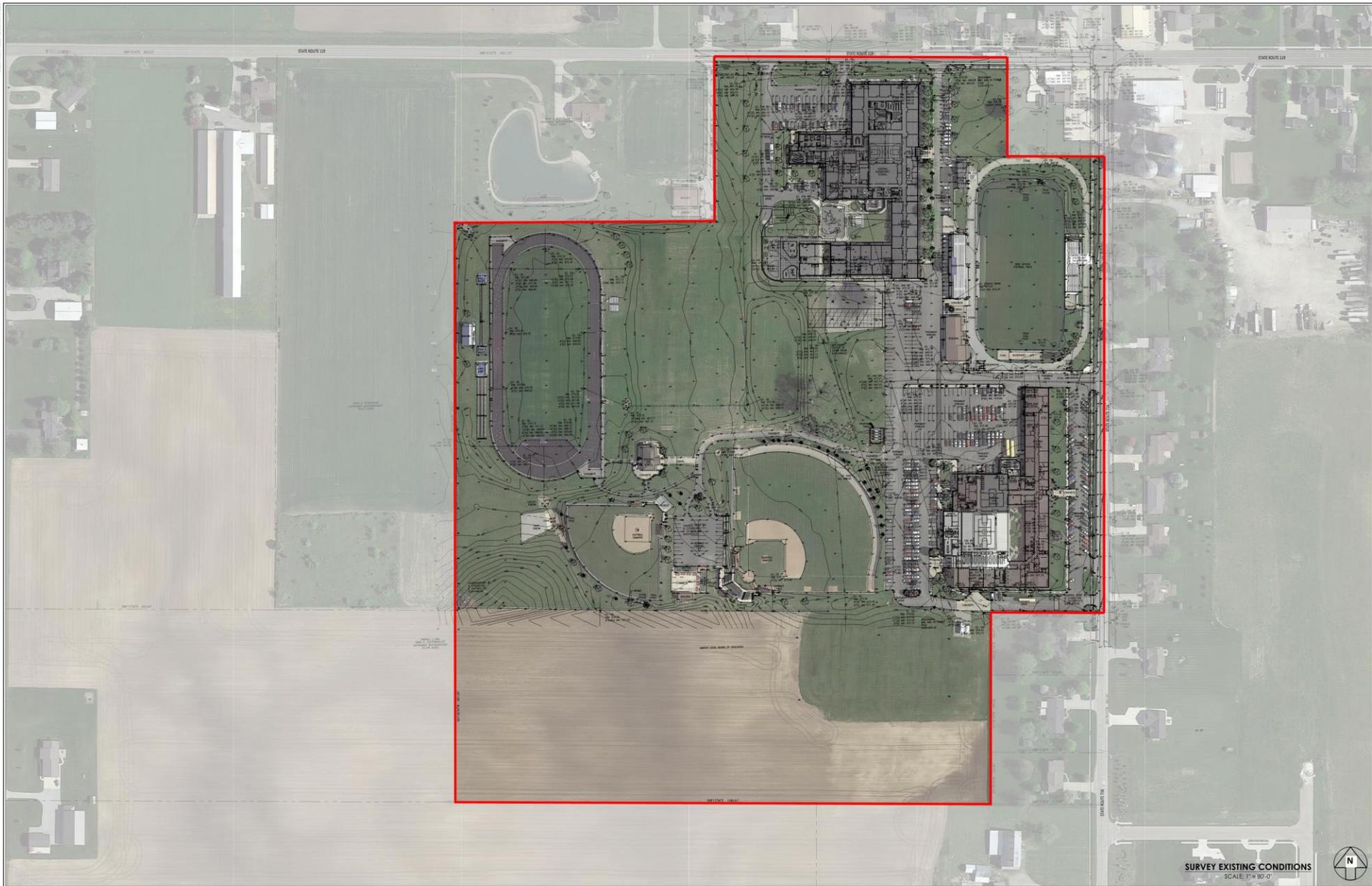
| | Sticker Distribution | \$5 | \$3 | \$2 | \$1 | \$0.75 |
|------------------------------------|----------------------|-----|-----|-----|-----|--------|
| More Classrooms | 33% | 73% | 12% | 12% | 3% | 0% |
| Gym Space | 32% | 13% | 31% | 22% | 16% | 19% |
| AG/Career Tech | 24% | 13% | 29% | 29% | 21% | 8% |
| Safety/Security | 22% | 9% | 23% | 23% | 14% | 32% |
| Special Ed/Sensory | 16% | 13% | 31% | 25% | 25% | 6% |
| Small town feel | 14% | 21% | 14% | 36% | 7% | 21% |
| Multipurpose Space | 19% | 11% | 16% | 5% | 37% | 32% |
| Arts | 17% | 0% | 12% | 12% | 47% | 29% |
| College Credit at HS | 11% | 0% | 18% | 27% | 18% | 36% |
| Locker Room | 3% | 0% | 0% | 0% | 67% | 33% |
| Weight Room | 2% | 0% | 0% | 0% | 0% | 100% |
| Other: Restrooms at Football Field | 5% | 0% | 0% | 40% | 20% | 40% |
| Other: Maintain Cohesion of campus | 1% | 0% | 0% | 0% | 0% | 100% |



SITE MASTER PLAN

WHAT'S POSSIBLE

TASK FORCE PLANNING ACTIVITY



MARION LOCAL SCHOOLS MASTER PLAN UPDATE

GM PROJECT NUMBER: 21079-00

SEPTEMBER 19, 2022



WYTHE, OHIO • COLUMBUS, OHIO • INDIANAPOLIS, INDIANA
central@gm.com





SS
VED
GIVEN!

COLLEGE CREDIT AT HS

SAFETY/SECURITY

DASANI



NEXT STEPS

- ▶ **Task Force meeting 3 - November 2022**
Review conceptual options with pros/cons
- ▶ **Task Force input to Board**
December 2022

WHAT QUESTIONS DO YOU HAVE?



DISCUSSION



EXIT TICKETS

We want to hear
from you!

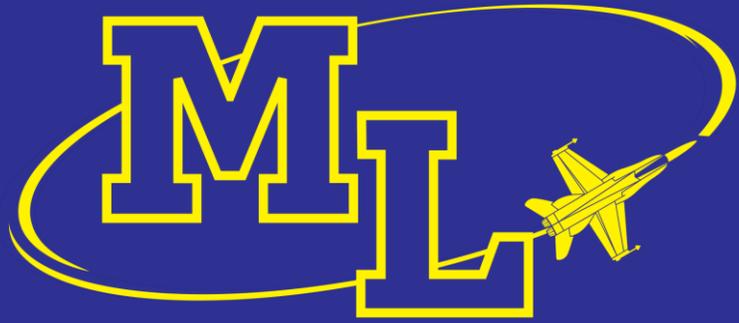


ML **EXIT TICKET** 

What other questions or concerns do you have regarding the facility master planning process?

Name: _____

Email/phone: _____



MARION LOCAL SCHOOLS

THANK YOU!

