



Washington Local Schools

Community Update on Facilities Master Planning

March 19, 2019

mas-ter plan:

noun

a comprehensive or far-reaching plan of action

purpose: to consider current and anticipated facility needs and develop solutions to address them.

So what's the right plan?

Educationally Appropriate



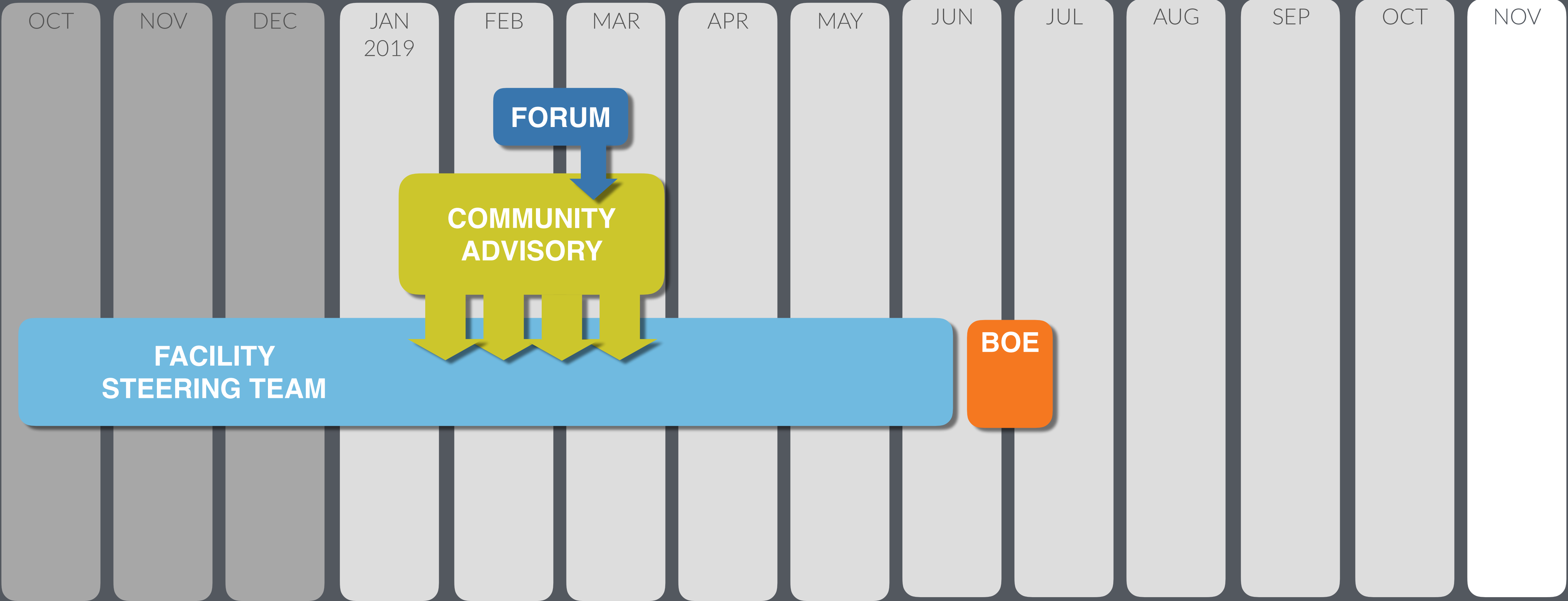
Financially Responsible



Community Supported



Process



Master Plan Engagement

Where did we start?

Ohio Facilities Construction Commission

- Ranked 117th out of 610
- WLS pays 20% of costs
- State pays 80% of costs



District Eligibility Ranking List Fiscal Year 2019

The Ohio Facilities Construction Commission administers several programs that provide state assistance to school districts in the acquisition, construction, and renovation of classroom facilities. Each of those programs is centered on the development of a Master Facility Plan that addresses the entire facility needs of a school district. The programs listed on this chart include the Classroom Facilities Assistance Program (CFAP), the Exceptional Needs Program (ENP), and the Expedited Local Partnership Program (ELPP). This chart reflects the program of each district through these three programs towards completion of all necessary facility work.

Calculation of Project Funding Shares and the Use of Ranking Percentiles

A school district's priority for state assistance from the OFCC is based on the district's three-year average "adjusted valuation per pupil," as calculated by the Department of Education. Under that calculation, the district's taxable "valuation per pupil" is modified by a factor reflecting the income of the district's taxpayers. (A district's valuation is the total value of all property in the district as assessed for tax purposes.) All districts are annually ranked from lowest to highest averaged adjusted valuation per pupil and placed in percentiles. A district's percentile ranking determines when the district will be served by CFAP. Also, for most districts, the portion of the basic project cost paid by the district is equal to its percentile ranking. For example, a district ranked in the 20th percentile would pay 20% of the cost and the state would pay the remaining 80%. For some districts, the district portion of the project cost is calculated under an alternative formula based on the district's existing permanent improvement debt. In this alternative formulation, relative wealth is also a factor. OFCC is required by law to use the higher of the two calculation methods for the district's local share.

District has completed all necessary facilities work.
District has received full or partial funding and work is in progress.
District has received either full or partial funding and is seeking local contribution.
District has received an offer of funding but was not able to acquire local contribution (some work may have been done in another program).
District has declined participation at present (some work may have been done in another program).
District is participating in the Expedited Local Partnership Program.

District	County	FY 19 Rank	3 Yr. Average Valuation	Program	Master Plan Status	Year Funded
Clearview Local SD	Lorain	1	\$38,459	CFAP	Project Closed	2000
Youngstown City SD	Mahoning	2	\$40,457	CFAP	Project Closed	2000
Campbell City SD	Mahoning	3	\$40,935	CFAP	Project Closed	1999
Warren City SD	Trumbull	4	\$42,772	CFAP	Project Closed	2003
Canton City SD	Stark	5	\$43,738	CFAP	Project Closed	1999
Uma City SD	Allen	6	\$47,384	CFAP	Project Closed	1999
East Cleveland City SD	Cuyahoga	7	\$47,680	CFAP		1997
Lorain City SD	Lorain	8	\$47,911	CFAP		2001
Painesville City Local SD	Lake	9	\$48,605	CFAP	Project Closed	2004
Trimble Local SD	Athens	10	\$48,024	CFAP	Project Closed	1997
Whitehall City SD	Franklin	11	\$50,734	CFAP		2008
Wellsville Local SD	Columbiana	12	\$52,186	CFAP	Project Closed	1997
Mad River Local SD	Montgomery	13	\$54,317	CFAP	Project Closed	2001
Dayton City SD	Montgomery	14	\$55,441	CFAP		2002
Western Local SD	Pike	15	\$55,983	CFAP	Project Closed	2001
Huntington Local SD	Ross	16	\$56,839	CFAP	Project Closed	1997

Ashtabula Area City SD	Ashtabula	110	\$100,355	Multiple	Project Closed	2005
Ironton City SD	Lawrence	111	\$100,471	CFAP	Project Closed	2005
Lisbon EVSD	Columbiana	112	\$100,743	CFAP	Project Closed	2002
West Carrollton City SD	Montgomery	113	101120	CFAP	Declined funding	
Hubbard EVSD	Trumbull	114	\$101,218	CFAP	Project Closed	2006
Bellefontaine City SD	Logan	115	\$101,528	CFAP		2009
Reynoldsburg City SD	Franklin	116	\$102,129	Multiple	Project Closed	2007
Washington Local SD	Lucas	117	\$102,467	CFAP	Declined funding	
Plymouth-Shiloh Local SD	Richland	118	\$102,507	CFAP	Project Closed	1999
Sandy Valley Local SD	Stark	119	\$102,744	CFAP	Project Closed	2005
South-Western City SD	Franklin	120	\$102,851	CFAP	CFAP segment 1 complete	2012
Indian Valley Local SD	Tuscarawas	121	\$102,940	CFAP	Project Closed	2004
Bradford EVSD	Miami	122	\$102,955	CFAP	Project Closed	1998
Newton Falls EVSD	Trumbull	123	\$103,251	CFAP	Project Closed	2000
Wauseon EVSD	Fulton	124	\$104,472	CFAP	Project Closed	2006

How does funding work?

TOTAL TAXABLE VALUE IN THE DISTRICT

(DIVIDED BY)

TOTAL NUMBER OF STUDENTS

Comparing past state funding offers

School District	County	2019 Equity Rank	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Washington Local Schools	Lucas	117	20%	23%	30%	39%	49%	59%	69%	74%	78%	78%

Funding

- Potential to participate in the Expedited Local Partnership Program
 - Requires careful phasing of projects

Enrollment

ACTUAL AS OF
JAN 8, 2019

Washington Local School District Projected Enrollment

Grade	2017-18 Actual	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
K	529	553 508	511	502	495	505	505	505	505	505	505
1	553	531 547	524	528	519	511	522	522	522	522	522
2	548	551 559	552	529	533	524	516	526	526	526	526
3	525	555 554	564	557	535	538	529	521	532	532	532
4	573	527 517	544	555	548	525	529	520	512	523	523
5	568	560 584	526	554	565	558	535	538	529	521	532
6	568	563 575	591	532	561	571	564	541	545	536	527
7	506	549 564	571	586	528	556	567	560	537	540	531
8	564	499 511	569	576	591	532	561	572	565	542	545
9	560	557 582	527	586	593	609	549	578	589	582	558
10	526	550 557	578	523	582	589	605	545	574	585	578
11	194	239 216	228	237	214	238	241	248	223	235	240
12	256	252 220	244	258	268	243	270	273	281	253	266
K - 12 Total	6,470	6,494	6,529	6,523	6,532	6,499	6,493	6,449	6,440	6,402	6,385
Ungraded	7	6	6	6	6	6	6	6	6	6	6
Career Tech Comprehensive - Low Bay	492	437* 411	445	466	454	453	481	491	475	460	477
Career Tech Comprehensive - High Bay	112	100* 100	108	114	111	110	117	119	116	112	116
Grand Total	7,081	7,023 7,011	7,088	7,109	7,103	7,068	7,097	7,065	7,037	6,980	6,984

Source: FutureThink

P	K	1	2	3	4	5	6	7	8	9	10	11	12
Westwood	Greenwood						Jefferson JH		Whitmer HS				
	Hiawatha												
	Jackman						Washington JH						
	McGregor												
	Meadowvale												
	Monac												
	Shoreland												
	Wernert												

today

Assessment

Washington Local School District

Lucas County

FACILITY ASSESSMENT REPORT

for the

CFAP Program

Binder 1 of 1



Submitted by:

Architectural Vision Group, Ltd

March 30, 2018



Assessment

- A. Heating system
- B. Roofing
- C. Air Conditioning
- D. Electrical
- E. Plumbing
- F. Windows
- G. Structure
- H. Walls and Chimney
- I. Floor & Roof Structure
- J. General Finishes
- K. Interior Lighting
- L. Security Systems
- M. Emergency lighting
- N. Fire Alarm
- O. Handicapped Access
- P. Site
- Q. Sewer System
- R. Water Supply
- S. Exterior Doors
- T. Asbestos Abatement
- U. Life Safety
- V. Technology
- W. Loose Equipment

Washington Local School District

Lucas County

FACILITY ASSESSMENT REPORT

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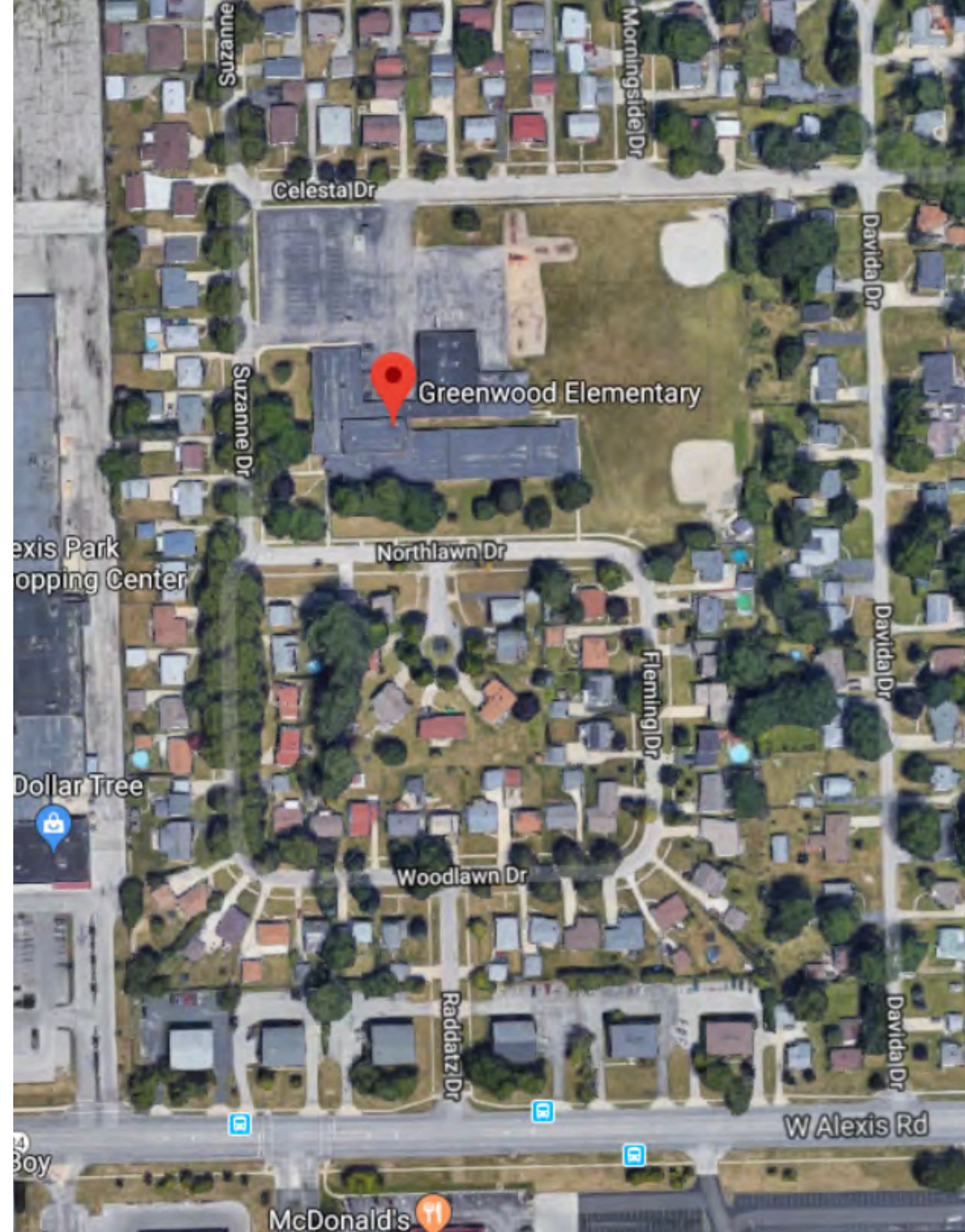
Architectural Vision Group, Ltd

March 30, 2018



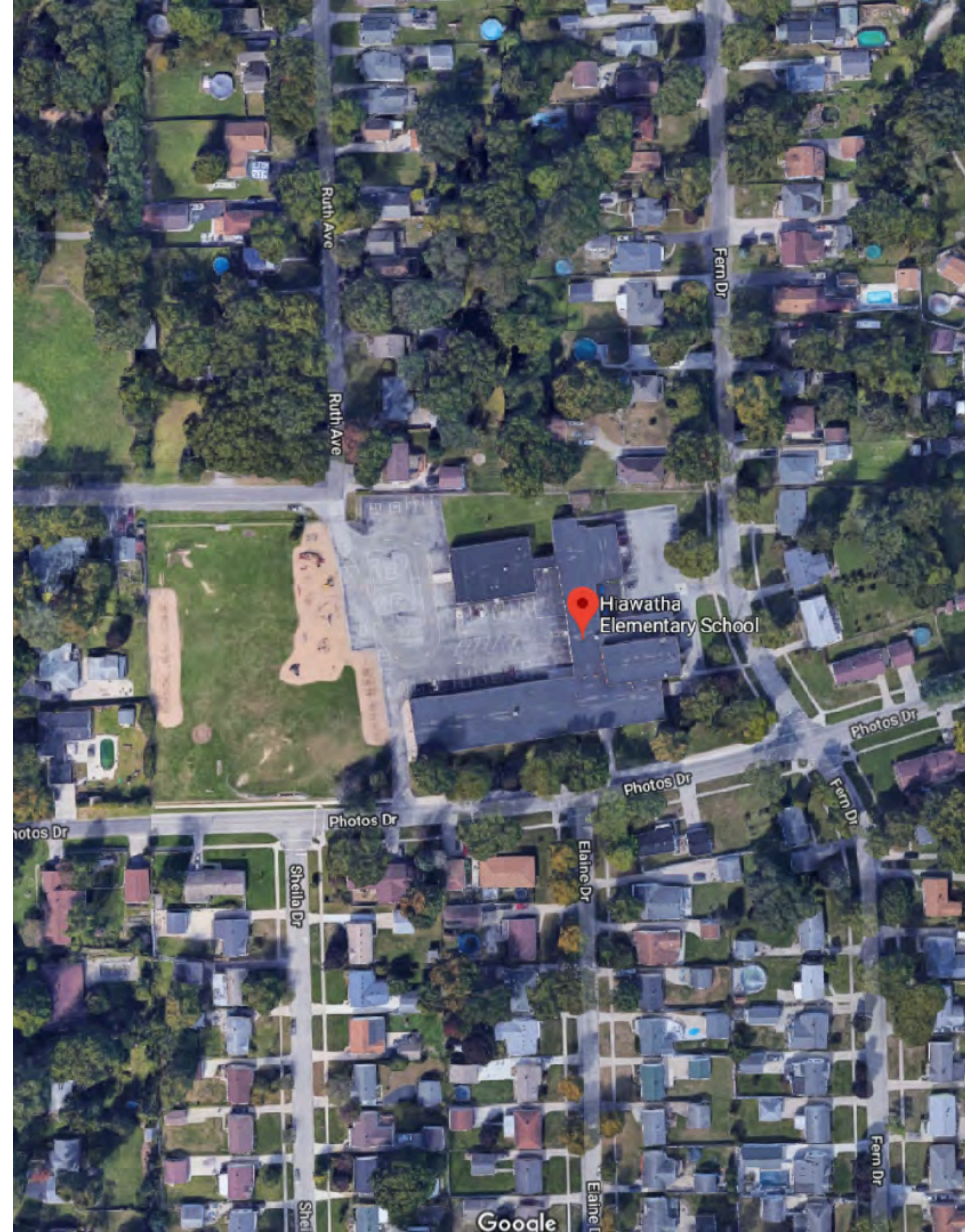
Greenwood Elementary

- Construction: 1958, 1960, 1966 & 2005
- Total sq ft: 41,703
- Renovation Cost (OFCC): \$7.1M
- Renovate/Replace Ratio: 64%
- Enrollment/Capacity: **534/334**
- Site: 7.8 acres



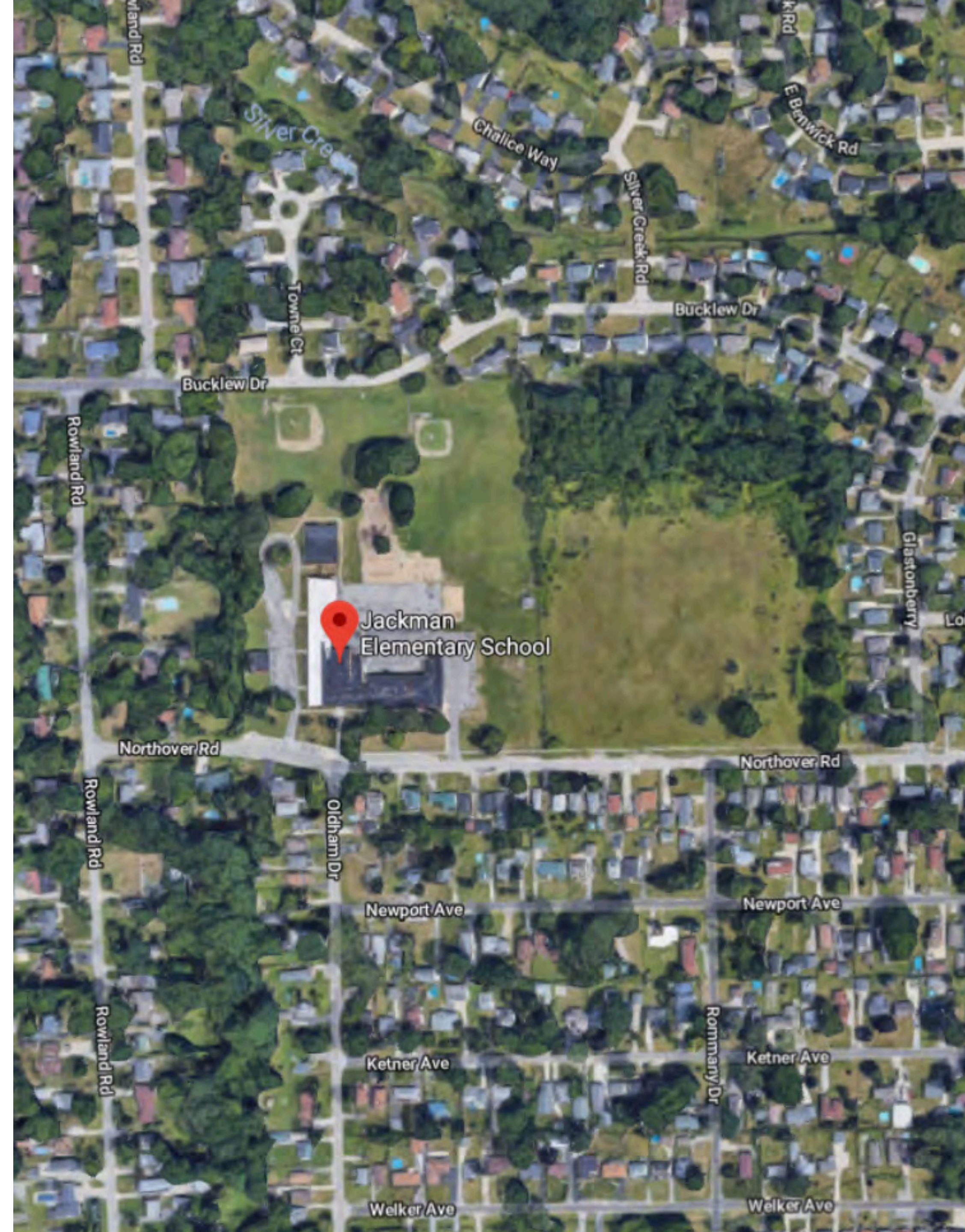
Hiawatha Elementary

- Construction: 1958, 1962 & 1965
- Total sq ft: 38,960
- Renovation Cost (OFCC): \$7.5M
- Renovate/Replace Ratio: **73%**
- Enrollment/Capacity: **358/304**
- Site: 4.6 acres



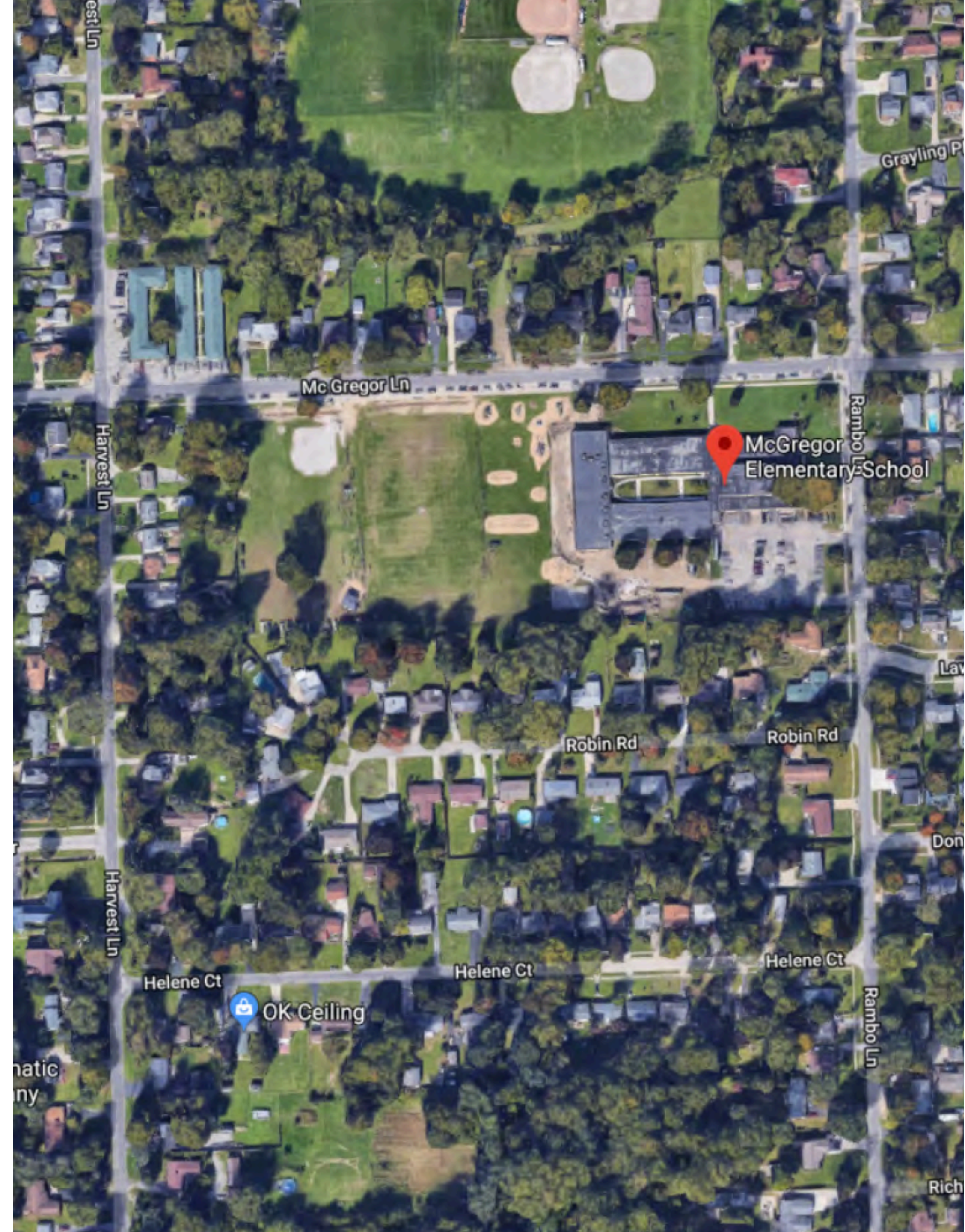
Jackman Elementary

- Construction: 1954 & 1962
- Total sq ft: 36,298
- Renovation Cost (OFCC): \$7.2M
- Renovate/Replace Ratio: 74%
- Enrollment/Capacity: 407/290
- Site: 11.3 acres



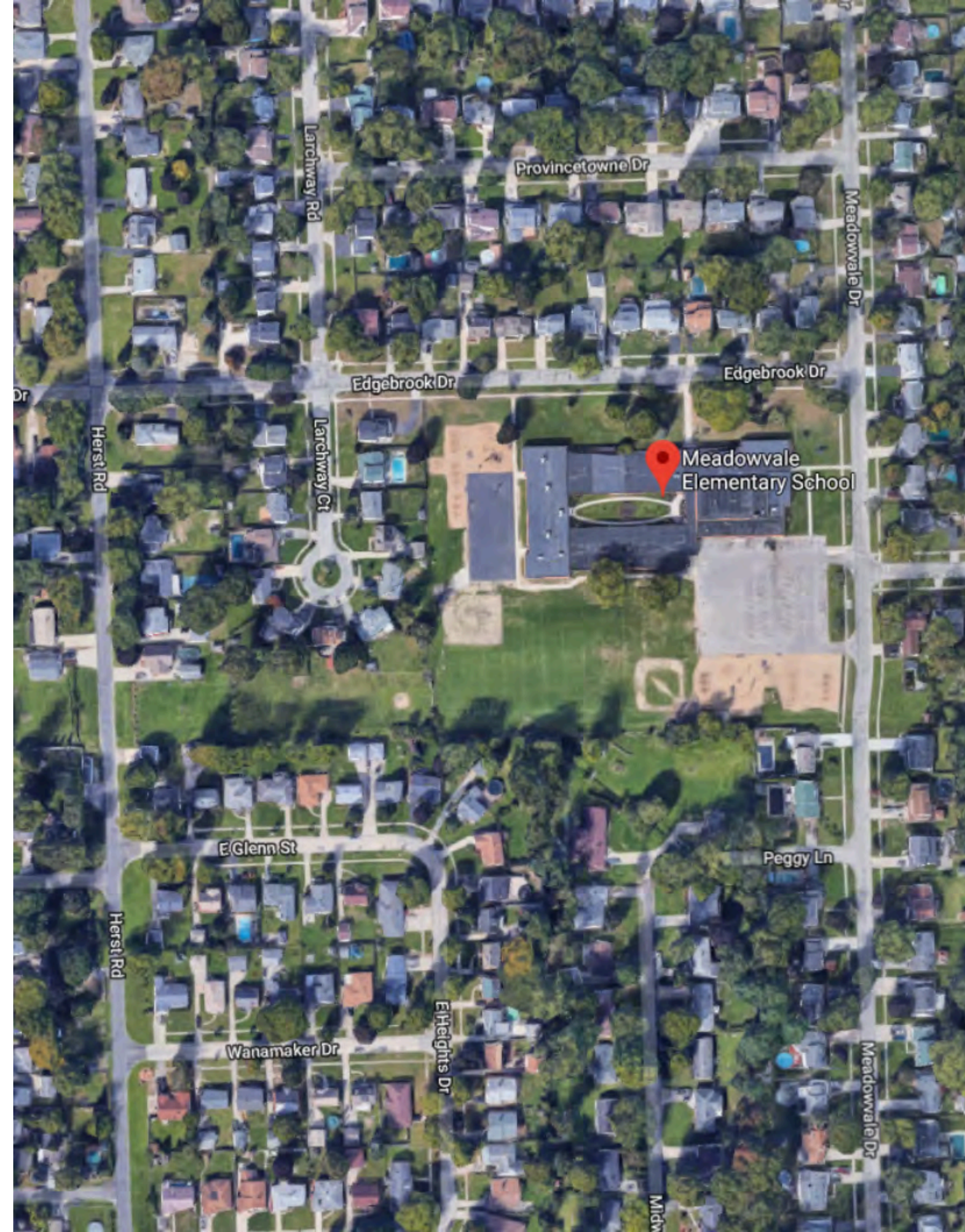
McGregor Elementary

- Construction: 1962 & 2016
- Total sq ft: 52,862
- Renovation Cost (OFCC): \$8.3M
- Renovate/Replace Ratio: 61%
- Enrollment/Capacity: **484**/429
- Site: 10.2 acres



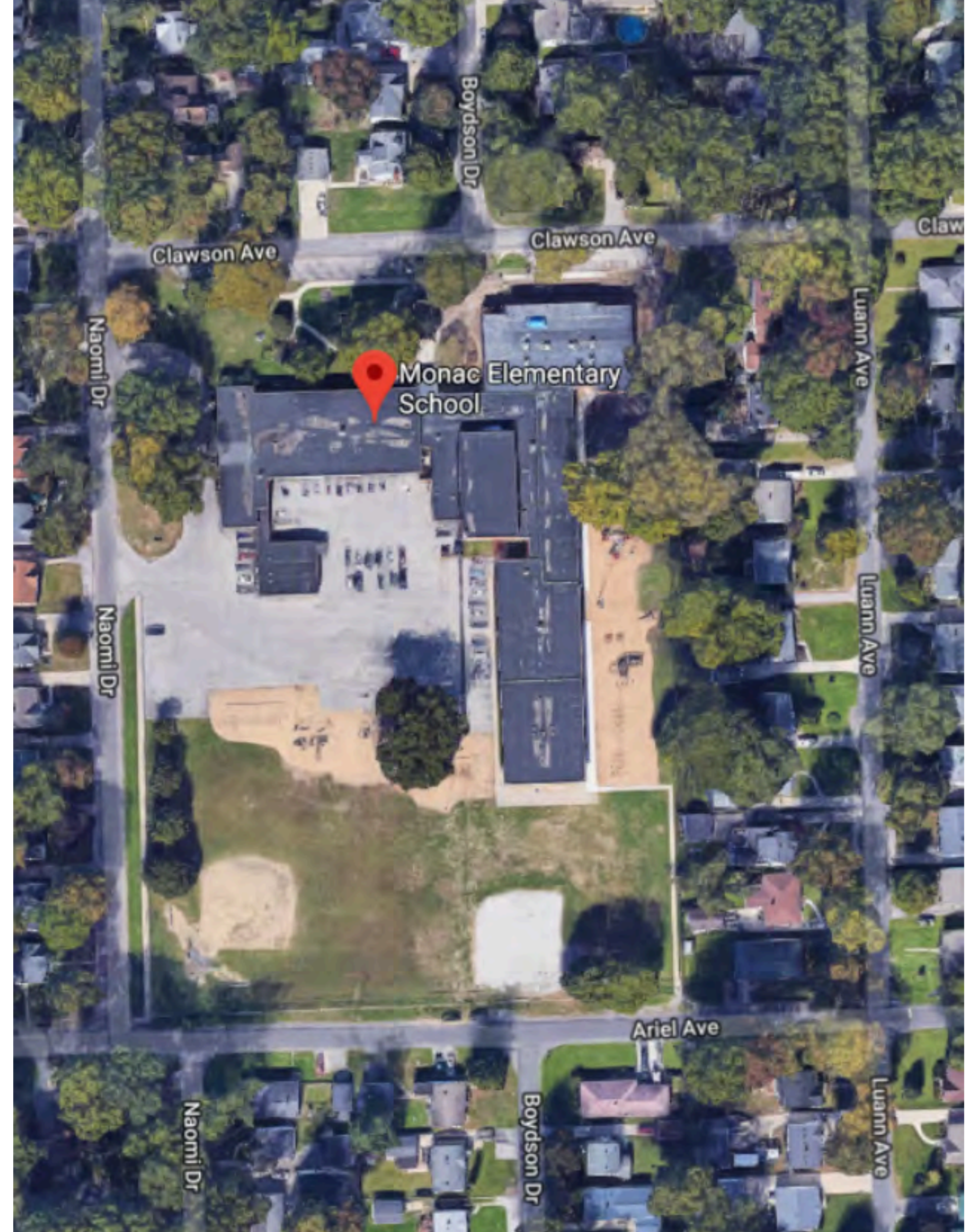
Meadowvale Elementary

- Construction: 1963 & 2008
- Total sq ft: 54,701
- Renovation Cost (OFCC): \$9.2M
- Renovate/Replace Ratio: 66%
- Enrollment/Capacity: 570/448
- Site: 7.6 acres



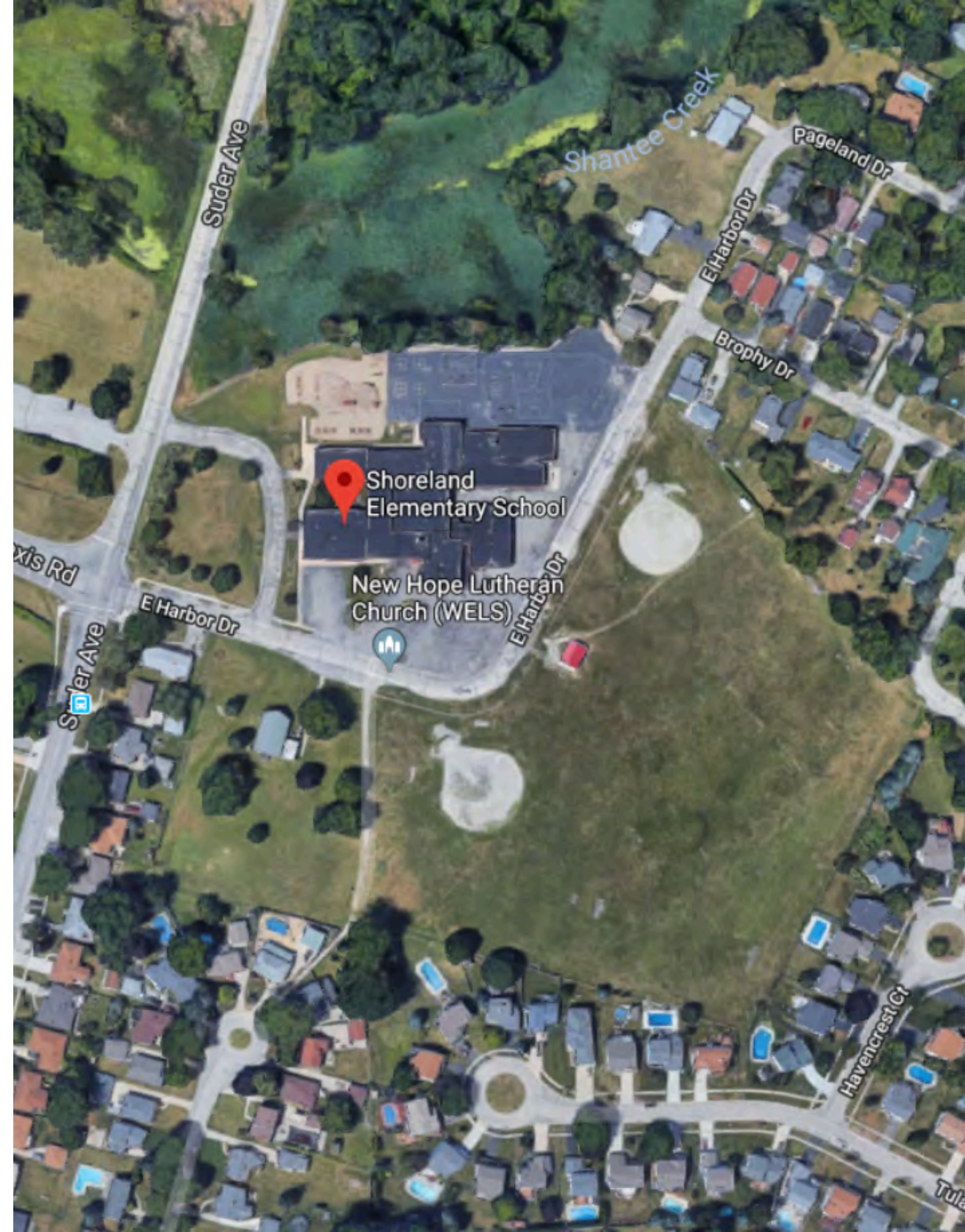
Monac Elementary

- Construction: 1955, 1958, 1960 & 2016
- Total sq ft: 46,900
- Renovation Cost (OFCC): \$8.2M
- Renovate/Replace Ratio: 65%
- Enrollment/Capacity: **508**/375
- Site: 6.2 acres



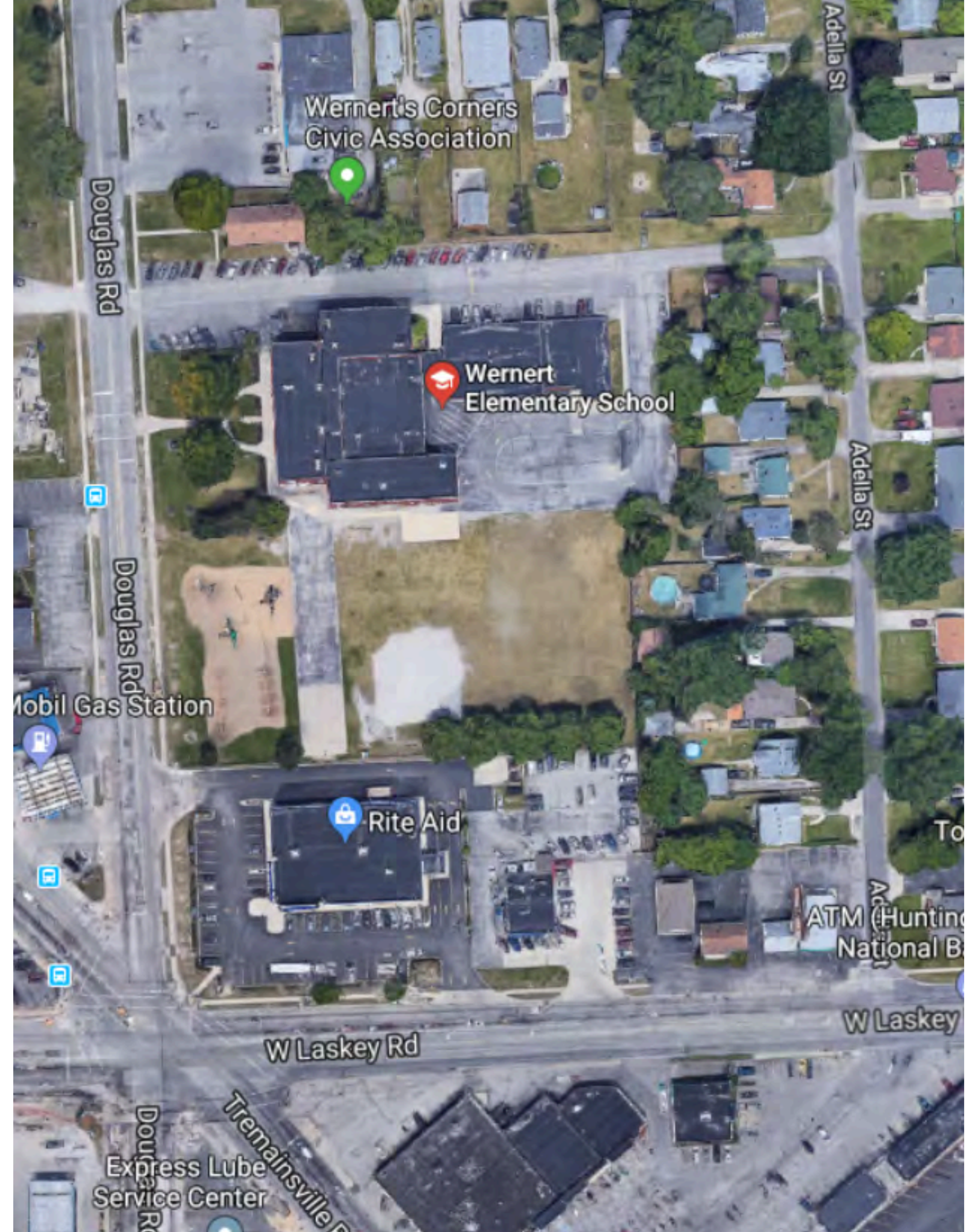
Shoreland Elementary

- Construction: 1930, 1938, 1954, 1965, 1966 & 1976
- Total sq ft: 71,270
- Renovation Cost (OFCC): \$12.4M
- Renovate/Replace Ratio: 70%
- Enrollment/Capacity: 650/634
- Site: 13.3 acres



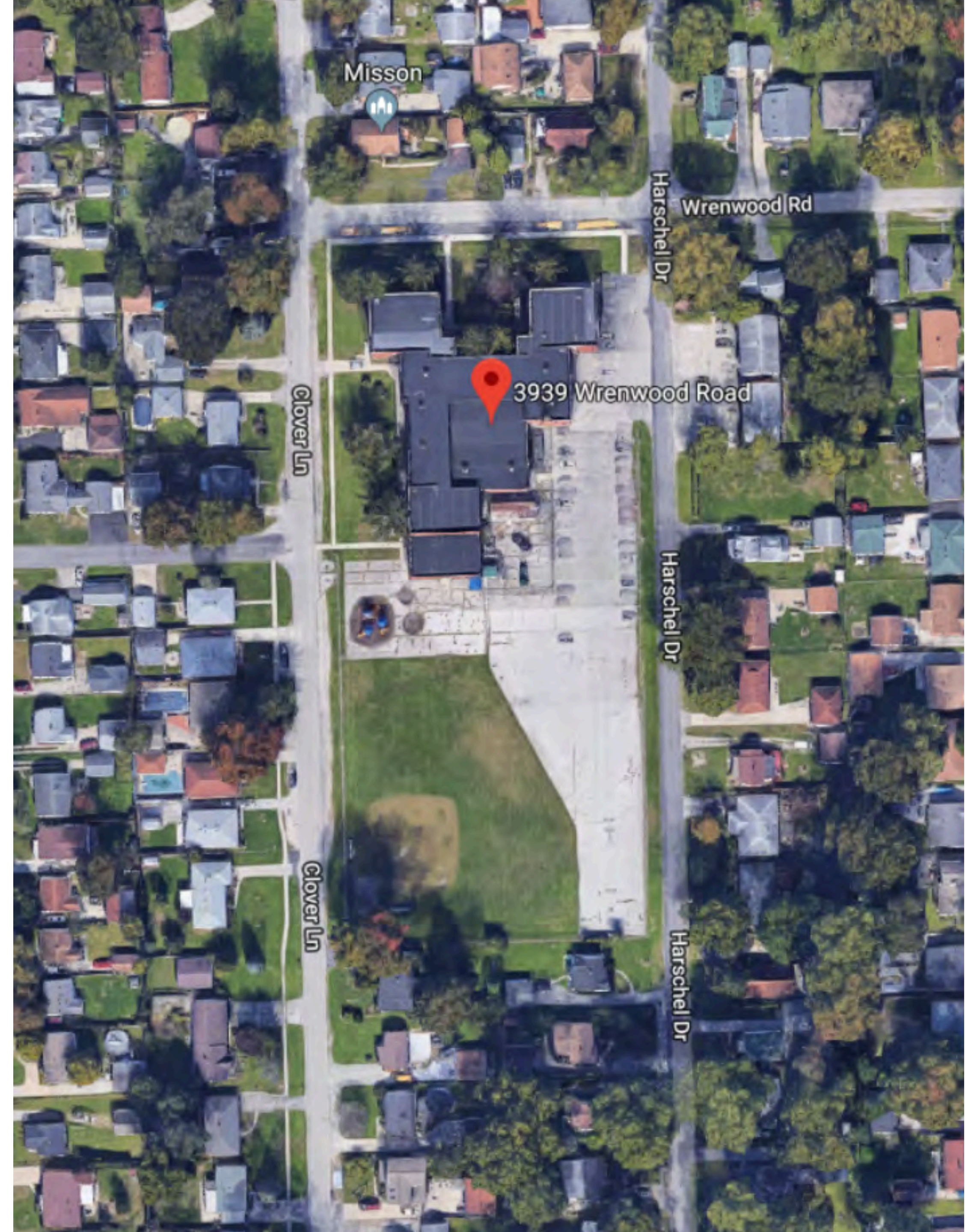
Wernert Elementary

- Construction: 1917, 1927, 1939, 1960 & 1966
- Total sq ft: 62,219
- Renovation Cost (OFCC): \$10.6M
- Renovate/Replace Ratio: 66%
- Enrollment/Capacity: 372/579
- Site: 4.6 acres



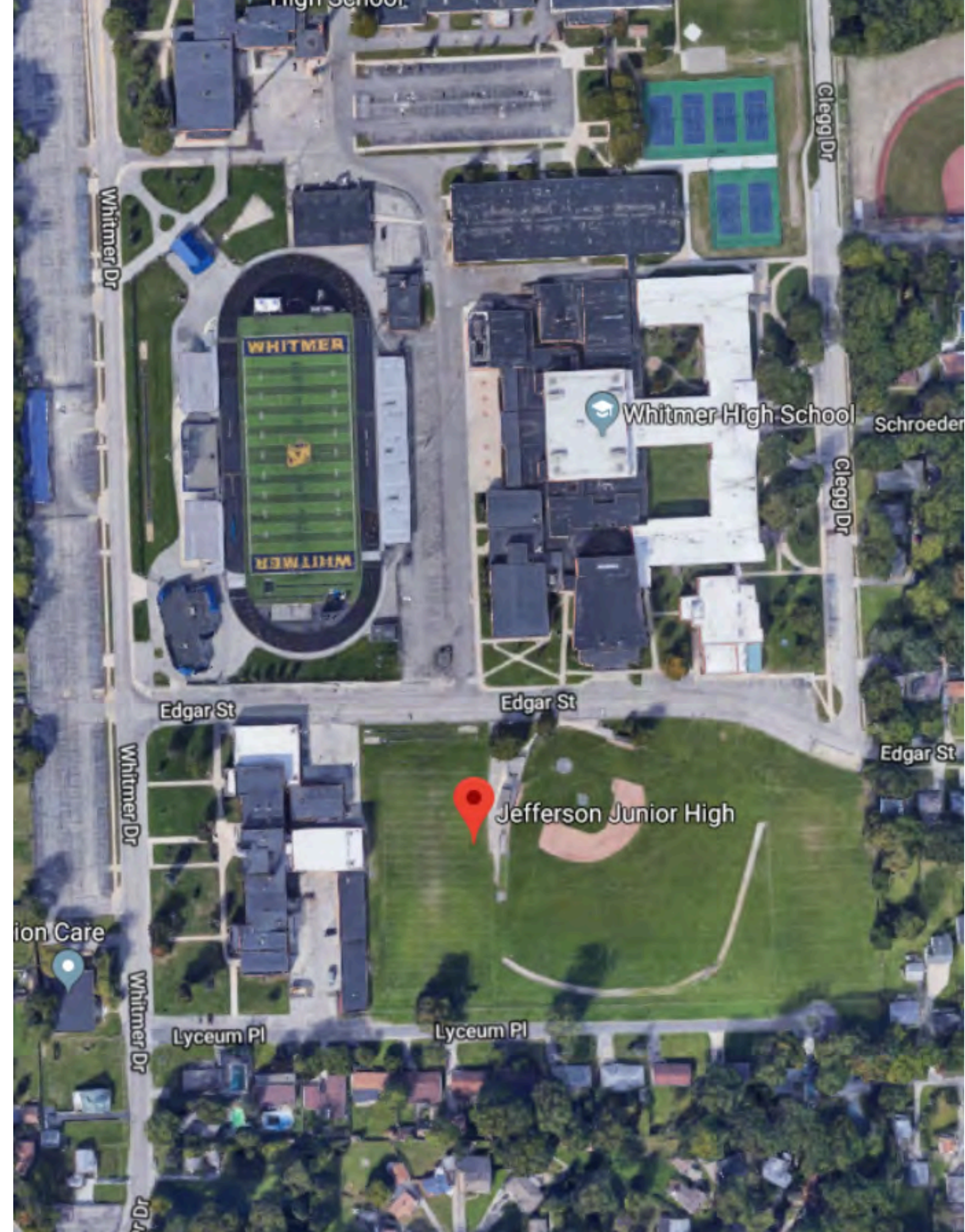
Westwood Preschool

- Construction: 1930, 1937, 1948, 1954, 1961, 1962, 1965 & 1966
- Total sq ft: 46,808
- Renovation Cost (OFCC): \$5.6M
- Renovate/Replace Ratio: 45%
- Enrollment/Capacity: 220?/**318**
- Site: 3.7 acres



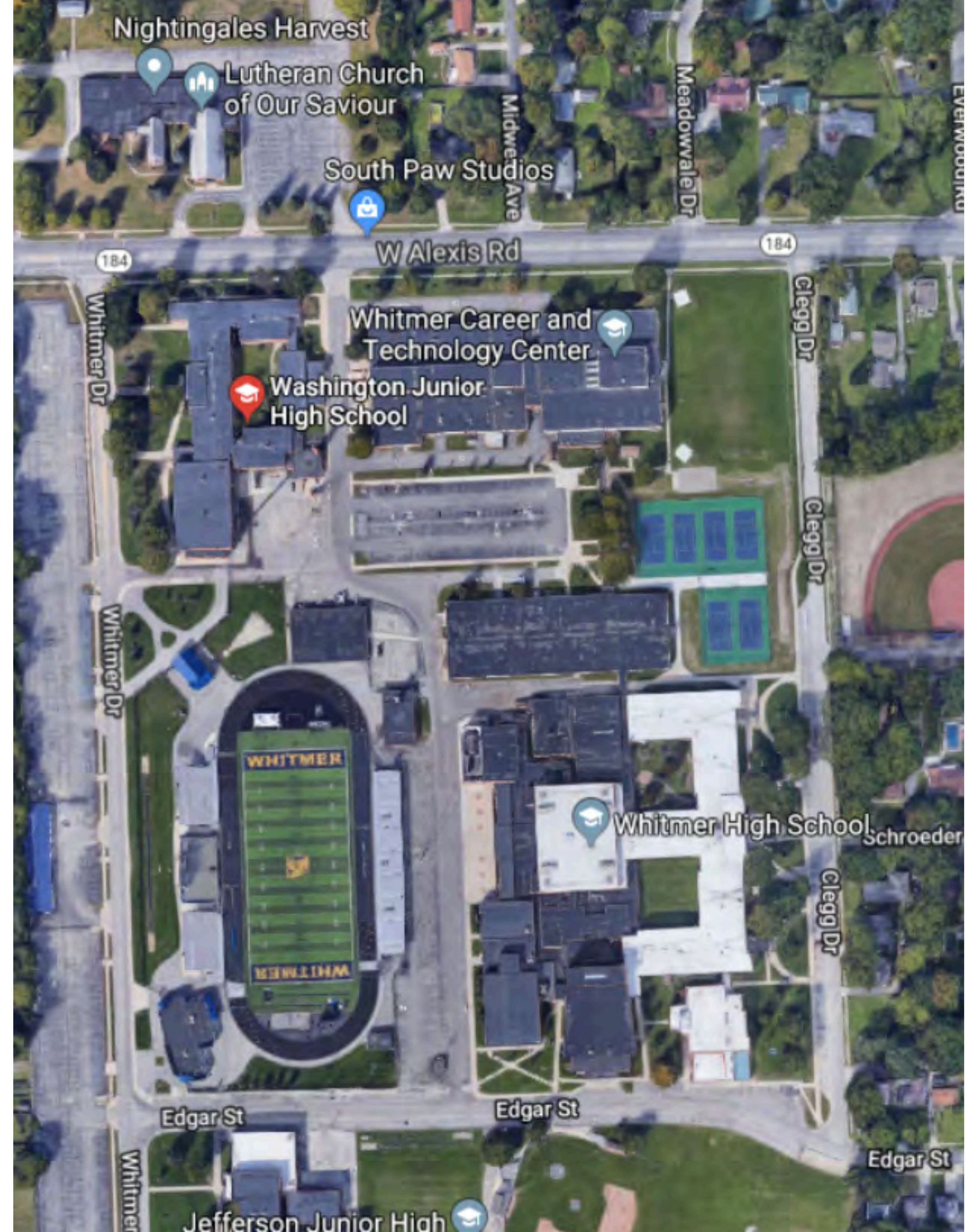
Jefferson Junior High

- Construction: 1927, 1939, 1952 & 1955
- Total sq ft: 106,634
- Renovation Cost (OFCC): \$20.0M
- Renovate/Replace Ratio: **77%**
- Enrollment/Capacity: 561/755
- Site: 54.6 acres



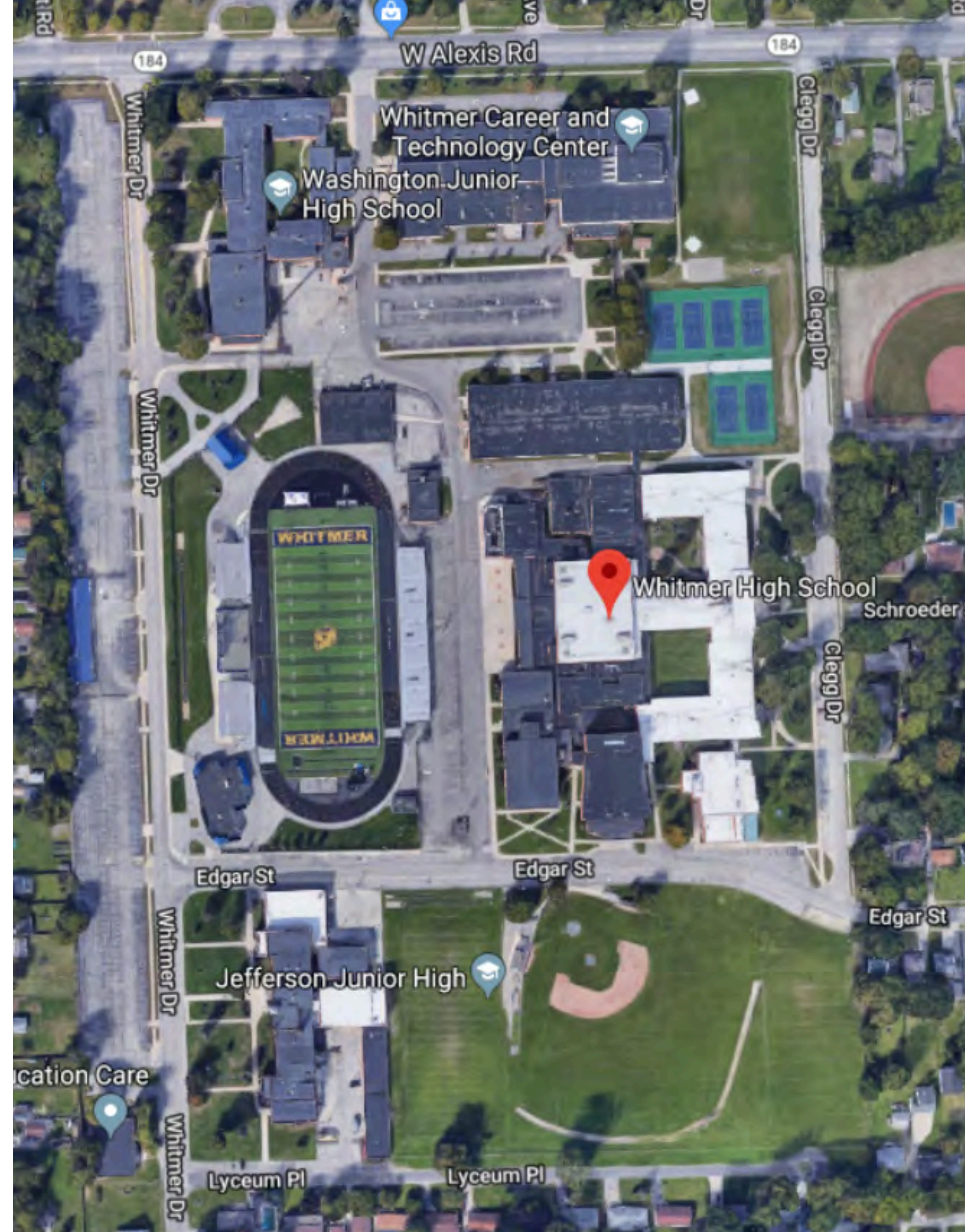
Washington Junior High

- Construction: 1951
- Total sq ft: 103,191
- Renovation Cost (OFCC): \$16.8M
- Renovate/Replace Ratio: 67%
- Enrollment/Capacity: 511/471
- Site: 54.6 acres



Whitmer Senior High

- Construction: 1958, 1973, 1974, 2005 & 2012
- Total sq ft: 441,944
- Renovation Cost (OFCC): \$62.2M
- Renovate/Replace Ratio: 58%
- Enrollment/Capacity: 2139/2803
- Site: 54.6 acres



Assessment Summary

SCHOOL	CIRCA	ENROLLMENT	OFCC CAPACITY	RENO REPLACE	ACRES
GREENWOOD	1958	522	334	64%	7.1
HIAWATHA	1958	347	304	73%	5
JACKMAN	1954	396	290	74%	12.8
MCGREGOR	1962	490	429	61%	7.9
MEADOWVALE	1963	558	448	66%	7.1
MONAC	1955	512	375	65%	6.2
SHORELAND	1930	658	634	70%	16
WERNERT	1917	357	579*	66%	4.9
WESTWOOD	1930		318	45%*	3.7
JEFFERSON	1927	547	755	77%	54.6
WASHINGTON	1951	503	471	67%	54.6
WHITMER	1958	2133	2803	58%	54.6
TOTAL		7023	7161		121.6

So, what are our **options**?

S

1. Continue with General Operating Funds: scheduled maintenance & break/fix approach

M

2. Permanent Improvement Plan: selective maintenance priorities

L

A. Heating system
B. Roofing
C. Air Conditioning
D. Electrical
E. Plumbing
F. Windows
G. Structure
H. Walls and Chimney

I. Floor & Roof Structure
J. General Finishes
K. Interior Lighting
L. Security Systems
M. Emergency lighting
N. Fire Alarm
O. Handicapped Access
P. Site

Q. Sewer System
R. Water Supply
S. Exterior Doors
T. Asbestos Abatement
U. Life Safety
V. Technology
W. Loose Equipment

So, what are our **options**?

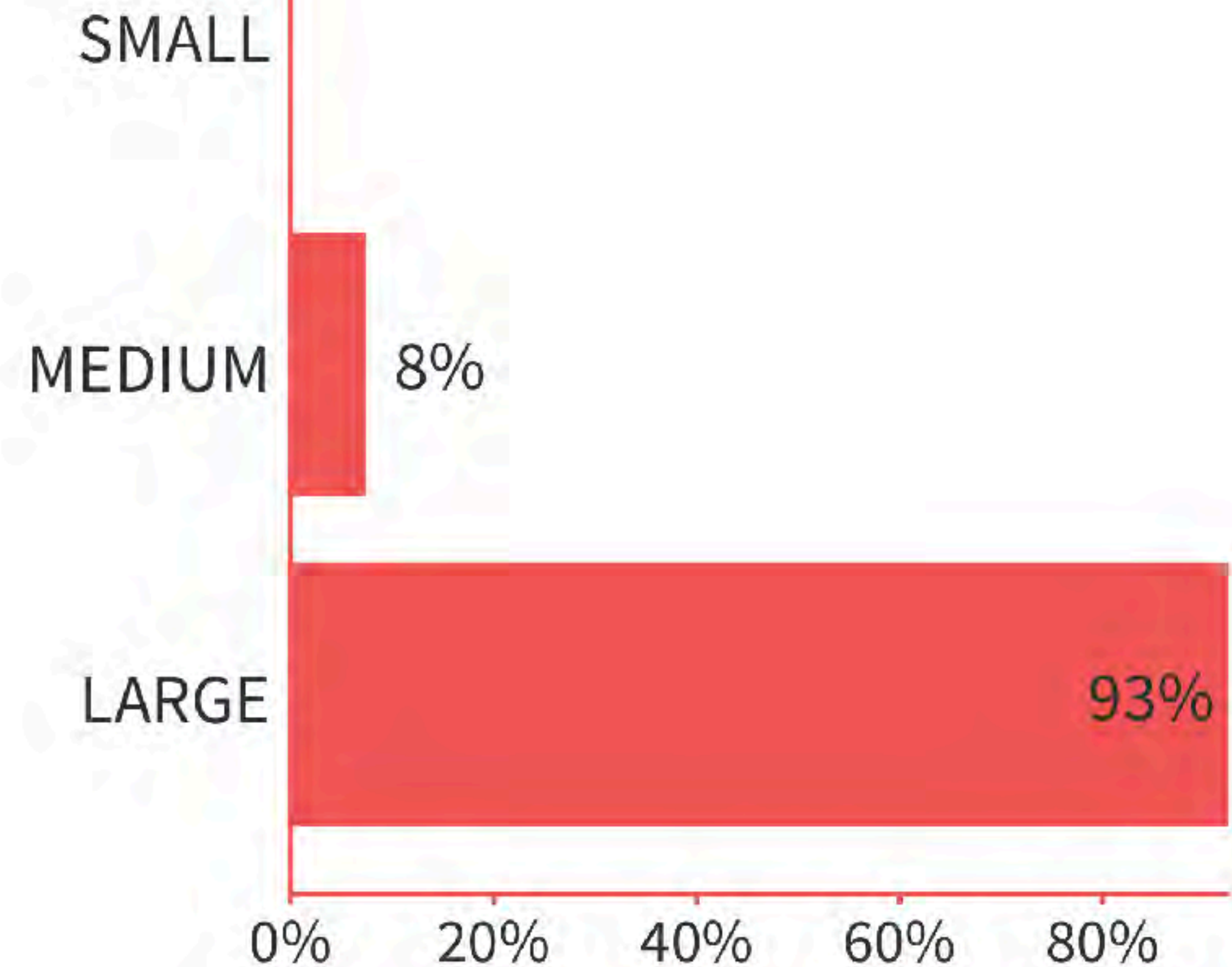


3. Address areas/buildings of greatest need through major renovation or replacement (could use OFCC funds)

Of the three options (S, M & L) which would be best supported by the community?

 Respond at [PollEv.com/shpsurveys](https://poll-ev.com/shpsurveys)

- S** 1. Continue with General Operating Funds: scheduled maintenance & break/fix approach
- M** 2. Permanent Improvement Plan (possible levy): selective maintenance priorities
- L** 3. Address areas/buildings of greatest need through major renovation or replacement (could use OFCC funds)

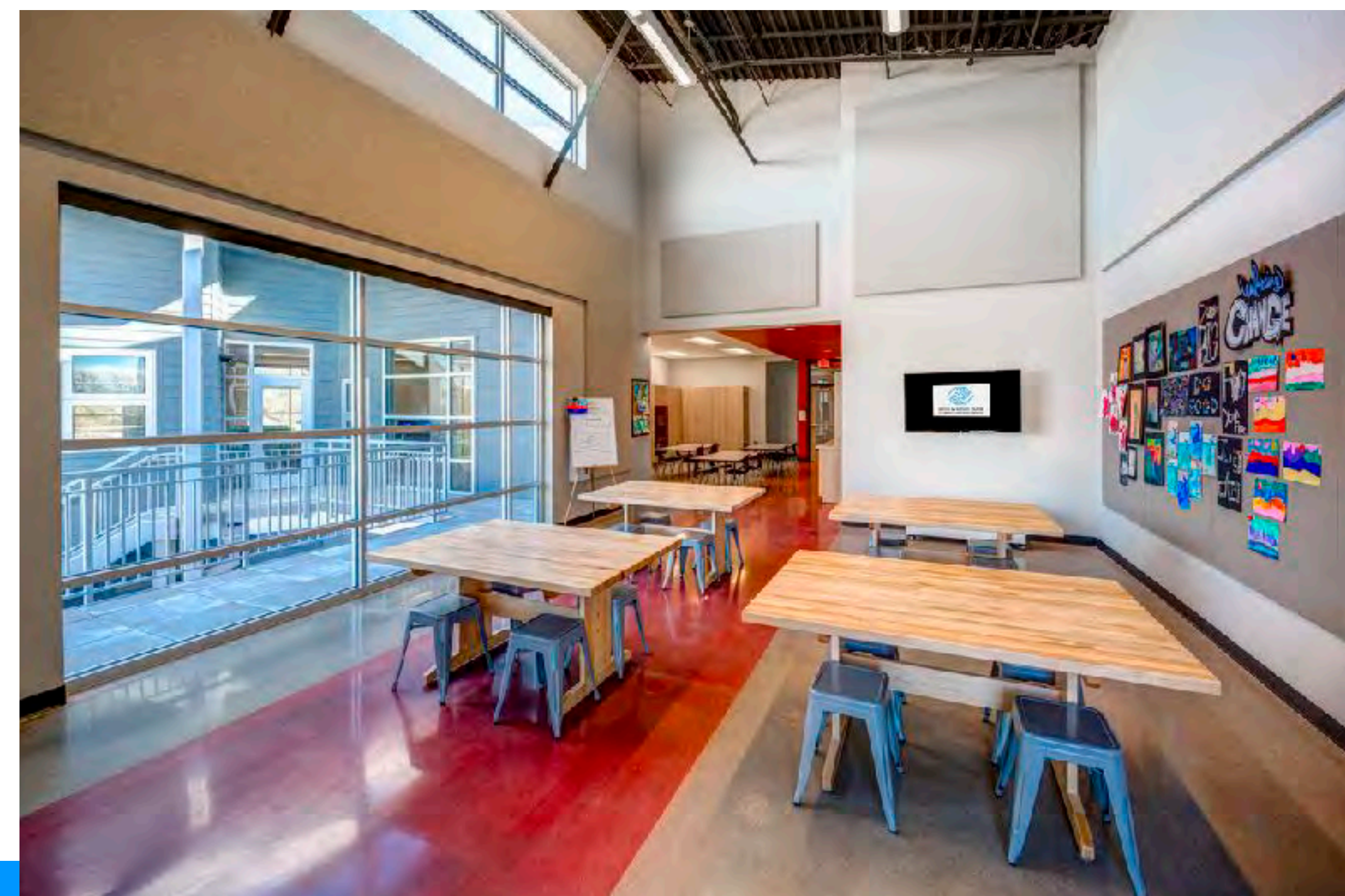


OFCC-Funded Learning Environments Around the State





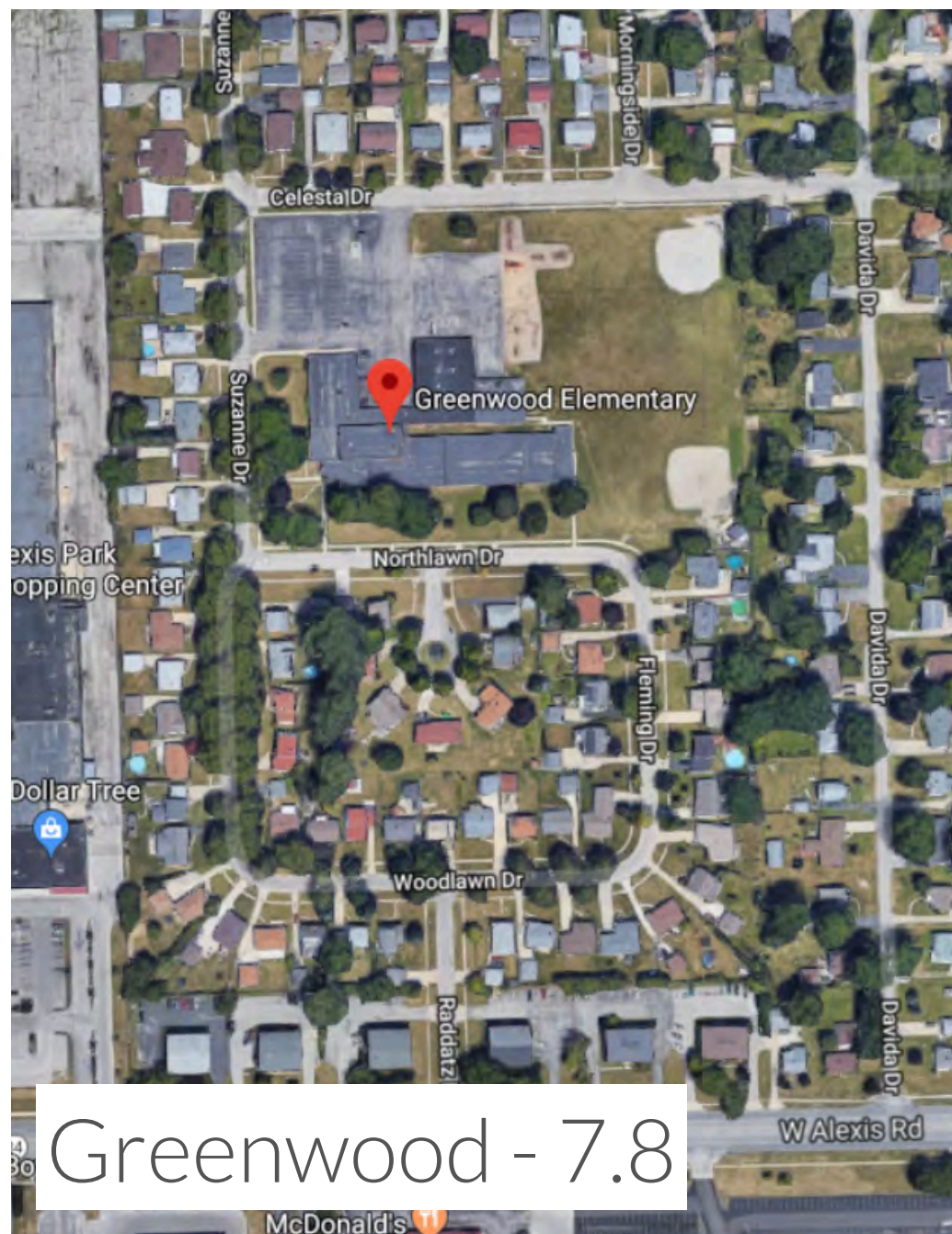




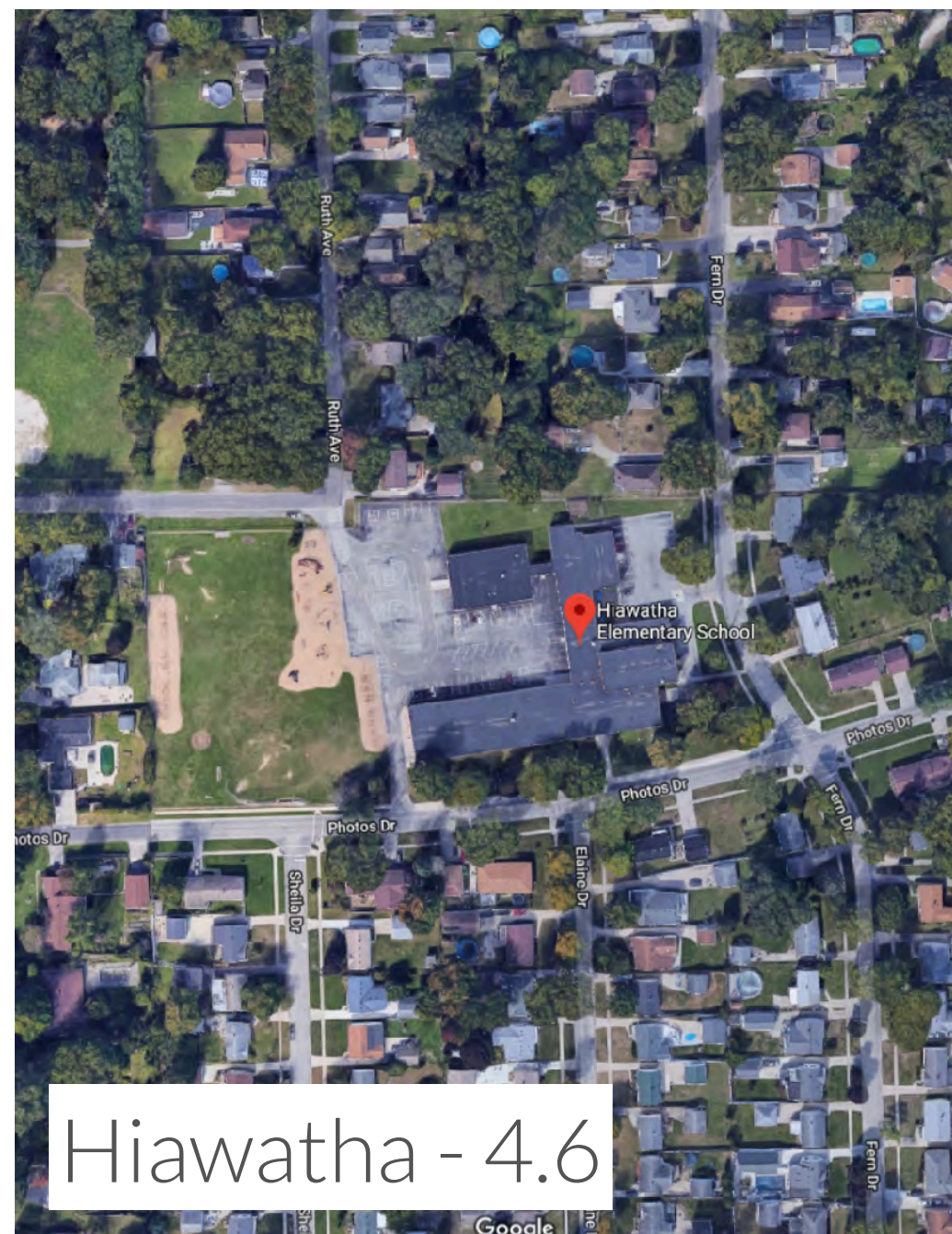
OFCC

Rules & Guidelines

- Recommended site size
 - ES - 10+ acres
 - MS - 20+ acres
 - HS - 35+ acres
- **Schools must be >350 kids**



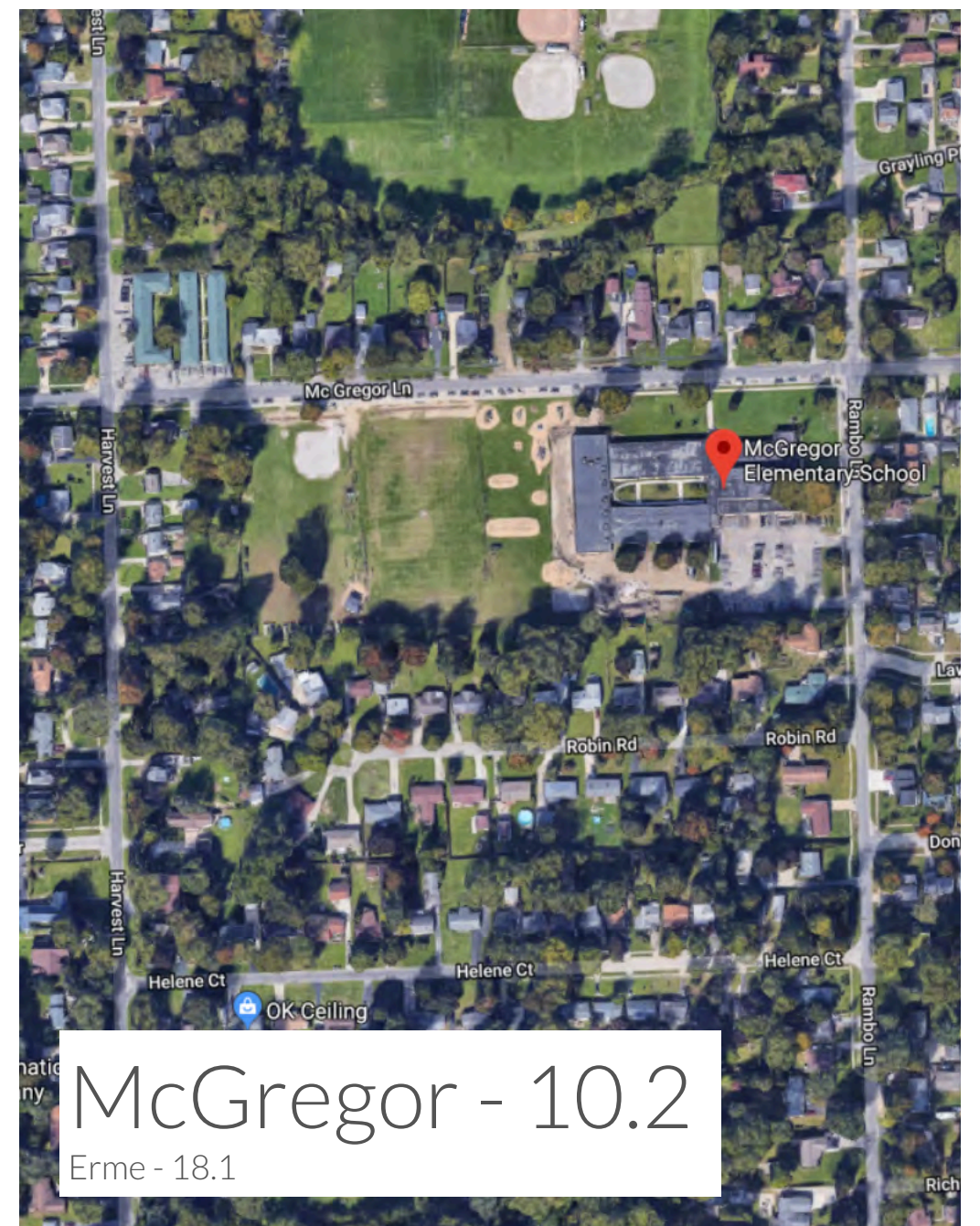
Greenwood - 7.8



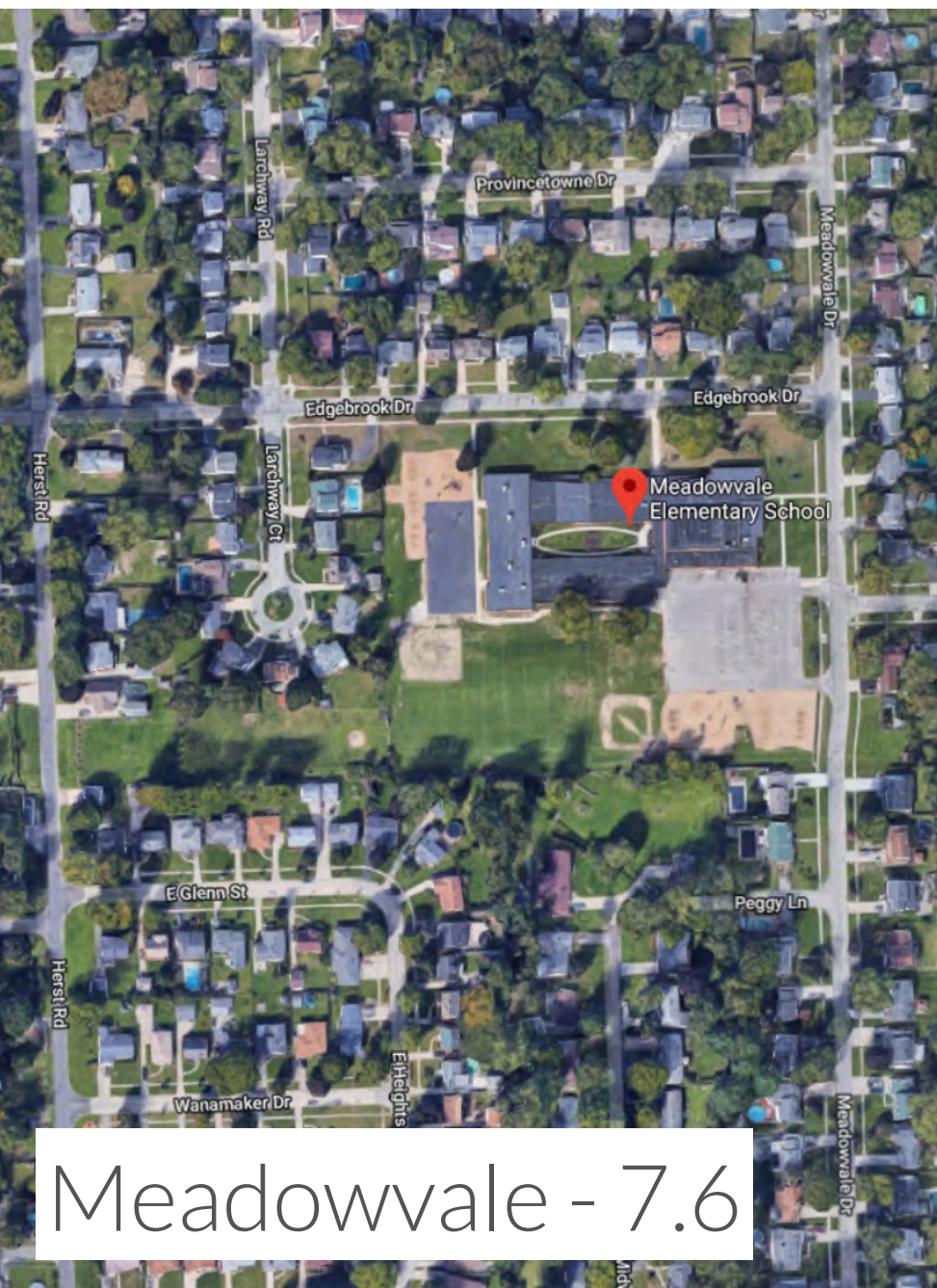
Hiawatha - 4.6



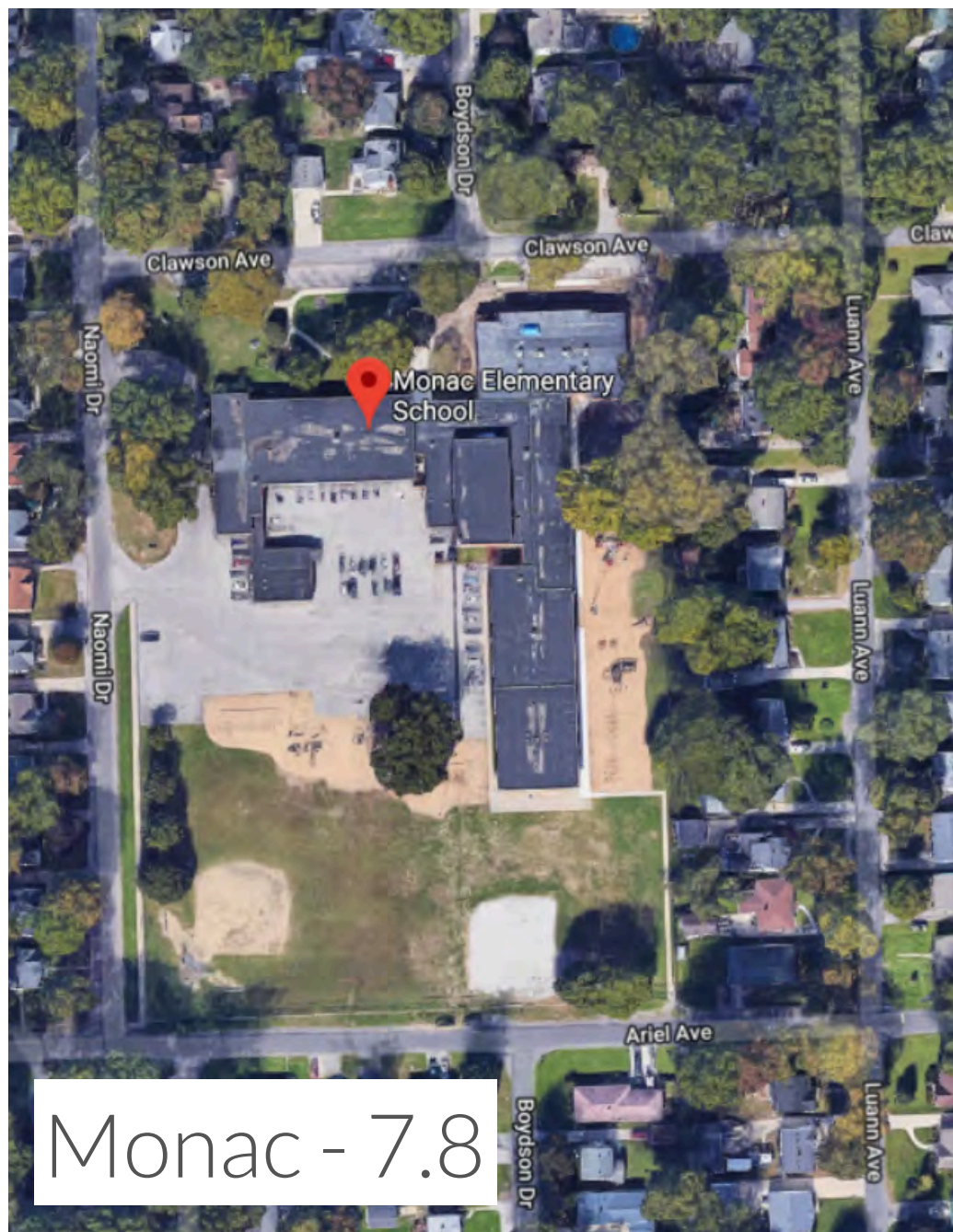
Jackman - 11.3



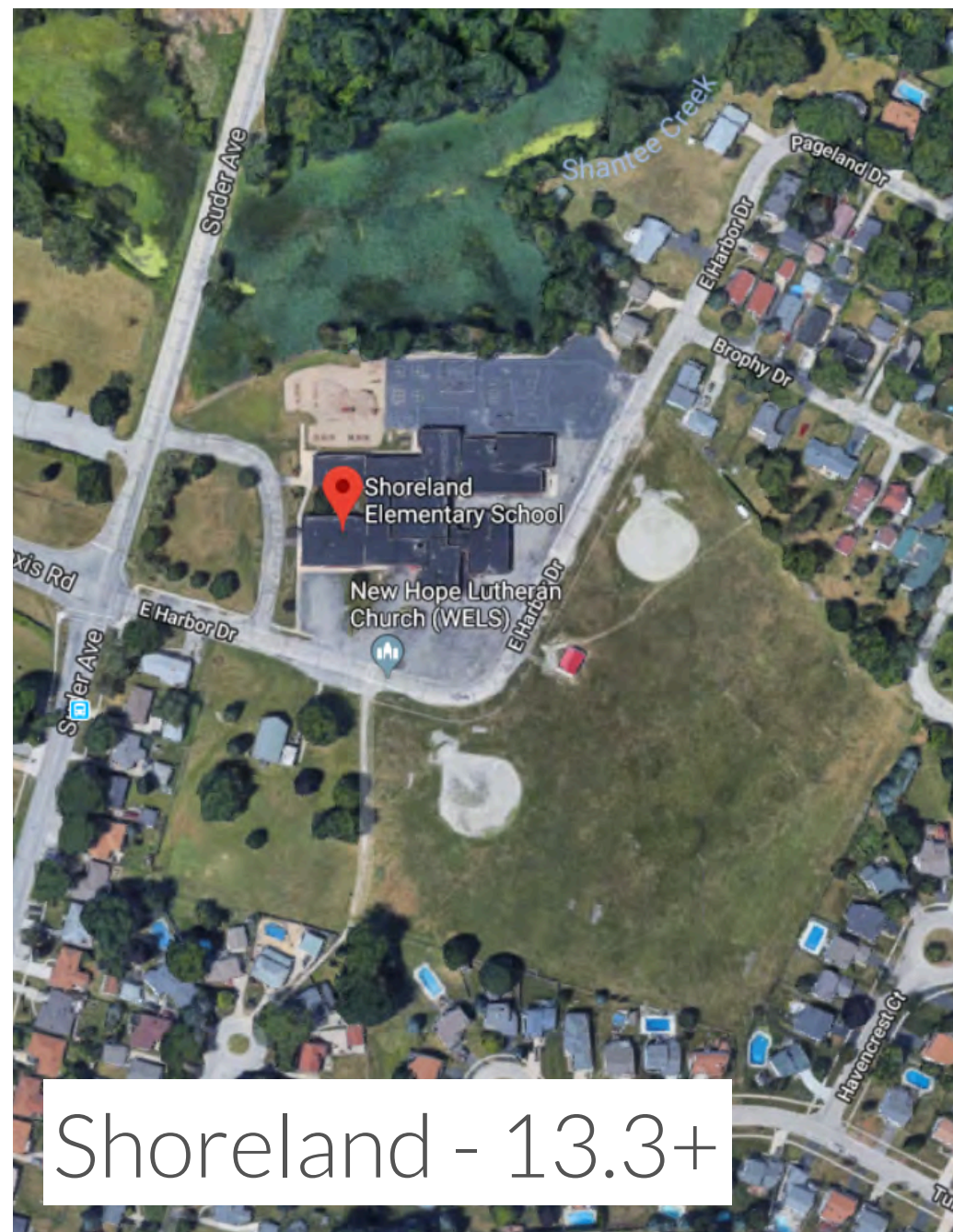
McGregor - 10.2
Erme - 18.1



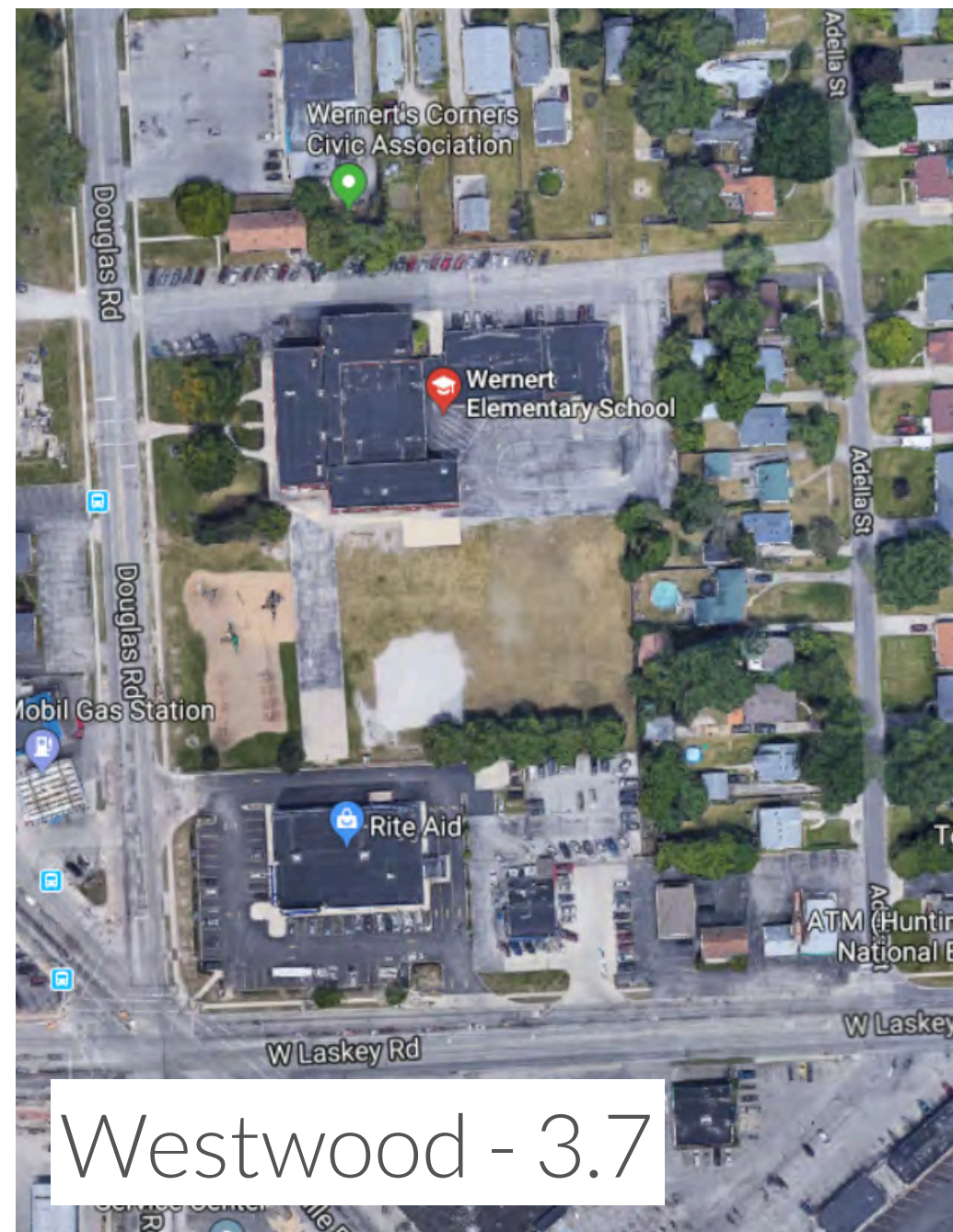
Meadowvale - 7.6



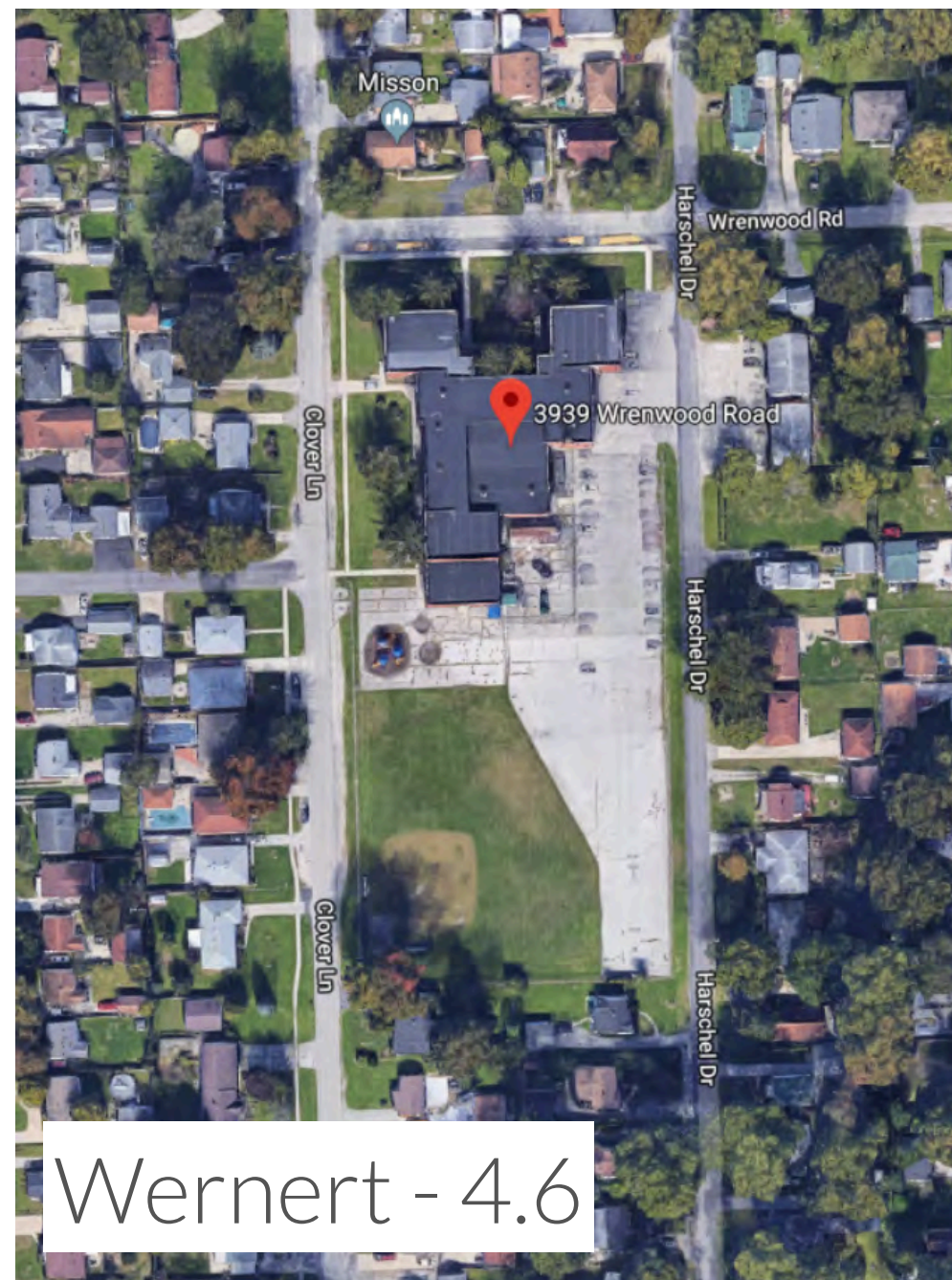
Monac - 7.8



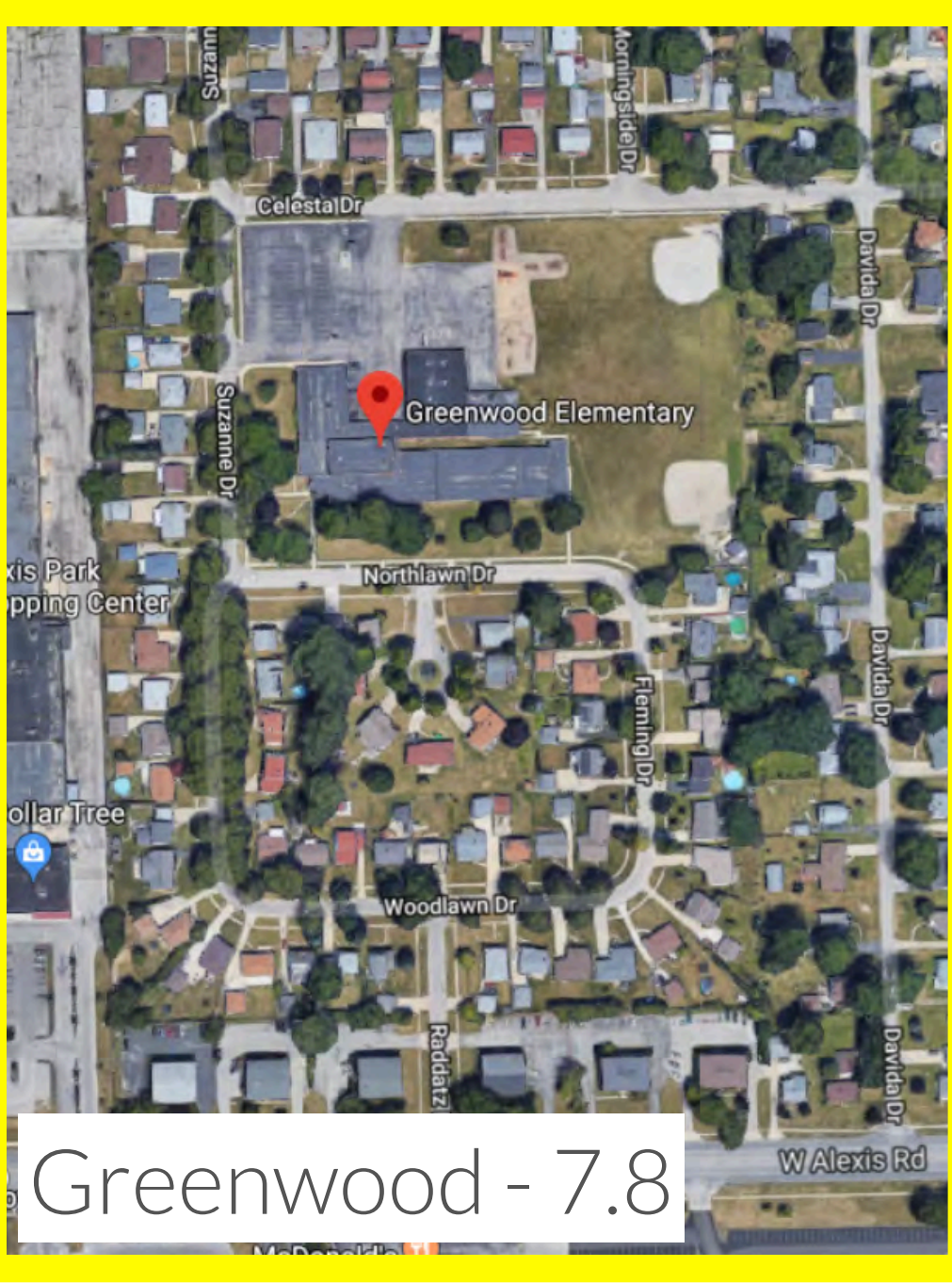
Shoreland - 13.3+



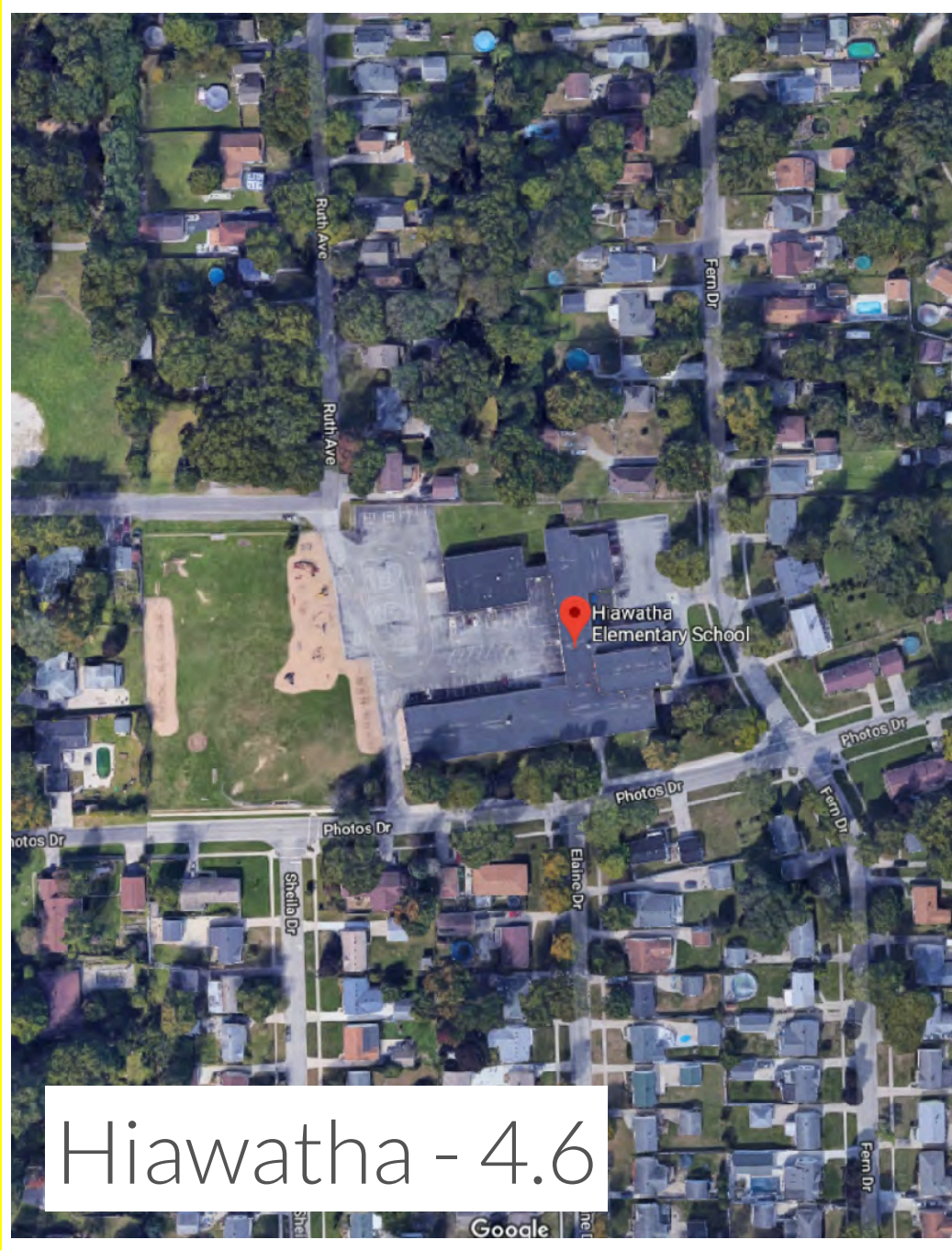
Westwood - 3.7



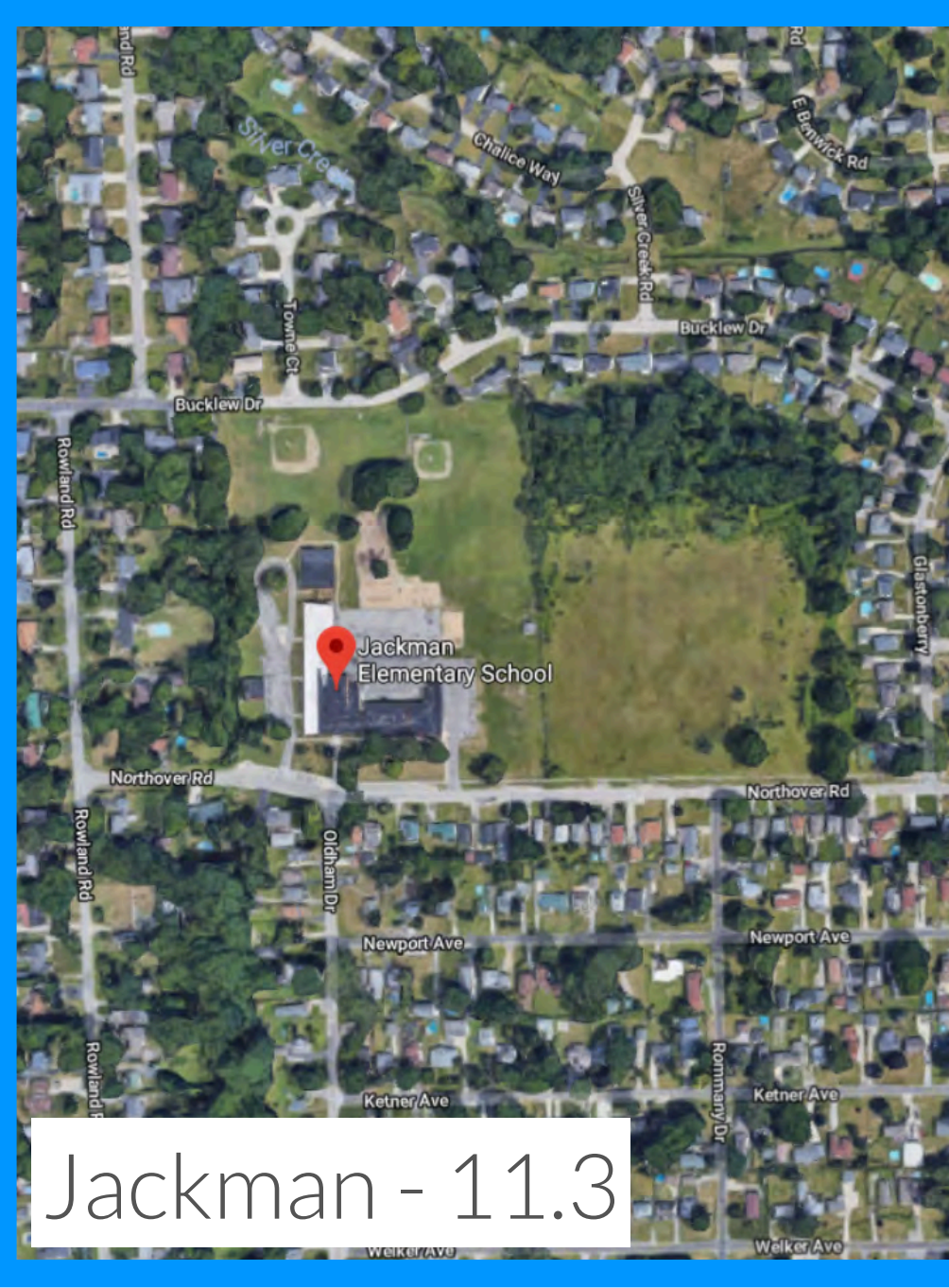
Wernert - 4.6



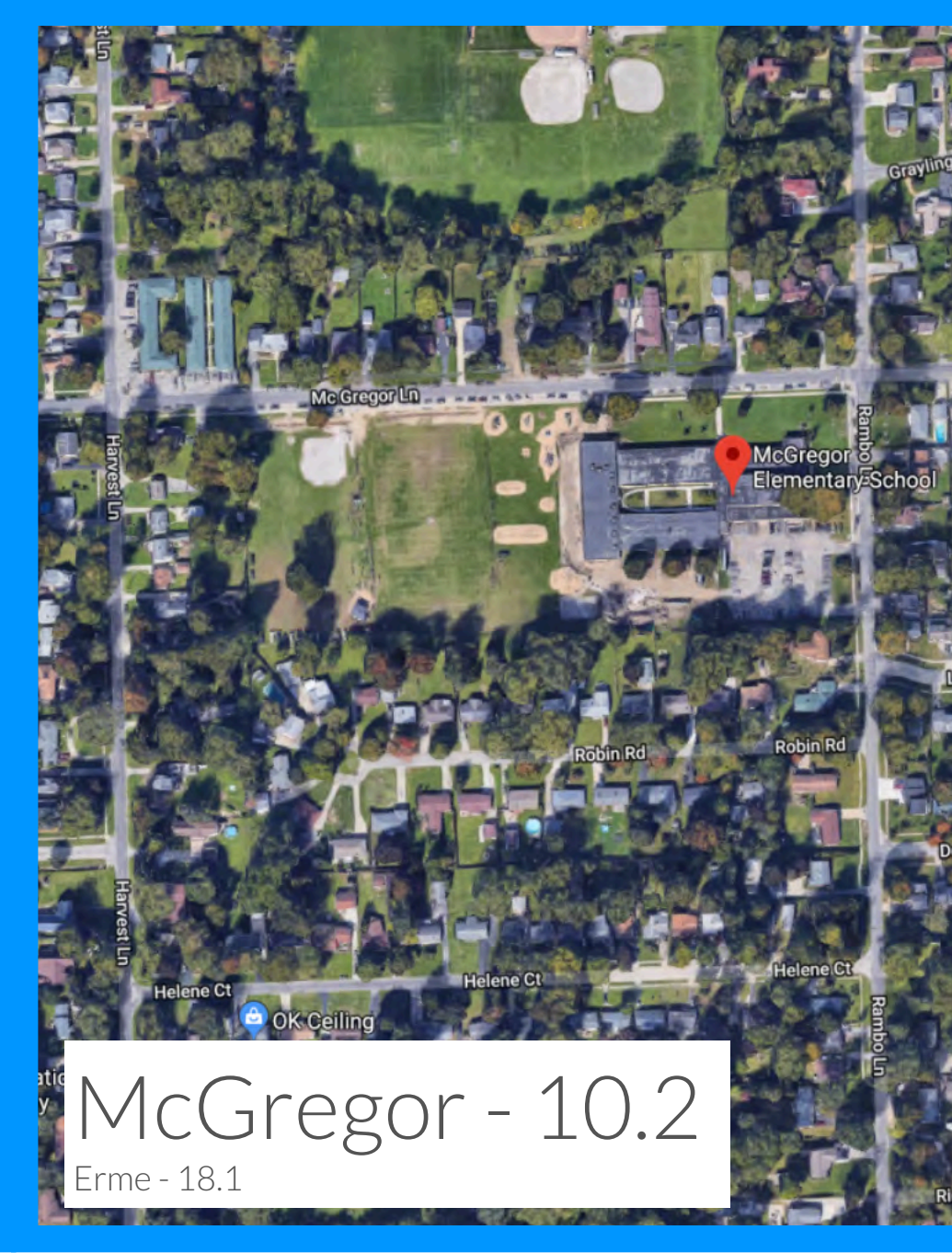
Greenwood - 7.8



Hiawatha - 4.6



Jackman - 11.3



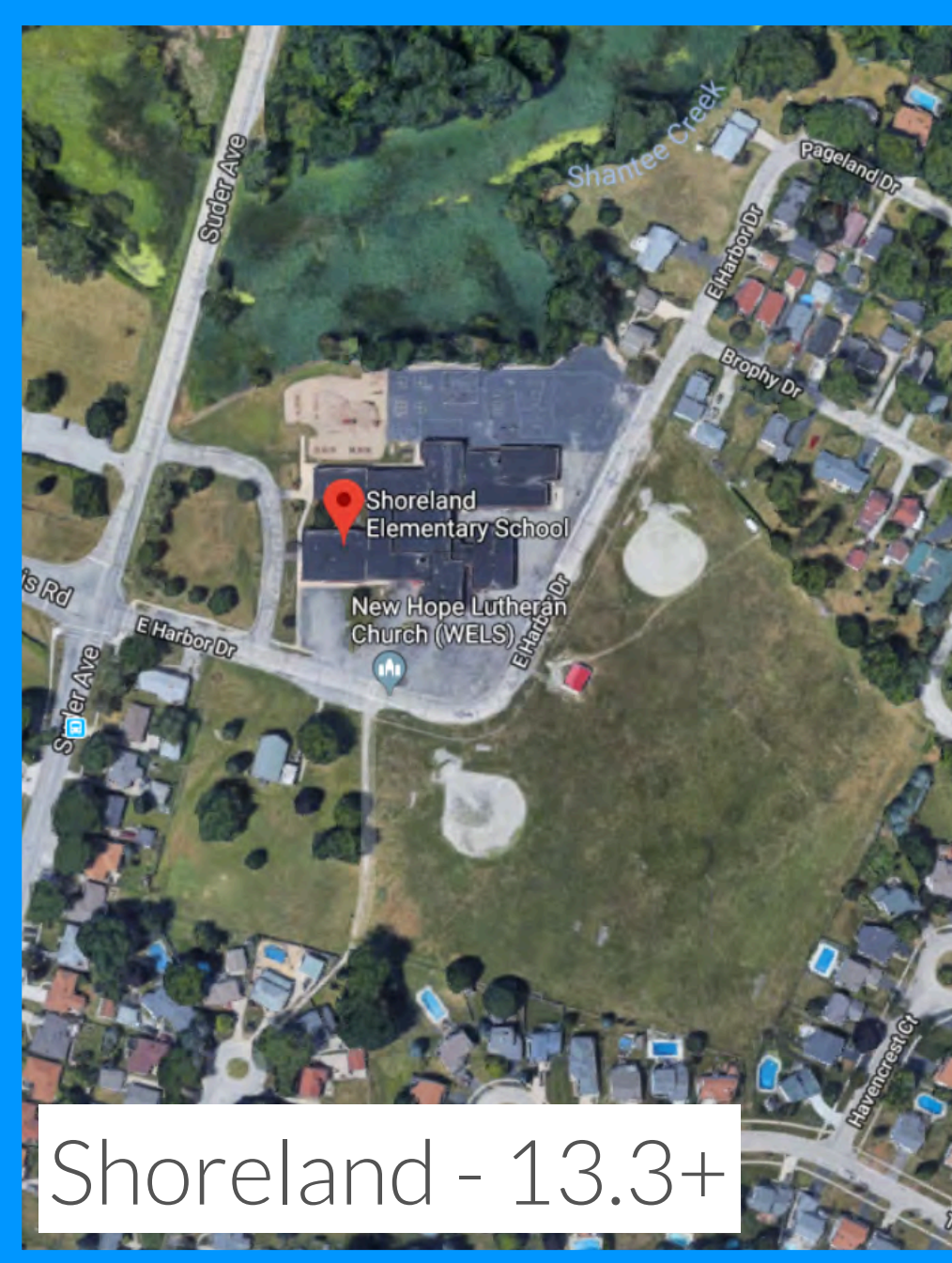
McGregor - 10.2
Erme - 18.1



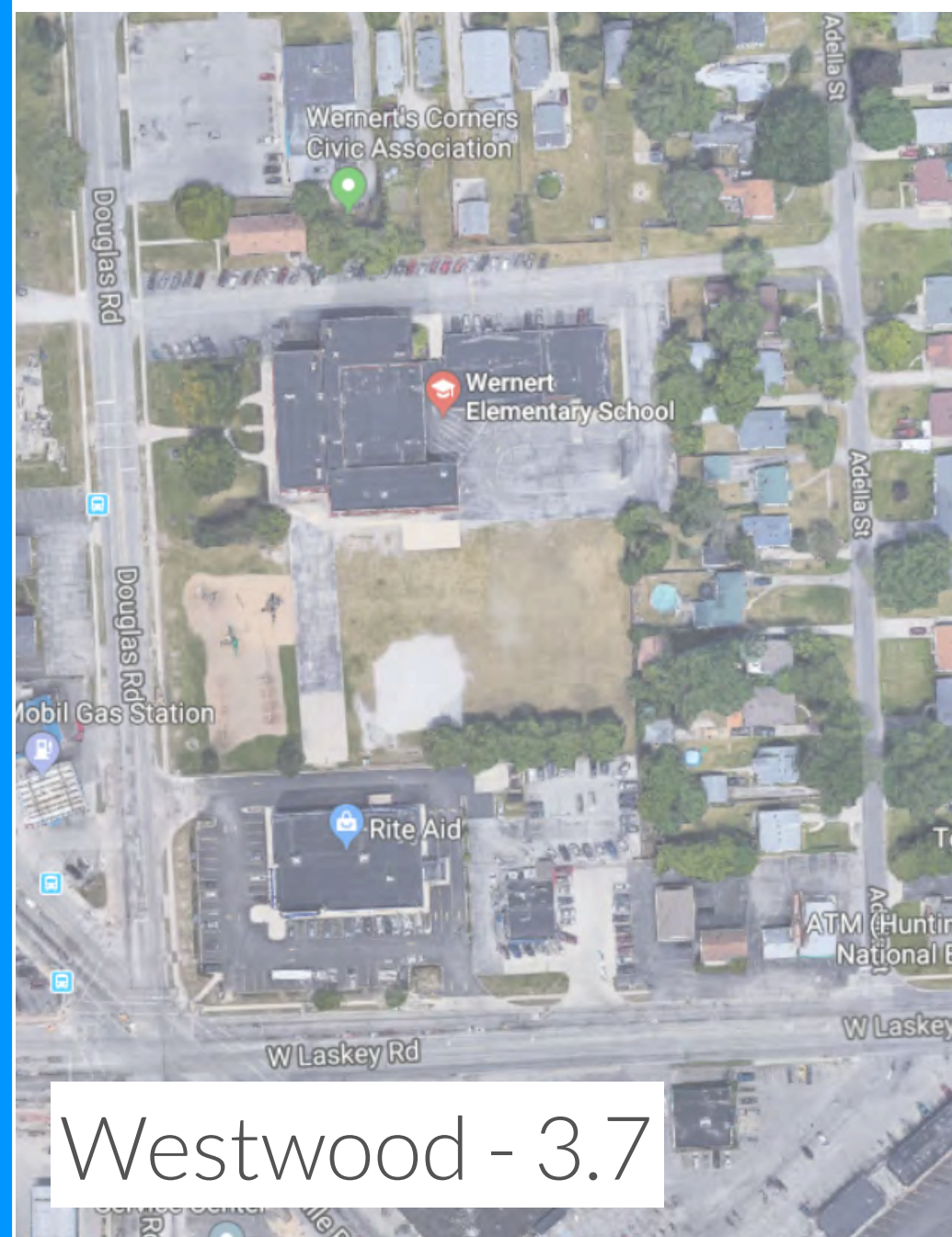
Meadowvale - 7.6



Monac - 7.8



Shoreland - 13.3+



Westwood - 3.7



Wernert - 4.6

P	K	1	2	3	4	5	6	7	8	9	10	11	12					
Westwood	Greenwood						Jefferson JH		Whitmer HS									
	Hiawatha																	
	Jackman						Washington JH											
	McGregor																	
	Meadowvale																	
	Monac																	
	Shoreland																	
	Wernert																	

today

P	K	1	2	3	4	5	6	7	8	9	10	11	12			
new hamilton - 100		reno adams - 100				reno quincy - 100			new van buren - 100							
		new jefferson - 100														
		new madison - 100				new jackson - 100										
		reno monroe - 100														

grade levels
building name/location
replace or renovate
for home many kids

table #11

6th grade = 503
 $\frac{5}{5} = 547$ $w = 503$ $= 1953 \div 2$

P	K	1	2	3	4	5	6	7	8	9	10	11	12
?		SHORELAND (658) - 100 = (558) N					MS (776.5) N			H S			
?		MONAC + 1/2 HIAWAHTHA (685) (585) R											
?		McGREGOR + 1/2 HIAWAHTHA (613) - 62 600 R					MS (776.5) N						
?		MEADOWVALE (558) (473) N											
?		JACKMAN & WERNERT (753) N					MS (776.5) N						
?		GREENWOOD 582 N											

$\frac{582}{-75}$
 (447)

grade levels
 building name/location
 replace or renovate
 for home many kids

table # 7

	P	K	1	2	3	4	5	6	7	8	9	10	11	12
New Whole district @ Wernert	SHORELAND stays ^{New}				Erme site ^{New}				Jefferson & Washington site ^{New}				WHS & CTC renovate	
	Hia watha/Wernert Barry @ Dubendorfer ^{New}													
	Greenwood/Jackman @ Jackman site ^{New}													
	Monae/McGregor @ McGregor ^{New}													
	Meadowdale stays ^{New}													

grade levels

building name/location

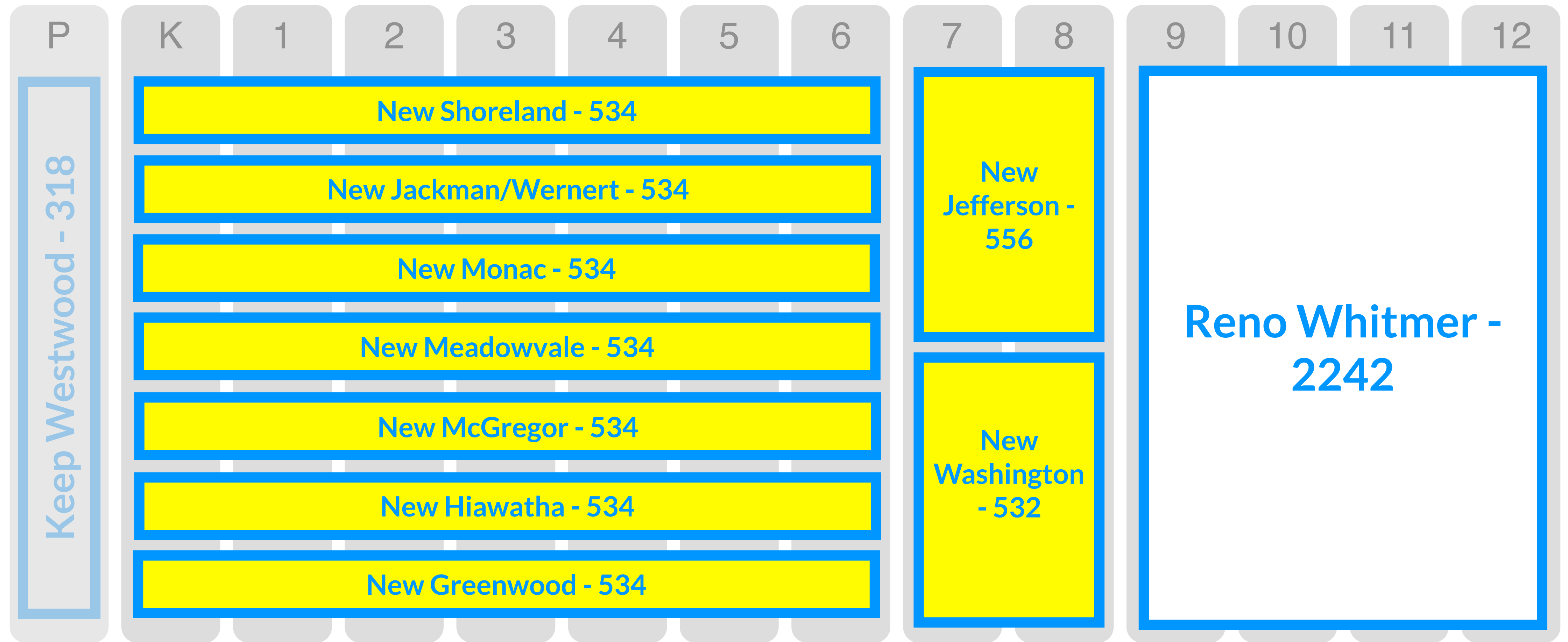
replace or renovate

for home many kids

table # 8

WHAT IS THE COMMUNITY ADVISORY TEAM CONSIDERING?

- Six of these 11 plans are “still on the table”
- Ranging from \$229-249M in total cost
 - Local Share Costs from \$48-58M (20%)
 - State Share Costs cover 80%

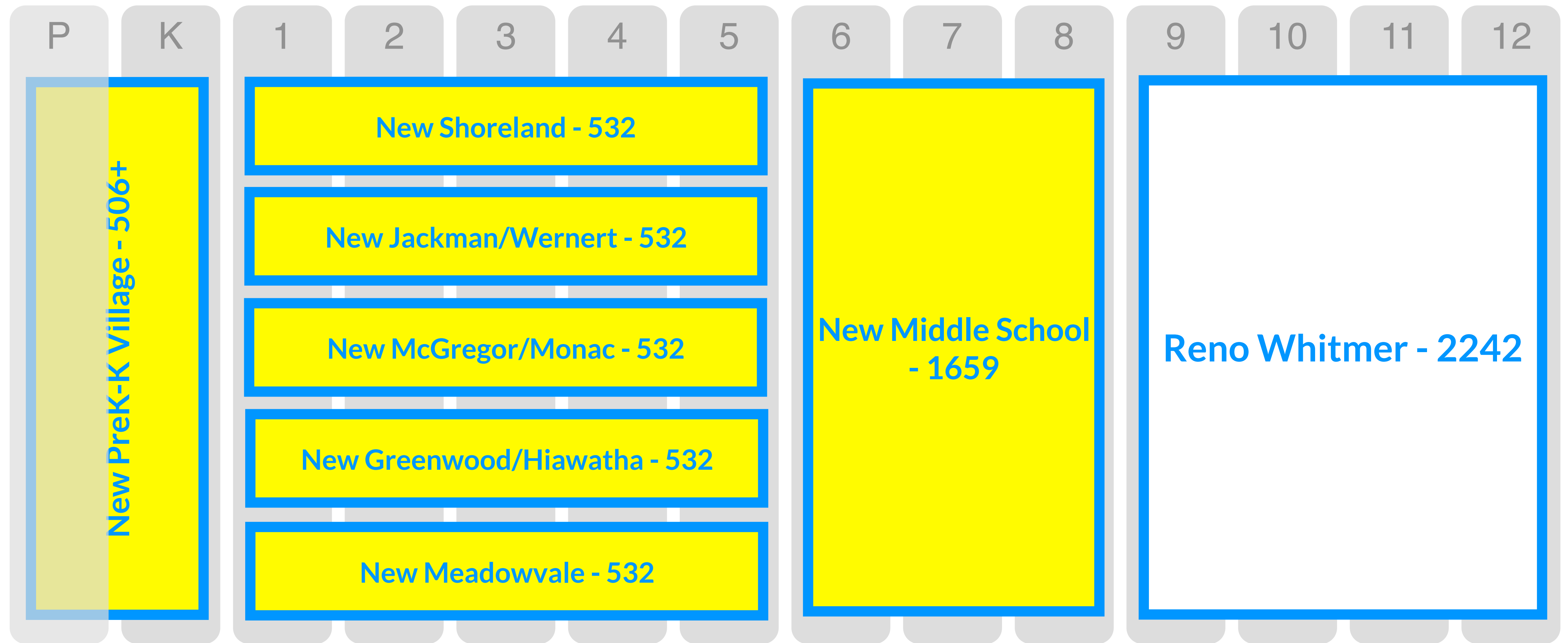


235m total cost
45m local share + 10m lfi @ hs
\$55m local cost

option #1

* these are preliminary estimates and will change with further development of the plan

www.shp.com

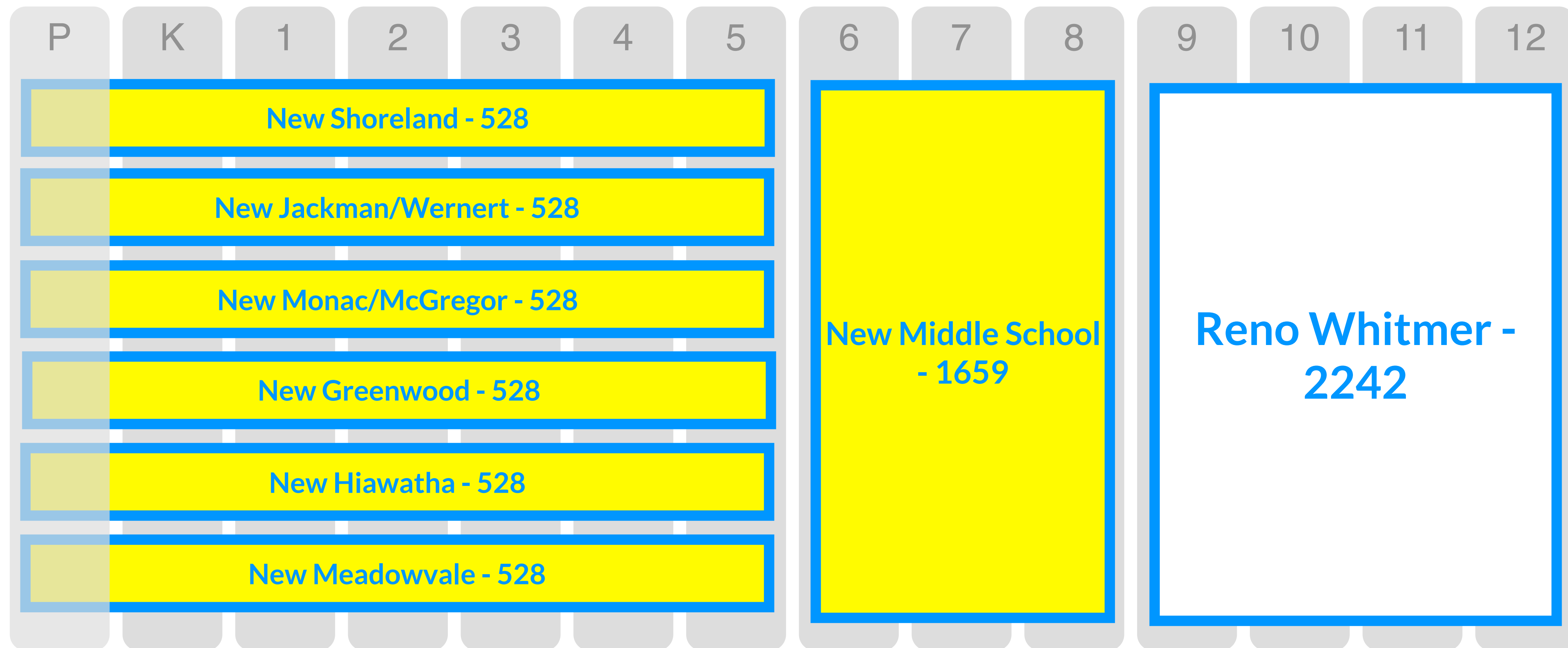


229m total cost
44m local share + 10m lfi @ hs
\$54m local cost

option #2

* these are preliminary estimates and will change with further development of the plan

www.shp.com



229m total cost

44m local share + 10m lfi @ hs

\$54m local cost

option #4

* these are preliminary estimates and will change with further development of the plan

www.shp.com

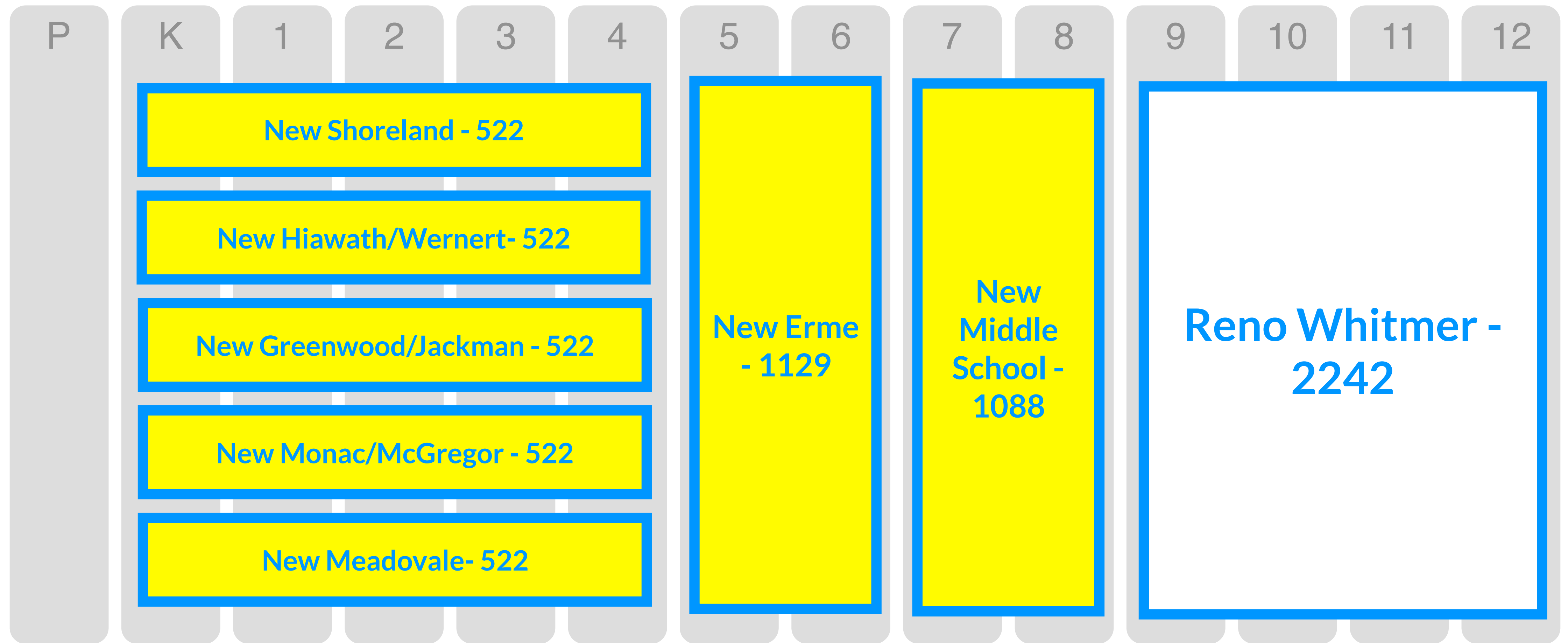


249m total cost
48m local share + 10m lfi @ hs
\$58m local cost

option #7

* these are preliminary estimates and will change with further development of the plan

www.shp.com

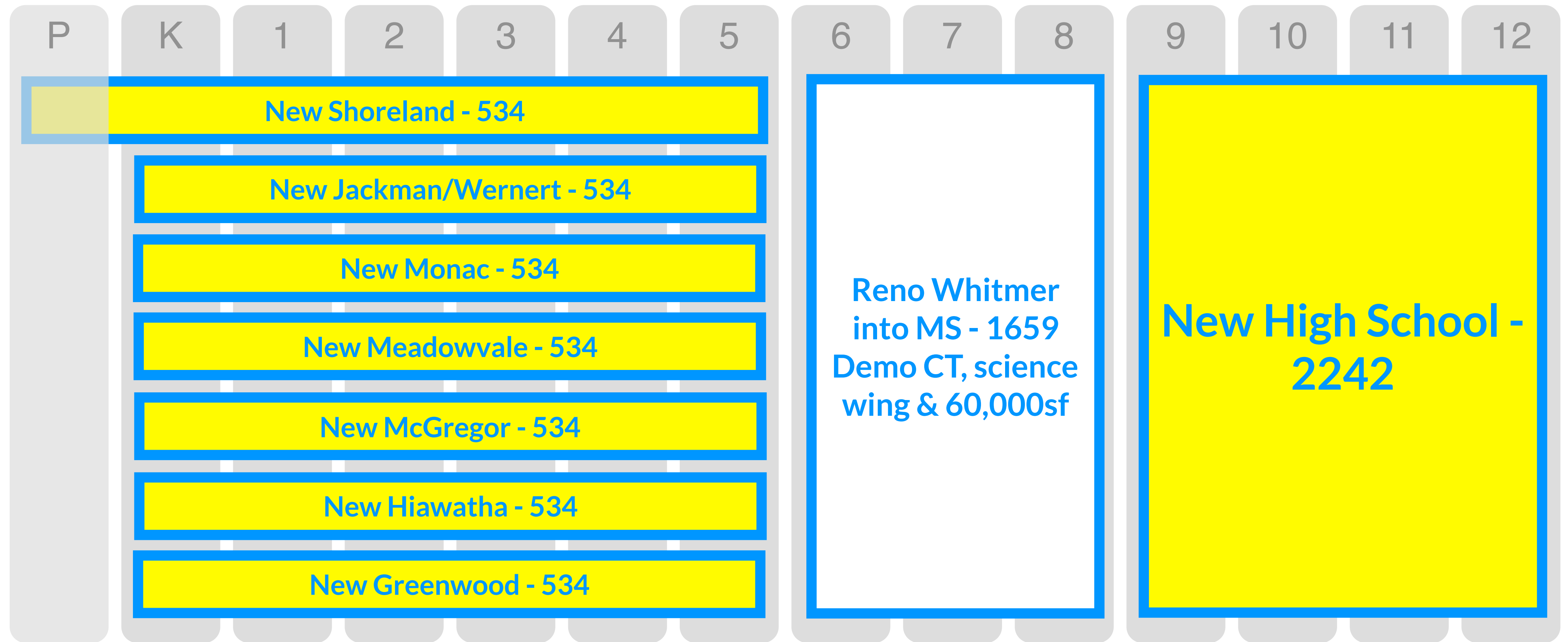


235m total cost
45m local share + 10m lfi @ hs
\$55m local cost

option #8

* these are preliminary estimates and will change with further development of the plan

www.shp.com

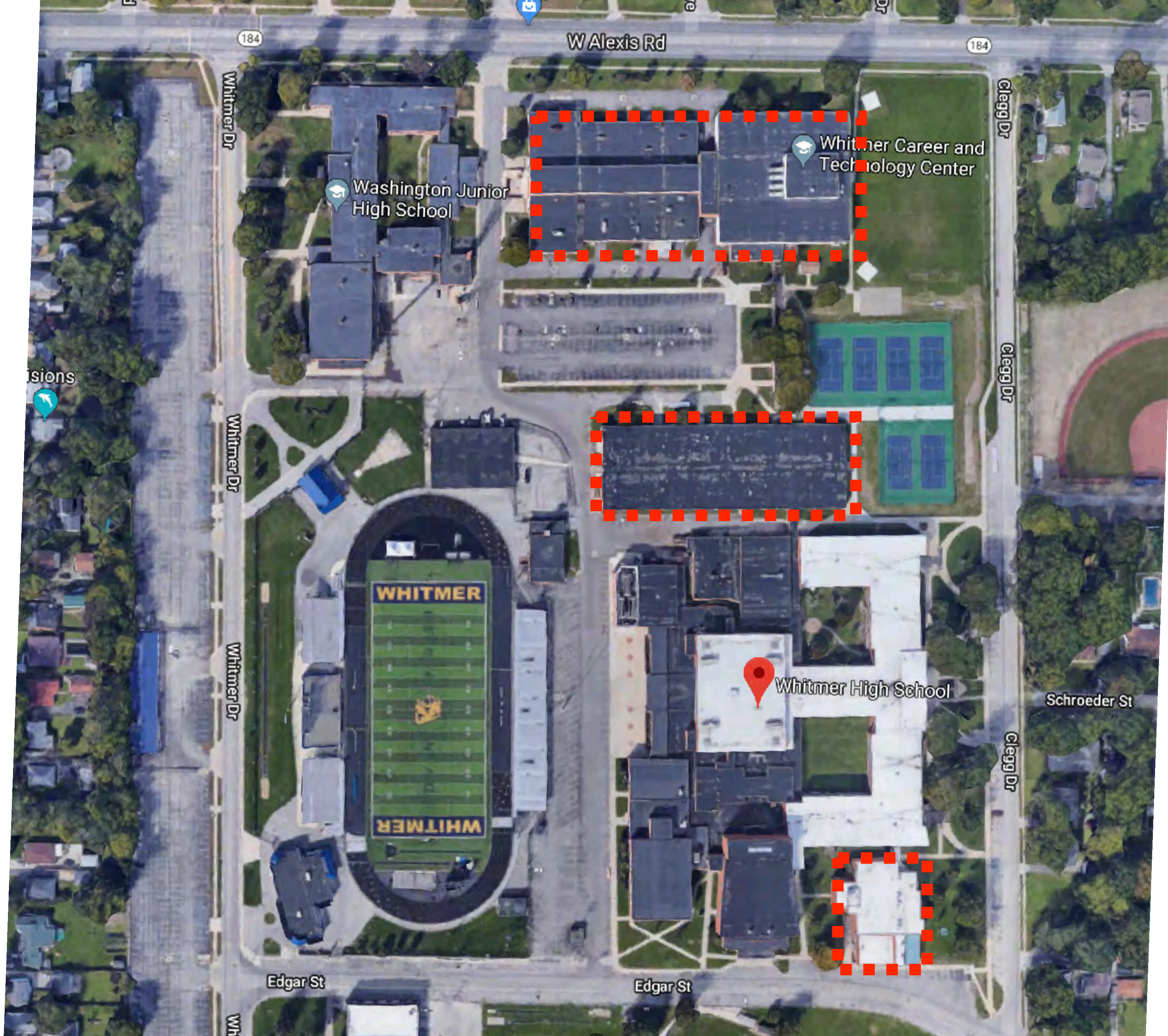


229m total cost
45m local share + 3m lfi @ Whitmer
\$48m local cost

option #3

* these are preliminary estimates and will change with further development of the plan

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mark the most important pro and con for each with an *

PROS

educationally appropriate

fiscally responsible

community supported

CONS

WHAT'S NEXT FOR THE COMMUNITY ADVISORY TEAM?

- Consider “Pros+Cons” of each
- Confirm costs
- Potentially combine plans
- Develop intricate phasing plans + priorities
- Make a recommendation to the B.O.E.

What will the right plan be?

Educationally Appropriate



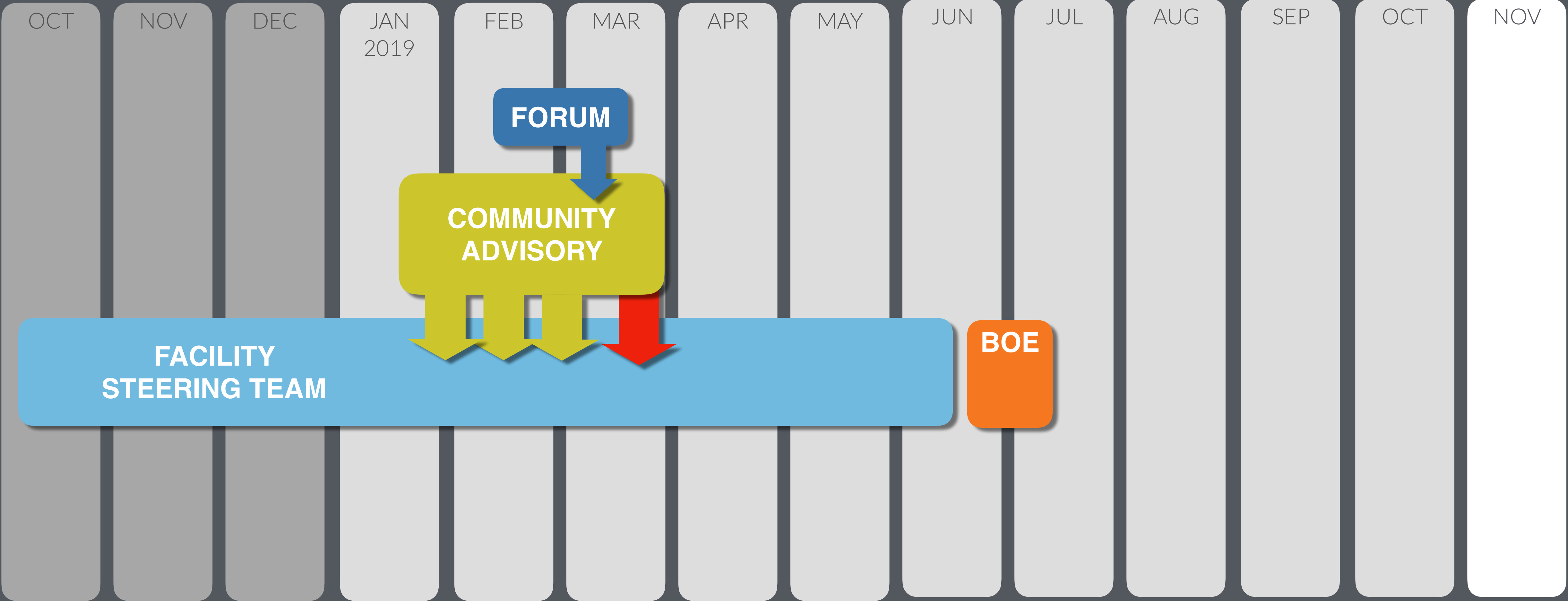
Financially Responsible



Community Supported



Process



Master Plan Engagement



Questions and Comments