

# Lucas

Local School District

PURSuing EXCELLENCE:  
EVERY CHILD, EVERY DAY

## COMMUNITY MEETING

August 31, 2021



# TODAY'S AGENDA

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- Introductions
- Ask the Audience
- Past
- Present
- Future
- Discussion and Q&A



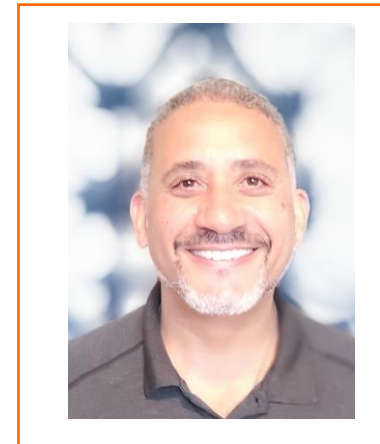
**MONICA BRUAW**  
K-12 Planner



**ERIC BALTZELL, CEO**  
Senior Management Lead



**CURT SOUTH**  
Architect



**DAVID CONLEY**  
Financial Advisor



**DOUG RENTZ**  
Communication







- ❑ Established in 1993  
Minster ■ Columbus ■ Indianapolis
- ❑ Educational facility design  
and planning pros
- ❑ Over 60 team members
- ❑ Multi-service firm

# ASK THE AUDIENCE



Go to [menti.com](https://menti.com) and  
enter code **77561594**



# LUCAS' MISSION

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The mission of the Lucas Local School District is to provide **high quality educational opportunities** that **promote academic preparedness** and **productive citizenship**.



# BUILDING HISTORY



- **ELEMENTARY SCHOOL**

Original building 1956  
Addition 1963  
Square footage: 26,851

- **MIDDLE SCHOOL**

Original building 1979  
Square footage: 29,811

- **HIGH SCHOOL**

Original building 1918  
Additions 1938, 1958  
Square footage: 43,828





# PAST

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- Ohio Facilities Construction Commission (OFCC)
  - Exceptional Needs Program (ENP) - 2005
    - *565 students*
    - *New PK-12; existing buildings abated and demolished*
    - *\$23.7 million total; Local share \$15.6 million*
- Did not go on ballot
- Became a lapsed district; maintains high priority for funding



# PAST

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**2018** - Board solicited architects for facility improvements

- Examine district's educational program and physical facilities in detail
- Define a capital improvements program

Garmann Miller hired in November 2018

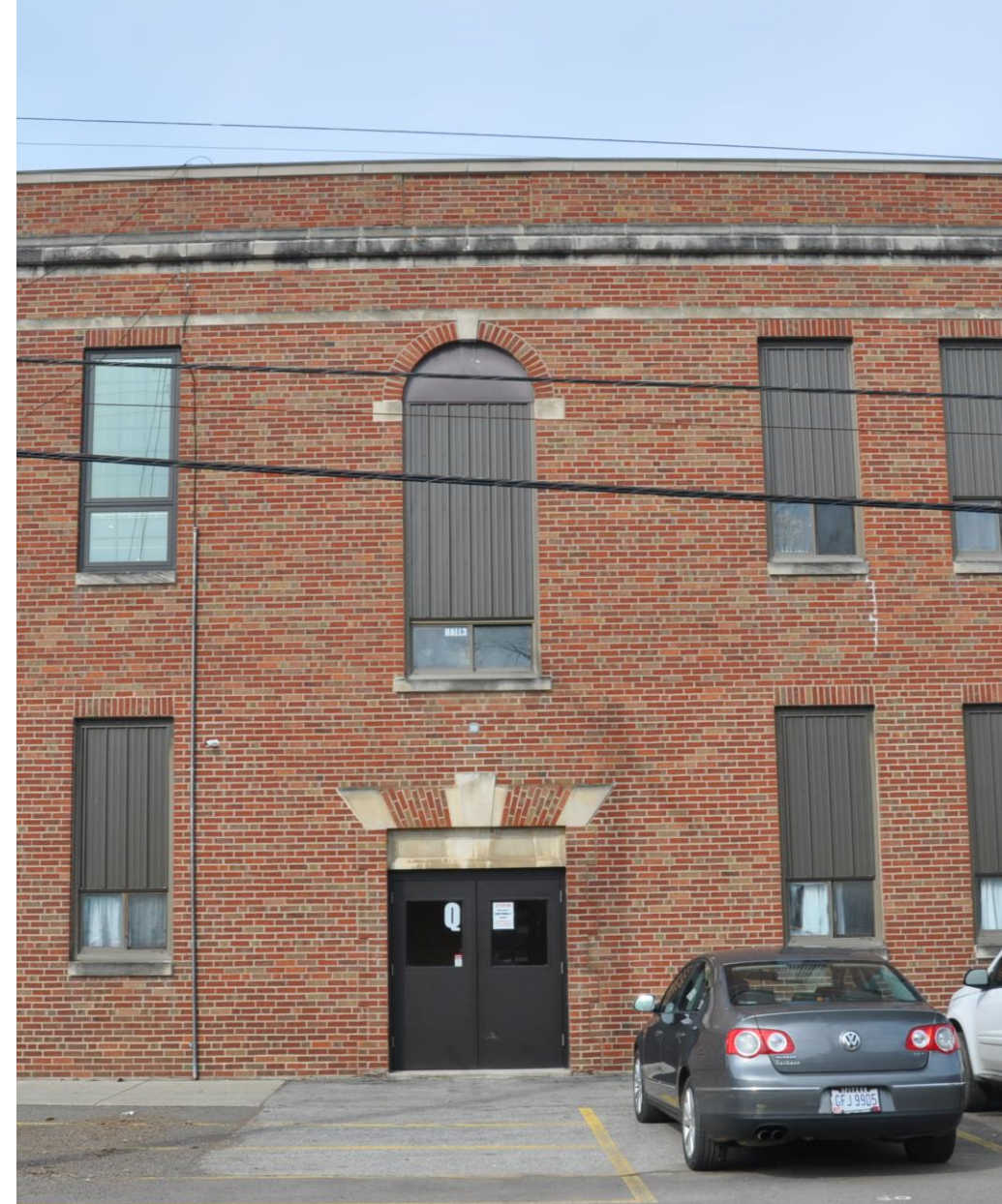




# FACILITIES ASSESSMENT PROCESS

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- Building walk-through with team of architects and engineers
- Review 23 assessment points – HVAC, roofs, electrical
- Utilize 2/3 guideline for each system – 67% guideline = renovation or replace
- Provide subjective narrative of conditions and environment



# METHODOLOGY & TERMINOLOGY

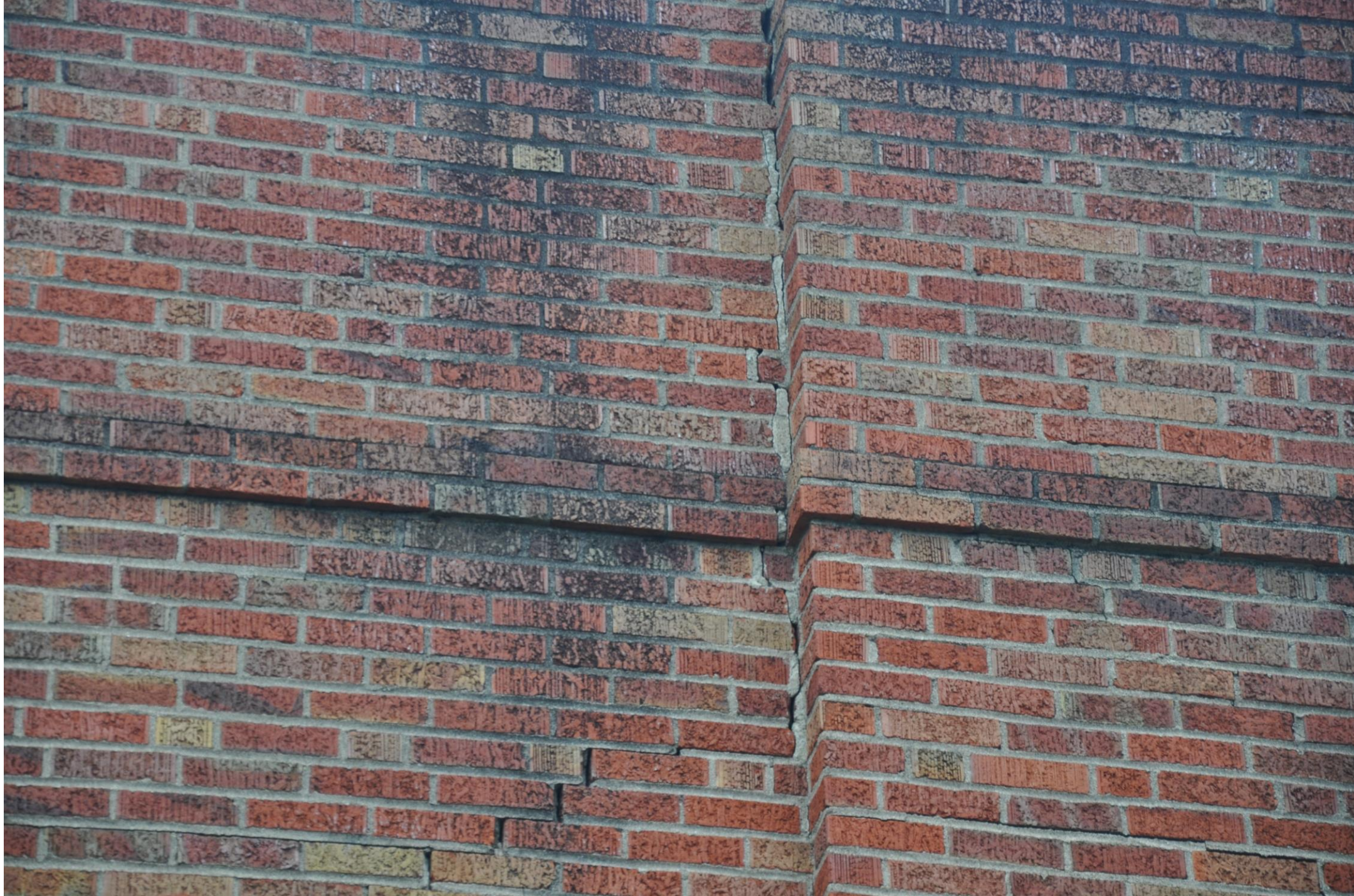
- **Long-term cost assessment** – buildings for long term utilization
  - Apply budget costs as a full renovation project; meets all code and K-12 academic building practices
- **Near-term cost assessment** – repairs or replacement within 3-5 years
  - Apply budget costs as a repair or replacement of specific systems

































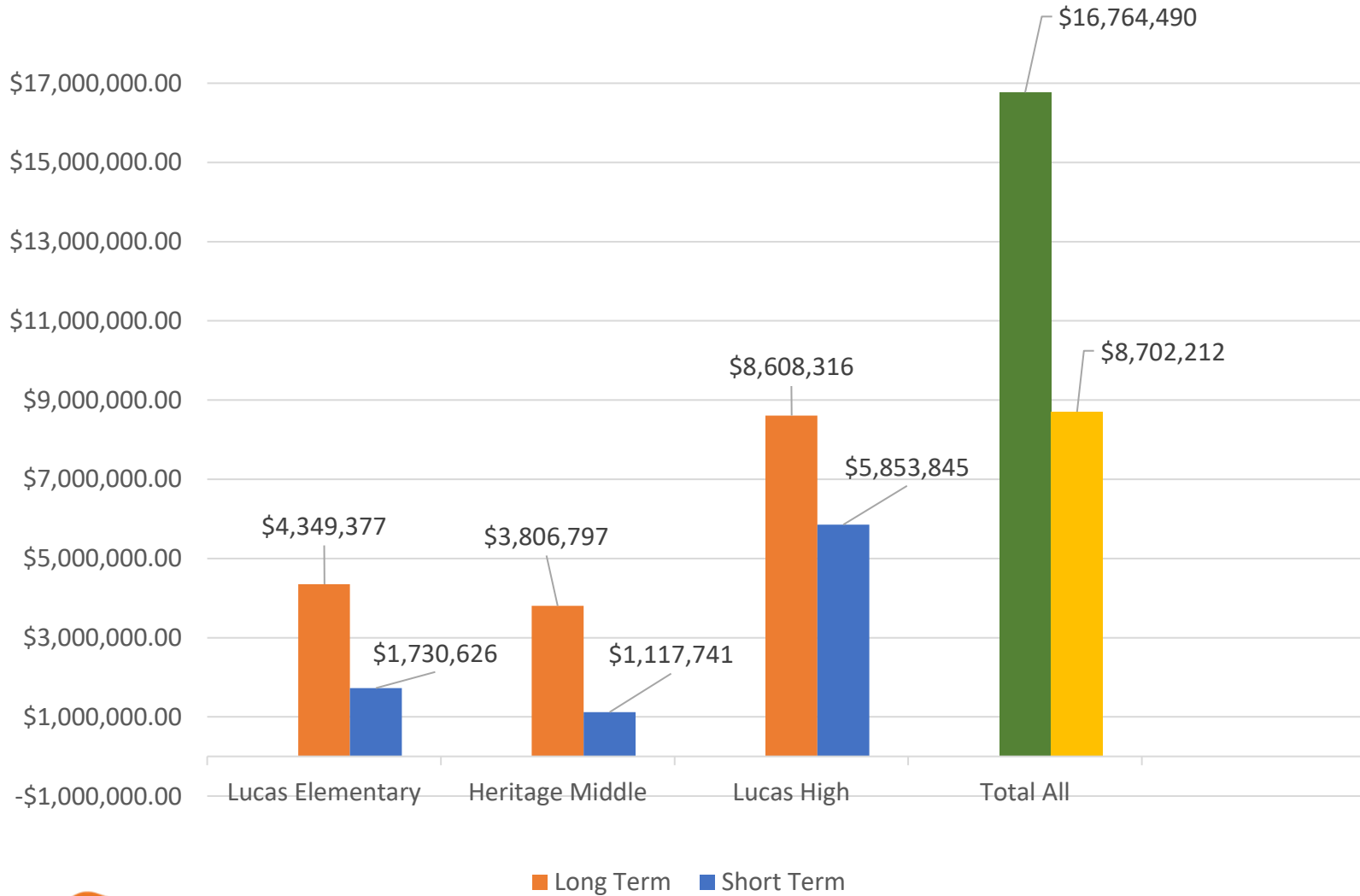








# ALL BUILDING SUMMARY



2019 costs

Total long term: \$16.7 million

Total short term: \$8.7 million  
\$25.4 million

OFCC issued

16% inflation in December 2020

5% inflation in April 2021

**2021 budget:**

Total long term: **\$20.4 million**

Total short term: **\$10.6 million**  
**\$31.0 million**





# PAST

- Facilities Task Force created November 2019
- School Board: *Stop! What is best use of taxpayer dollars?*
- Discuss building renovations vs. replacement
- Explored site options on west side and east side
- Develop preliminary Program of Requirements (POR)
- Re-engage OFCC





# PROPERTY SURVEY

- New 45-acre parcel on North Road
- Four cross-sections studied; approximately \$1.1 million in grading/fill required
- New building crosses 40-45 contour Lines
- Some utility runs to be 30'–40' deep; can be expensive





# PAST

## Evaluation of options (2021 costs)

Renovation of three buildings: **\$31 million**





# PAST

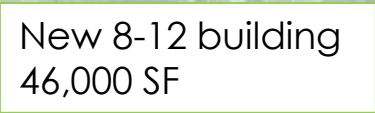
## Evaluation of options (2021 costs)

Renovation of three buildings: **\$31 million**

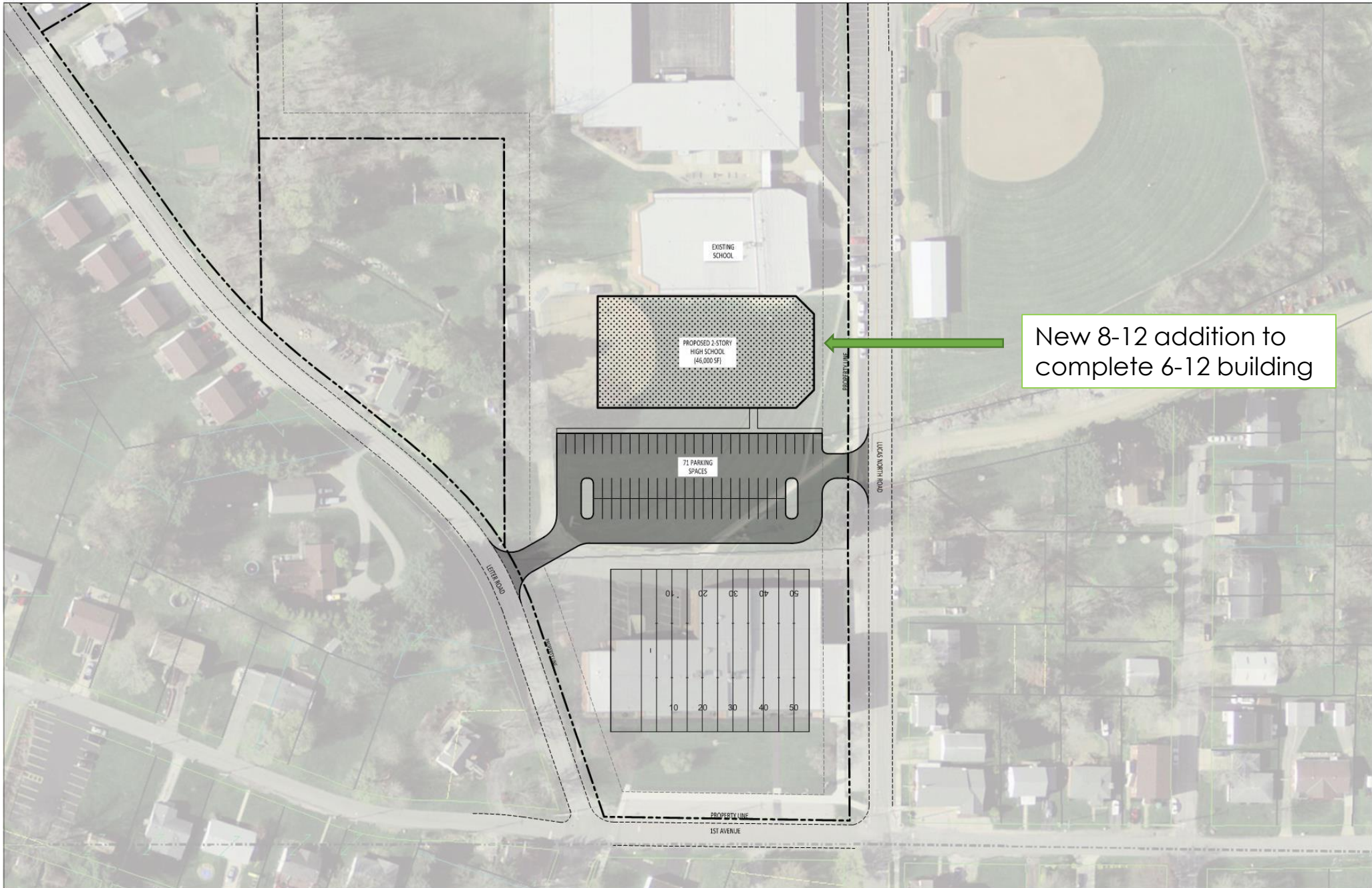
Adding high school to renovated middle school:  
46,000 SF; \$19.7 million

*Renovated elementary school:  
\$7.4 million, total project = **\$27.1 million***









New 8-12 addition to complete 6-12 building

# PAST

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## Evaluation of options (2021 costs)

Renovation of three buildings: **\$31 million**

Adding HS to renovated MS: 46,000 SF; \$19.7 million

Renovated ES: \$7.4 million, total project = **\$27.1 million**

East site vs. west site evaluation

- Property survey completed

- Student swing space/modular units

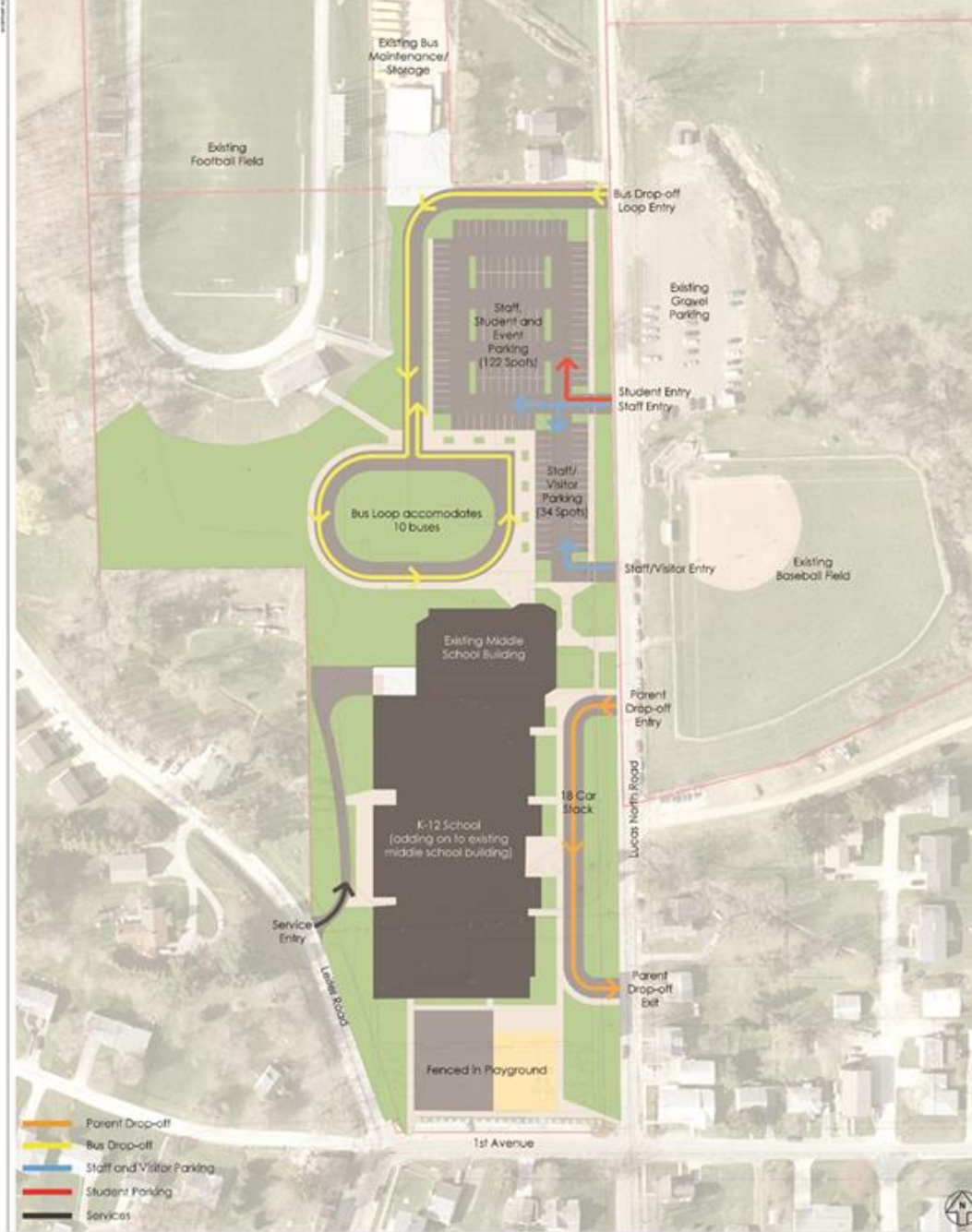
- Sitework/grading/culvert

- Safe traffic flow

- Potential to repurpose middle school



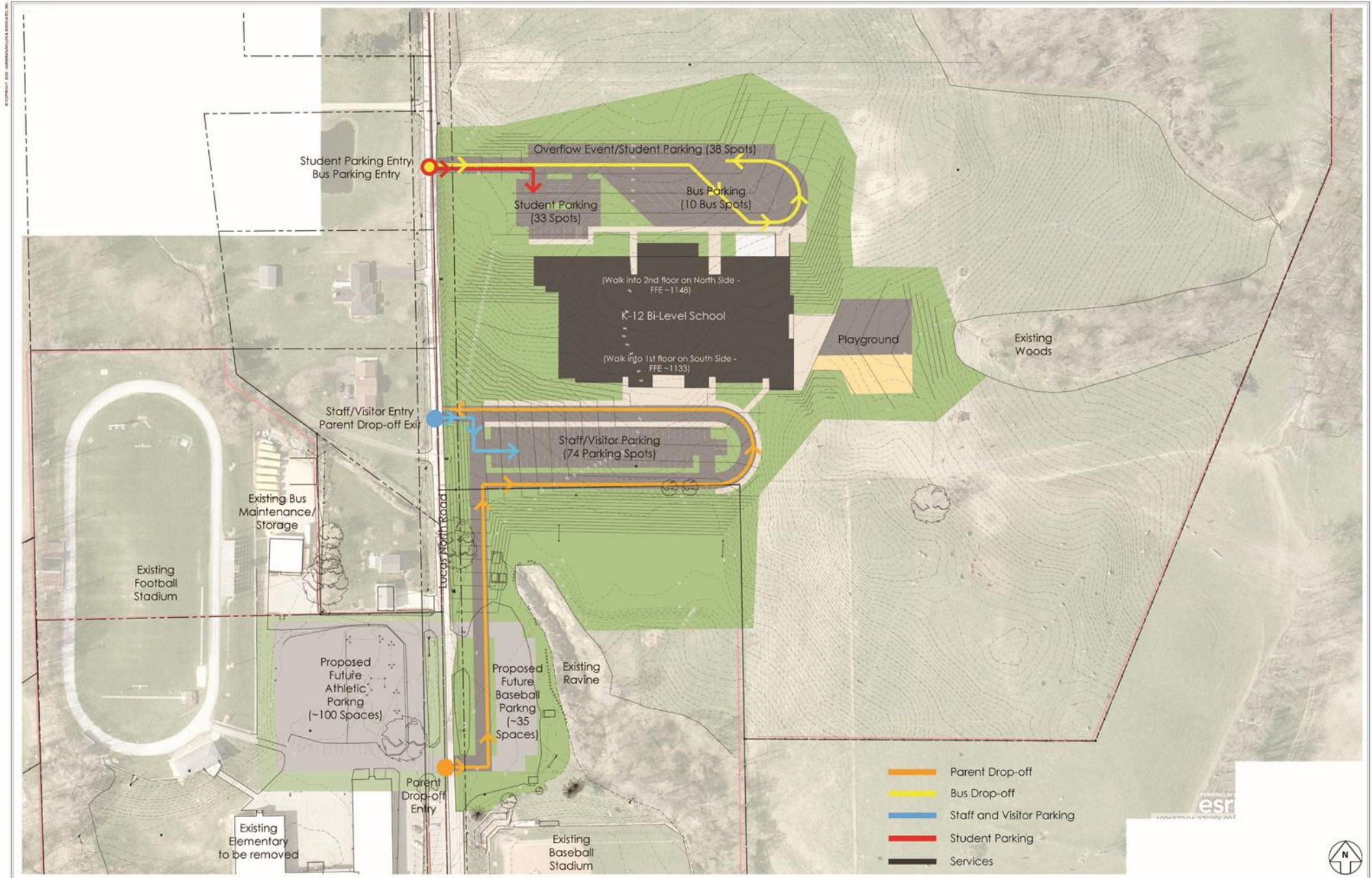




# LUCAS LOCAL SCHOOLS WEST SITE CONCEPT PLAN

GMAB PROJECT NO: 18076.00 JUNE 3, 2020

GARMANN  
MILLER  
ARCHITECTS  
ENGINEERS



## LUCAS LOCAL SCHOOLS EAST SITE CONCEPT PLAN

GMAE PROJECT NUMBER: 18076.00

JUNE 3, 2020

**GARMANN  
MILLER**  
ARCHITECTS  
ENGINEERS

Minister • Columbus [614] 628-4240 | garmannmiller.com



# PRESENT – OFCC project

- Lapsed ENP project has highest priority for state funding
- New construction for K-12
- OFCC locks Master Plan budget at November 2021 Commission meeting with target for a May 2022 ballot
- Master Facilities Plan update: 474 students, 91,083 SF
- \$34,185,516 million



# MASTER PLAN – Scope

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- New K-12
- Abate/demo Lucas ES
- Abate/demo Lucas Heritage MS
- Abate/demo Lucas HS
- Sitework/grading/filling
- Utilities and connections/culvert diversion
- Additional site improvements, pavement, fencing, etc.
- Contingency





# **FUTURE**

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## **Financing our future: What does it mean to you?**

**TOTAL COST:** \$34,185,516 (includes estimated allowance of approximately \$7.7 million for Locally Funded Initiatives)

**STATE SHARE :** \$ 8,067,340!

**LOCAL SHARE:** \$26,118,176



# Program of Requirements (POR)

- Spreadsheet document that defines all spaces within the building design
- Preliminary design includes:
  - 23 academic classrooms (not including specials)
  - 10,000 SF competition gym
  - Life Skills lab
  - Ag-Ed lab
  - 2 art rooms
  - Industrial tech classroom
  - 1 instrumental music room
  - 1 business/computer lab

	Program Area
C-AC	Academic Core Spaces
C-SE	Special Education Spaces
C-AD	Administrative Spaces
C-MC	Media Center Spaces
C-VA	Visual Arts Spaces
C-MU	Music Spaces
C-PE	Physical Education Spaces
C-SD	Student Dining Spaces
C-FCS	Family and Consumer Science Spaces
C-TE	Technology Education Spaces
C-BE	Business Education Spaces
C-FS	Food Service Spaces
C-CU	Custodial Spaces
	<b>Facility Subtotal:</b>
C-BS	Building Services
<b>Facility Total</b>	





# FUTURE

WHAT DO  
MODERN  
LEARNING  
ENVIRONMENTS  
LOOK LIKE?















CLASS  
1. 10/10/18  
2. 10/11/18  
3. 10/12/18  
4. 10/13/18  
5. 10/14/18  
6. 10/15/18  
7. 10/16/18  
8. 10/17/18  
9. 10/18/18  
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17. 10/26/18  
18. 10/27/18  
19. 10/28/18  
20. 10/29/18  
21. 10/30/18  
22. 10/31/18



ART

Schedule

DREAM  
Create  
inspire

COLOR













# **FUTURE**

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## **Financing our future: What does it mean to you?**

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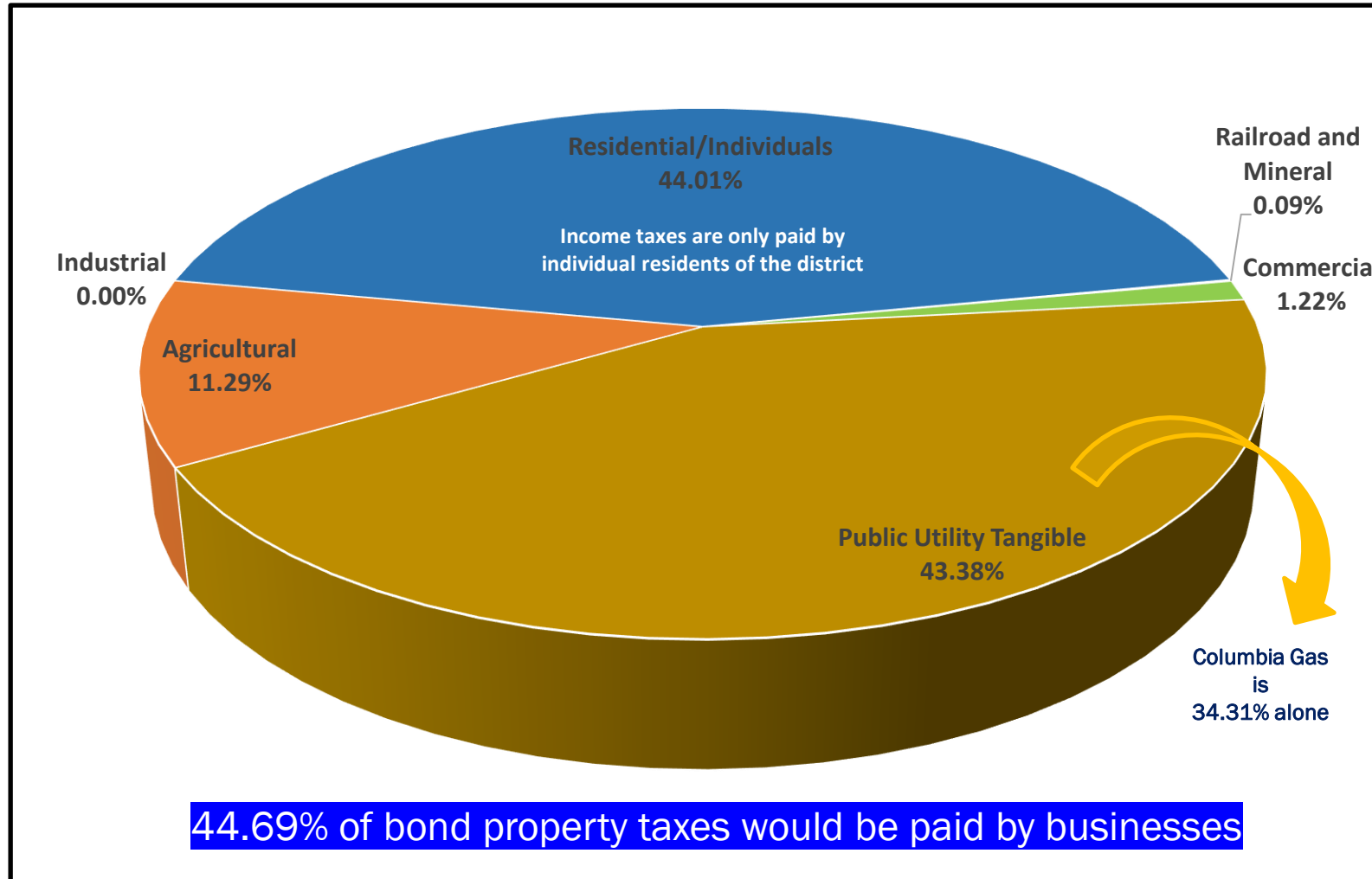
- Advise and consult on various financial matters, including:
  - Facility financing and debt issuance
  - Tax management and tax reduction strategies
  - Approaches to taxation that are fair and equitable
- David J. Conley, President



# Who pays the taxes in Lucas Schools?

- Farmers
- Homeowners and landlords (Renter-occupied housing units - 11.50% of all residences)
- Commercial businesses
- Industrial businesses
- Public utilities
- Railroads and mineral

# Who pays the taxes in Lucas Schools?



\*As of 2021 tax collection year



# Investing in the school with a property tax\*

- Bond amount: \$26,118,176
- Term of the bond issue: 37 years
- Estimated interest rate: 3.50%
- Estimated value of all property: \$122,891,265
- Estimated mills: 9.85
- *The median home value in Lucas according to the to the 2021 U.S. Census is \$121,500; based on that estimate, the monthly investment would be \$34.90*
- Investment per \$100,000 home/property = \$28.72 per month
  - \$0.94 a day

# Investing in the school with an income tax\*

- Bond amount: \$26,118,176
- Term of the bond issue: 30 years
- Estimated interest rate: 3.50%
- Estimated value of all income: \$ \$104,294,122
- Estimated income tax rate: 1.75%
- Investment per median family income of \$65,887 = \$96.06 per month
  - \$3.16 a day

\*Preliminary estimates, all amounts are subject to change



# DISCUSSION AND Q&A



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## THANK YOU!

