



Times Change...
schools should, too.

FACILITY MASTER PLAN UPDATE


APRIL 9, 2018

RESULTS FROM THOUGHT EXCHANGE:

What did we learn from the community exchange and how does it impact the committee's original recommendations?

Greg Viebranz, Executive Director of Communication

All Questions

 **1691**
Participants

 **2390**
Thoughts

 **51017**
Ratings

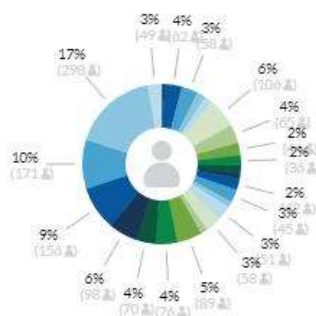
 **744 / 1691**
Participants shared thoughts



 **664 / 1691**
Participants rated thoughts

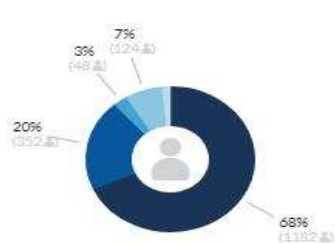


 **1043 / 1691**
Participants explored thoughts



- 1% Academic Enrichment Center
- 4% Alcott Elementary
- 3% Annehurst Elementary
- 2% Cherrington Elementary
- 2% ELC Preschool
- 6% Emerson Magnet Program
- 4% Fouse Elementary
- 2% Hanby Magnet Program
- 2% Hawthorne Elementary
- 2% Huber Ridge Elementary
- 1% Longfellow All-Day Kindergarten
- 2% Mark Twain Elementary
- 3% McVay Elementary
- 1% Pointview Elementary
- 3% Robert Frost Elementary
- 3% Whittier Elementary
- 1% Wilder Elementary
- 5% Blendon Middle
- 4% Genoa Middle
- 4% Heritage Middle
- 6% Walnut Springs Middle
- 9% Westerville Central High School
- 10% Westerville North High School
- 3% Westerville South High School

- DQ1 Recognizing that you may belong to more than one of the following groups, please select the one which you feel best describes your involvement with Westerville City SD:



- 68% Parent/Guardian
- 20% Staff
- 3% Student
- 7% Community Member
- 2% Other

Q1 What are your thoughts and questions about the committee's recommended projects in Category 1 (Critical)?

2457 People

1110 Thoughts

20938 Ratings

I agree with the items listed in this category

5.0 ★★★★★



Renovations to Westerville South High School are needed for safety and to enhance the learning environment for our students.

It is our responsibility to provide a safe and conducive learning environment for our students. As with our homes, our schools require updates.

5.0 ★★★★★



I agree that resolving WSHS's facilities issues are critical.

Our students deserve a safe facility with the appropriate capacity. The school is long overdue for renovation work.

4.9 ★★★★★



We believe in providing the best available 21st century teaching and learning environments for current and future Westerville students.

Well designed schools give our community a shared sense of pride and enable it's growth.

4.9 ★★★★★



South is very dated, and this modernization is long overdue.

Westerville schools need to be competitive and take complete advantage of modern teaching methods.

4.9 ★★★★★



Sufficient middle school staff and facilities are key. Middle school ages are the most awkward for students to figure out who they are and where they

belong as well as trying to figure out all the changes occurring both emotionally and physically. We provide that stable, safe place for them to grow.

4.9 ★★★★★



Q1 What are your thoughts and questions about the committee's recommended projects in Category 1 (Critical)?

2457 People

1110 Thoughts

20938 Ratings

Agreed. Improvements must be done

It is important to ensure student safety by upgrading security measures. The building is old and outdated.

4.8 ★★★★★



I am supportive of the renovations to Westerville South High School.

Students and staff should have access to facilities and classrooms that feel updated and innovative to create a strong learning environment.

4.8 ★★★★★



I support renovation plans for Westerville South High School.

The facility needs repairs and crowding is a factor.

4.8 ★★★★★



Safety/Security initiatives

Due to the recent events in FL, focus should be on student/staff safety in schools

4.8 ★★★★★



The facilities should be as equal as possible.

Both South and North should be at a same standard as Central. Not the case right now. We all contribute tax dollars, but the buildings are not equal.

4.8 ★★★★★



Westerville South needs to be renovated hopefully in a sustainable manner. Another Middle school is needed too since some of the schools are too full

The south end has significant population and South has been allowed to deteriorate for too long.

4.8 ★★★★★



Q2 What are your thoughts and questions about the committee's recommended projects in Category 2 (Important)?

2457 People 756 Thoughts 22244 Ratings

I truly do not agree to selling Emerson and Hanby. It is not only a district staple, but a community.

It is part of Westerville schools heritage

4.8 ★★★★★



I am concerned about the sales of the buildings.

Emerson and Hanby have great historic value, and it's amazing that Emerson in particular is still being used as it was originally intended.

4.7 ★★★★★



Emerson feels like home.

The atmosphere at Emerson is inviting & comforting. It feels peaceful & a general sense of calm. The rooms are large & big windows allow natural light

4.6 ★★★★★



The age of the Emerson building is not a "con" to student education.

The history of this building adds value to this learning environment - it feels safe and homey, not old and decrepit.

4.7 ★★★★★



Emerson (Vine Street School) runs deep in our history. To sell it is to remove part of our history.

Emerson students (past & present) & parents are proud of their school. Every family is there by choice because we value the curriculum & location.

4.6 ★★★★★



The premise that Emerson is not worth keeping is completely off base.

Emerson is a treasure for our district and city. With a modest addition and a renovation there is no reason this school can't last another 121 years.

4.6 ★★★★★



Q2 What are your thoughts and questions about the committee's recommended projects in Category 2 (Important)?

2457 People 756 Thoughts 22244 Ratings

The southern end of the district must be considered for future building sites.

There is a large student population in this area that must now be bussed a considerable distance.

4.6 ★★★★★



The Magnet Program does not work as a school within a school.

We tried having a Magnet program within Robert Frost. It doesn't work. The Magnet program needs to be a school identity or there is resentment.

4.5 ★★★★★



Emerson is a part of our community's history it shouldn't be discarded.

The living link to our history is one thing that makes Westerville schools unique. Without Emerson - we're just Hilliard.

4.5 ★★★★★



Do NOT give up our presence in Uptown Westerville. WCS must continue to play a role in the renewal of Uptown!

You are simply transferring costs with this plan while giving up important locations.

4.4 ★★★★★



Whittier is a good size in terms of population.

Renovations would be a better option than expanding.

4.2 ★★★★★



Agree with renovations to Hawthorne

Hawthorne has the necessary space to successfully renovate. The south side of the district needs some attention.

3.7 ★★★★★



Q3 What are your thoughts and questions about the committee's recommended projects in Category 3 (When funds allow)?

2457 People 524 Thoughts 7835 Ratings

Annehurst classrooms must be contained/have walls to ceiling

This is the first thing parents mention when we discuss AES. This should really be a Critical level 1 or 2 issue with expansion a level 3 issue.

4.7 ★★★★★



Definitely support new furniture in all schools that need it.

The furniture is piecemealed together in many cases. Having furniture that allows kids to work in appropriate spaces would be great!

4.7 ★★★★★



Alternative seating should be considered. Teachers are currently funding their own alternative seating.

Some teachers are providing standing desks, exercise balls and ways to keep feet entertained so kids can work off energy while staying focused.

4.6 ★★★★★



One Westerville Social worker is assigned to 2+ schools with more than 700 students.

It is impossible for school counselors and social workers to meet the needs of students with this ratio size. We need more mental health resources.

4.6 ★★★★★



Renovations need to be made to keep schools/students safe.

4.5 ★★★★★



All day kindergarten being expanded would be a wonderful idea!

Two and a half hours in nothing, it just seems like busy work and not enough time to actually learn much.

4.5 ★★★★★



Q3 What are your thoughts and questions about the committee's recommended projects in Category 3 (When funds allow)?

2457 People 524 Thoughts 7835 Ratings

I don't know why Annhurst hasn't been updated when the other open concept buildings in the district were.

4.5 ★★★★★



Replacing broken and outdated furniture is a great thing

4.4 ★★★★★



All Day Kindergarten should be a no brainer. Very important for working parents.

4.4 ★★★★★



Renovating Annehurst when funds allow is an appropriate assessment. Not critical but if ignored will be.

Classrooms are still divided rooms with temporary walls, no sound barrier between them.

4.4 ★★★★★



I think all improvements should be made. We need to maintain our schools.

4.3 ★★★★★



Expanding all day kindergarten would be appropriate if the class sizes are reduced, and/or an aide is placed in every classroom. It is difficult to support young learners when the classes are too large and it is impossible to meet the needs of the students.

4.3 ★★★★★



Percentage of stars assigned to each theme by question



Modifications to the Committee Recommendations

Jeff LeRose, Director of Facilities

Modifications to Committee Recommendations

Priority 1 Projects (Critical)

**WSHS as Renovation
not Replacement**

1. **Renovations to** or rebuilding of Westerville South High School.
2. Add a new middle school at southern part of the school district.
3. Address school building safety concerns.

Modifications to Committee Recommendations

Priority 2 Projects (Important)

Longfellow, Whittier,
Emerson, Annehurst

1. Renovations to Hawthorne Elementary.
2. Renovations to Longfellow with **addition to house Hanby Magnet Program.**
3. Renovations to Whittier-**No Expansion of Capacity.**
4. **Retain Emerson with current programs and make renovations.**
5. New Elementary School at southern part of the school district.
6. Demo Central College and hold land.
7. **Move Annehurst renovation/expansion to Priority 2 to address safety concerns and educational environment (open space classrooms).**

Modifications to Committee Recommendations

**Priority 3 Projects
(When Funds Allow)
No Changes**

1. Consider expansion of All Day Kindergarten.
2. Consider furniture upgrades across schools.
3. Consider expansion of Magnet Program.

UPDATE ON PLANNING PROCESS

Jeff LeRose, Director of Facilities

FACILITY MASTER PLAN UPDATE

- April 2017 - Board approved entering into an Active Planning Process with the Ohio Facilities Construction Commission (OFCC)
 - *School Building Condition Assessments*
 - *10 Year Enrollment Forecast*
 - *School Building Master Plan Recommendations*
- Board also recommended conducting *independent* School Building Condition Assessments (to be compared against the OFCC)
- The following results include all K thru 12 school buildings including Central College ES, Longfellow ES, and the Academic Enrichment Center (AEC)

SUITABILITY APPRAISAL SUMMARY (OFCC)

Evaluation Components

- *The School Site*
- *Structural & Mechanical Features*
- *Plant Maintainability*
- *Building Safety & Security*
- *Educational Adequacy*
- *Environment for Education*

Rating Scale Used

- Excellent
- Satisfactory
- Borderline
- Poor
- Very Inadequate

SUITABILITY APPRAISAL SUMMARY (OFCC)

School	Rating		School	Rating
Alcott	<i>Satisfactory</i>		Pointview	<i>Satisfactory</i>
Annehurst	<i>Borderline</i>		Robert Frost	<i>Satisfactory</i>
Central College	<i>Poor</i>		Whittier	<i>Borderline</i>
Cherrington	<i>Borderline</i>		Wilder	<i>Satisfactory</i>
Emerson	<i>Satisfactory</i>		Blendon	<i>Satisfactory</i>
Fouse	<i>Excellent</i>		Genoa	<i>Satisfactory</i>
Hanby	<i>Borderline</i>		Heritage	<i>Satisfactory</i>
Hawthorne	<i>Satisfactory</i>		Walnut Springs	<i>Satisfactory</i>
Huber Ridge	<i>Satisfactory</i>		Central HS	<i>Satisfactory</i>
Longfellow	<i>Satisfactory</i>		North HS	<i>Satisfactory</i>
McVay	<i>Satisfactory</i>		South HS	<i>Satisfactory</i>
Mark Twain	<i>Satisfactory</i>		AEC	<i>Satisfactory</i>

SUITABILITY APPRAISAL RATING (OFCC)

Component	Annehurst	Central College	Cherrington	Hanby	Whittier
School Site	<i>Satisfactory</i>	<i>Borderline</i>	<i>Satisfactory</i>	<i>Borderline</i>	<i>Satisfactory</i>
Structural / Mechanical	<i>Borderline</i>	<i>Poor</i>	<i>Borderline</i>	<i>Borderline</i>	<i>Borderline</i>
Plant Maintainability	<i>Borderline</i>	<i>Very Inadequate</i>	<i>Satisfactory</i>	<i>Borderline</i>	<i>Borderline</i>
Bldg. Safety & Security	<i>Satisfactory</i>	<i>Borderline</i>	<i>Satisfactory</i>	<i>Borderline</i>	<i>Satisfactory</i>
Educational Adequacy	<i>Poor</i>	<i>Poor</i>	<i>Poor</i>	<i>Poor</i>	<i>Borderline</i>
Environment for Education	<i>Borderline</i>	<i>Borderline</i>	<i>Satisfactory</i>	<i>Borderline</i>	<i>Satisfactory</i>
Overall rating	<i>Borderline</i>	<i>Poor</i>	<i>Borderline</i>	<i>Borderline</i>	<i>Borderline</i>

NOTE: Emerson, Hawthorne, Longfellow, Blendon, Heritage, North, and South slightly above Borderline.

BUILDING COMPONENTS EVALUATED

HVAC Systems	Fire Alarm
Roofing	ADA Access
Electrical Systems	Site Conditions
Plumbing & Fixtures	Sewage Systems
Windows	Water Supply
Structure	Exterior Doors
General Finishes	Hazardous Materials
Interior Lighting	Life Safety (Fire Suppression)
Security Systems	Loose Furnishings (Furniture)
Emergency/Egress Lighting	Technology

The highlighted components represent 67% of the total cost in both assessments

BUILDING CONDITION ASSESSMENT COMPARISON

Top 6 components (% of total Assessment cost)

Categories	OFCC	TRIAD
HVAC	24.6%	23.3%
General Finishes	15.9%	17.1%
<i>Electrical Systems</i>	12.0%	2.6%
Roofing	10.4%	5.7%
Technology	10.2%	14.9%
<i>Furniture</i>	1.9%	9.5%
Site Conditions	<u>6.0%</u>	<u>6.1%</u>
Total	79.1%	76.6%

OFCC PLANNING & CONSTRUCTION TIMELINE

(per 2017 Ohio School Design Manual)

Task	Min	Max	Duration
Building Condition Assessments	Completed		
Enrollment Study	Awaiting Funding		1 month
Master Plan	Awaiting Funding		3 to 8 months
State & Local Share Funding	Nov-21	Nov-21	43 months (as of Apr-18)
State & District Project Agreement	Dec-21	Dec-21	1 month
Design/Construction Professionals	Feb-22	Apr-22	2 to 4 months
Pre Design	May-22	Dec-22	3 to 8 months
Design	Mar-23	Mar-24	10 to 15 months
Bidding & Contract Award	Jun-23	Oct-24	3 to 7 months
Construction	Dec-24	Oct-26	18 to 24 months
Building Move-In	Jan-25	Nov-26	1 month
Projected Occupancy (as of Apr-18)	6 years, 9 months	8 years, 7 months	

SEGMENTING OFCC PROJECTS

- A district may opt to divide its entire classroom facilities needs into *Segments*.
- With this option, the district can raise the local share of the *Segment*, instead of the local share of the entire facility needs (*as identified in OFCC's Master Plan*) and still obtain state matching funds.
- *Segmenting* would require approval from the Commission and the Controlling Board.

Framing the 10 Year Plan: Capital and Operational Cost Considerations

Dr. John Kellogg, Superintendent

Capital Budget Considerations

- Certificate of Participation (COPs)
 - Payments made on COPs using available Permanent Improvement Revenue
 - Will not cover entire scope of recommended projects
- Bond Issue or Issues for remaining scope of work

General Fund Considerations

- Based on current financial data the district will need to consider a levy for current operating expenses in the fall of 2020 (FY21) or 2021 (FY22).
- The addition of a new elementary and/or middle school requires additional revenue for the General Fund and would need community approval of a levy for additional operational costs.
- Expansion of All Day Kindergarten may require additional revenue for the General Fund.

Facilities Master Plan Framework: A Ten Year Picture

- Secure a **COPs issue** to finance a portion of the Facilities Master Plan recommendations.
- Offer a **Bond issue which can be supplemented with a COPs** issue to finance a larger portion of the recommended projects.
- Offer a **Bond and a Levy issue which can be supplemented with a COPs issue** to finance a larger portion or all of the recommended projects.

**Years
1-5**

Year/Fall	Scope of Work	Scope of Work	Scope of Work
2018	COPs?	COPs? Bond Issue?	COPs? Bond Issue? Levy Issue?
2019			
2020	Projected Operating Levy	Projected Operating Levy	Projected Operating Levy
2021	OFCC?	OFCC?	OFCC?
2022			
Facilities Master Plan Results	WSHS renovations District-Wide school safety improvements.	Could fund all recommended projects except new buildings and ADK expansion.	Could fund all recommended projects and new building/s.

**Years
6-10**

Year/Fall	
2023	
2024	Projected Operating Levy
2025	
2026	
2027	End debt services on a current bond. Reduces millage.
	Scope of years 6-10 <ol style="list-style-type: none">1. Unfunded Recommendations from years 1 through 5.2. Focus on next fleet of aging buildings: Huber Ridge, Walnut Springs, Cherrington, Blendon, Mark Twain, Robert Frost, Westerville North.

Next Steps

1. Move forward with a resolution allowing for reimbursement of capital improvement expenditures. April 23 Board Meeting.
2. Consider moving forward with using a COPs issue to finance renovations of Westerville South High School and district-wide school safety improvements to facilities.
 - a. Begin design process for WSHS.
 - b. Develop and present a scope of work for district-wide school safety improvements to facilities.

Next Steps - Cont'd.

3. Community Input regarding additional financing options to support remaining recommendations.
4. Review timelines for board to take action to put a ballot issue on for November 2018.

Questions?

Thank you for giving us your time and thoughts!