

STATE SHARE:	\$34,295,594
LOCAL SHARE:	\$30,413,073
PROJECT BUDGET:	\$64,708,667

The State will provide 53% of the total project cost – approximately \$34.3 million.  
The Local Share of project costs will be 47%. – approximately \$30.4 million

There is also an allowance available for the abatement/demolition of the four existing buildings, if the district would wish to do that.

As part of the planning function of this project, OFCC used independent architects and engineers to do an evaluation of the physical structure of each building and develop the potential cost of renovation. That renovation cost is then compared to the cost of building a new structure that would serve the same number of students. Under state guidelines, the Commission recommends replacement when the cost of renovation exceeds 2/3rds (67%) of the cost of new construction.

In the Valley View situation. ALL buildings have a renovation/construction ratio *in excess of 90%*.

Germantown ES is at 114%

Farmersville ES is at 91%

Valley View HS is at 103%

Valley View MS is at 99%

The district does have the option of applying to renovate the existing buildings in lieu of new construction – however, that decision carries significant financial risk for the district.

- The cofunded budget for the project will still be 53% state – 47% local funds.
- The maximum cofunded budget available will only be 100% of the cost of new construction – NOT the cost of the entire renovation project.
- If the cost of renovation exceeds the cost of new construction, then the excess is entirely the responsibility of the local district.
- Two of the existing buildings have projected renovation costs that start over 100%...specifically Germantown ES (114%) and Valley View (103%)...and the other two buildings start near the 100% mark.

One other factor that should be considered – the buildings may be too large (in technical terms “may have excess square footage”) for the number of students that are expected to be served in the building. If it is determined that there is excess square footage, then the district would be responsible for 100% of the renovation cost for that portion of the building in addition to the factors listed above.

In addition, please consider educational adequacy. If we can provide new 21<sup>st</sup> century buildings for roughly the same cost as renovating the existing buildings we have a hard time convincing ourselves that renovating these buildings is the best use of state dollars.

If you have additional questions please contact your planning manager Glenn Rowell or I.

Thanks,

Melanie

**Melanie Drerup**

**Chief of Planning**

**Ohio Facilities Construction Commission**

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Clarification to the letter by Melanie Drerup, Chief of Planning OFCC

The local share she mentions is \$30.4 million dollars. Valley View Local Schools is using \$2,958,073 from Permanent Improvement to make the local share from the bond issue \$27,455,000.

The OFCC has our buildings listed as follows:

Valley View Primary as Germantown ES

Valley View Junior High as Farmersville ES

Valley View Intermediate School as Valley View MS