



Valley View

Local Schools

Facility Planning Committee Meeting #1



January 7, 2019



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Thank You for coming!



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Agenda for today

- Introductions
- Vision
-

Vision for the Future



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1968
VVLSD
Formed



TODAY



2068
VVLSD
Future



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Did you know?

<https://www.youtube.com/watch?v=W8IBMFw2xFA&t=11s>

Valley View Community Engagement



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School District initiatives

- Strategic Vision Committee
- Building Master Planning Committee
- Communication and Community Engagement Committee

Thank You for coming!



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Agenda for today - continued

- Community engagement goals
- History
- Ohio Facilities Construction Commission (OFCC)
- Existing Conditions
- Group discussion

Timeline



Today

- **January 7, 2019 : Kick-off and Overview**

Future facility planning meetings:

- January building tours, tbd
- February 4th 6:30pm
- March 4th 6:30pm

Consensus by summer 2019

Targeting potential for a March 2020 bond issue



Goals of Community Engagement

Educate

- Educational issues
- Physical conditions
- Needs

Communicate Information and Engage

- Community meetings
- Surveys

Build consensus for your master plan





Goals of Master Planning

- Identify the goals and brainstorm the possibilities
- Analyze possible locations & site constraints
- Right-size programs
- Consider potential for growth
- Maximize education and flexibility
- Identify costs, including swing space, inflation, etc.
- Possible schedule for each option





Master Plan Options

- Do Nothing
- Planned maintenance
- Renovations
- Additions
- New construction



Need to reach out to:

- Community Leaders
- Board Representation
- Administration
- Church Groups
- Faculty and Staff
- Booster Groups
- City Representation
- Service Organizations
- Senior Citizens
- Parent Association Representatives
- Students





Goals of Master Planning

- Identify the goals and brainstorm the possibilities
- Analyze possible locations & site constraints
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- Consider potential for growth
- Maximize education and flexibility
- Identify costs, including swing space, inflation, etc.
- Schedule implications for each option

History



Valley View is an OFCC “Lapsed” district (L-022)

- Districts that were offered funding but failed to achieve passage of local funds

Previous Bond attempts

- May 2017
- November 2016
- 2008

*Lapsed districts move to the top of the OFCC funding priority list once they pass their local share

Looking Ahead



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DRAFT

- March 2020 potential election date
 - Bond Language: Nov. Dec. 2019
 - Project budget finalized: Oct. 2019
 - Master Plan decision to OFCC: Summer 2019

OFCC Background



- The State agency that provides school funding opportunities for Ohio school districts
- Established in 1997
- Participation with OFCC is a district choice
- OFCC is co-owner
- The State will co-fund a project based upon a districts relative wealth in comparison to every other district in Ohio
- The least wealthy districts are eligible for the highest % of State funding



OFCC Funding

OFCC Will Fund:

- A district-wide Master Plan that includes all new or renovated facilities
- Focus on educational space
- Design professional and construction manager fees
- Technology infrastructure
- Loose furniture
- Security systems
- Building demolition and abatement

OFCC Will Not Fund:

- Land Purchase
- Athletic Fields
- Fixed-seat Auditoriums
- Costly Material Upgrades (roofs, floors, etc.)
- Utilities from off site
- Bus or Maintenance Buildings
- Computer Hardware/Software
- “Buttoning-up” partial buildings to remain

LFI's

(Locally Funded Initiatives)

OFCC Funding



- The State will co-fund a project based upon a yearly ranking of every school district in Ohio
- Valley View has an OFCC Equity Rank of **#238** out of **610** school districts
- $238 / 610 = 40\%$ **Local funding** / **60% State funding** for an OFCC project – if funded today

OFCC Facility Plan Budgeting



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Number of students

X

Square feet allowed per student

X

Estimated dollars per square foot

= Budget available for the project

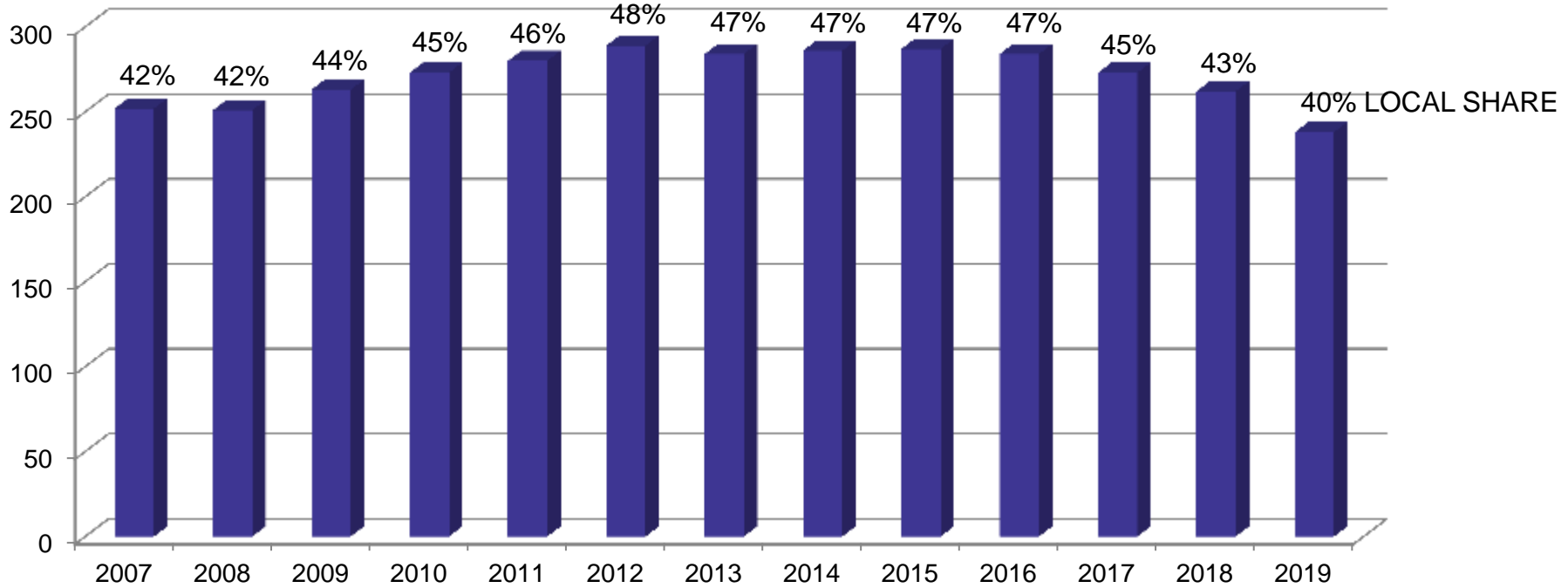
OFCC Guidelines



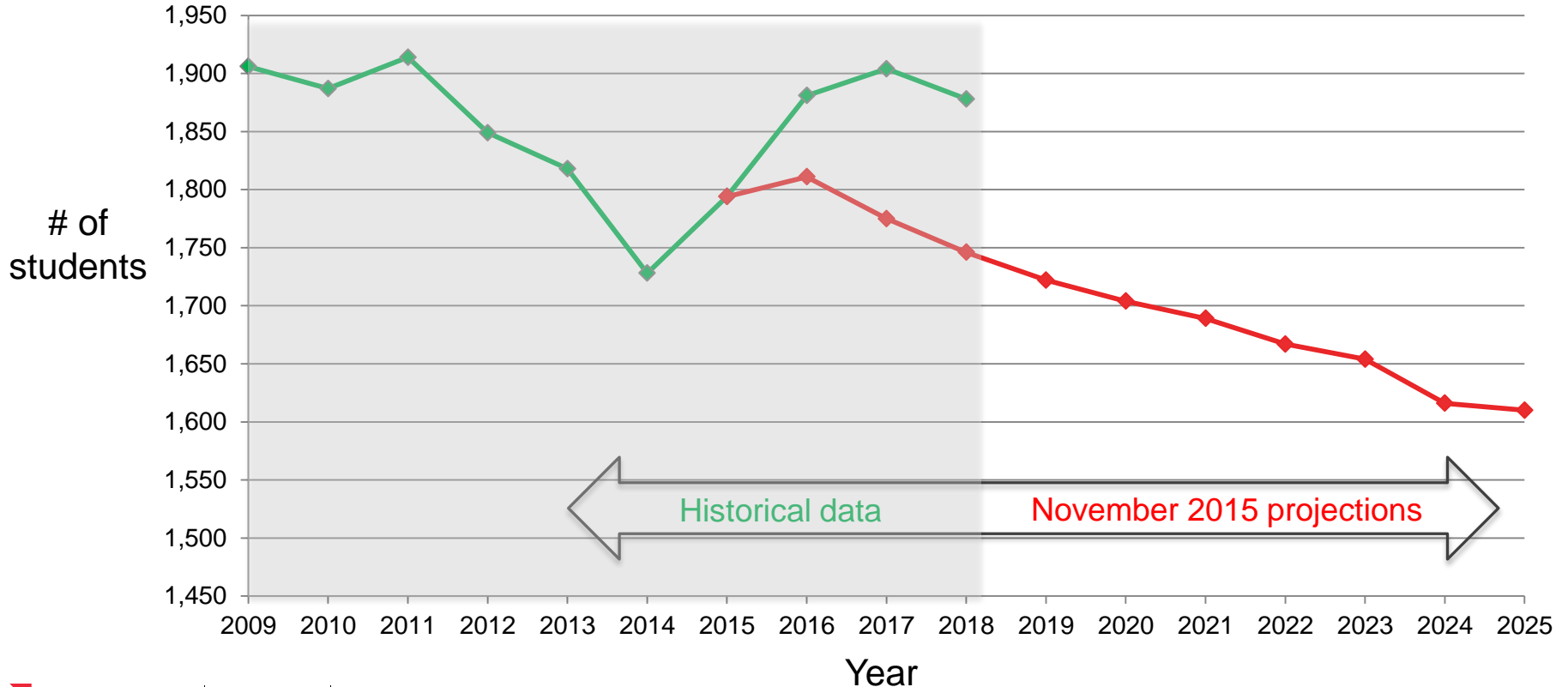
- **2/3rds rule**
 - Cost to Renovate vs. Replace
- **350 student rule**
 - Any new or renovated school must have 350 students
- **Adhere to the Ohio School Design Manual**
- **LEED**



Valley View OFCC Equity # History



Enrollment History and Projection



OFCC Assessment Process

- **The Valley View Facilities were assessed by the OSFC in 2015 and will be updated to today's costs**
 - The OSFC assessment identifies how much it will cost to renovate the current buildings to “like new” condition
 - The cost to renovate is then compared to the cost to build that same size building new



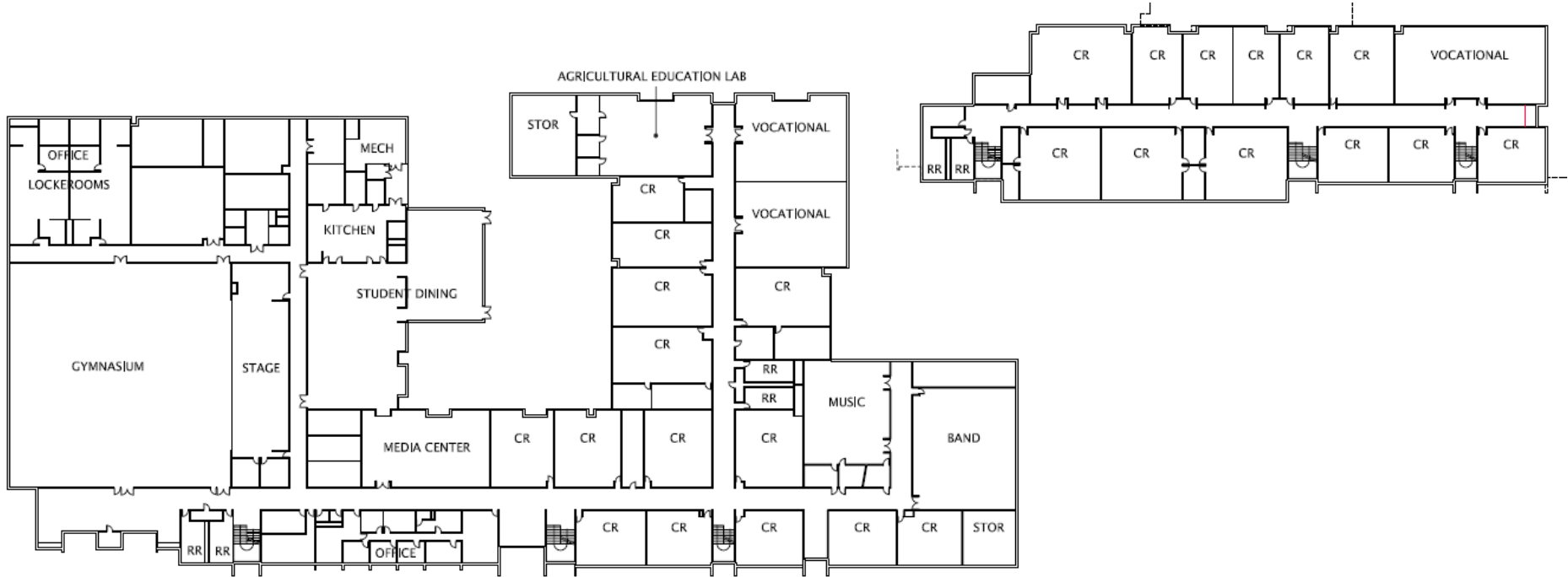
Valley View HS Assessment

1968 original building	85,472sf
2000 addition	11,063sf
TOTAL	96,535sf
Renovation cost	\$22,088,903*
Replacement cost	\$23,136,543*
Renovate/Replace Ratio	95%*

Valley View High School – Floor Plan



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Valley View HS Site

29.0 acres



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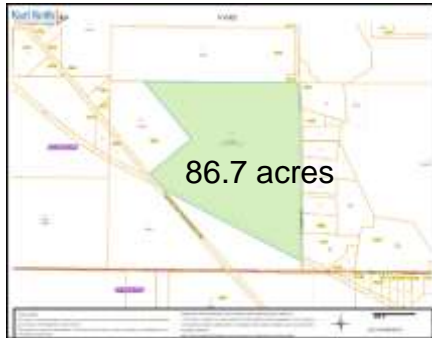


Additional Property



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137.3 acres total



Valley View Intermediate Assessment



1922 original building	39,494sf
1922 auditorium	3,188sf
1922 Board offices	2,518sf
1951 addition	4,946sf
1956 gym	8,882sf
1962 addition	28,876sf
TOTAL	87,904sf
Renovation cost	\$19,544,866*
Replacement cost	\$19,955,087*
Renovate/Replace Ratio	98%*



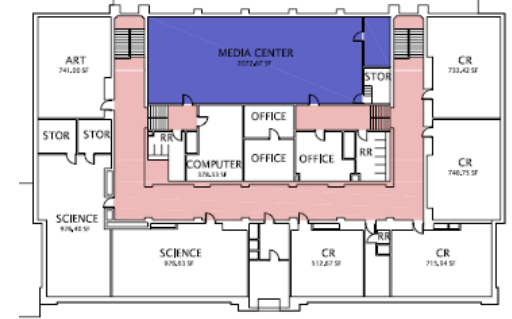
Valley View Intermediate Floor Plan



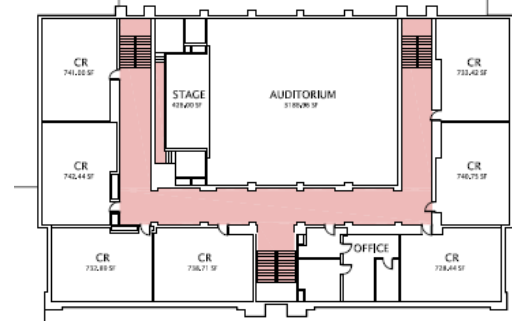
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Main Level



3rd floor



2nd floor

Valley View Intermediate Site



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20.85 acres
Shared with Primary School





Valley View Primary Assessment

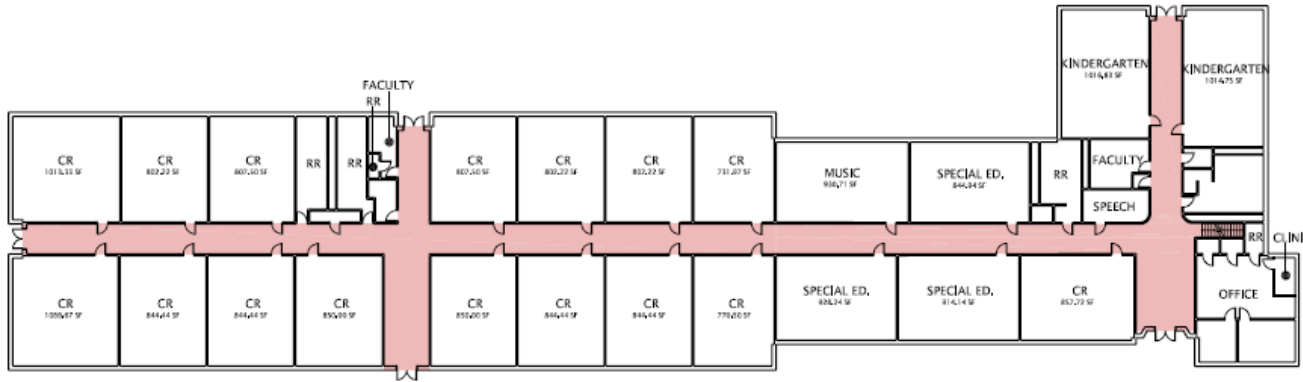
1948 original building	16,490sf
1954 addition	16,294sf
TOTAL	32,784sf
Renovation cost	\$9,017,808*
Replacement cost	\$7,865,865*
Renovate/Replace Ratio	115%*

* costs from 2015 master plans

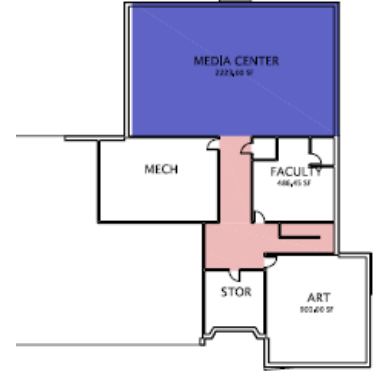
Valley View Primary Floor Plan



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Main Level



Lower Level

Valley View Primary Site



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20.85 acres
Shared with Intermediate School





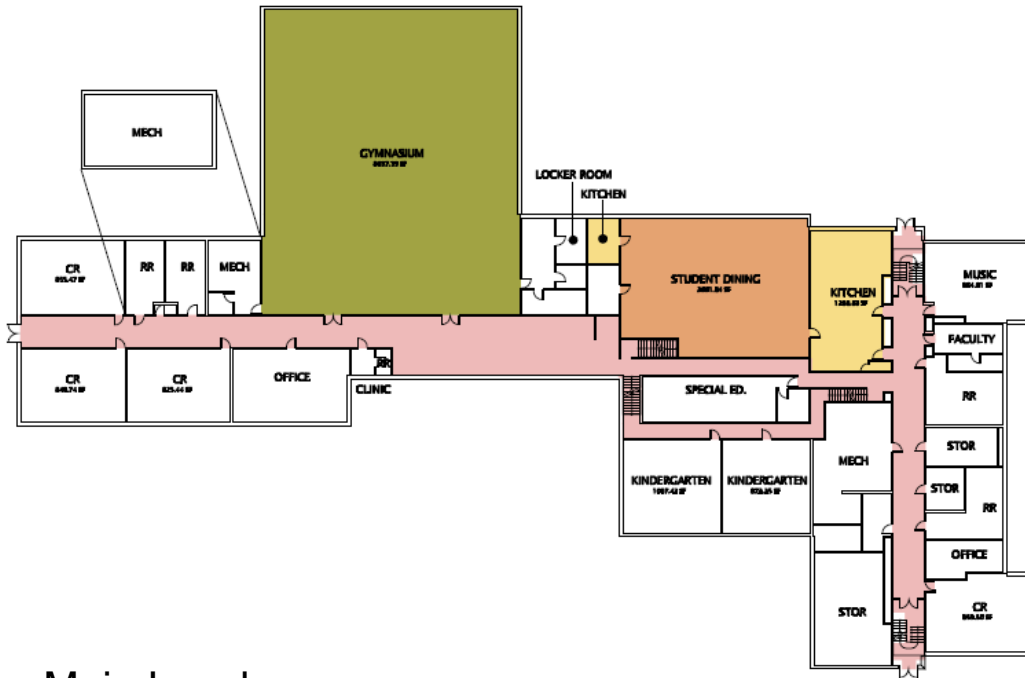
Valley View JHS Assessment

1923 original building	30,418sf
1923 auditorium	3,260sf
1954 addition	20,142sf
TOTAL	53,820sf
Renovation cost	\$11,954,525*
Replacement cost	\$12,433,496*
Renovate/Replace Ratio	96%*

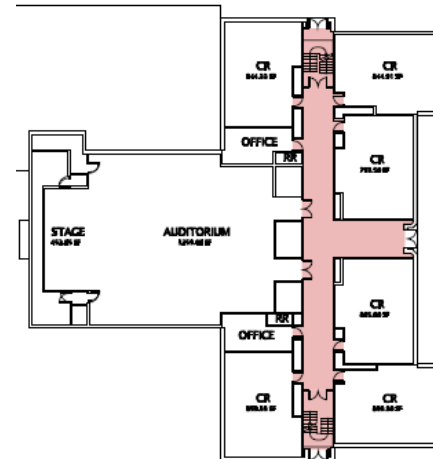
* costs from 2015 master plans



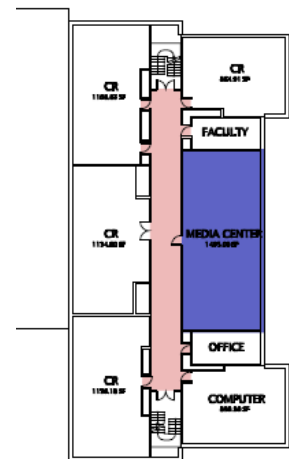
Valley View JHS Floor Plan



Main Level



2nd floor



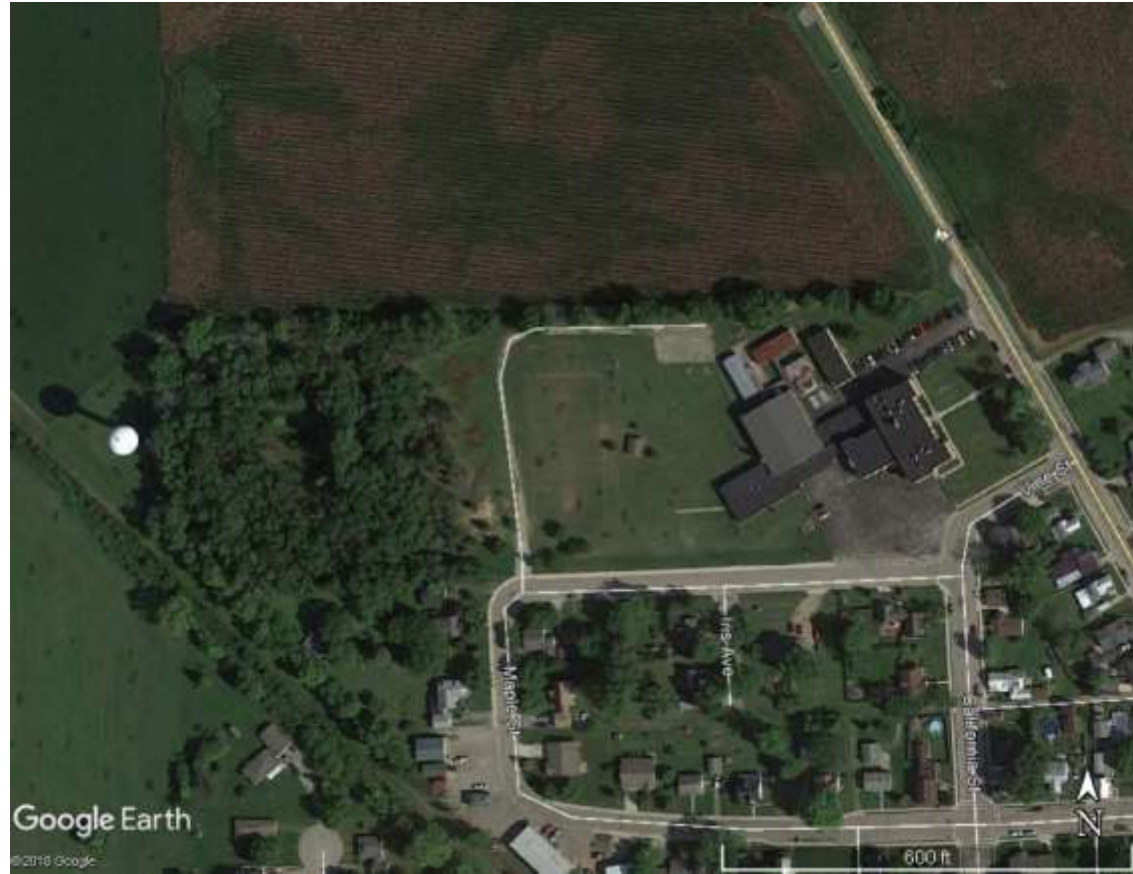
3rd floor

Valley View JHS - Site

9.95 acres



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OFCC Master Plan Process

- District-wide Master Plan
 - Every Building in the district is renovated or constructed new
 - A district-wide master plan is created even if a district elects to do a segmented project
- Segmented Master Plan
 - A school district may elect to do a portion of the total master plan, addressing one or more buildings renovated or new



Group Discussion

Vision

Buildings

Sites

Features

Community

Educational

Accomplishments

Aspirations



Next Steps

Next meeting:

- **February 4th 6:30pm**
- January building tours of Middletown
 - January 26 at noon
- March 4th 6:30pm

Meet with OFCC for update

Consensus by summer 2019

Targeting potential for a March 2020 bond issue

Educational Vision

