



Avon Lake City Schools Community Forum

February 23, 2023, 6:30pm

Avon Lake High School Commons
+ Streaming Live and On-Demand
@Avon Lake Productions on YouTube



Welcome



Scan the QR code for any questions or feedback you would like to share.

Tonight's Agenda



Journey Leading up to Today

Facility Master Plan Overview & Timeline

Site Evaluation Update

Budget Development Update

Discuss Next Steps

The Journey 2021-2022



- 1. Commissioned an Ohio Facilities Construction Commission (OFCC) Study**
- 2. Formed Facilities Committee**
- 3. Board Request for Proposal and Selection of an Architectural Firm**
- 4. Commissioned an Enrollment Projection Study**
- 5. Site Visits to 4 Ohio Schools**
- 6. Teacher/Staff Visioning Sessions**
- 7. Community Visioning – Nov. 2022**

Nov. 2022 Community Visioning Feedback


Desire more information about:

- **Costs**
- **Geographic considerations/attendance**
- **Plans for existing schools/land**
- Design features
- Safety considerations



Design features and safety will be intentionally part of the Design Visioning sessions later in the process.

2023 Activities Leading up to Today

- 
- 1. Site Visits to 4 Additional New Ohio Schools**
 - 2. Avon Lake School District Site Evaluation for New Construction**
 - 3. Architectural/Construction Budget Development**
 - 4. Legal and Financial Due Diligence**
 - 5. Community Forum – TONIGHT!**



Tonight's Agenda



Journey Leading up to Today

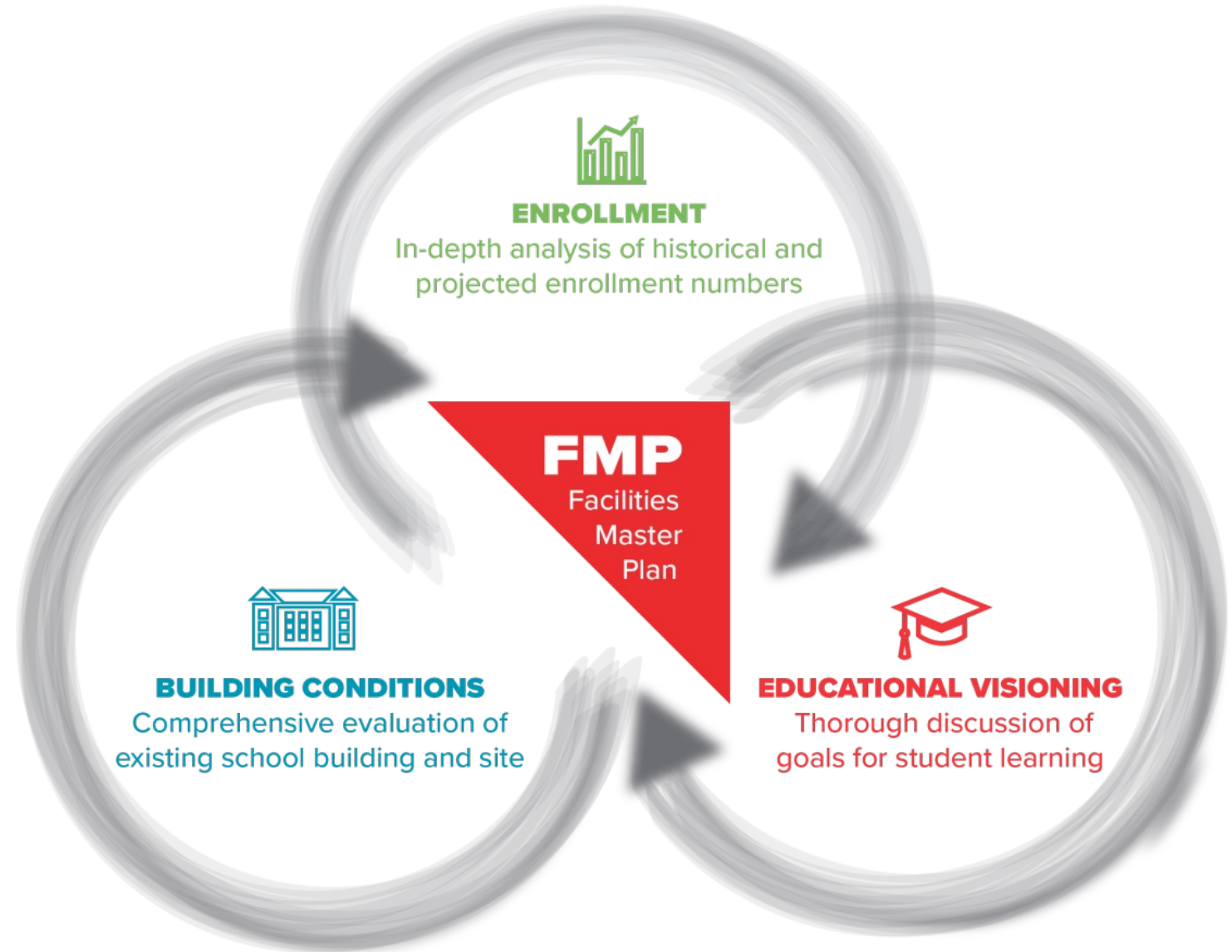
Facility Master Plan Overview & Timeline ★

Site Evaluation Update

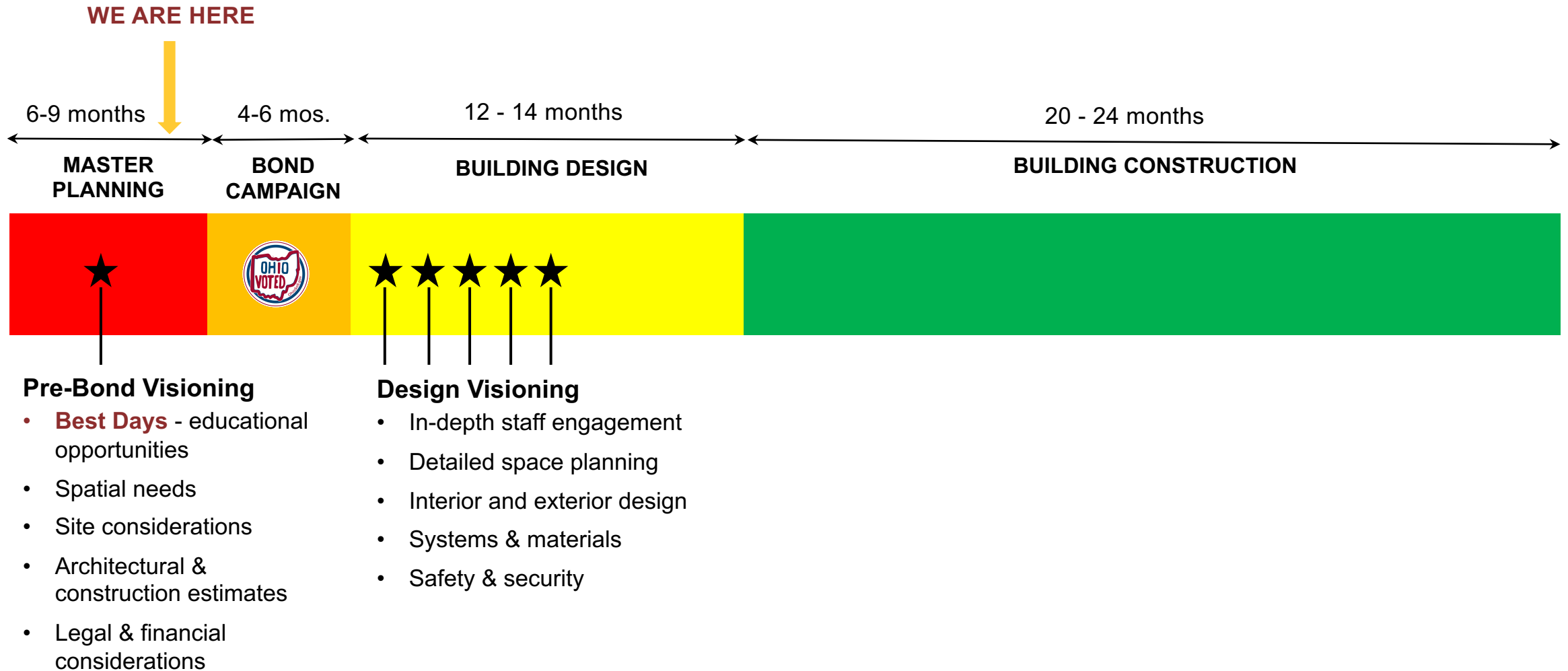
Budget Development Update

Discuss Next Steps

Developing Avon Lake School District's Facilities Master Plan



Projected Timeline



Tonight's Agenda



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New Construction Site Evaluation Approach



School Tours

1. Meetings with school administrators at Ohio schools built within the last 10 years
2. Opportunity to understand how to accomplish grade/age segregation and intermixing to inform high-level approach to school design
3. See and discuss lessons learned – “if we could do it again” (*materials, tradeoffs, administrative decisions, shared spaces, storage, etc. ...*)
4. Provided a sense of scale when considering student capacity in single versus multi-level buildings

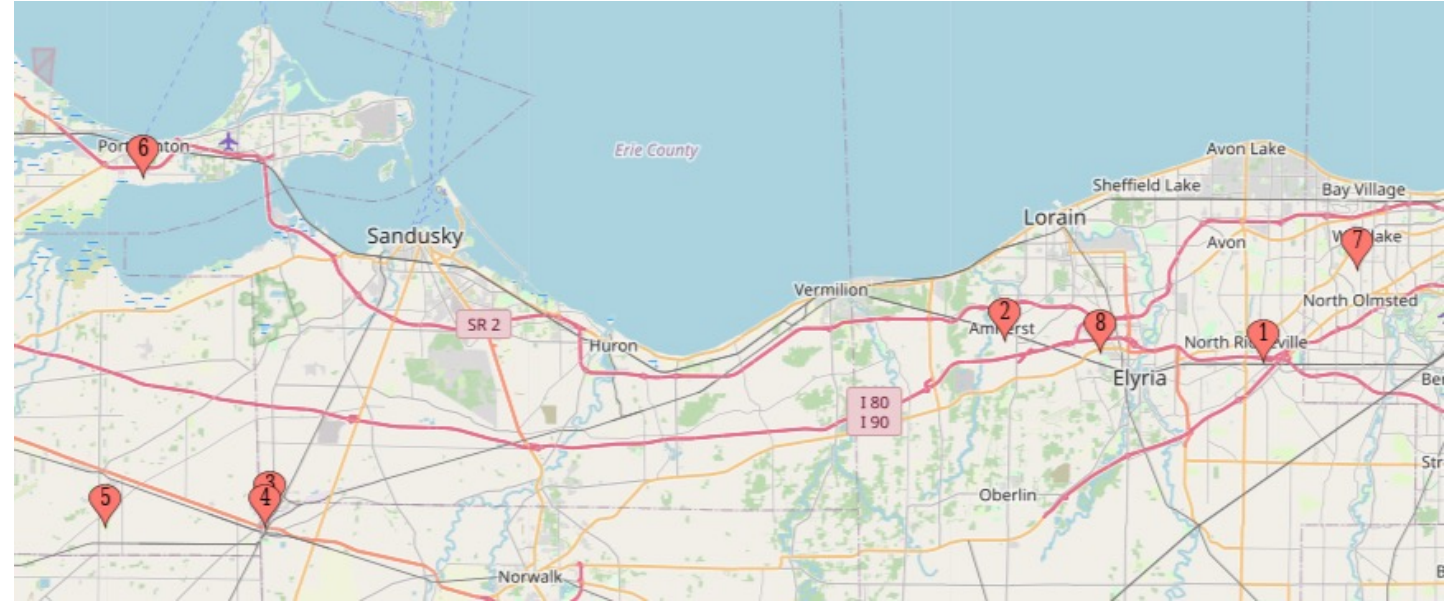
District Site Assessment

1. Expert review of current school site acreage and compared to similar size school to assess land capacity needs
2. Overlaid **parking, traffic queuing** and outdoor play space to ensure the future state is more optimal than the current design
3. Considered student displacement and the ability to maintain students in place during construction
4. Discussed implications of site and/or school demolition, sale or swap

Ohio School Site Visits



1. Amherst Powers Elementary School
2. Bellevue Elementary School
3. Bellevue Middle School
4. Clyde McPherson Middle School
5. North Ridgeville Academic Center
6. Port Clinton Middle School
7. Westlake Elementary School
8. Westwood Elyria K-8 Campus



A diverse group of community members, parents, teachers, administrators, board members and Avon Lake's school resource officer visited 8 Ohio schools built within the last 10 years.



New Construction Site Considerations



BUILD NEW

Two to Three
Pre K-5 neighborhood
elementary schools



BUILD NEW

One
6 – 7 – 8 middle school



Renovation

Major improvements
High School

- ✓ Usable land for construction for 3-4 new schools
- ✓ Acreage for parking, traffic staging, playgrounds
- ✓ Student displacement during the construction and/or demolition phases

School District Site Acreage Allocation Today



Building/Site Location	Acres	Grades	Current Enrollment
Avon Lake High School	58.3	Grades 9-12	1228
Troy Intermediate	40.2	Grades 5-6	555
Learwood Middle	38.4	Grades 7-8	537
Redwood Elementary	19.4	Grades PK-4	424
Eastview Elementary	18.3	Grades K-4	386
Westview Elementary	14.2	Grades K-4	261
Erievue Elementary	9.45	Grades K-4	293

Acreage & Usable Land for Construction



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Site Overlay Assessment Using a Proxy

Building Proxy from a Prior Fanning Howey Project

- Louisville Elementary School
- 2 Story
- PK-5
- 1,114 students
- 128,778 SF
- Situated on 22 acres

Current Avon Lake School District Building Estimates*

PK-5

- 917 students
- 106,926 sq ft

Middle School 6-8

- 997 students
- 144,705 sq ft

** Subject to change in additional stages of analysis and community input*

Troy Intermediate School Site

*Current Site with Building Overlay**

- ✓ ☒ Parking
- ✓ ☒ Traffic Flow
- ✓ ☒ Outdoor Rec Space
- ✓ ☒ Maintain Students in Place During Construction

Building/Site Location	Acres
Troy Intermediate	40.2

**example not representative of final building layout or position on the land*



Learwood Middle School Site

*Current Site with Building Overlay**

- ✓ ☒ Parking
- ✓ ☒ Traffic Flow
- ✓ ☒ Outdoor Rec Space
- ✓ ☒ Maintain Students in Place During Construction

Building/Site Location	Acres
Learwood Middle	38.4



**example not representative of final building layout or position on the land*

Redwood Elementary School Site



Site Unavailable Due to Family of Eagles

- ☐ Parking
- ☐
- ☐ Rec Space
- ☐ Maintain Students in Place During Construction

Building/Site Location	Acres
Redwood Elementary	19.4



Eastview Elementary Site

*Current Site with Building Overlay**

- ✓ ☒ Parking
- ✓ ☒ Traffic Flow
- ✓ ☒ Outdoor Rec Space
- ✓ ☒ Maintain Students in Place During Construction

Building/Site Location	Acres
Eastview Elementary	18.3

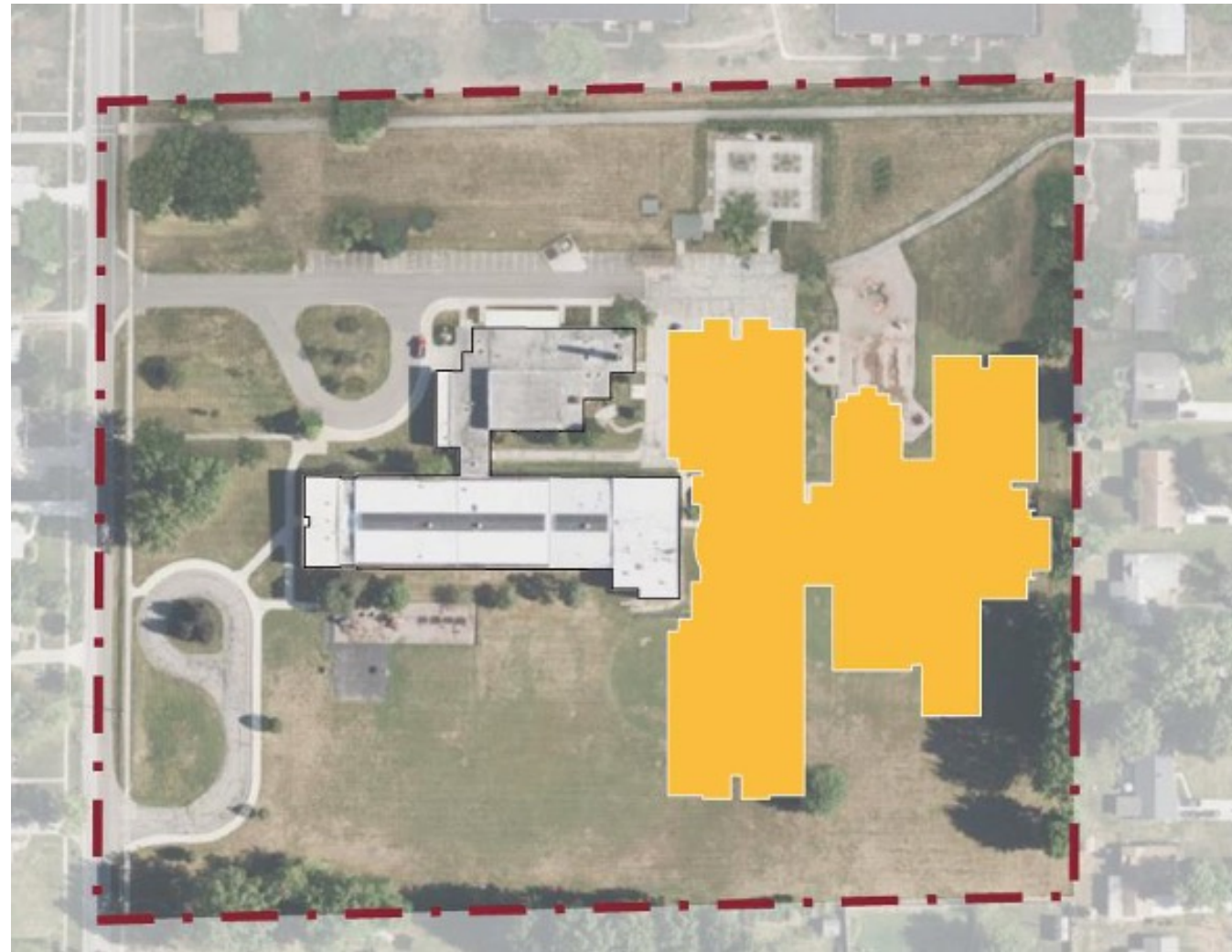


**example not representative of final building layout or position on the land*

Westview Elementary Site

*Current Site with Building Overlay**

- ☒ Parking
- ☒ Traffic Flow
- ☐ Outdoor Rec Space
- ☐ Maintain Students in Place During Construction



Building/Site Location	Acres
Westview Elementary	14.2

**example not representative of final building layout or position on the land*

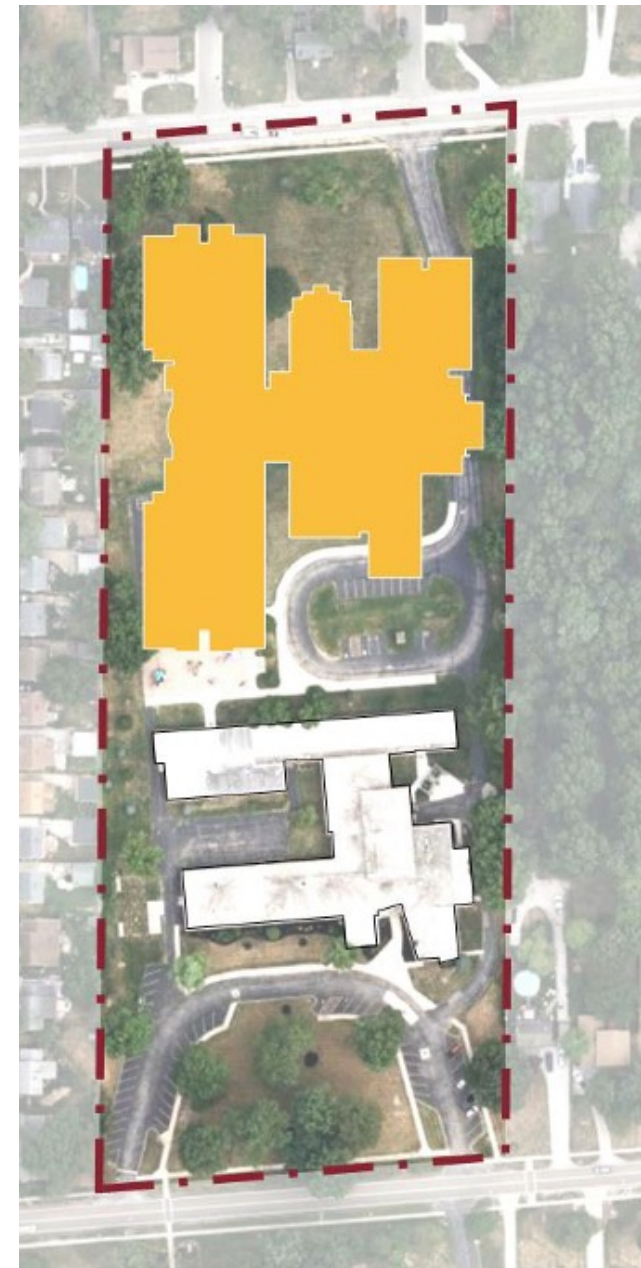
Erievew Elementary Site

*Current Site with Building Overlay**

- ☐ Parking
- ☐ Traffic Flow
- ☐ Outdoor Rec Space
- ☐ Maintain Students in Place During Construction

Building/Site Location	Acres
Erievew Elementary	9.45

**example not representative of final building layout or position on the land*



NEW Construction Site Assessment Outcome



NEW Construction Buildings	Current Site	Acres	Grades	Projected Maximum Enrollment
Elementary Site #1	Eastview Elementary	18.3	Grades PK-5	864 students K-5 53 Pre-K
Elementary Site #2	Troy Intermediate	40.2	Grades PK-5	864 students K-5 53 Pre-K
Middle School	Learwood Middle	38.4	Grades 6-8	997

Current available and usable **Land in the School District + Budget** (to be discussed next) have led us to the outcome of the site assessment shown above.



Master Facilities Plan: High School Renovations



BUILD NEW

Two

Pre K-5 elementary schools



BUILD NEW

One

6 – 7 – 8 middle school



Renovation

Major improvements

High School

- Expansion and redesign of media center to include spaces for technology, engineering, **community space** and district offices
- Expansion of fitness facilities including the weight room
- Relocation of high school offices to district office area
- Renovation of the existing high school office area to create a large group area
- HVAC system upgrade
- Additional space improvement areas TBD

Tonight's Agenda



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Discuss Next Steps



Factors Influencing Cost and Budget

Macroeconomic Factors

1. Interest and inflation rates are high
2. Labor shortages and supply chain issues driving up costs
3. State and Federal funding restricted to the neediest school districts

Construction Cost Factors

- Design and Engineering
- Contingencies
- Regulatory Requirements
- Site Conditions
- Demolition

Other Considerations - Disposition of Unused Land

- Redwood Elementary – Community Partnership?
- Erieview and/or Westview - Hold for future investment?, Land Swap?, Sell?

Eligibility for State of Ohio Funding



FISCAL YEAR 2023 K-12 District Equity List

A school district's priority for state assistance is factored from the district's three-year average "income adjusted valuation per pupil," as calculated by the Department of Education pursuant to ORC Section 3318.011. Under that calculation, the district's taxable "valuation per pupil" is adjusted by a factor reflecting the median income of the district's taxpayers. A district's valuation is the total value of all property in the school district as assessed for tax purposes. Annually, districts are ranked from lowest to highest averaged adjusted valuation per pupil based on updated factors.

The Ohio Facilities Construction Commission (OFCC) determines eligibility based on a community's financial wealth

- **Avon Lake ranks 555 out of 609 on the eligibility list**
- Although many of the districts ahead of us have started and completed their projects, Avon Lake has a long list of other school districts ahead of it, preventing us from being able to apply
- Based on the state's eligibility criteria, **Avon Lake School District would receive about 5% if we ever became eligible**

Preliminary Budget



	Scenario 1 2 New PK-5 1 New 6-8 ALSH Renovation	Scenario 2 3 New PK-5 1 New 6-8 ALHS Renovation
Construction (79%)	\$134.4 million	\$147.3 million
Contingencies (12%)	\$19.6 million	\$21.5 million
Non-Construction (9%)	\$15.9 million	\$17.4 million
Estimated Total*	\$169.9 million	\$186.3 million

* Subject to change with
additional stages of
analysis and community
input

Approximately \$16.4M more to build a third elementary school



Debt Limit Considerations

AL School District's Debt Limit = Valuation of School District – Current Outstanding Debt

Avon Lake's debt limit is approximately \$170M
(to be firmed up by Spring)

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Estimated Total	\$169.9 million	\$186.3 million



A Note About Estimated Costs

- We are in the planning stage
- Cost is an important factor
- Estimated costs are for illustrative purposes only
- Official calculations will be provided closer to June



Preliminary Budget Correlation to a Bond Issue

Cost per \$100,000 Home	Current Cost per \$100,000 of EXISTING Debt Expires in 2026	Total NET Cost per \$100,000 Home on the 2023 Ballot
\$278.95 per year	\$70.00 per year	\$208.95 per year

Timing is Key:

- It would be advantageous to pass a new bond issue prior to the expiration of the existing bond issue
- The expiring debt will help reduce the additional tax burden of the new project

Disclaimer: Budget is preliminary and is being used to illustrate correlation to a bond issue for educational purposes.



Preliminary Budget Correlation to a Bond Issue

Cost per \$100,000 Home	Current Cost per \$100,000 of EXISTING Debt Expires in 2026	Total NET Cost per \$100,000 Home on the 2023 Ballot
\$278.95 per year	\$70.00 per year	\$208.95 per year

Ballot Millage	Estimated EXISTING Mills Set to Expire in 2026	Total NET Mills on the 2023 Ballot
7.97	2.00	5.97

Timing is Key:

- Ohio Revised Code requires the ballot language to reference the number of mills needed to generate the funds for the bond issue
- In this example, 7.97 mills would be expressed in the ballot language



BOND ISSUE CALCULATOR

Based on information obtained from The Lorain County Auditor's website, homeowners can calculate the impact the bond issue will have on an individual basis.

How to Find Your Market Total Value

STEP 1: Go to <https://www.loraincountyauditor.com/gis/>

STEP 2:

A screenshot of a web browser showing the Lorain County Auditor GIS website. The browser's address bar displays the URL 'loraincountyauditor.com/gis/'. The website header features the Lorain County Auditor's logo and name, 'J. Craig Snodgrass, CPA, CGFM'. Below the header, there are tabs for 'Basic Search' and 'Advanced Search'. A search form is visible with a message: 'At least one field is required to search. Please use the proper street suffixes ("Rd" or "St") when searching.' The form includes input fields for 'Parcel Number', 'Mobile Home', 'Owner Name', and 'Address'. There are 'Search' and 'Clear' buttons at the bottom of the form. A map is partially visible on the left side of the search form.

CAUTION:

Do not use websites such as Zillow, Trulia, etc. for market value.

The value you can sell your home for is **NOT** the same as market total value used by the County Auditor for tax purposes!

ENTER AT LEAST ONE FIELD & CLICK SEARCH

STEP 3: (1 of 2) ▶ ✕

Parcel #
Mobile Home Reg #:
Owner:
Address: AVON LAKE, OH
44012
Last Sale Date:
Last Sale Price:
[Printable Property Report](#)
Property Photo

**CLICK PRINTABLE PROPERTY REPORT****STEP 4:** ▶ **Parcels**

Parcel Number		Land Use
Owner		Neighborhood
Location Address		Acres 0
Tax Bill Mailed To		School District AVON LAKE CSD
Property Description		Instrument Number
Tax District	11 - AVON LAKE CITY/AVON LAKE CSD	Delinquent Real Estate

▶ **Values**

Market Land Value	\$57,820.00
Market Building Value	\$208,170.00
Market Total Value	\$265,990.00
Market CAUV	\$0.00
Market Abatement	\$0.00
Assessed Land Value	\$20,240.00
Assessed Building Value	\$72,860.00
Assessed Total Value	\$93,100.00
Assessed CAUV	\$0.00
Assessed Abatement	\$0.00

**ENTER MARKET TOTAL VALUE IN CALCULATOR
FOUND AT <https://www.avonlakecityschools.org>**

The 2022 values have been certified by the State of Ohio.

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Next Steps



Spring '23

Review of Proposals

Board of Education collection of feedback on options

Recommendation of development and proposed plan

May '23

Community Forum #3

Sharing of final recommendation for facilities plan

June/July '23

BOE Bond Issue Action

BOE action to put bond issue on ballot

Prepare for Bond Issue Campaign

A collection of overlapping, expressive brush strokes in shades of orange, yellow, purple, and blue, creating a vibrant, abstract background for the text.

**THANK
YOU!**



feedback@avonlakecityschools.org