



# **Avon Lake City Schools Community Forum**

May 25, 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



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## Journey Leading up to Today & Timeline

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New Construction Site Evaluation Update

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High School Renovation Update

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Budget and Security

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Community Engagement

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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**



# Community Visioning Feedback

## Desire more information about:

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

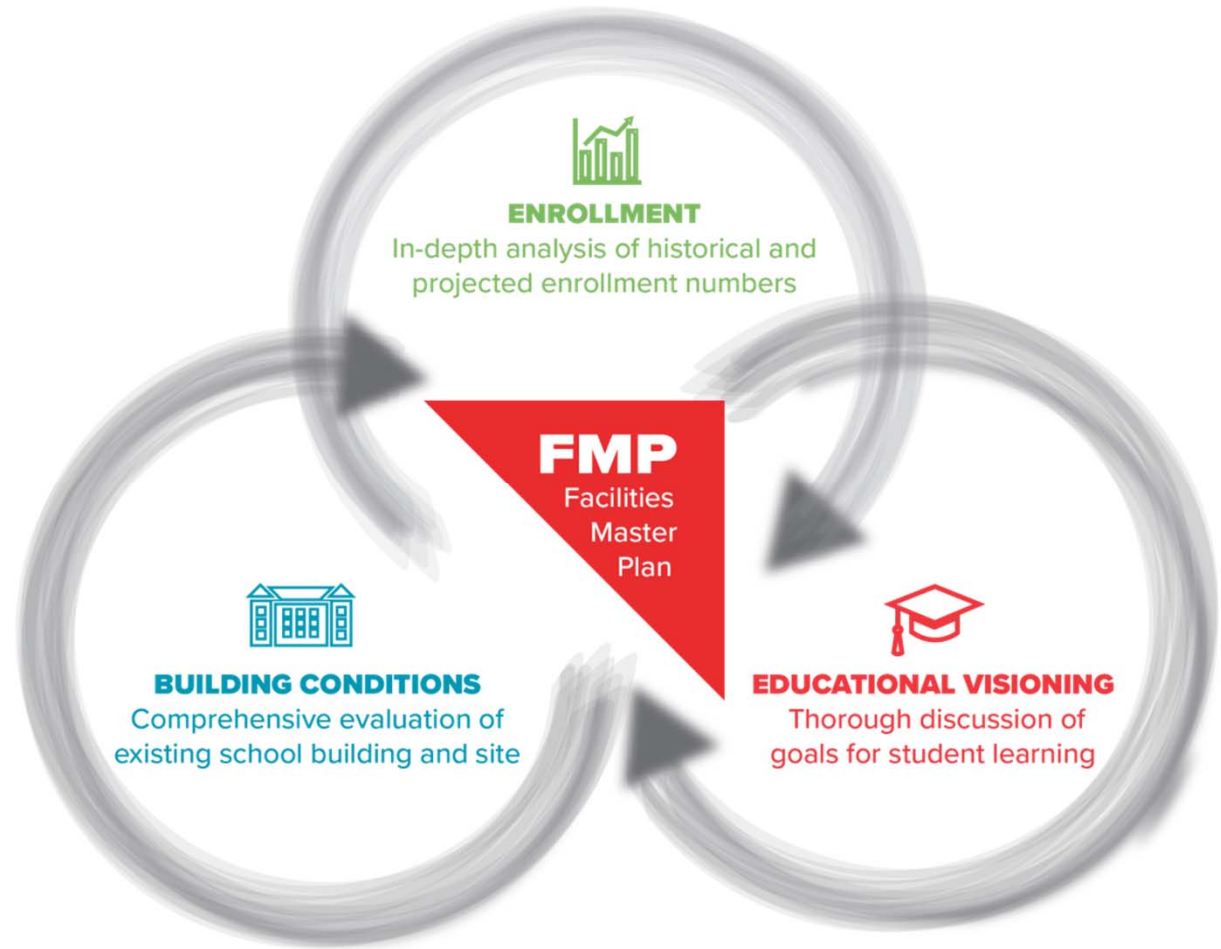
*Design features will be intentionally part of the Design Visioning sessions later in the process.*

# **2023 Activities Leading up to Today**



- 1. Site Visits to 4 Additional New Ohio Schools – 8 in TOTAL**
- 2. Avon Lake School District Site Evaluation for New Construction**
- 3. Architectural/Construction Budget Development**
- 4. Legal and Financial Due Diligence**
- 5. Community Forum #2 – February**
- 6. Land Appraisals & Operational Cost Evaluations**
- ★ 7. Community Forum #3 – TONIGHT!**

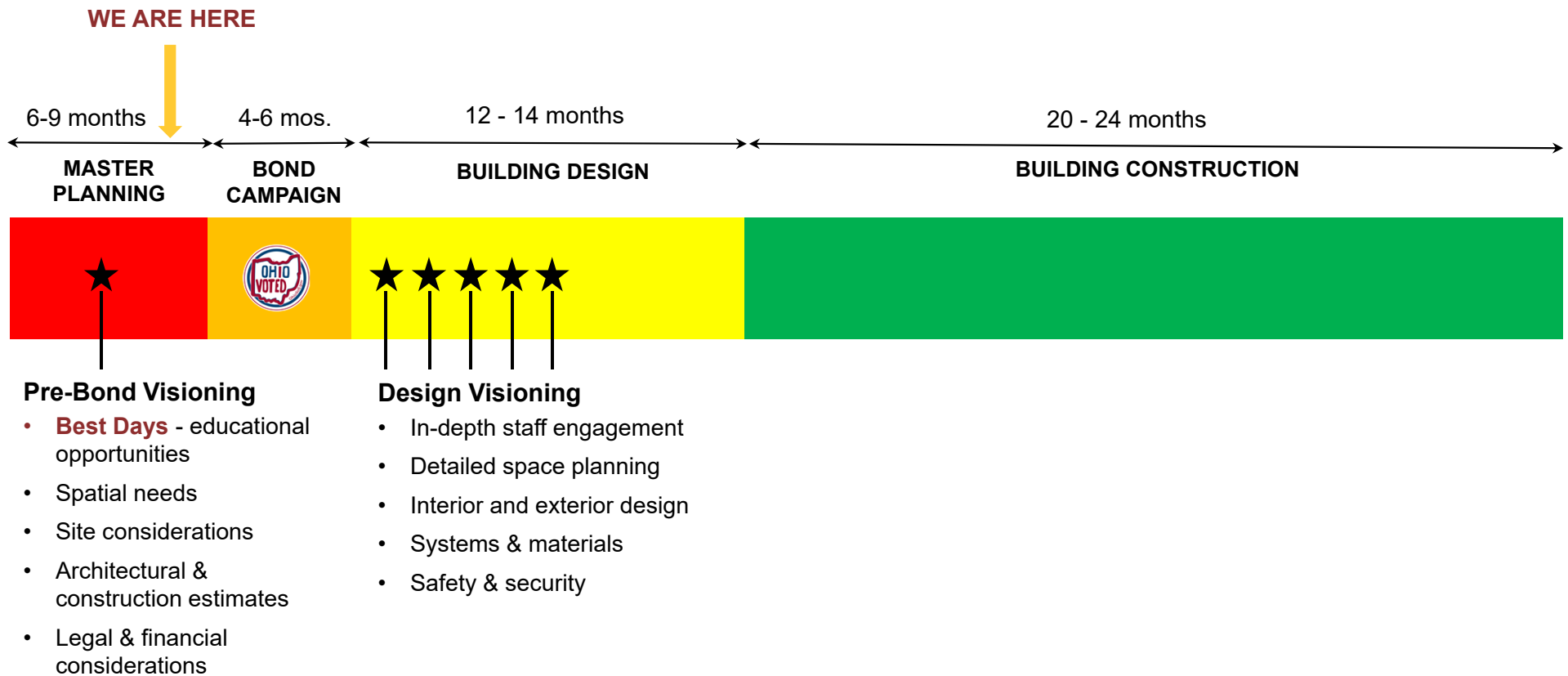
# Developing Avon Lake School District's Facilities Master Plan







# Projected Timeline



# Tonight's Agenda



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# Recap: New Construction Site Considerations



## **BUILD NEW**

Two  
**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 new schools
- ✓ Acreage for parking, traffic staging, playgrounds
- ✓ Student displacement during the construction and/or demolition phases

## Recap: New Construction Site Assessment Outcome



NEW Construction Buildings	Current Site	Acres	Grades	Building Capacity
Elementary Site #1	Eastview Elementary	18.3	Grades PK-5	1,300
Elementary Site #2	Troy Intermediate	40.2	Grades PK-5	1,300
Middle School	Learwood Middle	38.4	Grades 6-8	1,300

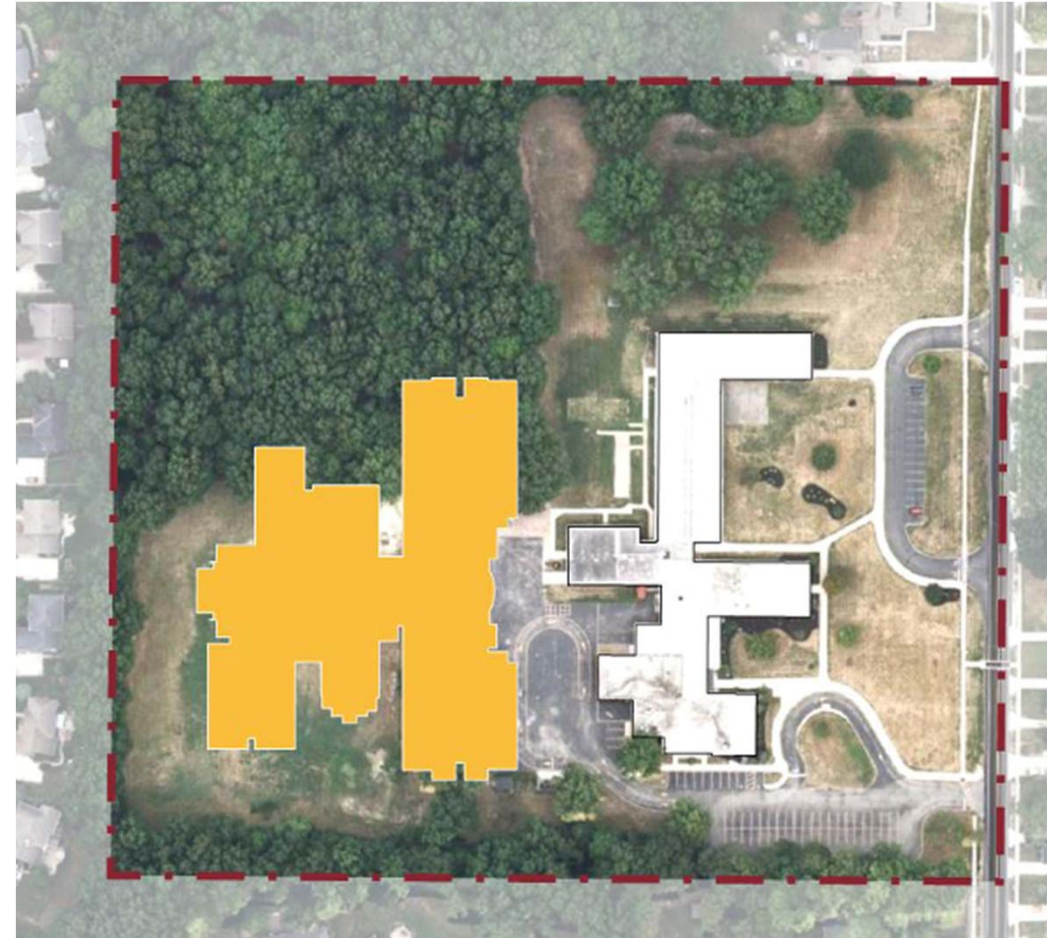
Maximum capacity of the buildings should allow for the schools to accommodate unexpected enrollment outside of current enrollment projections.

# 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*

# Future Eastview Elementary Site

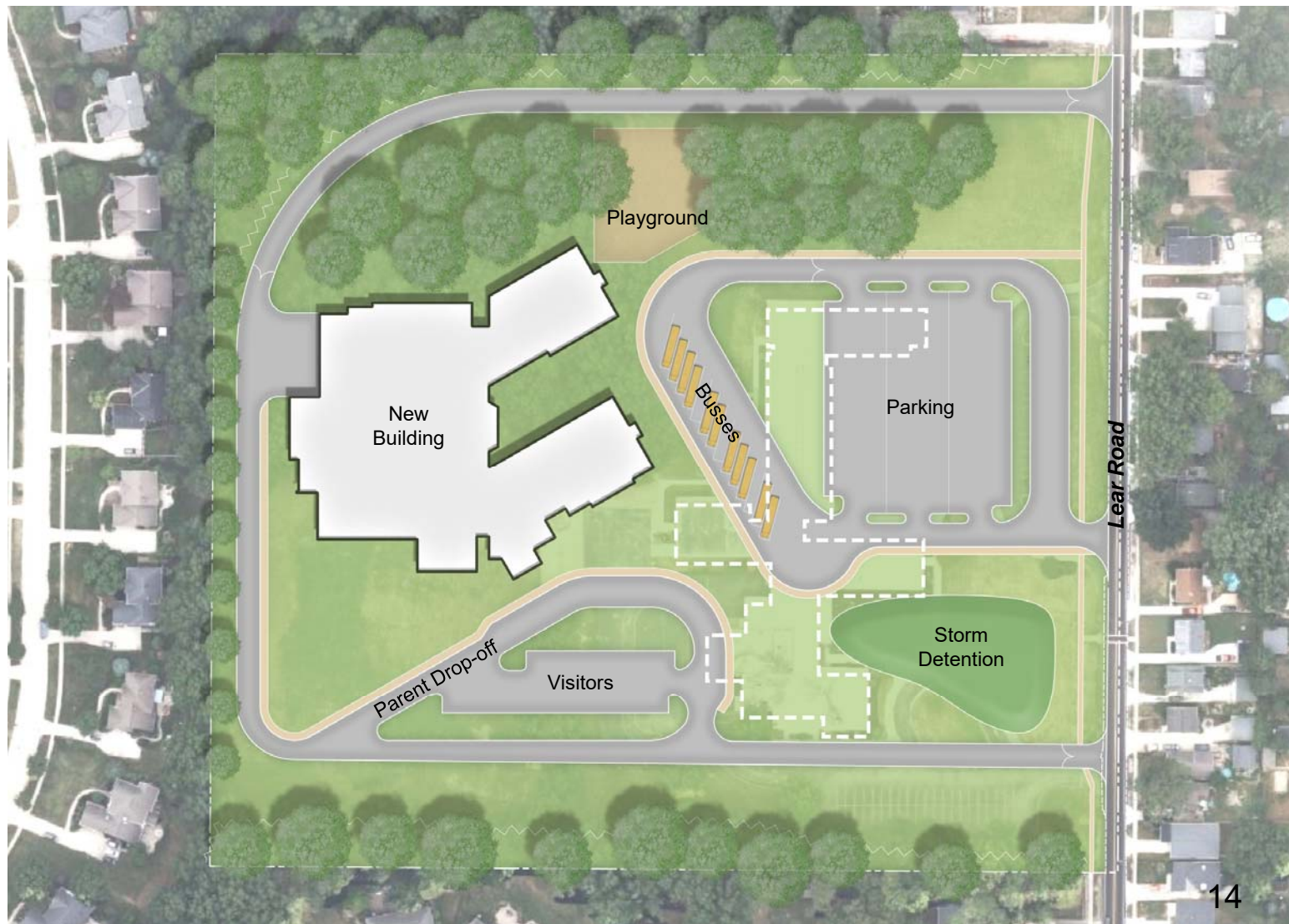
Grades: PK-5

New Building  
Rendering

Example of Traffic  
Flow and Parking

*\*white dotted outline represents  
the current building*

**PRELIMINARY \_ NOT FINAL**





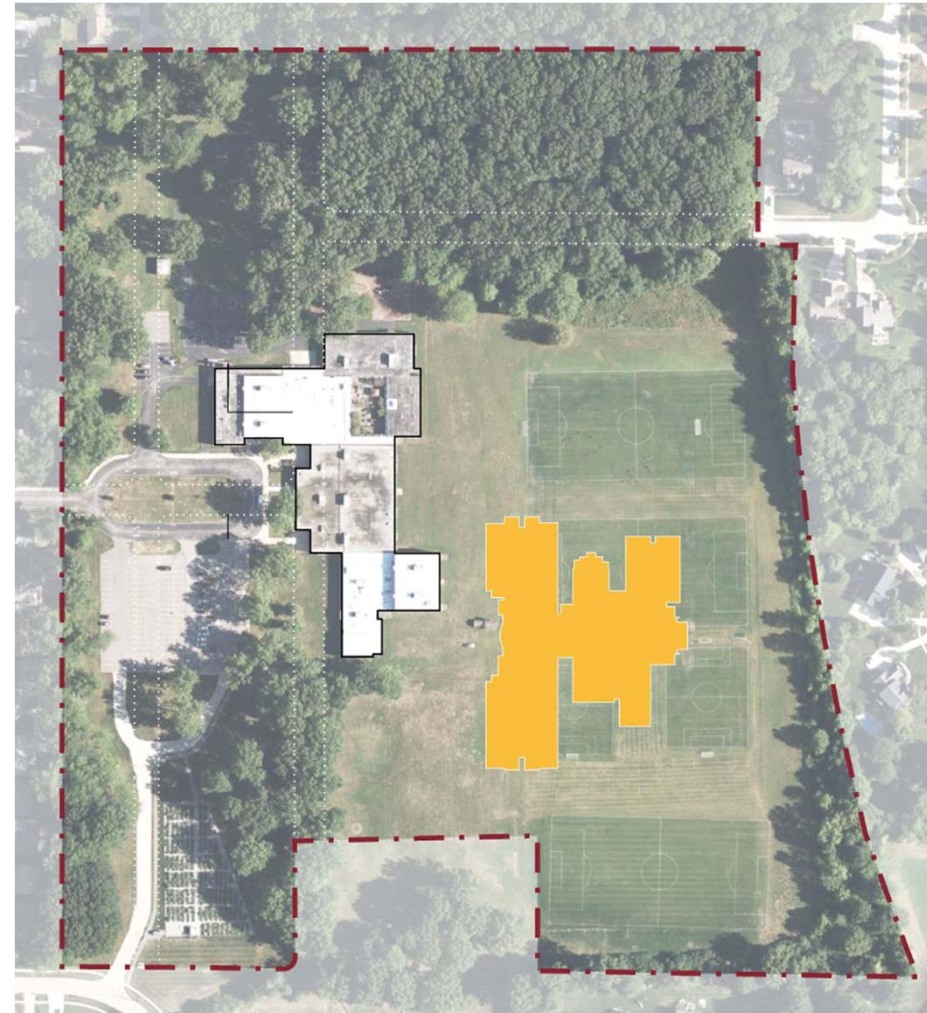
# Troy Intermediate School Site

## *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*



# Future Troy Site

Grades: PK-5

New Building  
Rendering

Example of Traffic  
Flow and Parking

Example of Sport  
Field Placement

*\*white dotted outline represents  
the current building*

**PRELIMINARY \_ NOT FINAL**





# 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*



# Future

## Learwood Site

Grades: 6, 7, 8

New Building Rendering

Example of Traffic Flow  
and Parking

Example of Sport Field  
Placement

*\*white dotted outline represents the current  
building*

**PRELIMINARY \_ NOT FINAL**



# Considerations for Remaining Sites/Land



Building/Site Location	Acres	Options	Status
Erievue Elementary	9.45	Maintain land without building for future expansion of athletic fields or other usage as determined.	Appraisal complete Discussions started
Redwood Elementary	19.4	<b>Limited</b> Sell land and building to City (with or without building)	Appraisal complete Discussions initiated
Westview Elementary	14.2	Sell land to a developer with or without the building	Appraisal complete

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**High School Renovation Update**

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Next Steps

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# Master Facilities Plan: High School Renovations



## **BUILD NEW**

Two  
Pre K-5 elementary schools



## **BUILD NEW**

One  
**6 – 7 – 8** middle school



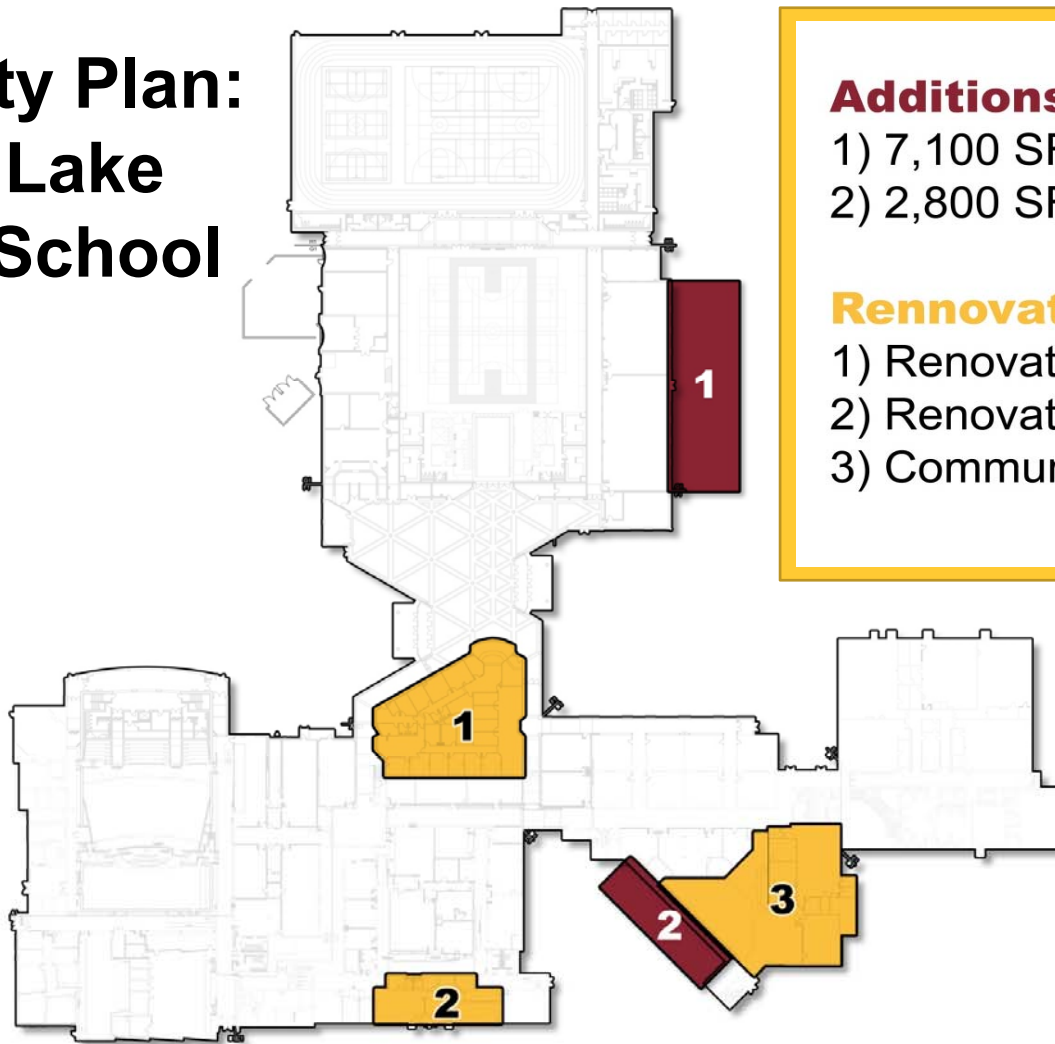
## **Renovation**

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 and security upgrades
- Renovation of the existing high school office area to create a large group area for student programming
- HVAC system upgrade
- Additional space improvement areas TBD



# Facility Plan: Avon Lake High School



## **Additions**

- 1) 7,100 SF Athletics Addition
- 2) 2,800 SF District Administration Addition

## **Rennovations**

- 1) Renovate to Large Group Space
- 2) Renovate to High School Administration
- 3) Community & STEM/Engineering

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**Budget and Security**

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Community Engagement

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# 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?
- Westview - Hold for future investment?, 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



	2 New PK-5 1 New 6-8 High School Renovation
<b>Construction (79%)</b>	\$134.4 million
<b>Contingencies (12%)</b>	\$19.6 million
<b>Non-Construction (9%)</b>	\$15.9 million
<b>Estimated Total*</b>	\$169.9 million

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



## A Note About Estimated Costs

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- We are in the planning stage
- Cost is an important factor
- Estimated costs are for illustrative purposes only
- Official millage & valuation calculations will be certified by the Lorain County Auditor in June/July

# 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
\$266.08 per year	\$70.00 per year	\$196.08 per year

## Timing is Key:

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

*Disclaimer: Estimated costs are for illustrative purposes until approved by the Board of Education*



## 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
\$266.08 per year	\$70.00 per year	\$196.08 per year

Ballot Millage	Estimated EXISTING Mills Set to Expire in 2026	Total NET Mills on the 2023 Ballot
7.60	2.00	5.60

### 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, 7.60 mills would be expressed in the ballot language



**BUILDING  
a LEGACY**

(2) New PK-5 Elementary Schools  
(1) New 6-8 Middle School  
Renovations to ALHS

**Levy Calculator**

Using your home's market total value find out how much the levy cost per year will be for you.

[Calculate Levy Cost](#)

## Bond Issue Calculator is Now Available

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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

<https://www.avonlakecityschools.org>



## Current 5 Year Forecast Operating Fund

- Our Forecast is conservative yet realistic
- Based on historical trend, current factors & projections
- Forecast variables can change at any time throughout the fiscal year & while cash flow monitoring helps identify unexpected variances no process is guaranteed (i.e. change in local, state and/or federal revenue, disputes related to property value & change in expenditures)
- Intent is to provide the District's financial trend over time & is a roadmap for decisions aimed at encouraging financial sustainability & stability

# Simplified Forecast - MAY 2023

	2023	2024	2025	2026	2027
Beginning Cash Balance	\$14,201,412	\$13,338,300	\$10,772,235	\$6,983,863	\$2,680,596
+ Revenue	\$46,458,310	\$47,035,127	\$48,558,875	\$50,057,759	\$50,643,381
+ Renewal Levies	\$0	\$0	\$0	\$0	\$0
+ New Levies	\$0	\$0	\$0	\$0	\$0
- Expenditures	\$47,321,422	\$49,601,192	\$52,347,247	\$54,361,026	\$56,100,449
<b>= Revenue Surplus or Deficit</b>	<b>-\$863,112</b>	<b>-\$2,566,065</b>	<b>-\$3,788,372</b>	<b>-\$4,303,267</b>	<b>-\$5,457,068</b>
Ending Cash Balance with Levies	\$13,338,300	\$10,772,235	\$6,983,863	\$2,680,596	-\$2,776,472
Revenue Surplus or Deficit without Levies	-\$863,112	-\$2,566,065	-\$3,788,372	-\$4,303,267	-\$5,457,068
Ending Cash Balance without Levies	\$13,338,300	\$10,772,235	\$6,983,863	\$2,680,596	-\$2,776,472

\*\*Balances not reduced for encumbrances or reservations



## Timing of New Operating Levy

**The last new operating levy was passed in 2013 for 10 years**

- FY 2025 we are projecting to end the fiscal year with a \$6.9M cash balance
- Based on the current Forecast a new operating levy would be needed sometime during calendar 2025
- We will continue to monitor the Forecast

# Projected Operating Savings Annually



## How were savings calculated?

Savings were calculated based on taking the average actual costs for the 2018-19, 2020-21, and 2021-22 school years.

2019-2020 was not included due to COVID school closure.

Costs were compared to the projected costs of the new PK-5 and 6-8 schools and savings from the high school renovations.

**Repairs**  
**\$450K - \$600K**

**Utilities**  
**\$150K - \$200K**

**Operational  
Reconfiguration**  
**\$700K - \$800K**

**Permanent  
Improvement Fund**  
**\$200K - \$300K**

**TOTAL PROJECTED SAVINGS:**  
**\$1.5M - \$1.9M Annually**



# Operational Considerations

- **Roofing**
- **Plumbing**
- **Electrical**
- **HVAC**
- **Safety**



# Security Considerations

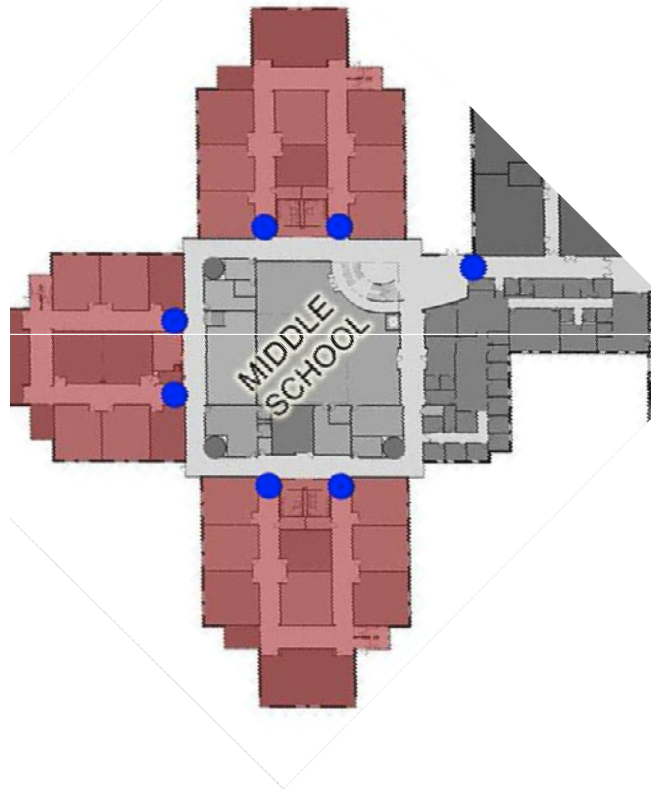


Cameras

Access control

Remote lockdown

Ballistic glazing



- Natural Surveillance
- Territorial Boundaries
- Layered Security
- Compartmentalization
- Understanding vulnerabilities
- Secure your most transparent areas

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**Community Engagement**

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## Auditor of State Bond/Levy Guidelines

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- Board of Education
- District Administration
- Levy Committee
- District Communications

# Please Stay Engaged



**Community Forums**



**Q/A Mailbox – same day response!**



**Fact of the Day**



**“Did You Know?” video series**



**Building Tours to celebrate 100  
Years and Homecoming**



**Ongoing Quarterly Community Forums**



**Email or Call a Board Member**



## CONTACTS

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Q & A

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**Next Steps**



## Next Steps

### June/July '23

#### **BOE Bond Issue Action**

BOE action to put bond issue  
on ballot

Prepare for Bond Issue  
Campaign

### Aug-Nov '23

#### **Bond Campaign**

Continued community  
engagement



[feedback@avonlakecityschools.org](mailto:feedback@avonlakecityschools.org)

# APPENDIX



# 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