



EST. 1906

GRANDVIEW HEIGHTS SCHOOLS

Community Engagement Meeting # 8
Financial Advisory Committee
Initial Findings Report
May 29, 2018

Our mission is to maximize and personalize every student's learning.

Introduction

- Approximately one hundred years ago our community made an investment in Grandview Heights Schools and its facilities. Generations have benefited from this investment. Now, it is our turn. The average age of Grandview Heights Schools' buildings is ninety years. With many of our schools beyond their useful life, it is time to make a new investment in our school facilities.

Introduction

- Grandview Heights Schools has entered into the Decision Phase of the Facilities Planning Process. This marks the final step in our two and a half year facility planning process to work collaboratively with the community to adopt a long-term plan to address the district's facility needs.

Introduction

- The Financial Advisory Committee (FAC), a Superintendent's Committee, has been working with district officials on both the funding of the facility plan and a possible operating levy. The group consists of fourteen residents of the district, each with considerable business, finance, and leadership experience.

FAC Community Meeting Intended Outcomes

1. Purpose of the FAC
2. FAC Community Members
3. The Scope of the Facility Plan
4. Facility Plan Funding
5. Operating Levy Needs

FAC Community Meeting Intended Outcomes

6. Facility Plan Phasing
7. Potential Funding of Renovations of K-12 Athletic Complex
8. Potential Engagement of Ohio Facilities Construction Commission
9. Permanent Improvement Levy Needs

Purpose of the FAC

- The FAC's purpose is to make a recommendation to the superintendent representing the best business/financial decision, taking into account both the short-term and long-term fiscal health of the district, with respect to facilities.
- After analyzing the results of the exit tickets, phone survey, and online survey the superintendent will make a final recommendation to the Board of Education.

Financial Advisory Committee Members

- Mike Curtin, Retired Vice Chairman & COO, The Dispatch Printing Company and former State Representative
- Katie Matney, Chief Philanthropy Officer, The Women's Fund of Central Ohio
- Doug Daughters, Director of C&I Sales, IGS Energy
- Jennifer Voit, Director of Primary Care Network, Nationwide Children's Hospital
- Teri Alexander, President, Alexander Financial Planning
- David Ward, VP of Finance and Asset Management, The Daimler Group
- Melanie Mueller, Senior Analyst, Grange Insurance
- Steve Papineau, Owner/CEO, Shelby Management
- Ricky Day, Principal, Day Companies
- Jack Kukura, Chief Investment Officer, Ohio Capital Corporation for Housing
- Mike Morosky, Partner, Lazear Capital
- Clarence Simmons, President/CEO, SIMCO Real Estate Development and Construction
- Ray DeGraw, Mayor, City of Grandview Heights - Ex-Officio Member
- Kent Studebaker, Mayor, Village of Marble Cliff - Ex-Officio Member

Facility Planning Scope

- Pursue a bond levy to build a new 4-8 building, comprehensively renovate Grandview Heights High School, and at Stevenson Elementary address only the following:
 - School safety and security upgrades to all facilities.
 - Americans with Disabilities Act (ADA) facility compliance 2018

Facility Plan Funding

- The total estimated project cost is \$55,250,000.
- 5.84 additional bond millage (net of 1.66 existing bond millage expiring in 2019).
- Cost to residents: additional \$204 per \$100,000 of property valuation.

Three Types of School Levies

- Operating Levy
- Bond Levy
- Permanent Improvement Levy

Operating Levy Needs

- 1.0 mill operating levy (cost to residents: \$35 per \$100,000 of property valuation).
- This is one of the lowest operating levies in the history of Grandview Heights Schools and we expect this will keep us financially solvent for the next four years.
- This is due to strong fiscal management, keeping our staffing framework the same, health insurance, and the new projections from the Grandview Yard development.

What is the Millage Impact?

7.5

NEW MILLAGE

New 4-8 building, comprehensively renovate Grandview Heights High School, and safety and ADA upgrades for Stevenson Elementary.

- 1.66

EXPIRING MILLAGE

From 1994 bond.

+ 1.00

OPERATING LEVY MILLAGE

To maintain daily operations.

6.84 MILLS

TRUE TAX IMPACT

Total cost to residents is approx. \$239 per \$100,000 of property valuation annually.

Your property tax
would increase by this
amount per year.

Facility Plan Phasing

- All students are to remain in our existing school buildings throughout the entire construction process, thus eliminating the need for modular space and significantly reducing disruption to the educational process.
- Phase I: 23 Months
 - Demolish Edison Intermediate Gym/ Commons Addition & Remediate Edison: June 2019 – Aug 2019
 - Build New 4-8 Building: Jan 2020 – May 2021
 - High School, Stevenson Elementary, and academic portions of Edison Intermediate & Annex to remain online

Facility Plan Phasing (continued)

- Phase II: 17 months
 - Move high school students into 4-8 building: Summer 2021
 - Renovate high school: June 2021 – Nov 2022
 - Repair Stevenson Elementary: June 2021 – Aug 2021; June 2022 – Aug 2022
 - Academic portions of Edison Intermediate & Annex to remain online
- Phase II: 8 months
 - Move high school students into renovated high school: Dec 2022
 - Move middle school students into 4-8 building: Dec 2022
 - Demolish Edison Intermediate & Annex: Jan 2023 – July 2023
 - Complete 4-12 campus site improvements: Jan 2023 – July 2023

Potential Funding of Renovations of K-12 Athletic Complex

- Garner additional feedback from the community through survey data regarding this topic. Renovations to the Athletic Complex, if included in the scope of the project, would add \$2 million to the overall cost. (Cost to residents: \$15 per 100,000 of property valuation)
- Under consideration for select improvements were a new restroom facility, ADA for home and away stands, track repairs, upgrading fencing, and lighting.

Potential Engagement of Ohio Facilities Construction Commission

- The services of OFCC will not be sought.

Permanent Improvement Fund Levy Needs

- No request for additional Permanent Improvement funding at this time.

Other Considerations

- Safety and Security
 - Providing a safe and secure learning environment is a top priority for Grandview Heights Schools for both new and renovated facilities. While the district has provided all staff with ALICE training (also known as Active Shooter Civilian Response Training), our current facilities are lacking basic safety and security when compared to all renovated or new school buildings.
 - Upgrades being evaluated include: Secure Vestibules, Administrative Office Locations, Video Surveillance Systems, Access Control Systems, Intrusion Detection System, Fire Alarm System, and Fire Suppression System.

Other Considerations

- Enrollment Projections
 - Updated in February 2018, the ten-year enrollment projections reflect all newly planned housing developments in Grandview Heights and Marble Cliff. Projections were developed by analyzing other data including community demographics, historical enrollment, and live birth data. These projections also are representative of the sizable 2017-2018 kindergarten class.

Other Considerations

- Enrollment Projections
 - These projections are particularly useful when evaluating the grade band projections K-3, 4-8, and 9-12 as this is how our present and potentially future buildings are and will be designed and constructed. As a result of these new projections, we have moderately increased the square footage of the proposed new 4-8 building, as well as allocated money for expanded flexibility of space at the high school as part of the renovations.

FAC Rationale

The recommended costs are slightly higher because:

- Cost estimates include safety and security features for all buildings K-12.
- Enrollment projections updated in February 2018 show an increase in students; therefore, the plan includes additional square footage at the 4-8 building to accommodate increased enrollment.
- The findings also recommend additional renovations at the high school that include up-to-date classroom spaces and science labs to keep up with modern learning needs.

FAC Rationale

The recommended costs are slightly higher because:

- It makes more sense to financially invest in higher quality structures and finishes now rather than using less expensive materials that will wear out more quickly and cost taxpayers more money over the life of the buildings.
- The findings recommend additional investments for a “connector” between the 4-8 building and high school, additional project based spaces, additional flexible classroom spaces, a tornado shelter requirement, and increases in projected labor costs.

Financial Advisory Committee Summary

- The purpose of the FAC is to make a recommendation to the superintendent representing the best business/financial decision, taking into account both the short-term and long-term fiscal health of the district, with respect to facilities.
- Superintendent will be making a recommendation on June 27 at the regularly scheduled Board meeting, and a Board vote will occur.
- Ultimately, the community will make the final decision.

Next Steps

- Community Feedback
 - The FAC and school district are actively seeking feedback from residents on their Initial Findings through “exit tickets” from tonight’s community meeting.
 - Feedback will also be gathered through an online survey and a telephone survey.
 - The Initial Findings and corresponding community feedback will significantly inform the final decision regarding the amount, scope of work, and exact costs associated with any potential ballot issue for the November 6, 2018, election. Final decisions will be made by the superintendent in the form of a recommendation to the Board of Education.