

# WORTHINGTON SCHOOLS FACILITY MASTER PLAN





SCHOOL BOARD PRESENTATION
DECEMBER 11, 2017



# **Presentation Outline**

- 1 PURPOSE
- 2 PROCESS
- 3 DATA FINDINGS
- 4 RECOMMENDATIONS

# Purpose



A ging Facilities

B alance High School Enrollment

C apacity for All Students





#### **Reports Generated**

- District Snap Shot (Background Report)
- Enrollment Projections
- Sub-Division Yield Analysis
- Capacity Analysis
- Four (4) Community Meetings Results Reports
- Principal Survey
- Options Analysis Reports



### **Engage the Community & Transparency**

#### **Community Task Force**

- 60 Community Members
- 10 Meetings
  - + Options Development
  - + Community Meetings
  - + Board Meetings

#### **Community Meetings**

- 4 Sets of Community Meetings (8 Nights)
- Nearly 2,000 Participants either Attending or Completing Online Surveys
- Focused on Educational Future, Key Data and Framework, Options, & Recommendations

#### **School Board Meetings**

Four School Board Work Sessions/Board Meeting Presentations

#### Website & Community Mailings Communications

- Project Website- From Inception of Project, Updated Promptly at Every Key Milestone in Process
- Countless Household Mailings & Personal Phone Calls from District Leadership & Staff



## **Create an Framework of Planning**

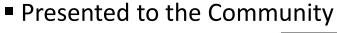
- Plan Must Address Aging Facilities
- Plan Must Deal with Enrollment Growth, but Prepare for any Future Decline (Don't Overbuild)
- Boundary Enrollment Must Align with Facility Capacities
- Feeder Patterns Must Align with Enrollment/Capacities
- Must Provide Demographic Balance
- Plan Must Provide Flexibility
- Plan Should Look at Balancing High School Enrollment

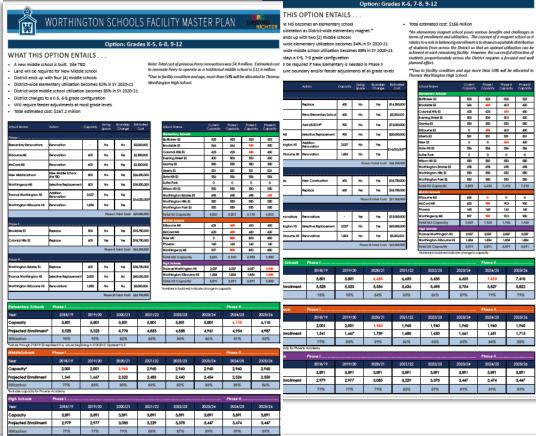


WORTHINGTON SCHOOLS FACILITY MASTER PLAN

#### **Development of Options**

- Explored Scenarios that worked toward 3 Objectives
- Multiple Grade Configuration Scenarios & Building Projects Scenarios





# **Data Findings**



#### **Condition**

#### Assessed 2015

- Assessed September 2015
- 12 Facilities are Reaching or Exceed 2/3<sup>rd</sup>'s Rule

School	Year Built	FCI
Linworth High	1918	88%
Brookside Elementary	1964	81%
Worthington Estates Elementary	1968	78%
Colonial Hills Elementary	1955	77%
Wilson Hill Elementary	1962	74%
Evening Street Elementary	1963	70%
Thomas Worthington High	1951	<b>69</b> %
Liberty Elementary	1981	64%
Worthingway Middle	1965	64%
Worthington Park Elementary	1988	64%
Phoenix Middle	1969	60%
Kilbourne Middle	1939	60%
Worthington Kilbourne High	1990	56%
Sutter Park Elementary	1986	49%
Worthington Hills Elementary	1970	47%
Granby Elementary	1988	47%
McCord Middle	1986	44%
Slate Hill Elementary	1991	32%
Bluffsview Elementary	1991	27%
Elementary Average	1976	59%
Middle Average	1965	57%
High Average	1953	71%
District-wide Average	1969	61%

Source: OFCC Assessment

# **Data Findings**

### **Enrollment Projections**

- Anticipated Continued Growth
- Stresses on Current Capacity

#### Projected Enrollment - Recommended - District-wide

Grade	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
PK	245	245	245	245	245	245	245	245	245	245
K - 6	5,437	5,528	5,523	5,556	5,636	5,698	5,754	5,827	5,822	5,855
7 - 8	1,472	1,541	1,667	1,739	1,680	1,630	1,661	1,651	1,715	1,763
9 - 12	2,933	2,979	2,977	3,085	3,229	3,378	3,447	3,474	3,447	3,389
UG	1	1	1	1	1	1	1	1	1	1
other1	20	20	20	20	20	20	20	20	20	20
<b>Grand Total</b>	10,108	10,314	10,433	10,646	10,811	10,972	11,128	11,218	11,250	11,273

Source: DeJONG-RICHTER

# **Data Findings**

### **Capacity**

- Primary Focus on Elementary & Middle Schools
  - 89% District Wide Utilization at Elementary Schools
  - One Empty Classroom
- Thomas Worthington anticipated Capacity/Utilization Pressure

				Schoo	ol		Capacity	Enrollment	Utilization
				Bluffs	sview ES		525	458	87%
				Brool	side ES		366	344	94%
				Color	nial Hills ES		425	392	92%
				Eveni	ng Street ES*		500	494	99%
				Granl	oy ES		550	438	80%
				Liber	ty ES		531	498	94%
		Bluffsview ES			Hill ES		556	546	98%
	# of	# of CR Needed	# of CR No Rounded t	Wilso	n Hill ES		550	481	87%
Grade Level	Students	@28 per class			hington Estate	es ES	698	626	90%
			per clas	Wort	hington Hills I	:ς	550	450	82%
Kindergarten	65	2.3	3.0	WOIL	illigion illis i		330	450	02/0
1st	64	2.3	3.0	Wort	hington Park I	S	550	413	75%
2nd	65	2.3	3.0				5,801	5,140	89%
3rd	68	2.4	3.0		21		3,001	3,140	03/0
4th	69	2.5	3.0						
5th	63	2.3	3.0						
6th	64	2.3	3.0						
	458	16.4	21						
Program Capacity	525		Danie I Hili-		1000/				
Utilization %	87%		Room Utiliz	ation	100%				



#### **Aging Facilities**

- Commits \$45 million to Middle School Condition Improvement
- Begins to Address TWHS Condition Nearly \$3 M Improvements Until Selective Replacement
- \$15 M committed to Elementary Systems Replacement
- If General Funds Committed- Improvement of Spaces or Full School Replacement to replace poor Condition School

#### Balance HS Enrollment

- Sets a Plan in Motion to realign Elementary School feeder patterns to balance
   High School Enrollment
- Program Balance
- Staffing/Resourcing Balance

#### Capacity for All Students

■ 2022/23 MS Capacity: 2,700 Projected Enrollment: 2,440 Utilization: 90%

■ 2022/23 ES Capacity: 5,801 Projected Enrollment: 4,888 Utilization: 84%

By Realigning HS Enrollment TWHS- New Construction Square Footage is minimized

### Convert District to a K -5 Grade Configuration

#### Phase I approximate cost \$78 million

includes 5-year renewal of capital/maintenance projects

Projected Maintenance/Capital Improvements			
Buses		\$2.5 M	
Technology		\$5.0 M	
Maintenance		\$17 M	\$32.0 M
Equipment Replacement		\$3.0 M	
Contingency		\$4.5 M	
*TWHS- Approximately \$2.7M identified in School Maintenance Budget for Impro	ovements before Replacement	Total Phase I Cost	\$78.0 M

PHASE I School Maintenance	Approximate Cost	
	1,000	
Bluffsview ES	\$622,000	
Brookside ES	\$1,341,000	
Colonial Hills ES	\$165,000	
Evening Street ES	\$1,365,000	
Granby ES	\$1,246,000	
Liberty ES	\$806,500	
Slate Hill ES	\$754,600	
Wilson Hill ES	\$1,360,800	
Worthington Estates ES	\$1,778,000	\$17 M
Worthington Hills ES	\$1,148,200	
Worthington Park ES	\$1,244,800	
Sutter Park	\$1,160,400	
Thomas Worthington HS	\$2,700,000	
Worthington Kilbourne HS	\$1,056,900	
Linworth Alternative	\$119,000	

<sup>\*</sup>Does not include maintenance for other district facilities



#### **High Schools**

#### **Elementary Feeder School Change to Balance Enrollment**

- 2018/19 6th Grade Class Required

#### **Thomas Worthington HS**

- Planning & Design for Phase II
- Approximately \$2.7 M for Improvements TBD

#### **Middle Schools**

Renovate Kilbourne MS & McCord MS
Renovate/New Construction & Demolition Worthingway MS
New Construction at Perry MS

Total MS Capacity: 2,700 2022/23 Utilization: 90%

Total ES Capacity: 5,801 2022/23 Utilization: 84%

#### **Elementary Schools**

Optional Renovations and/or New Construction with Reserve Funs (Additional \$20.0 M)

- Elementary Common Spaces and/or Air Conditioning (\$1.5 M - \$10.0 M)
Or

Replacement Elementary School (\$20.0 M)



RECOMMENDATION- PHASE I	F					
		Anticipated Year		ated Year		Total
		2019/20	2020/2021	2021/2022	2022/23	
Capital Projects	Proposed Action					
Kilbourne Middle School	Renovation (600)	\$2.5 M				
Worthingway Middle School	Selective Replacement (750)		\$20 M			
McCord Middle School	Renovation (600)	\$2.5 M				\$46 M
Perry Middle School	Renovation/New Construction (750)		\$20 M			
Thomas Worthington High School	Planning/Design/Minor Renovations*				\$1.0 M	
(Optional) Elementary Common Space Improvements and/or Air Conditioning	From General Fund*	\$1.5 to \$10.0				
OR					400.004	
New Elementary					\$20.0 M	
Elementary into Kilbourne High School Boundary	Feeder Change		No Cap	ital Cost		
Projected Maintenance/Capital Improvements						
Buses			\$2.	.5 M		
Technology			\$5.	0 M		
Maintenance		\$17 M				\$32.0 M
Equipment Replacement			\$3.	.0 M		
Contingency			\$4.	5 M		
*TWHS- Approximately \$2.7M identified in School Maintenance Budget for Improveme	nts before Replacement		Total Ph	ase I Cost	·	\$78.0 M

#### **Phase II- Summary**

#### Approximate cost \$97.5 - \$102.5 million (includes 5 year renewal of capital/maintenance projects)

- Replacement of Majority of Thomas Worthington High School
- Select Renovation at Worthington Kilbourne High School
- Replace two (2) Elementary Schools TBD

RECOMMENDATION- PHASE II			Funding Target Phase II - \$90 M - \$100 M				
		2023/24	2024/2025	2025/2026	2026/27	Total	
Capital Projects	Proposed Action						
Elementary School TBD	New Construction (600)		\$20.5 M				
Elementary School TBD	New Construction (500)		\$17.0 M				
Thomas Worthington High School	Replacement (1,600)		\$40.	0 M		\$82.5 M	
Worthington Kilbourne High School	Renovation		\$5.0	M			
Projected Maintenance/Capital Improvements							
Buses			ТВ	BD			
Technology			ТВ	BD		Tavaat	
			TD	BD BD		Target	
Maintenance			10	טי		61F 0 620 0 NA	
Maintenance Equipment Replacement			TB			\$15.0 - \$20.0 M	
				BD		\$15.0 - \$20.0 M	



#### **Phase III- Summary**

#### Phase III approximate Cost \$47.5 million

- includes 5 year renewal of capital/maintenance projects
  - Replace Elementary School TBD

RECOMMENDATION- PHASE III		Fundir	Funding Target Phase II - \$50.0 - \$60.0 M				
		2028/29	2029/2030	2030/2031	2031/32	Total	
Capital Projects	Proposed Action						
Elementary School TBD	New Construction (600)		\$22.5 M				
						\$22.5 M	
						322.3 IVI	
Projected Maintenance/Capital Improvements							
Buses			TBI	D			
Technology			TBI	D		<b>T</b>	
Maintenance*			TBI	D		Target	
			TBI	D		\$25.0 M	
Equipment Replacement							
Equipment Replacement Contingency			TBI	D			

