



FACILITY MASTER PLAN:

STEERING COMMITTEE #6





AGENDA



1. Welcome & Introduction
2. Review the Options as Presented to the Community
3. Review Community Feedback
4. Develop Recommendation



MEETING GOALS



Reach group consensus around a primary recommendation **AND** an alternative for the Board to consider.

Consensus Scale:

1. I support the recommendation.
2. I support the recommendation with hesitation.
3. I do not support the recommendation, but will do nothing to impede it.
4. I do not support the recommendation.





REVIEW

ITS BEEN A WHILE SINCE WE HAVE TALKED ABOUT SOME OF THIS STUFF





CURRENT FACILITIES: RENOVATIONS & LOCATIONS



Facility	Action	Grade Configuration	Proposed Enrollment	Square Footage	Capital Costs	10-Year Operational Savings
Ledgeview ES	Renovate	K-4	394	72,572	\$14.7M	None
Northfield ES	Renovate	K-4	394	49,085 + 13,506	\$15.2M	None
Rushwood ES	Renovate	K-4	394	48,593	\$11.1M	None
Lee Eaton ES	Renovate	5-6	482	63,114	\$14.5M	None
Nordonia MS	Renovate	7-8	550	117,696	\$20.8M	None
Nordonia High School	Renovate	9-12	1,093	226,431	\$42.4M	None
Total			3,307	591,017	\$118.7M	None

■ Costs to renovate existing facilities

- Do not include any changes to the functionality of the facility (No reprogramming dollars)
- Costs are based on 2021 assessment costs and are **NOT** updated based on current market volatility (15% to 17% inflation)
- The Steering Committee does not feel that this is a good option considering that there is no operational efficiency gained, and if we consider market volatility, this could be 75%-80% the cost of building newer and fewer facilities.



ALL SITES



Ledgeview ES



Lee Eaton ES



Nordonia HS / Transportation



Rushwood ES



Nordonia MS



Northfield ES



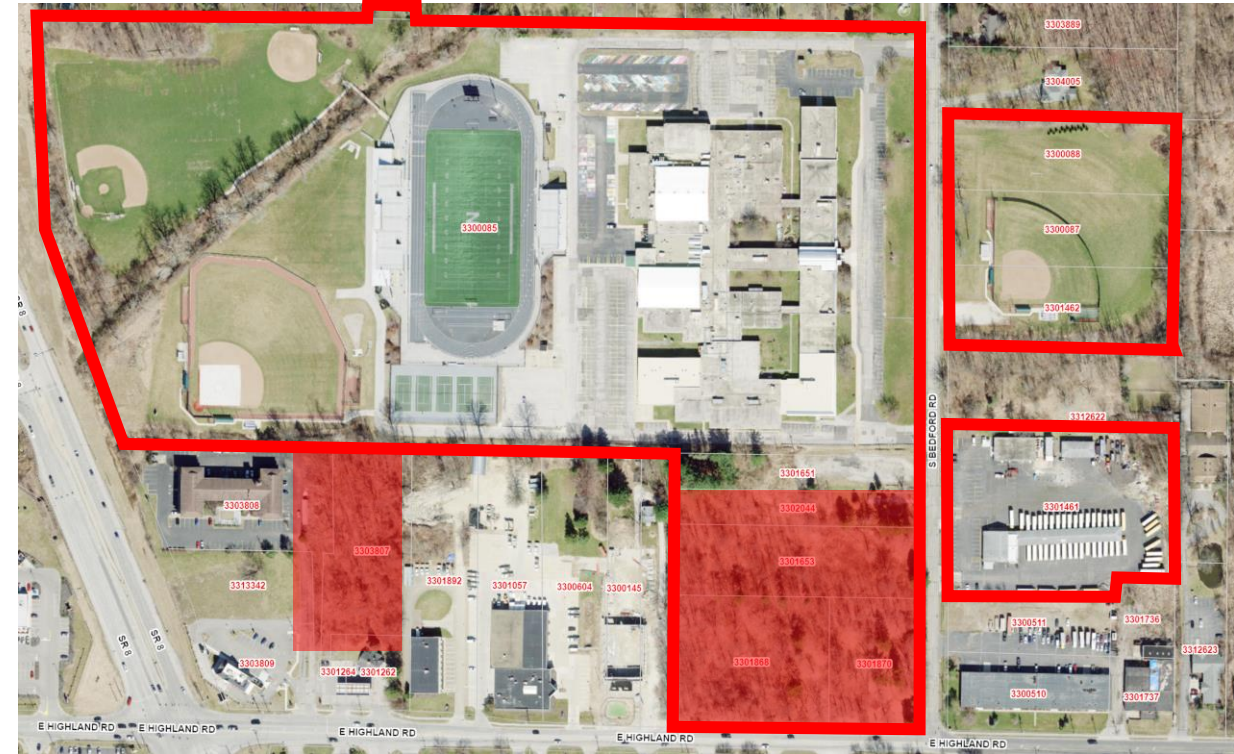


What about the High School?



Can we construct a new high school on the current site while the current high school is still operating?

- Yes, construction can be phased to accommodate the current program, remember the current building is only one story.
- ~~The City of Macedonia is open to creative solutions around moving South Bedford Road to connect the softball and transportation facilities with the current site.~~
- **It gets easier if additional adjacent land can be procured. (DONE)**
- In options where the current middle school facility is not needed, it can serve as a swing space.





DEBT CAPACITY



- The District has a current **debt capacity of \$150 to \$165** million based on current conditions. This has the potential to change based on fluctuations in interest rates and assessed valuation.
 - The Millage Rate for a Bond of \$150million would be 6.43
 - The Millage Rate for a Bond of \$165million would be 7.07
- Current Construction Market: Due to supply chain and other factors, we are seeing project costs coming in **15%** higher than they would have been last year. Pre-pandemic escalation was typically **3-5%** per year.
- Construction costs used to estimate new construction are **\$325** per square foot, plus an additional **\$10** per square foot for demolition. We feel like this is a relatively safe number, and hope that the costs can be lower.



RESULTS



FEEDBACK FROM THE COMMUNITY



Summary

- **Sites**

Site	Suitability
Ledgeview	☹️
Northfield	☹️
Rushwood	😊
Lee Eaton	😊
Nordonia MS	☹️
Nordonia HS	😊

- **Status Quo is not an option.**
- **Preference is new construction vs. renovated spaces.**
- **Preferred elementary site is Rushwood.**
- **Middle School is either new building at Lee Eaton, or new building at the MS.**
- **High School is where it is.**
- **The District should have enough money that they should be able to lower taxes, especially with the MGM money.**



INDIVIDUAL RESULTS VS. GROUP RESULTS



The participants that attended the meeting on 2/2 came to a different conclusion than those that completed the survey online.

- In person meeting preferred option 4.
- Online results preferred option 3 and disliked option 4.
- There were over 1,000 views of the survey, and only 486 views of the presentation video.
- The steering committee responses did NOT influence the groups towards option 4.



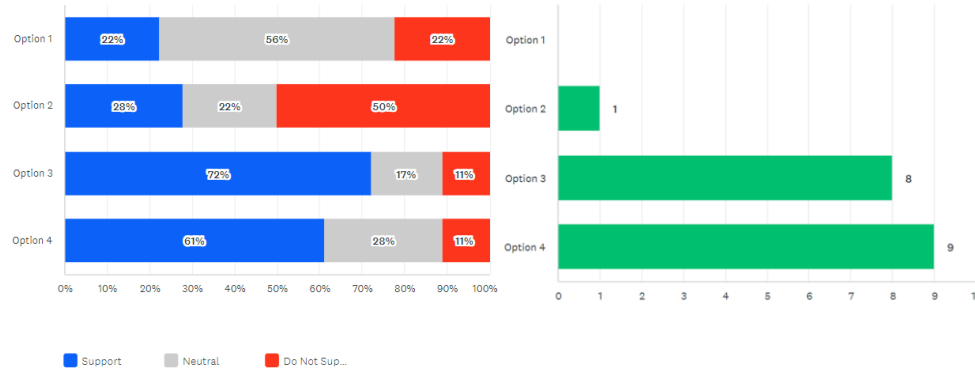
INDIVIDUAL RESULTS VS. GROUP RESULTS



Steering Committee Only

Please select your level of support for each of the options independently

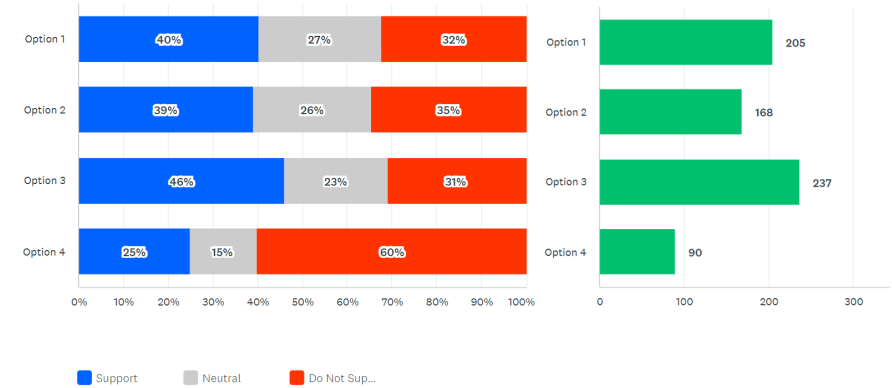
Answered: 18 Skipped: 0



All Responses

Please select your level of support for each of the options independently

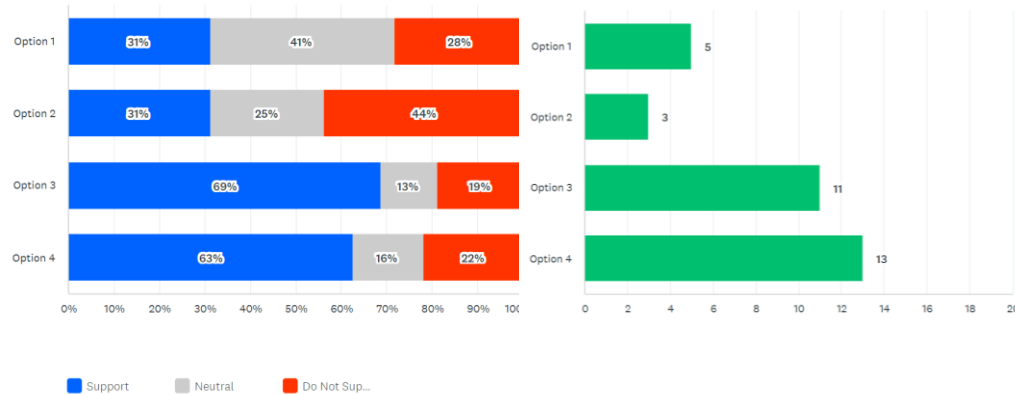
Answered: 758 Skipped: 244



All In-Person Responses

Please select your level of support for each of the options independently

Answered: 32 Skipped: 3



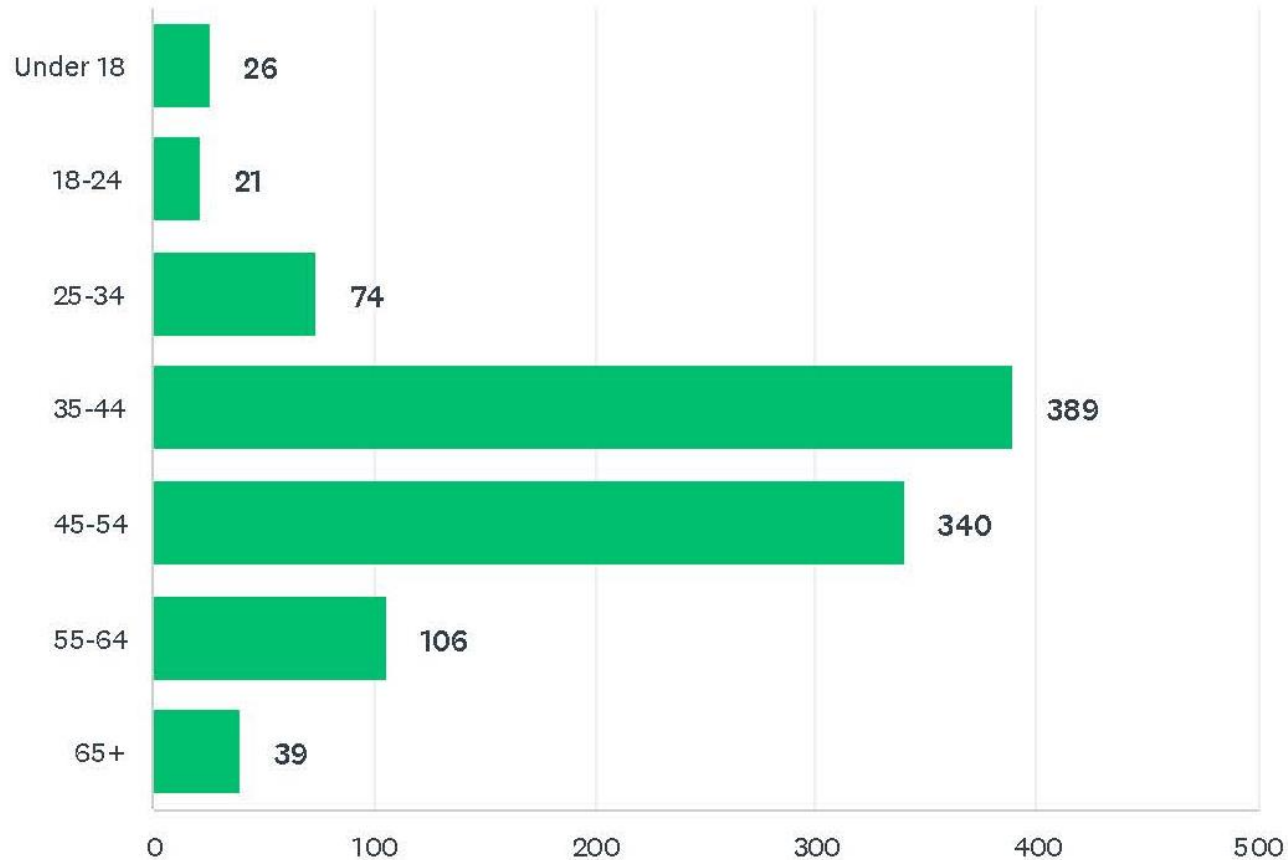


DEMOGRAPHICS OF RESPONDENTS



Q1 Age

Answered: 995 Skipped: 7



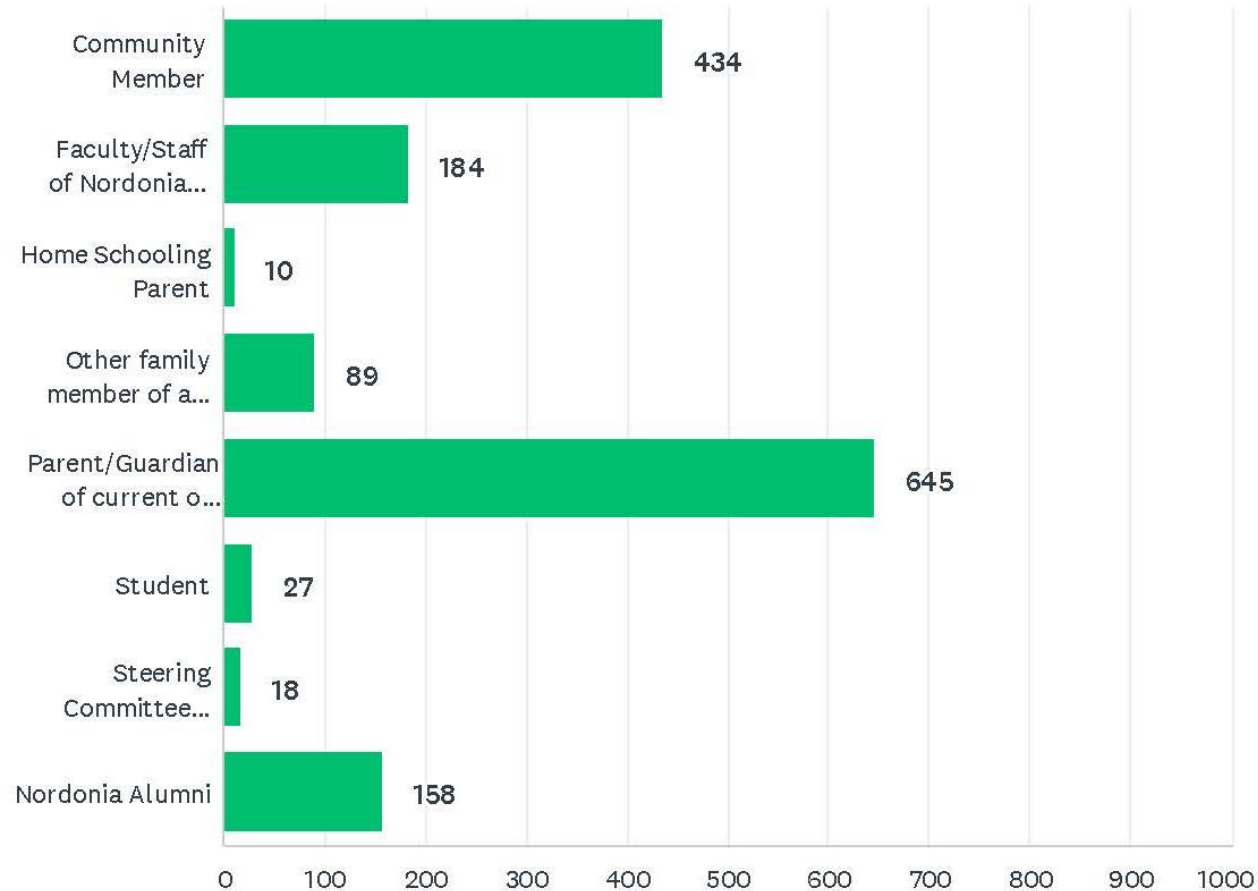


DEMOGRAPHICS OF RESPONDENTS



Q2 Which group best represents you? Please check all that apply.

Answered: 998 Skipped: 4



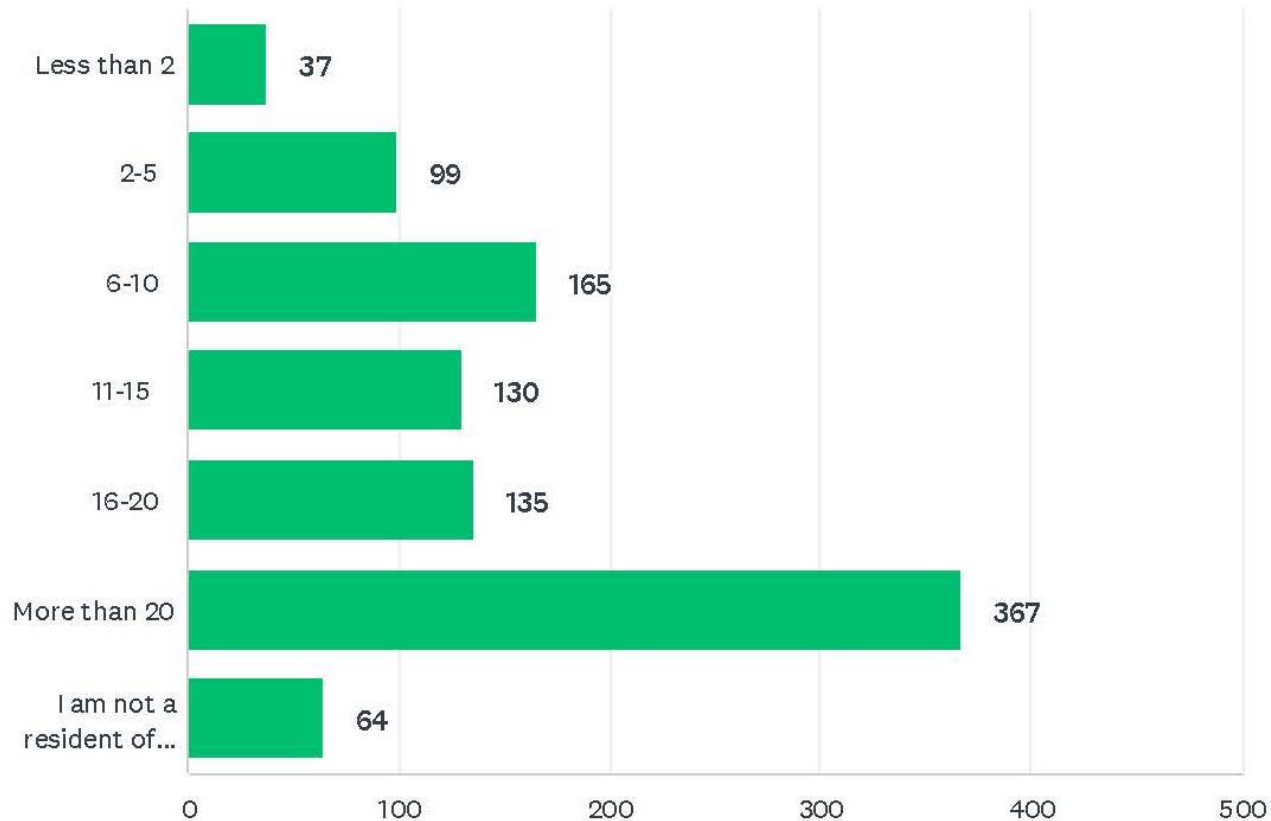


DEMOGRAPHICS OF RESPONDENTS



Q3 How many years have you lived in the Nordonia Hills City School District?

Answered: 997 Skipped: 5



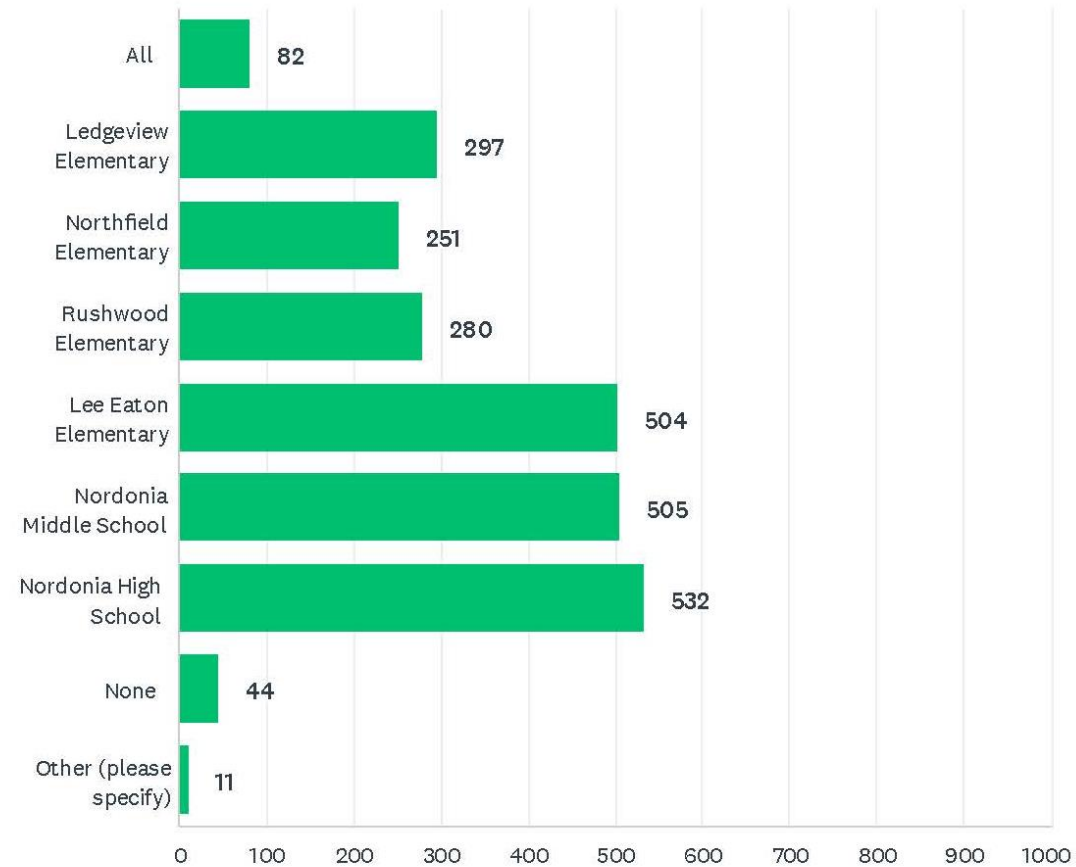


DEMOGRAPHICS OF RESPONDENTS



Q4 With which Nordonia Hills City School(s) are/were you connected/associated? Please select all that apply

Answered: 998 Skipped: 4



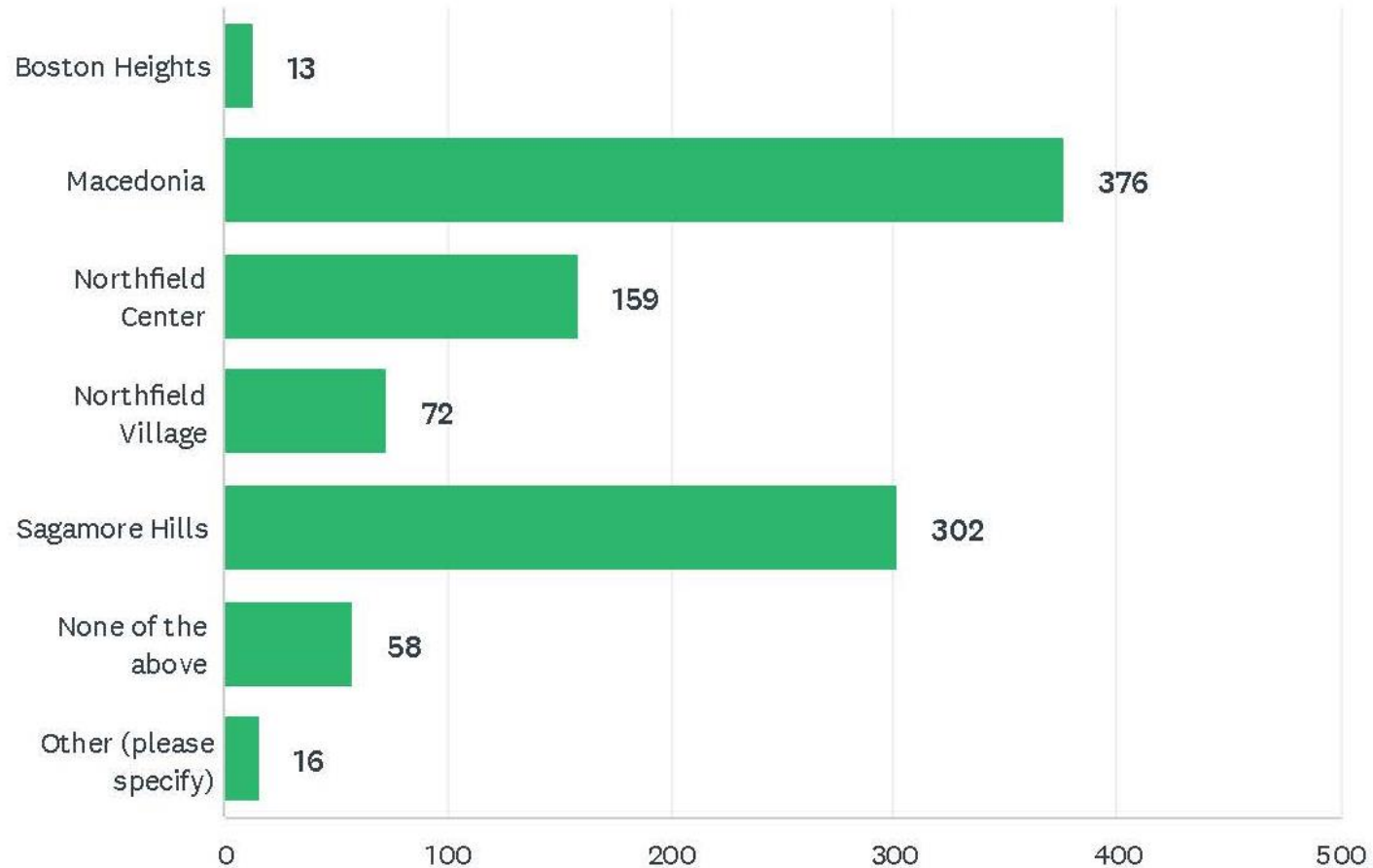


DEMOGRAPHICS OF RESPONDENTS



Q5 In which community do you reside?

Answered: 996 Skipped: 6



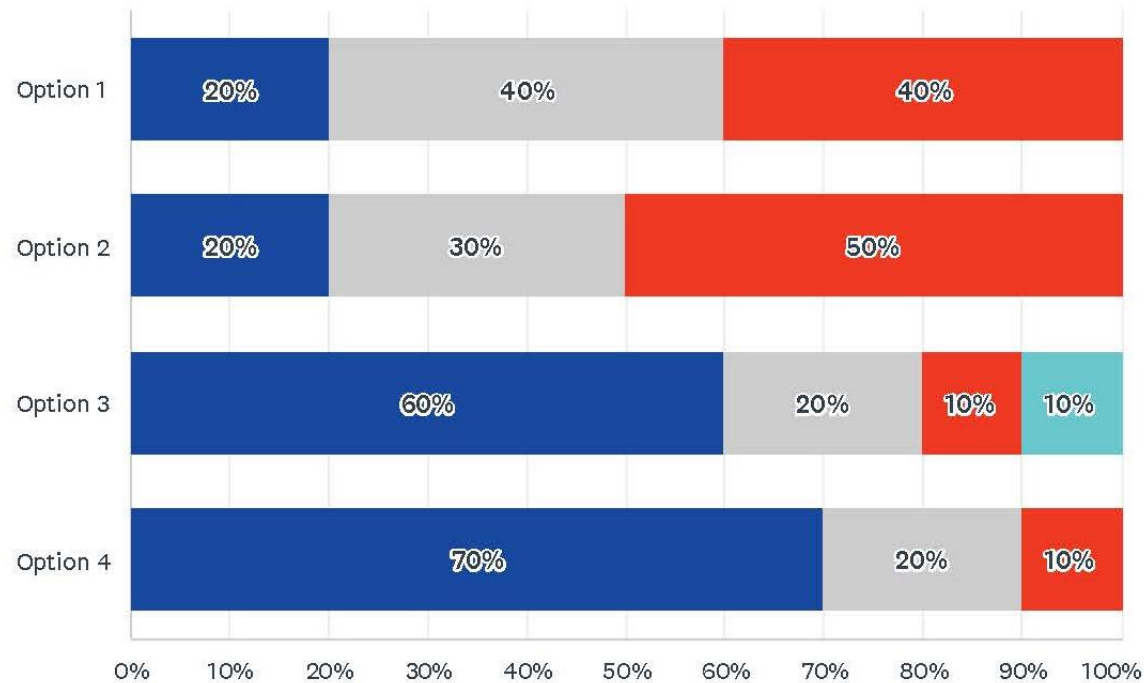


GROUP RESULTS

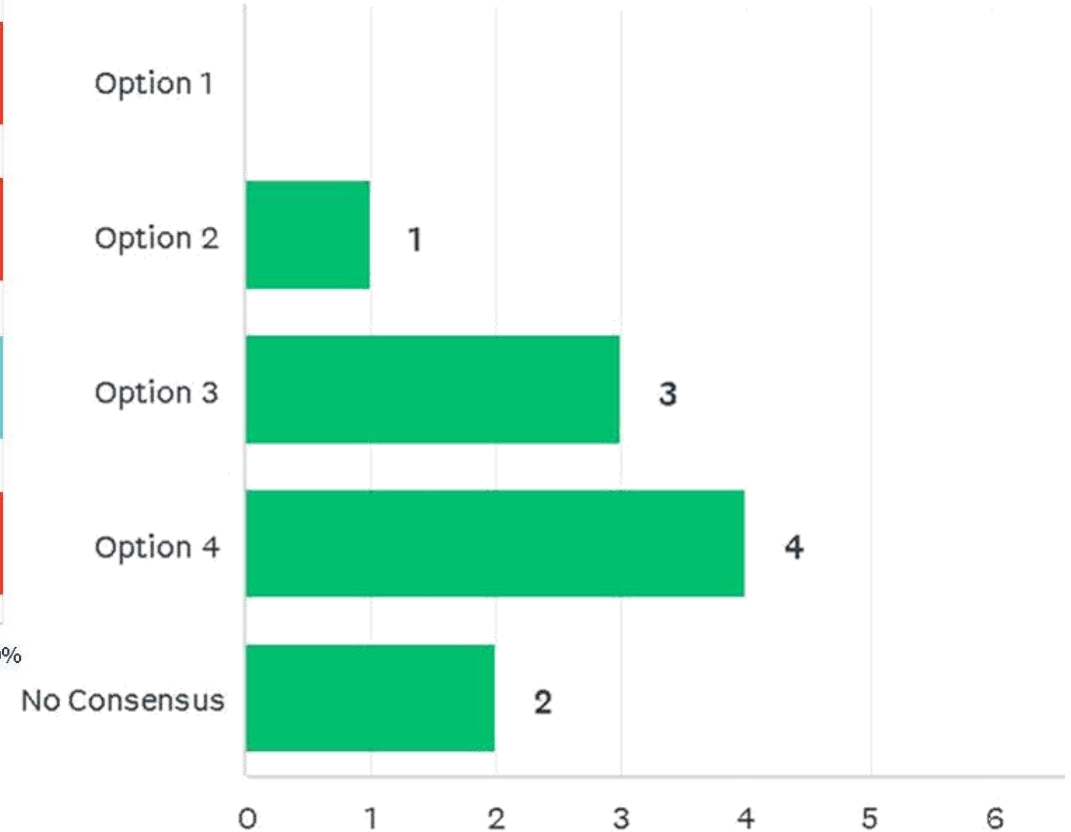


Q1 Please select your level of support for each of the options independently

Answered: 10 Skipped: 0



Support Neutral Do Not Sup... No Consen...



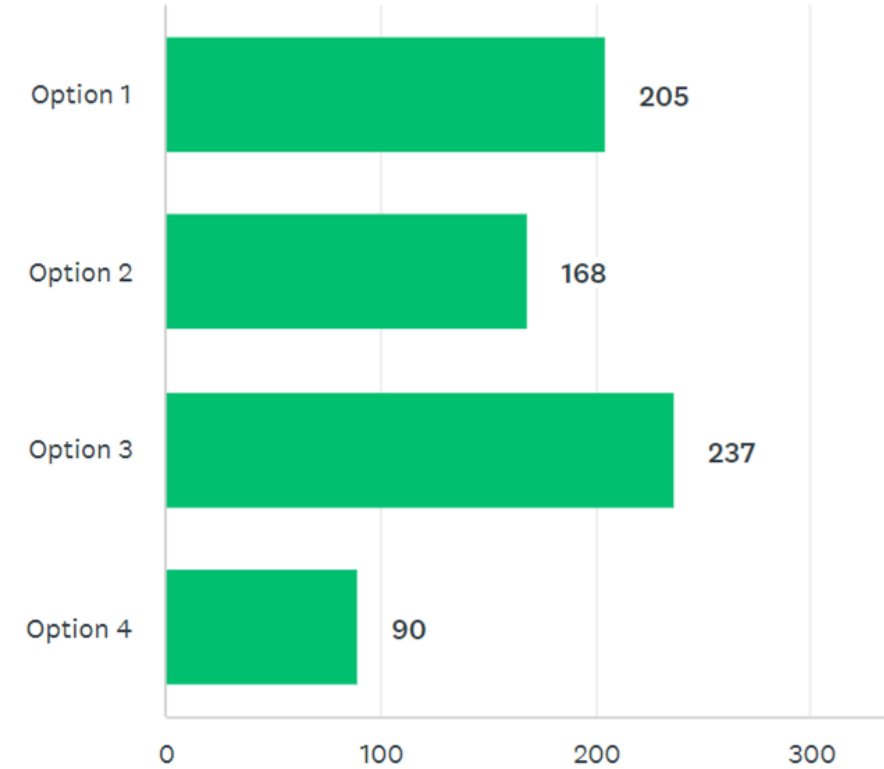
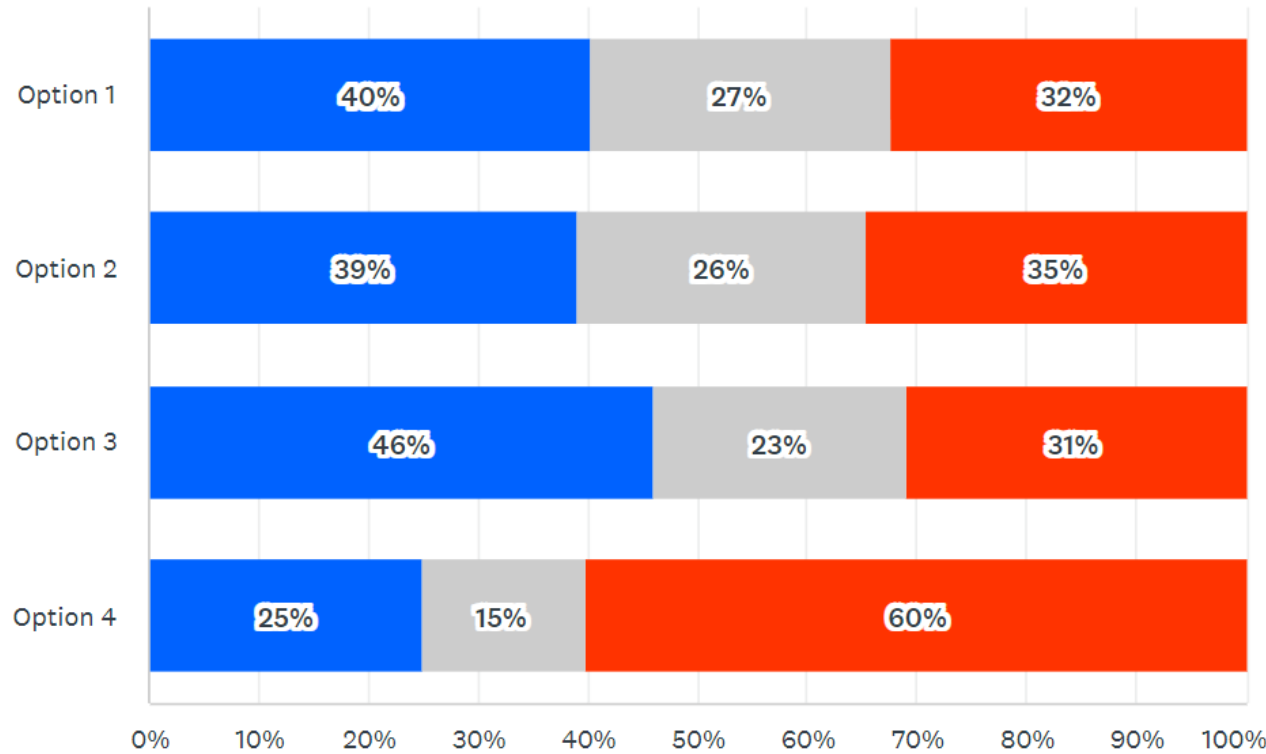


OVERALL RESULTS



Please select your level of support for each of the options independently

Answered: 758 Skipped: 244



Support Neutral Do Not Sup...

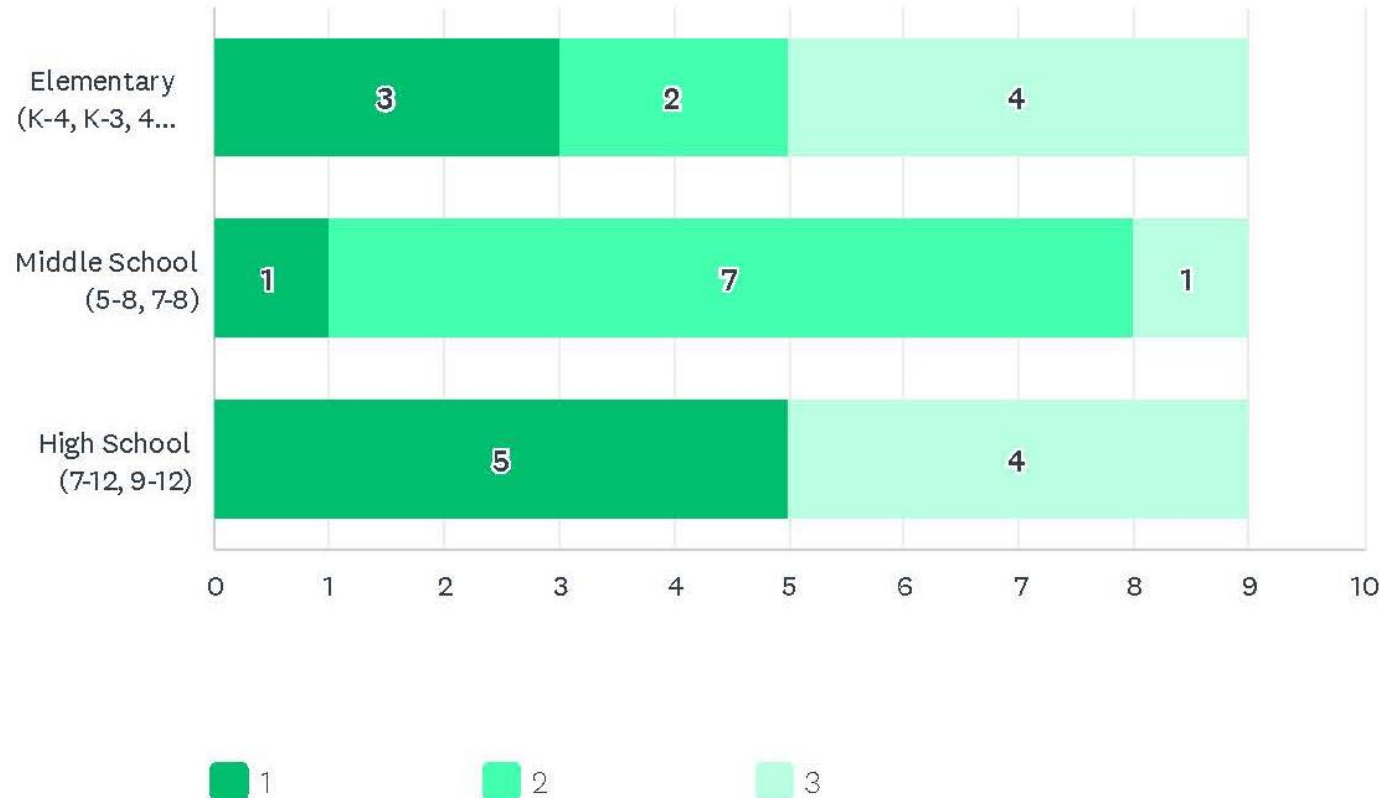


GROUP RESULTS



Q4 Given the realities of escalating costs and affordability, how would you prioritize buildings by grade level.

Answered: 9 Skipped: 1



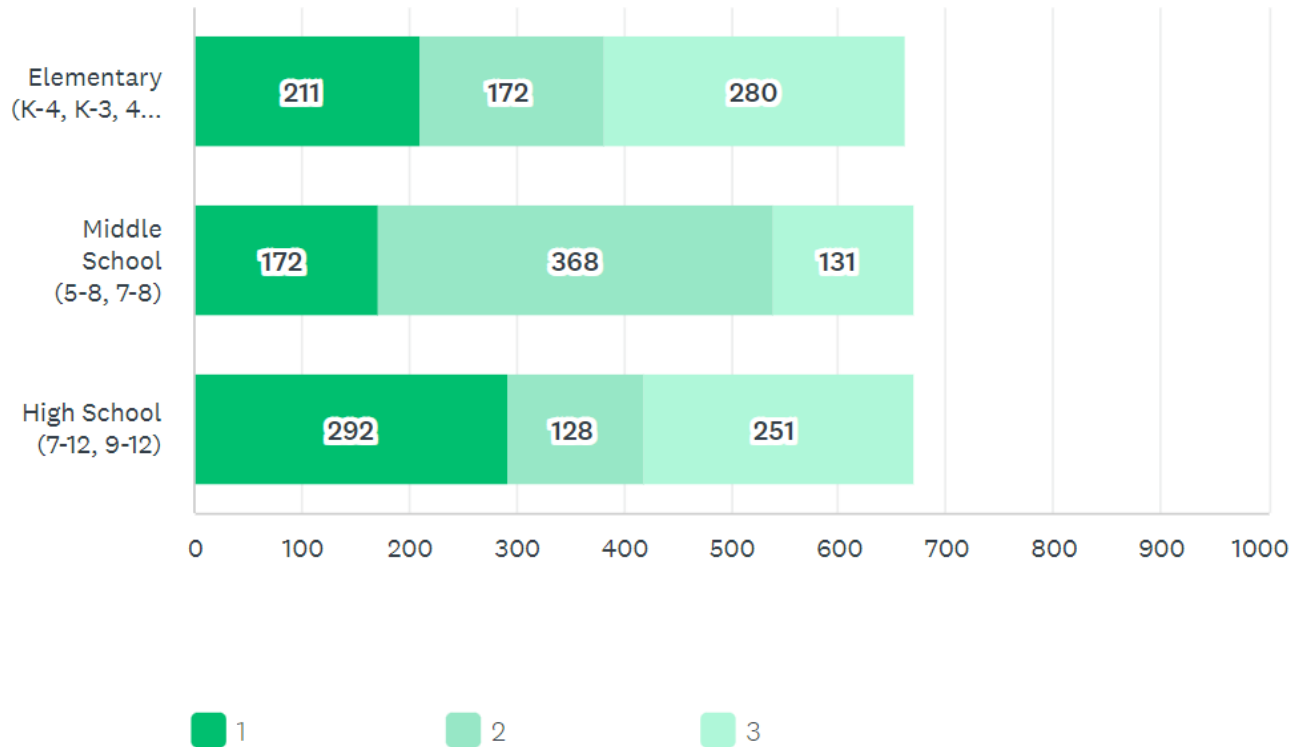


OVERALL RESULTS



Given the realities of escalating costs and affordability, how would you prioritize buildings by grade level.

Answered: 678 Skipped: 324



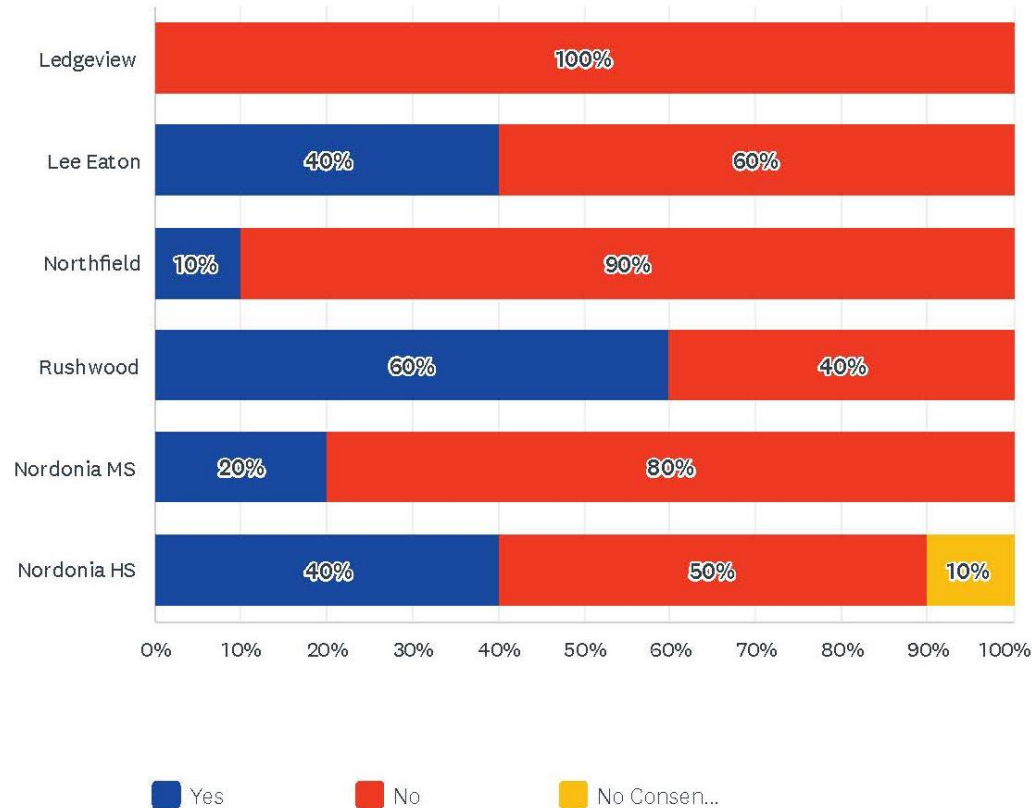


GROUP RESULTS



Q5 If it becomes necessary to reduce costs, should renovations and potential additions be considered at any of the facilities? (Example: Renovate early 2000's additions to facilities, and construct new core classroom spaces)

Answered: 10 Skipped: 0



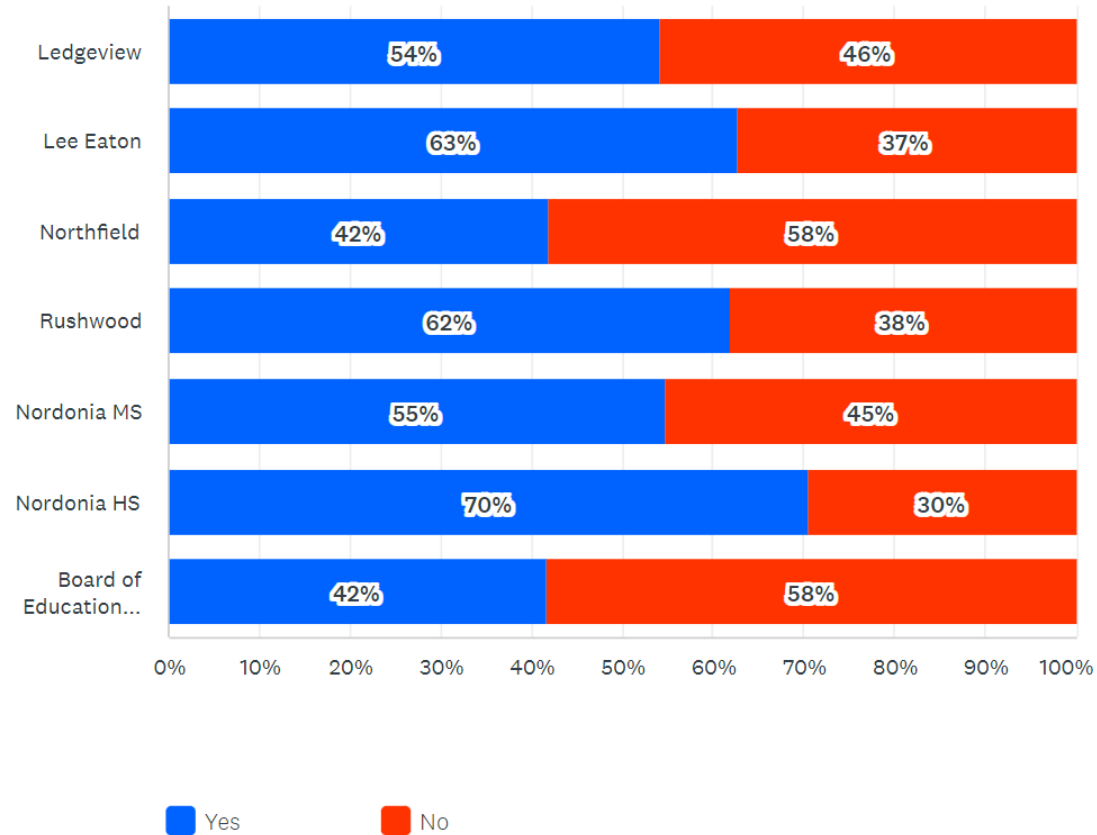


OVERALL RESULTS



If it becomes necessary to reduce costs, should renovations and potential additions be considered at any of the facilities? (Example: Renovate early 2000's additions to facilities, and construct new core classroom spaces)

Answered: 695 Skipped: 307



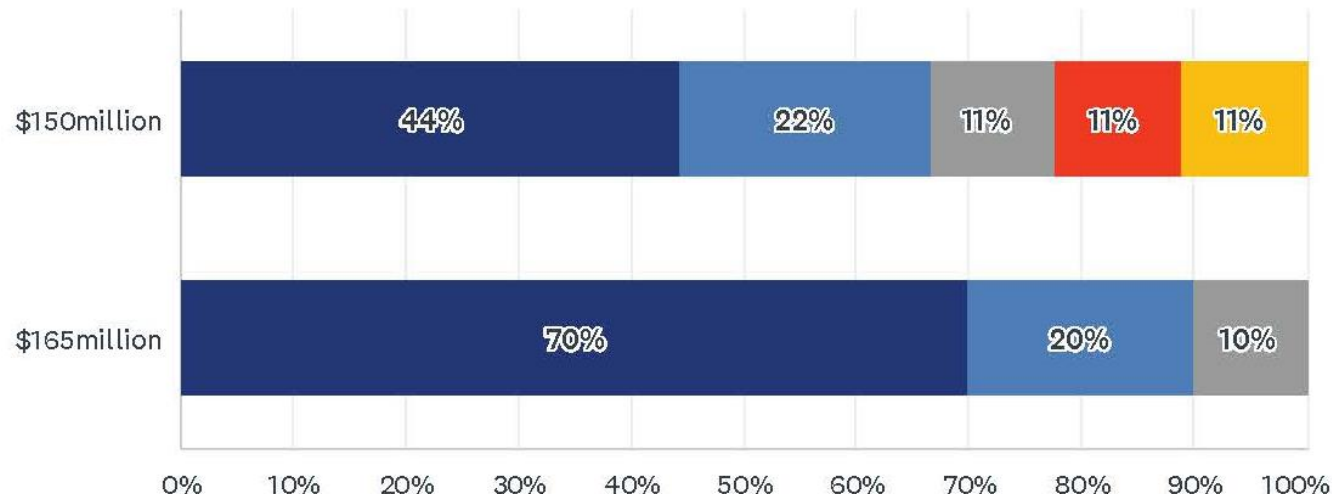


GROUP RESULTS



Q6 Would you be willing to support a bond issue between \$150million and \$165million to improve District facilities? Please rate these independently and keep in mind that increasing costs may require renovations instead of replacements as recommendations are developed.

Answered: 10 Skipped: 0



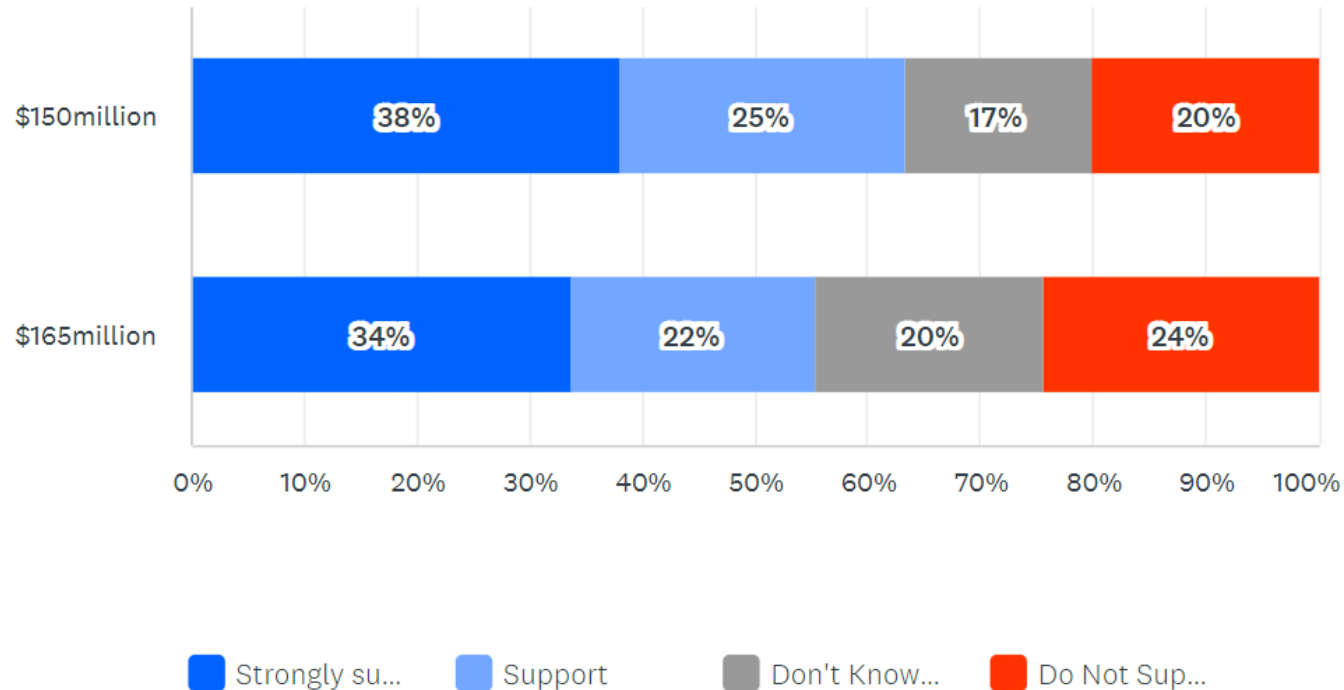


OVERALL RESULTS



Would you be willing to support a bond issue between \$150million and \$165million to improve District facilities? Please rate these independently and keep in mind that increasing costs may require renovations instead of replacements as recommendations are developed.

Answered: 716 Skipped: 286





OPTION 1



9-12

1,093 students
\$67.3M



7-8

550 students
\$31.4M



4-6

710 students
\$33.2M



K-3

954 students
\$34.7M

Facility	Action	Grade Configuration	Proposed Enrollment	Square Footage	Capital Costs	10-Year Operational Savings
New K-3 @ TBD	New	K-3	954	104,832	\$34.7M	None
New 4-6 @ TBD	New	4-6	710	100,410	\$33.2M	None
New 7-8 @ TBD	New	7-8	550	95,000	\$31.4M	None
Replacement 9-12	New	9-12	1,093	200,000	\$67.3M	None
New BOE Offices @ Location TBD	New		-	15,000	\$4.9M	None
Additional Demos					\$1.8M	\$14M
Total			3,307	515,242	\$173.3M	\$14M

Benefits:

- All the grades are together / One cohort / No grade level splits

Challenges

- Most expensive in terms of up-front costs
- One more grade level / facility transition than the other options
- Some community members are attached to neighborhood schools





OPTION 1: Results Analysis



Grade Config	Ledgeview	Northfield	Rushwood	Lee Eaton	Nordonia MS	Nordonia HS
K-2	2		1			
K-3	17	6	30	8	1	
K-4	2	2	4	2		
3-4		1	1			
4-6	4	8	11	35		
5-6	1			6		
5-8			2		4	
6-8					1	
7-8		1	1	8	48	1
4-5				1		
7-12						1
9-12					1	65



9-12

1,093 students

\$67.3M



7-8

550 students

\$31.4M



4-6

710 students

\$33.2M



K-3

954 students

\$34.7M

Majority: K-3 @ Rushwood, 4-6 @ Lee Eaton, 7-8 @ MS, 9-12 @ High School





OPTION 2



9-12
1,093 students
\$67.3M



5-8
1,032 students
\$52.6M



K-4
591 students
\$23M



K-4
591 students
\$23M

Facility	Action	Grade Configuration	Proposed Enrollment	Square Footage	Capital Costs	10-Year Operational Savings
New K-4 @ TBD	New	K-4	591	69,003	\$23M	None
New K-4 @ TBD	New	K-4	591	69,003	\$23M	None
New 5-8 @ TBD	New	5-8	1,032	158,000	\$52.6M	None
Replacement 9-12	New	9-12	1,093	200,000	\$67.3M	None
New BOE Offices @ Location TBD	New		-	15,000	\$4.9M	None
Additional Demos					1.3M	\$14M
Total			3,307	511,006	\$172.1M	\$14M

Benefits:

- Potentially more desirable to community as it is most similar to current configuration
- All four communities could have a building
- Best alignment with educational framework feedback
- Maintains some of the neighborhood feel
- Swing space may not be necessary

Challenges

- Enrollment size of middle school (maturity distribution)
- Split grades (K-4 is split between 2 schools)





OPTION 2: Results Analysis



9-12
1,093 students
\$67.3M



5-8
1,032 students
\$52.6M



K-4
591 students
\$23M



K-4
591 students
\$23M

Grade Config	Ledgeview	Northfield	Rushwood	Lee Eaton	Nordonia MS	Nordonia HS
K-3		1				
K-4	42	6	59	32	1	1
K-5		1	1			
4-6				1		
5-6				1		
5-8		1	3	15	51	
6-8					1	
7-8					2	
5-8, 9-12						1
9-12	1					71

Majority: K-4@ Ledgeview, K-4 @ Rushwood, 5-8 @ MS, 9-12 @ High School





OPTION 3



9-12
1,093 students
\$67.3M



5-8
1,032 students
\$51.9M



K-4
1,182 students
\$42M

Facility	Action	Grade Configuration	Proposed Enrollment	Square Footage	Capital Costs	10-Year Operational Savings
New K-4 @ TBD	New	K-4	1,182	127,263	\$42.0M	None
New 5-8 @ TBD	New	5-8	1,032	158,000	\$51.9M	None
Replacement 9-12	New	9-12	1,093	200,000	\$67.3M	None
New BOE Offices @ Location TBD	New		-	15,000	\$4.9M	None
Additional Demos					\$2.5M	\$21M
Total			3,307	500,263	\$168.6M	\$21M

Benefits:

- All the grades are together / One cohort / No grade level splits
- Least expensive in terms of up-front costs

Challenges

- Enrollment size of middle school (maturity distribution)
- Some community members are attached neighborhood schools



OPTION 3: Results Analysis



9-12
1,093 students
\$67.3M



5-8
1,032 students
\$51.9M



K-4
1,182 students
\$42M

Grade Config	Ledgeview	Northfield	Rushwood	Lee Eaton	Nordonia MS	Nordonia HS
K-2			1			
K-3			1			
K-4	7	3	49	35	8	
K-5	1					
K-6			1			
K-4, 5-8			1			
3-4		1				
4-6				1		
5-6	1			1		
5-8	1	1	18	26	50	
6-8					1	
7-8					3	
7-12						1
9-12						98
5-8, 9-12						1
K-4, 5-8, 9-12						2

Majority: K-4 @ Rushwood, 5-8 @ MS, 9-12 @ High School





OPTION 4



7-12

1643 students
\$94M



4-6

710 students
\$33.2M



K-3

954 students
\$34.5M

Facility	Action	Grade Configuration	Proposed Enrollment	Square Footage	Capital Costs	10-Year Operational Savings
New K-3 @ TBD	New	K-3	954	104,832	\$34.5M	None
New 4-6 @ TBD	New	4-6	710	100,410	\$33.2M	None
Replacement 7-12	New	7-12	1,643	282,000	\$94M	None
New BOE Offices @ Location TBD	New		-	15,000	\$4.9M	None
Additional Demos					\$2.5M	\$21M
Total			3,307	502,242	\$169.1M	\$21M

Benefits:

- All the grades are together / One cohort / No grade level splits
- Shared teachers for advanced classes
- Shared resources (tech lab, media center, etc.)

Challenges

- 7-12 athletic facilities
- Massive secondary school space (MS/HS)
- Some community members are attached neighborhood schools
- Potential impact of construction on current high school program





OPTION 4: Results Analysis



7-12

1643 students
\$94M



4-6

710 students
\$33.2M



K-3

954 students
\$34.5M

Grade Config	Ledgeview	Northfield	Rushwood	Lee Eaton	Nordonia MS	Nordonia HS
K-3	7	1	33	9	1	
K-4		1	1	1		
4-6	2	1	6	28	17	
5-6					1	
5-8					1	
7-12						51
7-8, 9-12						2
9-12						1















Majority: K-3 @ Rushwood, 4-6 @ MS, 7-12 @ High School



OPTIONS SUMMARY



	Option 1	Option 2	Option 3	Option 4
Grade Configuration	K-3, 4-6, 7-8, 9-12	Two K-4, 5-8, 9-12	K-4, 5-8, 9-12	K-3, 4-6, 7-12
Total Buildings	4	4	3	3
Total Square Footage	515,242 sq. ft.	511,006 sq. ft.	500,263 sq. ft.	502,242 sq. ft.
Total Costs	\$173.3m	\$172.1m	\$168.6m	\$169.1m
10-Year Operational Savings	\$14m	\$14m	\$21m	\$21m

	Option 1	Option 2	Option 3	Option 4
	 <p>9-12 1,093 students \$67.3M</p>  <p>7-8 550 students \$31.4M</p>  <p>4-6 710 students \$33.2M</p>  <p>K-3 954 students \$34.7M</p>	 <p>9-12 1,093 students \$67.3M</p>  <p>5-8 1,032 students \$52.6M</p>  <p>K-4 591 students \$23M</p>  <p>K-4 591 students \$23M</p>	 <p>9-12 1,093 students \$67.3M</p>  <p>5-8 1,032 students \$51.9M</p>  <p>K-4 1,182 students \$42M</p>	 <p>7-12 1643 students \$94M</p>  <p>4-6 710 students \$33.2M</p>  <p>K-3 954 students \$34.5M</p>





WHAT WE NEED TO EDUCATE THE COMMUNITY ON



- **How much things cost**
- **The difference between capital and operating funds**
- **Where the MGM money is going**
- **What we can do without increasing the tax rate**
- **The condition of our schools**



RECOMMENDATIONS



- **Preferred Recommendation - Option 3 (\$163.7M) –**
 - New K-4 @ Rushwood
 - New 5-8 @ Middle School or **Lee Eaton**
 - New 9-12 @ High School
 - No BOE Offices

- **Alternative Recommendation – Based on Recent Property Acquisition (Possibly less than \$163.7M)**
 - New HS on newly acquired property
 - New 5-8 on existing HS footprint (Reuse gyms and auditorium if possible)
 - New K-4 on Lee Eaton (More central than Rushwood)



ALTERNATIVE CONSIDERATION



Construct the new high school co-located on the existing site. Consider Modernization / New Construction of existing high school to serve grades 5-8. If this is the case, Lee Eaton might make more sense for the K-4.

Benefits:

- Fiscal Responsibility
- Easy access to advanced program@ HS
- More elective spaces than would be feasible in new construction

Challenges:

- Puts grades 5-12 on the same site (separate buildings)
- Possible limits on the amount of athletic spaces



FINAL RECOMMENDATIONS



9-12
1,093 students
\$67.3M

@ High School



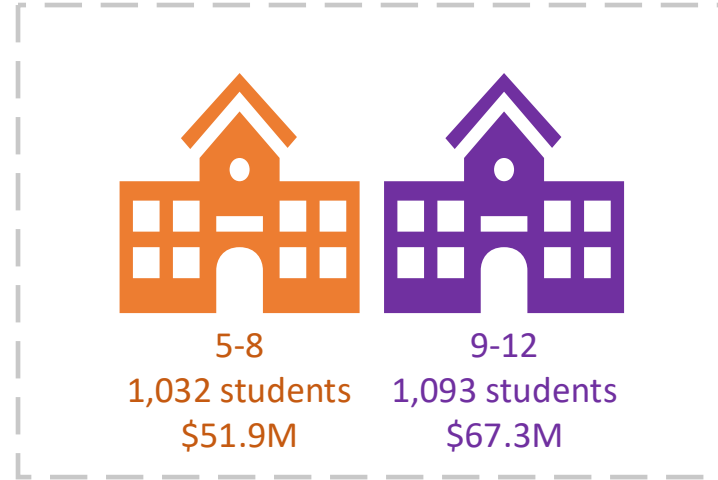
5-8
1,032 students
\$51.9M

@ Lee Eaton



K-4
1,182 students
\$42M

@ Rushwood



5-8
1,032 students
\$51.9M



9-12
1,093 students
\$67.3M

@ High School



K-4
1,182 students
\$42M

@ Lee Eaton



PLAN B



So far, our construction costs of \$325 per foot are holding.

What do we do if costs escalate beyond the debt ceiling?

- Construct the new HS on newly acquired property
- Minor renovations at the existing HS to make suitable for grades 5-8
- New K-4 @ Lee Eaton (to gain operational savings)
- New 5-8 later when finances allow



FINAL RECOMMENDATIONS



Reach group consensus around a primary recommendation
AND an alternative recommendation

Consensus Scale:

1. I support the recommendation.
2. I support the recommendation with hesitation.
3. I do not support the recommendation, but will do nothing to impede it.
4. I do not support the recommendation.



https://www.surveymonkey.com/r/NHCS_REC



THANK YOU!

Next Meeting:

School Board Meeting
7:00pm on March 21, 2022

