

FINNEYTOWN LOCAL SCHOOL DISTRICT
Special Meeting – March 18, 2018
Administrative Office Conference Room
2:00pm

The Finneytown Board of Education met in special session on Sunday, March 18, 2018 in the Finneytown Administrative Office Conference Room, 8916 Fontainebleau Terrace, Cincinnati, OH 45231. Mrs. Rebman, Mr. Gast, Ms. Johnson, Mr. Engleman and Mr. Stuhlemyer were present. The president called the meeting to order at 2:00pm.

25-18 Mr. Engleman moved, seconded by Mr. Gast, that the Board dispense with approval of the minutes from the regular meeting of February 20, 2018, the special meeting of March 7, 2018 and the special meeting of March 13, 2018. The president declared the motion passed.

Board Report

Mr. Engleman, Facilities Committee Core Team Member – Mr. Engleman provided background information about the Facilities Committee Core team meetings and process.

See attachment

Administrative Report

Mrs. Noe, Superintendent, Facilities Committee Core Team Member – gave the following update:

New information shared and discussed in the Core Team meeting held on Friday, March 16th, included the following:

- Jeff Parker shared that the Springfield Township zoning limit on building height is 35 feet, which is equivalent to 2 ½ stories. A 3 story building, as required by Finneytown Community Forum option G, and the most popular option from the March 13th open forum meeting, would require approval of a variance by the Springfield Township Zoning Appeals Board. The Board has no guarantee this would be approved, though there is no reason to believe that it wouldn't be approved.
- Jeff Parker shared that the Multipurpose (MP) Facility on the secondary campus does not have a standalone HVAC system. While \$500,000 was recommended for a Locally Funded Initiative (LFI) to re-feed utility lines to the MP, this was predicated on the assumption the MP had its own HVAC system. The additional expense probably makes keeping the MP cost prohibitive.
- Discussion of the anticipated savings from consolidation, led to a reevaluation of options designed to keep Brent Elementary in service. While the roof on Brent Elementary is one of the better roofs in the district, the recently updated SHP Capital Improvement Plan, District Facility Assessment indicates the cost to satisfy priority 4 level improvements (those recommended for use as education space for students) by the time the new construction project is completed (fall 2021), is approximately \$2.8 million. A primary rationale for options that

preserved Brent was student enrollment overflow and/or relocation of preschool students back to the district. The additional cost of updating the facility for student educational usage would make this a cost prohibitive option. The expenditure would be significantly less if it were only used for administrative office space.

- Terri Noe shared that Glenn Rowell, OFCC consultant, who had been contacted about the \$2.4 million penalty for the district's selection of a 2 building option as a district of 1500 or fewer student enrollment, had gotten back to her Friday morning. Mr. Rowell agreed to submit a waiver request of the 2 building premium to his superiors because of concerns that have continued to surface in community forum meetings (tight space, traffic congestion, excessive building height) and now the need for a zoning height variance.
- Terri Noe shared that a substantially larger portion of the potential consolidation savings would result from consolidation of the elementary buildings (the 2 building master plan option)
- Based upon the new information and re-evaluation of the cost to maintain Brent, it was concluded that option B and option F, would be one and two building options most likely to be supported by the community. The Core committee expressed a stronger preference for the two building option.

26-18 Mr. Stuhlreyer moved, seconded by Mr. Engleman, the Board approved a motion to enter Executive Session, in accordance with ORC 1231.22 (G)(1), for the purpose of considering the employment of a public employee. The President declared the motion passed.

The Board entered Executive Session at 2:57pm.

The Board returned to Special Session at 3:10pm.

27-18 Mr. Stuhlreyer moved, seconded by Mr. Engleman, the Board approved a motion to enter Executive Session, in accordance with ORC 1231.22 (G)(1), for the purpose of considering the purchase of property for public purposes. The President declared the motion passed.

The Board entered Executive Session at 3:11pm.

The Board returned to Special Session at 3:22pm.

Discussion

General consensus of the Board was support for a two building master plan for the following reasons:

- Significant fears exist for the K-12 single building solution among elementary school parents; this emotional concern cannot be overlooked.
- Separate elementary and secondary campuses provide separately defined spaces and routes for these student populations before and after school and as walking students head home.
- The K-12 single building concern may discourage new families from seriously considering Finneytown as a new school district and should be considered from a school district marketing impact.
- Most of the consolidation savings are expected to be realized from going from 3 to 2 buildings.
- Finneytown schools need to be a good neighbor to those living on Fontainebleau. Increasing the already significant traffic does not help us be a good neighbor.
- We need excitement, not fear, for our master plan if we want this bond issue effort to be successful, we need an excited campaign committee; we don't need a tough sell to our elementary student parent population, who are among our most involved parents.
- Squeezing a 3 story building into the current secondary campus site doesn't give us the nicely designed 50-year building solution that we are going to feel good about after it is built.
- The additional savings in consolidating from 3 to 1 versus 2 to 1 buildings may not be worth the sacrifices required in design, space, and function.
- OFCC appears willing to consider waiver of the \$2.4 million, 2 building master plan penalty.
- A 3 story school building requires a zoning variance request;
- It is no longer considered financially prudent to keep and maintain Brent, opening up further possibilities for building development and parking on that site.

The Board discussed continuing efforts to get an answer from the OFCC on a possible 2 building master plan penalty waiver.

28-18 There being no further business, Mr. Engleman moved, seconded by Mr. Stuhlreyer, that the meeting be adjourned. The president declared the meeting adjourned at 3:44pm.

Cindy Rebman, President

ATTEST:

David Oliverio, Treasurer

BOE Workshop CGE Notes
17Mar18

OFCC-Ohio Facilities Construction Commission

SHP – Jeff Parker- Leading Master Plan Process

EVT: Educational Visioning Team

Met 4 times

CAT: Community Advisory Team

Met 4 times: Last Meeting Was a combined Community meeting and CAT around 100 Attended

CORE Team: Jeff Parker, Tony Gast, Chad Engleman, Terri Noe, Dave Oliverio

Base Price- Set by OFCC

Presented us single building base price and a two-building base price.

Single Building 46.4 m

Two Building 51.1m

Can't build or remodel building less than 350 students

Inefficiency Premium: Delta between the base price of single building and 2 buildings (2.4m)

Co-Funded: any item that state will help fund.

Co-Funded Amount: 52 % of base price

Local portion = 48% of base price

Enrollment #- Projected 5 years out shown to be declining.

LFI= Locally funded Initiative

LFI Cap= ½ of local portion of base price.

Contingency 5% of base price in all options.

Re-feeding PAC and MP .5m

Geo Thermal 2m

Stadium turf- .8m

New PAC 4m

New Stadium 5.3m

MP Room (Valued @ 2m)

Bus Barn Relocation 1.5m

Baseball Field .75m

Softball Field .5m

Tennis Courts .25m

Inflation 1.5m

Swing Space 1 to 2 m

Square footage:

Whitaker 66k

Brent 35k

Secondary 174k

District Total 275k

New single building 202k Net loss 73k Sq Ft

New 2 building option 218k Net loss of 57k Sq ft

Brent:

Possible District Offices

Possible Preschool

Possible community space

Renovations Around 2.8 Million needed

Title 9 : Need to make compliant decisions regarding sports

Parking: In any option there is 20% additional parking than current; with the option of adding more in the design process

Traffic: Traffic study will be done when design process is contracted. Possible left turn lane from Fontainebleau to Winton Road.

Swing Space: Space needed to temporarily house students during construction.

Phases Construction: Need to build over phases to avoid swing space with a longer construction period

Occupancy Non Phases Options: 2021 Fall all kids in new buildings.

Occupancy Phased Construction: All kids in new buildings Fall 2023

Zoning: Springfield Township has a 2 .5story or 35' maximum build-out allowed by current law.