



HARRISON

# SOUTHWEST LOCAL SCHOOLS: DEFINING THE FUTURE

Community Advisory Team #3 - Outcomes

March 9, 2017

**SHP**  
LEADING DESIGN



# Option 2



- Renovate HS
- New JS at current site (6-8)
- New Elementary (PK-5) - 830 students
- New Elementary (PK-5) - 830 students

2/21/17 OSFC calculated cost = \$96.4M + Estimated Additional OSFC  
cofundable Costs \$8M = **\$104.4M**

Local Cost = \$65.6M + Estimated Additional Local Costs \$10.5M = **\$76.1M**

Millage = 5.49 + 0.88 (**6.37**) @ 4% for 38 years + **0.5 mill PI** for min. 23 yrs  
\$100,000 valuation home owner = \$192.15/yr + \$30.75/yr = **222.90/yr** for  
bond issue + **\$17.50/yr for PI**

# Option 4



- Renovate HS
- New JS at current site (6-8)
- New PK-2 Primary School (at central campus)
- New 3-5 Intermediate School (at central campus)

2/21/17 OSFC calculated cost = \$96.4M + Estimated Additional OSFC  
cofundable Costs \$8M = **\$104.4M**

Local Cost = \$65.6M + Estimated Additional Local Costs \$10.5M = **\$76.1M**

Millage = 5.49 + 0.88 (**6.37**) @ 4% for 38 years + **0.5 mill PI** for min. 23 yrs  
\$100,000 valuation home owner = \$192.15/yr + \$30.75/yr = **222.90/yr** for  
bond issue + **\$17.50/yr for PI**

# Option 12 - created by CAT 2/23/17

- Renovate HS
- New JS at current site (6-8)
- 3 equal elementary schools – 3 New 555 student PK-5 schools

3/1/17 OSFC calculated cost = \$100.1M + Estimated Additional OSFC  
cofundable Costs \$8M = **\$108.1M**

Local Cost = \$68.3M + Estimated Additional Local Costs \$10.5M = **\$78.8M**

Millage = 5.72 + 0.88 (**6.60**) @ 4% for 38 years + **0.5 mill PI** for min. 23 yrs  
\$100,000 valuation home owner = \$200.04 + \$30.75/yr = **230.79/yr** for  
bond issue + **\$17.50/yr for PI**



# Additional Costs

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Enrollment update - TBD: assume 5% increase to local share - \$3.5M

April 2017 construction inflation update: assume 3% to local share - \$2.0M

Locally Funded Options: recommend min. of 5% of project cost as contingency to address unknowns, inflation, etc. - \$5M

Total of above = **\$10.5M**      Millage = 0.88 @ 4% for 38 years

\$100,000 valuation home owner = **\$30.75/yr**

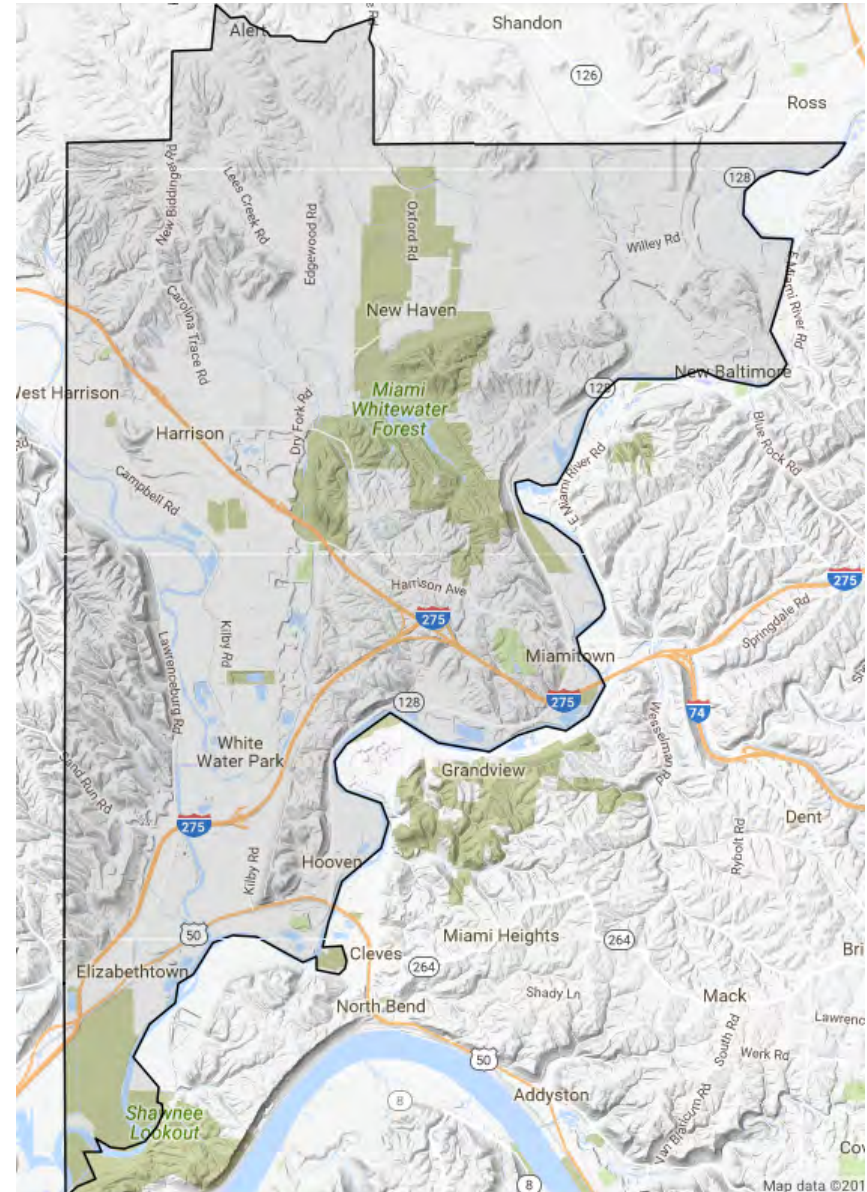
Required 0.5 mill maintenance fund: \$100,000 valuation home owner =  
**\$17.50/yr**



# Southwest Local Schools



## Site Information

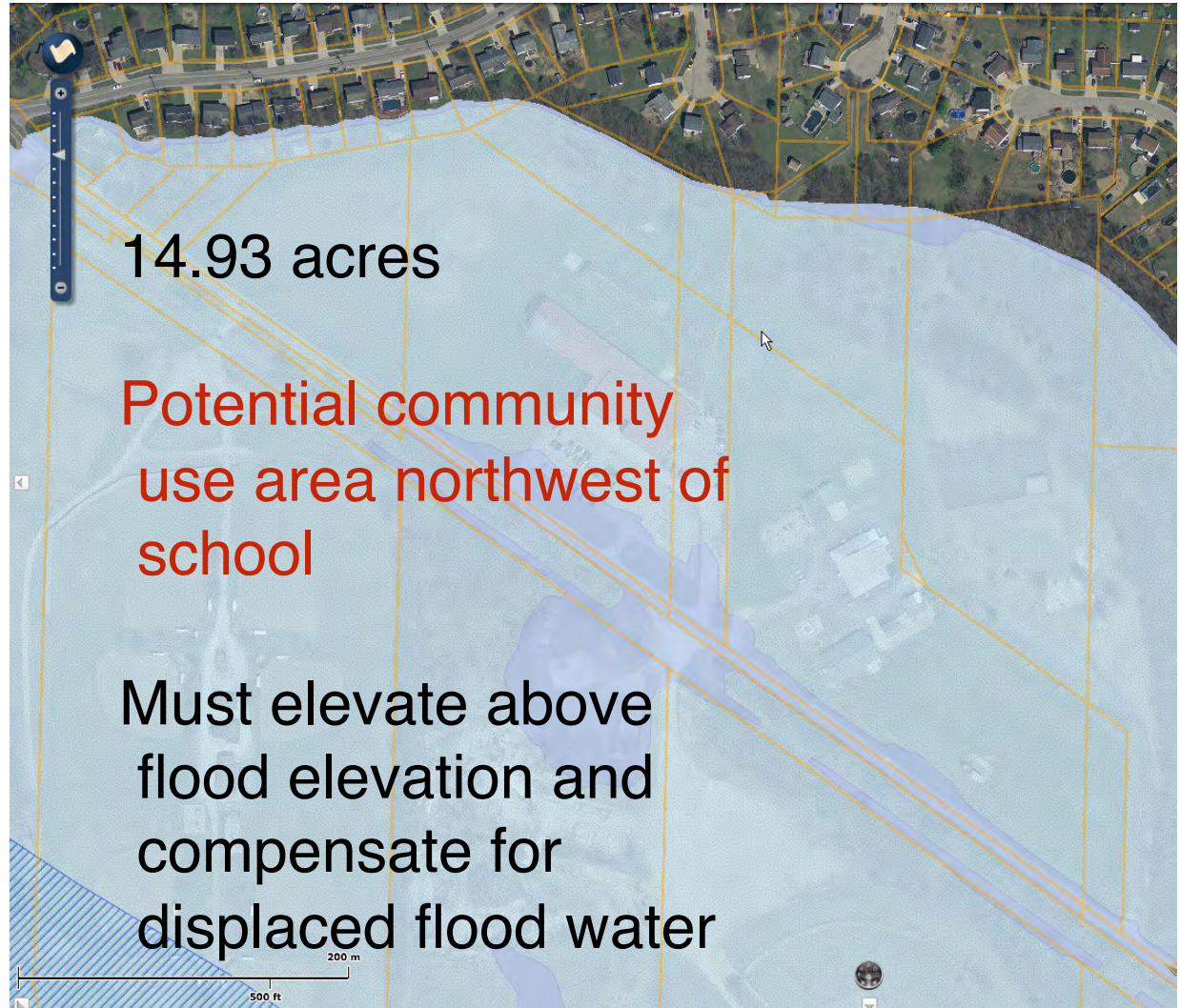


# Whitewater



For OSFC to fund, building must be new school above flood elevation - OSFC advises against reuse of this site for education

Recommend future use for Board Office, community use and reserve classroom capacity





# Whitewater Valley Elementary

Flood Plain Study: parallel lines indicate 1.2" increments in elevation of 100 year flood

NW end of structure/1999 addition is approx. 2.5" below flood elevation

Original structure is above flood elevation

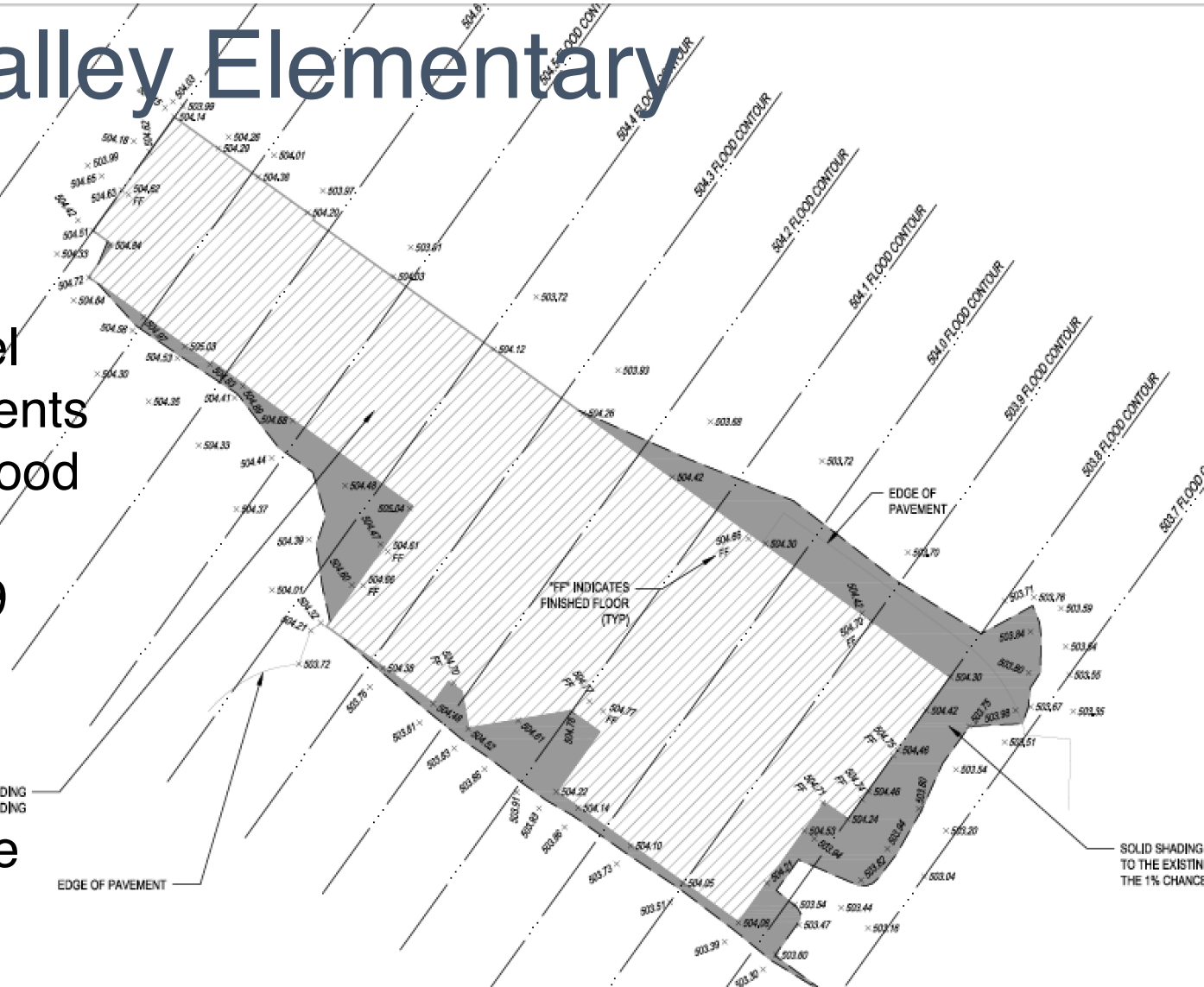
CROSS HATCHED SHADING INDICATES THE EXISTING BUILDING

EDGE OF PAVEMENT

"FF" INDICATES FINISHED FLOOR (TYP)

EDGE OF PAVEMENT

SOLID SHADING IN TO THE EXISTING THE 1% CHANCE





# Harrison Elem

...

8.87 acres

Usable for an elementary of  
up to approx. 800 students

Possible to construct new  
with existing in operation,  
but recommend demo prior  
to constructing new



# Hooven

...

2.89 acres

Below the acreage  
recommended for a  
school





# Miamitown



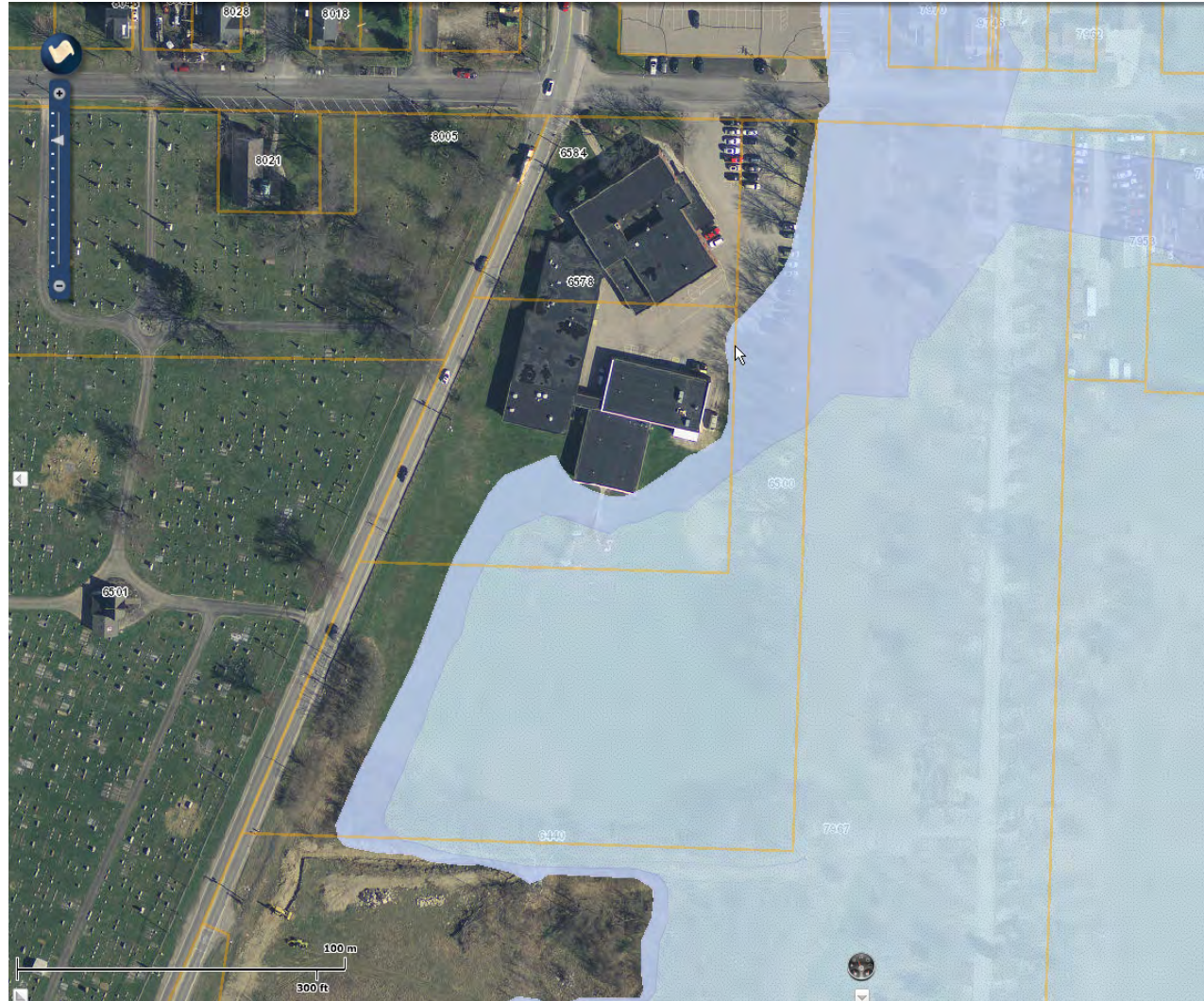
6.33 acres

Usable for an elementary  
of up to approx. 500  
students

Demo prior to construction

Single point drive access

Flood Plain impact



# Crosby

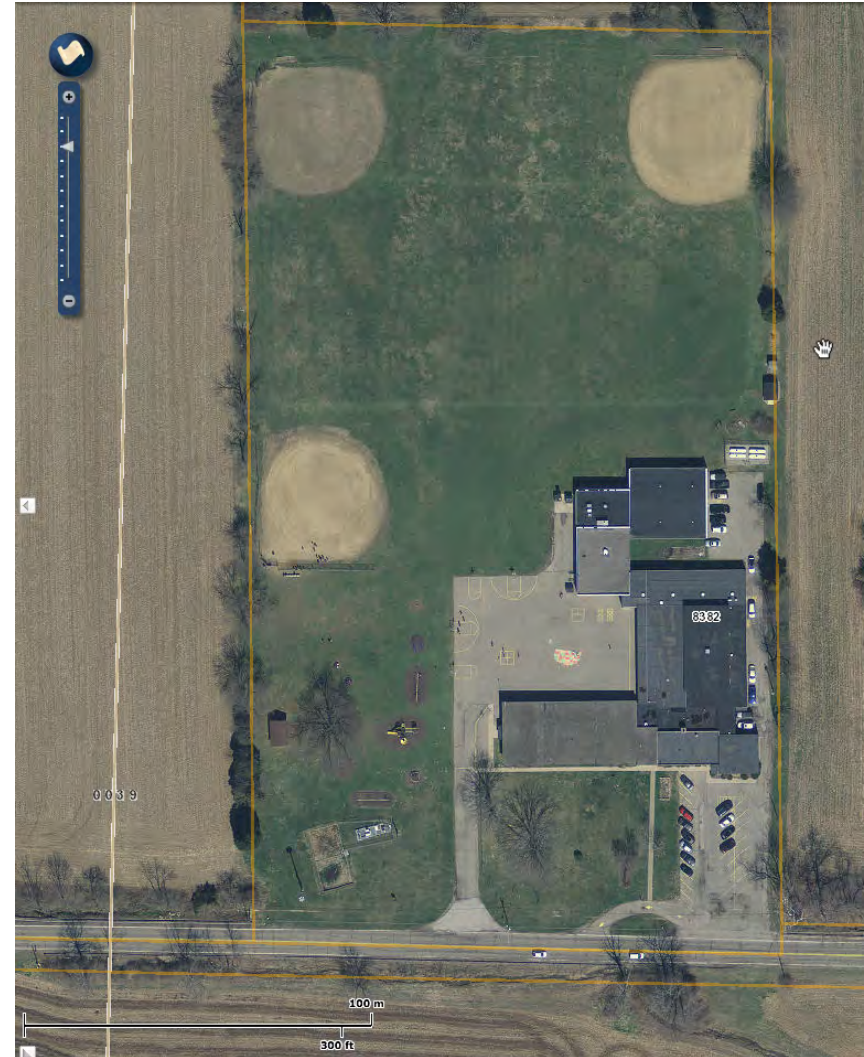


9.38 acres

Usable for an elementary of up to approx.  
800 students

Requires approval of waste water  
treatment system expansion

Possible to construct new with existing in  
operation, but recommend demo prior to  
constructing new





# HS/JS Campus



139 acres

Adequate acreage for HS,  
JS and elementary  
schools





# Additional Options Identified by CAT



## Seek Partnership Opportunities

- Aquatic Center
- Career/Vocational Programs
- Rec Center/Community Center
- **Whitewater Valley Building - For Board Office, community use and reserve classroom capacity**