



CHARDON SCHOOLS
A Legacy of Pride... A Future of Promise

FACILITIES PLANNING - FREQUENTLY ASKED QUESTIONS

Updated February 13, 2017

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1. What is a Facilities Master Plan?

A Facilities Master Plan (FMP) provides clear direction to the Board of Education, administration and the community as to how Chardon Local School District should address facility improvements to meet the needs of our current and future students. The FMP provides the district with long-term guidance on how to prioritize construction and remodeling projects in a timely and cost-effective way. [RETURN TO LIST OF QUESTIONS](#)

2. Why are we exploring a facilities plan now?

- The District's 2015 strategic planning initiative (Vision 2020) directed the Board of Education to conduct long-term facilities planning
- Our current facilities outlasted their life expectancy and need significant renovation and/or replacement. The average age of our buildings is nearly 70 years, and the cost associated with maintaining these aging buildings continues to rise
- Student enrollment is projected to decline 10 percent over the next ten years impacting operational efficiency. This enrollment trend is occurring in many Ohio districts. [RETURN TO LIST OF QUESTIONS](#)

3. What are the shortcomings of our current school facilities?

The cost associated with operating and maintaining our aging buildings continues to rise, negatively impacting our financial resources. Building assessments, conducted by the Ohio Facilities Construction Commission (OFCC), recommended replacement over renovation for the majority of our buildings. The commission uses a $\frac{2}{3}$ rule when analyzing buildings. If the cost of renovating is $\frac{2}{3}$ or more than the cost of building new, they recommend replacement.

Our buildings were designed for learning in a different era. Learning today calls for creativity, communication, collaboration, and critical thinking. Our efforts with each of these are hampered by our aged facilities. [RETURN TO LIST OF QUESTIONS](#)

Chardon Schools: Year of Construction

School Building	Year Built
Hambden Elementary	1922
Park Elementary	1938
Chardon High School	1951
Munson Elementary	1955
Maple Elementary	1958

Chardon Middle	1965
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4. If enrollment is declining why are we considering new facilities?

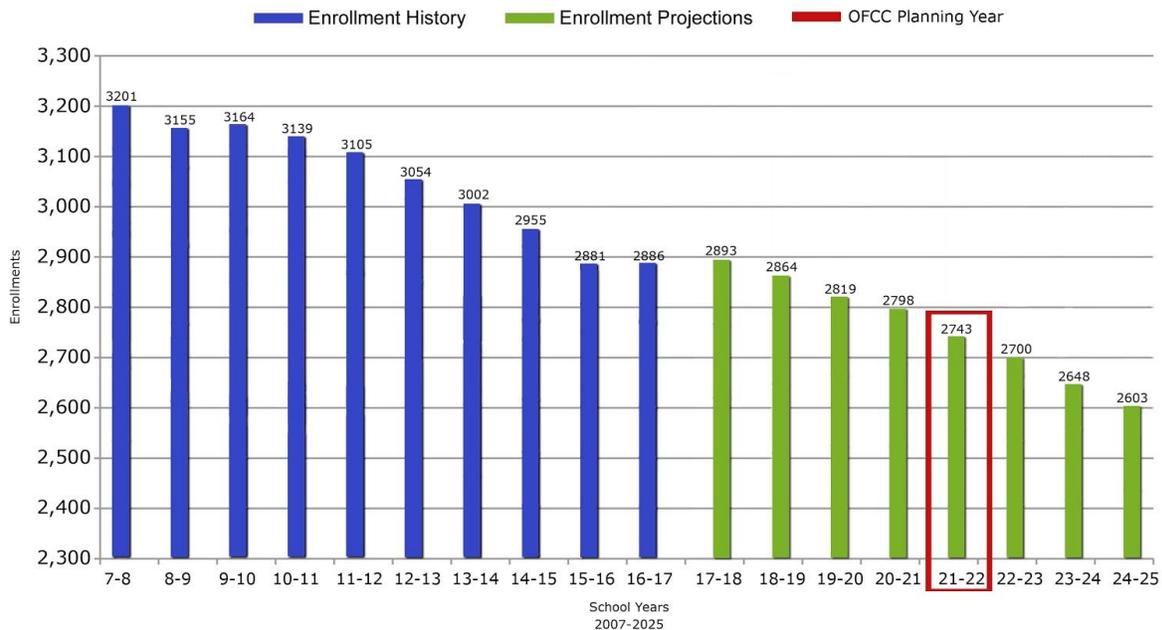
Consolidation of existing elementary school facilities into fewer, updated, and more energy efficient spaces will help us contain costs and allow us to operate more effectively.

Elementary Enrollment: by School and Grade

Grade	Hambden	Maple	Munson	Park	District
Pre-Kindergarten					
Pupil/Teacher Ratio					
Kindergarten	22	15	24	16	77
Pupil/Teacher Ratio	22:1	15:1	24:1	16:1	
ADE Kindergarten			23	40	63
Pupil/Teacher Ratio			23:1	20:1	
Kindergarten Total	22	15	47	56	140
Grade 1	20	45	60	47	172
Pupil/Teacher Ratio	20:1	22.5:1	20:1	23.5:1	
Grade 2	52	35	39	49	175
Pupil/Teacher Ratio	26:1	17.5:1	19.5:1	24.5:1	
Grade 3	40	52	59	49	200
Pupil/Teacher Ratio	20:1	26:1	19.7:1	24.5:1	
Grade 4	49	49	45	56	199
Pupil/Teacher Ratio	24.5:1	24.5:1	22.5:1	28:1	
Grade 5	57	48	77	46	228
Pupil/Teacher Ratio	28.5:1	24:1	25.7:1	23:1	
Elementary Total	240	244	327	303	1114

ENROLLMENTS: HISTORIC & PROJECTED

Chardon Local Schools



Source: Future Think Enrollment Report dated November 1, 2016

5. Who is involved in the planning process?

From the outset, the Chardon Board of Education was clear about its expectations for the master planning process: open and clear communication, transparency and multiple opportunities for community members to get involved and share their feedback. Those expectations, and the community-driven strategic plan, inspired the organization of a volunteer Facilities Advisory Committee (FAC) in December 2016 to develop the Facilities Master Plan (FMP). This committee is meeting regularly to guide the process in developing our educational facilities vision and master plan. [RETURN TO LIST OF QUESTIONS](#)

6. How were the Facilities Advisory Committee members selected?

The District invited members of the community and staff to participate using local newspapers, Geauga-TV, electronic newsletters, the website, social media and word-of-mouth. The 40+ member volunteer committee includes business and community leaders, retirees, alumni, former and current parents, staff members and recent graduates.

Committee members include: *Jason Baxter, Gabrielle Boose, Nick Christie, Jodi Clute, Paul Driscoll, Julia Dolsen, Mike Doudican, Bob Fill, Sheldon Firem, Kathy Francis, Elizabeth Fullerman, Meredith Gajda, Jennifer Gilles, Dwight Goss, Emily Grau, Connie Greig, Mike Hanlon, Dan Heintz, Allen Herner, Mitch Hewitt, Doug Higham, Dave Jevnikar, Ed Klein,*

Carol Kowalski, Brian Love, Mary Pat Martin, Jeremy McDevitt, Douglas Murray, Ellen Ondrey, Samantha Puterbaugh, Matthew Rolf, Larry Reiter, Melanie Scanlon, Debbie Seenarine-Wilson, Tammy Segulin, Randy Sharpe, John Shiffler, Dee Stark, Fritz Streiff, and Brittney Wilson. [RETURN TO LIST OF QUESTIONS](#)

7. What steps has the District taken so far in the planning process?

The Board of Education is participating in the Ohio Facilities Construction Commission's Expedited Local Partnership Program in an effort to take advantage of no-cost services provided by the State of Ohio to school districts. As a result of our partnership with the OFCC, the following has been completed:

- A facilities assessment of all of our school buildings completed in 2016 by an independent evaluator commissioned by the Ohio Schools Facilities Commission (OFCC). This assessment documents the condition of all critical building systems within each structure and the cost to renovate to current standards or replace those facilities;
- An updated ten-year enrollment projection for the Chardon Local Schools that takes into account all major influences on district enrollment. This projection gives us an accurate picture of the student population likely to be served in our schools in the foreseeable future; and,
- DRAFT concept master plans have been developed with preliminary cost models. The purpose of these plans is to assist committee members and our stakeholders to understand the overall scope of the project for our district.

In addition to our work with the OFCC, the Board of Education has:

- Organized the Facilities Advisory Committee comprised of approximately 40 community and staff volunteers; and,
- Utilized a Qualifications-Based Selection (QBS) process to select a Pre-Bond Issue architectural firm to provide support and guidance in developing an educational facilities vision and master plan that makes sense for our community. ThenDesign Architecture - TDA, located in Willoughby, Ohio specializes in school construction and is ideally suited to engage this project. [RETURN TO LIST OF QUESTIONS](#)

8. How was the pre-bond issue architect selected?

Ohio law requires the use of a Qualifications-Based Selection Process (QBS). The architectural consultant selection process started with a release to firms with expertise in working with communities during a master planning process. Interested firms were shortlisted and asked to attend a tour of district facilities to help orient them to the Chardon Schools. Four firms were then interviewed by the selection team. At the completion of the selection process, the district engaged the services of [ThenDesign Architecture](#) (TDA) of Willoughby, Ohio. [RETURN TO LIST OF QUESTIONS](#)

9. What is the role of the pre-bond issue architect?

The Pre-Bond Issue architectural firm validates the initial building assessments and provides guidance in developing a facilities master plan that makes sense for our community. ThenDesign Architecture - TDA, located in Willoughby, Ohio specializes in school construction and is ideally suited to engage this project. [RETURN TO LIST OF QUESTIONS](#)

10. Why does Chardon Schools need a Facilities Master Plan?

An FMP will help the District address the enrollment decline in a cost-effective manner; provide updated learning environments that better meet the needs of our students and current learning theory; and help us better prepare our students for college and/or career. An updated FMP will address:

- District-wide baseline facility needs
- Facility gaps and inequities across the district
- Demographic and declining enrollment trends
- Criteria to prioritize and complete projects fairly and efficiently [RETURN TO LIST OF QUESTIONS](#)

11. What is the timeline for the Facilities Master Plan?

The FMP process is comprised of a number of activities organized by phase:

Phase One (Pre-Bond Issue)

Summer 2016	Conducted Building Assessments and Enrollment Projections
Winter 2017	Facilities Advisory Committee works on Research & Visioning
Winter 2017	Architectural firm validates building assessments & works with FAC
Winter/Spring 2017	Community Outreach
Late Spring 2017	Conceptual Master Plans Developed
Summer 2017	Project Prioritization & Estimated Budgets
Summer 2017	Present Completed Facilities Master Plan to Board of Education
November 2017	Potential Bond Issue Placed on Ballot

Phase Two (Conditional upon Approval of a Bond Issue)

December 2017	Begin architectural design process, determine site configuration, begin interior and exterior design of new and renovated buildings
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12. Which buildings will the FMP impact?

The FMP will examine all of the district’s buildings: Chardon High School, Chardon Middle School, Hambden Elementary, Maple Elementary, Munson Elementary, and Park Elementary and Auditorium. [RETURN TO LIST OF QUESTIONS](#)

13. How will the FMP affect our elementary schools?

The District’s current configuration of four elementary schools, with a declining enrollment, needs to be carefully considered moving forward with a master plan. We currently have two schools with total enrollments of less than 250 students, and two schools with just over 300 students. All of these schools are inefficient to operate by today’s standards. [RETURN TO LIST OF QUESTIONS](#)

Elementary School Student Enrollment

Hambden School	Maple School	Munson School	Park School
240	244	327	304

Inefficiency in operations occurs in a few areas:

- Operational costs are negatively impacted. The costs associated with operating and maintaining small facilities continue to increase even with our outstanding track record of energy conservation efforts. Operational costs translate into the need for future operating levies.
- Academic effectiveness can be adversely impacted. With lower enrollment, class sizes vary between schools at any given grade level. Class sizes at different schools can be significantly larger (or smaller) in the same grade at two different buildings, creating disparity in learning. These disparities also impact operating costs.
- Teacher collaboration. Concentrating teachers of the same grade level in one or two buildings creates opportunities for our outstanding teachers to work together towards improving student learning.

Consolidation of existing elementary school facilities into fewer, updated, and more energy efficient spaces will help us contain costs and allow us to operate more effectively.

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14. When will the FMP be implemented?

The implementation of any FMP will be dependent on approval of additional financial resources through a bond issue placed before the community. It is possible that the FMP could be broken into smaller phases, although it's important to remember that delaying a construction project will cost more. [RETURN TO LIST OF QUESTIONS](#)

15. Where will the District get the money to make the facility changes and improvements outlined in the FMP?

By law, funding for facility improvements are separate from the funds used for general operating expenses. The simplest and most common way to pay for the building project is a property tax-based bond issue. A bond issue spreads the tax burden across the entire community. The variables that determine the ballot millage estimate are the District's:

- Assessed Valuation (tax base)
- Assumed interest rate
- Bond issue size
- Length of borrowing (can be up to a maximum of 37 years)

In addition, the Chardon Local School District is fortunate to have a 2.0 mill Permanent Improvement Levy that could also be leveraged to fund a portion of the new construction/renovation costs. The district is currently preparing financial projections that take this funding into account as a part of the overall construction/renovation funding model. [RETURN TO LIST OF QUESTIONS](#)

16. How can I stay informed of the FMP process and outcomes?

The Facilities Advisory Committee is responsible for keeping the Chardon community informed of major planning progress and decisions. As part of that effort, committee meeting notes and updates are posted on the District website under Facilities. Periodic updates will also be provided through the district's e-newsletter, community forums and State of the Schools address. [RETURN TO LIST OF QUESTIONS](#)

17. How can I become involved in the FMP process?

Please contact the Superintendent's office to see how you might be able to help in the process at 440-285-4052 or email us at facilities@chardonschools.org
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