

Celina City Schools



Master Plan Options

December 21, 2020

**GARMANN
MILLER**
ARCHITECTS
ENGINEERS

MINSTER
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

garmannmiller.com

COLUMBUS
555 Metro Place North
Suite 320
Dublin, Ohio 43017



INDIANAPOLIS
2 West Main Street
Carmel, Indiana 46032

TODAY'S AGENDA



GARMANN
MILLER
ARCHITECTS
ENGINEERS

- ▶ Timeline
- ▶ Review of previous bond issue
- ▶ What's changed – updated master plan
- ▶ Options moving forward

TIMELINE



GARMANN
MILLER
ARCHITECTS
ENGINEERS

FOR MAY 2021 BALLOT

Dec. 21, 2020	Yes or no to look at May ballot
ASAP	Meeting with OFCC
Jan. 22, 2021	Submit to Mercer County Auditor
Feb. 3, 2021	Submit to Board of Elections



**GARMANN
MILLER**
ARCHITECTS
ENGINEERS

PREVIOUS MASTER PLAN

▶ **PK-6 Intermediate School**

Renovation and addition

▶ **New 7-12 school building**

▶ **Abatement and demolition**

- Primary School
- Elementary School
- Middle School
- High School
- Education Complex

PREVIOUS PRIMARY LFIs



GARMANN
MILLER
ARCHITECTS
ENGINEERS

1998 HS library addition (19)	\$1,200,000
1984 TriStar addition (17)	\$210,000
Fixed seat auditorium (17)	\$3,500,000
Reprogram CIS Offices for Cafeteria (10)	\$200,000
Change current bus garage to parent parking lot	\$500,000
Make east side of PK-6 a bus drop-off	\$500,000
Handicap accessible playground (rubber surface)	\$100,000
Additional square footage at CIS	\$8,900,000
Additional square footage at HS	\$3,180,000

Demolish Primary and Elementary schools

** Numbers in parenthesis represent votes
from 2019 planning committee meeting*

PREVIOUS SECONDARY LFIs



GARMANN
MILLER
ARCHITECTS
ENGINEERS

Metal roof at new 7-12 (12)	\$1 million
Terrazzo in new 7-12 main corridors (11)	\$270,000
Rebuild track (11)	\$250,000
Fieldhouse button-up (10)	\$500,000
Terrazzo in CIS addition main corridors (9)	\$150,000
Metal roof at CIS addition (8)	\$850,000
Fieldhouse locker room addition (7)	\$875,000
All brick exterior for new 7-12 (0)	\$455,000
All brick exterior for CIS addition (0)	\$385,000

Security upgrade allowance
\$154,000 at PK-6 and \$182,000 at CHS

VAV with ice storage system
\$192,000 at PK-6 and \$227,000 at CHS

Technology touch-screen in classrooms
\$105,000 at PK-6 and \$120,000 at CHS

Add 1,000 seats to new high school gym \$1 million

Demolish middle school, oldest part of high school
and Education Complex (except Fieldhouse)

** Numbers in parenthesis represent votes
from 2019 planning committee meeting*

PREVIOUS PLAN: FINANCIAL SUMMARY



GARMANN
MILLER
ARCHITECTS
ENGINEERS

- ▶ Celina City Schools rank: 340
- ▶ Local share 56%, state share 44% of the co-funded scope
 - Celina contribution \$69,246,475 total – (\$44,432,521 co-funded portion, \$24,813,954 in LFI)
 - State contribution \$34,911,266
- ▶ Property tax
 - 7.4 mills for maximum 38 years
 - 0.5 mill for 23 years for maintenance of facilities
 - 3 mills coming off the books in 2020

PREVIOUS PLAN: FINANCIAL SUMMARY



GARMANN
MILLER
ARCHITECTS
ENGINEERS

- ▶ 7.9 mills on a \$100,000 home is \$276.50 per year
- ▶ After the 3.0 mills, 4.9 mills on a \$100,000 home is \$184.62 per year





GARMANN
MILLER
ARCHITECTS
ENGINEERS

UPDATED MASTER PLAN

- ▶ Enrollment has increased
- ▶ OFCC budget costs have increased
- ▶ Equity rank changed:

329 in 2020 = 54% local share

309 in 2021 = 51% local share

MASTER PLAN COMPARISON



GARMANN
MILLER
ARCHITECTS
ENGINEERS

PREVIOUS PLAN

- Enrollment – 2,708
- Local share 56%
- \$240.76/sf to \$243.89/sf
- Total co-funded \$79,343,787

PLAN SENT DEC. 14, 2020

- Enrollment – 3,025
- Local share 54%
- \$240.76/sf to \$243.89/sf
- Total co-funded \$94,557,249

MASTER PLAN COMPARISON



GARMANN
MILLER
ARCHITECTS
ENGINEERS

PLAN SENT DEC. 21, 2020

- Enrollment – 3,023
- Local share 54%
- \$271.42/sf to \$295.26/sf
- Total co-funded \$98,336,437

TIMING OF OFCC MASTER PLAN APPROVAL



GARMANN
MILLER
ARCHITECTS
ENGINEERS

PROJECTED COST SET TO BE USED

- January 2021 11% increase (2020 OFCC cost set)
- April 2021 5% anticipated increase (2021 OFCC cost set)

LOCAL SHARE PERCENTAGE

- 56% previous local share March 2020 bond issue
- 54% current local share, effective January 2021
- 51% anticipated local share, effective July 2021

OFCC PROGRAM OPTIONS

▶ **CLASSROOM FACILITIES ASSISTANCE PROGRAM (CFAP)**

- Program of previous bond campaign
- Potential funding within two years
- Option for a segmented program

▶ **EXPEDITED LOCAL PARTNERSHIP PROGRAM (ELPP)**

- Outside of two-year window for state funding
- Does require OFCC approval



UPDATED PRIMARY LFIs



GARMANN
MILLER
ARCHITECTS
ENGINEERS

LFIs WITH 16% INFLATION FACTOR ADDED

1998 HS library addition (19)	\$1,390,000
1984 TriStar addition (17)	\$240,000
Fixed seat auditorium (17)	\$4,000,000
Reprogram CIS Offices for Cafeteria (10)	\$230,000
Change current bus garage to parent parking lot	\$580,000
Make east side of PK-6 a bus drop-off	\$580,000
Handicap accessible playground (rubber surface)	\$115,000
Additional square footage at CIS	\$5,200,000
Additional square footage at HS	\$2,250,000

Demolish Primary and Elementary schools

** Numbers in parenthesis represent votes from 2019 planning committee meeting*

UPDATED SECONDARY LFIs



GARMANN
MILLER
ARCHITECTS
ENGINEERS

LFIs WITH 16% INFLATION FACTOR ADDED

Metal roof at new 7-12 (12)	\$1,160,000
Terrazzo in new 7-12 main corridors (11)	\$313,000
Rebuild track (11)	\$290,000
Fieldhouse button-up (10)	\$580,000
Terrazzo in CIS addition main corridors (9)	\$170,000
Metal roof at CIS addition (8)	\$980,000
Fieldhouse locker room addition (7)	\$1,160,000
All brick exterior for new 7-12 (0)	\$525,000
All brick exterior for CIS addition (0)	\$445,000

Security upgrade allowance
\$175,000 at PK-6 and \$210,000 at CHS

VAV with ice storage system
\$220,000 at PK-6 and \$260,000 at CHS

Technology touch-screen in classrooms
\$120,000 at PK-6 and \$140,000 at CHS

Add 1,000 seats to new high school gym \$1,160,000

Demolish middle school, oldest part of high school
and Education Complex (except Fieldhouse)

** Numbers in parenthesis represent votes
from 2019 planning committee meeting*

MASTER PLAN COMPARISON



GARMANN
MILLER
ARCHITECTS
ENGINEERS

PREVIOUS PLAN

- Local share 56%
- Total co-funded \$79,343,787
- \$34,911,266 state contribution
- \$44,432,521 local share
- \$24,813,954 in LFI
- Celina \$69,246,475 total

LATEST PLAN (AS OF DEC. 21, 2020) *

- Local share 54%
- Total co-funded \$98,336,437
- \$45,234,761 state contribution
- \$53,101,676 local share
- \$22,881,000 in LFI
- Celina \$75,982,676 total

* Enrollment increase and 11% increase in cost set

OPTIONS MOVING FORWARD



GARMANN
MILLER
ARCHITECTS
ENGINEERS

- ▶ **Full Master Plan project** – (same project scope as last bond issue)
 - State co-funded
- ▶ **Segmented (phased) Master Plan project**
 - Intermediate School – renovation and addition – PK-6
 - Abatement and demolition:
 - Primary School
 - Elementary School
 - State co-funded
- ▶ **Delay any facilities project**

OPTIONS WITH BUDGETS



GARMANN
MILLER
ARCHITECTS
ENGINEERS

FULL MASTER PLAN PROJECT – 54% local share

- \$78.6 million (\$22.8 million in LFI)
- 37-year bond
- 7.5 mills
- \$255 per year on \$100,000 home



OPTIONS WITH BUDGETS



GARMANN
MILLER
ARCHITECTS
ENGINEERS

SEGMENTED MASTER PLAN PROJECT – 54% local share

Only PK-6; future bond for high school, junior high

- \$31.5 million (\$9.1 million in LFI)
- 37-year bond
- 2.99 mills
- \$105 per year on \$100,000 home



OPTIONS WITH BUDGETS



GARMANN
MILLER
ARCHITECTS
ENGINEERS

FULL MASTER PLAN PROJECT – 51% local share

- \$75.6 million (\$22.8 million in LFI)
- 37-year bond
- 7.5 mills
- \$245 per year on \$100,000 home



OPTIONS WITH BUDGETS



GARMANN
MILLER
ARCHITECTS
ENGINEERS

SEGMENTED MASTER PLAN PROJECT – 51% local share

Only PK-6; future bond for high school, junior high

- \$30 million (\$9.1 million in LFI)
- 37-year bond
- 2.89 mills
- \$100 per year on \$100,000 home



TAX SCALE



GARMANN
MILLER
ARCHITECTS
ENGINEERS

BOND AMOUNT

- \$31,000,000
- \$45,000,000
- \$60,000,000
- \$80,000,000

MILLAGE

2.99 mills
4.33 mills
5.78 mills
7.71 mills

ANNUAL TAX ON \$100,000 HOME

\$104.51/year
\$151.70/year
\$202.27/year
\$269.69/year



Celina City Schools

Master Plan Options

Thank you!

December 21, 2020



GARMANN
MILLER
ARCHITECTS
ENGINEERS

