

# Beavercreek City Schools Facilities Plan



3040 Kemp Road  
Beavercreek, OH  
45431  
937/426-1522



## Bond Issue Information

**Please read  
before you vote  
March 4**



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# The proposed bond issue: An overview

In the past five years, the Beaver Creek City School District has grown from one of the area's best districts to one of the top school systems in Ohio.

During this period, we saw enrollment soar. **Nearly 1,000 new students enrolled in Beaver Creek Schools between 2002 and January 2008**, creating overcrowded or near-capacity conditions in every building. Yet local officials tell us more development is on the horizon.

Experts predict that our **District is likely to gain more than 800 students in the next 10 years**, but could gain nearly 2,500 if residential development increases beyond what is anticipated. District leadership believes their methods of forecasting are reliable, given the accuracy of the predictions they provided our District for the period from 1994 to 2004.

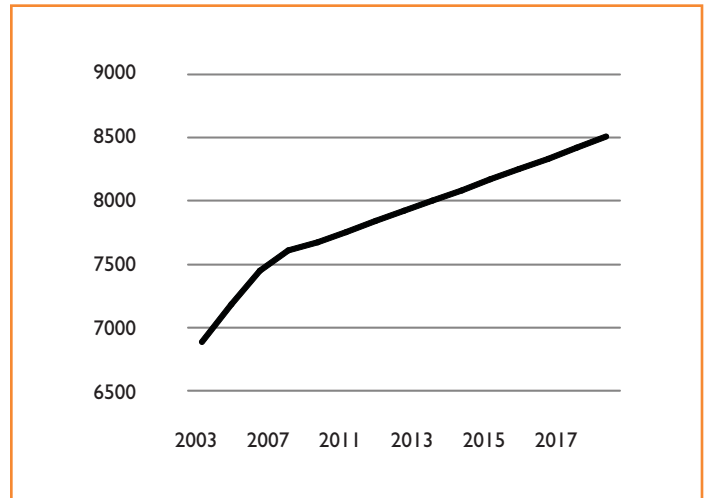
Sufficient classroom space is not the only issue our schools face. Maintaining our aging facilities is also a concern, and renovations and improvements are needed in each building to make them equal to the challenge of delivering a 21st century education.

The Beaver Creek Board of Education, District administration, and a 60-person Facilities Committee comprised of community volunteers have spent two and a half years evaluating potential solutions to the enrollment problem.

After considering alternative facilities and funding approaches, the Board settled on a **5-point Master Facilities Plan**. This plan, which will be on the ballot in bond issue form March 4, increases the overall square footage of District facilities by approximately 30 percent and provides space for an additional 1,850 children--enough to address the current and projected enrollment excesses. **A 28-year, 3.5 mill bond issue will generate \$90.3 million to fund the plan.**

Expenses associated with operating and staffing newly-constructed facilities and additions to existing facilities are not included in this plan and must be addressed in a separate operating levy, most likely in 2009 (see page 8).

Beaver Creek Schools face a future that is challenging. The goal of the Board and Administration is to provide the best education possible while operating in a fiscally prudent manner. Please review this booklet and contact a member of the District leadership with any questions.



Enrollment Growth, actual and projected, 2003-2017

## The Plan:

1. **Renovate all existing school buildings and add gymnasiums to every elementary**
2. **Enlarge Beaver Creek High School by connecting it with Ferguson Middle School to create a high school campus**
3. **Build a new middle school to replace Ferguson Middle School**
4. **Build a new elementary school on land donated by the Nutter Family**
5. **Centralize pre-school in a new building on the current central office site (preschool services are mandated by state and federal law)**

**Beaver Creek has exceeded capacity at seven of its eight school buildings, and is near capacity at the remaining building.**

# From the Board of Education



Peg Arnold  
President

Dear Beaver Creek City School District resident,

Our goal as your Board of Education--and as fellow taxpayers--is to ensure that all students in the Beaver Creek City School District receive the best education possible while operating in a fiscally responsible manner.



Richard Eckhardt  
Vice President

Tremendous challenges lie ahead, however. Our **District has grown by 985 students in the last 5 1/2 years**, and continues to be pressed by increases in enrollment that exceed our facilities' capacity. And **officials tell us that more development--much more--is on the horizon.**

In January 2005, the Board and Administration began an intense community engagement process to identify and evaluate solutions to our facilities problems. We solicited the input and opinions of residents, and listened to their concerns. And we considered the recommendations of a 60-person, all-volunteer Facilities Committee. This committee of concerned citizens arrived at a solution we believe is best for our children and the continued success of our school system, given that little to no help is available from the state.



Charles Rowland  
Member at Large

The Committee's proposal, known as a "Master Facilities Plan," is a practical, community-minded plan designed to address the challenge of delivering a 21st century education in a District where enrollment is growing exponentially and facilities are fast approaching 50 years of use or more. This **plan combines renovations of existing buildings with much-needed new facilities to accommodate 8,597 students**, with the means to accommodate more if necessary.



Al Nels  
Member at Large

We encourage you to review the Master Facilities recommendations offered in this document. **We believe you will find this proposal to be the best solution to the issues facing our District, and one that addresses its needs without extravagance.** Should you have questions, concerns or comments about the contents of this plan, feel free to contact us using the information on page 19 of this document.

Thank you for your consideration. We stand firmly with the citizens of the City and Township of Beaver Creek who brought this plan to fruition.

Sincerely,

Your Beaver Creek City Schools Board of Education



Mike Verlingo  
Member at Large

Peg Arnold, President  
Richard Eckhardt, Vice President  
Charles Rowland, Member at Large

Al Nels, Member at Large  
Michael Verlingo, Member at Large

# Financial Facts about Beaver Creek Schools

## Fulfilling promises to taxpayers a priority

The current Beaver Creek City Schools leadership team has worked hard to ensure that the District operates as efficiently as possible. For the last five years, District revenues have exceeded expenditures, allowing the District to extend its requests for additional operating dollars.

**The proposed bond issue is not a request for day-to-day operations.** All dollars raised by a bond issue are targeted for new school construction or renovations and additions to existing buildings.

The Beaver Creek City School District **uses a stringent budgeting process** to prioritize and justify every program and identify how each dollar is spent.

This discipline ensures that sufficient reserves are available to operate the schools for at least three months, which is considered standard business operating procedure.

## District's procedures ensure fiscal discipline

## Cost-saving measures pay dividends for District

The Beaver Creek City School District has **adopted numerous cost-saving measures** to extend the time between operating levies, including:

- Pooling resources with other districts to secure lower project bids
- Auditing energy bills to identify points of savings and negotiate more favorable utility contracts
- Working with employees to contain health care costs
- Revising computer network and service technician contracts
- Placing limits on staffing levels

The Beaver Creek City Schools Treasurer's Office has earned **numerous awards for excellence in financial reporting**, including three consecutive awards from the Ohio Auditor of State and four consecutive awards from the Government Finance Officers Association and the Association of School Business Officials International.

## Treasurer's Office earns reporting awards

## Beaver Creek Schools' credit rating "high quality"

In November 2006, Standard & Poor's and Moody's Investors Service evaluated the financial health of the Beaver Creek City School District along with the performance of its leadership, and **issued credit ratings that place the District's bonds in the "high quality" category.**

Moody's furthermore stated they expect the District's financial position to remain sound due to management's track record of restoring fiscal discipline. **Only three school districts in the state have a better credit rating than Beaver Creek City Schools.**

# Focus on Facilities: Enrollment Projections

The City of Beavercreek, Beavercreek Township and the Beavercreek City School District all share a common challenge: growth. Each entity has worked both separately and collectively to address the concerns created by the increase in population. The school district is faced with the challenge of accomodating this growth while delivering the kind of learning environment our community expects and values.

The Beavercreek City School District has worked with Planning Advocates of Delaware, Ohio, for more than a decade to develop enrollment projections. Their forecasts have been a reliable predictor of past District enrollment.

## Enrollment, Current and Projected (2008 to 2016-17)\*/\*\*

Building	January 2008 enrollment	Capacity	Most Likely Projection 2016-17	Highest Projection 2016-17
Fairbrook	621	529	635	707
Main	915	690	944	1,246
Parkwood	614	507	634	739
Shaw	733	679	798	999
Valley	558	506	576	663
Ankeney	885	962	886	987
Ferguson	907	894	1,084	1,261
BHS	2,518	1,980	2,909	3,512
<b>Total</b>	<b>7,751</b>	<b>6,747</b>	<b>8,510</b>	<b>10,138</b>

\* Note: The enrollment projections above were developed by Planning Advocates, Inc., of Delaware, Ohio, and are based on figures provided by Greene County, the City of Beavercreek and Beavercreek Township planning and zoning officials in Sept. 2005.

\*\* Note: A copy of the complete December 2006 Planning Advocates report is available for review at the Beavercreek City Schools Administration Building. Please call 426-1522 for information.

## A wide variety of demographic data is used to develop enrollment projections, including:

- Historical student enrollment figures
- Residential housing construction figures
- Birth to enrollment and grade-to-grade survival ratios
- Migration trends that track students moving in and out of the District
- Student enrollment in alternatives to public education
- Population and housing census data
- Military base trends and projections
- Township, City and County zoning and planning information
- Live birth rates
- General economic outlook for the area and region
- Trends and information specific to the area

# Focus on Facilities: Maintenance

Insufficient space is not the only problem the District faces. With the majority of school buildings approaching 50 years of use, structural renovations are needed, as are renovations to electrical, plumbing and heating/ventilating/air conditioning (HVAC) systems.

In 2006, the Ohio School Facilities Commission (OSFC) conducted a comprehensive review of the condition of all Beaver Creek City Schools facilities. Its report concluded that significant repairs and maintenance were necessary at all eight buildings. An overview of the renovations and improvements proposed for each school can be found on pages 12-15 of this document. The complete OSFC evaluation and report, as well as a detailed breakdown of proposed maintenance and renovation items, is also available for review by members of the community.



The roofs that were part of the original construction at Ankeney (above), Ferguson and Beaver Creek High School are considered by the OSFC to be in poor condition and need to be replaced.



The OSFC noted that the windows at Valley Elementary (above) are in poor condition and need to be replaced.



The OSFC noted that the heating boilers at Shaw (above), Parkwood and Valley elementaries are in poor condition and need to be replaced.

**Ninety-five percent of funds set aside for major maintenance and improvements in the bond issue are for:**

- Roofing replacement
- Asbestos abatement
- Plumbing and electrical repairs
- HVAC upgrades and repairs
- Structural asset repairs

# The cost of operating new facilities

Expenses associated with operating and staffing newly-constructed facilities and additions to existing Beaver Creek Schools facilities cannot legally be included in the March 4 bond issue. According to Ohio law, funds raised by a bond issue can **only** be used for the direct and related costs of permanent improvements.

Architects estimate the **cost to operate the three additional buildings and the proposed additions**, which comprise 273,000 square feet total, at **approximately \$700,000 annually--the equivalent of one-half of one mill.**

A future operating levy will include that one-half of one mill request, along with a request for funds for regular operating expenses, such as the teachers, textbooks and technology necessary to educate our growing student body.

The last new Beaver Creek City Schools operating levy request was in 2003. At that time, *(cont'd, next column)*

the Board of Education pledged there would be no new operating levy for at least four years--a pledge it kept.

## Bond issues? Operating levies? Understanding the difference

A **bond issue** is a tax that can only be used to raise funds to pay the direct and related costs of permanent improvements.

An **operating levy** is a tax, the proceeds of which can be used for any legal expenditure by a board of education. The great bulk of funds from operating levies are used to pay for the day-to-day operating costs of running a school district: salaries; the purchase of books, supplies and equipment; repairs and maintenance; and other like costs. These levies are classified as either **continuing**, which are permanent in nature and realize growth from new construction but not inflation, or **emergency**, and are designed for a limited period and realize no growth over time.

## How the Plan was developed

In January 2005, the Board of Education held the first in a series of Community Forums to address the issues of overcrowding and projected growth. At this meeting, the Board decided to form a Facilities Committee, comprised of volunteers, to examine options. By the next month, a committee of 60 concerned citizens was installed. This committee:

- Reviewed student enrollment numbers and projections
- Toured the District's school buildings to see how overcrowding impacts students and teachers
- Visited each facility to determine what renovations were necessary
- Traveled to other districts to learn how they dealt with growth and overcrowding issues
- Conducted a survey of the community to see how Beaver Creek residents felt about overcrowding and renovations



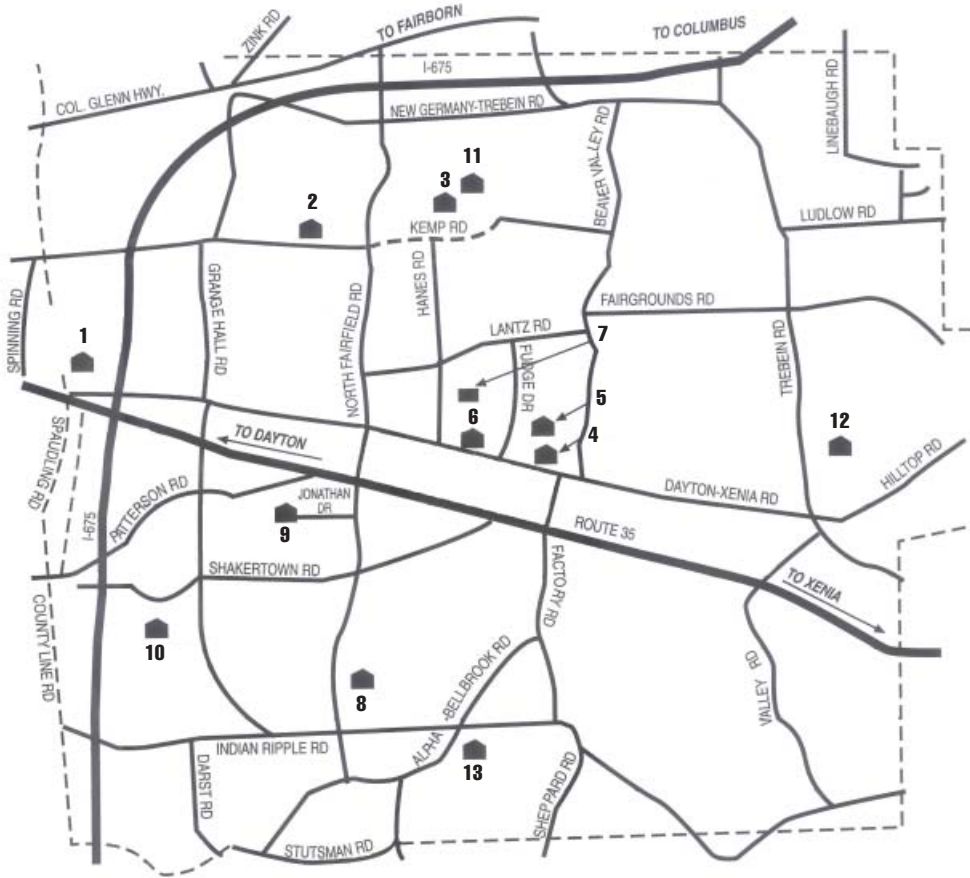
**Community Forums were held in 2005 and 2006 to gather input on how to address the issue of growth.**

- Studied, developed and estimated the costs of numerous options

Given what was learned during the process, committee members felt it would be irresponsible to focus on short-term solutions, and so developed three different long-term recommendations for the Board. These options were presented to the Board in 2007.

# Proposed construction

## Beavercreek City School District



### Beavercreek City Schools Current Facility Locations

- 1 - Parkwood Elementary
- 2 - Shaw Elementary
- 3 - Central Office
- 4 - Beavercreek High School
- 5 - Ferguson Middle School
- 6 - Main Elementary
- 7 - Transportation Office
- 8 - Fairbrook Elementary
- 9 - Valley Elementary
- 10 - Ankeney Middle School

### Proposed Facility Locations

- 11 - Proposed Preschool
- 12 - Proposed Elementary
- 13 - Proposed Middle School

## Proposed facilities details

### New Elementary School

**Location:** East of Trebein Road, north of Hilltop

**Number of acres:** 16.478 acres

**Proposed square footage:** 69,360 square feet

**Number of students:** 600

### New Middle School

(to replace Ferguson Middle School)

**Location:** SE corner of intersection of South Alpha-Bellbrook and Indian Ripple Roads

**Number of acres:** 89.290 acres

**Proposed square footage:** 148,050 square feet

**Number of students:** 1,050

### New Preschool

**Location:** Adjacent to Central Office building on same property; Kemp Road

**Square footage:** 23,120 square feet

**Number of students:** 200

### Ohio School Facilities Commission formula for determining space needs:

#### Preschool and elementary schools formula:

115.6 square feet per student x number of students

#### Middle schools formula:

141 square feet per student x number of students

# State funding options expensive

## State funding options

Because of the relative wealth of the Beavercreek City School District, the State of Ohio will only contribute 9 percent toward the cost of any capital improvement project, whether it be new construction or renovations.

To qualify for that 9 percent, however, our community would have to endorse a Master Plan designed by the Ohio School Facilities Commission (OSFC) and agree to follow a predetermined set of state construction guidelines-- guidelines which, in some cases, exceed Beavercreek's existing standards. Even if the District agreed to such guidelines, no money would be available from the state until 2012.

## The State's Plan: Expensive and restrictive

In 2007, the OSFC delivered its Master Plan recommendations, which called for the District to:

- Abandon all existing elementary schools and rebuild new facilities
- Abandon and rebuild Ferguson Middle School
- Renovate and add 26,000 square feet to Ankeney Middle School
- Renovate and add 75,000 square feet to the High School

- Build two new elementary schools to accommodate the anticipated growth

The total cost of the OSFC proposal, when delivered, was \$126,039,874, of which only 9 percent would be covered by the State. This Plan does not address Beavercreek's preschool facilities requirements or other District needs, which bring the total to \$136,739,874-- \$46 million more than the current bond issue proposal.

The OSFC would support a decision to save the existing buildings, provided that:

- Improvements would be made according to guidelines delivered in November 2006.

**“The State’s plan for Beavercreek is far too expensive...”**

**Peg Arnold, President, Beavercreek Board of Education**

- Two new elementary schools would be built.

The cost of this OSFC option was \$111,415,377. With \$10.7 million added for preschool facilities, Smart Boards, technology and security items, the total cost of this option becomes \$122,115,377, or \$29 million more than the current bond proposal.

**Both state proposals were far more costly than the Plan put forth by the District's own volunteer Facilities Committee. With this in mind, the Board of Education chose the least expensive of the three options.**

## Another avenue: Pursuing help from legislators

Because Beavercreek is one of only a handful of districts statewide experiencing a sustained surge in enrollment, and because this growth is expected to continue over the next decade, the Board and Administration worked with legislators to introduce the Rapid Enrollment Growth School Facilities Assistance Program in both the Ohio House of

Representatives (as HB 631) and the Ohio Senate (as SB 348).

Under this legislation, school districts growing by an additional 100 students annually would be eligible to receive a minimum of 25 percent of funding from the state immediately. Unfortunately this bill has not garnered sufficient support.

# Other options considered

Since February 2005, the Board of Education, District administration, members of the volunteer Facilities Committee and members of the community have examined potential solutions to the enrollment problem. Options discussed but ultimately rejected as detrimental to the quality of education include:

- **Grouping elementary students into grade level buildings rather than by neighborhood.** This approach

was ultimately rejected because of its impact on transportation costs (an increase) and because the community prefers neighborhood schools.

- **Adding classrooms to existing elementary schools.** This option was rejected as the Ohio School Facilities Commission considers 600 students to be an optimal size elementary school.



Even when purchased used, modular classrooms are a costly alternative to permanent facilities.

- **Using more modular classroom units.** This solution, a short-term stopgap, is less than optimal for students and is fiscally wasteful, even when units are rented or purchased used.
- **Creating two high schools.** This option was rejected when only a very small percentage of registered voters in a December 2006 survey said they would support a second high school.
- **Combining the two middle schools into the current high school.** This option was rejected as one that could lead to discipline problems, lower student achievement and increased transportation costs.

- **Moving sixth graders back into elementary schools.** This approach fails to account for the already overcrowded situation at the elementaries and moves away from the middle school concept in which the District has a significant investment.

- **Purchasing Saville Elementary School from the Mad River School District.** This option was abandoned because they did not wish to sell or lease the property.

- **Renting space from the Fairborn City School District.** This option was rejected because we did not wish to transport students out of the District.

- **Permitting larger class sizes.** This option was rejected as our class sizes are already among the largest in the Miami Valley. Large class sizes make it difficult to offer

individualized instruction and maintain an “Excellent” rating.

- **Offering year-round school.** This option was rejected for numerous reasons. It is not designed to increase the capacity of a building; it would cause transportation costs to soar; and no long-term academic gains would be realized.

- **Holding split sessions.** This option was rejected as too expensive as it would double transportation costs and in some cases would require a second set of staff members. It would also create situations in which students arrive home in the evening after their parents.

## Why not redistrict?

All eight Beaver Creek schools are at or very near capacity. Redistricting will not provide the District with any additional space, and therefore cannot address the enrollment issue.

# Renovations and Improvements

## Ankeney Middle School

4085 Shakertown Road

Year constructed: 1969

Enrollment: 885 students

Capacity: 962 students

Acreage: 38.83 acres Square footage: 120,900 sq. ft.

Feeder schools: Fairbrook, Parkwood and Valley

### Exterior Maintenance Summary

- Replace foam roofing
- Repave main parking lot
- Add paved drive to west gate of stadium
- Install parking lot lights
- Resurface outdoor track
- Install security camera system

### Interior Maintenance Summary

- Abate hazardous materials
- Rewire and replace electrical panels
- Replace boiler
- Replace piping
- Replace pumps



- Replace unit ventilators
- Provide air corridor relief
- Replace designated kitchen equipment
- Renovate locker rooms: lighting, ceiling, lockers
- Upgrade dust collection system in shop
- Install digital control system

## Beavercreek High School

2660 Dayton-Xenia Road

Year constructed: 1953

Enrollment: 2,518 students

Capacity: 1,980 students

Acreage: 32.62 acres Square footage: 308,700 sq. ft.

### Exterior Maintenance Summary

- Install connector walkway between BHS and Ferguson Middle School
- Replace granule surfaced modified bit roof
- Repair other sections of roof
- Upgrade and expand security camera system
- Install new fence around stadium
- Install drainage at track edge
- Replace stadium field irrigation
- Install new all-weather track

### Interior Maintenance Summary

- Abate hazardous materials
- Upgrade dust collection system for shop



- Replace air handling units for gymnasium
- Replace ceiling tile in gym lobby
- Replace 1953 competition gym floor
- Install boiler water treatment
- Install additional student lockers
- Improve digital control system
- Replace T12 fixtures and lighting on old stage
- Replace designated kitchen equipment

# Renovations and Improvements

## Fairbrook Elementary School

260 North Fairfield Road

Year constructed: 1960

Enrollment: 621 students

Capacity: 529 students

Acreage: 15.66 acres Square footage: 60,710 sq. ft.

### Exterior Maintenance Summary

- Seal/repair exterior masonry
- Install pole lights in front lot
- Install security camera system

### Interior Maintenance Summary

- Abate hazardous materials
- Construct gymnasium
- Replace asbestos tile in classrooms
- Replace boiler
- Install boiler water treatment
- Install new heating system
- Replace unit ventilators
- Replace air handling units for multi-purpose room



- Improve emergency lighting
- Upgrade electrical service to the building
- Replace designated kitchen equipment
- Replace exhaust fans/duct work
- Improve digital control system
- Install ductless cooling system

## Ferguson Middle School

2680 Dayton-Xenia Road

Year constructed: 1960

Enrollment: 907 students

Capacity: 894 students

Acreage: 16.02 acres Square footage: 106,690 sq. ft.

Feeder schools: Main, Shaw and Valley

### Exterior Maintenance Summary

- Site paving
- Replace roofing
- Upgrade security camera system

### Interior Maintenance Summary

- Abate hazardous materials
- Replace asbestos tile throughout building
- Improve electric service to building
- Rewire and replace electrical panels
- Upgrade emergency lighting
- Repair ceiling at entrance 7N and other masonry restoration
- Replace unit ventilators
- Improve air handling units



- Replace exhaust fans and improve duct work
- Replace floor in multi-purpose room
- Replace boiler
- Install new four-pipe system throughout building
- Install boiler water treatment
- Install additional student lockers
- Air condition remainder of building
- Replace chiller

# Renovations and Improvements

## Main Elementary School

2942 Dayton-Xenia Road

Year constructed: 1932

Enrollment: 915 students

Capacity: 690 students

Acreage: 11.00 acres Square footage: 73,970 sq. ft.

### Exterior Maintenance Summary

- Masonry work on west building
- Replace double-hung windows
- Upgrade drainage
- Repair roof
- Install security camera system

### Interior Maintenance Summary

- Abate hazardous materials
- Construct gymnasium
- Replace asbestos floors
- Replace boiler
- Install boiler water treatment
- Replace air handling unit



- Upgrade and supplement emergency lighting
- Replace interior doors and lockers
- Renovate kitchen area and replace designated equipment
- Remove swings and provide new equipment
- Improve digital control system
- Install ductless cooling system

## Parkwood Elementary School

1791 Wilene Drive

Year constructed: 1966

Enrollment: 614 students

Capacity: 507 students

Acreage: 10.37 acres Square footage: 58,060 sq. ft.

### Exterior Maintenance Summary

- Replace two sections of gym roof; repair other sections
- Repave front parking lot
- Renovate playground
- Replace piping
- Install new 4-inch water service
- Replace windows
- Install security camera system

### Interior Maintenance Summary

- Abate hazardous materials
- Construct gymnasium
- Replace boiler
- Install boiler water treatment
- Replace pumps



- Install new heating system
- Replace domestic water piping
- Rewire and replace electrical panels
- Upgrade electrical service to building
- Upgrade emergency lighting
- Replace unit ventilators
- Replace designated kitchen equipment
- Install digital control system
- Remove asbestos floor tile

# Renovations and Improvements

## Shaw Elementary School

3560 Kemp Road

Year constructed: 1958

Enrollment: 733 students

Capacity: 679 students

Acreage: 22.26 acres Square footage: 72,250 sq. ft.

### Exterior Maintenance Summary

- Complete tuckpointing of building
- Install sidewalk between street and field
- Site paving
- Roof repairs
- Install security camera system

### Interior Maintenance

- Abate hazardous materials
- Replace remaining asbestos tile
- Construct gymnasium
- Replace boiler
- Install boiler water treatment
- Install new heating system



- Rewire and replace electrical panels
- Upgrade electric feeders to panels
- Upgrade emergency lighting
- Replace unit ventilators
- Replace designated kitchen equipment
- Install ductless cooling system

## Valley Elementary School

3601 Jonathan Drive

Year constructed: 1966

Enrollment: 558 students

Capacity: 506 students

Acreage: 14.00 acres Square footage: 55,260 sq. ft.

### Exterior Maintenance Summary

- Resolve drainage issues around building
- Renovate playgrounds and landscape timbers
- Replace 1966 aluminum windows
- Roof repair allowance
- Upgrade security camera system

### Interior Maintenance Summary

- Abate hazardous materials
- Construct gymnasium
- Remove remaining asbestos tile
- Install boiler water treatment
- Install new heating system
- Replace air handling unit
- Rewire and replace electrical panels
- Upgrade electrical service to building



- Upgrade emergency lighting
- Replace ceiling/lighting in classrooms and hallways
- Replace interior doors
- Replace designated kitchen equipment
- Replace multi-purpose room ceiling
- Replace unit ventilators
- Improve digital control system
- Install ductless cooling system

# Financing the Plan

## How the District and taxpayers cover the costs of the Plan

The Master Facilities Plan represents a significant investment on the part of the community, and considerable thought has been given to alternative facilities and funding approaches (see page 11 of this document or the District Web site, [www.beavercreek.k12.oh.us](http://www.beavercreek.k12.oh.us), for details).

How can the community generate the funds necessary to move forward? By placing a bond issue on the ballot.

### The Cost of the Plan



The proposed bond issue is **\$90.3 million**, which roughly equates to a bond issue of **3.5 mills spread over 28 years**. This millage translates to **\$8.93** a month for every \$100,000 of home value.

As new homes are built within the District, these homeowners will also share in bond issue payments, lowering the amount paid by current Beaver Creek School District residents.

## How much would the proposed Bond Issue cost the average Beaver Creek City School District property owner?

The following chart breaks down the projected cost of the proposed 3.5 mill bond issue:

### Impact of Bond Issue

Home valued at	Daily cost	Monthly cost	Yearly cost
\$ 100,000	\$ 0.29	\$ 8.93	\$ 107.19
\$ 175,000	\$ 0.51	\$ 15.63	\$ 187.58
\$ 250,000	\$ 0.73	\$ 22.23	\$ 267.97

## How favorable bond ratings will help taxpayers save money

In November 2006, officials of the Beaver Creek City School District made presentations to two of the nation's leading independent credit rating agencies in an effort to secure favorable bond ratings.

Both Standard & Poor's and Moody's Investors Service evaluated the financial health of the District and the performance of its leadership, along with local and regional growth indicators, and issued credit ratings that place the District's bonds in the "high quality" category (see page 5 for details). Such ratings indicate that bonds issued by the District represent a relatively low risk to investors, which, in turn, translates to lower interest rates. This helps the District issue more attractive bonds when funds are needed.

Best Quality

High Quality

Upper Medium Grade

Medium Grade

Standard & Poor's	Moody's Investors Service
AAA	Aaa
AA+	Aa1
<b>AA</b>	<b>Aa2</b>
AA-	<b>Aa3</b>
A+	A1
A	A2
A-	A3
BBB+	Baa1
BBB	Baa2
BBB-	Baa3

# Your Questions Answered

**Q: Why don't we add on to our existing elementary schools instead of building a new one?**

A: The Ohio School Facilities Commission considers 600 students to be an optimal size elementary school. Even if we added classrooms to Fairbrook, Parkwood and Valley, it would not be enough to accommodate the expected influx of elementary-age students, nor would it relieve the overcrowding at Main and Shaw elementaries.

**Q: Why isn't redistricting a solution?**

A: Seven of our eight schools are over capacity, and our eighth is very near capacity. Redistricting will not provide any additional space, and therefore will not address the overcrowding issue.



**Q: Could split sessions help with the overcrowding?**

A: Yes, but at a HEAVY cost, both from an academic perspective and a financial one. Split sessions involve half the students from a building attending school in the morning and half in the afternoon. Academically the cost would be high as we would have to eliminate time in the classroom. This would have a direct negative correlation on academic achievement.

Financially, it is estimated that split sessions would result in an increase of approximately \$3 million in transportation costs alone. The District would also have to hire additional staff members in some cases as existing staff could not cover all of the requirements of a longer school day.

And as with multi-track, year-round schooling, the school could not guarantee that children in the same families would be on the same a.m. or p.m. schedule, which would have a tremendous impact on family life.

**Q: Why don't we look at trailers?**

A: The District has been using trailers for years as a stopgap solution, but trailers are expensive to purchase or rent, even when previously used, and cannot accommodate a significant influx of new students.

**Q: Neighboring districts have built new schools using capital improvements money obtained through the State. Why doesn't Beavercreek pursue this kind of funding?**

A: The District's leadership has looked into this option. However, since Beavercreek is considered a "wealthy" district by the state, it is only eligible for 9 percent in state matching funds, and those funds would not be available until 2012 at the earliest.

These funds are also accompanied by significant restrictions. Eligibility guidelines dictate that the District would have to build according to state-approved plans and specifications. The plans the state presented the District in 2007 are far more expensive than those recommended by Beavercreek's own Facilities Committee.

**Q: It seems like the schools come back to voters every year, asking for more money. Why can't they live within their means?**

A: The Beavercreek City School District has not asked its citizens for additional operating dollars since 2003, and even then, the Board promised to stretch those dollars at least four years--a promise it has fulfilled.

The District did ask voters to renew existing levies in 2004, 2005 and 2006, but these renewals do not add to the taxpayer's burden. They simply permit the District to continue to receive money it was already receiving for a limited period of time.

# Your Questions Answered

**Q: Won't all the new homes built in Beavercreek and Beavercreek Township generate enough new tax dollars so a bond issue is not necessary?**

A: No. The new tax dollars generated by the new homes do not even cover the costs of operating the schools, let alone building new ones. The one positive side of growth is that once bonds are issued for this project, any new homes that are built will have to share in the bond issue tax with those who currently live in the District.



Elementary schoolchildren line up outside at the start of a new day.

**Q: Why don't the schools work with the City and Township to stop growth and development?**

A: The Beavercreek Schools administration and Board of Education work closely with the Beavercreek Township Trustees and the Beavercreek City Council and City Manager, and regularly discuss issues facing our community.

Everyone would like to see growth controlled. However, properties within the Township and City are zoned for specific uses. If a farmer sells his property and it is zoned residential, then the buyer has the legal right to build houses. The City, Township and school

district cannot dictate how individuals can use their own property. Furthermore, according to Ohio law, a Board of Education does not have the authority to impose impact fees on developers.

**Q: Can the money generated by a bond issue be used for anything other than facilities improvements and new construction?**

A: No. By law, money raised by a bond issue can only be used for the projects and items listed on the ballot that voters see when they visit polls on Election Day.

**Q: If the bond issue passes, will the new facilities be able to accommodate all of the new students the district expects to gain?**

A: The Board-approved Facilities Plan creates classroom space for an additional 1,850 students. If the most likely projections come to fruition, this Plan will provide adequate classroom space at least 10 years.

**Q: How will bond issue funds be spent?**

- A:
- \$1.5 million will be used to pay for additional land
  - \$15.07 million will be used to build a new 600-student elementary school
  - \$28.93 million will go toward a new 1,050-student middle school
  - \$710,000 would be used to construct a campus-style high school using the current high school and Ferguson Middle School
  - \$6.07 million will be used to construct a new preschool on land the District owns
  - \$38.02 million will be used for maintenance and improvements to District schools and to construct gyms for elementary buildings

## Did you know?

The proposed bond issue is **not** a request for day-to-day operating dollars. It is targeted for new school construction and renovations to existing buildings.

# Your Questions Answered

**Q: If the bond issue passes in March, how long will it be before renovations and new buildings are complete?**

A: When the bond issue passes and additional revenues are secured, District leadership will work with architects to plan for improvements. Renovations to existing buildings will begin as soon as architectural drawings are complete.

The elementary school and preschool construction will take longer than the renovations and these buildings would most likely be ready for children in 2010. The middle school, a much larger project, would most likely be ready to house students in 2011.

**Q: What happens if the bond issue does not pass?**

A: Whether the levy passes or not, classrooms will need to be added to accommodate additional students. Considering that the majority of District facilities do not have space for additions, trailers become the only viable option, and these, even used, cost \$35,000 each to purchase, place onsite and connect to utilities. With 800 additional students expected to move into the District during the next 10 years, a large number of trailers would be required to house our student population.

Given our current capacity issues and enrollment projections, the District will be forced to place another, similar issue on the ballot again in the near future. With construction costs rising at an average of 7 percent yearly, the cost to build new facilities will only increase.

**Q: Why do Beaver Creek Schools operate a preschool program?**

A: **State (ORC 3323.02, ORC 3323.07, ORC 3323.091) and federal laws (20 USC 1412) mandate that public school districts offer preschool services to children with developmental delays.** The goal of these services is to help children with delays prepare for a successful kindergarten experience by providing intervention specific to their delay, and by offering them the opportunity to interact with typically developing children.

Beaver Creek's preschool program is growing because a large number of children with developmental delays are moving into the District. The program currently serves 150 children and turns away requests from a large number of parents of typical youngsters. The proposed preschool would house 200 students.

**Q: Why does the District need a separate preschool building?**

A: Beaver Creek's preschool students are currently housed at Parkwood Elementary, which has pushed Parkwood's enrollment significantly over the facility's capacity as determined by the Ohio School Facilities Commission.

The cost of transporting eligible preschool-age children to Parkwood, which is at the far western edge of the District, is also a concern since the majority of children who qualify for preschool services do not live in close proximity to the school. Preschool children--especially those with disabilities and delays--also need rooms with special facilities and equipment that are not available at Parkwood.

## Beaver Creek City Schools Board of Education

○ **Peg Arnold, President**  
429-1542

○ **Richard Eckhardt, Vice President**  
429-5138

○ **Charles Rowland, Member at Large**  
431-5529

○ **Al Nels, Member at Large**  
902-9090

○ **Mike Verlingo, Member at Large**  
272-1558

Beaver Creek Board of Education meetings are held the third Thursday of each month at 7 p.m. at the District Administration building, 3040 Kemp Road.

# Your Questions Answered

**Q: How would new or renovated buildings improve the educational value of our schools? We're already a high-performing district.**

A: During the 2006-07 school year, Beaver Creek High School and the two middle schools had 73 classes with 30 or more students. Given the growth the District has experienced during the last five years and the projections for the near future, class sizes will only continue to increase. As student-to-teacher ratios increase, it is likely to have a negative impact on the quality of learning taking place in a classroom.

All District schools also face challenges with the ever-changing demands of facilities and technology. Many districts in our region and statewide are upgrading their science labs and facilities and investing in new technology. If we want our kids to be able to compete after graduation, we must provide them with the proper learning environment and up-to-date tools.

**Q: Why should we endorse this plan NOW? What is the urgency?**

A: In the past five years, Beaver Creek City Schools have grown at a rate of nearly 200 new students each year, and that growth is projected to continue well into the future.

District leaders believe it would be irresponsible to ignore the growth in residential development in our community and the implications it will have on our schools. We are a public district and cannot turn away new students. We must be prepared to educate every youngster that walks through our doors.