

MONROE LOCAL SCHOOL DISTRICT

Facilities Plan

2010-2011

Needs

- ▣ Space for All Day Kindergarten
- ▣ Space for Central Office
- ▣ Space for Bus Garage
- ▣ Space for growth

Timeline

- ❑ Winter 2009 – Governor Strickland discussed educational reforms including lower class sizes in primary and All Day everyday Kindergarten
- ❑ March 2009 – approached by community member about Bern's property
- ❑ March 2009 – initial conversations began
- ❑ Spring/Summer 2009 – continued to explore options including rental properties and LMHS
- ❑ October Board Meeting – Instructed to move forward facilities remedy
- ❑ November 2009 – worked out terms with Bern's for possible sale, attorneys brought in
- ❑ December 2009 – Board reviewed terms

Why Now?

- ▣ All Day Kindergarten is a requirement for next year. With Governor Strickland's class size limits, much more room is needed. Possibility of waiver or law change.
- ▣ Butler Tech – Green Tree is scheduled to move out in spring 2010.
- ▣ Fire Chief has indicated need to demolish old LMHS. If 1966 building is not occupied it will be condemned also.

Why Now?

- ▣ Bus garage currently is month to month lease. District pays this rent to an outside vendor.
- ▣ Cost of bus garage is \$2100.00 per month for rent.
- ▣ Security of bus garage is questionable as area by I-75 continues to be developed.

Why not OLD LMHS as a Central Office?

- ▣ 1966 building is more conducive for classroom use when needed.
- ▣ 1966 building does not have an environmentally ready area for buses. The old bus parking at LMHS stadium was a gravel area. Today it is grass and would need the required upgrading to environmental standards.
- ▣ Use of the building as a school building can alleviate growth issues at Yankee Road building.
- ▣ Use of old LMHS as school building can reduce the need for a bond issue for a few more years.

How much to fix OLD LMHS?

- ▣ To demolish the old LMHS portion that is condemned and make it ready for school use – approximately \$3 million -
- ▣ Would need a gym of some sort built for students to have physical education
- ▣ Could potentially get rid of the modular units which are rapidly deteriorating

Why not build a Central Office and Bus Garage on our land?

- ▣ Cost to build is about \$70.00/SF plus costs like the architect fee (6% of building costs), environmental preparation for buses, etc. Total estimate: \$1,050,000.00.
- ▣ Central Office and bus garage need approximately 15,000 square feet. The bus garage needs at least 2 bays and an environmentally approved land area.
- ▣ Would need to create area that met EPA standards for bus parking and garage area.
- ▣ Potential timing issue – Will it all be done in time?

Why not lease property?

- ▣ Overbrook property that was initially used for Central Office costs \$4000.00 per month.
- ▣ Overbrook space is not big enough for Central Office so the price would potentially double for 2 office suites.
- ▣ Other rental properties do not allow for bus garage needs (environmentally approved land).

Why Bern's?

- ▣ Ten acres
- ▣ 8 Bus bays
- ▣ Environmentally ready for buses
- ▣ Office area large enough for Central Office staff
- ▣ Close to the Yankee Road property
- ▣ Price is about \$62.00/SF
- ▣ Total is \$912,500.00 (new building = \$1,050,000)
- ▣ Available for school year 2010-2011
- ▣ Locks in long term need at today's depressed building costs/land purchase costs

What Additional Costs?

- ▣ Approximately \$38,000 to make property ready for Central Office and Bus garage
- ▣ Cleaning, painting, re- carpeting some areas, moving costs
- ▣ Payment of loan per month approximately \$6800.00 compared to renting office space at approximately \$8500 per month for office and \$2100 or more for buses
- ▣ Part time custodian for cleaning building
- ▣ Mowing and snow removal added to contract already in place
- ▣ Utilities

Comparison

- ▣ **Cost Analysis - Berns Property**

- ▣ **Monthly Costs**

	Current	Berns	Other Rental
▣ Rent/Lease - Admin Offices	0	6,733	8,500
▣ Rent - Bus Barn	2,100	0	2,100
▣ Total Rent	2,100	6,733	10,600
▣ Utilities - Admin Offices	2,705	3,842	3,842
▣ (12 month avg)			
▣ Utilities - Bus Barn (12 month avg)	636	0	636
▣ Total Utilities	3,341	3,842	4,478
▣ Total Cost - Admin Offices	2,705	10,575	12,342
▣ Total Cost - Bus Barn	2,736	0	2,736
▣			

Grand Total

	<i>Current</i>	<i>Bern's</i>	<i>Other</i>
<i>Grand Total - Monthly</i>	5,441	10,575	15,078
<i>Grand Total - Annual</i>	65,292	126,901	180,938