



Catastrophic Plan Updates

November 18, 2024

Master Facility Plan

- **Current Plan:**
 - CE/HELC on Houston Site
 - WOMS/CMS on CMS site
 - PRMS on NWHS site
 - CHS/NWHS on CHS site
 - Transition Academy and Central Office at NWCC

****BOE approved on 2/26/2024**



Timeline

- **March 2024**
 - Based on the condition of our facilities, the bond issues not passing in November of 2022 or May of 2023, and the approval of the master plan with no bond issue, we began catastrophic planning for building failures



Timeline

- **May 2024**
 - **Colerain Elementary**
 - Section of bricks fell off the building
 - Mitigation efforts began with an effort of safely finishing the school year
 - Began working with the State concerning options



Timeline

- June 2024
 - Catastrophic Plan approved by BOE
 - Differentiated plans for partial/one/two building failures
 - Relocation of preschool/central office/Transitions Academy
 - Utilizes cash reserves for implementation of plan



Timeline

- **June 2024**
 - Entered into OFCC CFAP program
 - Segment #1 - Only for CE
 - Bond issue for 0.5 mill for 10 years would have been necessary for Preschool to be built with CE.
 - BOE agreed not to pursue the Preschool bond issue



Timeline

- July - August 2024
 - Team reviewed space for preschool options at Central Office and church space
 - Architecture work to prepare plans for converting Central Office to preschool
 - Reviewing options to maximize space for preschool, Headstart, Transitions Academy and Central Office and space needs for each department



Timeline

- **September 2024**
 - **Worked with Township Administrators to review options of shared spaces, obtain avg rates and rental options**
 - **Reviewed multiple locations**

Colerain Township	Green Township	Forest Park	Springfield Township	Springdale
\$13.30	\$13.60	\$11.90	\$14.30	\$15.40
Average price per s/f of rentable office/quasi retail space per CoStar listings on 9/26/24				

Timeline

- **October 2024**
 - Reviewed operations to determine needs
 - OFCC-NWLSD selected Architect for the new CE project
 - BOE approved resolution to convert Central Office to Preschool and discussed Central Office options

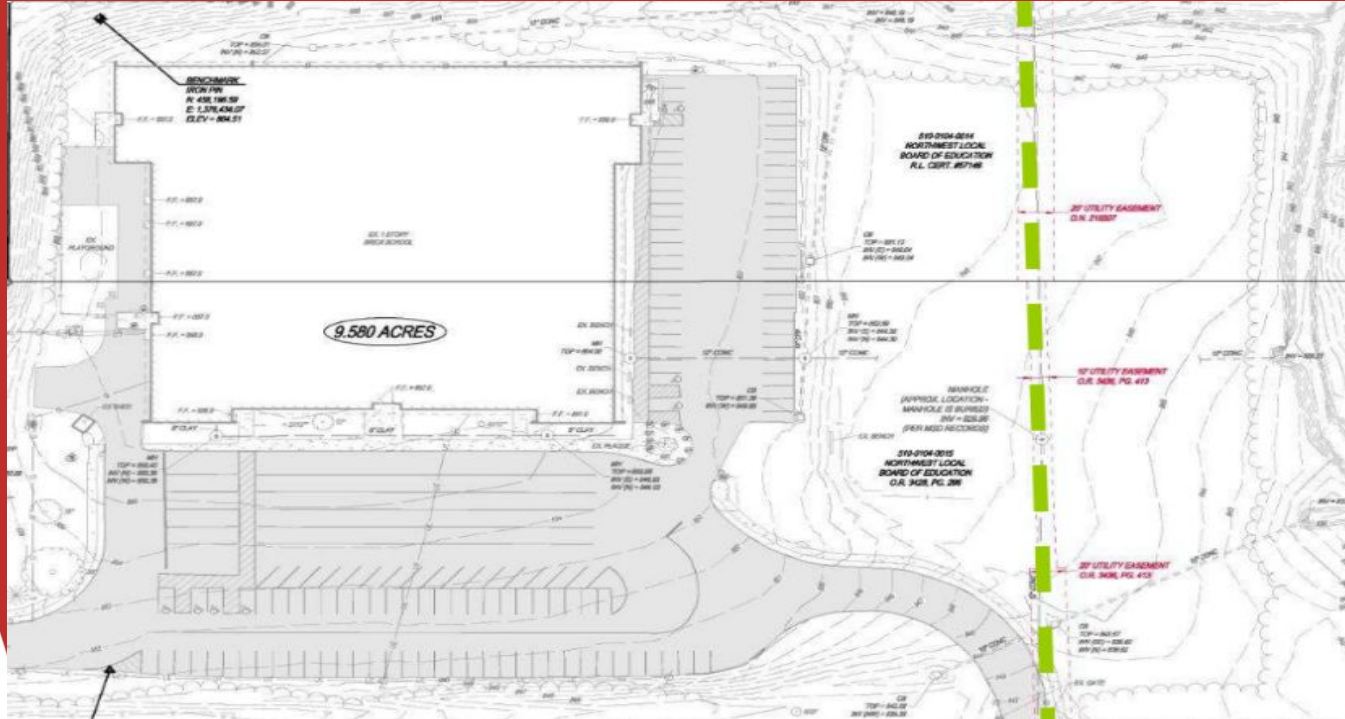


Timeline

- **October 2024**
 - **Houston Site Survey**
 - Identified potential issue with the existing sewer line
 - Changes the orientation of the CE building on the site and timeline for demolition



Houston Site



Timeline

- **November 2024**
 - Determined site options for Central Office and began preparing floor plans
 - OFCC-NWLSD will select the Construction Manager at Risk (CMR) for the new CE project



Logistics

- Based on building space, some staff have already been assigned to buildings. Others will move to buildings in January
- Transitions Academy will stay in current location until the end of the school year
- Utilization existing spaces for Transitions is being finalized



Logistics

- **Preschool, Enrollment, and Food Service will continue to operate from Houston through the end of the school year**
- **Maintains limited central office to continue effective and efficient operations**



Lease Details

- Monthly Lease - \$5,420
- Size Comparison
 - 19,000 sqft - Current Central Office/Enrollment
 - 5,000 sqft - Leased Space
- Utility Comparison (annual)
 - \$80,436 - HELC
 - \$13,000 - Leased Space
- 3 year vs 5 year lease agreement ~ PPP
- Total impact is cost neutral





Discussion