



# Margaretta

Local School District

## Community Meeting Schematic Design Update

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4/26/21

**FANNING  
HOWEY**

# Agenda

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- General Project Overview
  - Update on the small group work completed since last big group session on December 10<sup>th</sup>
- Site Overview
  - Reviewing the Margareta land on St. Rt. 101 for potential new facility site
- New facility Building Exterior
  - Ariel view of the potential new facility design and ground view of exterior
- Schematic Floor Plans
  - Review current classroom, office space and common area layouts
- Project Timeline
- Current New Facility Funding Status
  - OFCC/ELPP “Forward Progress” & delayed funding
  - Nexus 2015 projection \$29 M, tax bill \$42 M and now appealing to \$16 M with decision 2-3 years out
  - Pausing the project



# General Project Overview

# Project Summary



New Preschool through 12<sup>th</sup> grade – Ohio Facilities Construction Commission (OFCC) Expedited Local Partnership Project (ELPP)

- 169,184sf
- \$49.4 million total project cost

Demolition and Abatement (costs included above)

- Partial demolition of Margareta HS/MS
- Partial Demolition of Margareta Elem



# Design Input



- Community Survey – 11/20/20 - 562 responses
- Community Facilities update meeting 12/10/21
- Staff Visioning surveys
  - Elementary 12/7/20 – 37 responses
  - MS/HS 1/11/21 – 45 responses
- Design Core Team Meetings
  - 12/17/20
  - 1/6/21
  - 1/20/21
  - 2/15/21
  - 3/8/21
  - 3/22/21
  - 4/5/21

# Site



Margaretta Local  
Schools

New PK-12

Site Topography





Margaretta Local  
Schools

New PK-12

Schematic Site  
Plan



# Building Exterior



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HOWEY



*Front Elevation*





*Front Elevation / Elementary Wing*



*Front Elevation / MS-HS wing*





*Front Elevation Detail*



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Main Entry





*Front Elevation / Elementary Wing*





*East Elevation / Event Parking and Entry*





*Event Entry*





*East Elevation / Event Entry*





*Event Entry and Dining Commons*





*West Elevation / Dining Commons / Elementary Wing*





*West Courtyard / Outdoor Dining*





*West Courtyard / Outdoor Dining Commons*





*Locker Rooms and Main Gymnasium*





**COLORED CONCRETE MASONRY UNIT "BRICK COLOR"**





# Schematic floor plans





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MARGARETTA  
LOCAL SCHOOL DISTRICT

PK-12 SCHOOL

1<sup>st</sup> FLOOR

Elem/MS Gym

Locker  
Rooms

HS Gym

Event / Bus Entry

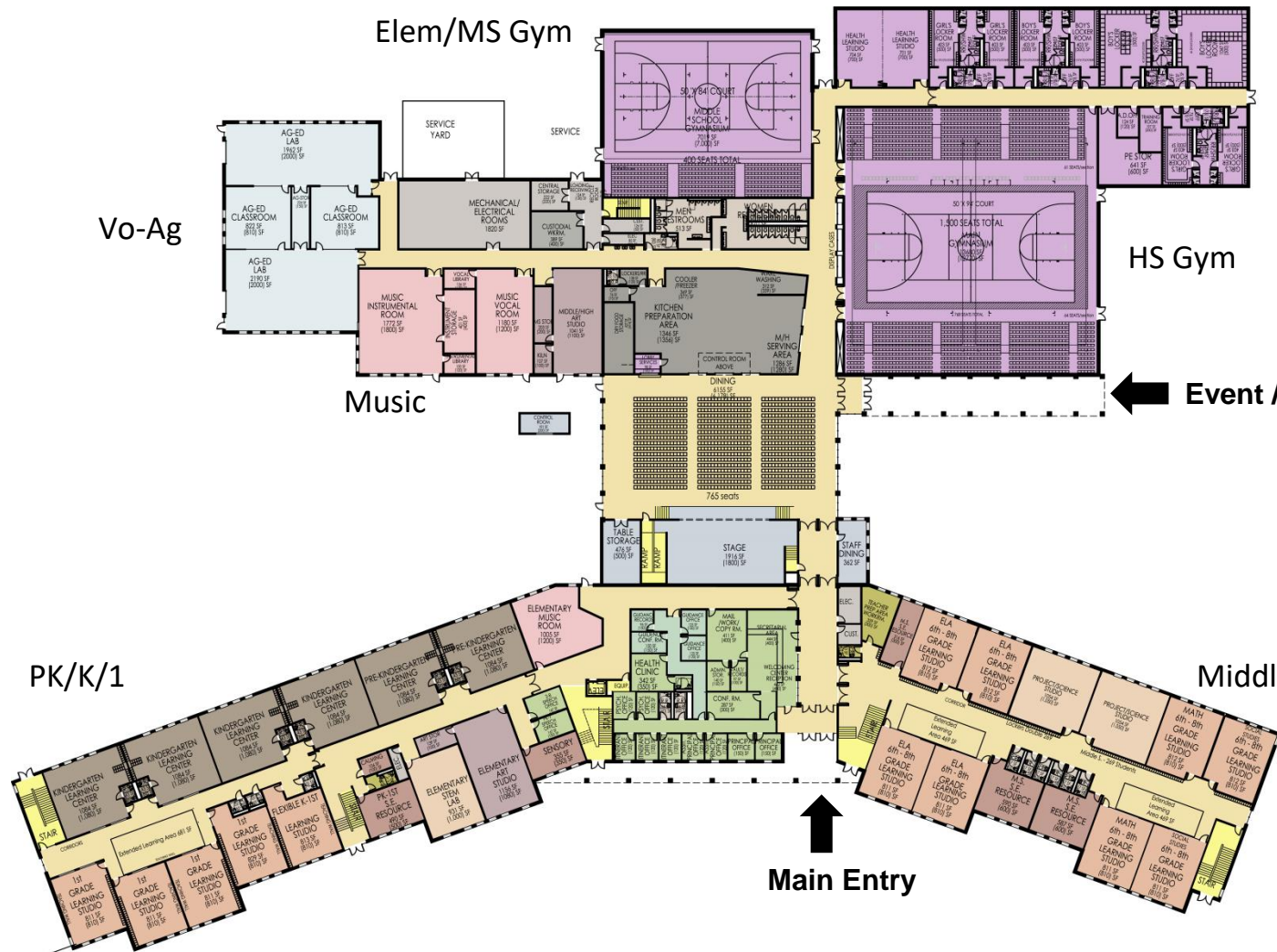
Main Entry

Middle School

Music

Vo-Ag

PK/K/1



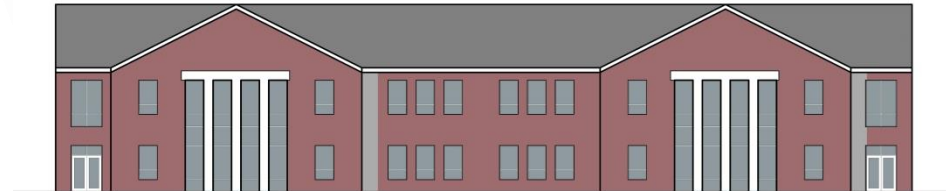
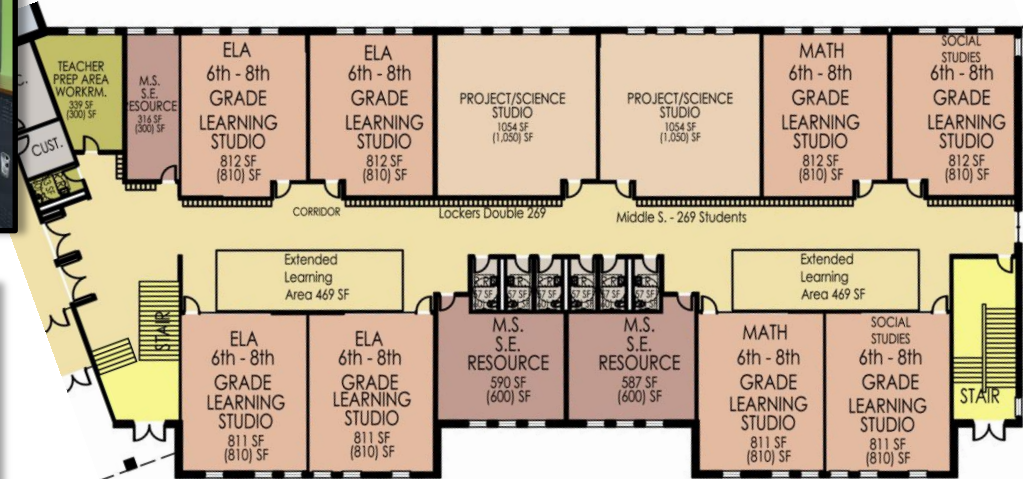


High School





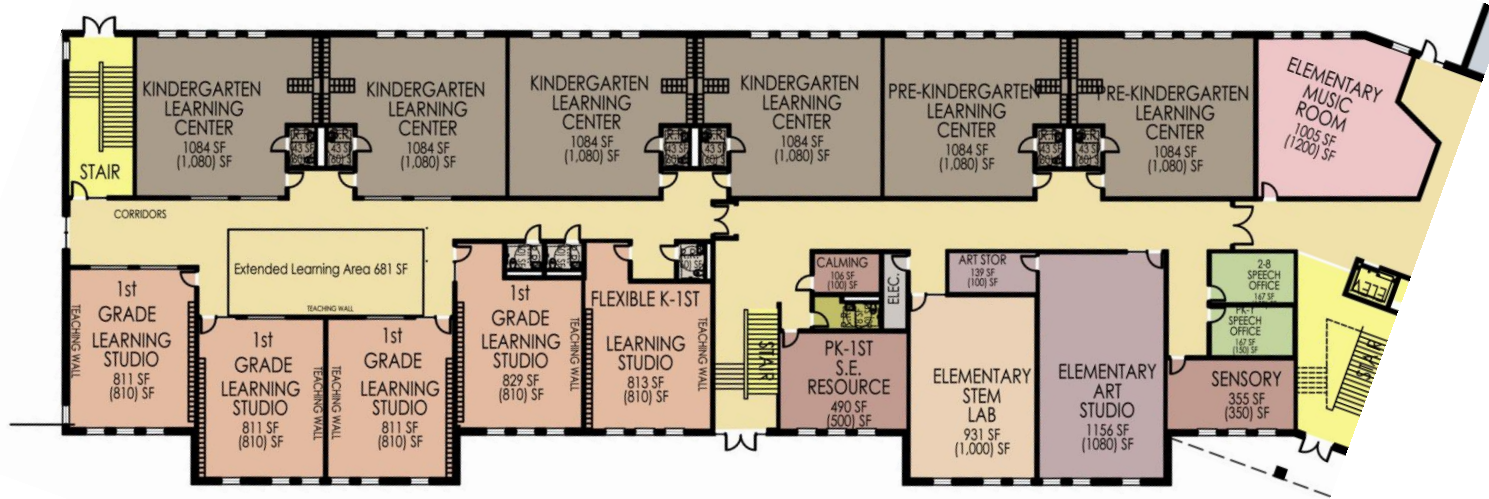
**MAIN ENTRY**



**MS / HS WING**

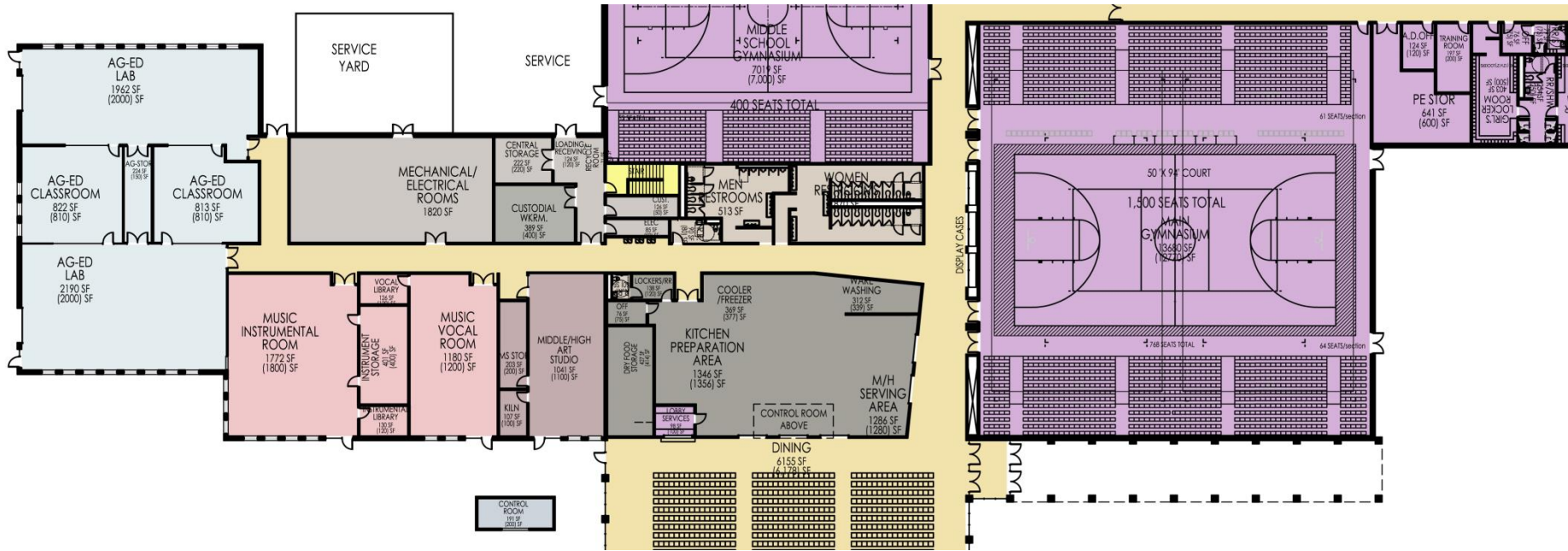
## PK-12 SCHOOL

### ELEVATIONS



**ELEMENTARY WING**



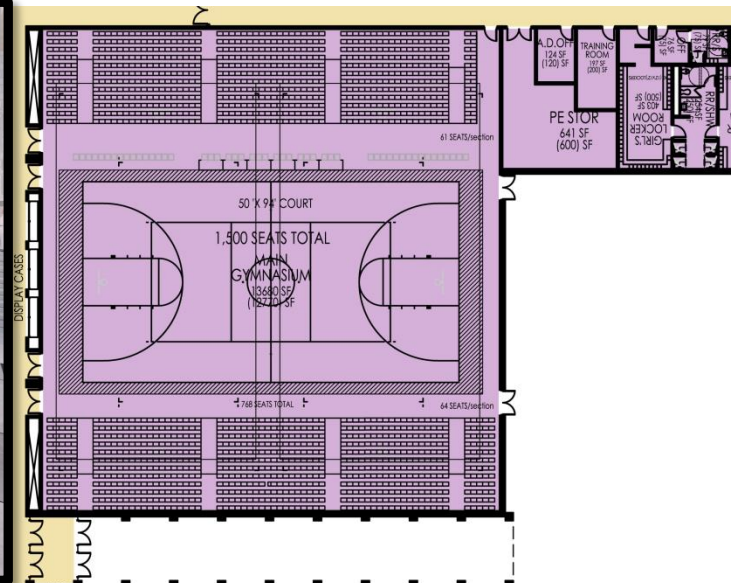


**AG-ED**

**MUSIC**

**DINING COMMONS**

**MAIN GYM**



**AG-ED**

**MUSIC**

**DINING COMMONS**

**MAIN GYM**







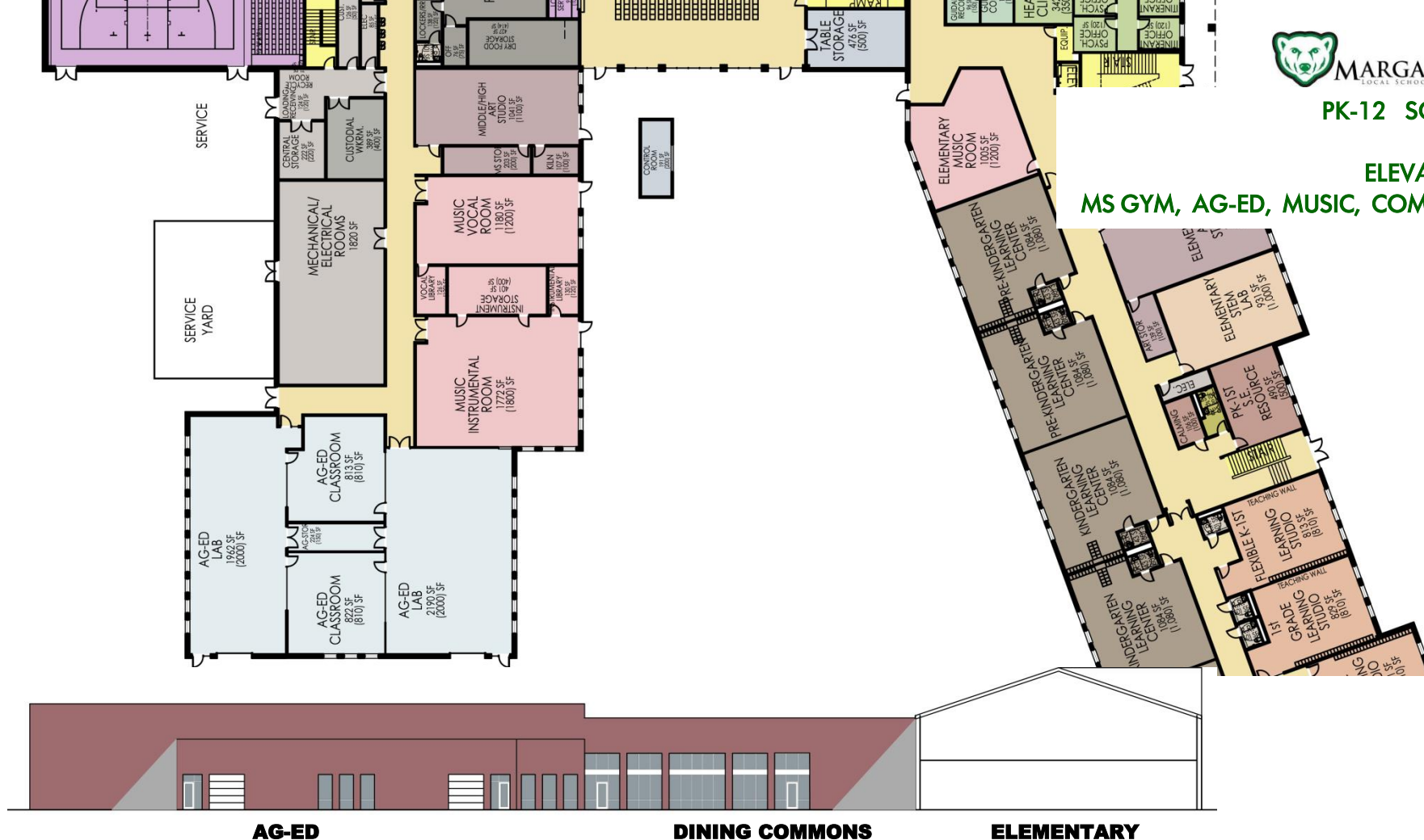
**FANNING  
LOWEY**



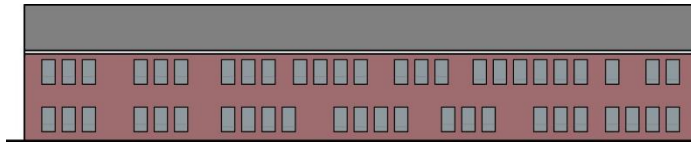
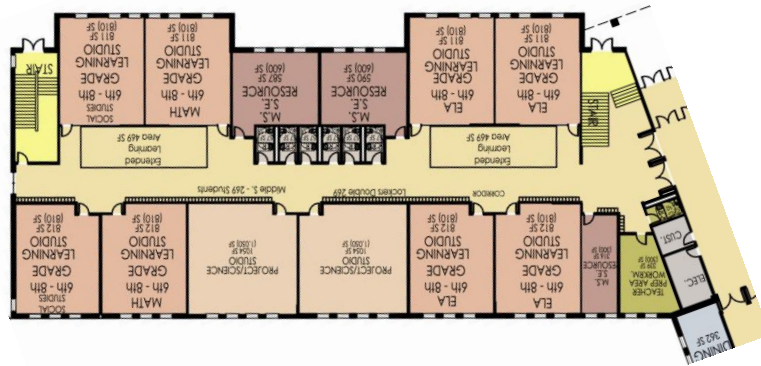
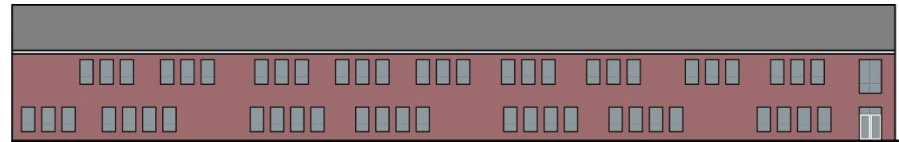
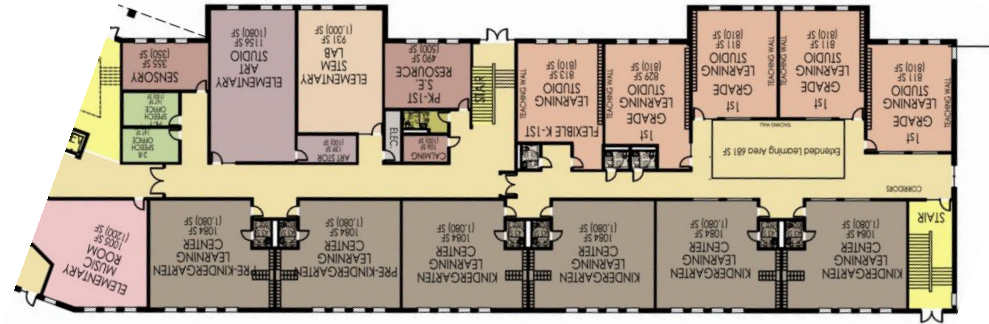
MARGARETTA  
LOCAL SCHOOL DISTRICT

**PK-12 SCHOOL**

**ELEVATIONS**  
**MS GYM, AG-ED, MUSIC, COMMONS**



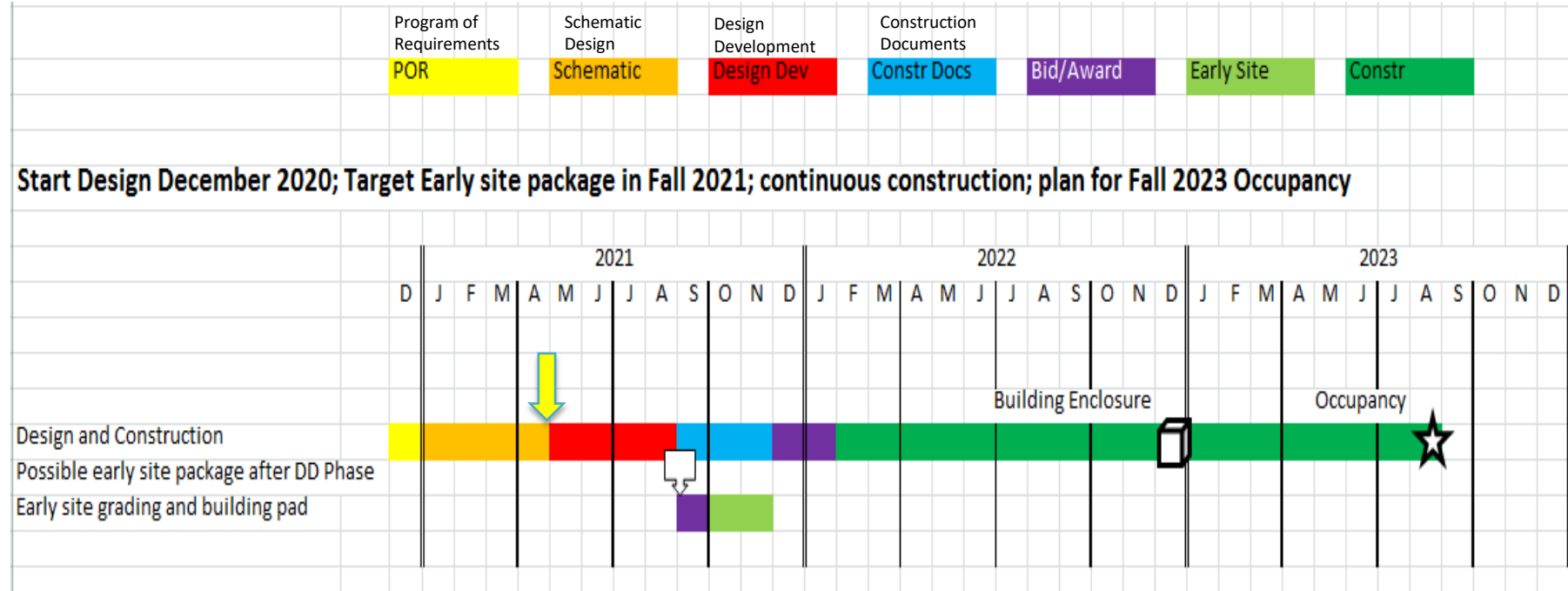


**HIGH SCHOOL / MIDDLE SCHOOL**

## ELEMENTARY

# Preliminary Overall Project Schedule of Phases

Subject to change depending on funding







# New Facility Funding Status

# Background

- Preschool (PK) through 12<sup>th</sup> grade new facility currently costed at \$49.4million
- Margaretta approved for state funding through the OFCC/ELPP program of approximately \$15M of the \$49.4 M project
  - Originally anticipated receiving state funding in approximately 3-4 years
  - Currently, due to the magnitude of other districts successful Bond Issue passage rates, we are anticipating approximately 3 biennial budgets or 8 years before the ELPP money will be available
  - 'Forward Progress' by July 2021 – Believe to be fulfilled
- Nexus original projections of Margaretta's incremental tax revenue, before Nexus had installed the pipeline (2015 Timeframe) of \$29M:

## NEXUS Project Gives Economic Boost to Ohio



**5,325  
JOBS**



**\$565  
MILLION  
IN WAGES**



**\$390  
MILLION  
LOCAL TAX  
REVENUES\***



**\$116  
MILLION  
TO LOCAL  
SCHOOL DISTRICTS\***

\* Estimated Cumulative Tax Revenue of the First Five Years

**\$64,333,759 for ERIE COUNTY**  
 in the first five years of operation

Type	Jurisdiction	Estimated Taxes Year 1	Estimated Taxes Year 2	Estimated Taxes Year 3	Estimated Taxes Year 4	Estimated Taxes Year 5	5-Year Cumulative
School Districts	Edison	\$3,671,426	\$3,548,173	\$3,424,921	\$3,297,934	\$3,174,682	\$17,117,136
	Margaretta	\$6,249,093	\$6,039,306	\$5,829,520	\$5,613,376	\$5,403,590	\$29,134,885



# New Facility Funding Status / Nexus

- Margaretta's Incremental Nexus Pipeline Taxes Update (first 5 years of payments)
  - In the 2015 timeframe Nexus projected a \$29 million tax payment
  - Based on the 2020 and 2021 tax bills, the taxing authorities would project to Margaretta payments of \$42 million
  - Nexus' current tax appeal levels from 2020 (38.5% payment) and 2021 (39.7% payment) would only give Margaretta \$16 million
- Nexus Current first year 2020 tax appeal status – original appeal was filed in December 2019
  - First year tax values locks in the base cost of construction for tax purposes
  - First round of appeal – The certified tax commissioners billed tax valuations were upheld – Nexus lost this round
  - Currently Nexus has appealed (second Round) to the Ohio Board of Tax Appeal (BTA) court
    - Originally, hearing scheduled for May 2021
      - Both parties asked for a hearing extension due to the complexity of the appeal
        - » Extension granted to February 7<sup>th</sup> - 18<sup>th</sup> of 2022
  - Expecting if Nexus is unsuccessful in second round of appeal, they would take it to the Ohio Supreme Court
  - Realistically 2 to 3 years before first year appeal settled
- Nexus taxes are based on Margaretta's voted mills - Importance of passing the tax renewal (no new taxes) in calculating Nexus tax bill

# New Facility Funding Status

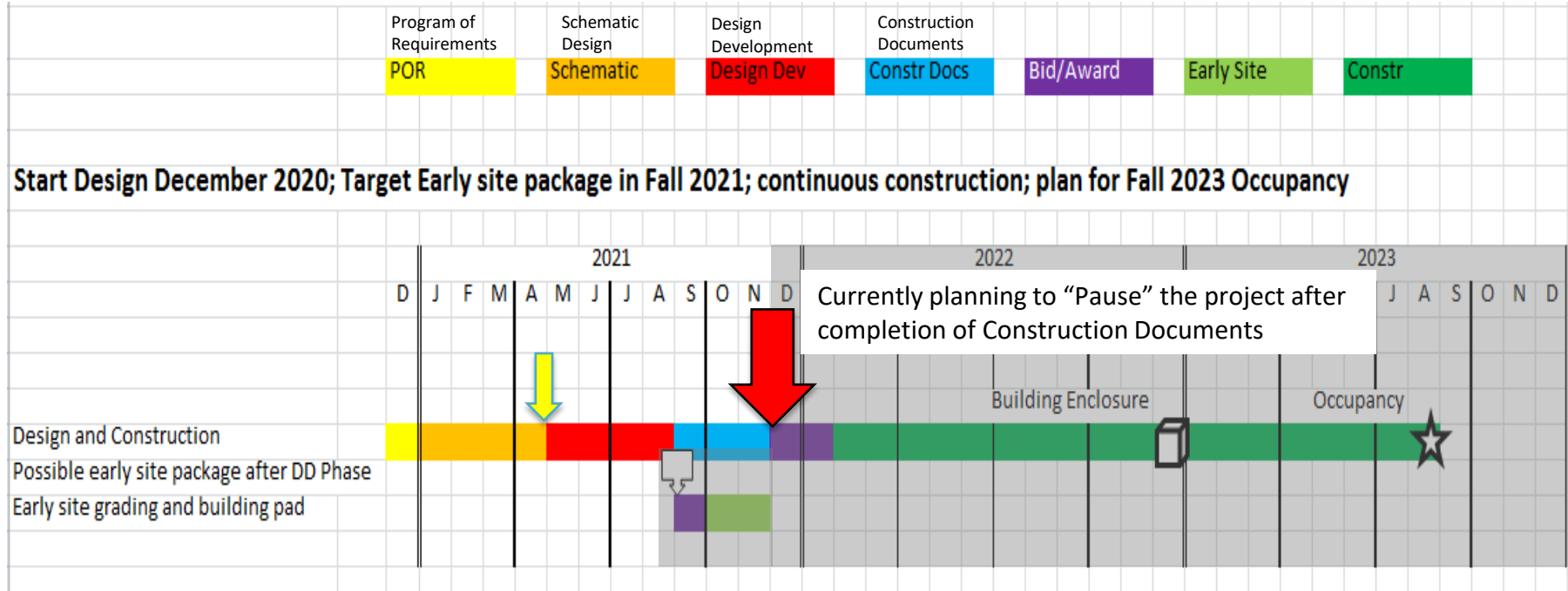
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- New Facility Funding Status:
- Based on delays in funding (~8 years for \$15 million State money and 2-3 years for first year tax settlement with Nexus, Margaretta has two choices
  - Pause the New Facility Project (put it on the shelf) at the end of the construction documents phase and do not begin any earth moving or construction bidding until the outcome of the Nexus first year appeal (2-3 years out)
- - OR -
  - Attempt a 6.00 mil Bond Issue, with the intent to never levy the taxes as a way to keep the project moving forward, without having to pause the project.



# Preliminary Overall Project Schedule of Phases

Subject to change depending on funding



# Thank You for coming!