

Sylvania  
City Schools  
Master  
Facilities  
Plan



web

We will be using Poll Everywhere, to prepare please open the website:  
[Pollev.com/daveserra492](https://Pollev.com/daveserra492)

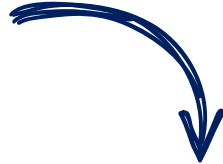
text

You can also respond by text by sending daveserra492 “22333”

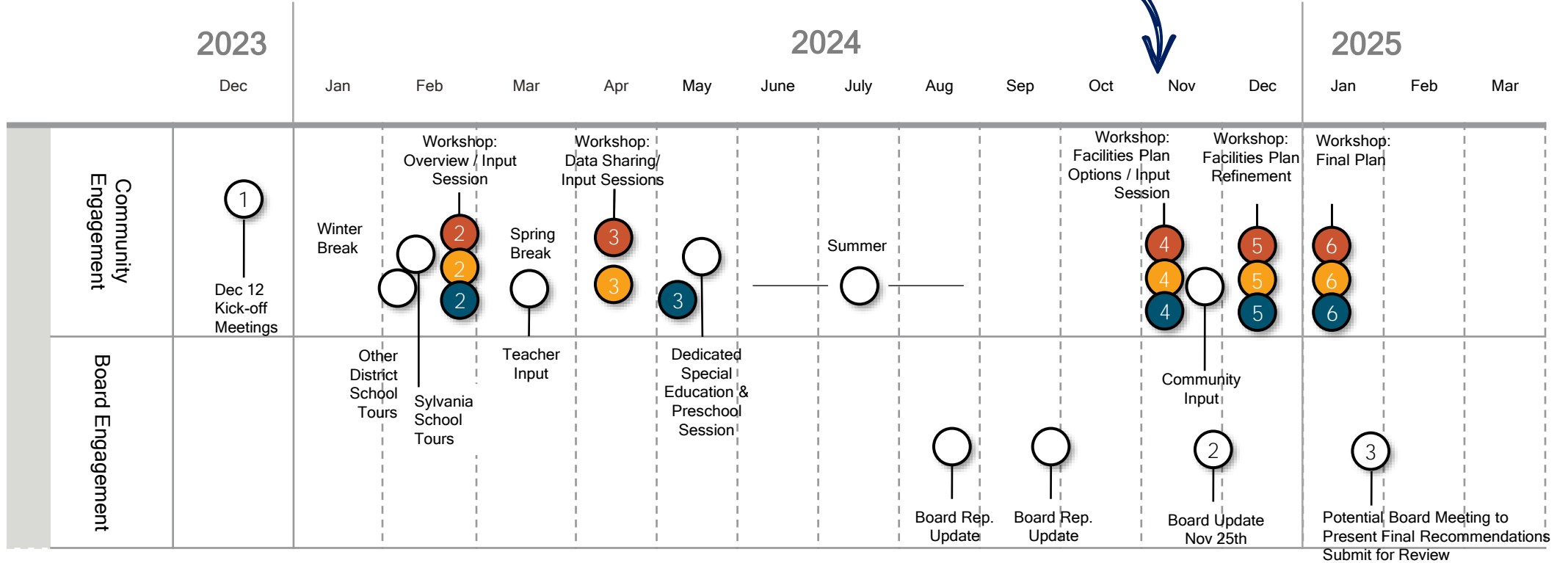
## Agenda

- 1 Process Overview
- 2 Enrollment Projections & Capacity
- 3 Potential Scenarios for Accommodating Growth
- 4 Infrastructure Improvements
- 5 Learning Environments
- 6 Next Steps

We are here



Updated Schedule



- Current & Future Facilities
- Teaching & Learning Environments
- Fiscal Responsibility



## THE COLLABORATIVE

- 3 PTO meetings to date
- Sylvania Schools Parent Organization (SSPO)
- Sylvania Rotary
- Sylvania Chamber Luncheon
- Superintendent's Coffee
- Ribbon Cutting for both Athletic Facilities



THE COLLABORATIVE

2

In-person Meetings

2

On-line Surveys

91

Participants

250

Educator Responses

40

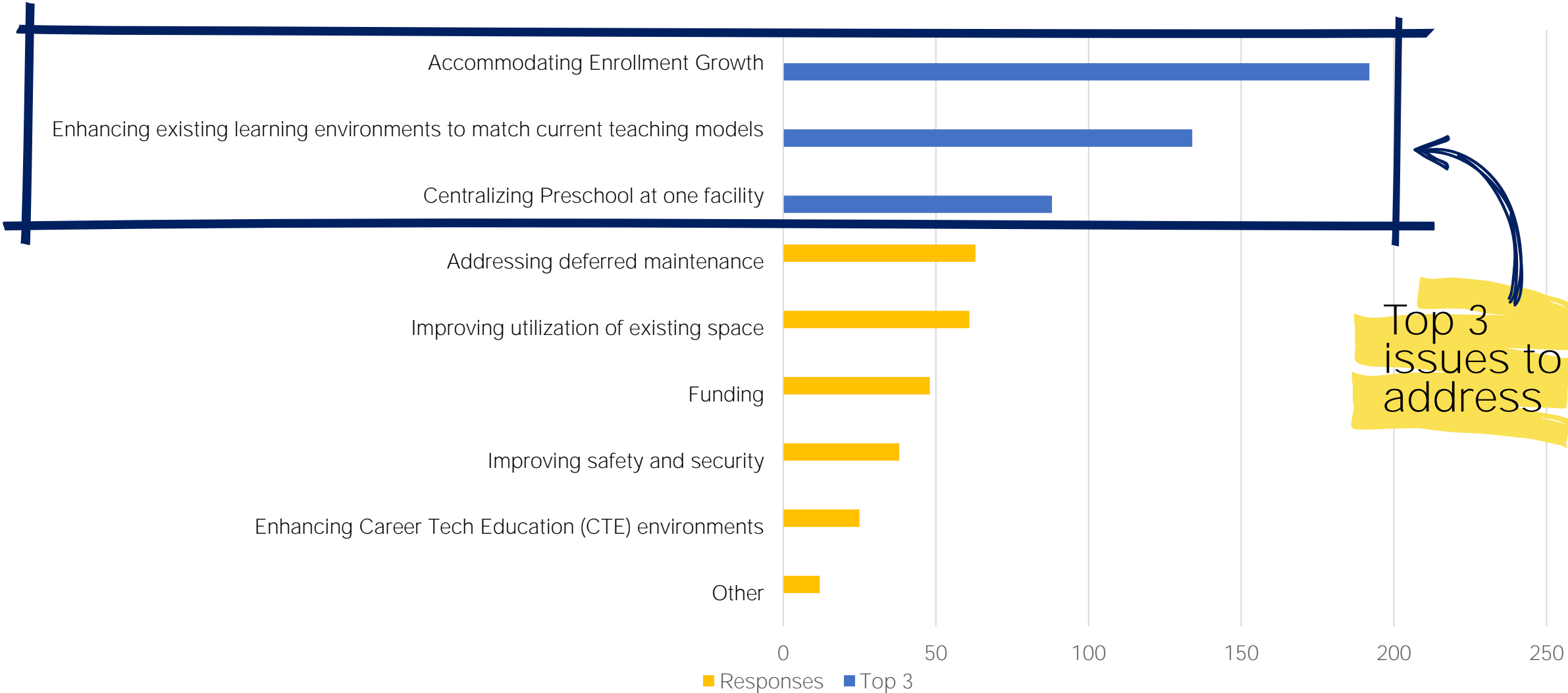
Staff Responses

Teacher / Staff Engagement



What are the top three issues this Master Facilities Planning process should address?

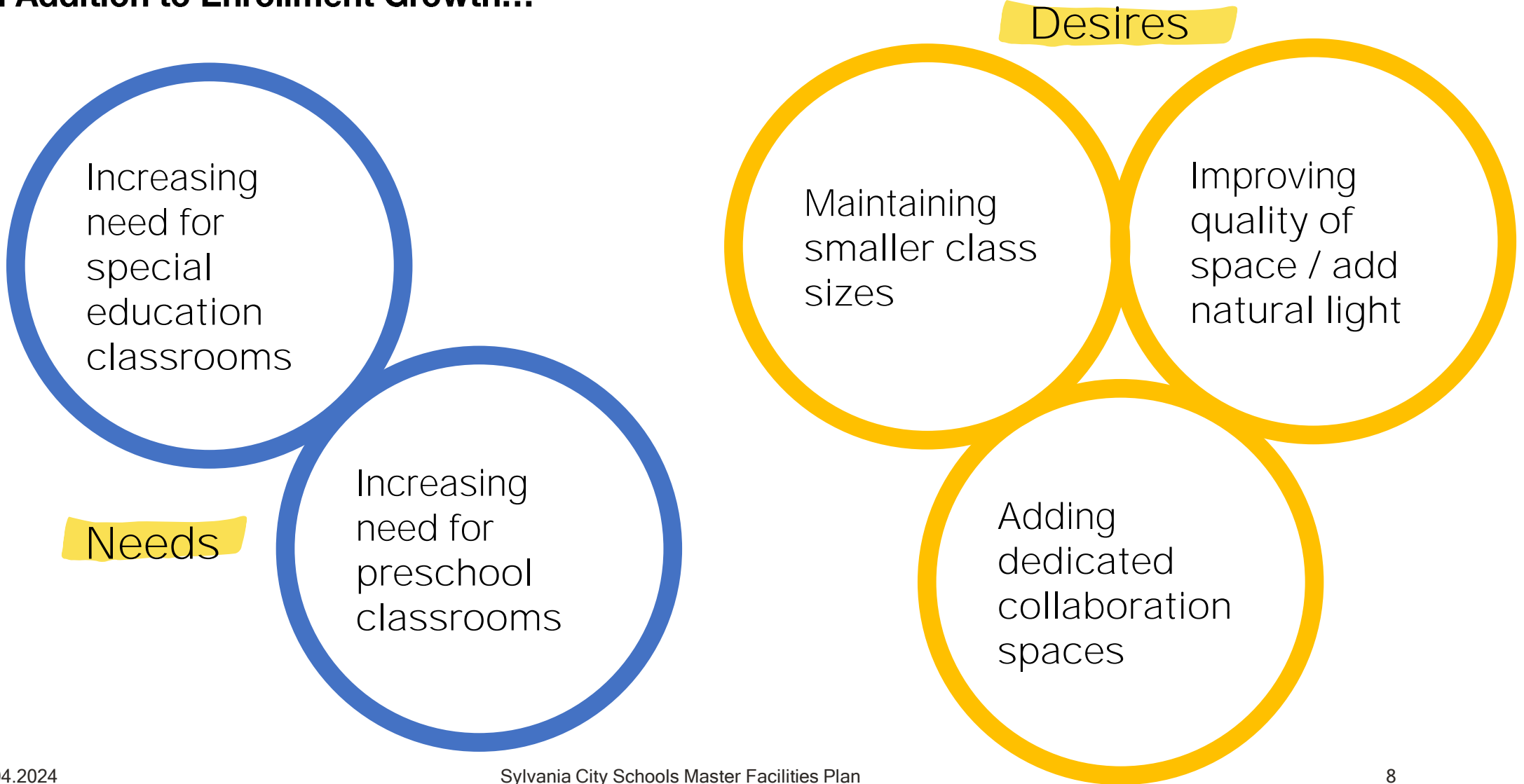
What we heard...



Top 3 issues to address



**In Addition to Enrollment Growth...**



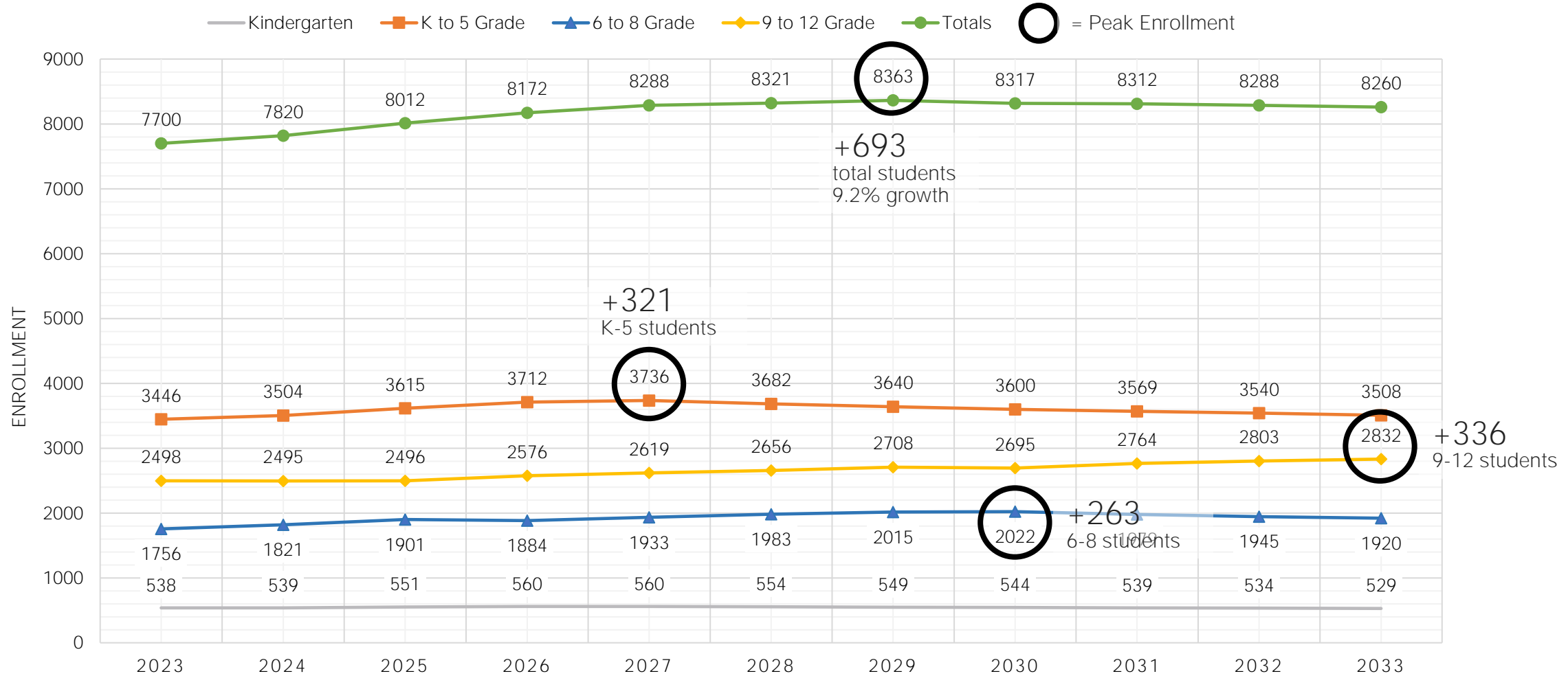


## Agenda

- 1 Process Overview
- 2 Enrollment Projections & Capacity
- 3 Potential Scenarios for Accommodating Growth
- 4 Infrastructure Improvements
- 5 Learning Environments
- 6 Next Steps

### K-12 Enrollment (Moderate Approach)

Enrollment Projections



\* Moderate projection is more suitable for facilities planning purposes

\* Doesn't include Preschool

*Analysis of Enrollment Projections Fall 2024 by Power Schools (March 27, 2024)*



# Typical Classrooms & Class Size



3 Strategies for Class Size

Occupancy per Sylvania City School District Contract (Cont.)

---

K -3 | 25 Students per Classroom  
 4-12 | 29 Students per Classroom

Occupancy per Committee Preference (Pref.)

---

K | 20 Students per Classroom  
 1<sup>st</sup> – 2<sup>nd</sup> | 22 Students per Classroom  
 3<sup>rd</sup> – 5<sup>th</sup> | 24 Students per Classroom  
 6<sup>th</sup> – 12<sup>th</sup> | 29 Students per Classroom

Occupancy per Ohio Facilities Construction Commission (OFCC)

---

K | 20 Students per Classroom  
 1<sup>st</sup> -12<sup>th</sup> | 25 Students per Classroom

Total # Students per Grade by Building



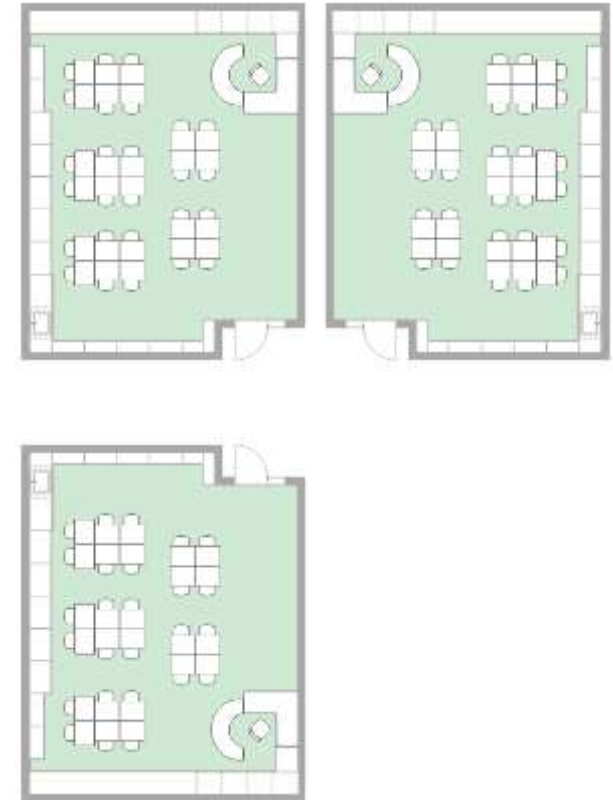
Desired Class Size

25



Number of Classrooms Needed

3



*The smaller the desired class size, the greater the number of classrooms needed...*

3 Strategies for Class Size

Determining Capacity

Occupancy per Sylvania City School District Contract (Cont.)

---

K -3 | 25 Students per Classroom  
 4-12 | 29 Students per Classroom

Occupancy per Committee Preference (Ideal)

---

K | 20 Students per Classroom  
 1<sup>st</sup> – 2<sup>nd</sup> | 22 Students per Classroom  
 3<sup>rd</sup> – 5<sup>th</sup> | 24 Students per Classroom  
 6<sup>th</sup> – 12<sup>th</sup> | 29 Students per Classroom

Occupancy per Ohio Facilities Construction Commission (OFCC)

---

K | 20 Students per Classroom  
 1<sup>st</sup> -12<sup>th</sup> | 25 Students per Classroom

Total # Students per Grade by Building



Desired Class Size

20



÷

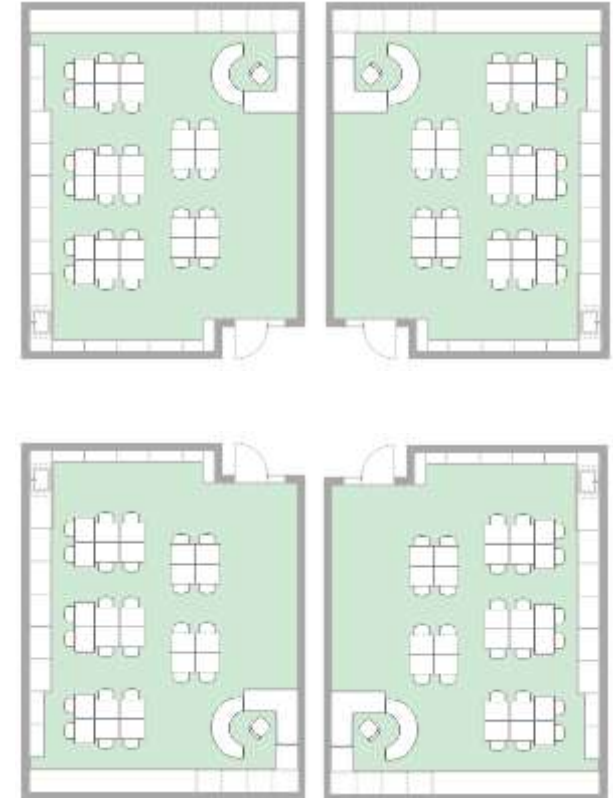


=



Number of Classrooms Needed

4





# What class size threshold would you suggest we use?

For the purpose of next steps and future planning related to costs AND recognizing smaller class size increases the demand for more classrooms.

---

## **A.** Occupancy per Sylvania City School District Contract

- K-3rd grade = 25 students/class

## **B. Occupancy per Committee Preference**

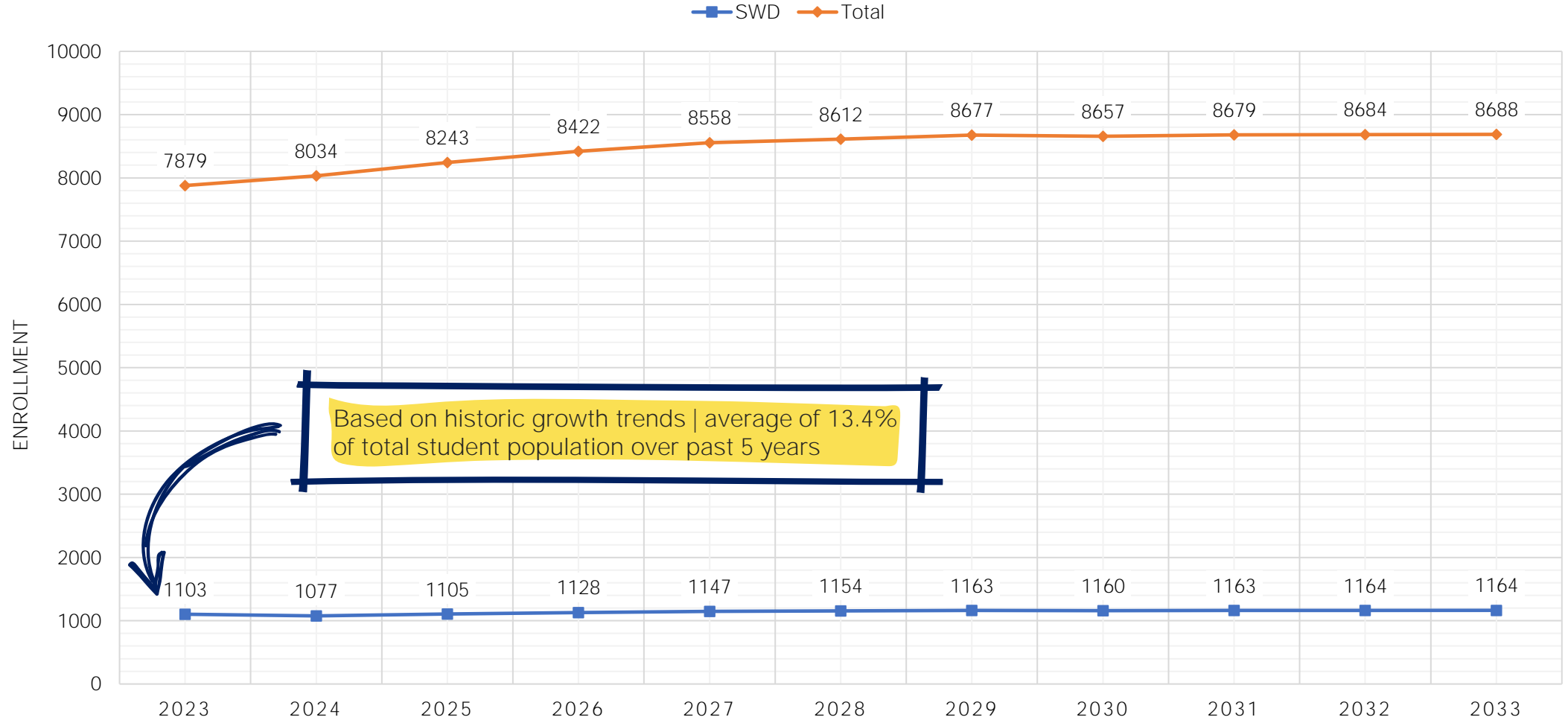
- Kindergarten = 20 students/class
- 1<sup>st</sup> – 2<sup>nd</sup> grade = 22 students/class
- 3<sup>rd</sup> grade = 24 students/class

# Special Education Classrooms



### Students with Disabilities (SWD) Enrollment Trend

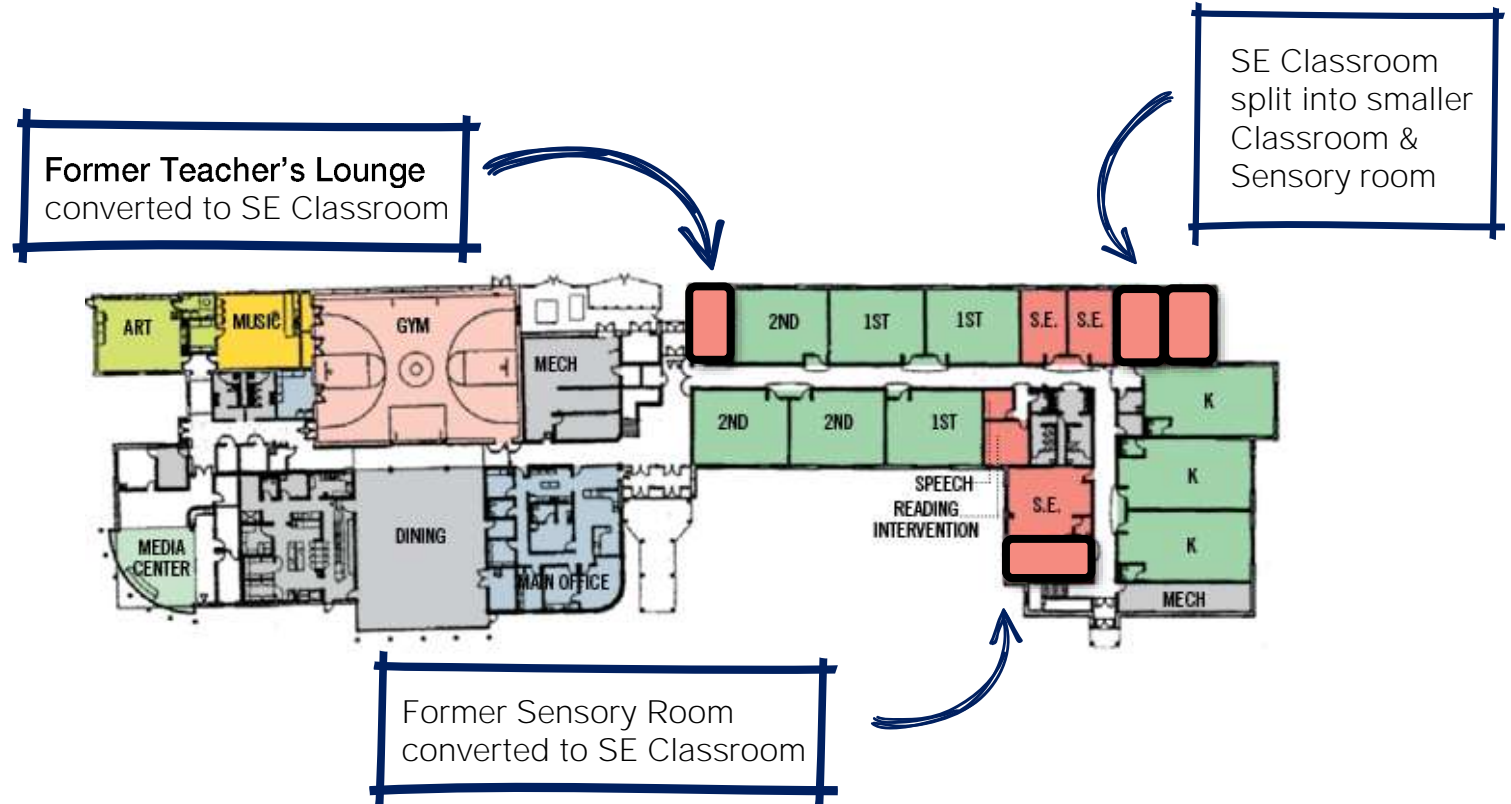
SWD Enrollment Trends



Based on historic growth trends | average of 13.4% of total student population over past 5 years

SWD Enrollment Trend extrapolated based on historic SWD 5-year annual avg. (13.4%) applied to Analysis of Enrollment Projections Fall 2024 by Power Schools (March 27, 2024)

- Spaces across the district have been repurposed to accommodate growing SE classroom needs
- Converting spaces like library's, teacher's lounges and conference rooms into less than ideal learning environments
- 7 additional spaces were converted this fall alone
- Whiteford, Maplewood, Hill View and others



Hill View Example



*...less than ideal learning environments*

Intervention Spaces



VS.







# Preschool Classrooms / Early Learning Center

## THE COLLABORATIVE

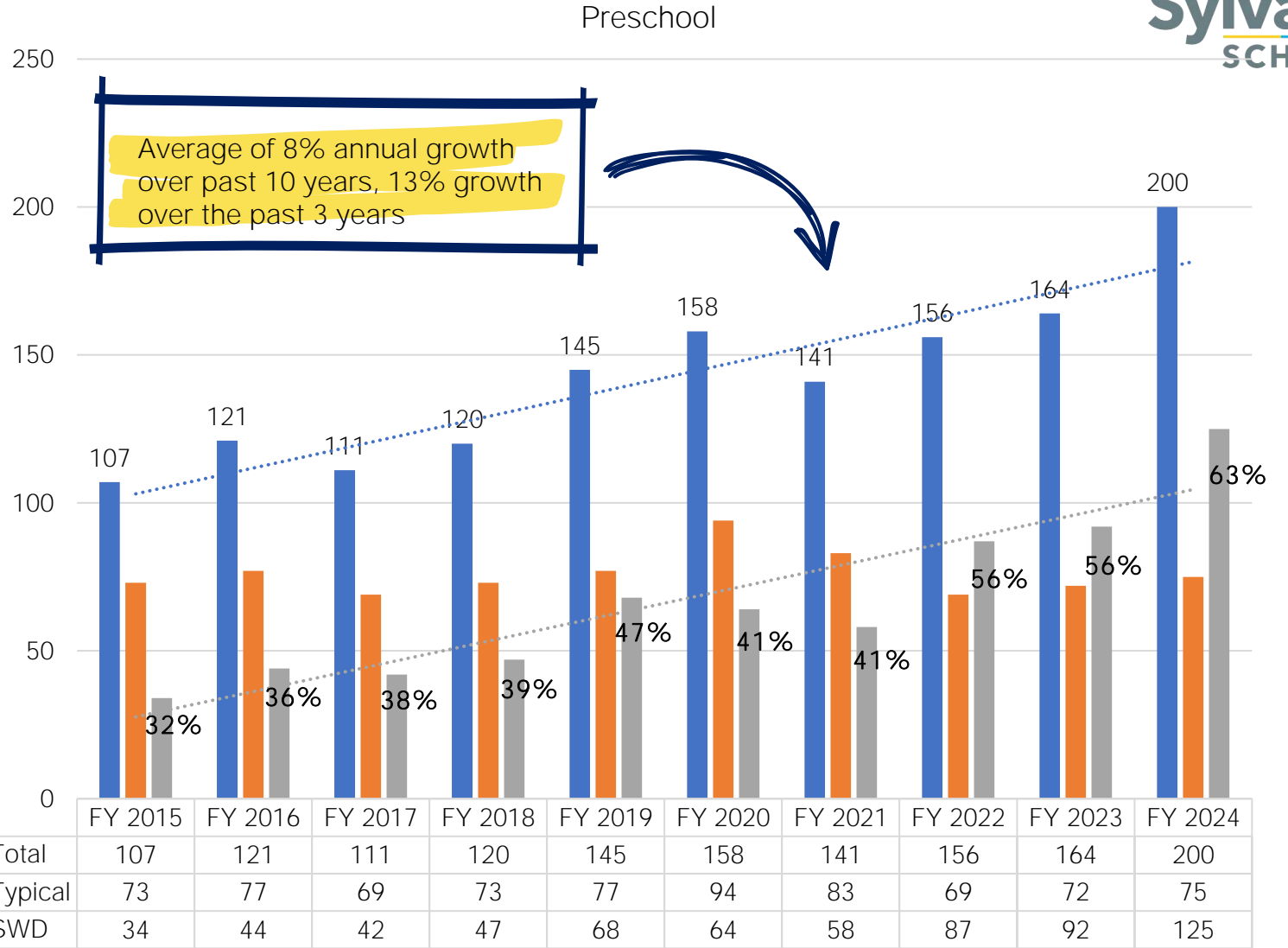
### Early Learning Center

- This is a peer model, preschool program for three- to five-year-old children with disabilities who receive special education services
- There is a tuition fee for Peer students, but none for students receiving special education services
- “Universal Pre-K” also known as “preschool access for all,” ensures any family who wants to enroll their preschool-aged child in a publicly-funded, pre-kindergarten care an education program has the opportunity to make that choice



Preschool Enrollment Trend

- Our district's preschool population has been steadily growing, with an increased enrollment of students with disabilities by 208% since the 2012-13 school year.
- Driven by number of 3–5-year-olds who have been identified through IDEA part B as preschool child with disability

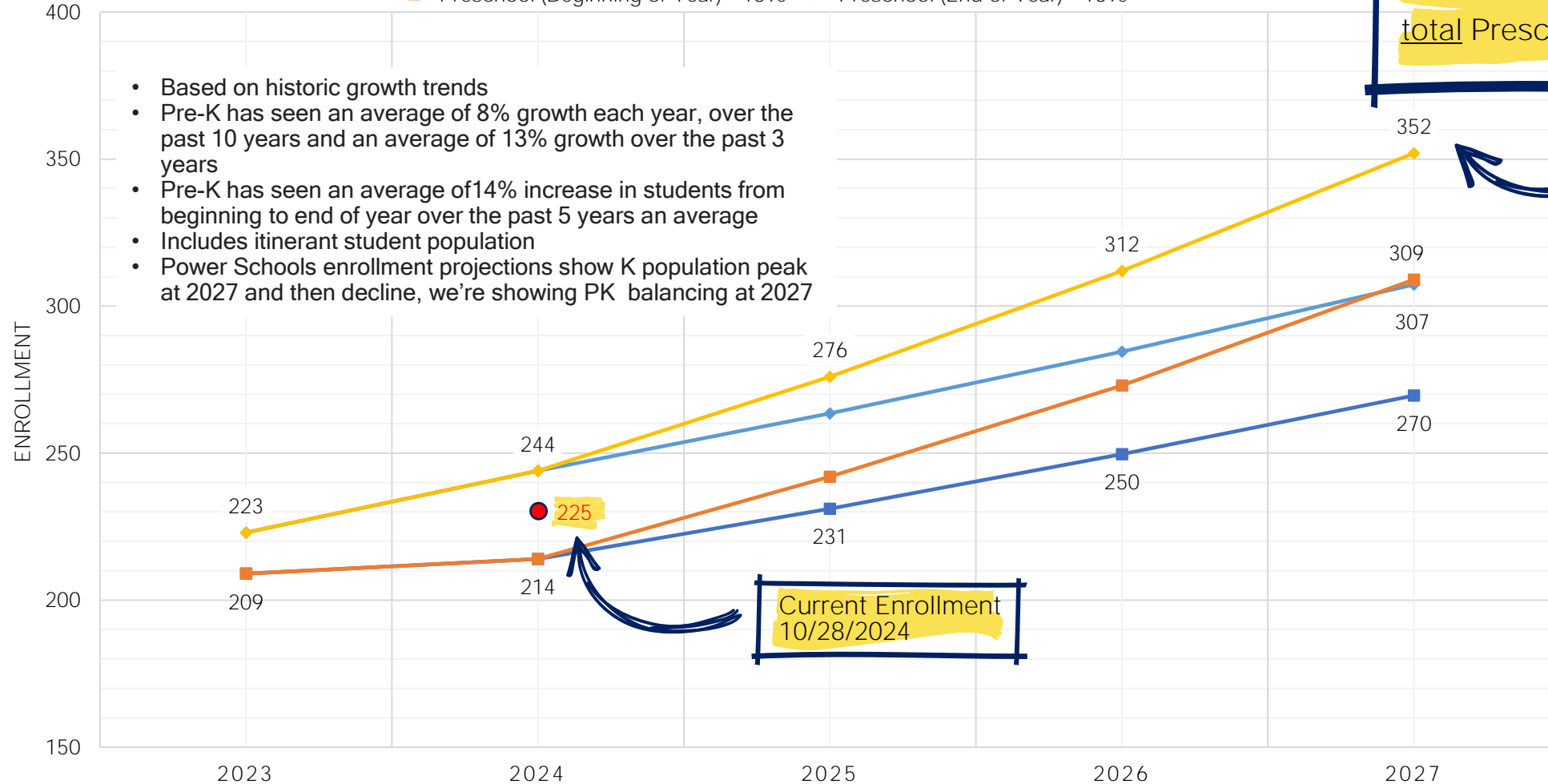


Data Source for FY13-23 is the ODE Report Portal Enrollment Report based on End of Year data. FY24 is pulled as of 1/22/23 from Power school



### Preschool Enrollment Trend

■ Preschool (Beginning of Year) - 8%    ◆ Preschool (End of Year) - 8%  
■ Preschool (Beginning of Year) - 13%    ◆ Preschool (End of Year) - 13%



- Based on historic growth trends
- Pre-K has seen an average of 8% growth each year, over the past 10 years and an average of 13% growth over the past 3 years
- Pre-K has seen an average of 14% increase in students from beginning to end of year over the past 5 years an average
- Includes itinerant student population
- Power Schools enrollment projections show K population peak at 2027 and then decline, we're showing PK balancing at 2027

Potential need for 12 -13 total Preschool classrooms

Current Enrollment 10/28/2024

Potential Preschool Enrollment

Potential Preschool Classroom Need (2027)

THE COLLABORATIVE



	Building	# of Classrooms 24/25	# of Sections	Class Size	2024 Capacity	Potential 2027 Enrollment	Potential 2027 Need	Delta
Preschool	Highland (Gen. Ed.)	1	2	16	32			
	Highland (IEP)	1	2	8	16			
	Maplewood (Gen. Ed)	3	6	16	96			
	Maplewood (IEP)	1	1	12	12			
	Northview	1	1	16	16*			
	Whiteford	2	4	16	64			
	Total	9	14		236	307 - 352	12-13	(4)

Potential need for 4 additional Preschool classrooms



Highland  
2 Classrooms



Maplewood  
4 Classrooms



Whiteford  
2 Classrooms



Northview  
1 Classroom / Career Tech Lab



THE COLLABORATIVE

A large percentage of demand is growing need for special education classrooms and preschool

Potential Overall Needs by Building Peak Enrollment

Overall District	Available	Potential Peak Classroom Demand (# of classrooms)			Potential Delta ( # of classrooms needed)		
		Occupancy per Contract	Occupancy per OFCC Standards	Occupancy per Committee Preference	Occupancy per Contract	Occupancy per OFCC Standards	Occupancy per Committee Preference
Elementary (Preschool-5)	212	214	226	238			
District Remain the Same					-16	-22	-33
District Reorganized					-6	-18	-30
Junior High (6-8)	111	111	119	111			
District Remain the Same					-5	-11	-5
District Reorganized					-	-8	-
High School (9-12)	158	140	154	140			
District Remain the Same					-	-7	-
District Reorganized					-	-	-

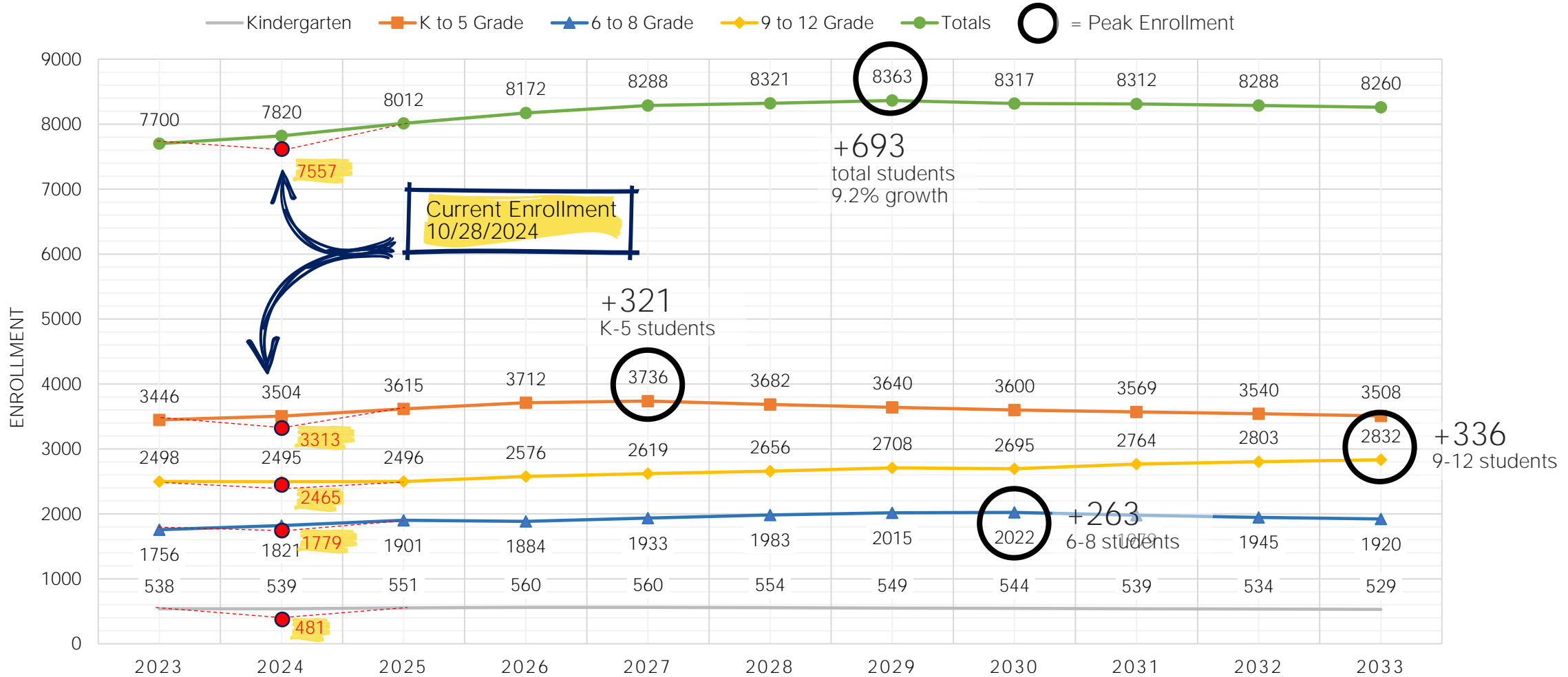
±9 Additional SE & ±4 Preschool Classrooms Needed

±11 Additional SE Classrooms Needed

±11 Additional SE Classrooms Needed

Based on Analysis of Enrollment Projections (Moderate) Fall 2024 by Power Schools (March 27, 2024)

### K-12 Enrollment (Moderate Approach)



\* Moderate projection is more suitable for facilities planning purposes

\* Doesn't include Preschool

*Analysis of Enrollment Projections Fall 2024 by Power Schools (March 27, 2024)*

# What's Changed...

$$\int f'(x)dx = f(x) + AI$$



Not a matter of **IF**, but **WHEN...**

- Remain proactive with our process and planning
  - Use time as a resource continue to monitor enrollment weekly
  - Enrollment based on real numbers...
- Preschool and serving SWD remains a need
- Improve upon current learning environments remains a priority

What other data would you like us to consider?

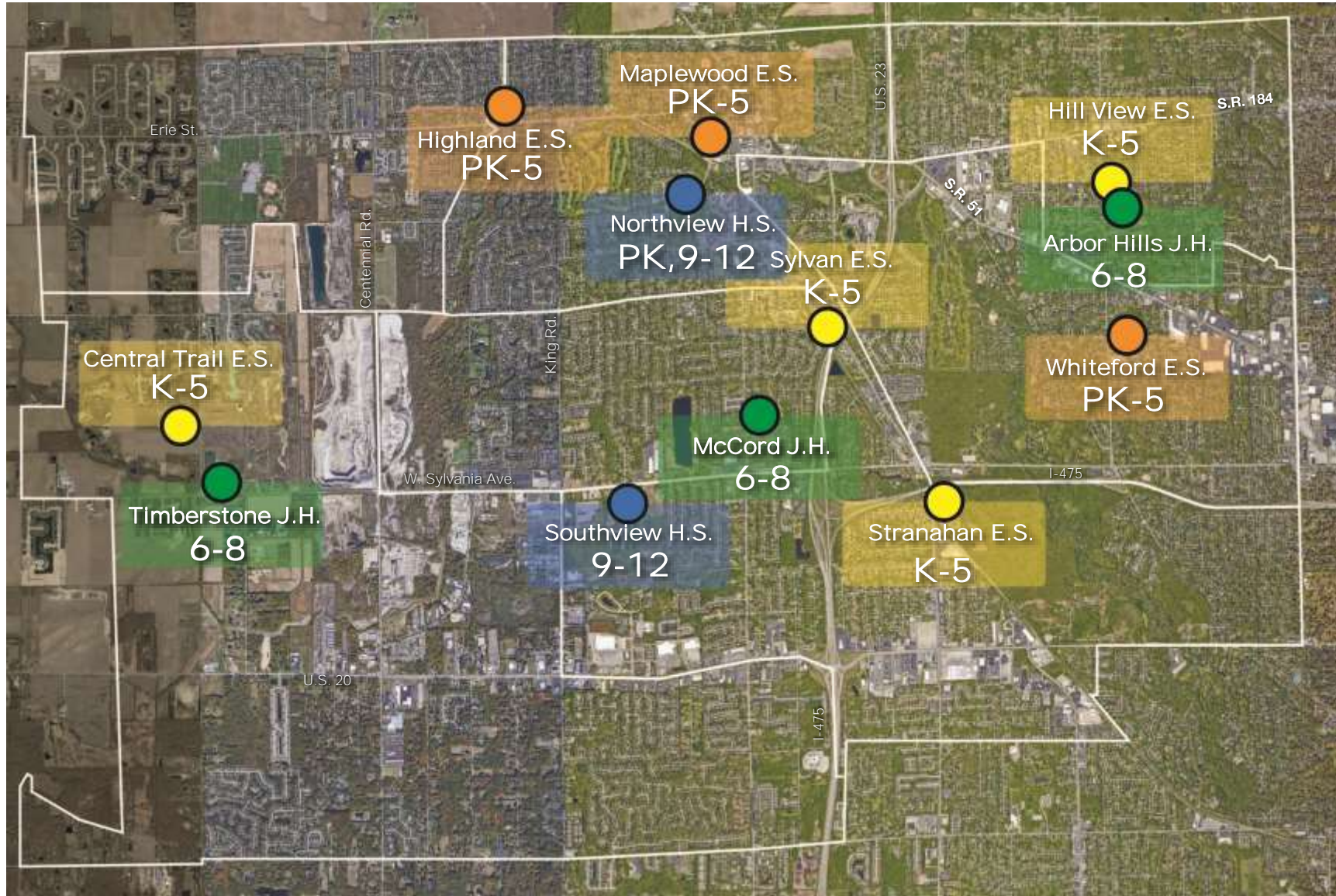




## Agenda

- 1 Process Overview
- 2 Enrollment Projections & Capacity
- 3 Potential Scenarios for Accommodating Growth
- 4 Infrastructure Improvements
- 5 Learning Environments
- 6 Next Steps

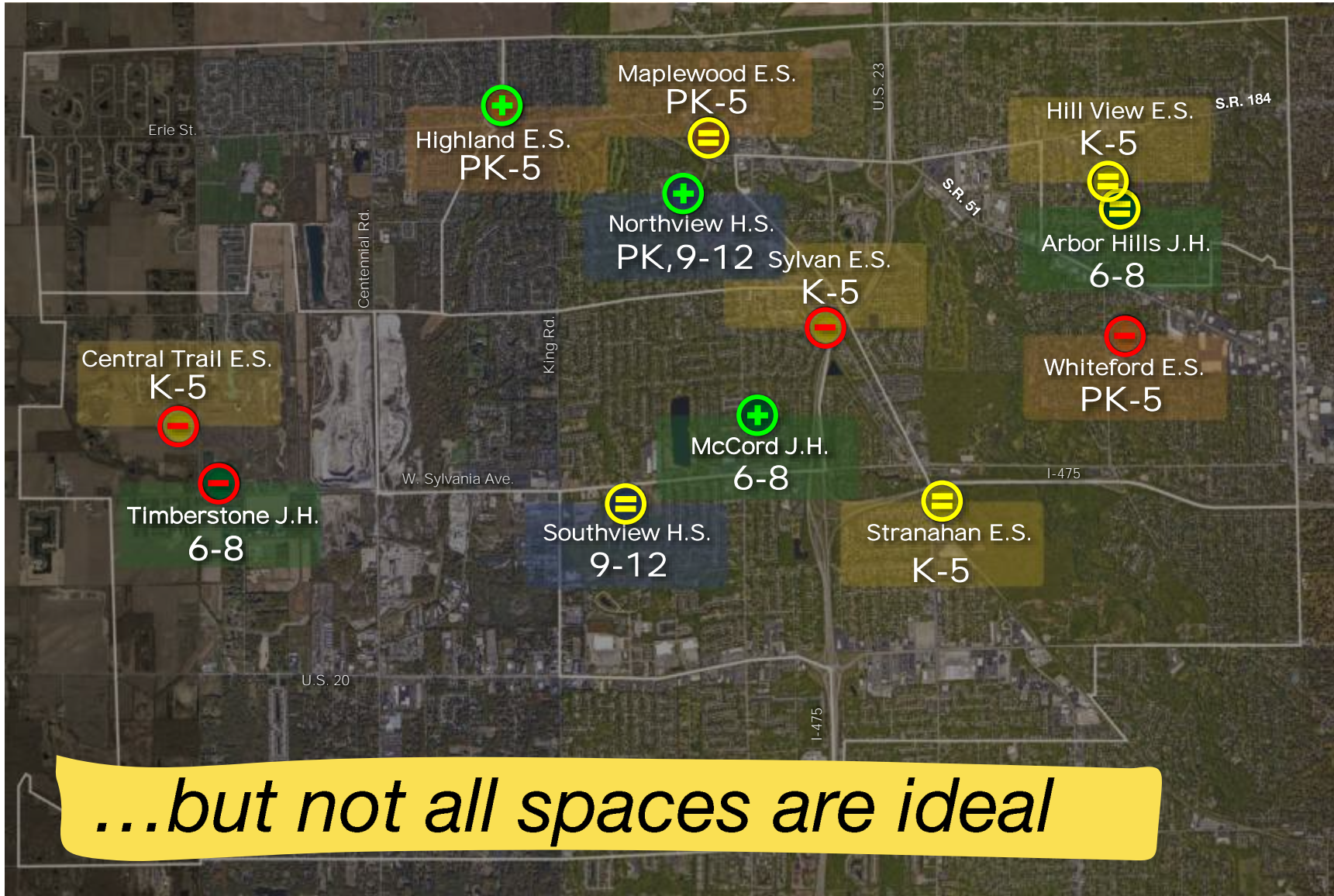
Existing District Map



- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- PK-5<sup>th</sup> Grade



Projected District Growth



- Projected Over Capacity
  - Central Trail Elementary
  - Sylvan Elementary
  - Timberstone Junior High
  - Whiteford Elementary
- = Projected At Capacity
  - Hill View Elementary
  - Maplewood Elementary
  - Stranahan Elementary
  - Arbor Hills Junior High
  - Southview High School
- + Projected Under Capacity
  - Highland Elementary
  - McCord Junior High
  - Northview High School

*...but not all spaces are ideal*

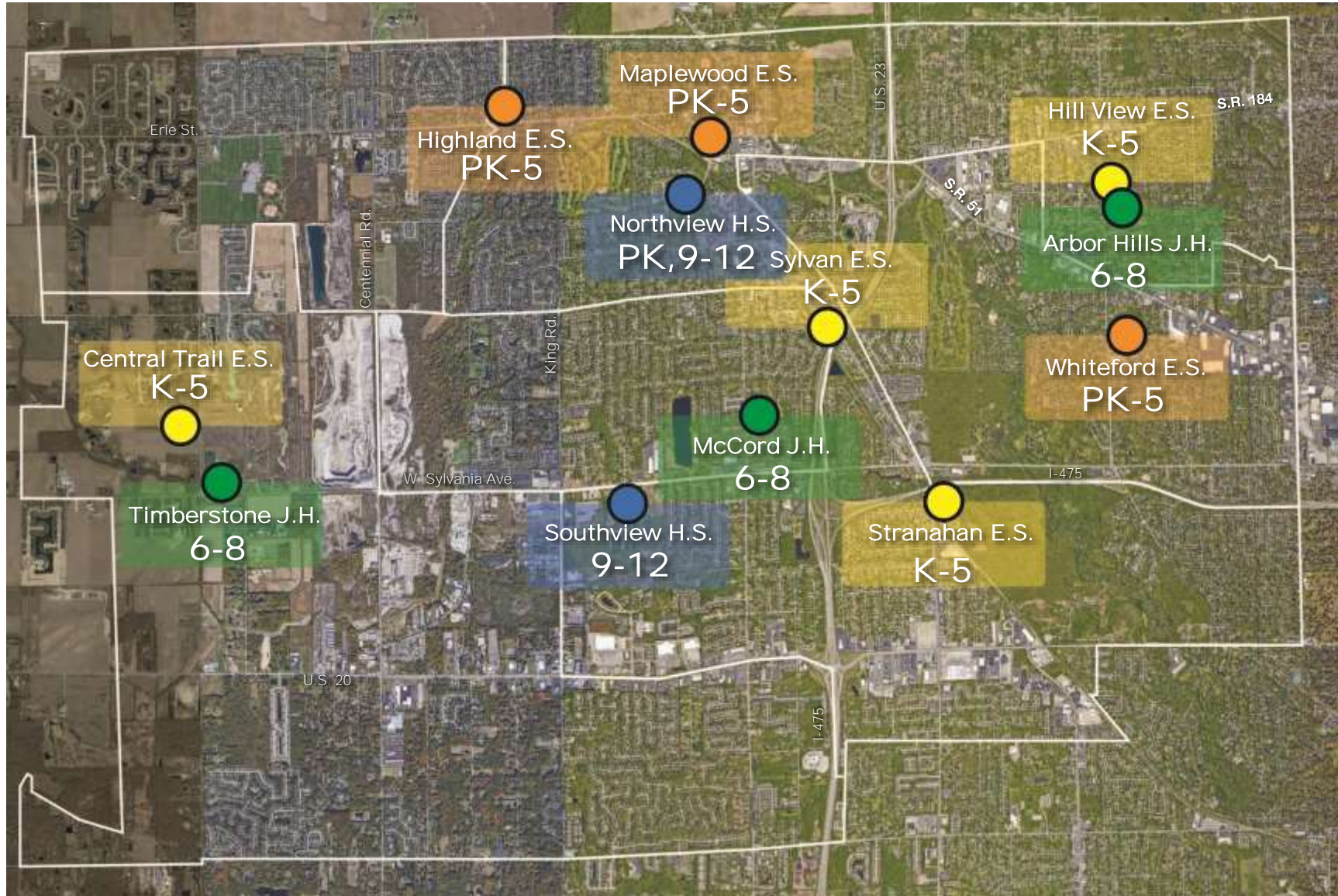
Scenario	Objective
1	One Early Learning Center & Districts Remain the Same
2	One Early Learning Center & District Reorganization
3	Decentralized Preschool & District Reorganization
4	Redo Grade Banding
5	One High School

*\*Need based on Occupancy per Ohio Facilities Construction Commission (OFCC) - K | 20 Students per Classroom, 1-12 | 25 Students per Classroom*



Existing District Map

THE COLLABORATIVE



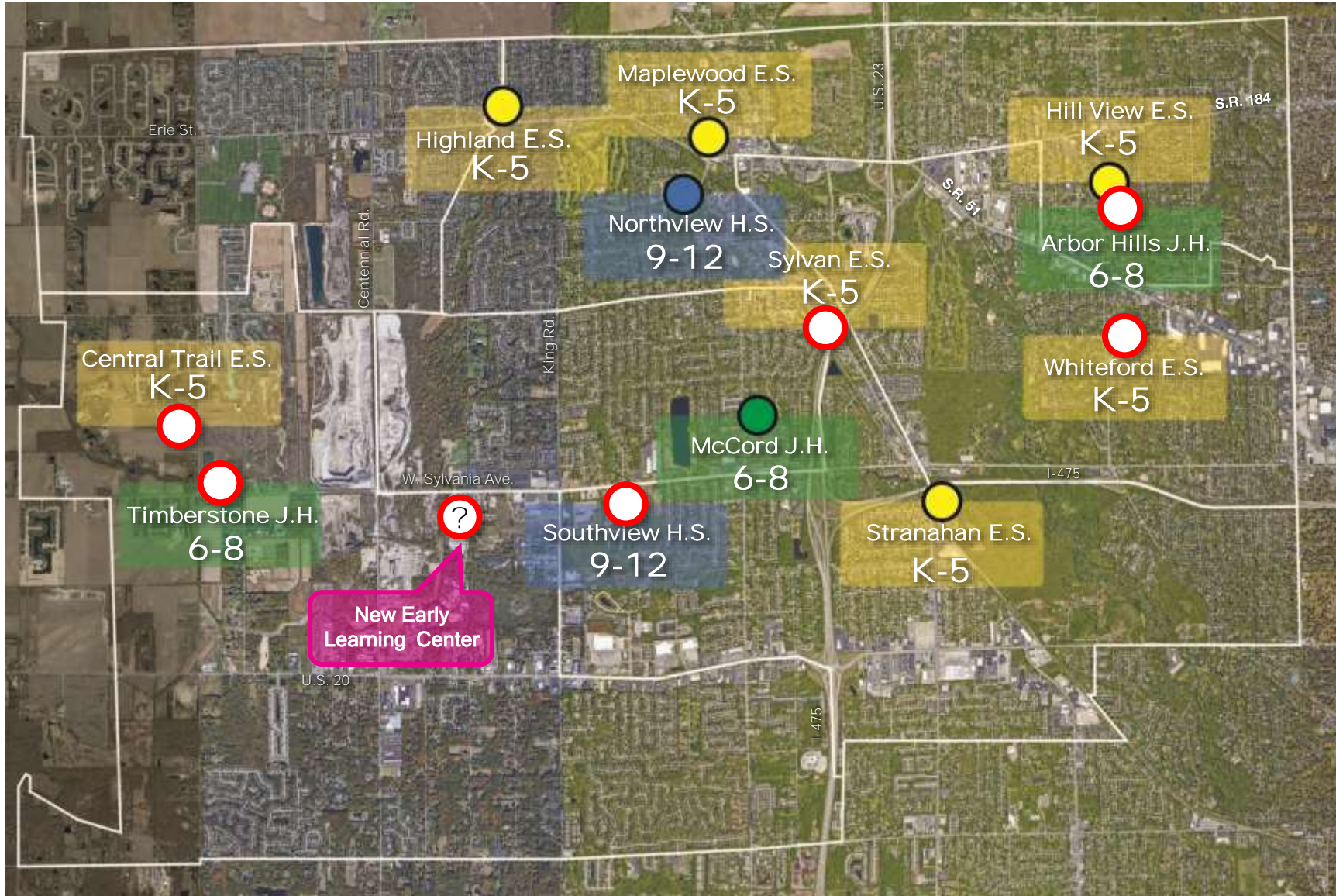
- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- PK-5<sup>th</sup> Grade

Scenario 1 | One Early Learning Center & Districts Remain the Same (Peak)



THE COLLABORATIVE

Scenario 1 | One Early Learning Center & Districts Remain the Same (Peak)



Preschool (PK)

- New Early Learning Center – purchase existing facility, convert existing building, or new construction (location TBD)

Elementary (K-5)

- Remove Preschool from all facilities, 8 classrooms become available for other space needs
- Additional classrooms needed at Central Trail, Sylvan and Whiteford

Junior High (6-8)

- Space needs at Timberstone and Arbor Hills

High School (9-12)

- Space needs at Southview

- Additional Space Needs (6)
- 9th-12th Grade
- 6th-8th Grade
- K-5th Grade
- Early Learning Center

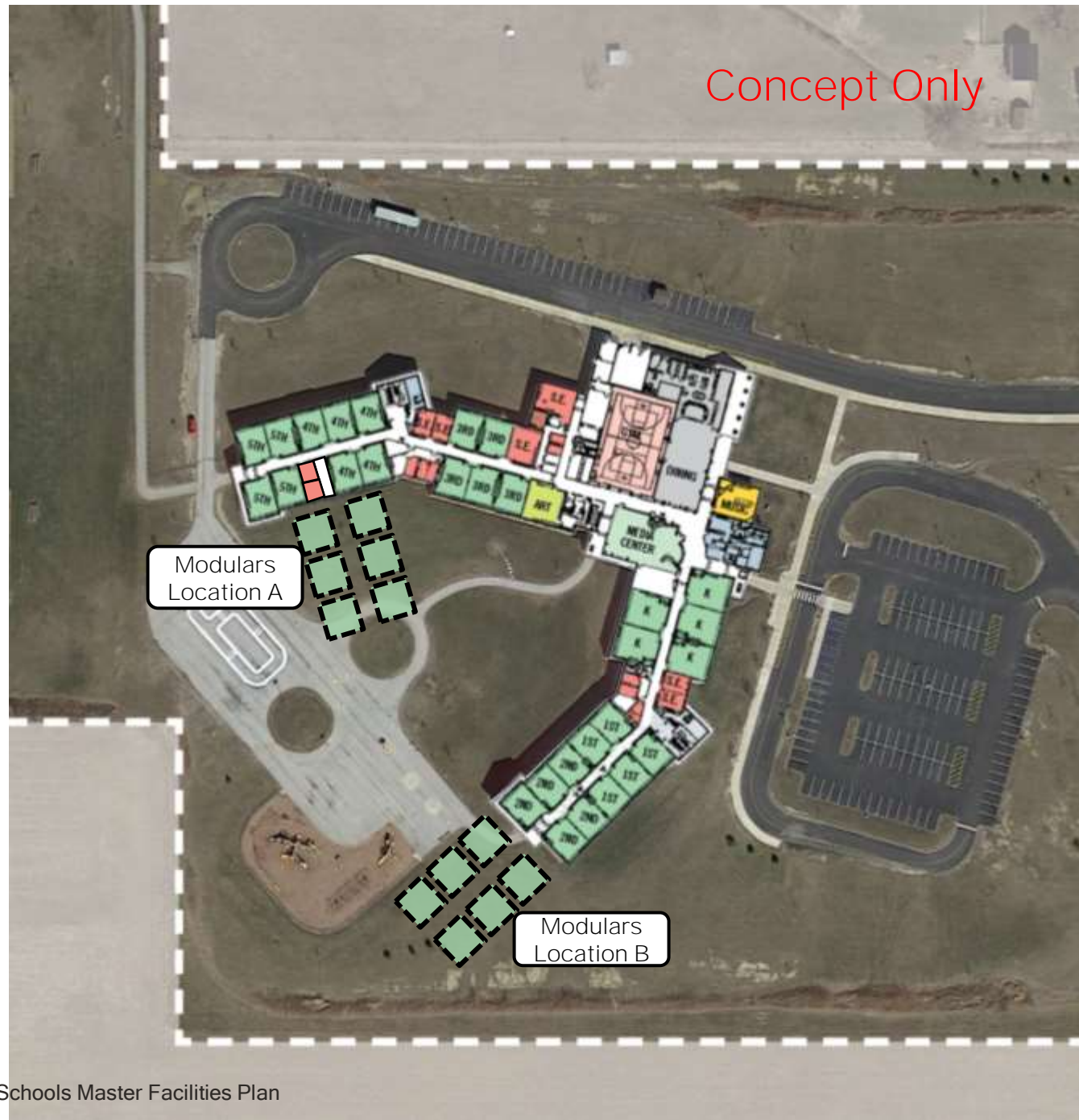


THE COLLABORATIVE

Central Trail Elementary - Modulars

- Potential locations for portable classrooms at Central Trail
- Need 5-6 Typical Classrooms and potentially SE Classrooms
- Convert typical classrooms for SE and add relocate typical classrooms to portables

	Existing	Potential Peak Need	Delta
Typical Classroom	30	38	(8)
SE Classroom (MM/MI)	5 / 3	6 / 6	(4)

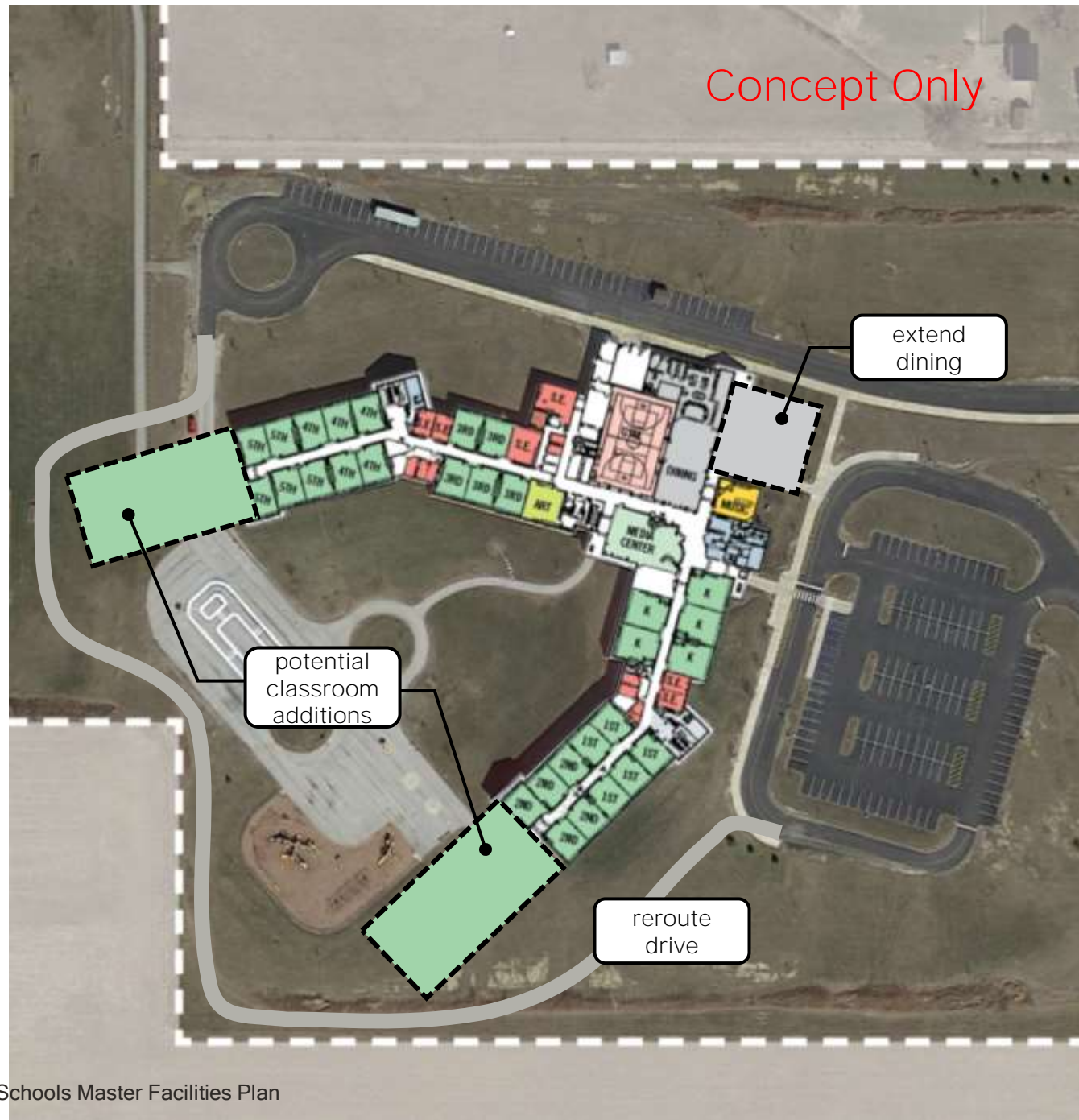


THE COLLABORATIVE

Central Trail Elementary - Additions

- Need for 8-9 Typical Classrooms
- Need for additional dedicated Special Education classrooms (4)
- Need for additional intervention / collaboration spaces
  - Add a Sensory Room to replace one that was lost
- Potential for additional restrooms
- Increased dining
- Reroute drive around potential addition

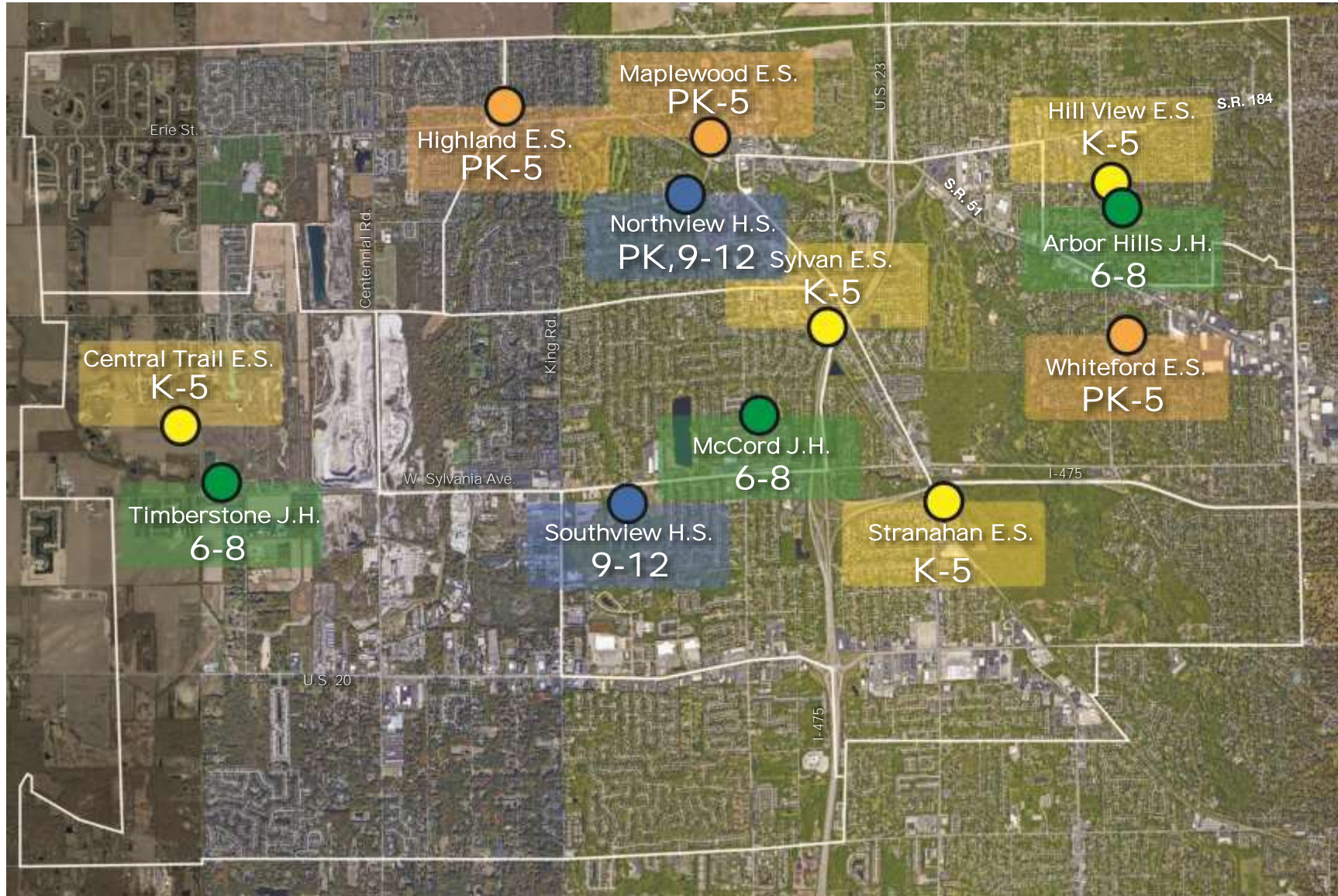
	Existing	Potential Peak Need	Delta
Typical Classroom	30	38	(8)
SE Classroom (MM/MI)	5 / 3	6 / 6	(4)





Existing District Map

THE COLLABORATIVE

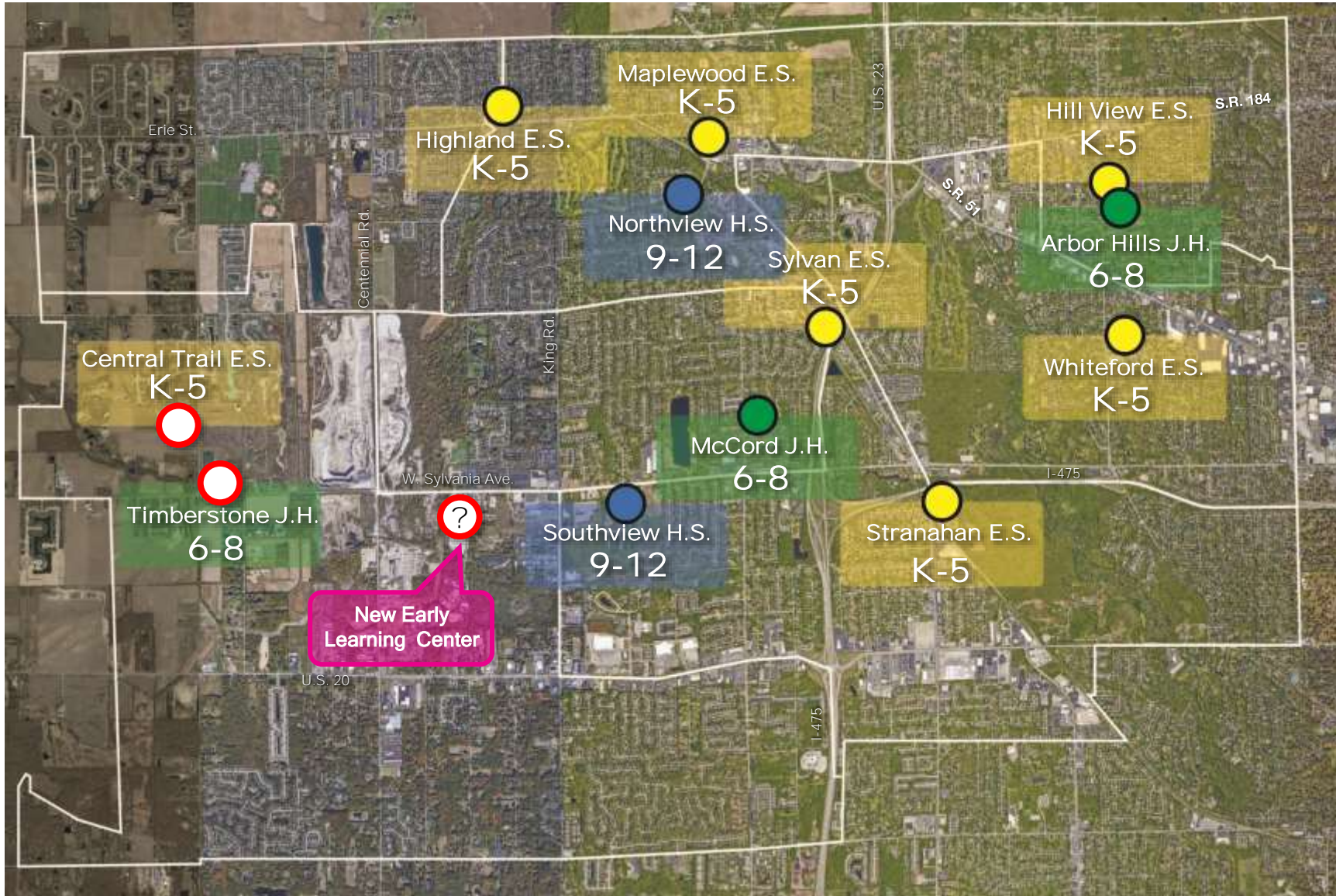


- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- PK-5<sup>th</sup> Grade

Scenario 2 | One Early Learning Center & Districts Reorganized (Peak)



Scenario 2 | One Early Learning Center & Districts Reorganized (Peak)



Preschool (PK)

- New Early Learning Center – purchase existing facility, convert existing building, or new construction (location TBD)

Elementary (K-5)

- Remove Preschool from all facilities, 8 classrooms become available for other space needs
- Surplus classrooms at Maplewood, Highland, Hill View for Sylvan and Whiteford space needs to be met
- Central Trail may still require an addition

Junior High (6-8)

- McCord could absorb students from Arbor Hills or Timberstone
- Timberstone needs portables or additions

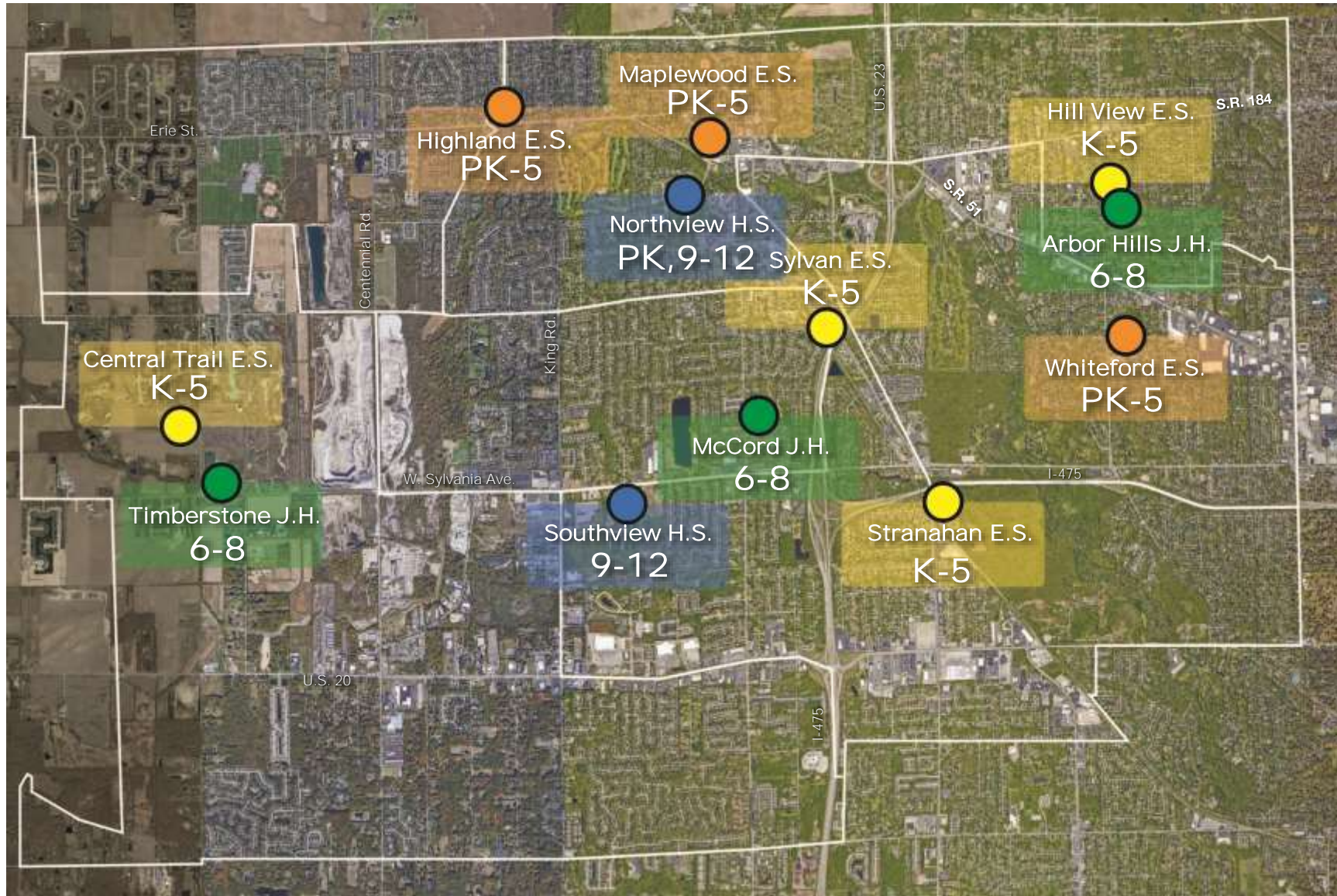
High School (9-12)

- Northview has potential to absorb students from Southview

- Additional Space Needs (3)
- 9th-12th Grade
- 6th-8th Grade
- K-5th Grade
- Early Learning Center



Existing District Map

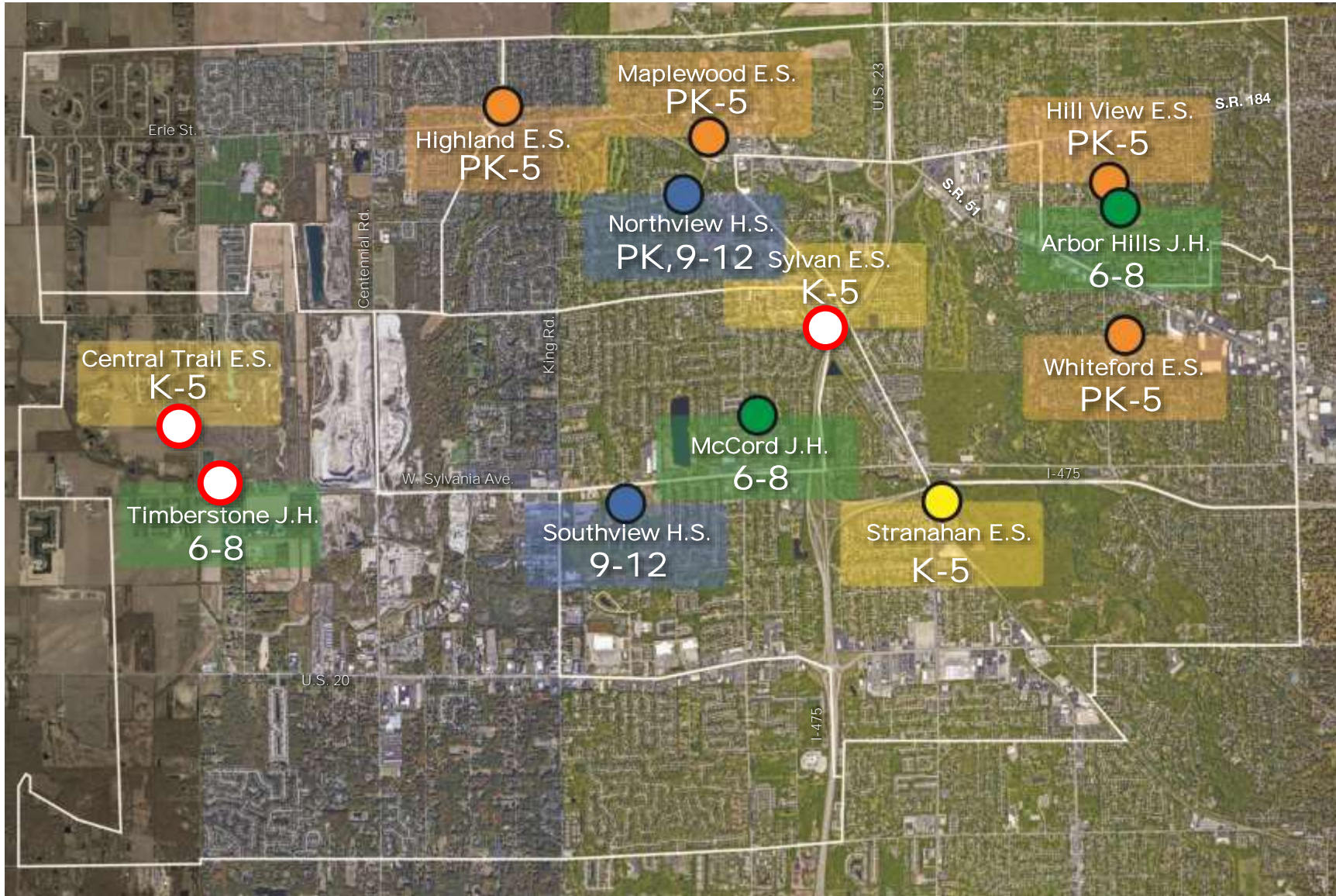


- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- PK-5<sup>th</sup> Grade

Scenario 3 | De-centralized Preschool & Districts Reorganized (Peak)



Scenario 3 | De-centralized Preschool & Districts Reorganized (Peak)



Elementary (PK-5)

- Preschool needs distributed across district
- Preschool added to Hill View, becomes a PK-5 facility
- Central Trail and Sylvan need portables or additions

Junior High (6-8)

- McCord could absorb classroom needs from Arbor Hills and/or Timberstone
- Timberstone needs portables or additions

High School (9-12)

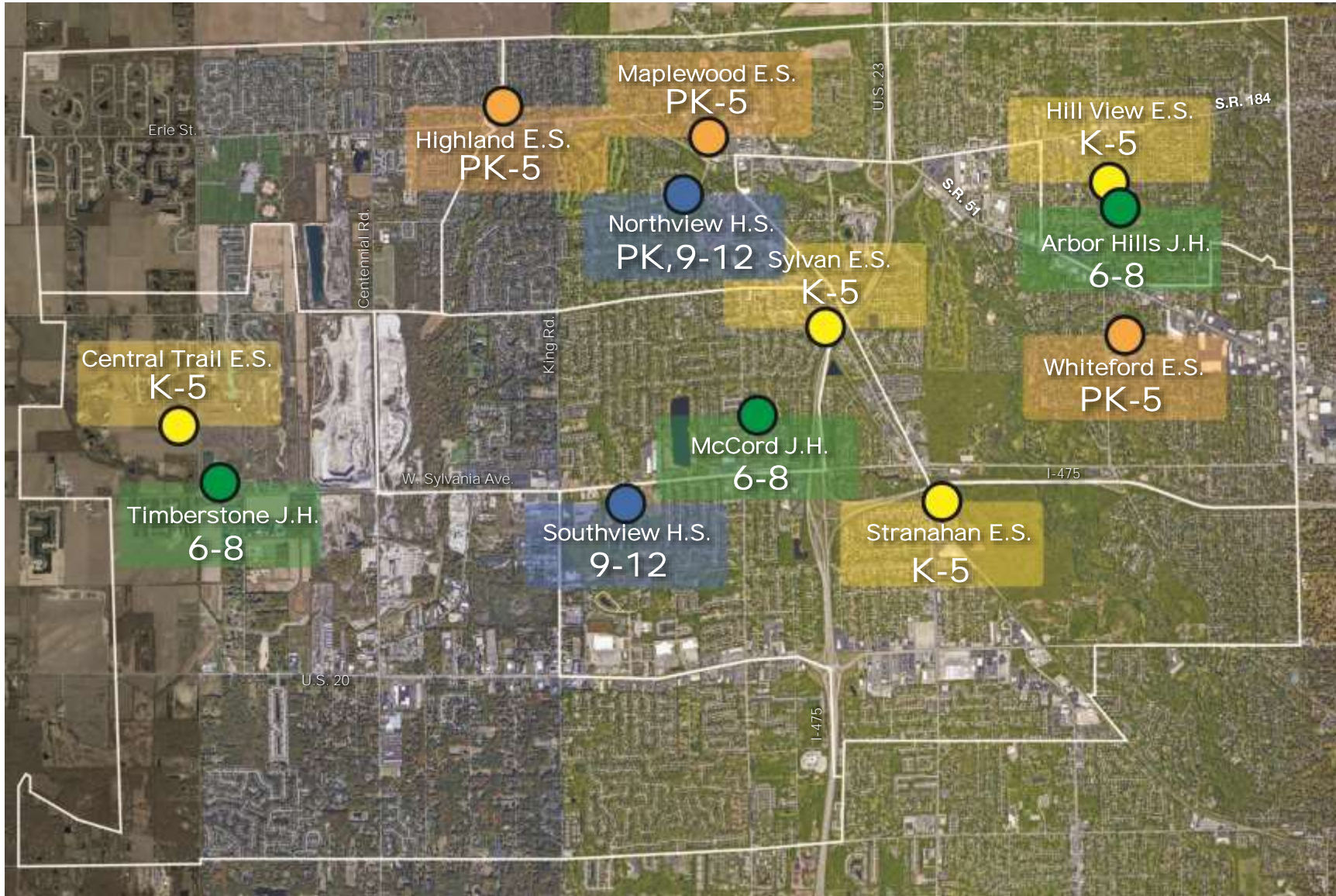
- Northview has potential to absorb students from Southview

- Additional Space Needs (3)
- 9th-12th Grade
- 6th-8th Grade
- K-5th Grade
- PK-5th Grade



Scenario 4 | Redo Grade Banding

Existing District Map



- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- PK-5<sup>th</sup> Grade



Scenario 4 | Redo Grade Banding



Elementary (PK-4)

- Preschool added to buildings OR placed moved to new location (creates more surplus space)
- Remove 5<sup>th</sup> Grade from all Elementaries
- Surplus at 5 elementaries - potential to relocate Central Trail and Sylvan need

New Intermediate (5-6)

- Build addition on McCord and relocate districtwide 5<sup>th</sup>-6<sup>th</sup> grades

Junior High (7-8)

- Remove 6<sup>th</sup> Grade from Timberstone & Arbor Hills
- McCord 7-8 gets relocated to Arbor Hills
- TS and AH both need an addition

High School (9-12)

- Northview has potential to absorb students from Southview

- Additional Space Needs (3)
- 9<sup>th</sup>-12<sup>th</sup> Grade
- 7<sup>th</sup>-8<sup>th</sup> Grade
- 5<sup>th</sup>-6<sup>th</sup> Grade
- K-4<sup>th</sup> Grade
- PK-4<sup>th</sup> Grade

*Options do not address potential PK-5<sup>th</sup> space needs...*

Scenario 5 | One High School

	Option	Details
A	Renovate / Addition to Existing Facility	<ul style="list-style-type: none"> <li>- Significant addition needed for 2,800 students, only feasible at Southview Would displace athletics/band practice fields</li> <li>- Northview has significant investments in athletics and Career Tech; could be repurposed as a junior high, but would also require addition / renovation</li> </ul>
B	New Construction	<ul style="list-style-type: none"> <li>- Requires a 38-acre site within the district</li> <li>- Southview lacks space for new build without major disruptions and loss of athletics fields / band practice fields</li> <li>- High cost, with potential to leave two facilities vacant</li> </ul>
C	Divide High Schools by Grade Bands	<ul style="list-style-type: none"> <li>- Separate 9<sup>th</sup>-10<sup>th</sup> and 11<sup>th</sup>-12<sup>th</sup> into two facilities</li> <li>- Limits student educational opportunities</li> <li>- Increases transportation needs and costs for shared resources/programs</li> </ul>



*How much could a new high school potentially cost?...*

Building Construction (OFCC Standards):

- 2,800 Total Enrolled High School Students (9-12)
- 436,800sf @ 156 sf / student per Ohio Facilities Construction Commission (OFCC) standards
- \$390\* / sf includes Career Tech Space

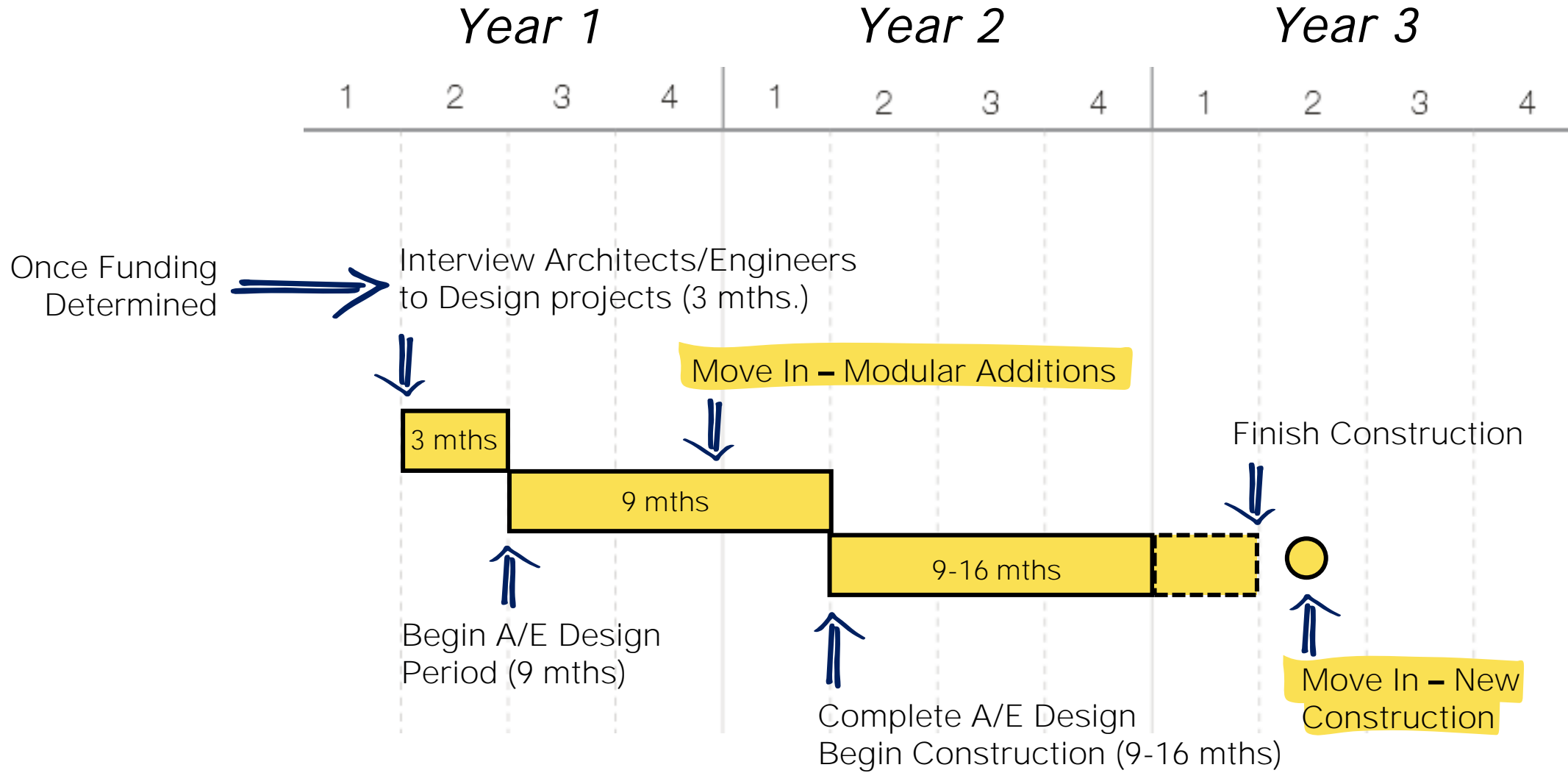
Acquire Property:

- 38 Acres \* (\$50,000/acre)

***Total Potential Project Cost: \$173,202,000\****

*\*Cost estimates are represented in 2024 dollars based on OFCC New Construction Opinion of Probable Costs*

Example of Construction Timeline



Based on the information provided, should the Committee continue to explore the concept of one high school?



What is your guidance on the following potential scenarios for facilitating growth.

Rank them 1-4, (1 = most support, 4 = least support)

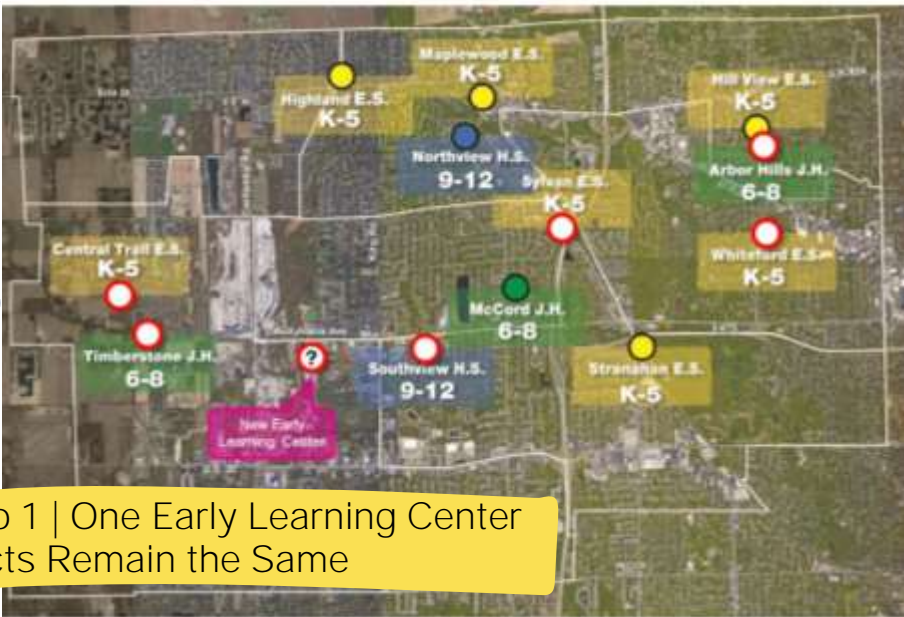




THE COLLABORATIVE

Additional Space Needs (5-6)

- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- Early Learning Center



Scenario 1 | One Early Learning Center & Districts Remain the Same

Additional Space Needs (2-3)

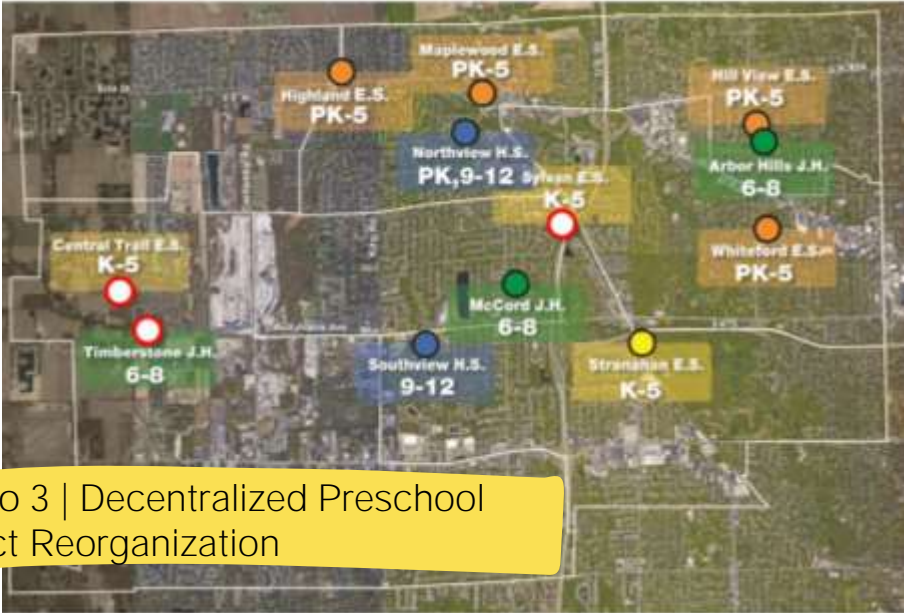
- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- Early Learning Center



Scenario 2 | One Early Learning Center & District Reorganization

Additional Space Needs (3)

- 9<sup>th</sup>-12<sup>th</sup> Grade
- 6<sup>th</sup>-8<sup>th</sup> Grade
- K-5<sup>th</sup> Grade
- PK-5<sup>th</sup> Grade



Scenario 3 | Decentralized Preschool & District Reorganization

Additional Space Needs (3)

- 9<sup>th</sup>-12<sup>th</sup> Grade
- 7<sup>th</sup>-8<sup>th</sup> Grade
- 5<sup>th</sup>-6<sup>th</sup> Grade
- K-4<sup>th</sup> Grade
- PK-4<sup>th</sup> Grade



Scenario 4 | Redo Grade Banding

Would you support some level of district reorganization if it meant less new construction (potential cost savings) across the district?



Understanding that two other local districts have their Early Learning Center outside the district...

Should we consider looking for a location outside of the district?



Should the district prioritize modular units, building additions, or a mix of both, based on the timing and location of peak enrollment needs?



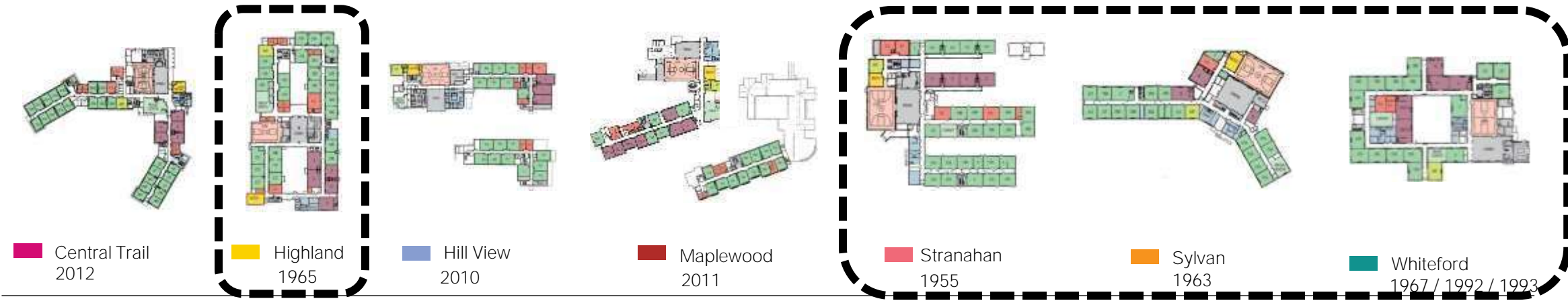
## Agenda

- 1 Process Overview
- 2 Enrollment Projections & Capacity
- 3 Potential Scenarios for Accommodating Growth
- 4 Infrastructure Improvements
- 5 Learning Environments
- 6 Next Steps

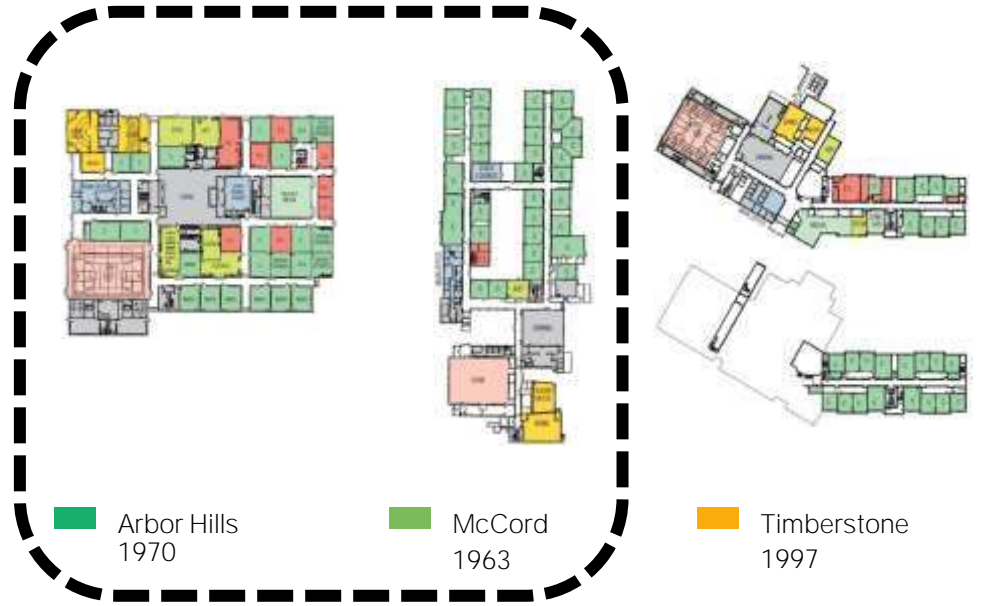


# Built 1970 or before

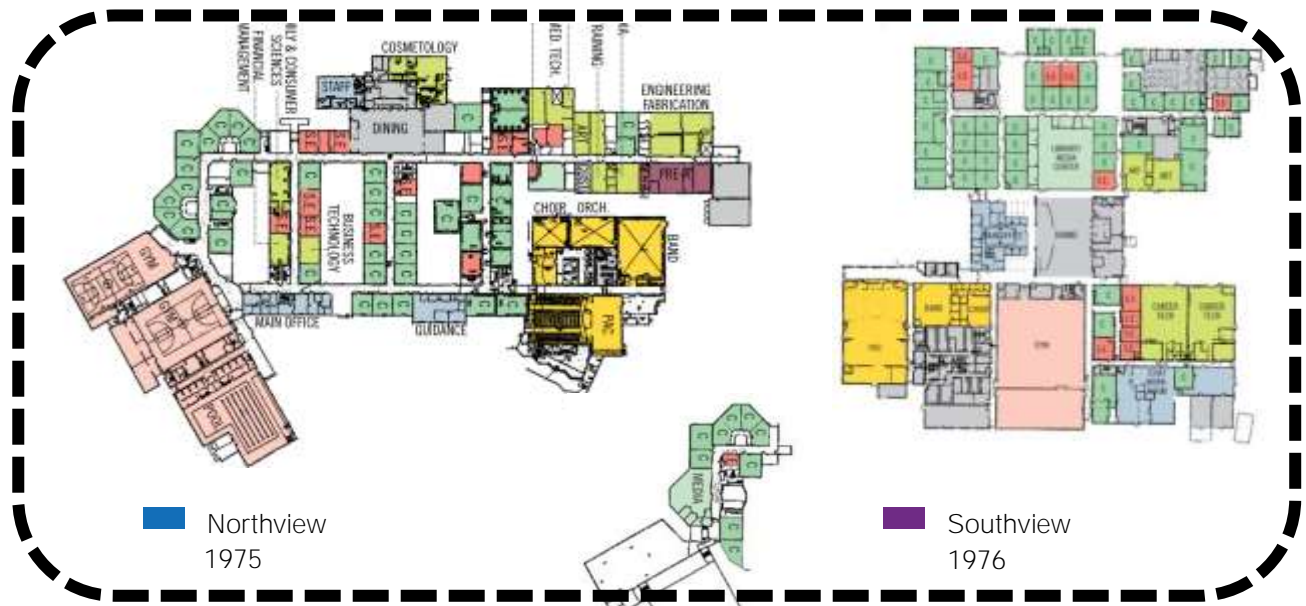
## THE COLLABORATIVE Elementary Schools (7)



## Junior High Schools (3)



## High Schools (2)



THE COLLABORATIVE

The Ohio Facilities Construction Commission’s guideline establishes a benchmark to replace versus renovate standards for school facilities at 2/3 (66%) of the cost of a new building. This means that if the cost of renovation exceeds 2/3 the cost of a new building, the state will only fund new construction.



School	Square Footage	Deferred Maintenance Cost	Sf cost (New Construction)	Replacement Cost	% of Renovation vs Replacement Cost
Central Trail	72,557	\$ 7,978,134	\$310.27	\$22,512,260	35%
Highland	70,150	\$ 8,665,413	\$310.27	\$21,765,440	39%
Hill View	46,767	\$ 5,755,684	\$336.26	\$15,722,508	36%
Maplewood	63,058	\$ 6,654,826	\$323.81	\$20,418,811	32%
Whiteford	52,916	\$ 6,390,577	\$336.26	\$17,793,534	35%
Stranahan	65,301	\$ 7,492,066	\$323.81	\$21,145,116	35%
Sylvan	49,097	\$ 5,505,642	\$336.26	\$16,509,357	33%
Timberstone	105,105	\$ 11,313,964	\$299.00	\$31,426,395	36%
Arbor Hills	79,454	\$ 8,712,422	\$318.15	\$25,278,290	34%
McCord	87,274	\$ 8,775,867	\$318.15	\$27,766,223	31%
Northview	268,408	\$ 28,368,264	\$302.91	\$81,303,467	34%
Southview	220,442	\$ 25,971,616	\$302.91	\$66,774,086	38%

\*Info from Facilities Assessment prepared by Alpha Facilities Solutions in 2022



# \$130 Million over the next 20 Years

High Priority (2022-2027) | \$32,609,009

Medium Priority (2028-2035) | \$69,182,861

Low Priority (2036-2042) | \$28,937,144

*\*Info from Facilities Assessment prepared by  
Alpha Facilities Solutions in 2022*

11.04.2024

## Agenda

- 1 Process Overview
- 2 Enrollment Projections & Capacity
- 3 Potential Scenarios for Accommodating Growth
- 4 Infrastructure Improvements
- 5 Learning Environments
- 6 Next Steps



THE COLLABORATIVE

The following are themes that reflect the most cited improvements....

• **More Space(s)**

- Larger classrooms, dedicated intervention rooms, group counseling spaces
- Sensory and gross motor rooms, career tech classrooms with lab access

• **Technology**

- Enhanced sound systems, additional outlets,
- Reliable WiFi and modern tech for teaching

• **Storage**

- Classroom-specific storage for modalities, building-wide storage for equipment, and district storage for furniture and tech

• **Flexible Furniture**

- Updated, adaptable furniture layouts to support changing educational needs

• **Lighting and Temperature**

- Improved, natural lighting and comfortable classroom temperatures

• **Safety Measures**

- Safer teaching environments with better visibility into classrooms

• **Accessibility**

- More accessible spaces and diverse technology to support all students, including those with disabilities



Highland Elementary



Maplewood Elementary



Arbor Hills Junior High

Sylvania City Schools Master Facilities Plan



Southview High School



 Learning Environments without access to Natural Light

Quality of Light



± 20

Arbor Hills Junior High School



± 44

Southview High School



Furniture, Storage & Technology



Central Trail Elementary



McCord Jr. High School



Whiteford Elementary



Northview High School





Engaging & Encouraging Groups



Movable Furniture & White Boards



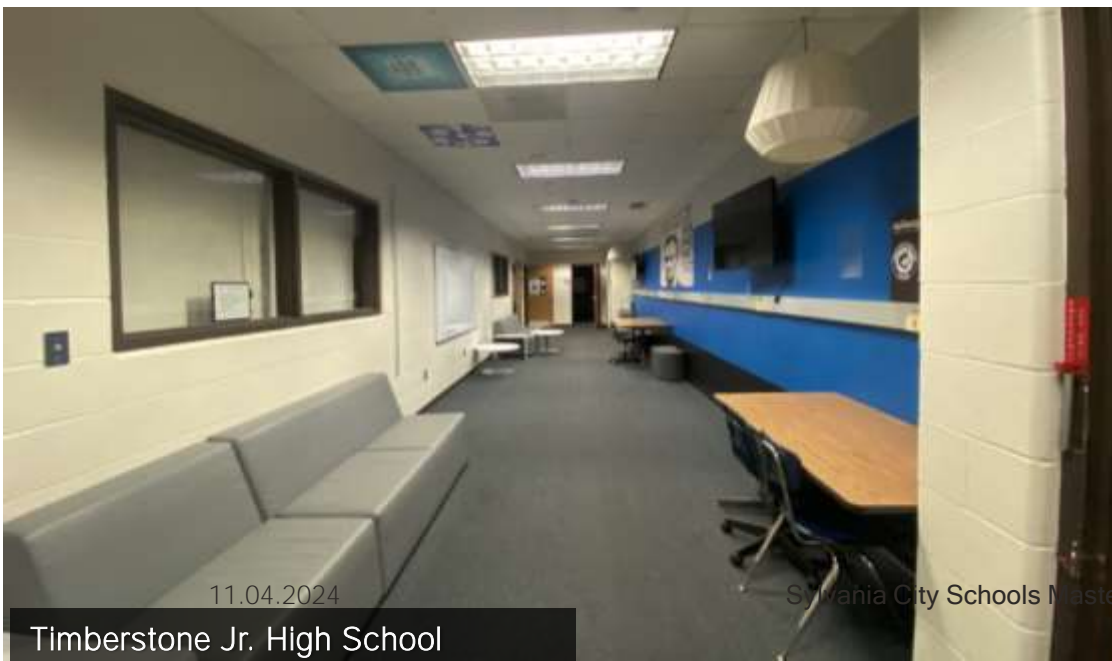
11.04.2024  
Technology Throughout



Sylvania City Schools Master Facilities Plan  
High-Low Furnishings

Example Classrooms







Intervention & Collaboration



Inclusive Intervention Spaces



Example Breakout Spaces

Extended Learning Zone



Dedicated Breakout Rooms



Integrated Storage



*“First we shape our environment...then  
our environment shapes us”*

- Sir Winston Churchill

What improvements to Sylvania's teaching environments do you feel should be prioritized?

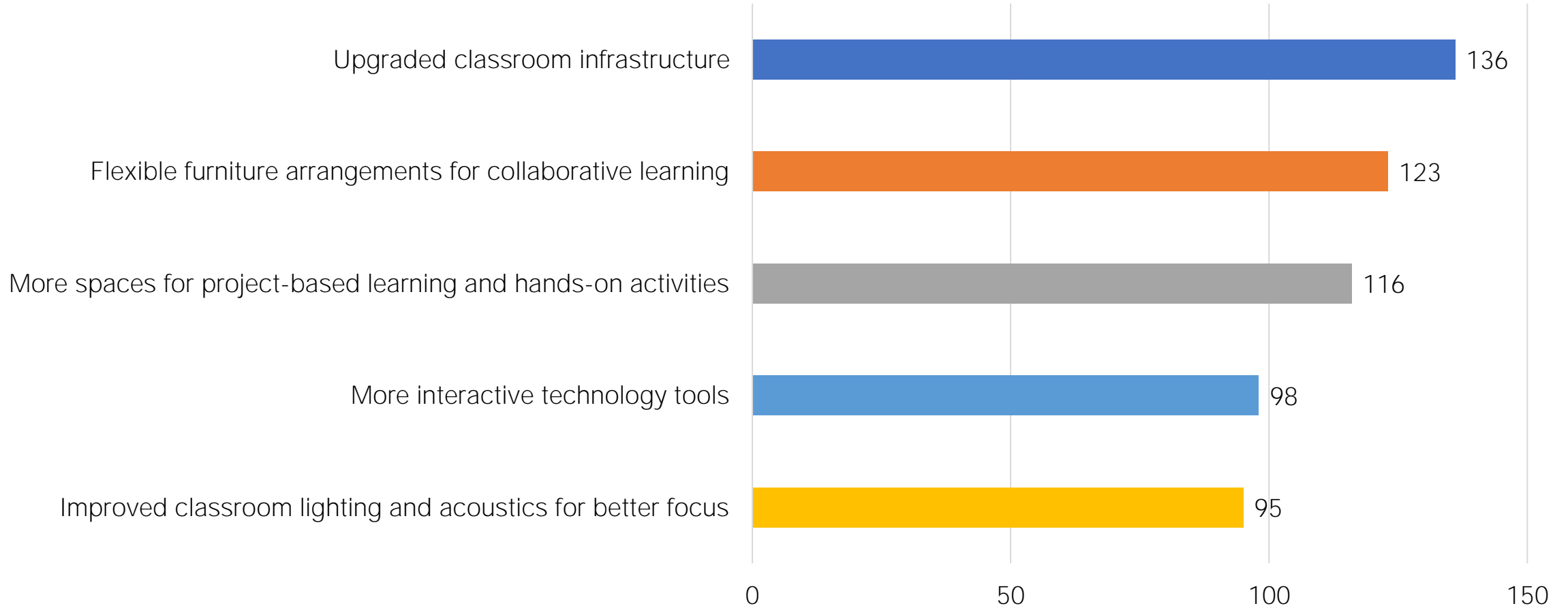
- a. More interactive technology tools (e.g., smart boards)
- b. Flexible furniture arrangements for collaborative learning
- c. Improved classroom lighting and acoustics
- d. Upgraded classroom infrastructure (e.g., charging stations, outlets)
- e. More spaces for project-based learning and hands-on activities
- f. Other



Here's how Sylvania teachers answered the question....

What improvements to your environment would help serve your students?  
*Select top three.*

What we heard

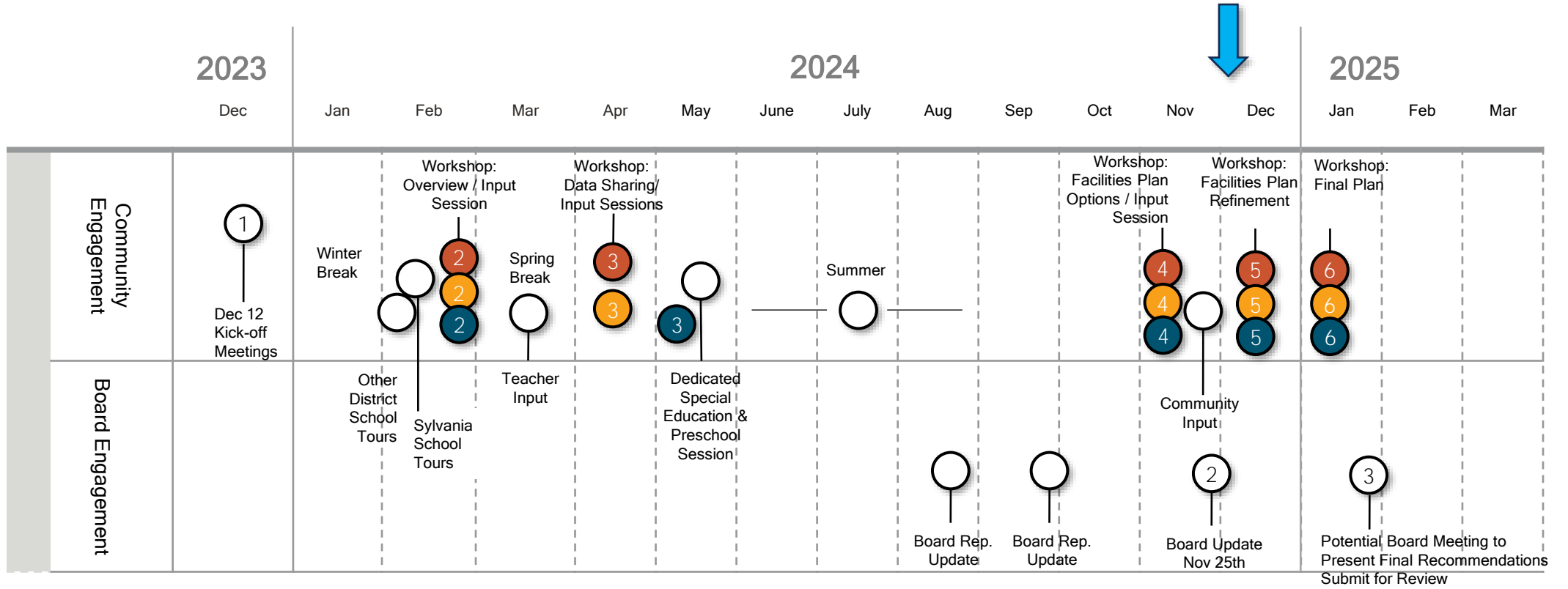




## Agenda

- 1 Process Overview
- 2 Enrollment Projections & Capacity
- 3 Potential Scenarios for Accommodating Growth
- 4 Infrastructure Improvements
- 5 Learning Environments
- 6 Next Steps

Updated Schedule



- ⊗ Current & Future Facilities
- ⊗ Teaching & Learning Environments
- ⊗ Fiscal Responsibility

What topics do you think we should get feedback on from the Community? Select all that apply

- a. Feedback on Sylvania's existing facilities
- b. Input on what facilities projects should be prioritized ( provide list based on Committee and Educator feedback)
- c. Input on strategies for accommodating increased enrollment
- d. One High School?
- e. Other
- f. None of the above



This is what I think we need to  
move forward...



I think the biggest issue we are trying to solve is...



This is what I think is a non-negotiable for us...







THE  
COLLAB  
ORATIVE

Architecture  
Planning &  
Design

TC.design