

TIGER LEGACY PROJECT UPDATE

# Building Our Future NOW

September, 2024

Staff & Community Presentations



## 2016 Project Initiation

- Development of the TCSD Comprehensive Strategic Plan
- Facilities Action Team is established
- Stakeholders identified District Goals, including Facilities Planning
- Facilities assessment revealed high maintenance costs for George G. Dodge Intermediate School

## 2018 Strategic Plan

- Finalization of Strategic Plan (2019-2024)
- Facilities Goal: Update the Facilities Master Plan and engage the community in the Conceptual Legacy Project
- Consideration for a building project to align with the pay-off of the high school bonds

## 2020 COVID-19 Impact

- Pandemic begins; Community Engagement regarding a building project is paused
- Costs for labor and materials increase by 25%

## 2023-2024 Continued Efforts and Planning

- Partnership with the OFCC/ELPP
- Facilities assessments and enrollment projections updated

# Ohio Facilities Construction Commission

The OFCC oversees capital projects undertaken by state agencies and state-supported institutions of higher education.

The Expedited Local Partnership Program (ELPP) is designed to give Districts not yet participating in the Classroom Facilities Assistance Program the opportunity to move ahead with portions of the project. The program allows school districts to pass a resolution requesting to enter ELPP. The Commission then performs an assessment of the District's facilities and enters into an agreement with the District on a Facility Master Plan that covers the entire needs of the District. The District then chooses a "distinct portion" of their Master Plan to fund through local efforts.

When the District's turn later arises in the Classroom Facilities Assistance Program, the money spent by the District on the distinct portion is credited against the local share of the entire Master Plan projects. Districts wishing to participate in ELPP must submit both the Program Application and the Resolution to Participate.

You can learn more about this program here:

<https://ofcc.ohio.gov/our-programs/k-12-schools/programs/expedited-local-partnership-program-elpp>



**Twinsburg**  
City School District

Currently eligible  
for a **17% match**  
from the State of  
Ohio on a capital  
building project





# Ohio Facilities Construction Commission

17% co-funded portion of the project is applicable only toward building new academic square footage and abating and demolishing old square footage.

The renovation and relocation of athletic fields is not funded by the OFCC.

Funding of OFCC projects is dependent upon an equity rating system calculated by the Ohio Department of Education and Workforce, and funded by the General Assembly.

The equity rating system is based upon the “wealth” of a school community.

Receipt of co-funding from the OFCC will not occur until a date determined by the OFCC, and begins tracking upon the passage of a bond for the project.



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# Ohio Facilities Construction Commission

The Twinsburg Board of Education has not determined the use of funds associated with the 17% co-funded amount, however, options may include:

1. Invest in additional capital projects including the renovation of Twinsburg High School and/or RB Chamberlin Middle School.
2. Allocate funds towards the balance of the bond

Please note, these funds cannot be used for operating expenses such as salaries and benefits.



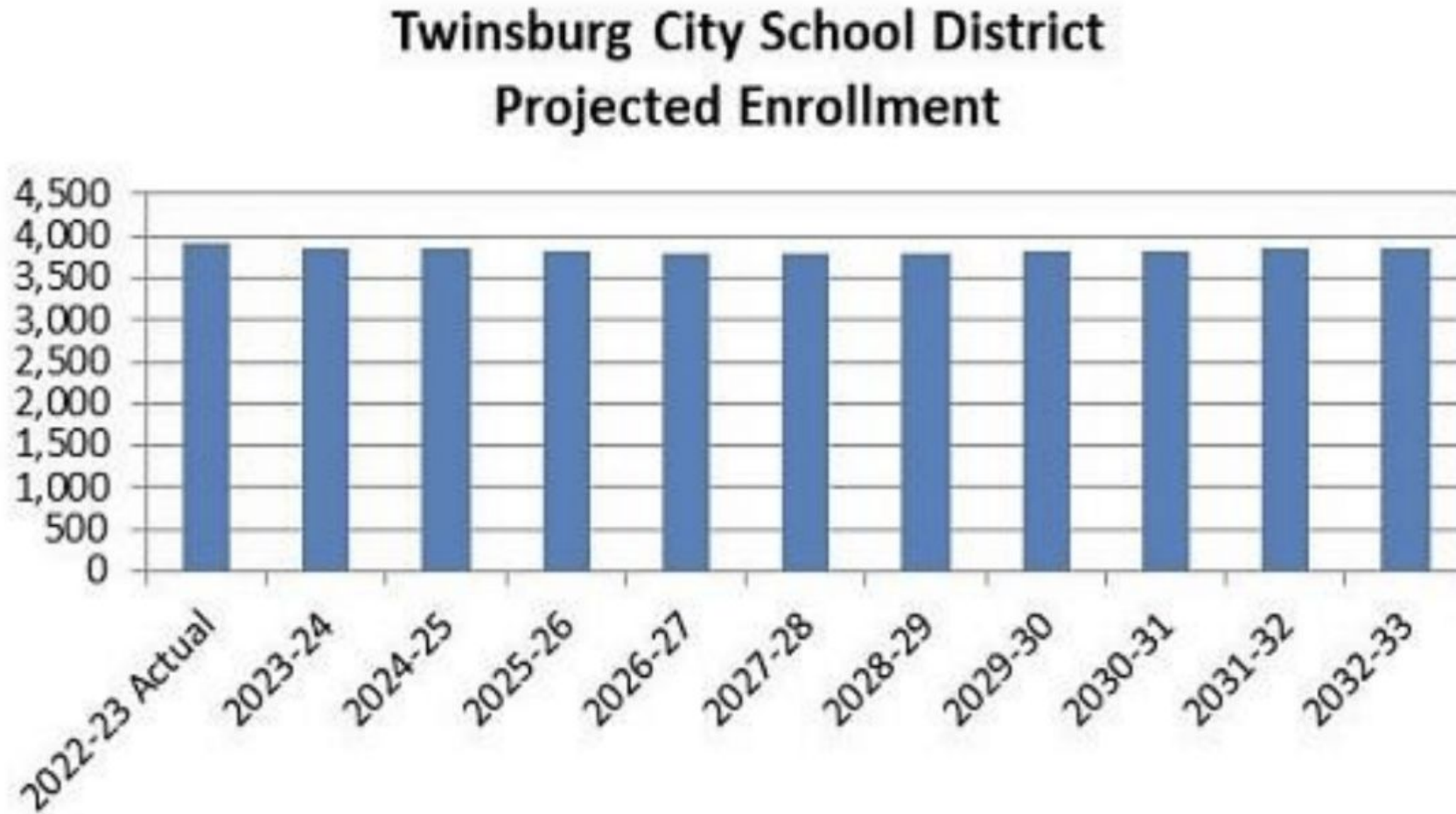
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# Enrollment Projection



Enrollment projections include data from City of Reminderville, City of Twinsburg, and Twinsburg Township.



## Renovate VS. Replace / Existing Education Facilities

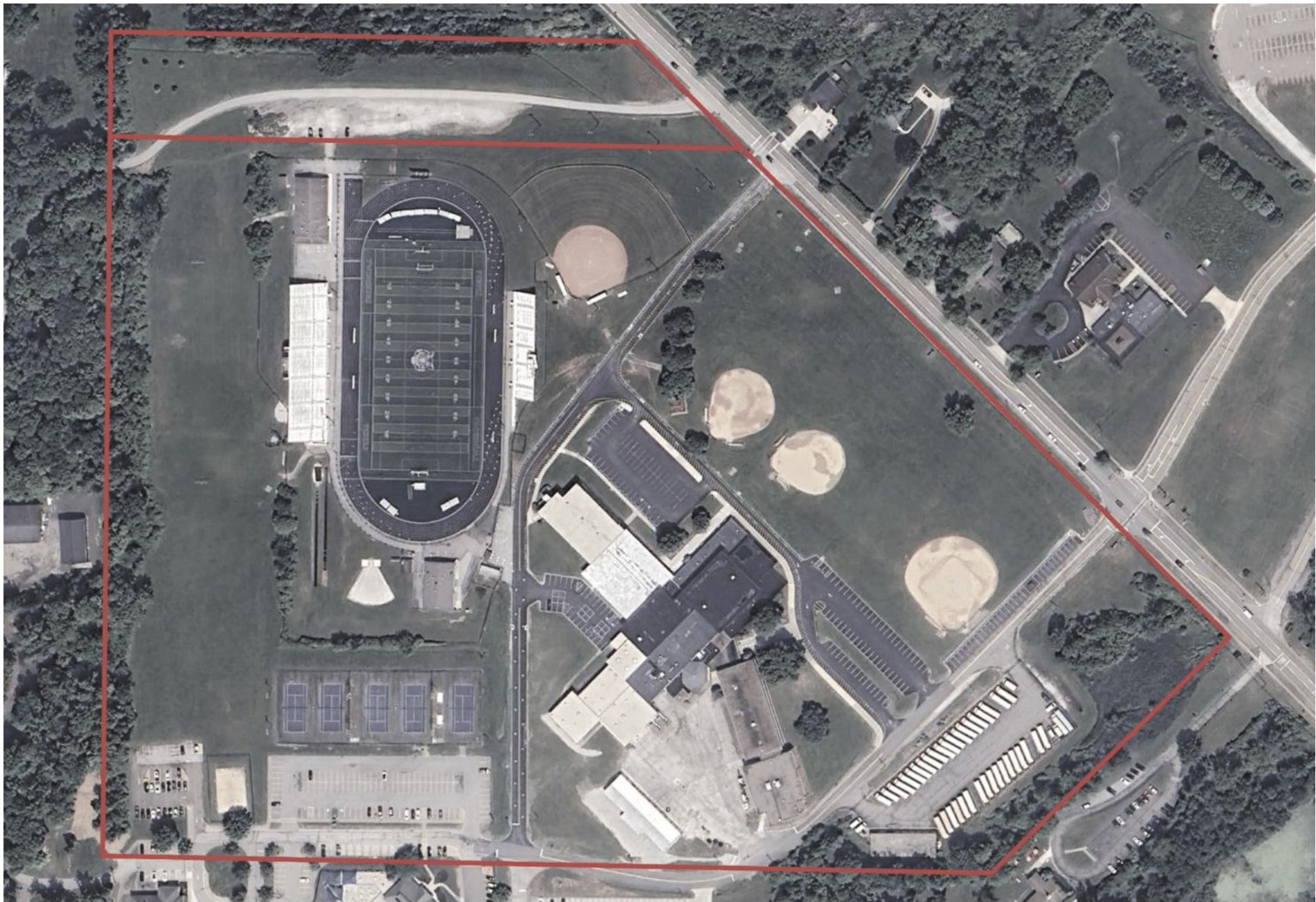
Building	Renovation Cost	Replacement Cost	% Threshold
Wilcox PK-1 Primary	\$31,222,852	\$33,725,930	<b>93%</b>
Bissell 2-3 Elementary	\$23,464,850	\$29,059,168	<b>81%</b>
Dodge 4-6 Intermediate	\$42,635,349	\$47,187,263	<b>90%</b>
RB Chamberlin 7-8 Middle	\$41,904,071	\$47,545,522	<b>88%</b>
Twinsburg High School 9-12	\$48,433,864	\$138,301,865	<b>36%</b>
TOTAL	\$187,660,986	\$295,819,748	

## Renovate VS. Replace / Existing Non-Education Facilities (not cofunded by OFCC)

Tiger Stadium	\$4,180,000	\$16,000,000
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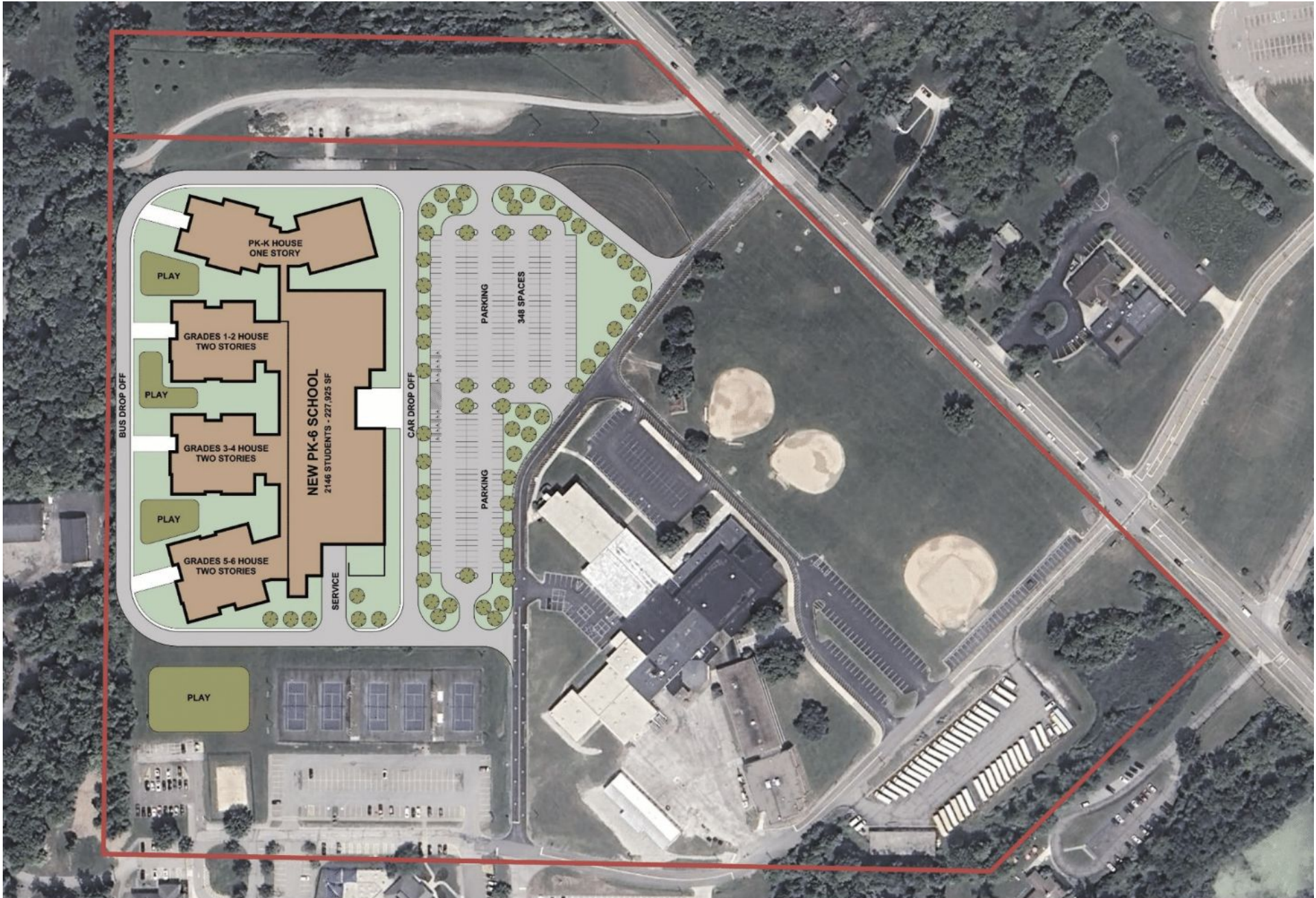




**EXISTING RB CHAMBERLIN SITE**







## NEW PK-6 ELEMENTARY SCHOOL



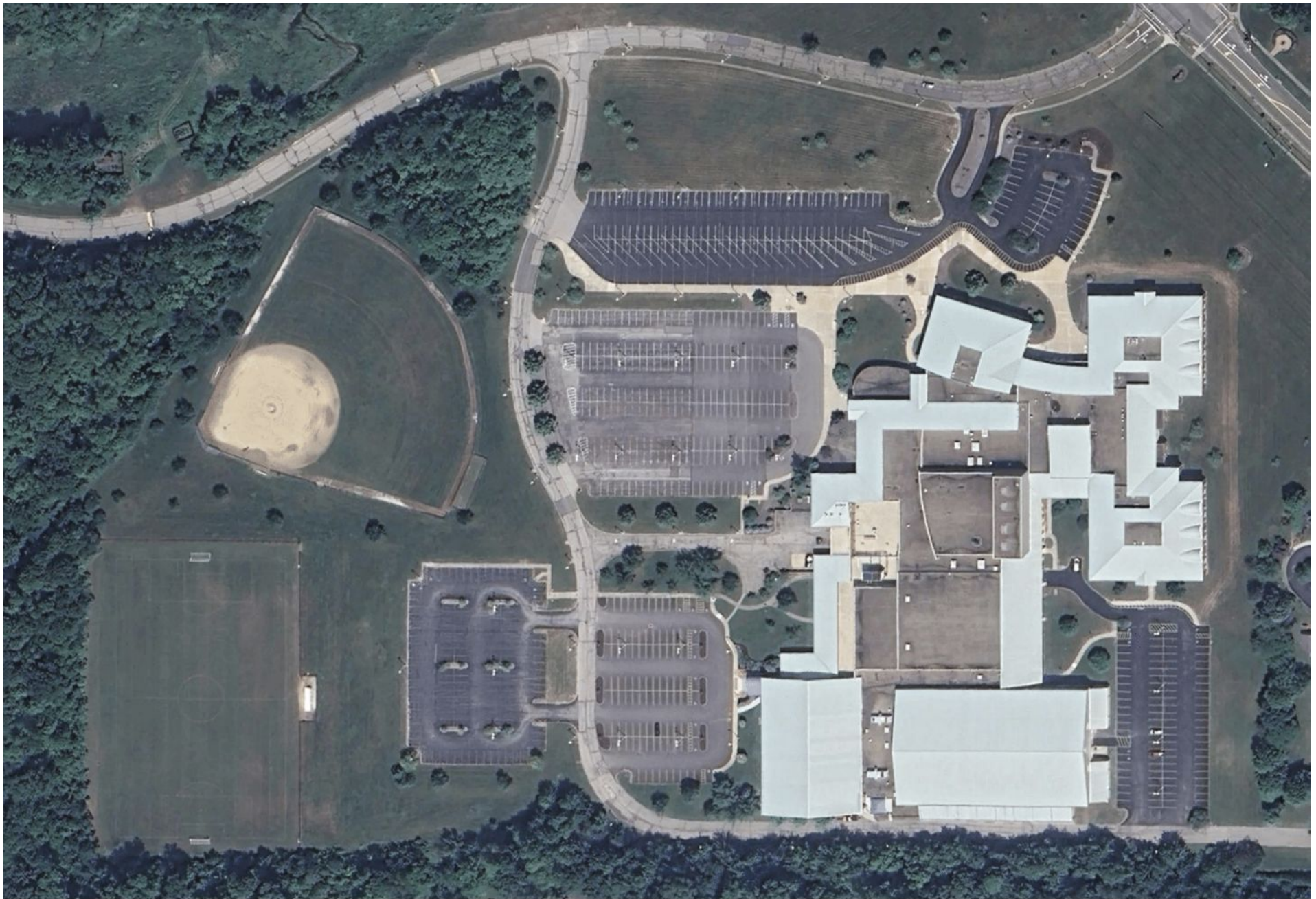




## NEW PK-6 ELEMENTARY SCHOOL



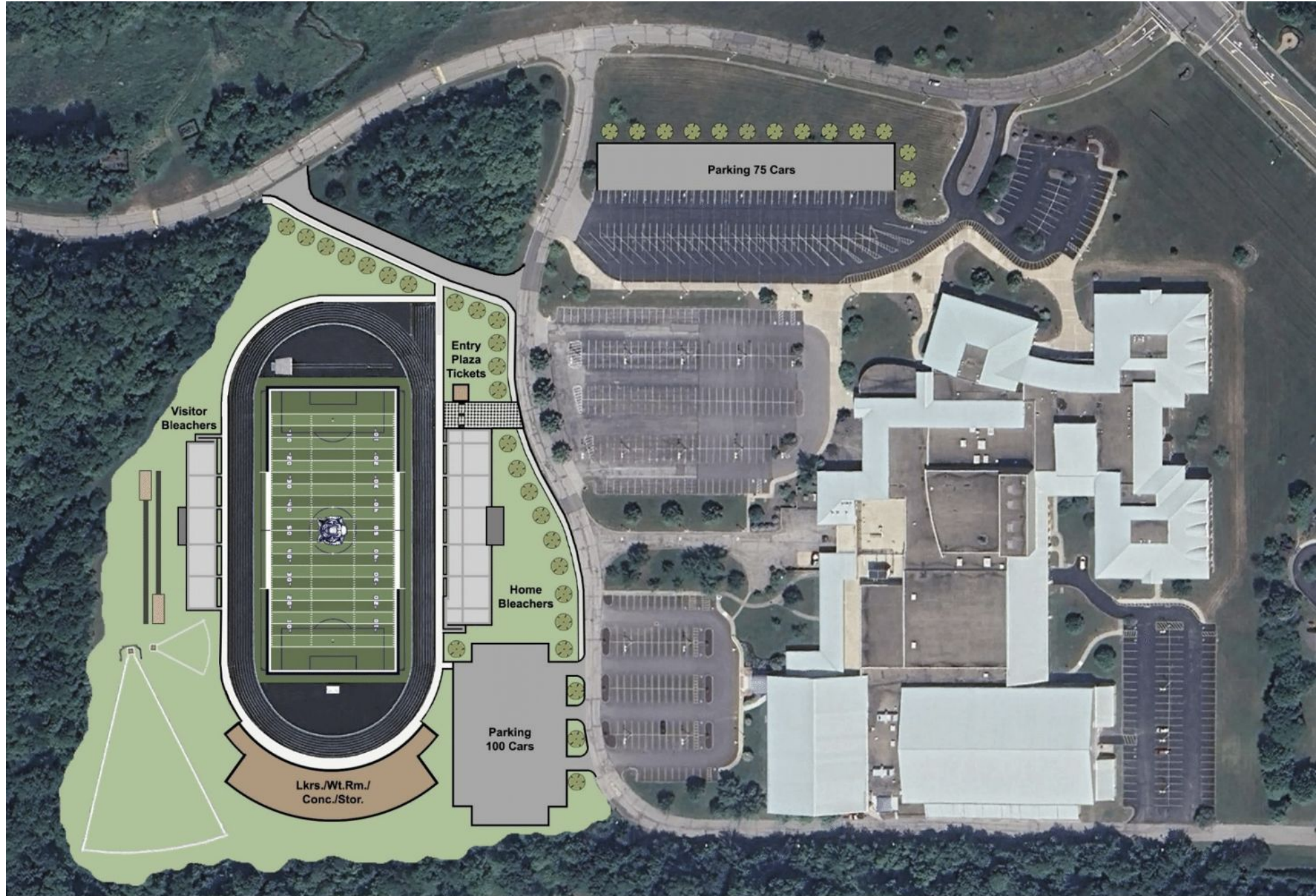




**EXISTING HIGH SCHOOL SITE**



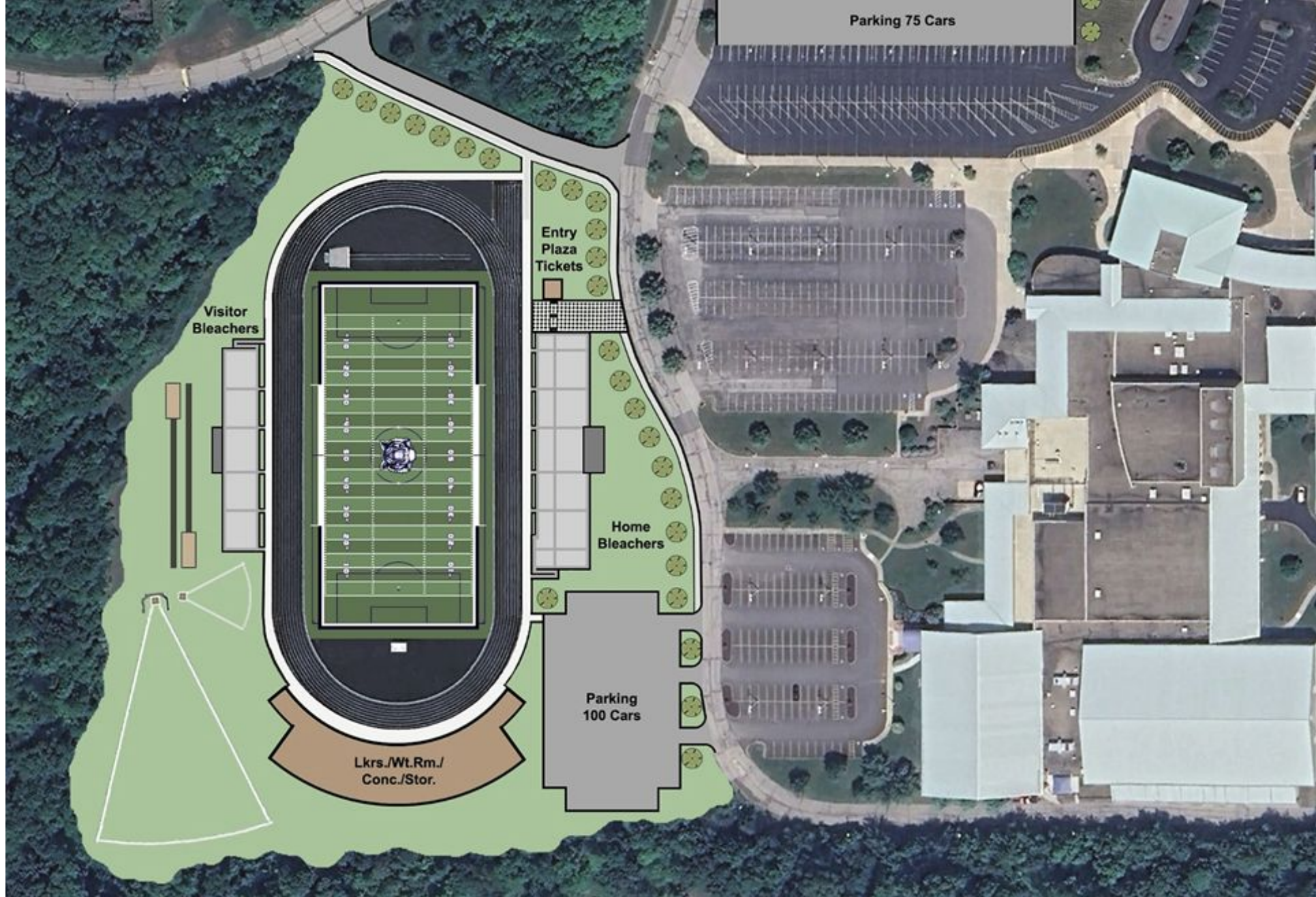




# NEW STADIUM AT HIGH SCHOOL SITE



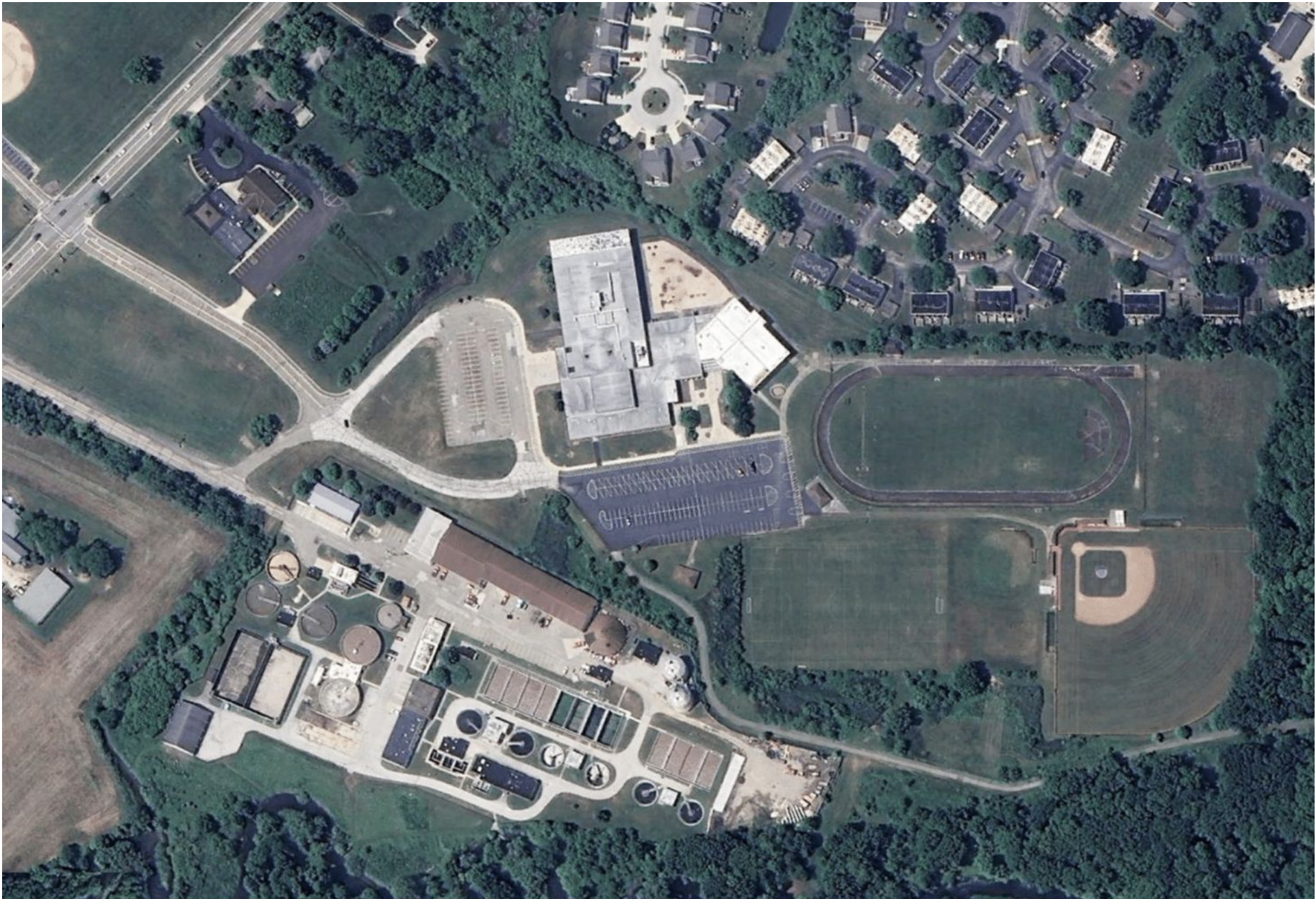




**NEW STADIUM AT HIGH SCHOOL SITE**







**EXISTING DODGE INTERMEDIATE SCHOOL SITE**

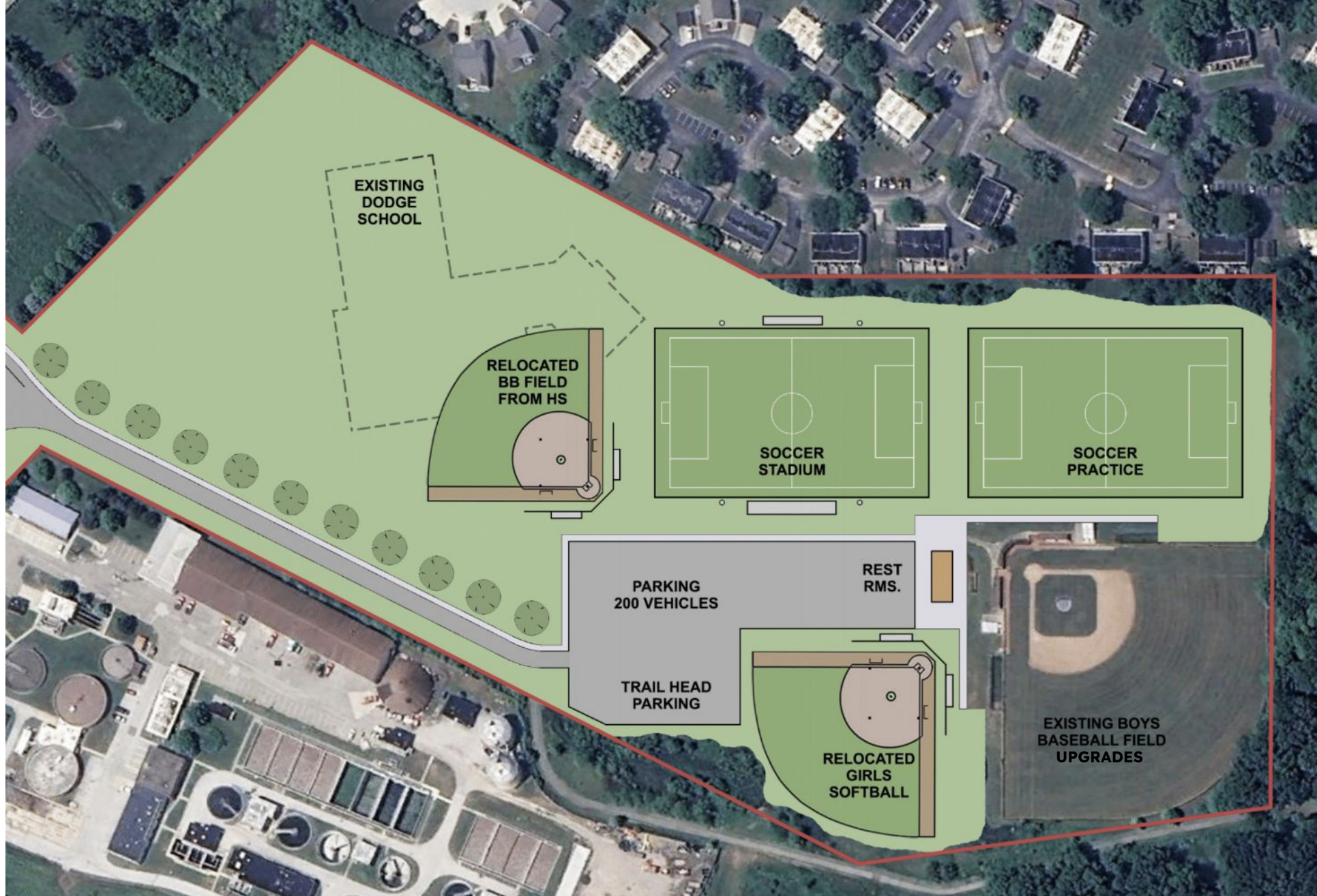






# RELOCATED ATHLETIC FIELDS TO DODGE





## RELOCATED ATHLETIC FIELDS TO DODGE



# Potential Tiger Legacy Project Costs

Facilities Plan Option 1 / New 4-6 Building Option (Replaces Dodge)

## (Estimated Costs)

\* New 4-6 Intermediate School = \$47,187,263

\* Abate/Demolish Dodge = \$944,699

Relocate Stadium = \$ 16,000,000

Relocate Girls Softball Field with Bleachers and Lights = \$ 572,000

Relocate 9th Grade Baseball Field to Dodge = \$325,000

Relocate Practice Soccer Field at Dodge = \$150,000

Build Soccer Stadium at Dodge = \$500,000

Varsity Boys Baseball Field Upgrades = \$300,000

Repair/Replace Playgrounds = \$ 1,700,000

District-wide Paving Repair/Replacement = \$ 2,500,000

District-wide Roofing Repair/Replacement = \$ 8,500,000

**Grand Total = \$ 78,678,962** / Previous: \$ 71,700,000 (2023)

- = Eligible for co-funding by the OFCC at 17%

**Anticipated OFCC Co-Funding = \$8,182,434**





# Potential Tiger Legacy Project Costs

## Facilities Plan Option 2/ New PK-6 Building Option (Replaces Wilcox, Bissell & Dodge)

### **(Estimated Costs)**

- \* New PK-6 School for = \$ 85,803,142
- \* Abatement / Demolition of Facilities = \$ 1,750,000
- Relocate Stadium = \$ 16,000,000
- Relocate Girls Softball Field with Bleachers and Lights = \$ 572,000
- Relocate 9th Grade Baseball Field to Dodge = \$325,000
- Relocate Practice Soccer Field at Dodge = \$150,000
- Build Soccer Stadium at Dodge = \$500,000
- Varsity Boys Baseball Field Upgrades = \$300,000

**Grand Total = \$ 105,400,142**

- = Eligible for co-funding by the OFCC at 17%

**Anticipated OFCC Contribution = \$14,884,034**



# Tiger Legacy Project – Estimated Comparisons

<b>Option 1: Build 4-6 and Renovate Wilcox &amp; Bissell</b>					
	<b>Build New</b>	<b>Renovate</b>	<b>Total Cost</b>	<b>OFCC Credit</b>	<b>Total scenario cost</b>
Dodge 4-6	\$47,187,263		\$47,187,263	\$8,021,835	39,165,428
Demolition of Dodge	\$944,699		\$944,699	\$160,599	784,100
Wilcox PK-1		\$31,222,852	\$31,222,852	\$0	31,222,852
Bissell 2-3		\$23,464,850	\$23,464,850	\$0	23,464,850
<b>TOTAL COST</b>	<b>\$48,131,962</b>	<b>\$54,687,702</b>	<b>\$102,819,664</b>	<b>\$8,182,434</b>	<b>94,637,230</b>
<b>Option 2: Build PK-6</b>					
New PK-6 School	\$85,803,142		\$85,803,142	14,586,534	71,216,608
Demolition of 3 buildings	\$1,750,000		\$1,750,000	297,500	1,452,500
<b>TOTAL COST</b>	<b>\$87,553,142</b>		<b>\$87,553,142</b>	<b>14,884,034</b>	<b>72,669,108</b>
<b>Estimated cost savings of Option 2 over Option 1</b>					<b>21,968,122</b>



# Associated Cost



**\$107,000,000**

**4.27 mills = \$149  
annually per \$100K per  
County Fiscal Officer's  
appraised value**

**Estimated cost of new PreK -  
6th grade school &  
demolition of 3 schools =  
\$87,553,142.**

**Estimated cost of relocation  
of athletic fields =  
\$17,847,000.**

**Consideration for inflation =  
\$1,599,858. (1.5% of total  
project cost)**

(Estimate is based on a maximum term of 36 years with an estimated interest rate of 5%)

# A Few Examples:

(Based upon information on the Summit County website)

**A 2 bedroom, 1.5 bath  
condo in Ridge Meadows  
in the City of Twinsburg:**

**Selling price in May 2024  
= \$165,000**

**Appraised value =  
\$126,970**

**Estimated Bond cost =  
\$189.19/year**

**A 3 bedroom, 1 bathroom  
house in Twinsburg  
Township:**

**Selling price in April 2024  
= \$215,000**

**Appraised value =  
\$143,580**

**Estimated Bond cost =  
\$213.94/year**

**A 4 bedroom, 5 bathroom  
house in Aurora Shores in  
the City of Reminderville:**

**Selling price in May 2024  
= \$345,000**

**Appraised value =  
\$277,170**

**Estimated Bond cost =  
\$412.99/year**



# Next Steps

- Continued Community Engagement
- Updated information will be posted on the District website under the Tiger Legacy Project link

# Q & A





***Thank you!***