

# **Milford Schools 101**

## **Construction Projects Update**

**November 1, 2023**

## Middle School - Bond Process

- Voters approved a 30-year, 2.47 mill bond issue to raise \$55.9 million.
- Financials
  - Original budget of \$67,500,000
    - **State (26%)** \$11,600,000
    - **Local (74%)** \$55,900,000
    - Locally Funded Initiatives (LFI) - cost of the 6th grade portion of the build and site safety and circulation
  - Original estimates were nearly \$18 million over budget due to inflationary cost pressures, but we were able to value engineer to cut that overage in half
  - Currently \$7M over budget but an additional \$2M in alternates puts the overage at approximately \$9M.
  - Because of increasing costs, the state has adjusted its share to add up to an additional \$1.9M (first contract amendment approved by the board)

## Athletic Buildings - Why Did We Have to Build New Ones?

- County stormwater water retention requirements resulted in moving the location of the middle school.
- **Why?** It was more cost effective to demolish and rebuild the aging athletic buildings and utilize above ground water retention vs. below ground retention, but it does take up a large footprint between the middle school and the stadium (photo on slide 11)
  - The Robbins Buildings (wrestling) and weight room/ locker rooms were demolished to make room for the new MMS
  - Will add indoor restroom facilities, which we don't currently have today as a Division I school
  - All board members approved this approach
- How we're funding:
  - Cost = \$10.9M
  - COPs borrowing is funding the project

# Middle School and Athletic Buildings - Key Dates



## Middle School

**June:** Re-route Eagles Way and extend Teacher parking lot - will become bus lot for Middle School and HS



**As of today:** Clearing and leveling complete; footers put in



**Summer:** Additional work on parking lots and campus circulation



**June:** Demolition of Jr. High



**August:** New Middle School Opens



2023

2024

2025

## Athletic Buildings

**June:** Demolition of Weight Room and Robbins Building

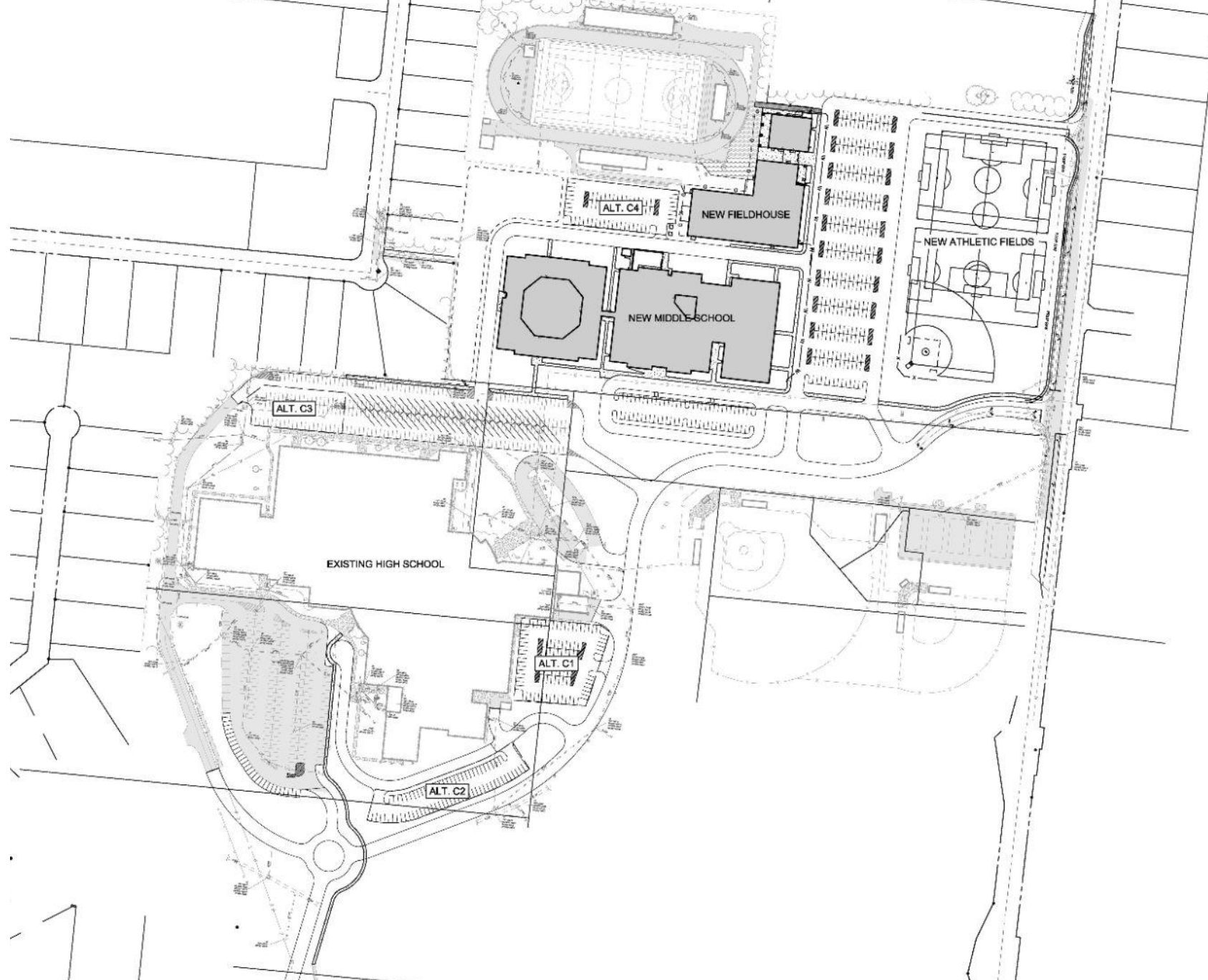


**As of today:** Block walls continuing, concrete slab poured in concessions, bathrooms, and wrestling areas



**April:** Work Complete





















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## Auditorium - Why Are We Making Upgrades?

- 30 years since renovations were made - the original bond request was for a new auditorium - this is a renovation
- Audit completed in May 2022 indicated there were safety issues that needed addressed, including the stage rigging
- Renovation will include lights, carpet, audio, 60-70 additional seats and bring back the dressing room
- ADA accessibility also provided through renovation
- Unanimous approval by the board
- Financials
  - Cost of Renovation was projected to be \$2.6M and the bids came in a little under \$2.2M (including soft costs)
  - COPs borrowing is funding this project
  - “The Z” Naming Rights - \$100,000 (\$10,000/year for 10 years)

# Auditorium Timeline



**April:**

Work began following last production of the '22-'23 school year



**January:**

Work will be complete

**Grand Opening February 4, 2024**







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**Questions**

## What did the bond pay for vs the COPs loan?

- The bond can only fund the Middle School.
- The COPs loan is being used to fund:
  - Middle School overages resulting from increased construction costs (\$5.6M to \$9M)
  - The new athletic building that were needed because the footprint of the Middle School shifted due to water retention requirements (\$10.9M)
  - The auditorium renovations (up to \$2.2M)

## Why did we build such a large facility and did this result in needing an emergency operating levy?

- The Middle School is occupying a smaller footprint than originally planned, in order to help keep costs as low as possible, while still providing the space we need for our students.
- However, county water retention requirements resulted in moving the location of the middle school.
  - **Why?** It was more cost effective to demolish and rebuild the aging athletic buildings and utilize above ground water retention vs. below ground retention, but it does take up a large footprint between the middle school and the stadium (photo on slide 11)
- Bonds only fund construction. When the District asked for a bond, we also shared that we would need an operating levy within the next few years.
- This is a result of how schools are funded in Ohio, and the need to rely primarily on the local community for funds, as well as revenue not keeping pace with inflation or property value increases.
- An “Emergency” levy means it is time limited - in this case, 5 years



## When is the Middle School supposed to open?

- The Middle School will be open for the beginning of the 2025-2026 school year

## Are we in deficit spending and new levy is required because we are utilizing funds to pay for the athletic facilities and auditorium?

- The district has been in deficit spending since 2021. The board unanimously approved the athletic facility and auditorium renovations because of the need for a replacement to the Robbins building, which needed to be demolished, and the auditorium safety audit.
- The district shared at the time the bond was voted on that, regardless of whether or not it passed, it would need to return to the community for an operating levy due to the way schools are funded in Ohio and the trend in deficit spending.
- The athletic facility, auditorium renovations, and overages on the Middle School are being paid for through a COPs loan. Payments for this loan will come out of the General Fund. This is because the district does not have a Permanent Improvement levy like most other Clermont and Hamilton County Districts.

## How will the drop off process be improved and will a sidewalk be added?

- Eventually buses will move to the new lot that is being completed between the new Middle School and High School
- When the Middle School is complete, there will be sidewalks to get students to the buses.