



THREE RIVERS LOCAL SCHOOL DISTRICT

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Frequently Asked Questions regarding the new Pre-K through 12th grade building Revised 3.15.10

1. What does a 50 percent State share mean?

Answer: The State will pay for 50 percent of the cost of the actual school building. This means that the State of Ohio's fund for building new schools in Ohio will provide the Three Rivers School District 50 percent of the cost of building a new school that would replace the school that was closed due to the Extreme Environmental Contamination Program. The District will pay 50 percent of the cost of building the new school plus the additional cost of land acquisition, site development or preparation, specialty program areas such as auditorium/playing field renovation and inflation.

2. Will another 'once-in-a-lifetime' opportunity come our way?

Answer: At the March 1, 2010 community meeting at Taylor High School, Senator Bill Seitz said, "This is a deal that you all ought to really seriously think about supporting, because it ain't gonna happen again."

3. Is a maintenance projection of old schools vs. a new school cost available?

Answer: Yes, on the district website at threeiversschools.org you can find a chart comparing costs to maintain current structures vs. building a new consolidated school. On the home page, click on the link that says 'Information About Proposed New Pre-K through 12 School' and then scroll down to locate and click on the link that says 'Cost to Build New vs. Renovate'.

4. How did you base the need for 12 million more in funding by 2015?

Answer: There is no need for 12 million dollars. A board member stated that in 2015 the district would need to pass a 12 mill operating levy in order to repair and maintain the current old buildings and to make up the money that will be lost with the phase out of the state reimbursement for tangible personal property taxes that were eliminated in 2005. A 12 mill levy generates 4.4 million dollars in Three Rivers.

5. How long does the district have to pass a bond issue to generate the community or local share?

Answer: The Ohio School Facilities Commission (OSFC) will not guarantee Three Rivers that the money will be available after June 2010. If the bond issue does not pass this May, the State has told us that another school district(s) may leapfrog ahead of Three Rivers.

6. Does a letter exist for the Ohio School Facilities Commission verifying the 25 million dollars?

Answer: To verify, call Ohio School Facilities Commission at 614-466-6290 and ask to speak to Lisa Laney or Eric Bode.

7. Is there an iron clad contract and can we see proof that this money exists?

Answer: The number for the OSFC is 614-466-6290. Ask to speak to Lisa Laney or Eric Bode.

8. Where does the Ohio School Facilities Commission get its money?

Answer: A massive national tobacco lawsuit settlement

9. Is the Tobacco Money from the State of Ohio enough to last for more years?

Answer: That question is better asked of the OSFC; the number for the OSFC is 614-466-6290. Ask to speak to Lisa Laney or Eric Bode.

10. How much will the Pre-K through 12th grade building cost?

Answer: The Pre-K through 12th will cost approximately 37 million (taxpayer share).

11. How many mills are required on the bond?

Answer: Since 50 percent will come from the State, a bond issue will only have to generate 50 percent of the cost of the building, the contingencies, plus the ½ of a mill for maintenance and repair of the new school that is required by the State. That is 4.97 mills or \$148 per year for a \$100,000 home

12. How long would taxpayers have to pay for this new school?

Answer: 37 years

13. What is the current interest rate to borrow money for a new school?

Answer: 4 percent

14. Were there competitive bids for construction and design?

Answer: Please see questions 15-17 and 47

15. Has an architect been selected:

Answer: Yes, the firm is SFA and they were selected after architectural services were put out for bid in 2006 based on the Ohio School Facilities Commission's specifications.

16. Has a Construction Management Company been selected:

Answer: Yes, the firm is Turner Construction. They were interviewed and selected from a list of three firms approved by the Ohio School Facilities Commission (OSFC) after OSFC put Construction Management Services out for bid for the State of Ohio.

17. Has a Builder been selected?

Answer: No. The work to actually build a new school will be put out for bid based on the specifications for the new school. The District Building Committee will review all bids submitted, evaluate and then select the builder that can meet the specifications of the proposal at the lowest cost.

18. Has a site for a new school been selected?

Answer: Yes. Cooper Road in Cleves was selected by the land search committee after careful review of available properties

19. What will happen to the schools that will no longer be utilized for schools?

Answer: Some properties will be kept and others sold. Those sold will help offset the community's local share which includes 100 percent of athletic facilities and fields as well as an auditorium. (The State's 50 percent share cannot cover athletic fields, facilities, or auditoriums.) The sites kept will be utilized for current operations such as transportation, bus garage, maintenance, administration, and staff training. Some athletic fields/facilities may also be retained in order to meet the needs of the community as well as the school district.

20. Will the district consider partnering with businesses and organizations if there are space/classrooms available in the unused schools?

Answer: Yes. There was some expressed interest when this idea was discussed earlier. The district would try to make sure all facilities kept after the new school was built were leased and utilized by the community.

21. Will businesses contribute to the new building?

Answer: Local businesses have always supported the Three Rivers School District. There is no reason to anticipate that the good working relationship will change. The District will also continue seeking out and writing grant applications for various parts of a new school complex such as a stadium.

22. Can we put a sunset clause into the bond?

Answer: It's hard to determine that current tax payers want to pay a larger portion of the mortgage opposed to spreading out the payments to more tax payers who will be contributing over a 37 year period.

23. Can we slow down or pay ahead on the bond?

Answer: Bonds can be paid off early. The question becomes do current tax payers want to pay a larger portion or have new/future taxpayers pay a share over the course of 37 years. Defaulting or not paying agreed upon amounts as a payback is not acceptable.

24. Was the Schinkel Road site considered?

Answer: Yes, it was considered along with three other sites before the Cooper Road site was recommended.

25. Have environmental studies been done on the Cooper Road site?

Answer: Independent testing confirms this property is NOT in the flood zone and is safe to build on.

26. Is the site out of the flood plain?

Answer: Yes. The site was brought out of the flood plain when the developer planned the site to be utilized by Wal-Mart. The recommendation of the land search committee, however, included building the school, parking area, and stadium site an additional 2 feet higher.

27. Is it too close to the river to build a school there?

Answer: Not according to any rules or regulations.

28. We are at the base of the main aquifer that runs through the United States and all the facilities (Fernald, AK Steel, Gulf Refinery) to the north that drain into the Ohio River, what are the possibilities for contamination of the site?

Answer: The site has been tested by three environmental companies and found no contamination each time. Cleves moved its water storage tanks a few years ago so the water for this area comes from a site off of Kirby Road. The EPA monitors the old Chevron site and information specific to water can be found at the Cleves Water Works Office.

29. Will the developer of the Cooper Road site work with us?

Answer: Yes. He is very willing to work with Three Rivers.

30. Can Cleves handle the traffic, possible emergencies such as fire, threats?

Answer: They will commit to the level necessary in order for the community to be safe.

31. Will there be any traffic issues coming off of Route 50 onto the new site?

Answer: There will not be access from Rt. 50 onto the school site. There will be access from Rt. 50 onto Cooper Road. Cooper Road will have two access roads and Miami Avenue will have one.

32. Will Cooper Road be re-located?

Answer: Yes.

33. Will high school busing be reinstated?

Answer: This has not been determined at this time.

34. How will we keep younger students safe around new drivers at the high school?

Answer: Younger students and older students will have two separate drop-off and pick-up points when they arrive or depart from school whether they are in private cars or on school buses.

35. Will there be busing from Addyston?

Answer: All students in the community will have equal access to busing.

36. Will Pre-K through 12th grade students be bused together?

Answer: The answer to this question has not been determined and won't be determined until question 33 above is resolved.

37. Will there be staggered start times?

Answer: The answer to this question has not been determined. There will be building committees formed to address these types of questions.

38. Would young students be safe attending school with older students?

Answer: The elementary and secondary parts of the school would be separated with the shared space serving as the barrier/division. Elementary and secondary students would have little to no contact throughout the school day. This plan would allow the district to save money by sharing spaces such as kitchens, health rooms, offices, specialty classrooms such as music, art, gyms, media, computer labs, etc. It would also allow older students to help or tutor younger students should that service be arranged and monitored. This plan would allow more sharing of staff between, 1) middle and high schools and, 2) early childhood and upper elementary schools.

39. Will there be security officers in the school building?

Answer: There is no plan at this time for the district to hire a security officer. If the need arises, however, the district would not be opposed to investigating this possibility.

40. How many principals will the Pre-K through 12th grade school have/**what** will the administration of a K-12 building look like?

Answer: The answer to this question has not been determined at this time. Many factors would be taken into consideration including the design that the community develops for the Pre-K through 12th grade school.

41. Will any district employees lose jobs?

Answer: This question has not been answered at this time. The answer will depend on the design of the school, student enrollment at the time the move to the new school occurs and future state mandates.

42. How many students will the building accommodate?

Answer: 1900

43. Can the building as planned accommodate any possible growth?

Answer: Yes. The new school will be planned to accommodate growth either through adding on to the existing building or by having a large campus area where a new school could be built if future growth should dictate this necessity.

44. What are the projected enrollment numbers for the next 10 years?

a. Answer: Projected enrollment is flat for the foreseeable future.

45. What if we outgrow the Pre-K through 12th grade school?

Answer: C.T. Young will be kept for temporary classroom space should growth occur.

46. Will the new school be built with green technology? Can the new building use Geothermal heating & air conditioning?

Answer: At minimum the new school will be Silver Leed Certified. All proven green and energy saving technology will be explored to make the new building as efficient and cost effective as possible.

47. What will the new school building look like and who will design it?

Answer: It hasn't been designed so this question cannot be answered at time. There will be various design teams working on designs for both the outside and inside appearance of the new school.

48. The children will be looking at a facility directly across from this beautiful school that will continuously be under "clean-up". What will they do to keep this eye-sore (The Gulf Refinery) out of sight?

Answer: The design of the building will take into account the surroundings.

49. What will the new school include?

Answer: Classrooms, labs, specialty classrooms-art, music, PE, auditorium, media center, cafeterias, kitchen, common/lobby area, health room, office space, conference space, small group tutoring space.

50. Are furnishings included?

Answer: Yes.

51. What doesn't the new school include?

Answer: Pool, stadium

52. Does the community share include items not funded by the 50% from OSFC?

Answer: Yes, the community share includes the price of the land, land preparations, auditorium, and minor improvements on the play fields and gyms so they can be used for athletic competitions.

53. How much will a stadium cost?

Answer: It depends on the size but for Three Rivers between 2.5 and 3 million dollars.

54. What would the cost of the total project be with a stadium included?

Answer: Roughly 3 million dollars more (see above).

55. Is the auditorium included and if not what does it cost?

Answer: Yes, an auditorium is included because it is also used as classroom space for drama, music, and often times, other content areas.

56. How much is a natatorium?

Answer: It depends on the size but for Three Rivers approximately 5 to 6 million dollars.

57. Can the district write grants to pay for some of the items not funded by OSFC?

Answer: Yes, the district has already investigated and pursued several grants; the grant process is competitive and it is not 100% certain that we will be awarded money, but every effort will be

made to secure funds. A few grants have already been written and some money secured to go towards a new stadium.

58. What will the community access include? What benefits are there to people who don't have kids in the district?

Answer: Any community group may contact the school and schedule meetings/events. There could be an array of community education classes-based on interest; gym space when available; walking track once installed and completed; media center for internet access and/or other research; community play productions or music productions; pancake breakfasts, etc.

59. What will the new school be named?

Answer: This will be a community decision once the new school is built.

60. What will happen to Taylor?

Answer: At this point the district hopes to lease the building or part of it to a community group, i.e. church, recreational facility etc. in order to provide space for meetings and for use as a viable community center.

61. What will the district do with the remaining buildings?

Answer: The plan is to sell the properties upon the completion of the new school.

62. Will the monies made from the sale of the other properties go toward the principal of the balance of the new school?

Answer: At this point the plan is for the Board of Education to put proceeds from building sales back into the new building, to complete the final phases of construction, including finishing the stadium.

63. When will the remaining buildings be sold?

Answer: After the new school is completed and students have moved in.

64. Why are you using the only hope for commercial development growth in this community for this project?

Answer: The current district owned property will provide viable options for commercial development in the community.

65. We expect considerable inflation in the near future. Have you considered in this macro economy, bond investors will only buy short-term maturity bonds?

Answer: Public bonds have been best sellers in both a good and bad economy because they are a safe investment. Even though residents in Three Rivers will have first purchase rights on the bonds, whatever number of bonds made available on the open market will be bought quickly.

66. How much will homeowners in the district have to pay in property taxes?

Answer: It will cost \$12.34 per month per \$100,000 of home valuation or \$148.08 per year.

67. Has the administration visited other K-12 buildings in Ohio?

Answer: Yes, administrators, teachers and staff, as well as board members have visited Monroe School in Butler County more than once. The community was offered an opportunity to visit Monroe on March 20.

68. What does research show about a K-12 building – e.g.; academic achievement and instructional programs, etc?

Answer: The best practice shows that when education is as individualized as possible, success is more likely to follow. Large schools break the student population into teams, tribes, academies, etc. The point, however, is to group students in a

manner that is reasonable in terms of adult to student ratio and a manner that reflects the learner's needs. The size of the district, building, etc. isn't the critical factor but how student groups are formed within the setting.

69. What would Monroe do differently with its building plan now that they've been it in for a few years?

Answer: Based on the answers of the people talked with from Monroe, they would have built a larger building, a larger auditorium with more seating, and more parking spaces.

Please contact your Board of Education with questions:

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