



**Wyoming Primary Facilities
Community Forum 4**

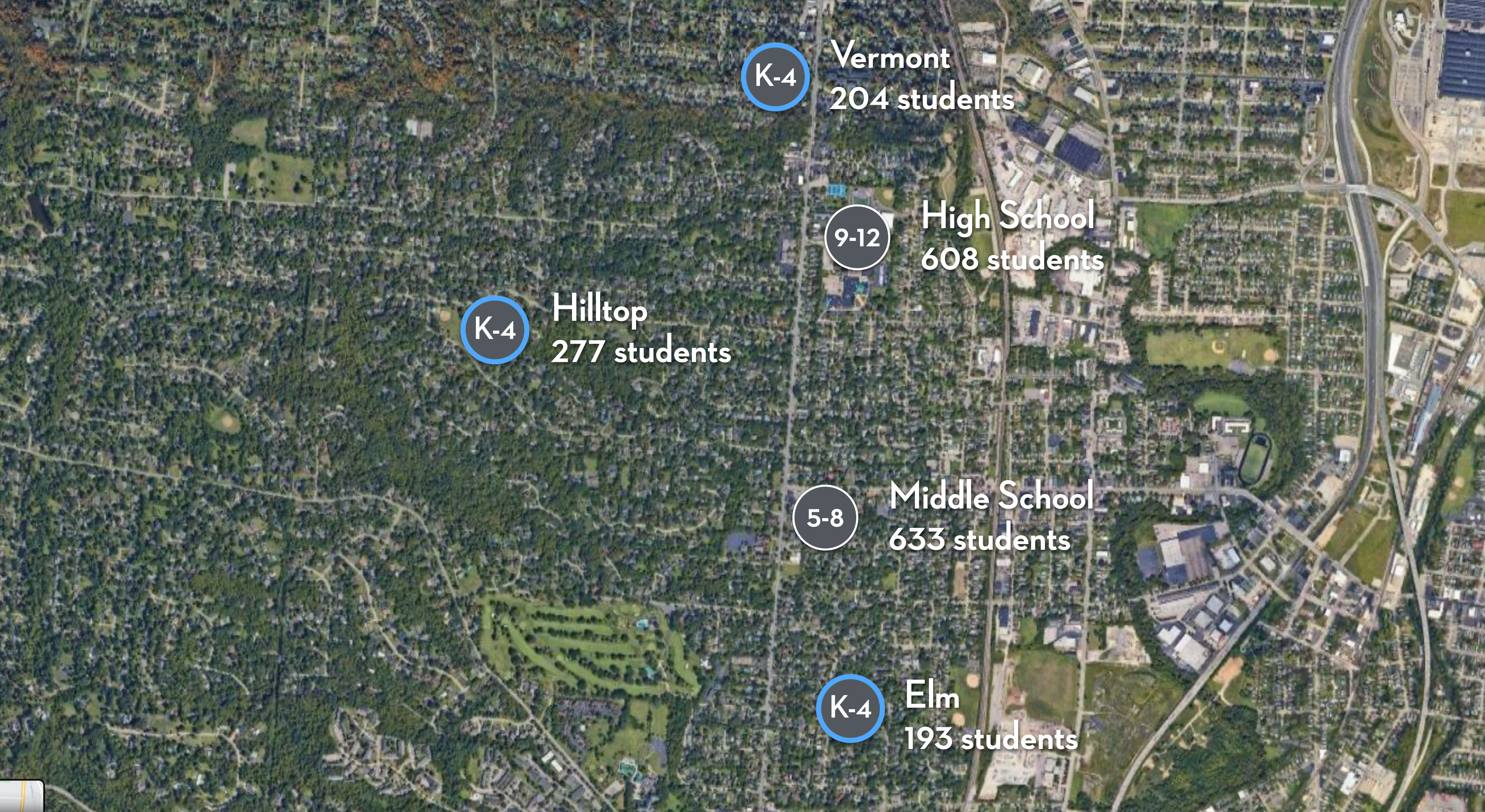
6:30 p.m. Tuesday, Sept. 3rd at Wyoming High School

AGENDA

- Welcome
- Existing Building Issues / Constraints
- Facility Master Plan
- Temporary School Sites
- Project Schedule
- Budget
- Finance / Ballot Language
- Chat with Steering Committee

AGENDA

Wyoming Primary Facilities Master Plan



K-4

Vermont
204 students

9-12

High School
608 students

K-4

Hilltop
277 students

5-8

Middle School
633 students

K-4

Elm
193 students

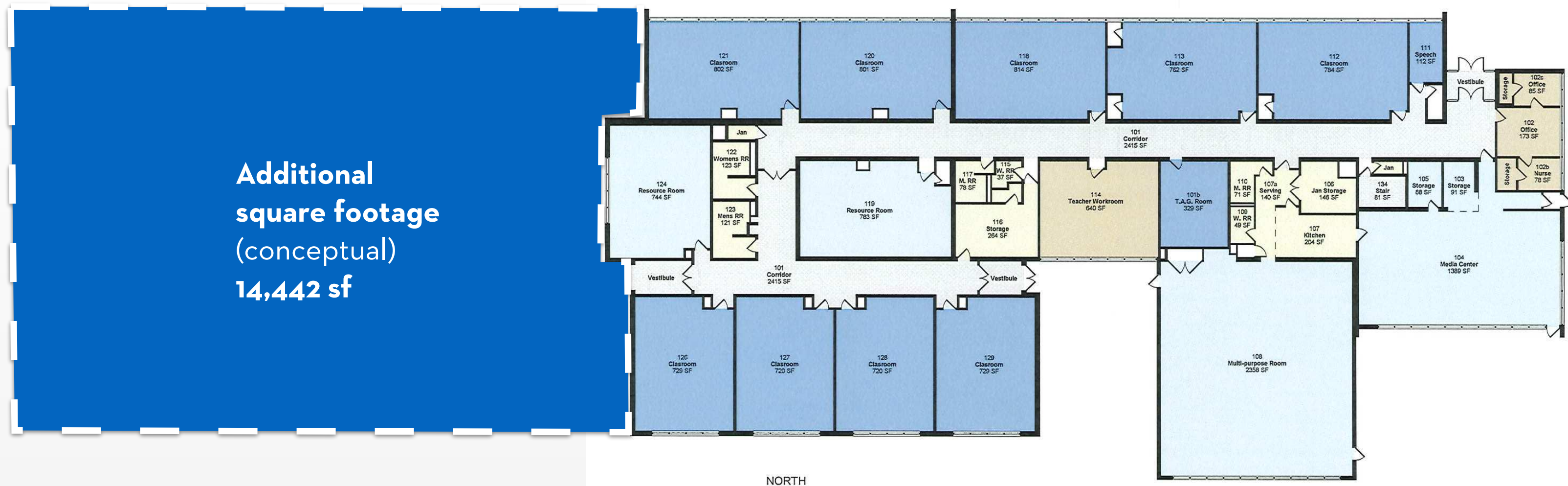


Issues / Space Needs

- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Student Dining / Gym
- Kitchen
- Storage

VERMONT SPACE NEEDS

Wyoming Primary Facilities Master Plan



Area

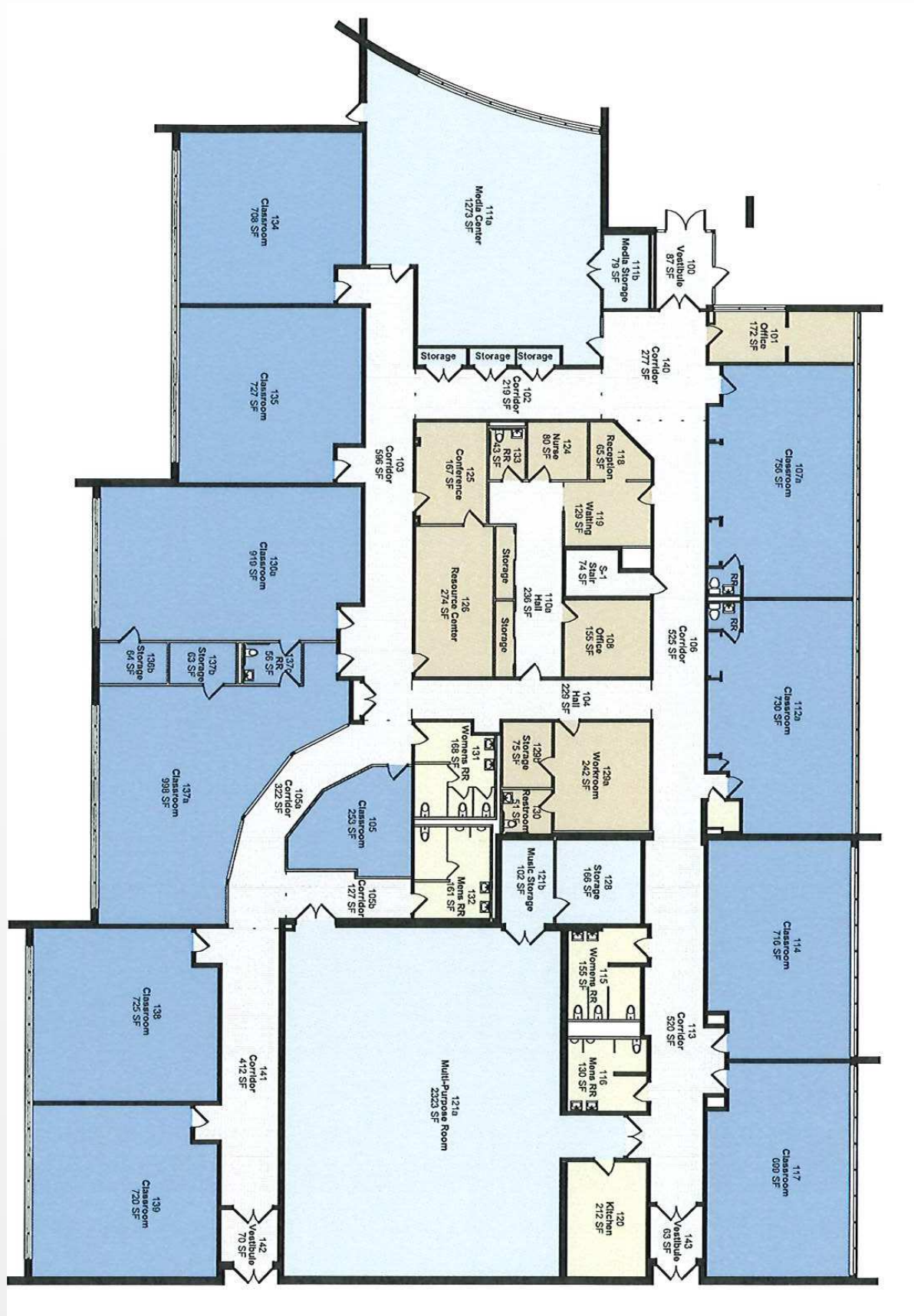
- Existing sf = 20,708
- Space requirements for K-4 with 200 student capacity = 35,150 sf
- 70% too small

Issues / Space Needs

- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
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- Stage
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- Storage

VERMONT SPACE NEEDS

Wyoming Primary Facilities Master Plan

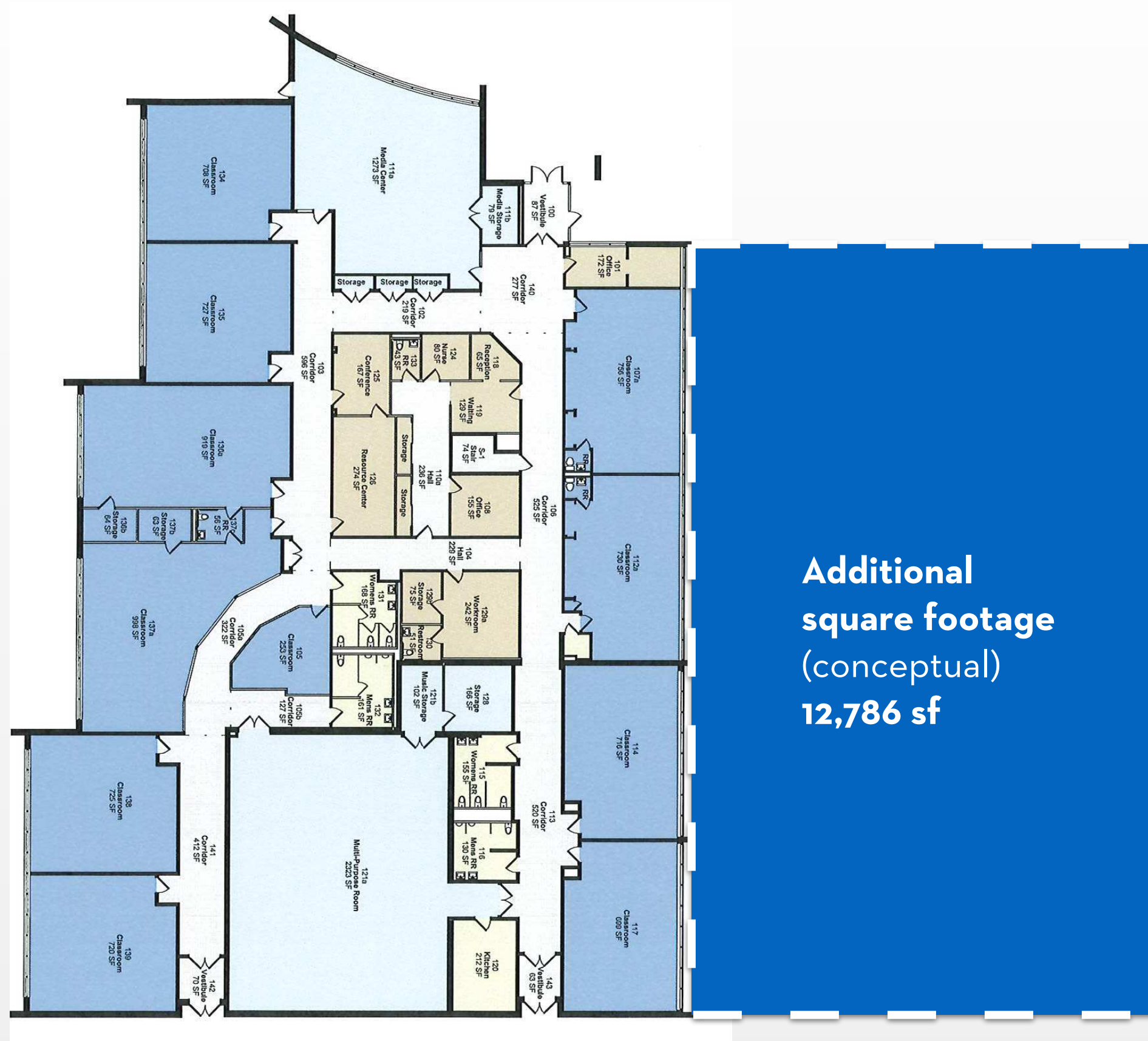


Issues / Space Needs

- Secure Vestibule
- Accessibility
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- Kitchen
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ELM SPACE NEEDS

Wyoming Primary Facilities Master Plan



Issues / Space Needs

- Secure Vestibule
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- Stage
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- Kitchen
- Storage

Area

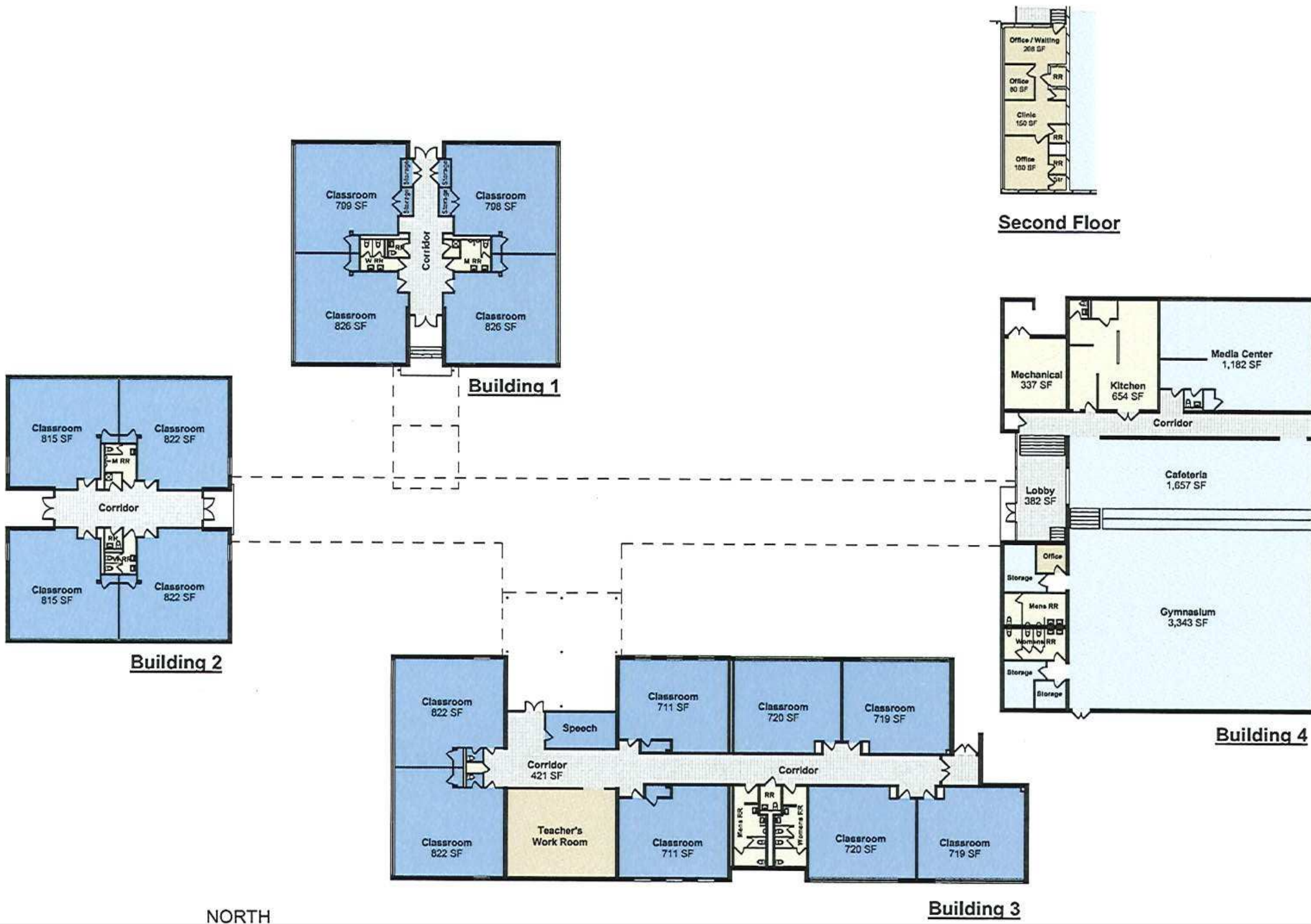
- Existing sf = 22,364
- Space requirements for K-4 with 200 student capacity = 35,150 sf
- 57% too small

ELM SPACE NEEDS

Wyoming Primary Facilities Master Plan

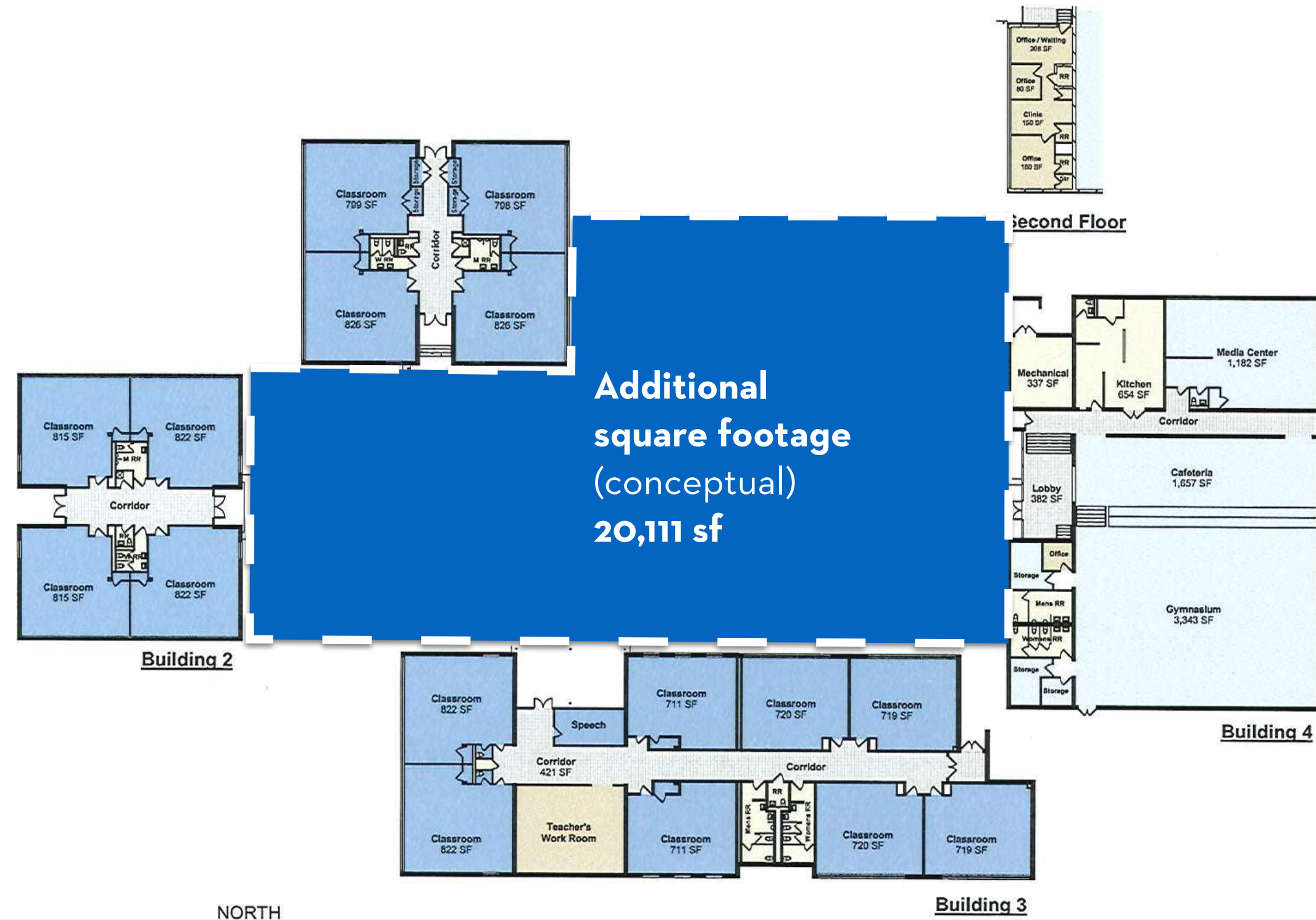
Issues / Space Needs

- Secure Perimeter
- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Storage



HILLTOP SPACE NEEDS

Wyoming Primary Facilities Master Plan



Issues / Space Needs

- Secure Perimeter
- Secure Vestibule
- Accessibility
- Administrative
- Classroom
- Special Education / Gifted / Intervention
- Art / Music
- Stage
- Storage

Area

- Existing sf = 30,880
- Space requirements for K-4 with 350 student capacity = 50,991 sf
- 65% too small

HILLTOP SPACE NEEDS

Wyoming Primary Facilities Master Plan



Secure perimeter



Secure perimeter
Accessibility



Secure perimeter
Accessibility



Secure Vestibule
Accessibility



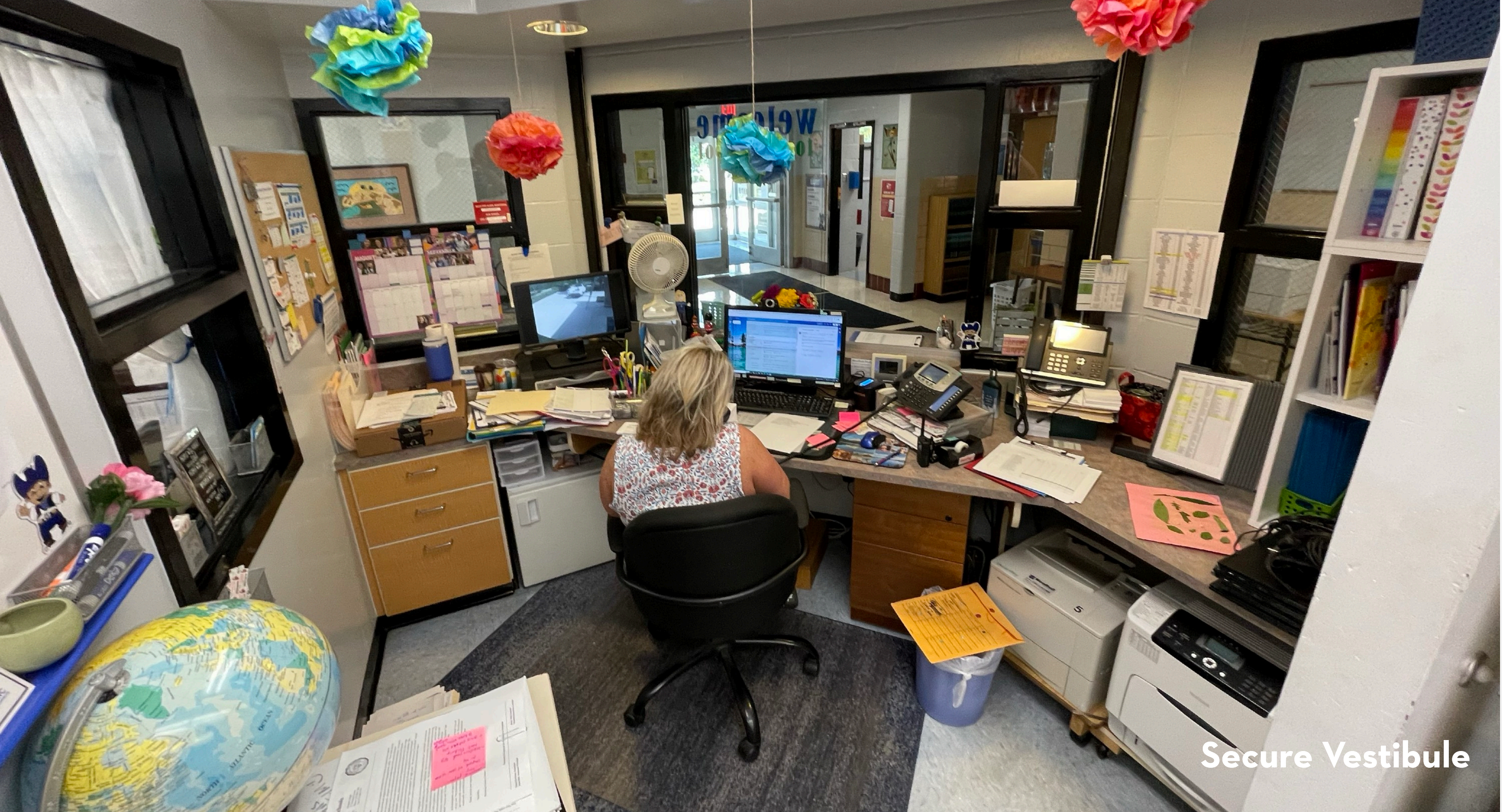
Secure Vestibule

EXAMPLES

Wyoming Primary Facilities Master Plan



Secure Vestibule



Secure Vestibule



Special Ed
Intervention
Gifted



Special Ed
Intervention
Gifted





Art / Music



Art / Music

EXAMPLES
Wyoming Primary Facilities Master Plan



Classroom Space



Kitchen

EXAMPLES

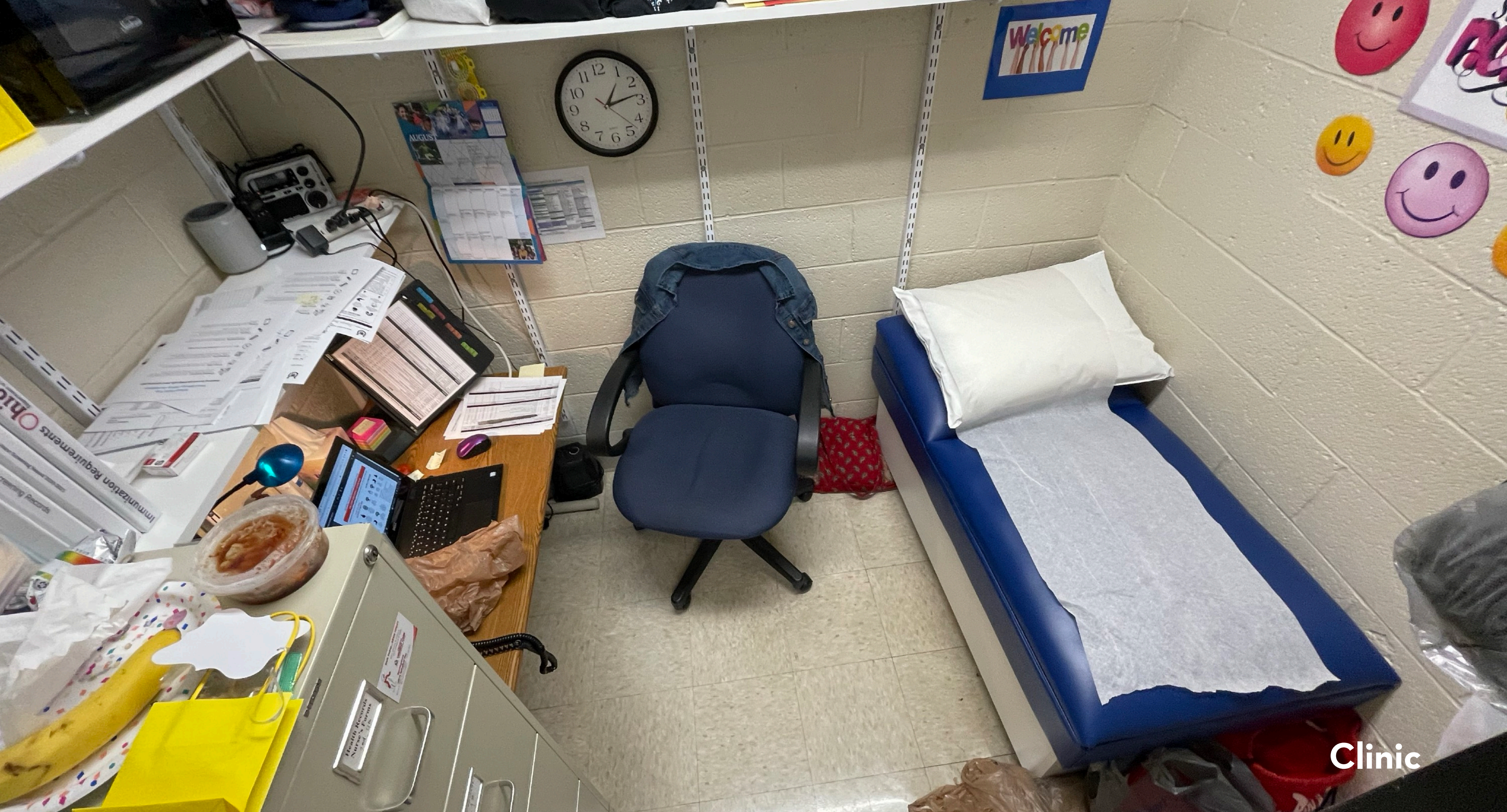
Wyoming Primary Facilities Master Plan



Kitchen

EXAMPLES

Wyoming Primary Facilities Master Plan

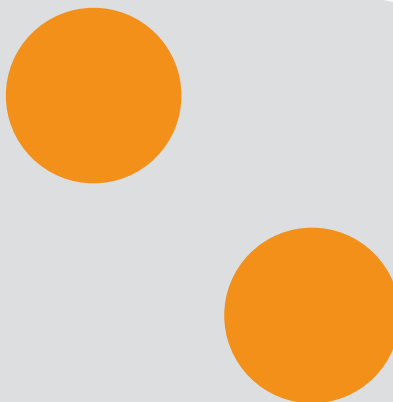
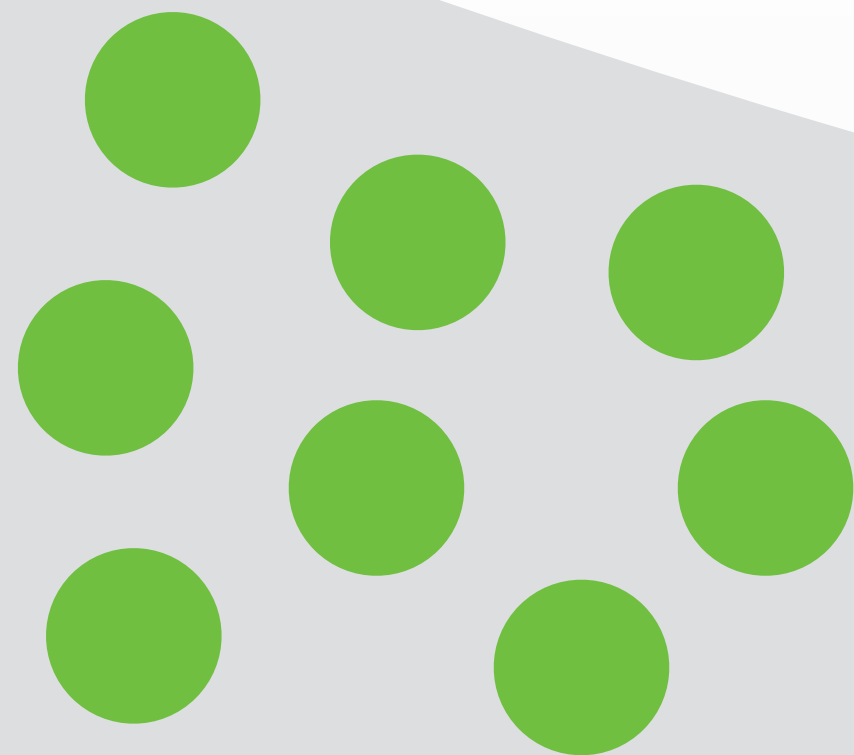


Clinic

Fall 2023

Early Spring 2024

Late Spring 2024



Options Phase
Phase 1 Planning Work Review
Community Conversations
Traffic Analysis
Geotechnical Report
Defined Budget
Facilities Steering Committee
Board of Education
Community Forum 1
Online Feedback

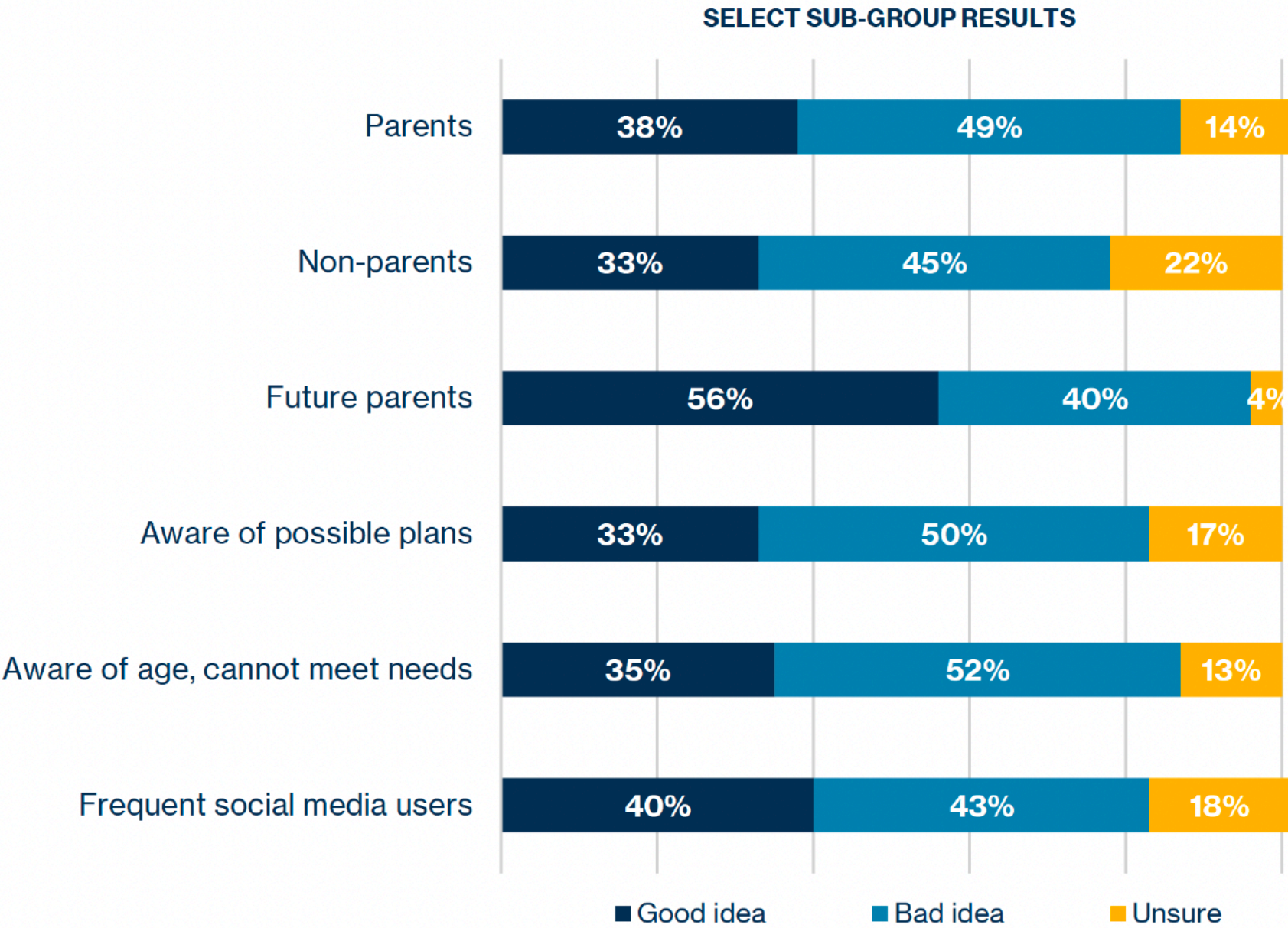
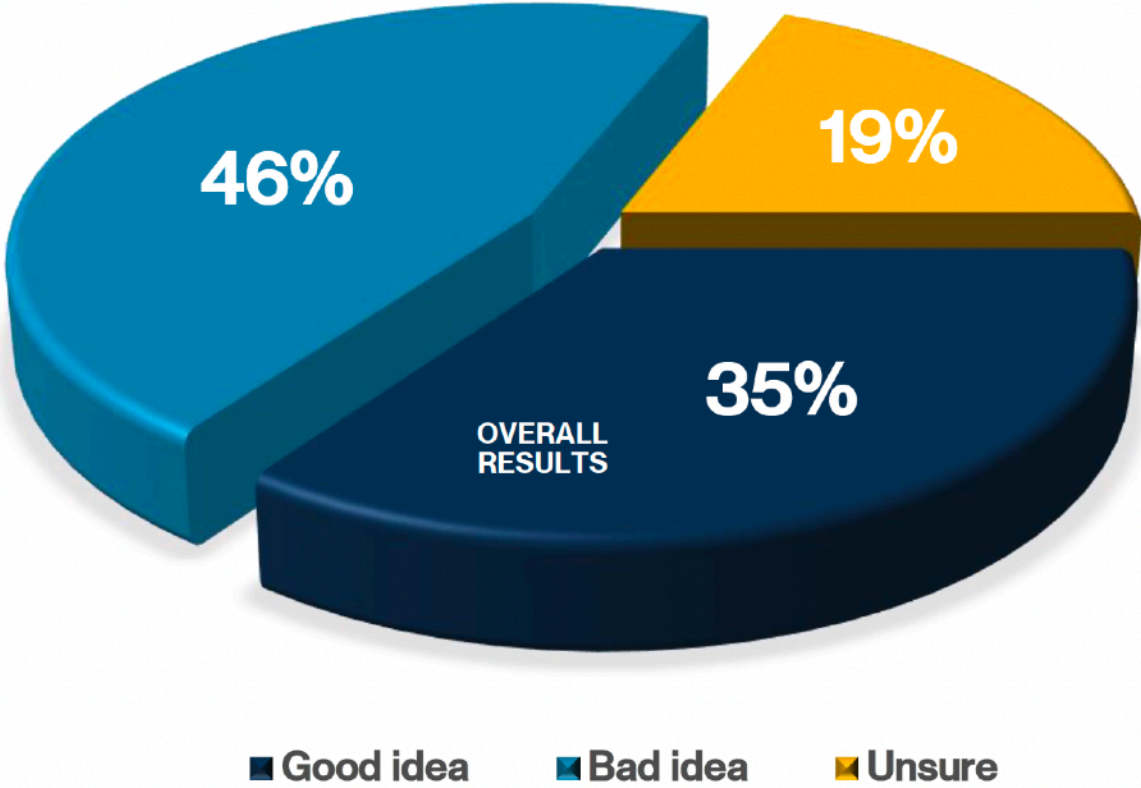
Options Refinement Phase
Facilities Steering Committee
Board of Education
Community Forum 2
Statistically Valid Survey

Final Plan Selection Phase
Facilities Steering Committee
Board of Education
Community Forum 3
Board of Education Decision
Community Vote - Nov. 5, 2024

PROCESS
Wyoming Primary Facilities Master Plan

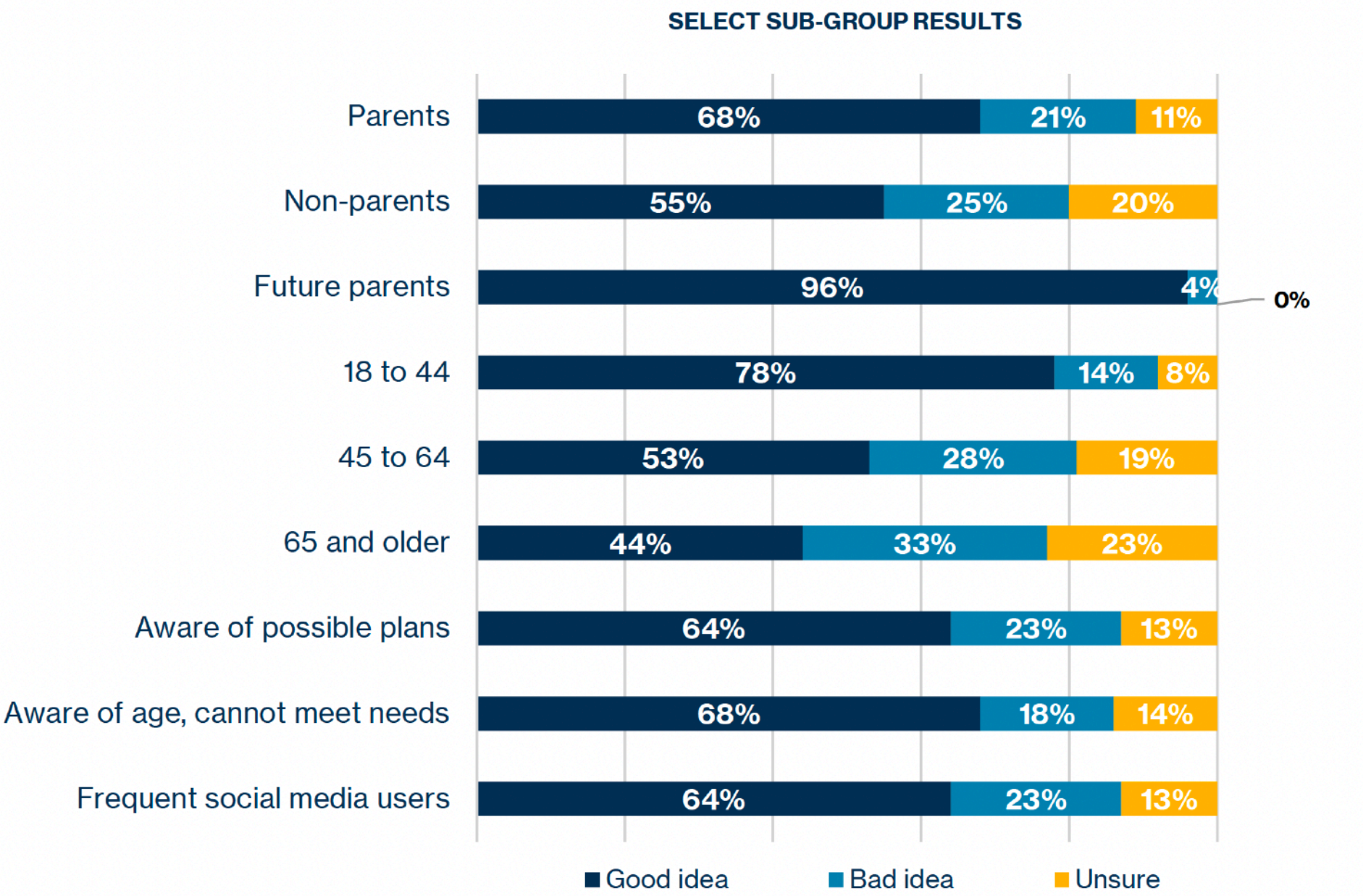
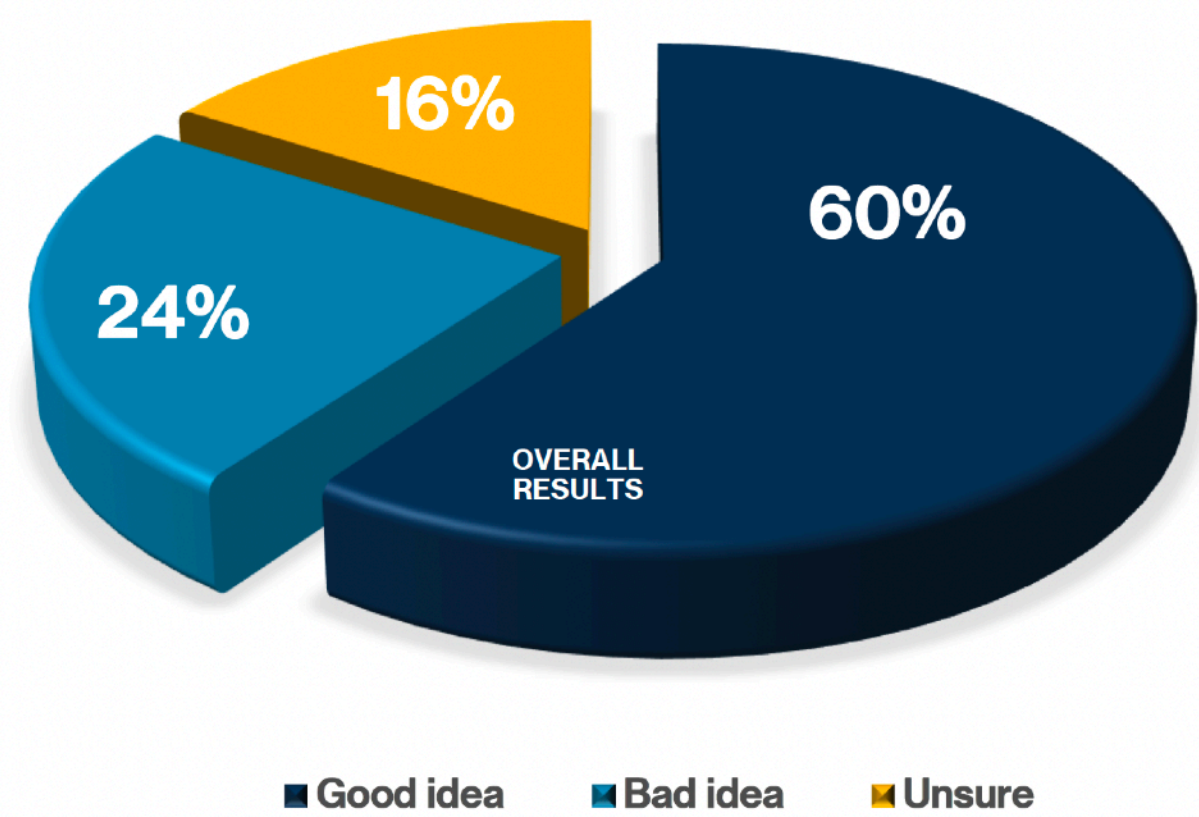
Grade Band Option

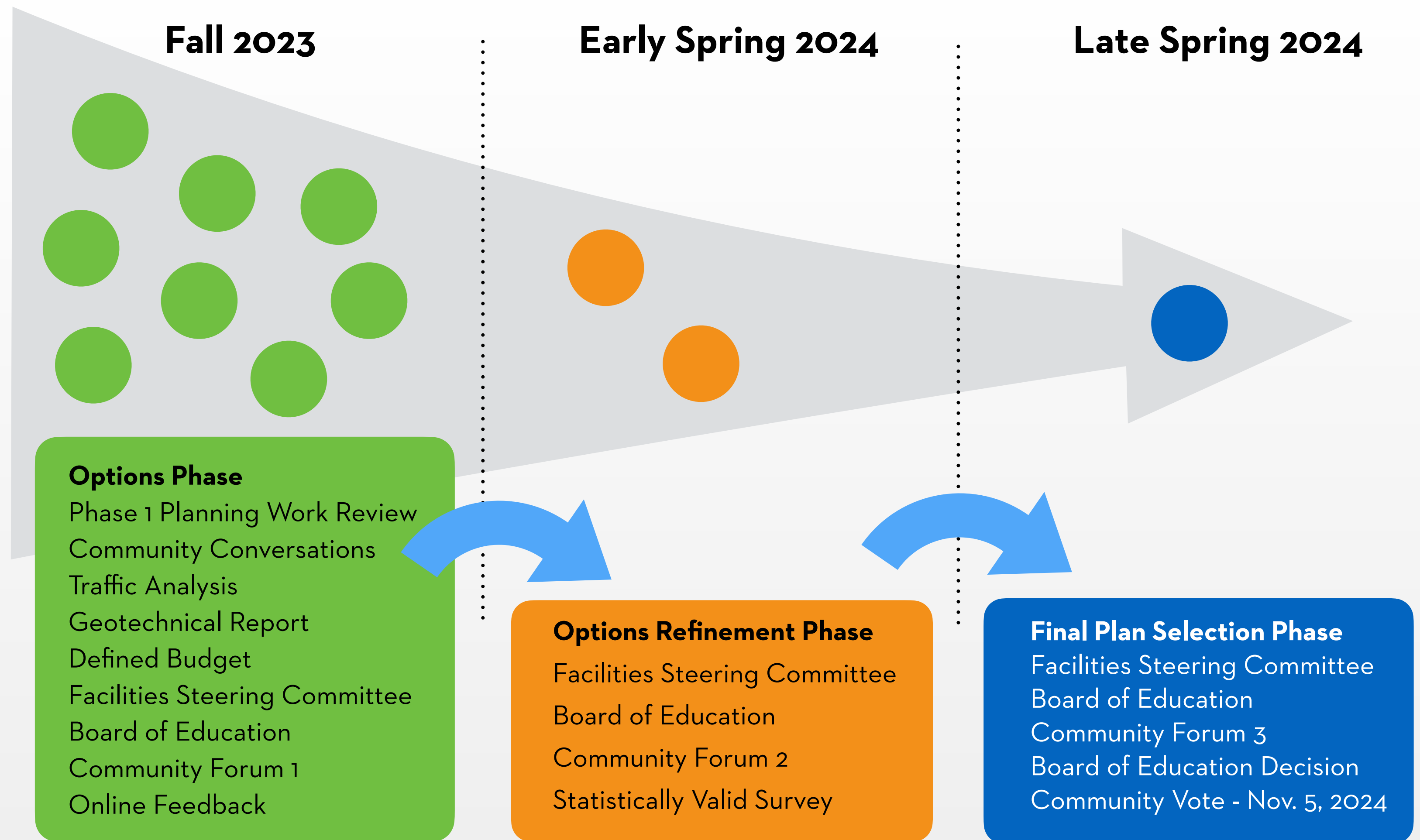
Do you think it is a good idea or bad idea to replace all 3 of the current primary schools with a new kindergarten through second grade school building at Elm, a new kindergarten through second grade school building at Vermont and a new school building for the third and fourth grades at Hilltop?



Same Sites Option

Do you think it is a good idea or bad idea to replace all 3 of the current primary schools with new kindergarten through grade 4 school buildings that would all be located in the same locations?





PROCESS

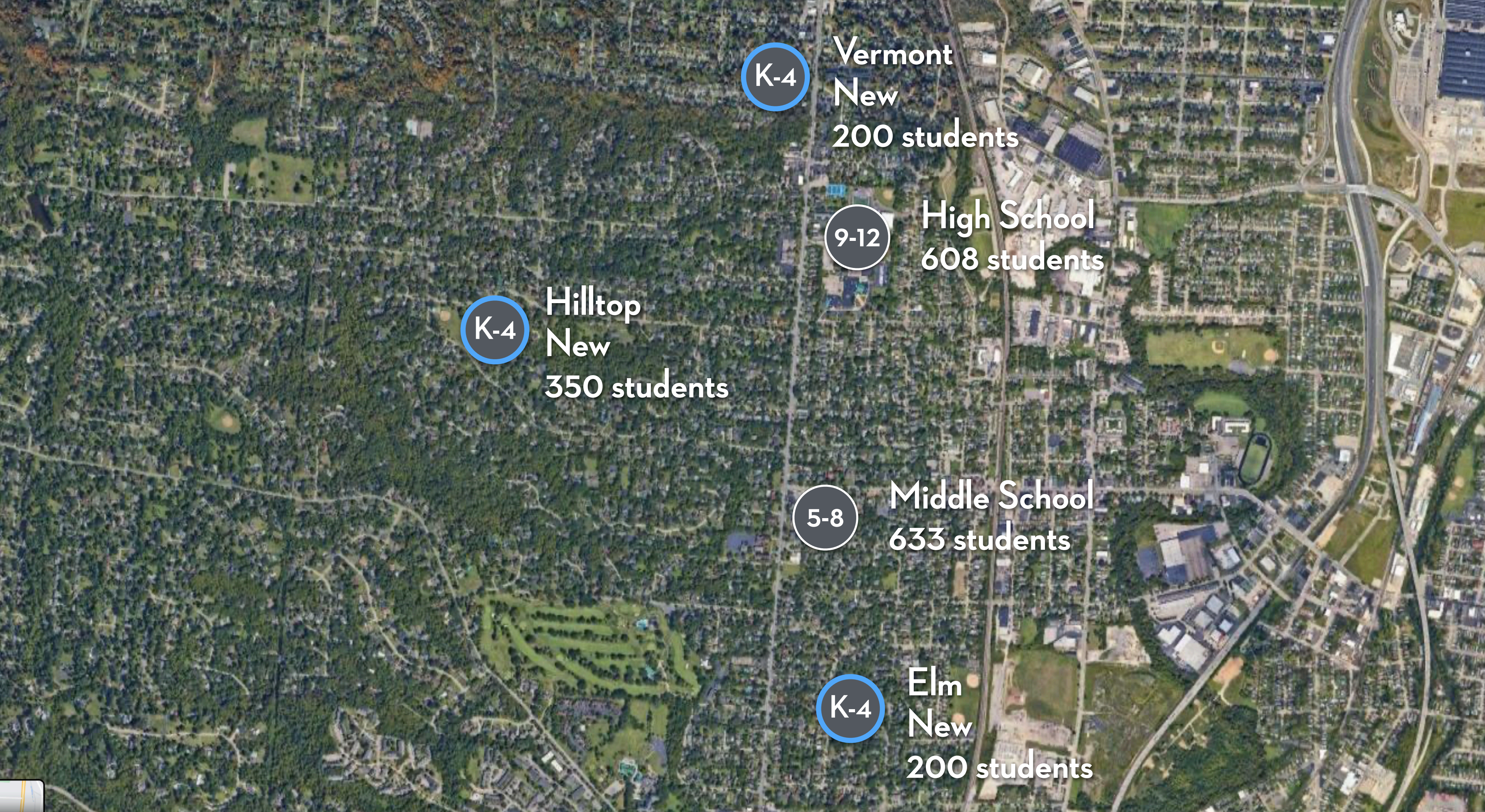
Wyoming Primary Facilities Master Plan

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- Existing Building Issues / Constraints
- **Facility Master Plan**
- Temporary School Sites
- Project Schedule
- Budget
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Wyoming Primary Facilities Master Plan

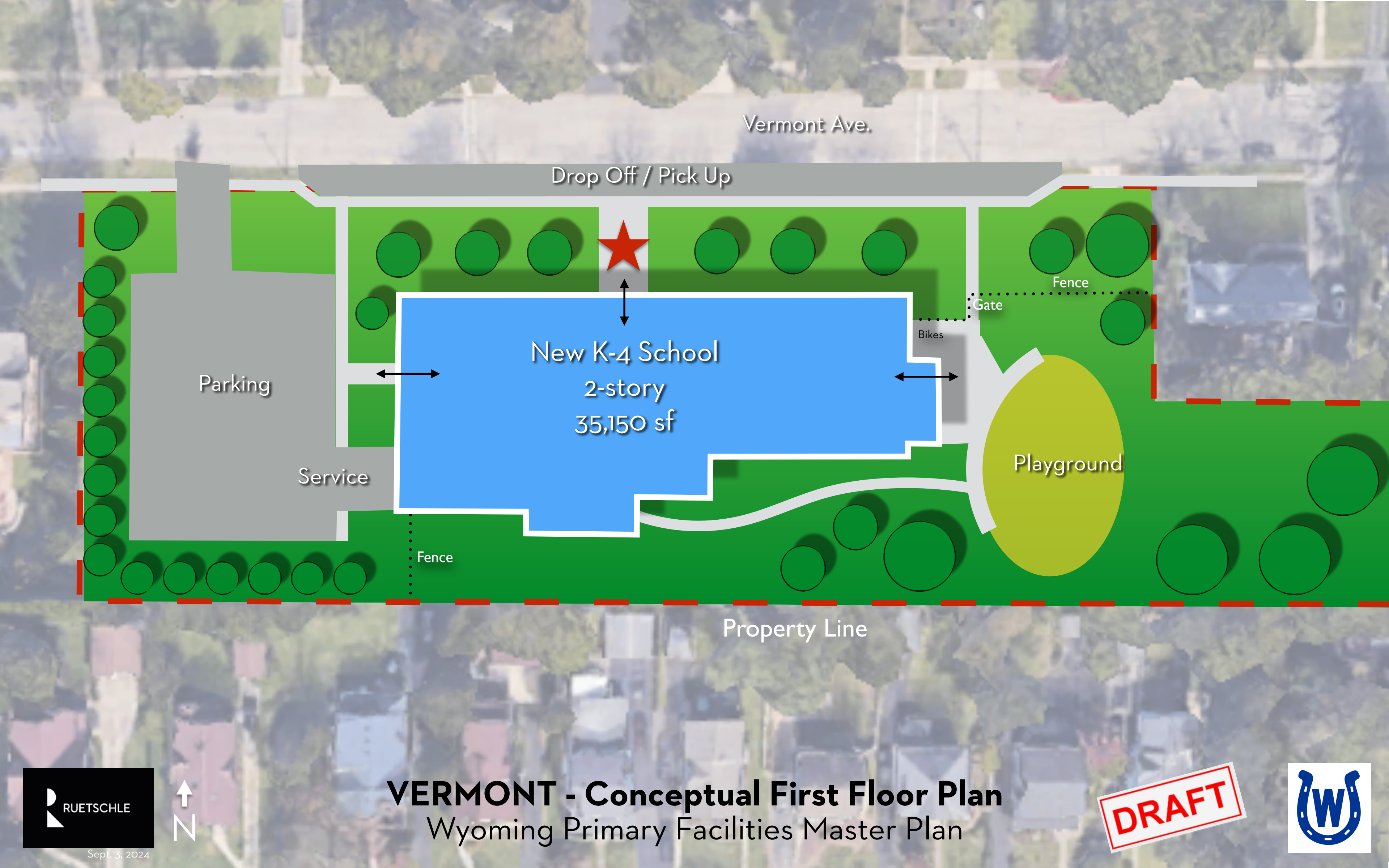


Vermont Ave.

Existing School
1-story
20,708 sf

VERMONT - Conceptual First Floor Plan
Wyoming Primary Facilities Master Plan





Vermont Ave.

Drop Off / Pick Up

Fence

Gate

Bikes

Parking

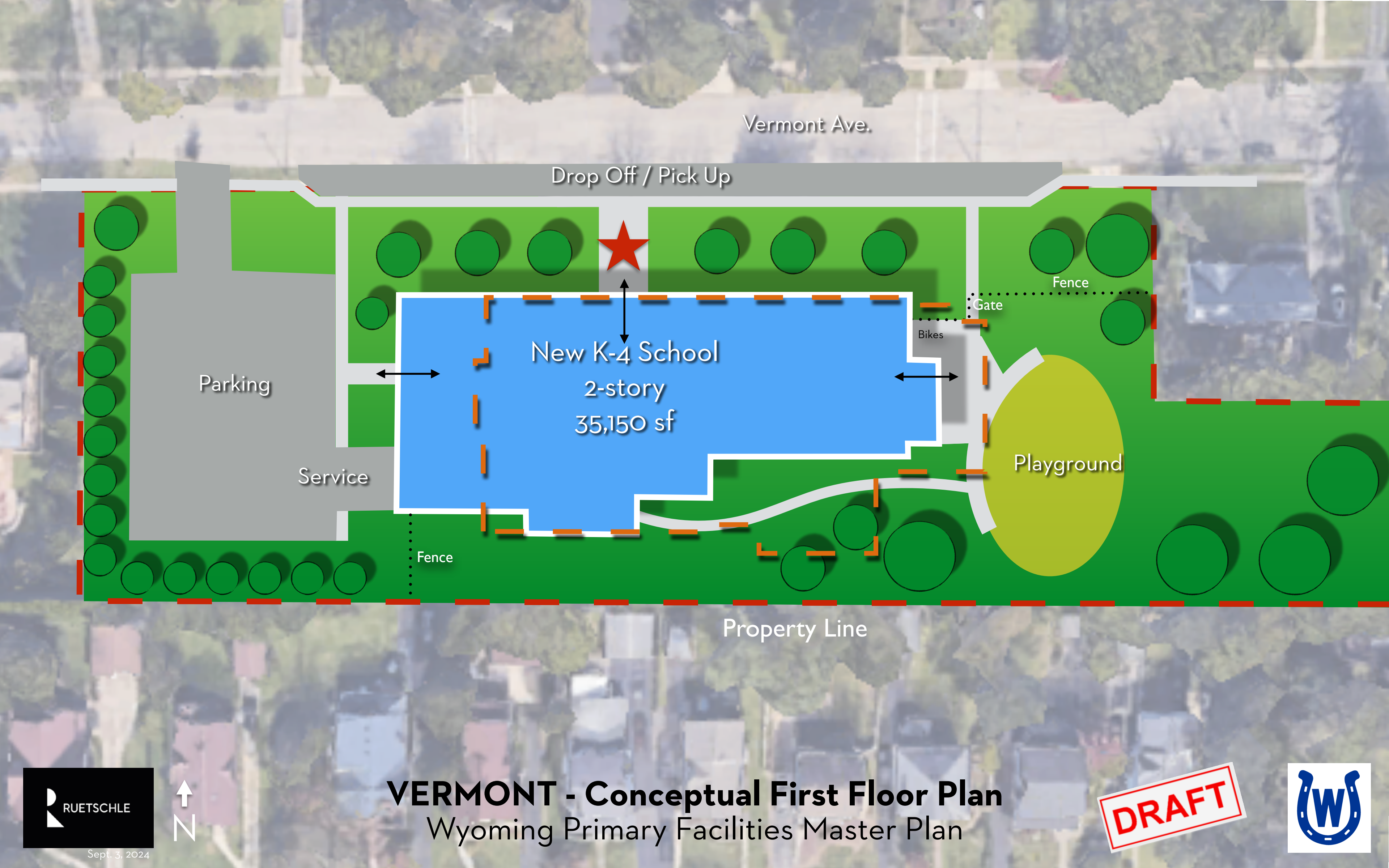
Service

New K-4 School
2-story
35,150 sf

Playground

Fence

Property Line



Vermont Ave.

Drop Off / Pick Up



New K-4 School
2-story
35,150 sf

Parking

Service

Fence

Gate

Bikes

Playground

Fence

Property Line



VERMONT - Conceptual First Floor Plan

Wyoming Primary Facilities Master Plan

DRAFT



Sept. 3, 2024



Key
SE/MH = Special Education / Multi-Handicapped
SE = Special Education
SG - Small Group



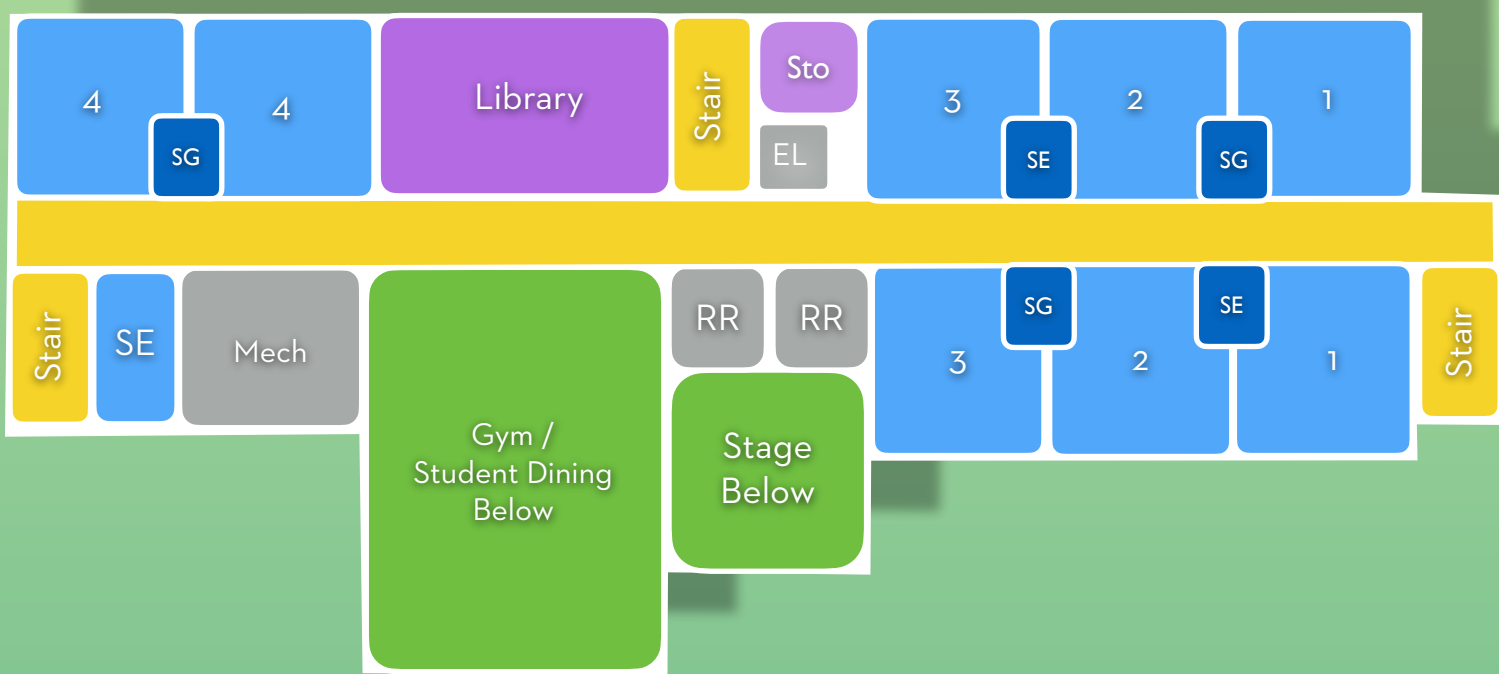
VERMONT - Conceptual First Floor Plan

Wyoming Primary Facilities Master Plan

DRAFT



Vermont Ave.



Key
SE/MH = Special Education / Multi-Handicapped
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SG - Small Group



VERMONT - Conceptual Second Floor Plan

Wyoming Primary Facilities Master Plan

DRAFT



Sept. 3, 2024

Elm Ave.

Property Line

Existing School
1-story
22,364 sf

ELM - Existing Site Plan
Wyoming Primary Facilities Master Plan

Elm Ave.

Drop Off / Pick Up

Parking

Service

Fence

Gate

Playground

Property Line



New K-4 School
2-story
35,150 sf

ELM - Conceptual First Floor Plan

Wyoming Primary Facilities Master Plan

DRAFT



Elm Ave.

Drop Off / Pick Up

Parking

Service

Fence

Gate

Playground

Property Line

New K-4 School
2-story
35,150 sf

ELM - Conceptual First Floor Plan

Wyoming Primary Facilities Master Plan

DRAFT



Sept. 3, 2024



Elm Ave.

Drop Off / Pick Up

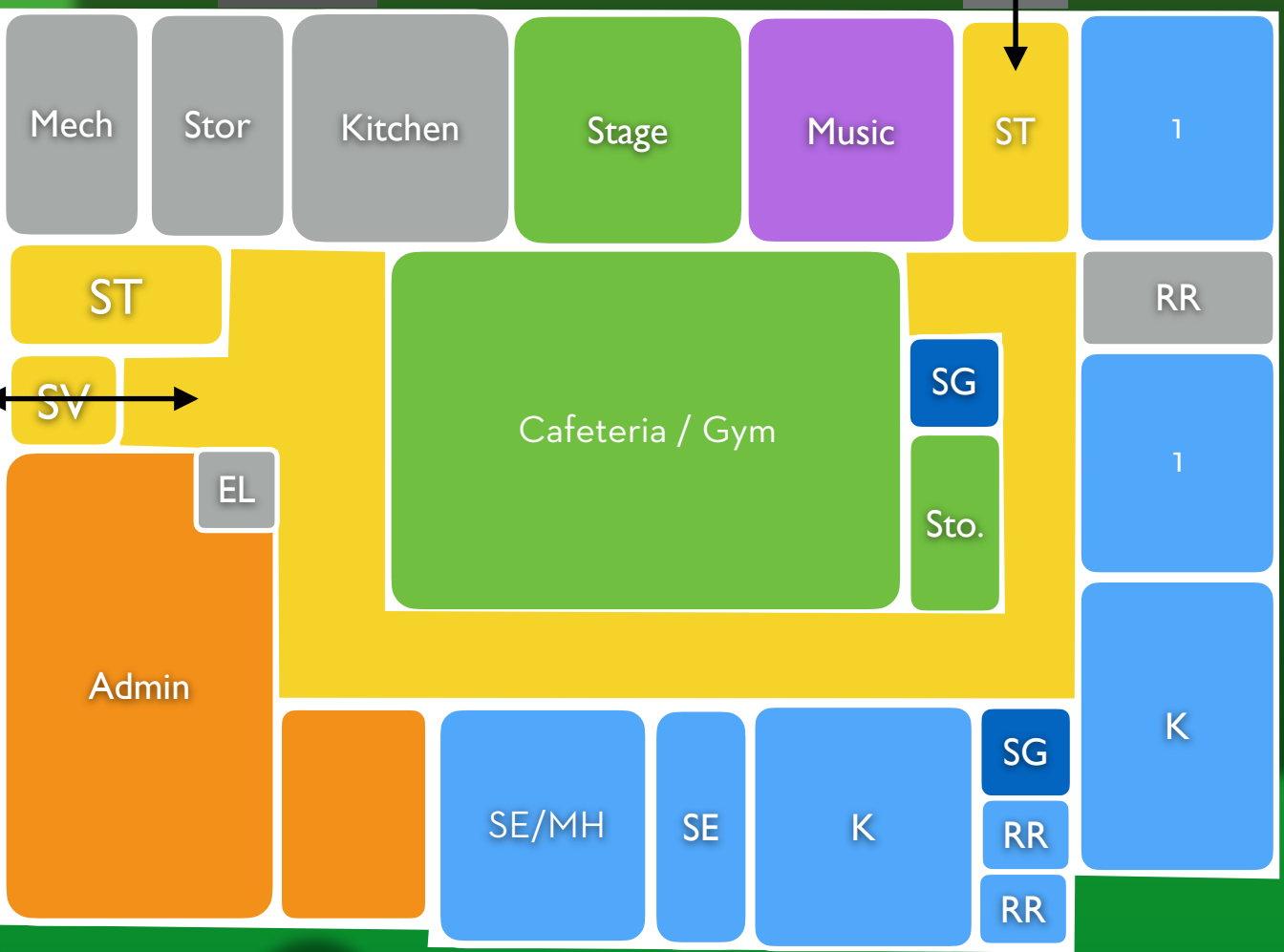
Parking

Service

Fence

Gate

Playground



Property Line

Key
SE/MH = Special Education / Multi-Handicapped
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ELM - Conceptual First Floor Plan

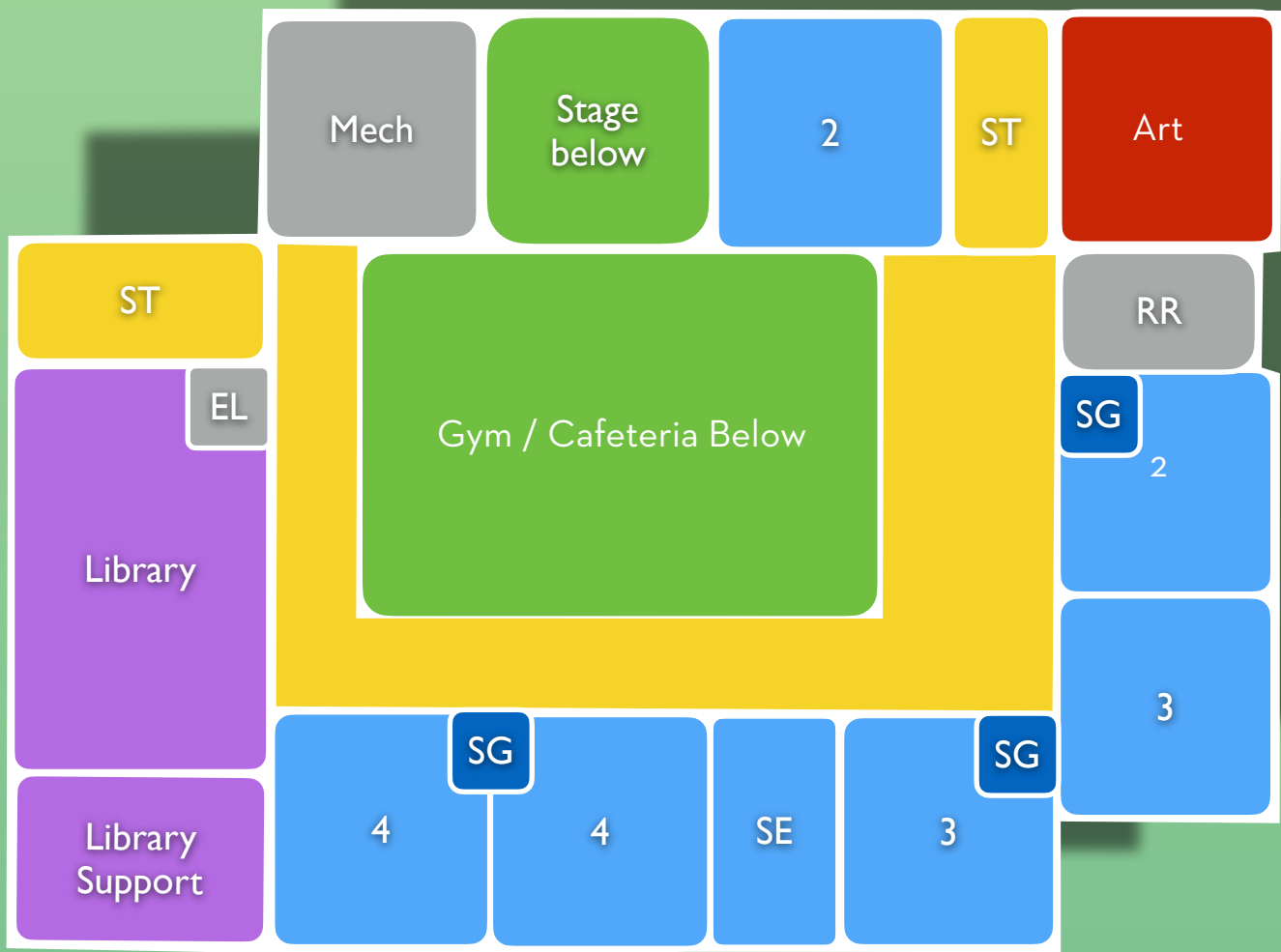
Wyoming Primary Facilities Master Plan

DRAFT



Elm Ave.

Key
SE/MH = Special Education / Multi-Handicapped
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ELM - Conceptual First Floor Plan

Wyoming Primary Facilities Master Plan



Sept. 3, 2024

DRAFT



Oliver Rd

Reilly Rd

Existing School
1-story
30,880 sf



Sept. 3, 2024

HILLTOP - Existing Site Plan

Wyoming Primary Facilities Master Plan

DRAFT

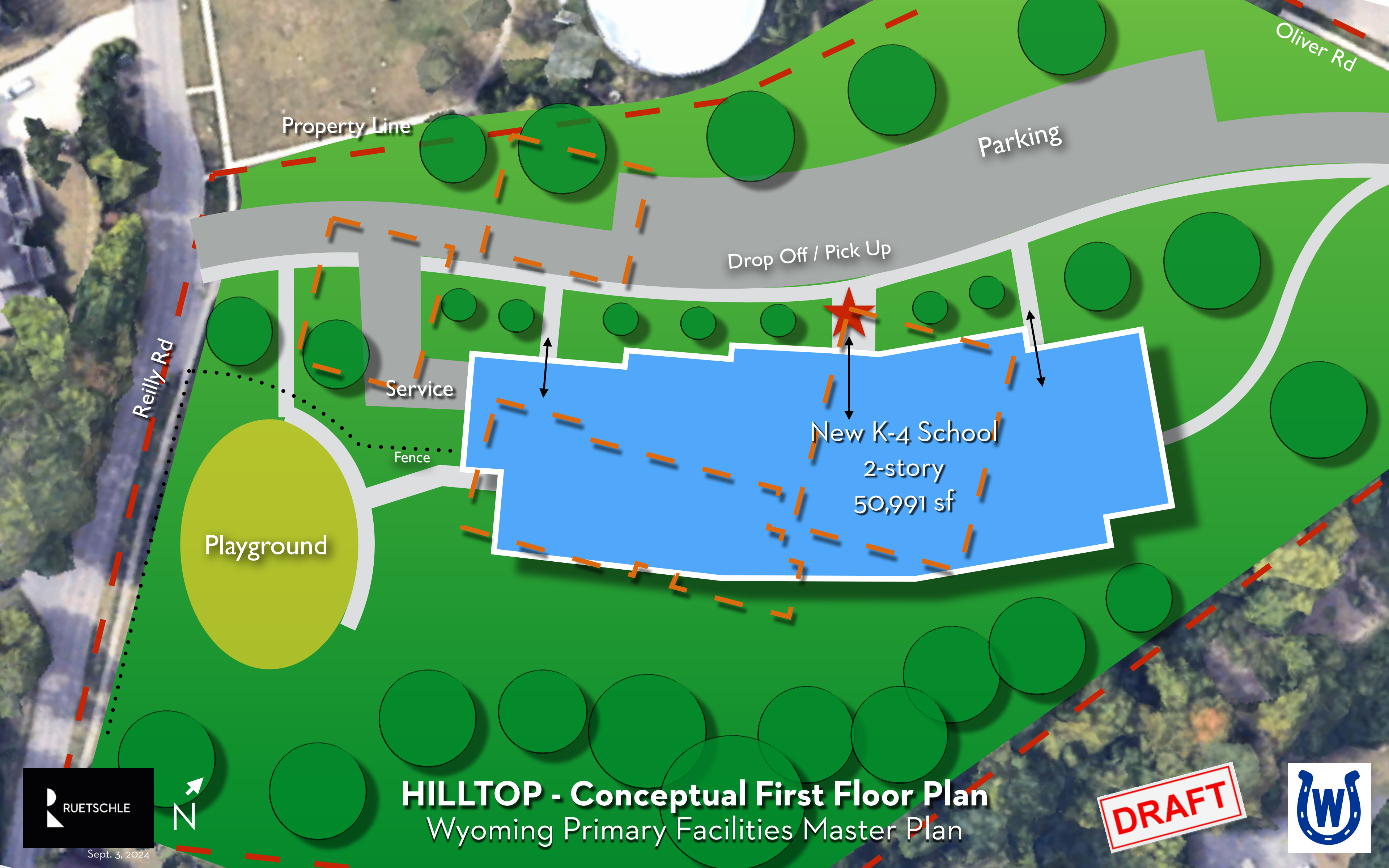




HILLTOP - Conceptual First Floor Plan
Wyoming Primary Facilities Master Plan

DRAFT

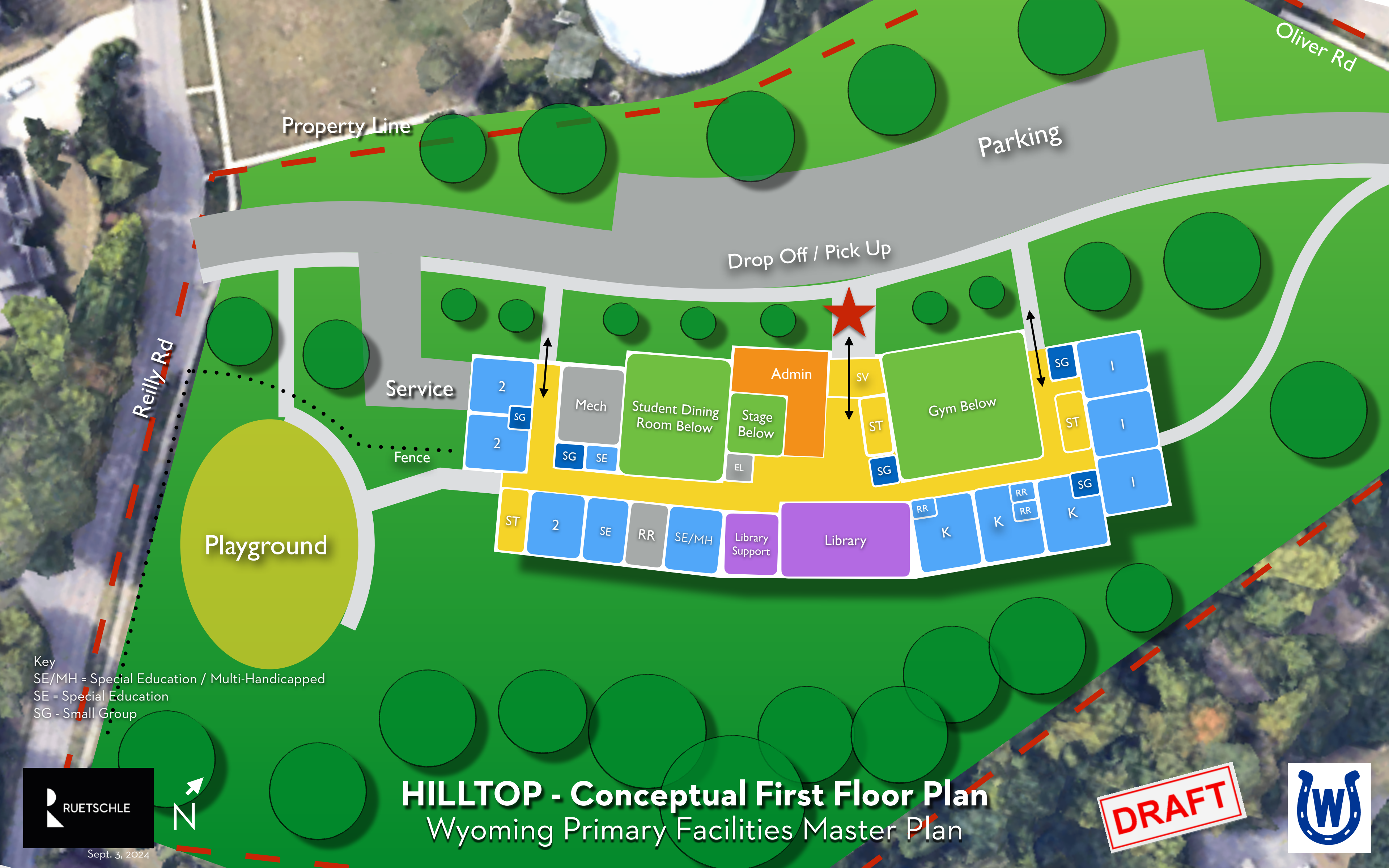




HILLTOP - Conceptual First Floor Plan
Wyoming Primary Facilities Master Plan

DRAFT





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SG - Small Group

HILLTOP - Conceptual First Floor Plan

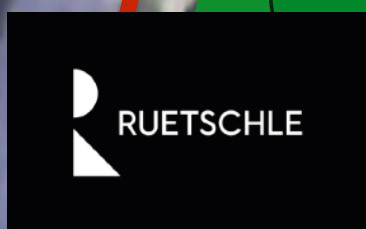
Wyoming Primary Facilities Master Plan

DRAFT





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Sept. 3, 2024



HILLTOP - Conceptual Lower Level Plan

Wyoming Primary Facilities Master Plan

DRAFT



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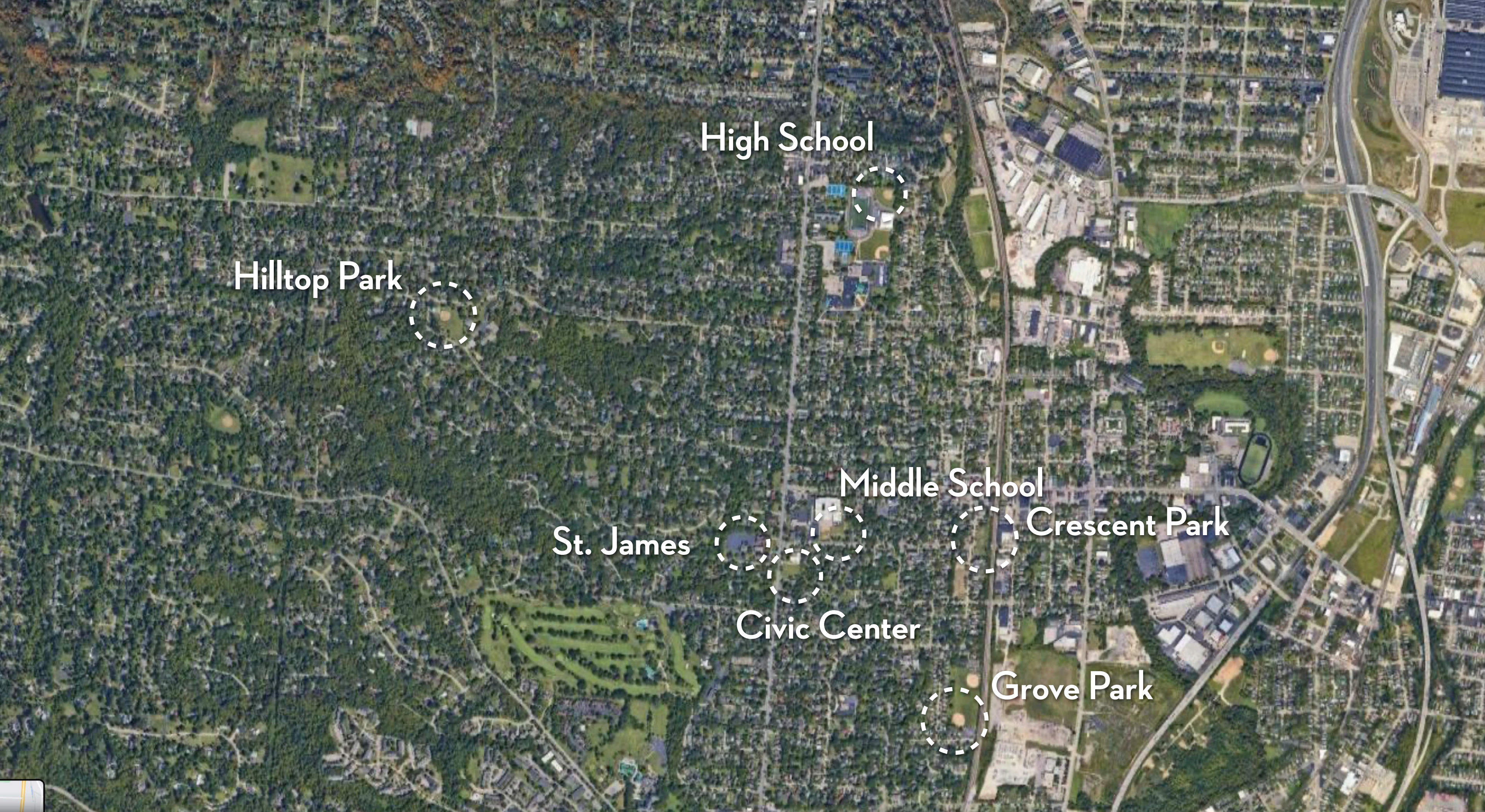
AGENDA

Wyoming Primary Facilities Master Plan

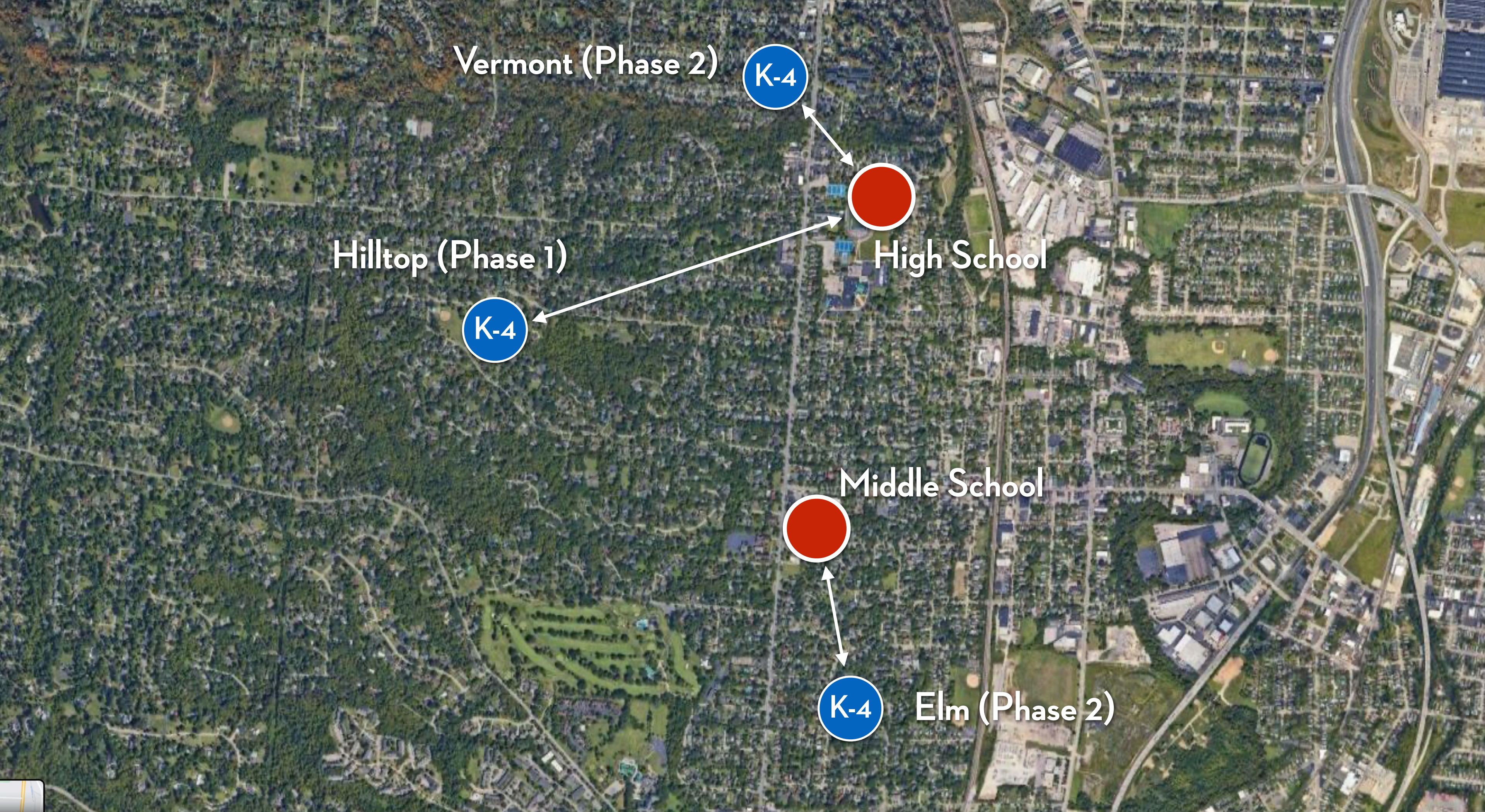


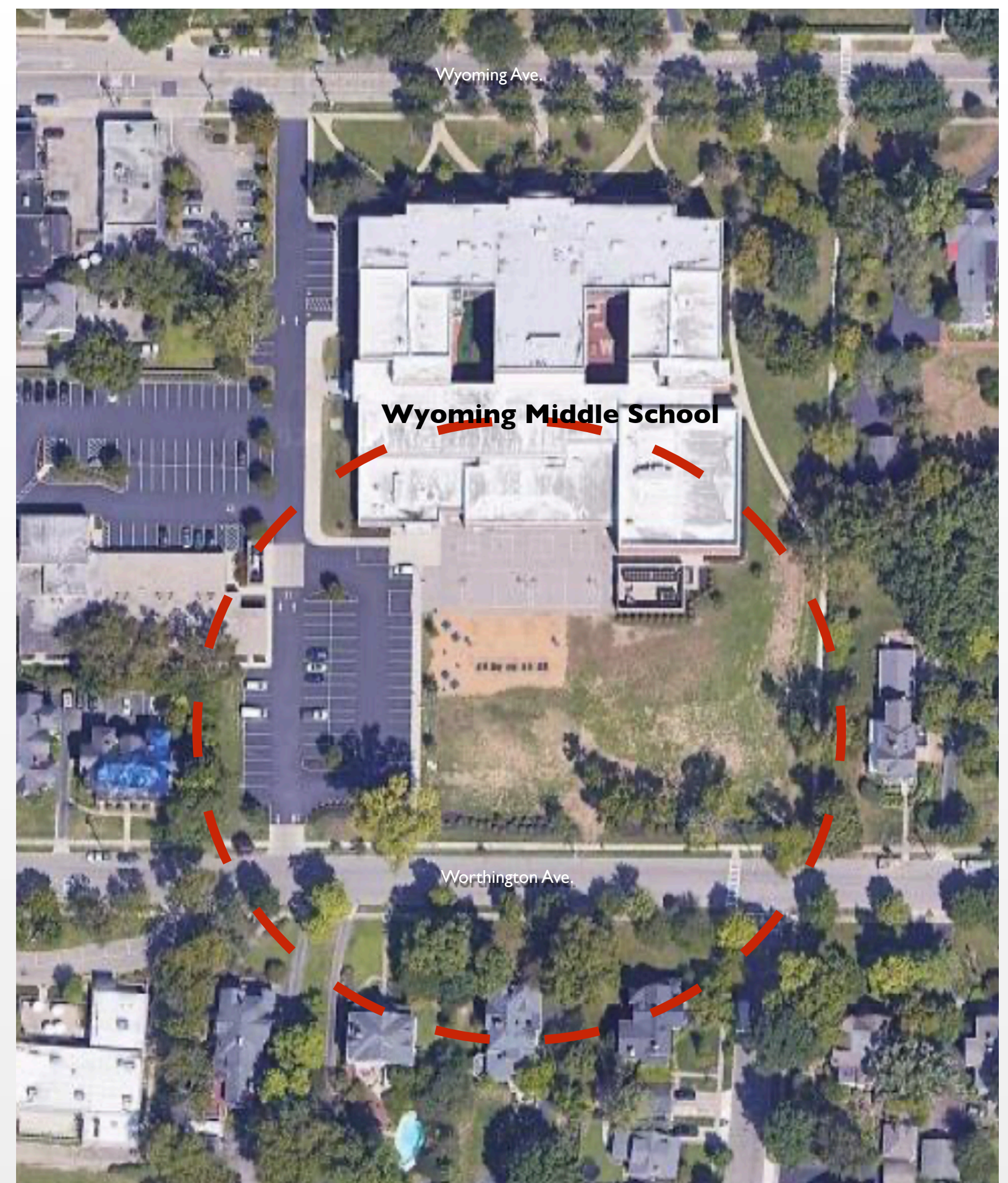
Wyoming Temporary Middle School





TEMPORARY SCHOOL SITE OPTIONS EXPLORED
Wyoming Primary Facilities Master Plan





WYOMING HS / MS - SWING SPACE

Wyoming Primary Facilities Master Plan



TEMPORARY SOFTBALL FIELD LOCATION

Wyoming Primary Facilities Master Plan



Hilltop (Phase 1)
Vermont (Phase 2)

(2) 10 classroom
Modular buildings

Champions
Center

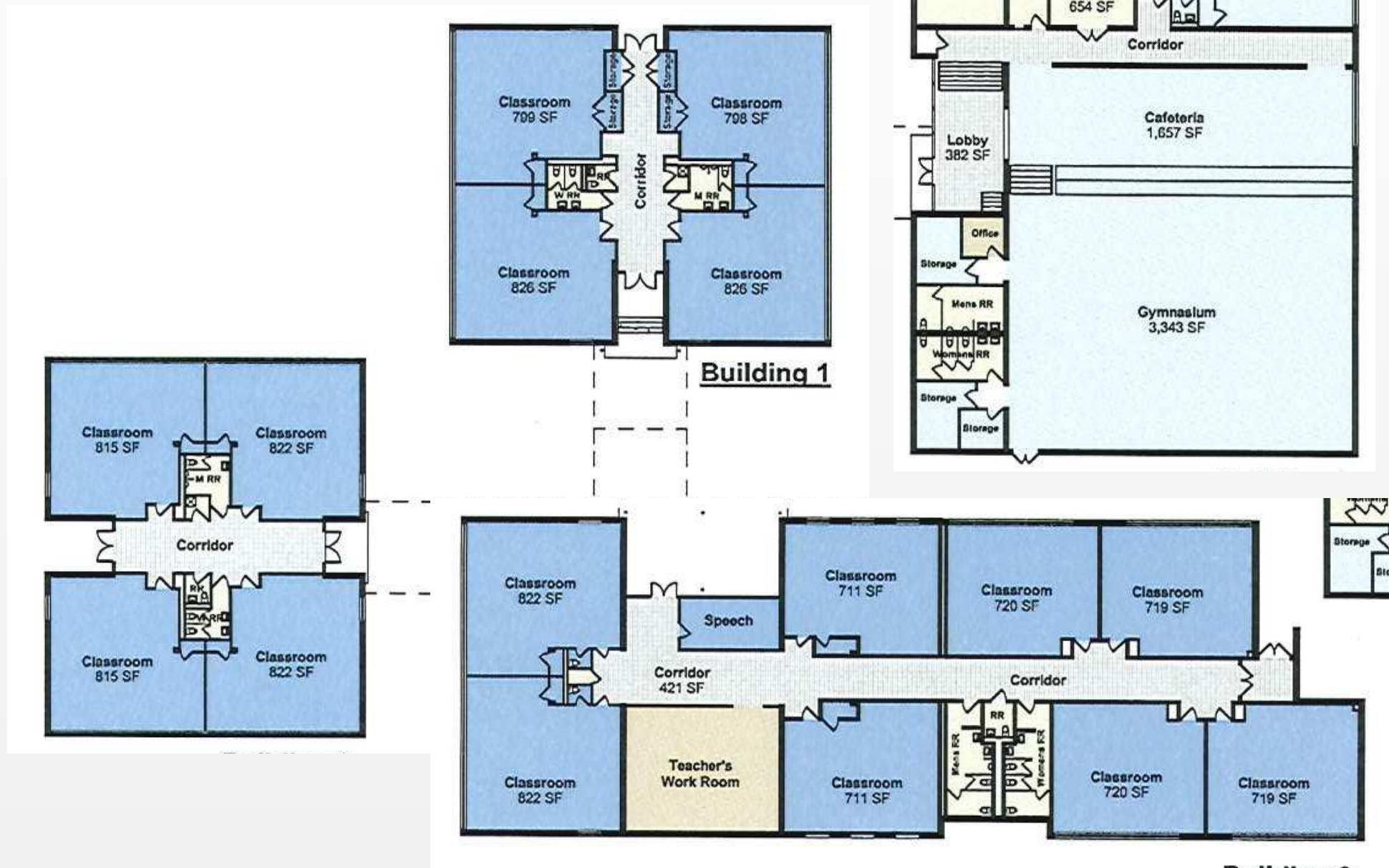
Baseball
Field

Wyoming High School

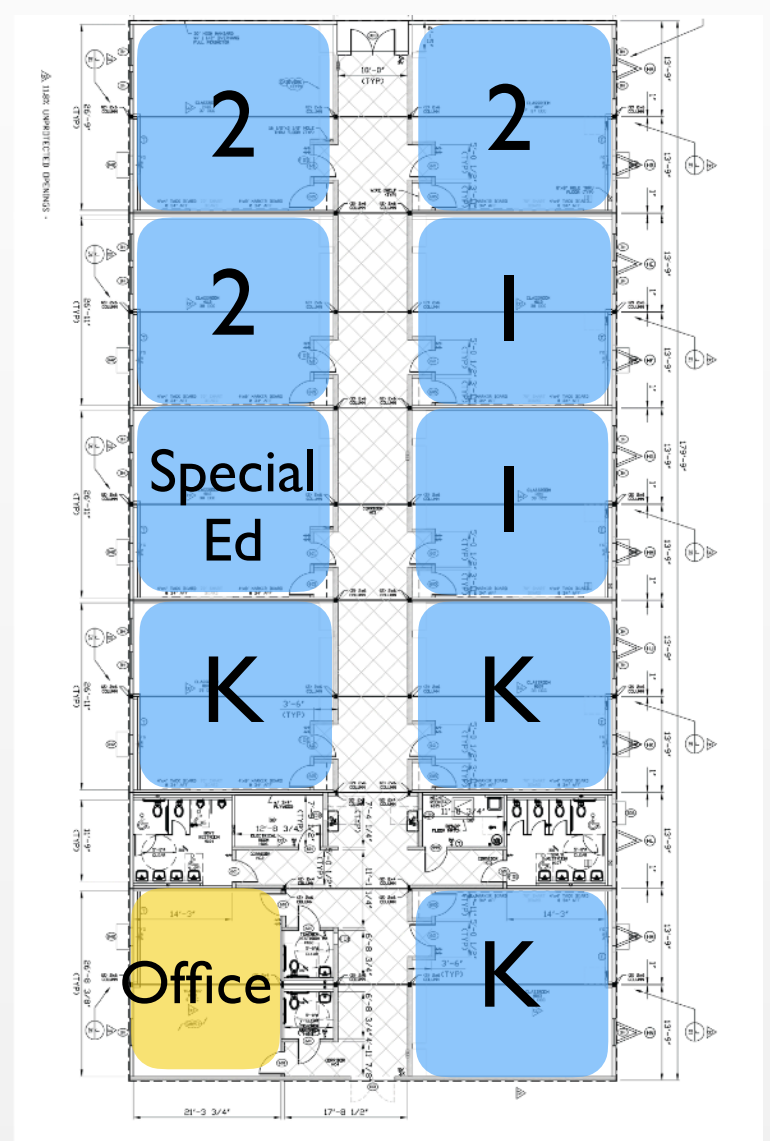


SWING SPACE OPTION

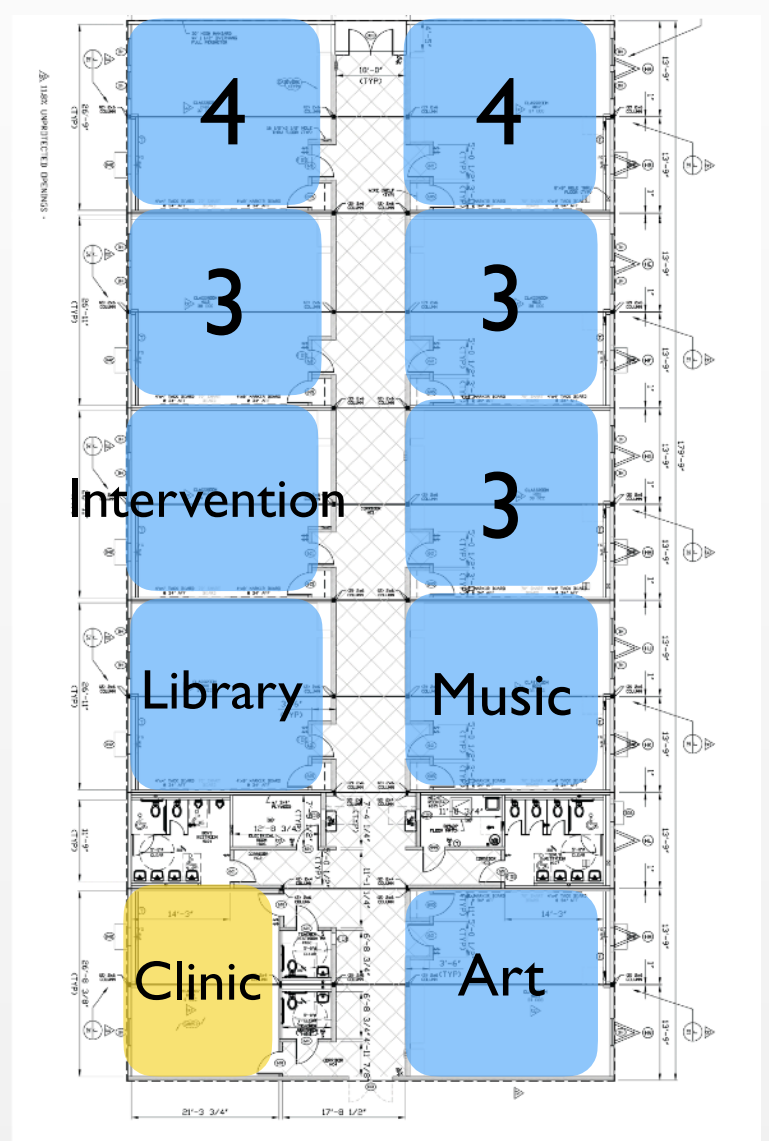
Wyoming Primary Facilities Master Plan



Existing Plan



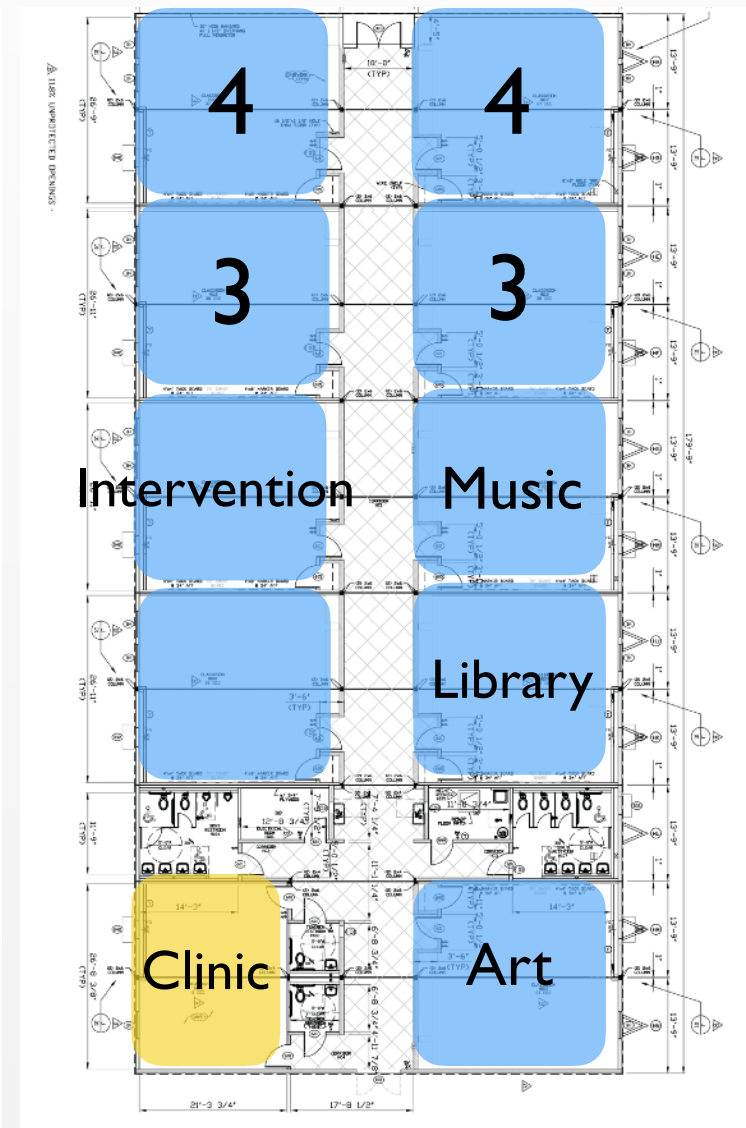
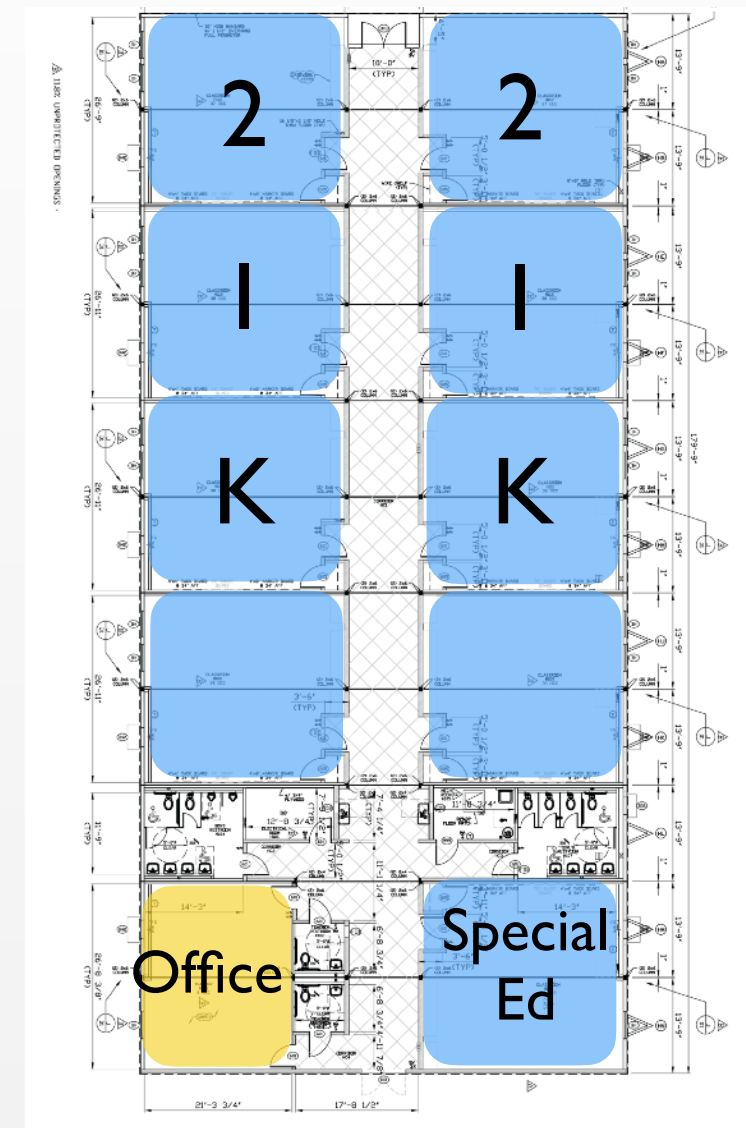
Proposed Building 1

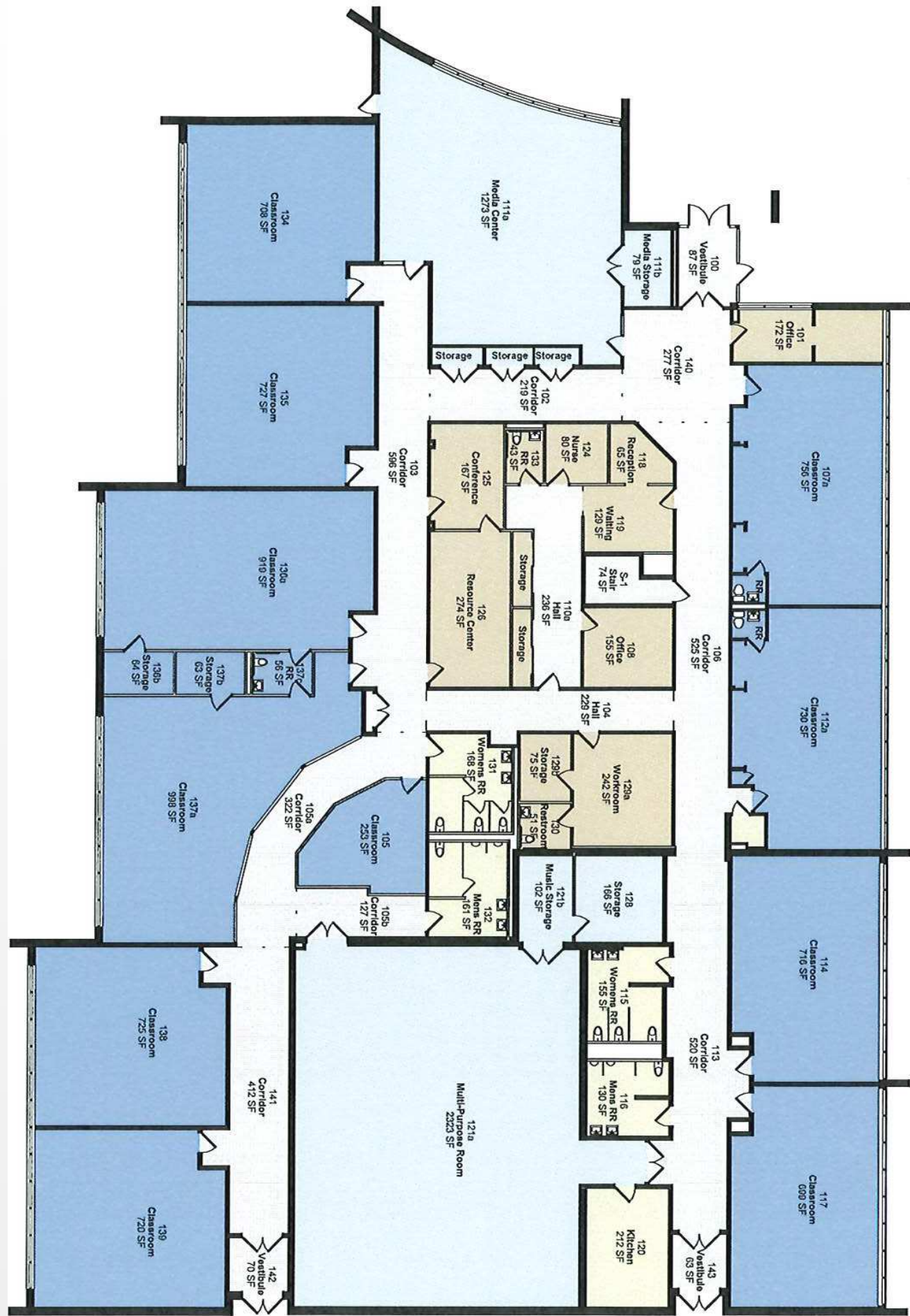


Proposed Building 2

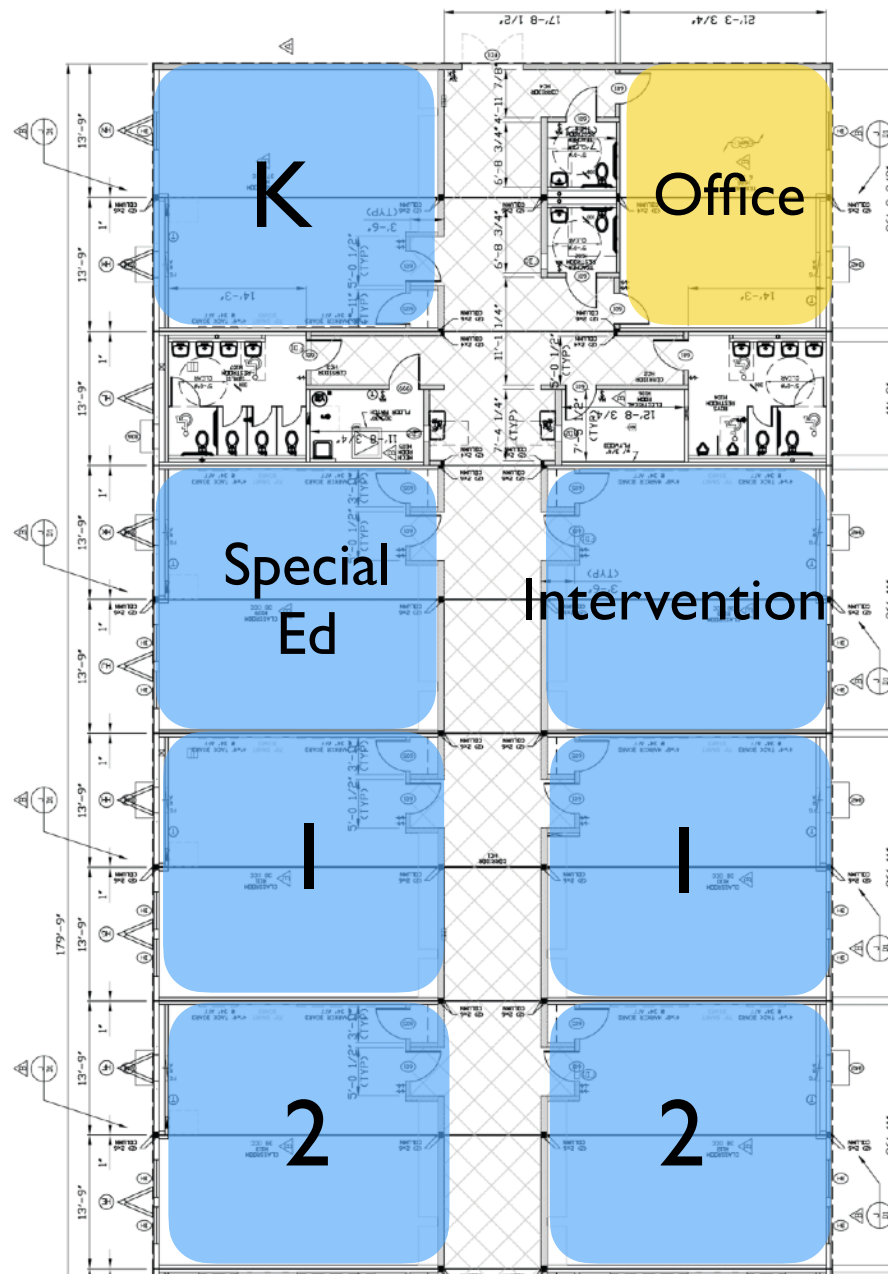
HILLTOP SWING SPACE

Wyoming Primary Facilities Master Plan

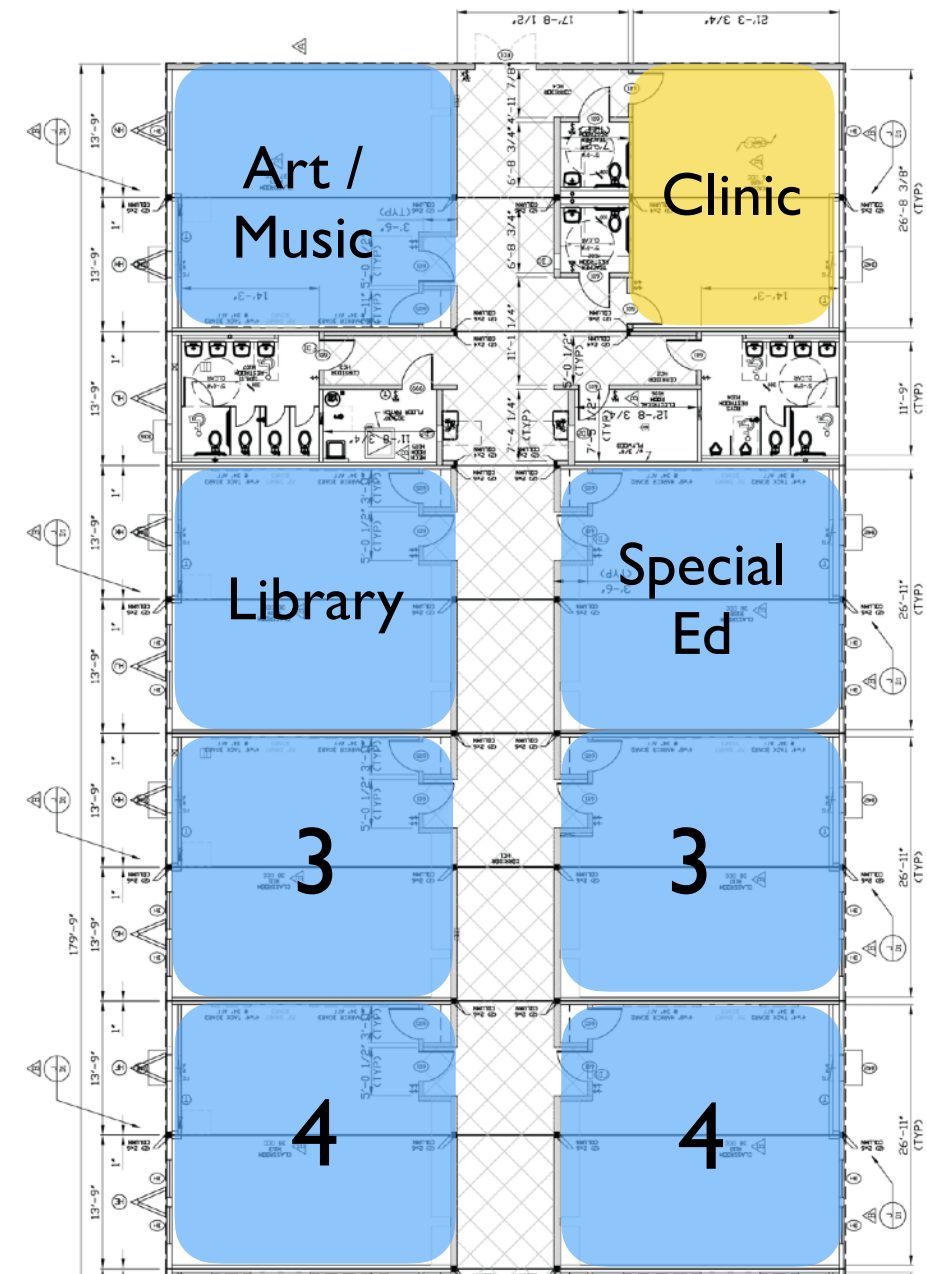




Existing Plan



Proposed Building 1



Proposed Building 2



ELM SWING SPACE

Wyoming Primary Facilities Master Plan



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Wyoming Primary Facilities Master Plan

			2025												2026												2027												2028												2029			
	Scope Description	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April											
1	Bond Issue																																																					
2	Hilltop - Design			1	2	3	4	5	6	7	8	9	10	11	12																																							
3	Hilltop / Vermont - Temporary school at HS			1	2	3	4									Hilltop Temporary School												Vermont Temporary School																										
4	Hilltop - Move in to modulares at HS																																																					
5	Hilltop - Abatement							1	2																																													
6	Hilltop - Demo, Construction															1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18																					
7	Hilltop - Move in to new school																																																					
8	Elm - Temporary school at MS																					1	2	3	4																													
9	Vermont, Elm Design - Design															1	2	3	4	5	6	7	8	9	10	11	12																											
10	Elm - Move in to Modulares at MS																																																					
11	Vermont - Move in to Modulares at HS																																																					
12	Elm / Vermont - Abatement																			1	2																																	
13	Elm / Vermont - Demo, Construction																																																					
14	Elm / Vermont - Move in to new schools																																																					

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Wyoming Primary Facilities Master Plan

Project	Enrollment	sf	\$/sf	Budget
New Elm School (K-4)	200	35,150	\$535	\$18,805,250
New Vermont School (K-4)	200	35,150	\$535	\$18,805,250
New Hilltop School (K-4)	350	50,991	\$535	\$27,280,185
	750	121,291		\$64,890,685
Elm - Abatement / Demo		22,364	\$15	\$335,460
Vermont - Abatement / Demo		20,708	\$15	\$310,620
Hilltop - Abatement / Demo		30,880	\$15	\$463,200
		73,952		\$1,109,280
Elm / Vermont / Hilltop swing space				\$6,500,000
				\$72,499,965

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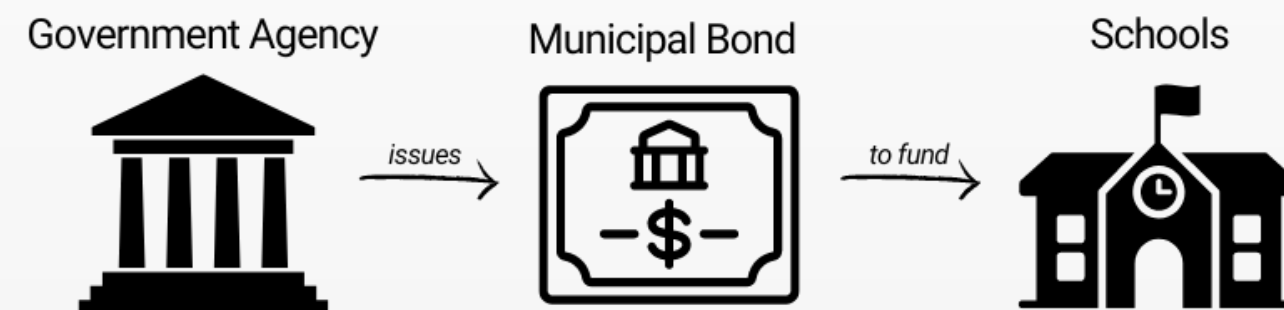
Wyoming Primary Facilities Master Plan

SCHOOL DISTRICT BOND ISSUE

A property tax levy for a specific dollar amount to be borrowed to finance construction.

The District sells bond (issues debt) and receives the revenue for the project.

Over the next 37 years, property taxes are assessed annually and collected by the District to pay the principal and interest payments on the debt.



How are the taxes assessed annually?

Mills

A term used to express tax rates: $1/10$ of 1% = .001 OR \$1 per \$1000 of assessed value

Assessed Valuation

35% of the property's appraised market value

\$100,000 market value = \$35,000 assessed valuation

Millage is calculated on assessed valuation

1 mill would cost the owner of a \$100,000 home = \$35 per year

FINANCE

Wyoming Primary Facilities Master Plan

WYOMING CITY SCHOOL DISTRICT PREVIOUS BOND ISSUES

Wyoming City Schools has 2 bond issues currently outstanding:



Wyoming High School 1998 Issue - 3.36 mills
\$24,000,000 from May 1998 voted at 8.2 mills
Final payment December 2024






Wyoming Middle School 2012 Issue - 2.64 mills
\$25,037,114 from March 2012 voted at 4.79 mills

FINANCE

Wyoming Primary Facilities Master Plan

COST TO HOMEOWNERS

A new \$72.5 million bond issue for Wyoming Primary Schools
is estimated to be a 7.98 mill tax levy.


$$\begin{array}{rcccl} \$279.21 & - & \$117.60 & = & \$161.61 \\ \text{WPS Bond} & & \text{WHS Bond} & & \text{per \$100,000} \\ & & & & \text{of home value} \end{array}$$

Annual tax increase on a \$100,000 home for 7.98 mills = \$279.21

WHS bond paid off on December 31, 2024 saving 3.36 mills = \$117.60

Net cost is 4.62 mills = \$161.61

FINANCE

Wyoming Primary Facilities Master Plan

PROPOSED BOND ISSUE

Majority Affirmative Vote is
Necessary for Passage

Shall bonds be issued by the Board of Education of the Wyoming City School District, County of Hamilton, Ohio, for the purpose of new construction, improvements, renovations, and additions to school facilities, including the construction of three new primary schools, and providing equipment, furnishings, and site development and improvements, and all necessary appurtenances therefor, including modern technology and safety, security and accessibility measures, as well as land acquisition and capitalized interest, in the principal amount of Seventy-Two Million Five Hundred Thousand Dollars (\$72,500,000), to be repaid annually over a maximum period of thirty seven (37) years, and an annual levy of property taxes be made outside the ten-mill limitation, estimated by the county auditor to average over the repayment period of the bond issue 7.98 mills, for each \$1 of taxable value, which amounts to \$279 for each \$100,000 of the county auditor’s appraised value, commencing in 2024, first due in 2025, to pay the annual debt charge on the bonds, and to pay debt charges on any notes issued in anticipation of those bonds?

"	"		"
"	"	FOR THE BOND ISSUE	"
"	"		"
"	"		"
"	"	AGAINST THE BOND ISSUE	"
"	"		"
"	"		"

BOND LANGUAGE

Wyoming Primary Facilities Master Plan

NEXT STEPS

- School District Website for more info
 - <https://www.wyomingcityschools.org/wcsfor-community/wps-facilities>
- Community Vote: Nov. 5, 2024

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