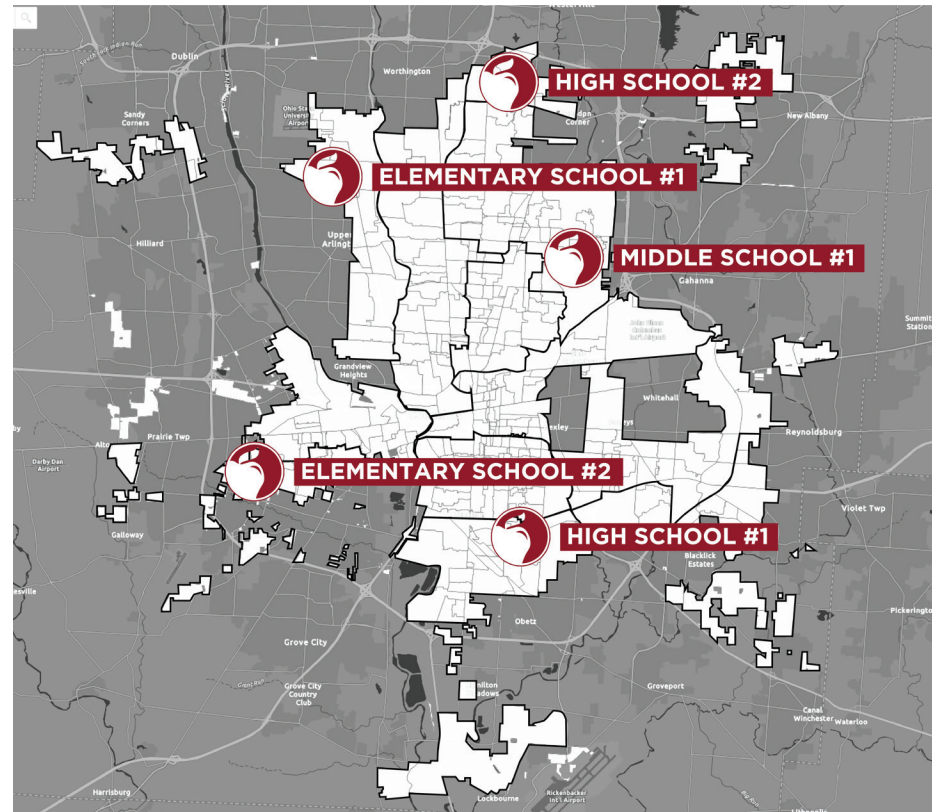




**Students Leading the Way  
To World-Class Schools**

# FACILITY MASTER PLAN



**SEGMENT 4**

**03.24.22**

# Timeline

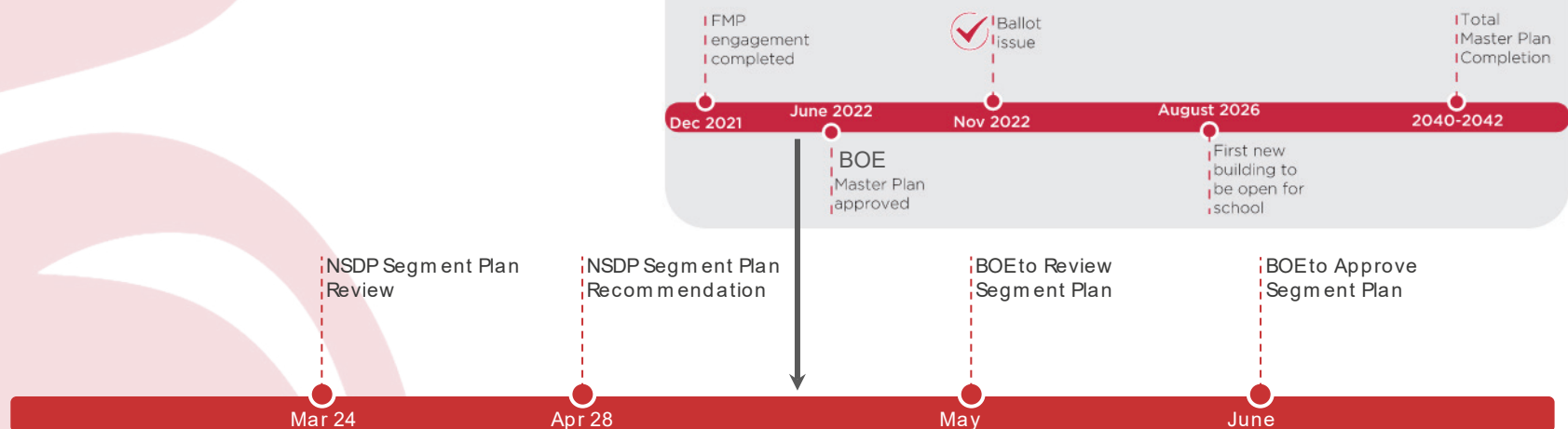
## Today

- Review proposed segment plan
  - New school size
  - New school location
- Provide feedback of pros and cons of each facility

## Next Month

- Approve a plan to present to Board of Education

### FMP PROJECTED TIMELINE - A GENERATIONAL INVESTMENT



## Future District Decisions

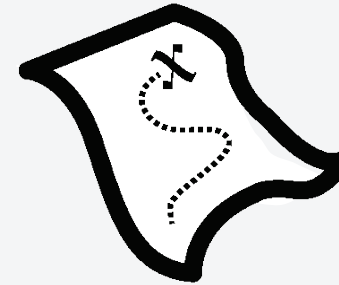
- Academic programming
- School boundary adjustments

# All Sites Based on 4 Criteria

Condition of the Facility



Location



Ability to develop the new school while continuing operations at the existing facility during construction



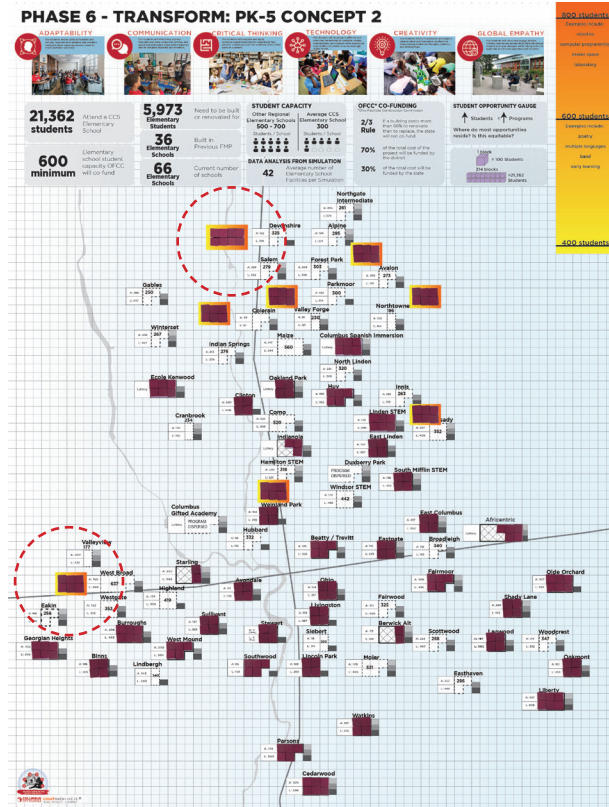
Offer the ability to use the current school as swing space for future projects



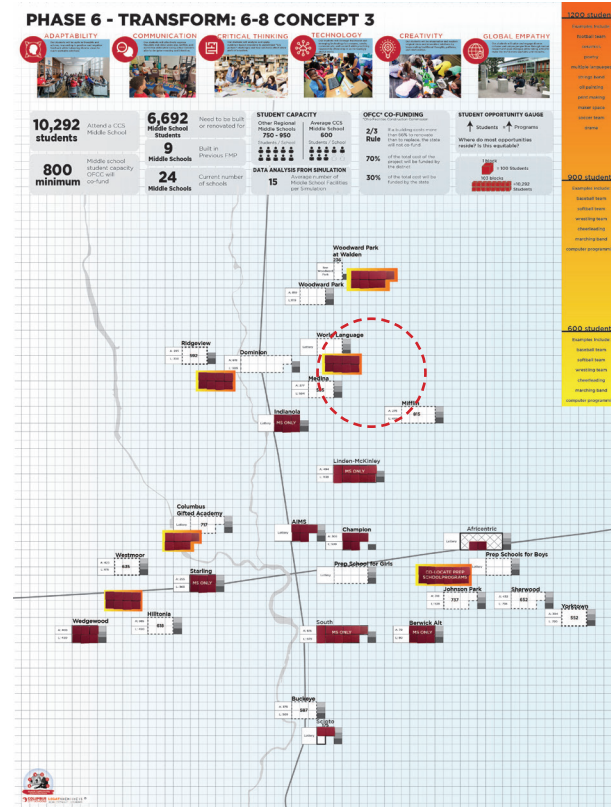
# Community Engagement Phase 6 - Transform



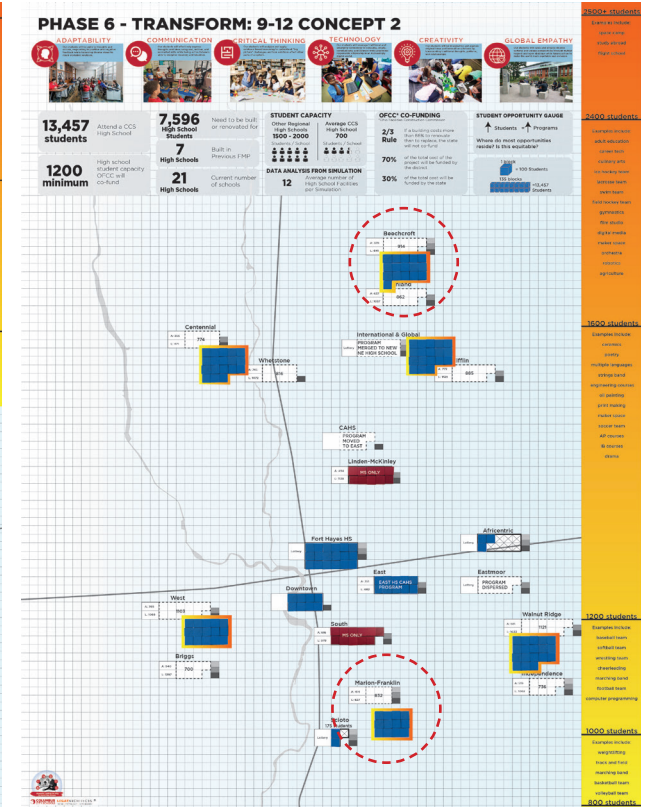
## ELEMENTARY SCHOOL CONCEPT



## MIDDLE SCHOOL CONCEPT



## HIGH SCHOOL CONCEPT



# Summary Of Spaces From Ohio School Design Manual

Worksheet Summary			
Enter Grade Configuration			
Enter Student Enrollment			1,600
Square Feet Per Student from Page 2000-4			162
<b>Total Gross Square Feet Funded</b>			259,200
<b>SELECT ONE</b> <input checked="" type="radio"/> Single or Two Story Buildings <input type="radio"/> 3 Stories or greater			
Vert. Cir. Area Allowance (3 Stories or greater)			0
<b>Total Adjusted POR Gross Square Footage</b>			259,200
Program Area	New SF	Exst. SF*	TOTAL SF
H-AC Academic Core Spaces	67,900	0	67,900
H-SE Special Education Spaces	5,900	0	5,900
H-AD Administrative Spaces	7,648	0	7,648
H-MC Media Center Spaces	8,720	0	8,720
H-VA Visual Arts Spaces	5,500	0	5,500
H-MU Music Spaces	10,690	0	10,690
H-TE Technology Education Spaces	7,200	0	7,200
H-BE Business Education Spaces	5,100	0	5,100
H-FCS Family and Consumer Science Spaces	4,100	0	4,100
H-PE Physical Education Spaces	32,970	0	32,970
H-SD Student Dining Spaces	16,213	0	16,213
H-FS Food Service Spaces	5,815	0	5,815
H-CU Custodial Spaces	500	0	500
H-BS Building Services	55,780	0	55,780
<b>Facility Total</b>	<b>234,036</b>	<b>0</b>	<b>234,036</b>
Construction Factor (11% multiplied by the facility total)	0.11	na	na
<b>Gross Square Feet (GSF) Developed</b>	<b>259,780</b>	<b>0</b>	<b>259,780</b>
Minus exst. co-funded Oversize Area from Master Plan		0	-
Adjusted Existing Area		0	-
<b>Total Adjusted GSF Developed (without Oversize Area)</b>			<b>259,780</b>
Difference of GSF developed from GSF allowable			-580

Vert. Cir. = Vertical Circulation (3 Stories or greater) refers only to stairways/stairtowers, monumental stairs, elevators and elevator equipment rooms.

**1600**  
STUDENT CAPACITY

**162**  
SQUARE FOOT PER STUDENT\*

**259,200 SF**  
TOTAL SQUARE FOOTAGE

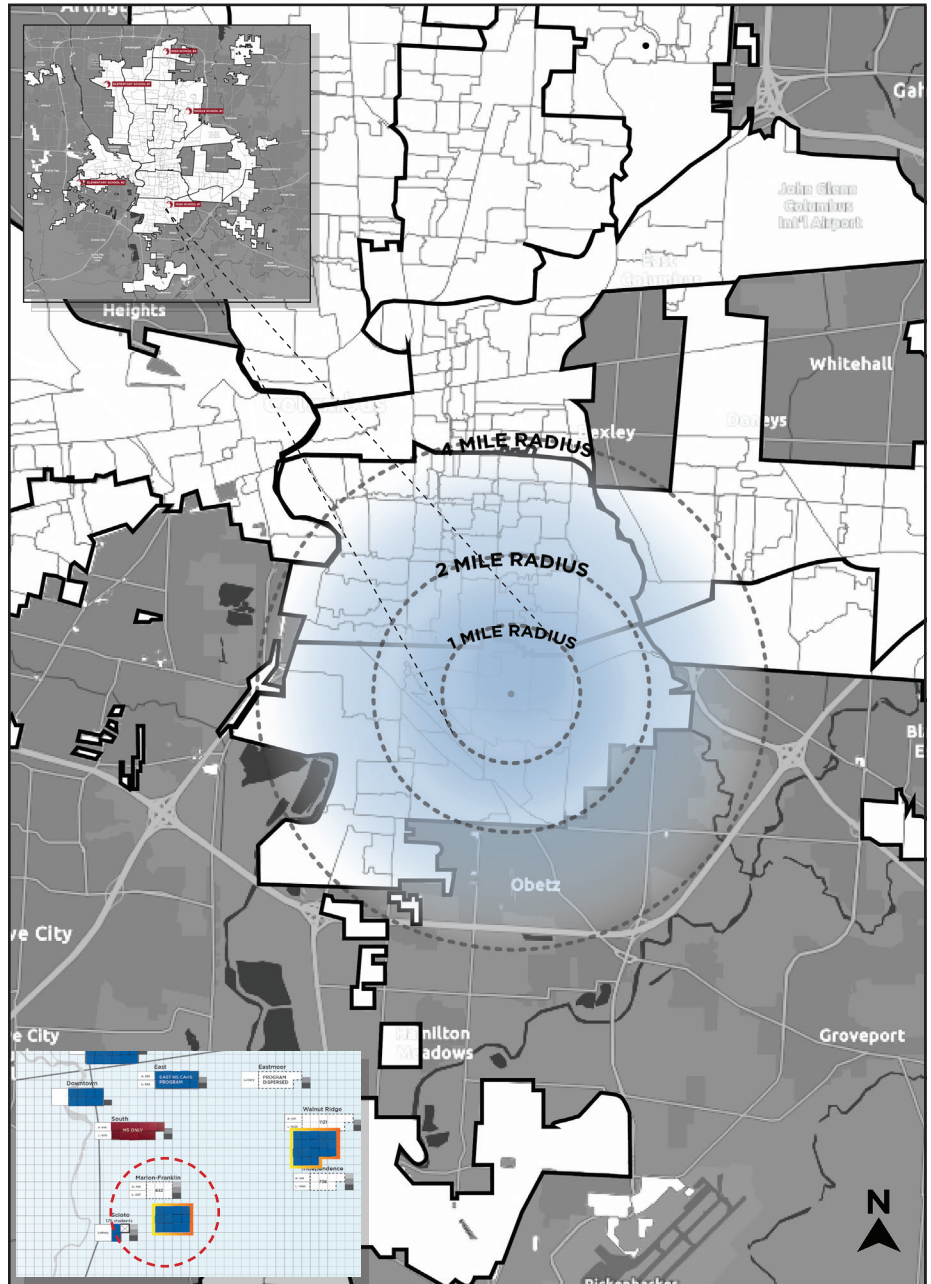
Worksheet Summary Notes	
Number	Notes:
1	Existing Gross Square Feet taken from master facility plan.
2	Oversize Area also taken from master facility plan.
*	The Existing SF column is used in projects where there are to be building additions or renovations.

# HIGH SCHOOL #1

1265 Koebel Road - Current Site of Marion-Franklin High School/Beery Middle School



**EXISTING SITE**



**EXISTING ATTENDANCE BOUNDARY MAP**

## BENEFITS

- Build on site, no swing space needed
- Use existing Marion-Franklin building as swing space after new HS #1 is constructed
- Proximity to Marion-Franklin Pool Community Recreation Center
- COTA

## CHALLENGES

- Site size is less than OFCC recommendation
- Redistribution of student enrollment

# HIGH SCHOOL #1

## PROPOSED FACILITY STATISTICS

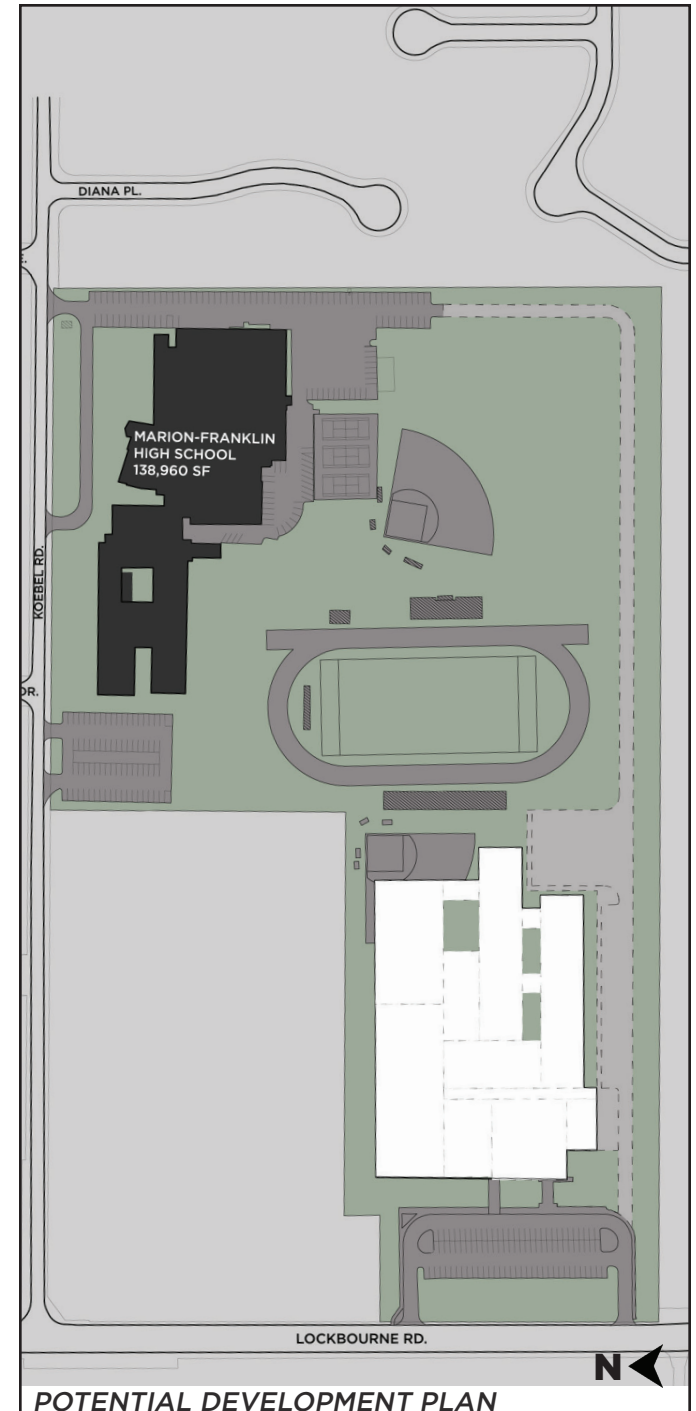
<h1 style="margin: 0;">1600</h1> <p style="margin: 0; font-weight: bold;">STUDENT CAPACITY</p>	<h1 style="margin: 0;">162</h1> <p style="margin: 0; font-weight: bold;">SQUARE FOOT PER STUDENT*</p>	<h1 style="margin: 0;">259,200 SF</h1> <p style="margin: 0; font-weight: bold;">TOTAL SQUARE FOOTAGE</p>
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PROPOSED FACILITY BUDGET	
2021 COST PER SQUARE FOOT*	\$281.40
BASE OFCC BUDGET	\$72,938,880.00
70% LOCAL SHARE*	\$51,057,216.00
LOCAL DEMOLITION - Of Beery Middle School	\$275,660.00
30% OFCC CO-FUNDED SHARE*	\$21,881,664.00
CO-FUNDED DEMOLITION - Of Beery Middle School	\$118,140.00
LOCALLY FUNDED INITIATIVES	
AUDITORIUM - Based on 1600 fixed seats	\$11,000,000.00
OUTDOOR ATHLETICS - Based on recent regional design	\$6,000,000.00
TOTAL LOCAL COST	\$68,332,876.00
<b>TOTAL PROJECT COST</b>	<b>\$90,332,680.00</b>

SITE ANALYSIS	
ACREAGE	30.55 ACRES
OFCC RECOMMENDED SITE SIZE	55.65 ACRES
BUILDING FOOTPRINT	4.46 ACRES
PARKING AND DRIVES	5.56 ACRES
ATHLETICS AND GREEN SPACE	45.63 ACRES

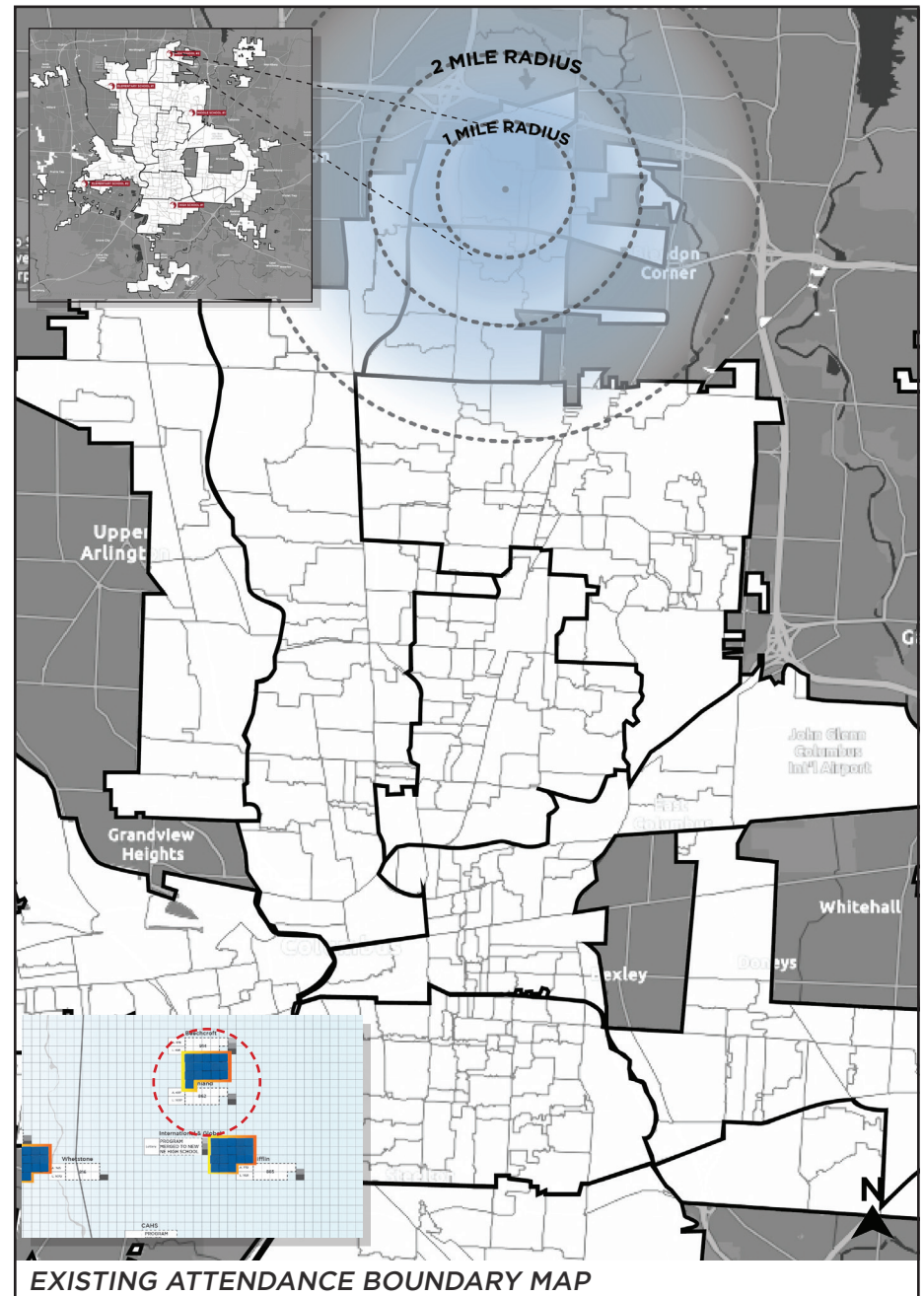
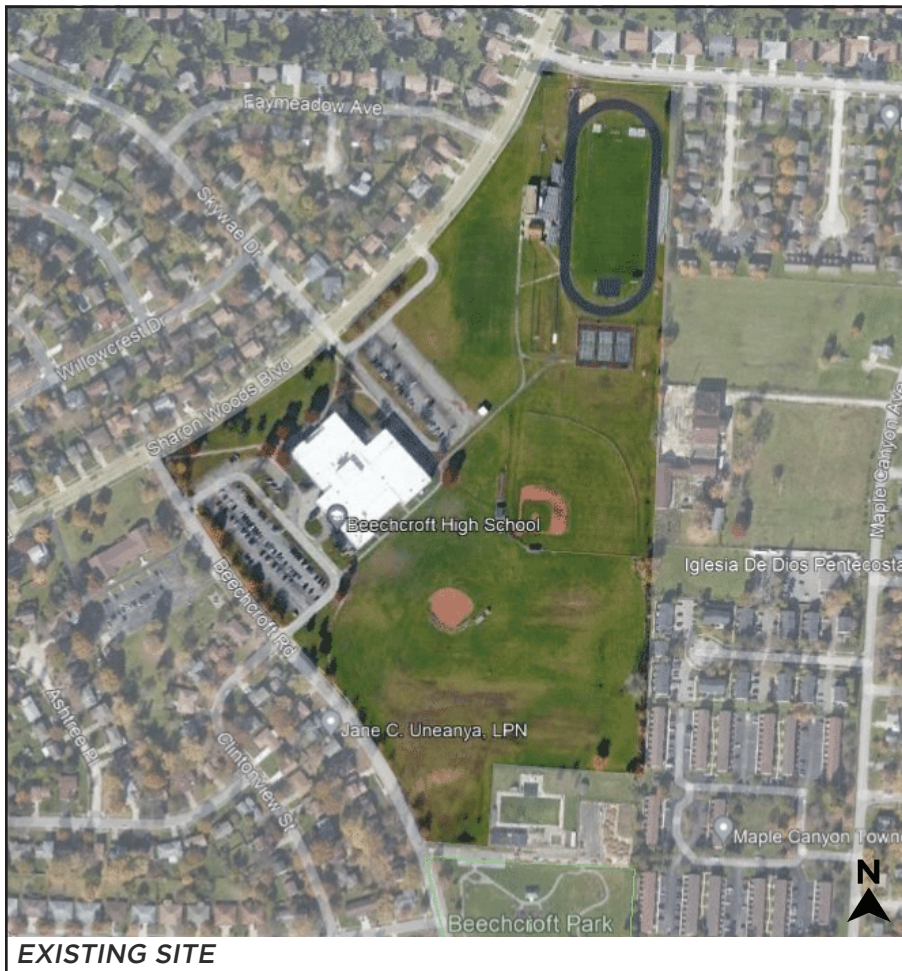
\* Data dictated from OFCC

PROJECT SCHEDULE					
	2023	2024	2025	2026	2027
HS #1	DESIGN	CONSTRUCTION			



# HIGH SCHOOL #2

6100 Beechcroft Road - Current Site of Beechcroft High School



## BENEFITS

- Build on site, no swing space needed
- Bus line at Sharon Woods Blvd.
- Proximity to Beechcroft Park

## CHALLENGES

- Site too small per OFCC recommendations
- Constrained site through construction



# HIGH SCHOOL #2

## PROPOSED FACILITY STATISTICS

**2000**

STUDENT  
CAPACITY

**158.4**

SQUARE FOOT  
PER STUDENT\*

**316,800 SF**

TOTAL SQUARE FOOTAGE

### PROPOSED FACILITY BUDGET

2021 COST PER SQUARE FOOT*	\$281.40
BASE OFCC BUDGET	\$89,147,520.00
70% LOCAL SHARE*	\$62,403,264.00
LOCAL DEMOLITION	\$275,660.00
30% OFCC CO-FUNDED SHARE*	\$26,744,256.00
CO-FUNDED DEMOLITION	\$118,433.50
LOCALLY FUNDED INITIATIVES	
AUDITORIUM - Based on 2000 fixed seats	\$15,000,000.00
OUTDOOR ATHLETICS - Based on recent regional design	\$6,400,000.00
TOTAL LOCAL COST	\$84,231,275.50
<b>TOTAL PROJECT COST</b>	<b>\$111,158,965.00</b>

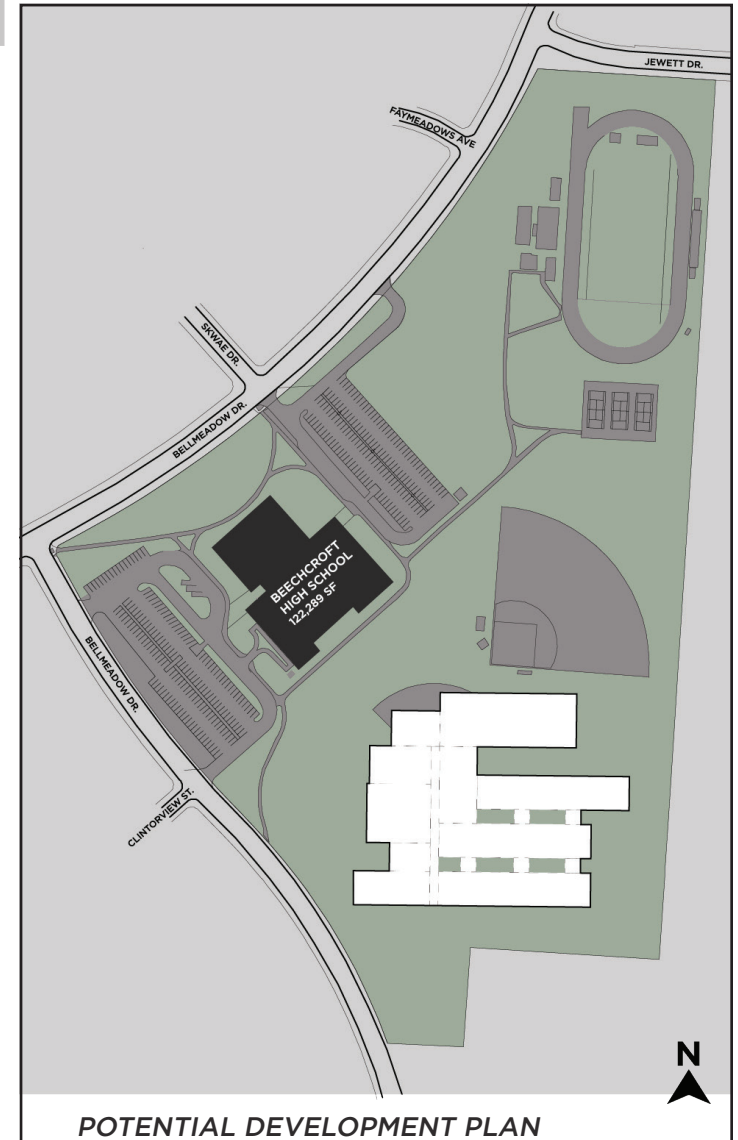
### SITE ANALYSIS

ACREAGE	38.38 ACRES
OFCC RECOMMENDED SITE SIZE	55.65 ACRES
BUILDING FOOTPRINT	4.46 ACRES
PARKING AND DRIVES	5.56 ACRES
ATHLETICS AND GREEN SPACE	45.63 ACRES

\* Data dictated from OFCC

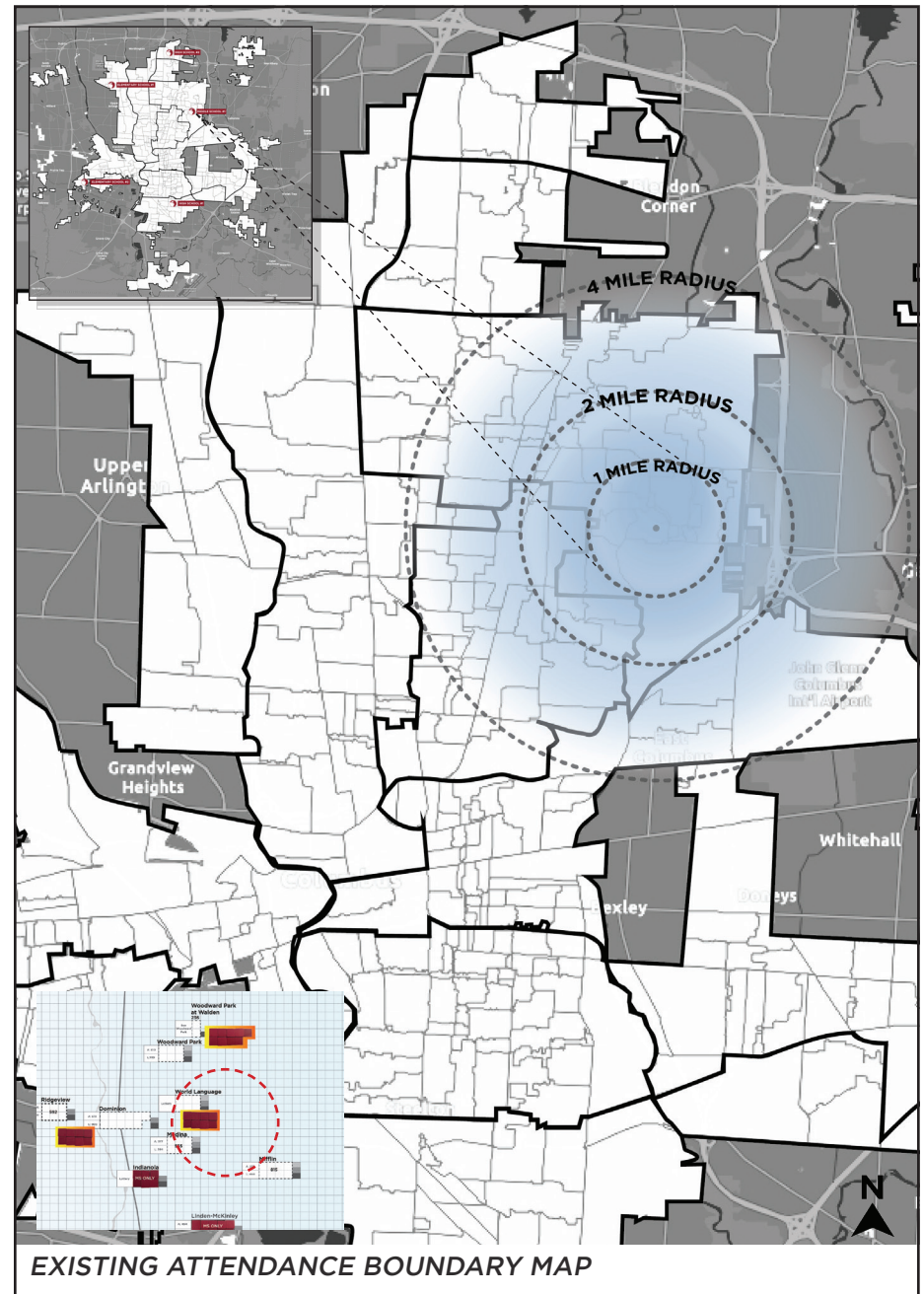
### PROJECT SCHEDULE

	2023	2024	2025	2026	2027
HS #2		DESIGN	CONSTRUCTION		



# MIDDLE SCHOOL #1

3000 Agler Road - Current Site of Mifflin Middle School



## BENEFITS

- Build on current site, no swing space needed
- Proximity to Howard Community Center

## CHALLENGES

- Require attendance realignment due to low attendance in area

# MIDDLE SCHOOL #1

## PROPOSED FACILITY STATISTICS

<b>1000</b> STUDENT CAPACITY	<b>140.4</b> SQUARE FOOT PER STUDENT*	<b>140,370 SF</b> TOTAL SQUARE FOOTAGE
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### PROPOSED FACILITY BUDGET

2021 COST PER SQUARE FOOT*	\$227.78
BASE OFCC BUDGET	\$38,991,978.00
70% LOCAL SHARE*	\$27,294,385.02
LOCAL DEMOLITION	\$400,673.00
30% OFCC CO-FUNDED SHARE*	\$11,697,593.58
CO-FUNDED DEMOLITION	\$171,717.00
LOCALLY FUNDED INITIATIVES	
OUTDOOR ATHLETICS - Based on recent regional design	\$3,700,000
AUDITORIUM - Based on 1000 fixed seats	\$10,000,000
TOTAL LOCAL COST	\$41,395,058.02
<b>TOTAL PROJECT COST</b>	<b>\$53,264,368.60</b>

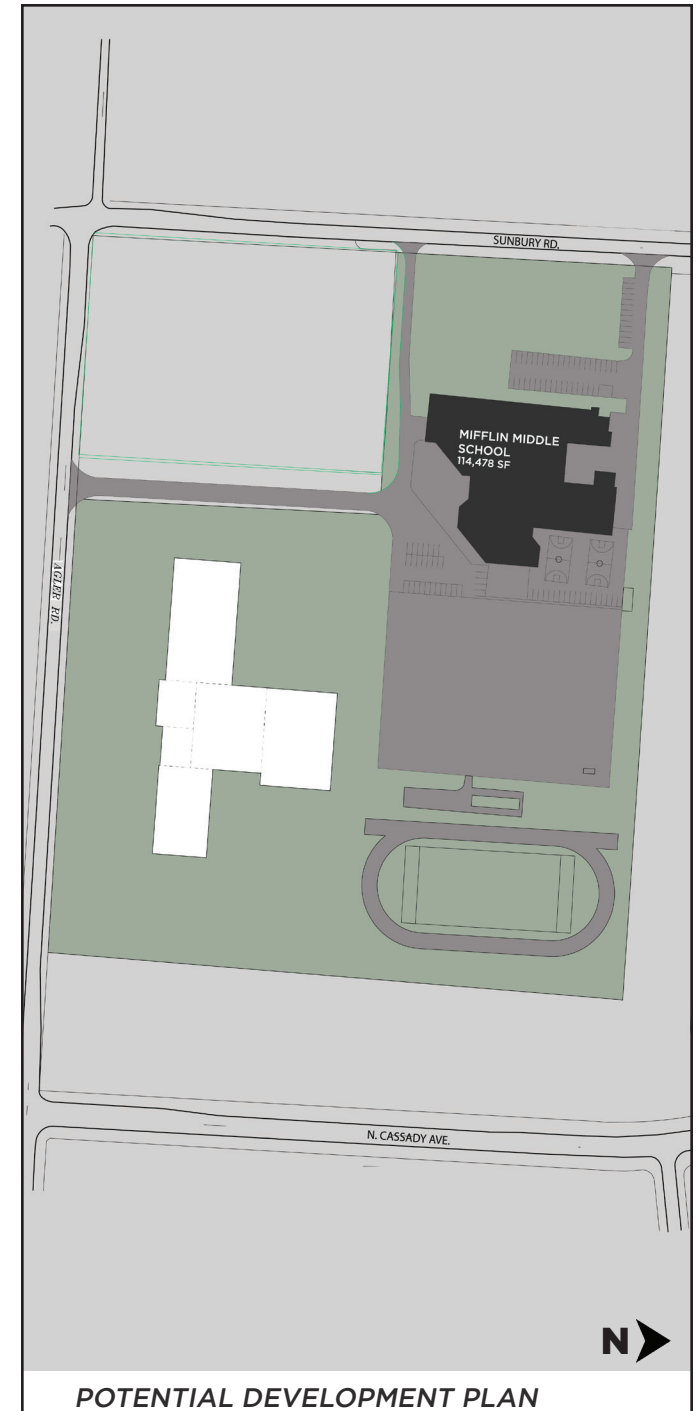
### SITE ANALYSIS

ACREAGE	24.9 ACRES
OFCC RECOMMENDED SITE SIZE	23.87 ACRES
BUILDING FOOTPRINT	2.27 ACRES
PARKING AND DRIVES	1.07 ACRES
ATHLETICS AND GREEN SPACE	20.53 ACRES

\* Data dictated from OFCC

### PROJECT SCHEDULE

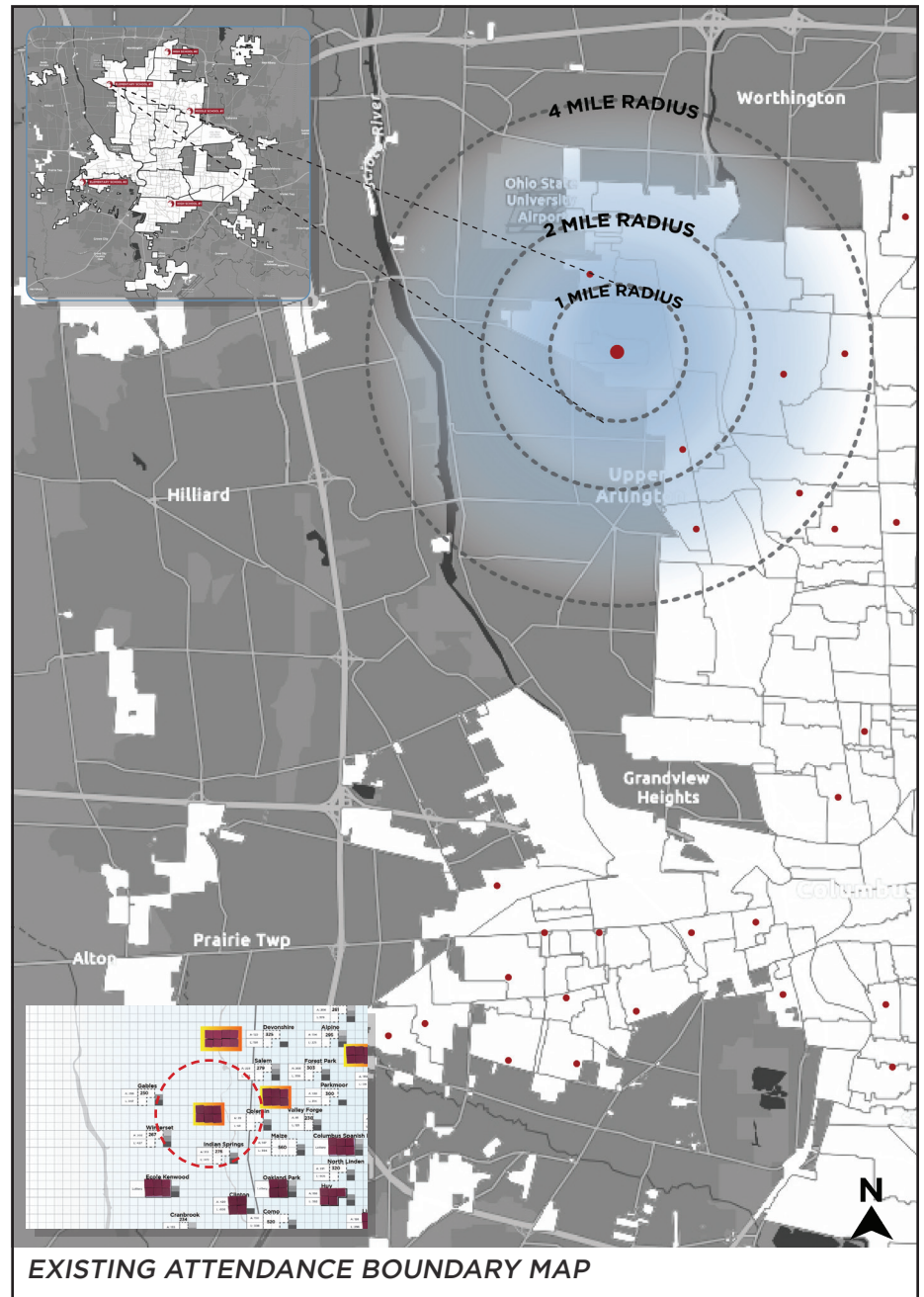
	2023	2024	2025	2026	2027
MS #1		DESIGN	CONSTRUCTION		



POTENTIAL DEVELOPMENT PLAN

# ELEMENTARY SCHOOL #1

4776 Winterset Drive - Current Site of Winterset Elementary School



## BENEFITS

- The site allows enough space to build the new school while the existing school can remain in use

## CHALLENGES

- The site is not large enough to accommodate the use of the new facility upon completion AND the existing school for future swing space.

# ELEMENTARY SCHOOL #1

## PROPOSED FACILITY STATISTICS

<b>600</b> STUDENT CAPACITY	<b>116.65</b> SQUARE FOOT PER STUDENT*	<b>69,990 SF</b> TOTAL SQUARE FOOTAGE
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### PROPOSED FACILITY BUDGET

2021 COST PER SQUARE FOOT*	\$300.82
BASE OFCC BUDGET	\$21,054,391.80
70% LOCAL SHARE*	\$14,738,074.26
LOCAL DEMOLITION	\$116,791.00
30% OFCC CO-FUNDED SHARE*	\$6,316,317.54
CO-FUNDED DEMOLITION	\$50,053.50
LOCALLY FUNDED INITIATIVES	NONE
TOTAL LOCAL COST	\$14,854,865.76
<b>TOTAL PROJECT COST</b>	<b>\$21,221,236.80</b>

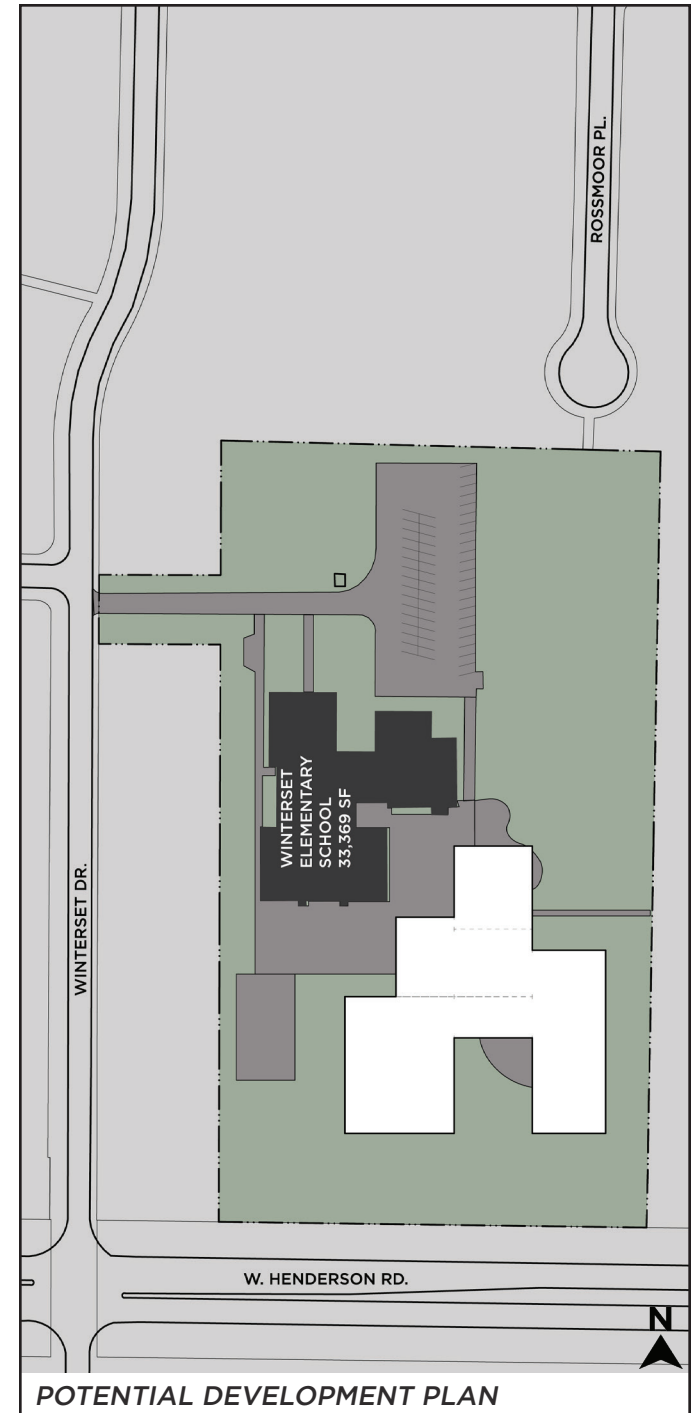
### SITE ANALYSIS

ACREAGE	9.47 ACRES
OFCC RECOMMENDED SITE SIZE	6.34 ACRES
BUILDING FOOTPRINT	1.30 ACRES
PARKING AND DRIVES	0.60 ACRES
ATHLETICS, GREENSPACE AND PLAYGROUNDS	4.44 ACRES

\* Data dictated from OFCC

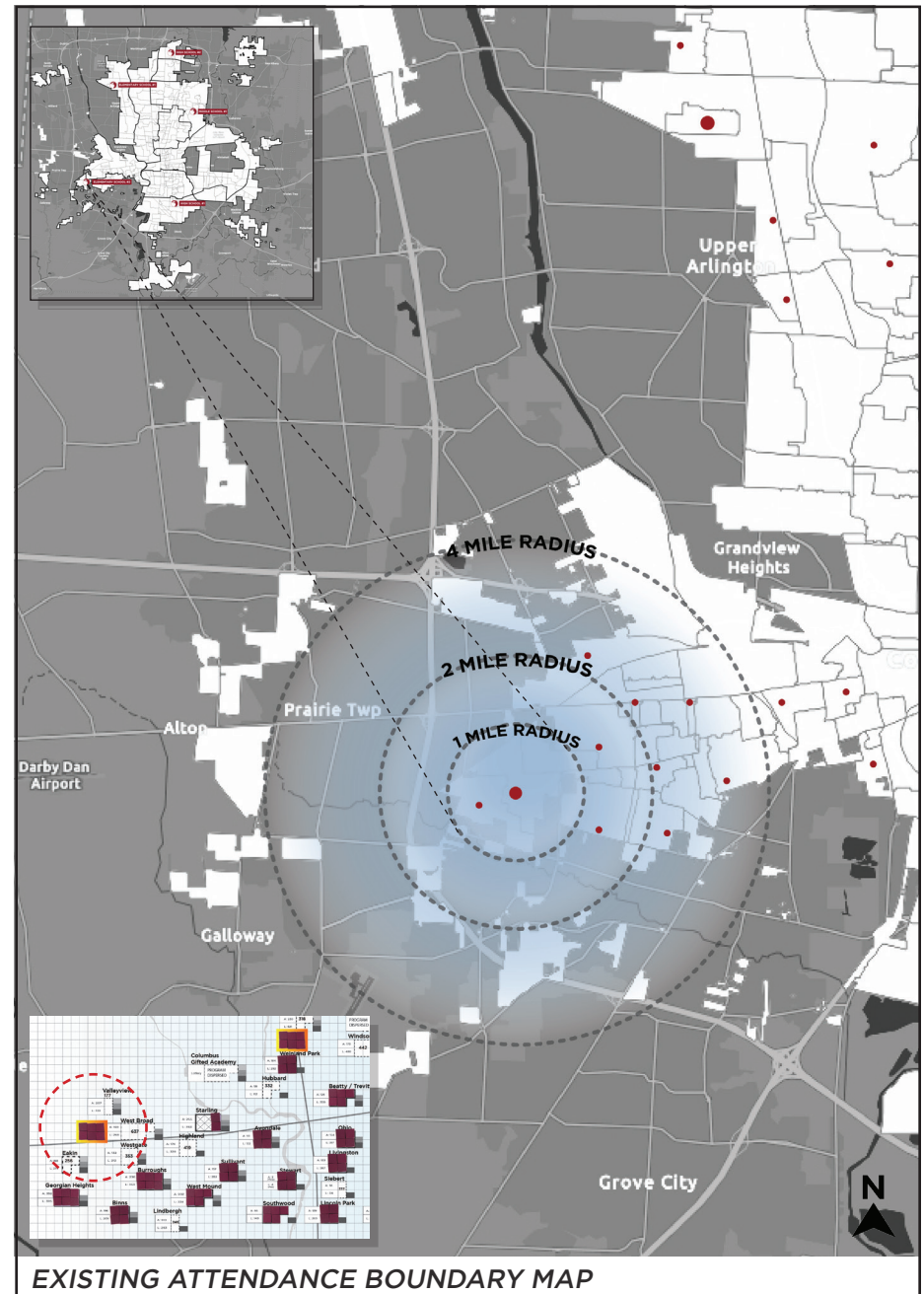
### PROJECT SCHEDULE

	2023	2024	2025	2026	2027
ES #1	DESIGN	CONSTRUCTION			



# ELEMENTARY SCHOOL #2

3774 Eakin Road - Current Site of Eakin Elementary School



## BENEFITS

- Use vacant Wedgewood site

## CHALLENGES

- Site too small per OFCC recommendations
- Constrained site through construction

# ELEMENTARY SCHOOL #2

## PROPOSED FACILITY STATISTICS

<b>600</b> STUDENT CAPACITY	<b>116.65</b> SQUARE FOOT PER STUDENT*	<b>69,990 SF</b> TOTAL SQUARE FOOTAGE
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### PROPOSED FACILITY BUDGET

2021 COST PER SQUARE FOOT*	\$300.82
BASE OFCC BUDGET	\$21,054,391.80
70% LOCAL SHARE*	\$14,738,074.26
LOCAL DEMOLITION - Of Old Wedgewood Middle School	\$243,005.00
30% OFCC CO-FUNDED SHARE*	\$6,316,317.54
CO-FUNDED DEMOLITION - Of Old Wedgewood Middle School	\$104,145.00
LOCALLY FUNDED INITIATIVES	NONE
TOTAL LOCAL COST	\$14,854,865.76
<b>TOTAL PROJECT COST</b>	<b>\$21,401,541.80</b>

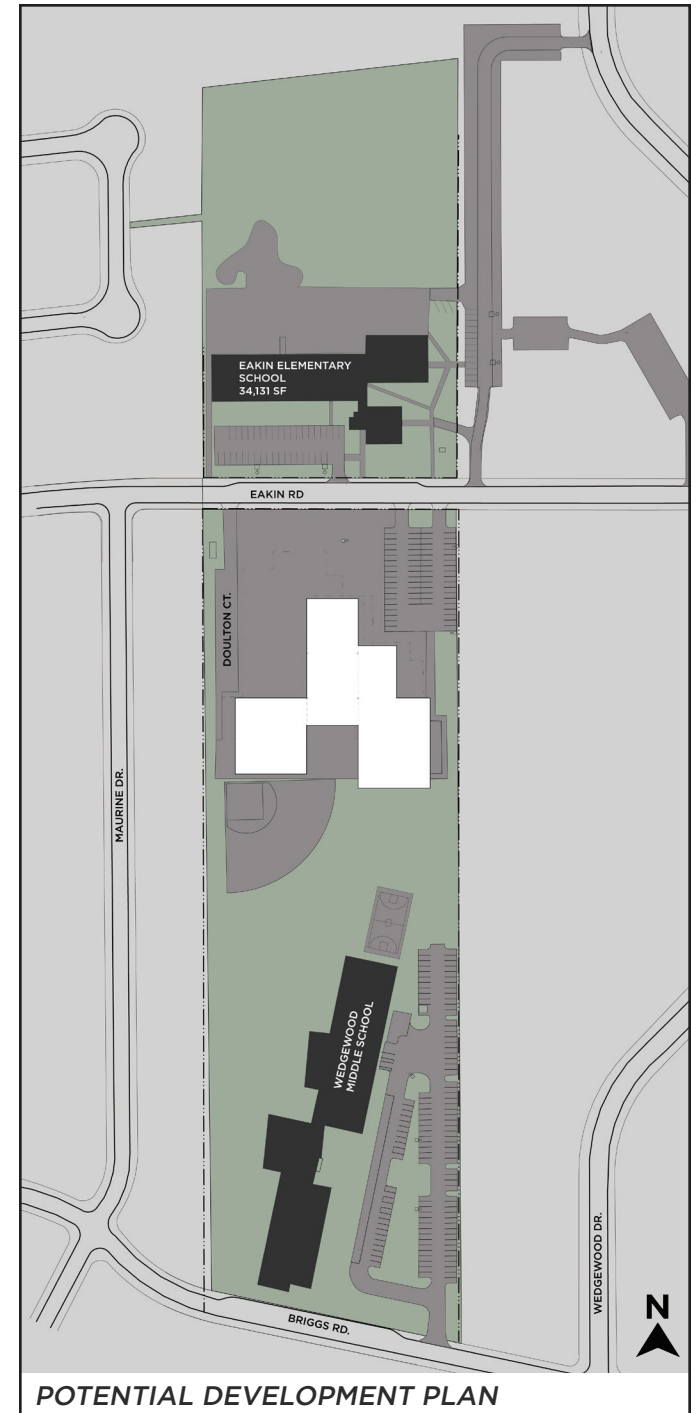
### SITE ANALYSIS

ACREAGE	6.47 ACRES
OFCC RECOMMENDED SITE SIZE	6.82 ACRES
BUILDING FOOTPRINT	1.30 ACRES
PARKING AND DRIVES	0.60 ACRES
ATHLETICS, GREENSPACE AND PLAYGROUNDS	4.44 ACRES

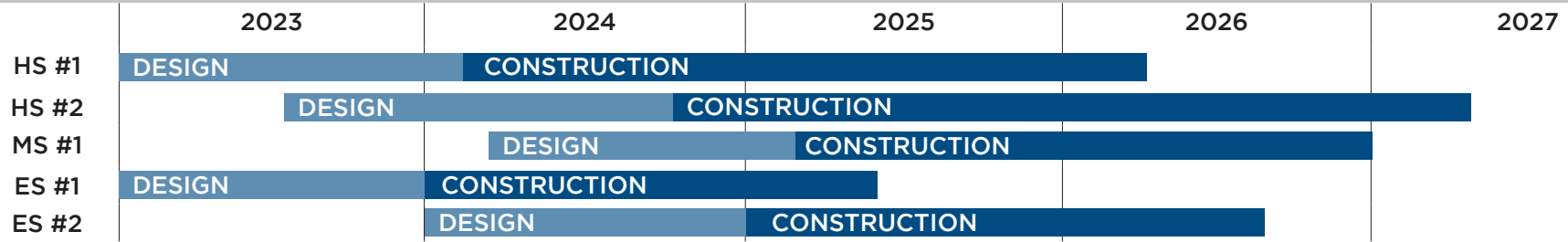
\* Data dictated from OFCC

### PROJECT SCHEDULE

	2023	2024	2025	2026	2027
ES #2		DESIGN	CONSTRUCTION		



## SEGMENT 4 DESIGN SCHEDULE



## PROJECT COST SUMMARY

	TOTAL LOCAL COST	TOTAL PROJECT COST
HS #1	\$68,332,876.00	\$90,332,680.00
HS #2	\$84,231,275.50	\$111,158,965.00
MS #1	\$41,395,058.02	\$53,264,368.60
ES #1	\$14,854,865.76	\$21,221,236.80
ES #2	\$14,981,079.26	\$21,401,541.80
<b>TOTAL</b>		<b>\$297,378,792.20</b>
<b>TOTAL CCS SEGMENT COST W/ DEMO</b>	<b>\$223,795,154.54</b>	
INFLATION (COMP) YR 1	3%	\$6,713,854.64
PROGRAM CONTINGENCY	5%	\$11,525,450.46
PROGRAM ADMINISTRATION	0.5%	\$1,210,172.30
<b>NEW TOTAL</b>		<b>\$243,244,631.93</b>



Questions, comments, concerns, etc.

Email: [facilitiesmasterplan@columbus.k12.oh.us](mailto:facilitiesmasterplan@columbus.k12.oh.us)

