

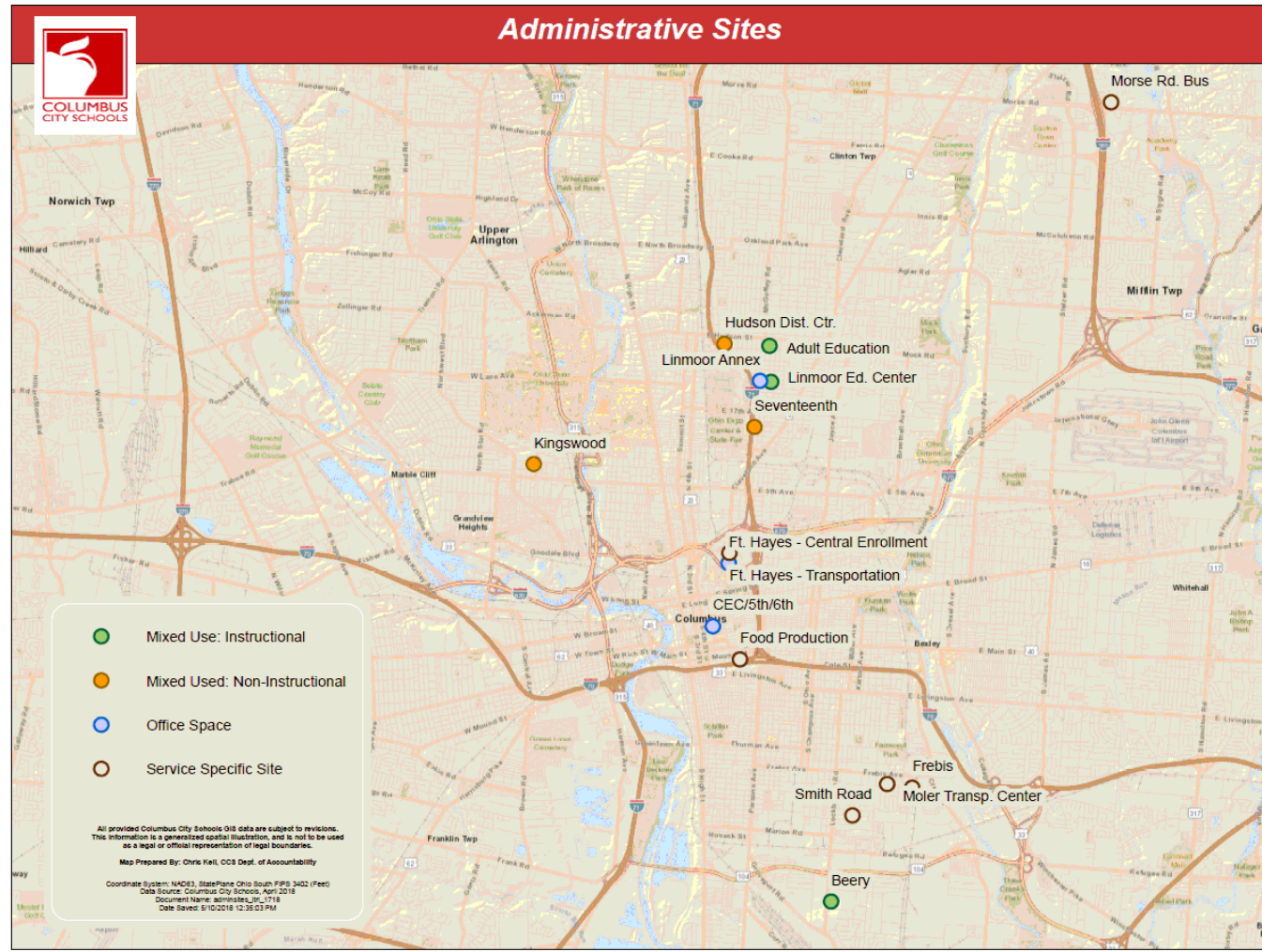


COLUMBUS CITY SCHOOLS  
2018 FACILITIES TASK FORCE

# **Administrative Site Work Group Screening Criteria**

Presented May 10, 2018

# ADMINISTRATIVE SITE LOCATIONS



- Office Space
- Service Specific Site
- Mixed Use: Non-Instructional
- Mixed Use: Instructional



# OFFICE SPACE



CEC / 5<sup>th</sup> St. / 6<sup>th</sup> St.



Central  
Enrollment

Linmoor Annex  
*Currently leased to CML*



# SERVICE SPECIFIC



Frebis / Moler  
Transportation  
Center



Morse Road Bus Compound

Food Production

Fort Hayes -  
Transportation



Smith Road  
Landscaping



# MIXED USE: NON-INSTRUCTION



Hudson Distribution Center

17<sup>th</sup> Avenue



Kingswood



# MIXED USE: INSTRUCTION



Adult Education – Hudson

Linmoor Education Center

*Now closed*



Beery / Opportunity Center

*Currently leased as CML Marion-Franklin Branch*



# CURRENT BUILDING INVENTORY

▪	48,950-gsf	(3) Downtown Office Buildings	\$ 6.70 m. Deferred Maintenance
▪	61,700-gsf	17 <sup>th</sup> Avenue & Fleet Services (Shops & Offices)	\$ 6.62 m.
▪	92,650-gsf	Hudson Distribution Center (Warehouse & Offices)	\$ 7.83 m.
▪	42,200-gsf	Kingswood Data Center	\$ 4.82 m.
▪	70,490-gsf	Central Enrollment & Moler Transportation Center (Offices)	\$ 0 m.
▪	56,510-gsf	(3) Transportation Centers	\$ 11.80 m.
▪	50,000-gsf	Food Production Center	\$ 5.63 m.
▪	5,400-gsf	Smith Road Landscape	\$ 0.53 m.
▪	<u>141,100-gsf</u>	3700 South High Street	
▪	<b>569,000-gsf</b>	<b>Existing Buildings</b>	<b>\$ 43.93 m. Deferred Maintenance</b>

Excerpt from 2020 Consolidation Study

# COLUMBUS EDUCATION CENTER



- 48,950-gsf
- (3) Outdated Office Buildings
- 1.8-Acres
- Limited Parking
- \$ 4.77 m. Property Value
- \$ 6.70 m. Deferred Maintenance

**Excerpt from 2020 Consolidation Study**

# 17<sup>TH</sup> AVENUE & FLEET SERVICES



- 61,705-gsf | 25,350-gsf Offices
- (2) 1-Story Industrial Buildings
- 4.76-Acres
- Limited Parking
- \$ 2.57 m. Property Value
- \$ 6.62 m. Deferred Maintenance

**Excerpt from 2020 Consolidation Study**

# HUDSON DISTRIBUTION CENTER



- 92,650-gsf | 29,650-gsf Offices
- Repurposed Big-Box Retail Store
- 10.18-Acres
- Excess Parking
- \$ 3.82 m. Property Value
- \$ 7.83 m. Deferred Maintenance

**Excerpt from 2020 Consolidation Study**

# KINGSWOOD DATA CENTER



- 42,200-gsf | 33,650-gsf Offices
- Repurposed Elementary School
- 4.21-Acres – Area to Expand
- \$ 4.50 m. Property Value
- \$ 4.82 m. Deferred Maintenance

**Excerpt from 2020 Consolidation Study**

## 3700 SOUTH HIGH STREET

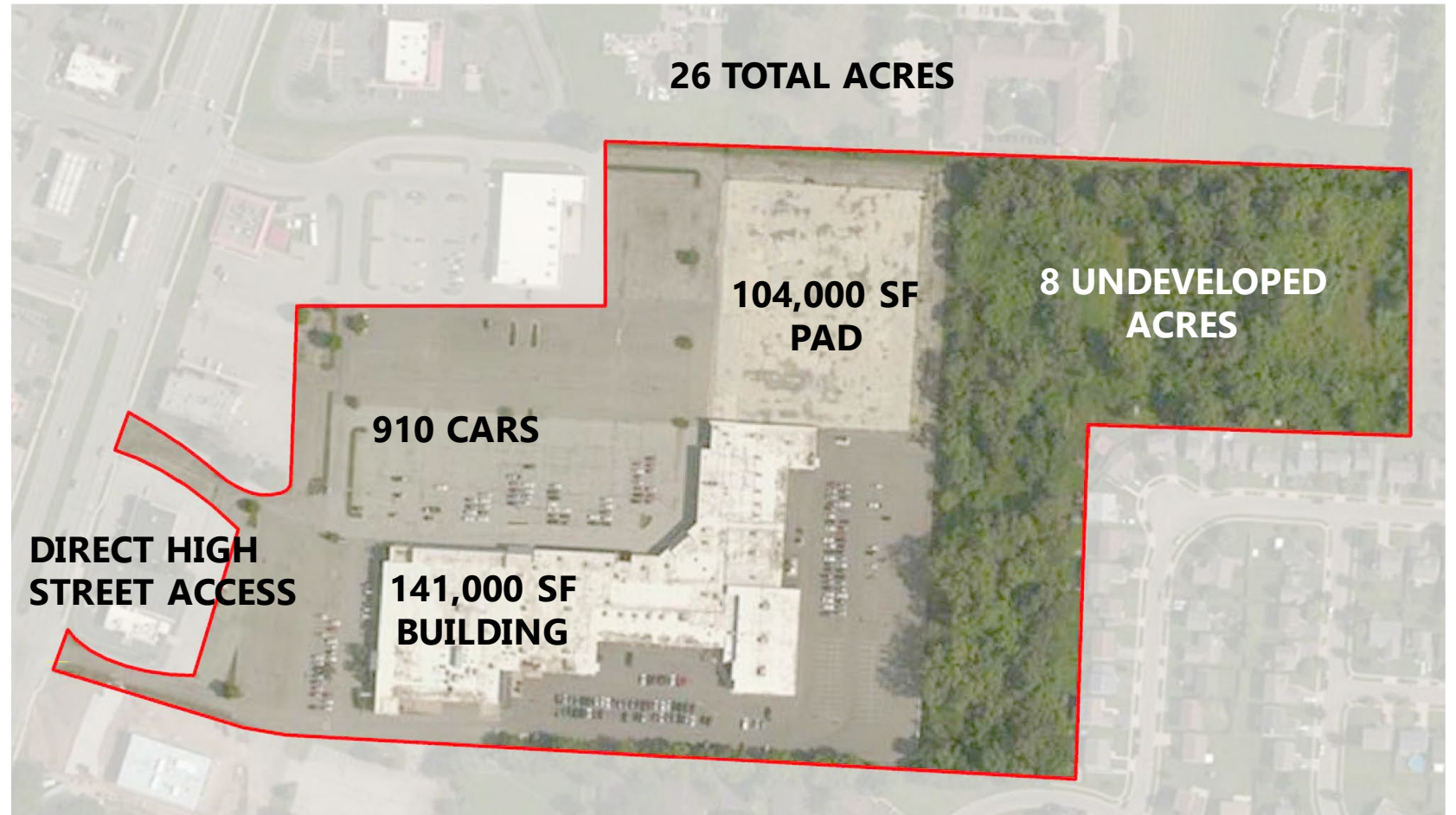


- 141,000-gsf
- 1-Story + Mezzanines
- Former Retail Mall
- Partially Renovated
- 26-Acres – Area to Expand

**Excerpt from 2020 Consolidation Study**

# 3700 SITE MERITS

- 26.5 Acres
  - 8 undeveloped
- Proximity to I-270, I-71, US 23, SR104
- Signalized intersection
- Visibility
- Accessibility by vehicle and public transit



**Excerpt from 2020 Consolidation Study**

# 3700 PROPERTY OPPORTUNITIES

- 141,000 SF +/-
- One story
- 3 driveway approaches
- Flexible structure
- Multiple entry points
- Parking on 4 sides
- Proximity to amenities



**Excerpt from 2020 Consolidation Study**

# 3700 INFRASTRUCTURE ATTRIBUTES

- Expansion ability
- Backup generators
- Loading dock
- ADA accessibility
- Sense of entry
- Readily reconfigurable
- Assembly space



**Excerpt from 2020 Consolidation Study**



# SCREENING FACTORS FOR ADMINISTRATIVE SITES

## PHASE 1

### QUANTITATIVE DATA

- Space Utilization
- Market Value vs. Average Replacement Cost
- Facility Condition
- Facility Used for Designed Purpose

## PHASE 2

### QUALITATIVE DATA

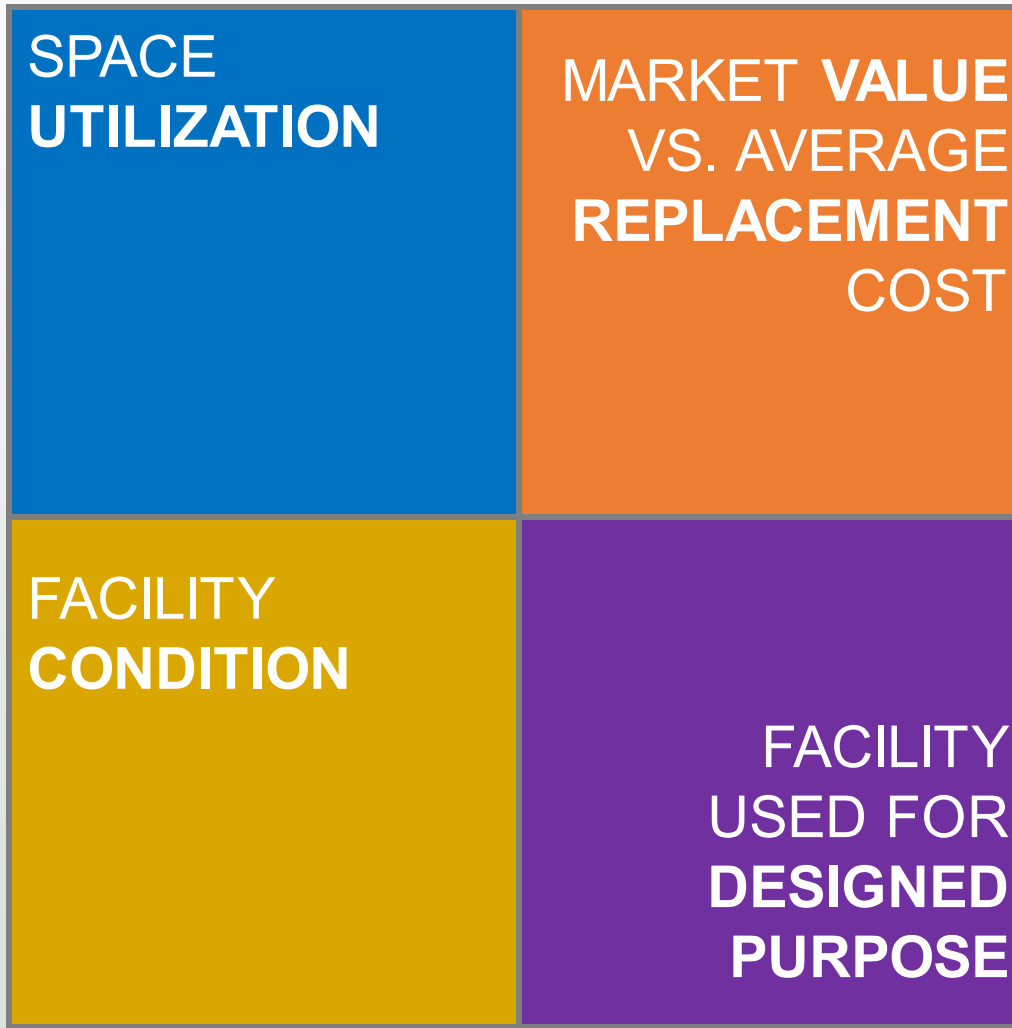
- Functionality
- Future Use
- Continued Need for Services
- Customer Service
- Employee Satisfaction
- Other Variables

## PHASE 3

### IMPACT DATA

- Relocation
- Continuity of Operations
- Other Variables

# PHASE 1 SCREENING CRITERIA



IMPORTANT NOTE:  
**ALL BUILDINGS**  
WILL BE  
SCREENED  
THROUGH  
**ALL CRITERIA**

# SPACE UTILIZATION

Recommended thresholds of square feet per employee compared to nationally-set benchmark.

Sites that do not meet the minimum threshold would be **CONSIDERED** for this criteria.

Government Services Administration, *Workspace Utilization and Allocation Benchmark*.

SPACE  
UTILIZATION

# MARKET VALUE VS. REPLACEMENT COST

## MARKET VALUE:

Appraisal of property OR comparison to similar property sales in the area (“comps”).

## AVERAGE REPLACEMENT COST:

Lesser of average cost per square foot to lease space **OR** cost per square foot to renovate or build.

Sites where market value is greater than average replacement cost would be **CONSIDERED** for this criteria.

\*Comps and average lease/s.f. to be provided by Continental Realty. Average cost to renovate to be calculated by Capital Improvements.

MARKET VALUE  
VS. AVERAGE  
REPLACEMENT  
COST

# FACILITY CONDITION

Whether the facility has major anticipated life-cycle replacement costs.

If the cost of replacing major components that are at the end of their useful life exceeds two-thirds (2/3) or more of the replacement cost, the site would be **CONSIDERED** for this criteria.

\*Ohio School Design Manual (2018)

FACILITY  
CONDITION

# FACILITY USED FOR DESIGNED PURPOSE

Many functions are currently housed in former schools or in spaces originally designed for a different purpose and that have not been redesigned effectively (e.g., adding offices to warehouse space).

Sites that are not used for their designed purpose would be **CONSIDERED** for this criteria.

FACILITY  
USED FOR  
DESIGNED  
PURPOSE

# TASK FORCE DISCUSSION

## Potential questions to consider:

- Do you need more information about any of the criteria?
- Are you clear on how the Administrative Site Work Group will use the Data Composite to provide the Task Force with buildings to **CONSIDER** and **NOT CONSIDER** (at this time)?
- Other thoughts?

SPACE  
UTILIZATION

MARKET VALUE  
VS. AVERAGE  
REPLACEMENT  
COST

FACILITY  
CONDITION

FACILITY  
USED FOR  
DESIGNED  
PURPOSE



# SCREENING FACTORS BY PHASES

- Qualitative Data is no longer measured in simple numbers or yes/no answers.
- Qualitative and Impact Data requires experience or expertise to gauge its measure.
- Focus is on identifying significant values and determining how extreme.





## PHASE 2 QUALITATIVE DATA

- Functionality
- Future Use
- Continued Need for Services
- Customer Service
- Employee & Organizational Productivity





## PHASE 3 IMPACT DATA

- Relocation
- Continuity of Operations

# PHASE 2 CRITERIA FOR CONSIDERATION



VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Functionality	Factor considers if the building space meets current business requirements and if the appropriate business units are in proximity to one another.	 Departments that have daily interactions are in the same building.  Business requirements have changed due to technological innovations, etc.
Future Use	Factor considers the potential larger benefit to the district through the sale, rental, or alternative utilization of a facility.	 If FMP has identified the <i>building</i> for future use, maintaining occupancy keeps the building in better condition.  If FMP identifies the <i>real estate</i> for future use, then vacating that property can facilitate that use.

# PHASE 2 CRITERIA FOR CONSIDERATION





VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Continued Need for Service	Factor considers whether the District needs to maintain particular services in whole or at current levels.	 There is a desire to grow programming within the facility.  There are options for operational areas other than within a District-owned facility.
Customer Service	Factor considers the demand for the general public to access those particular operations or services.	 If high customer demand, there is access to public transportation.  If high customer demand, there is inadequate parking.



# PHASE 2 CRITERIA FOR CONSIDERATION

VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Employee & Organizational Performance	Factor considers whether the current facility meets employee needs conducive to a high quality of work life.	 Building provides natural daylight and views to the exterior.  Building negatively impacts employee productivity.

# PHASE 3 CRITERIA FOR CONSIDERATION

VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Relocation	Factor considers the actual cost, availability of adequate space and real estate, and level of difficulty in relocating.	 Because of unique site requirements, finding a suitable space is impractical.  There are many viable options within the market.
Continuity of Operations	Factor considers the scope required to continue operations during relocation to another facility.	 Services need to be provided year round with minimal breaks.  Functions within space can be moved over a weekend with minimal impact on operations.