



District Facilities Plan Building Team Meeting 05

August 20-21, 2024





Agenda

Building Teams

Welcome – Dr. Jason Fine

Reviews options – Design Team

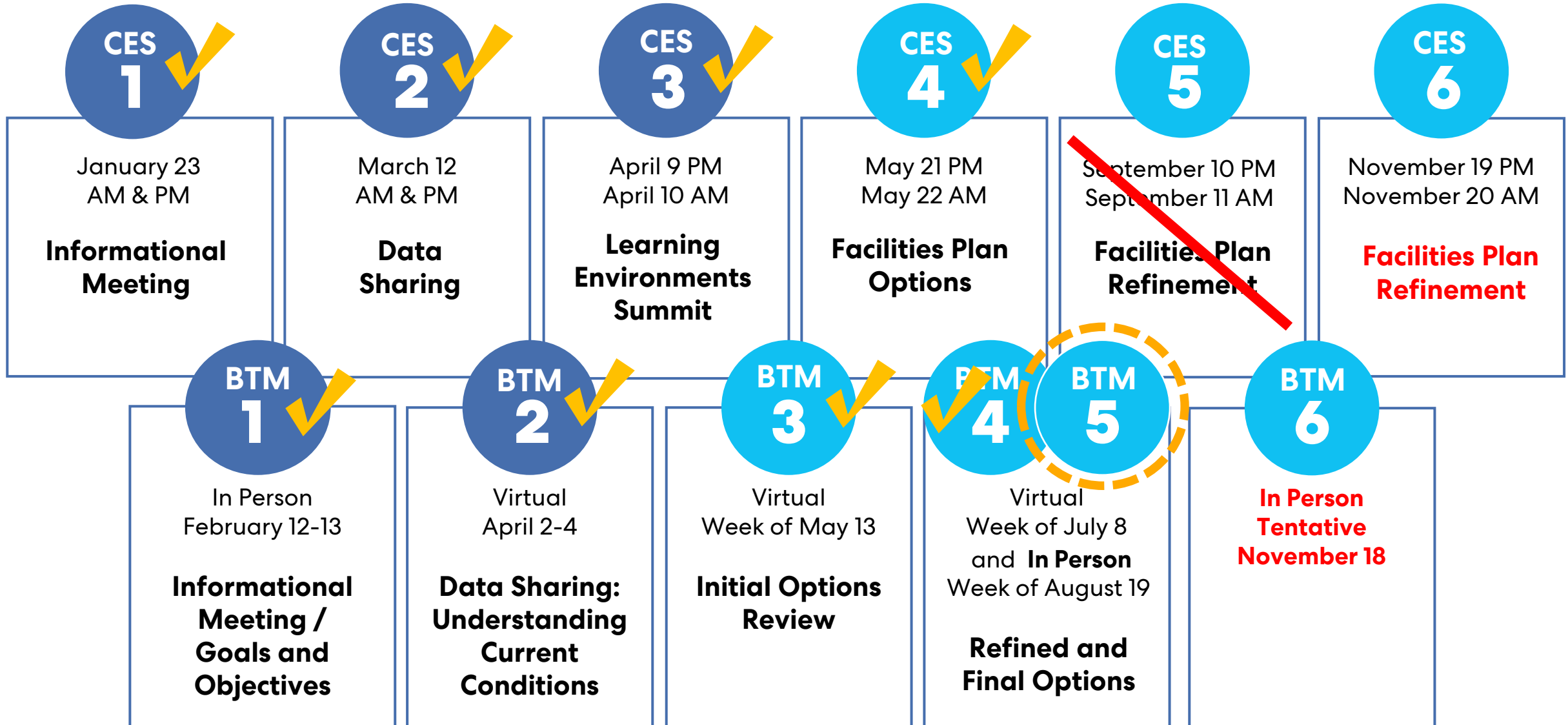
Options Discussions

What's next? – Dr. Harley Williams

Engagement Schedule

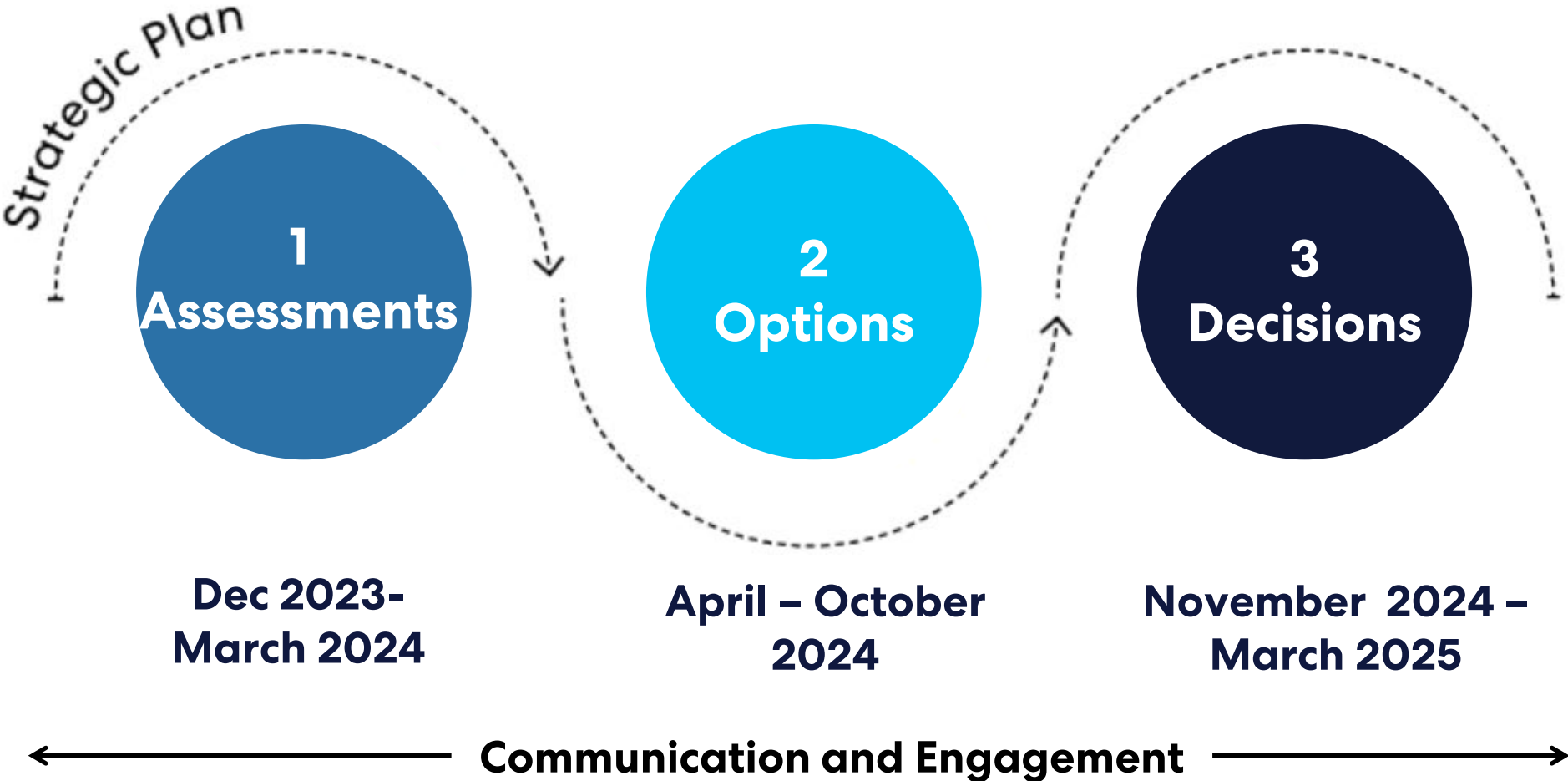
Assessment Phase

Options Phase

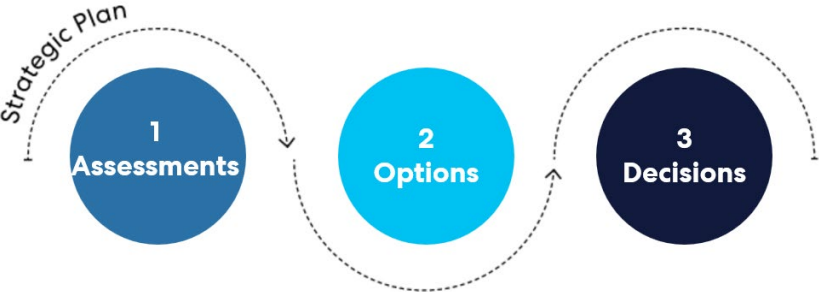


Process

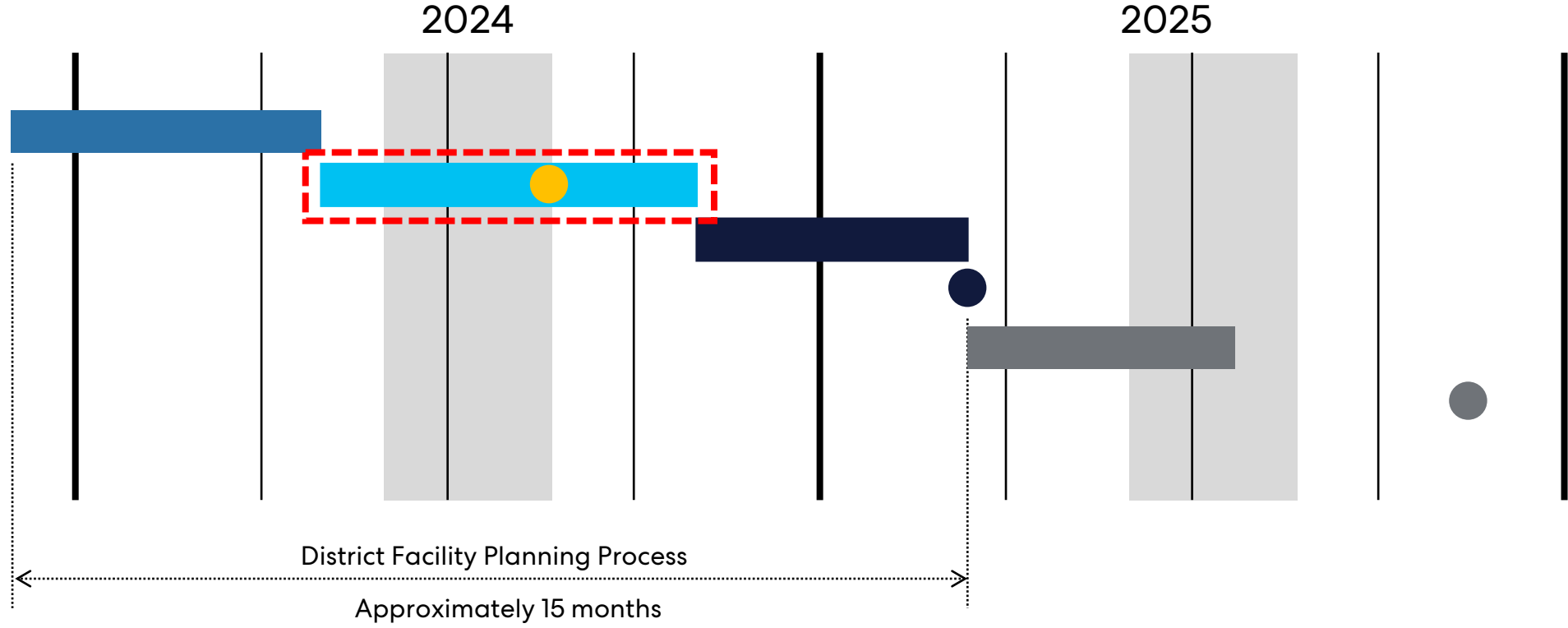
No Preconceived Solutions



Schedule



- Assessment
- Options
- Decisions
- BoE Presentation
- Funding Options
- Potential Bond Levy



How Will Decisions Be Made?

Inform

Community Meetings
Building Teams
Facilities Advisory Council
Finance Advisory Council
Surveys / Feedback Forms



Recommend

Core Team



Decide

Board of Education

Guiding Principles

Our Bexley School facilities will...

Support powerful learning experiences

- With a variety of intentional, multi-use, flexible and adaptable spaces
- Inspire curiosity, joy and connection
- Provide a variety of opportunities (curricular, extra curricular, community)

Our Bexley School facilities will...

Foster well-being and a sense of belonging

- Meet the needs of each learner
- Provide equitable, inclusive and accessible spaces
- Be safe and secure (physically / social emotional)

Our Bexley School facilities will...

Be designed for the future and be community responsive

- Be sustainable and resilient
- Be efficient, fiscally responsible and built to last

Parameters: Enrollment



Bexley City School District
Franklin County
Enrollment Projections
March 26, 2024

School	Current Enrollment	Projected Enrollment Year 2033/34	Growth (Decline)
Cassingham Elementary School	501	463	(38)
Maryland Elementary School	335	297	(38)
Montrose Elementary School	330	351	21
Total Elementary	1166	1,111	(55)
Bexley Middle School	593	591	(2)
Bexley High School	760	833	73
TOTAL BEXLEY CITY SCHOOLS	2,519	2,535	16

Projections Utilize:

- Live birth data
- Historical enrollment
- Community school enrollment
- Open enrollment
- Community demographics
- Housing information

**TAKE-AWAY:
ENROLLMENT IS
PROJECTED TO
BE FLAT**

Bexley City Schools Athletic Fields

Commonwealth Park – Field Hockey

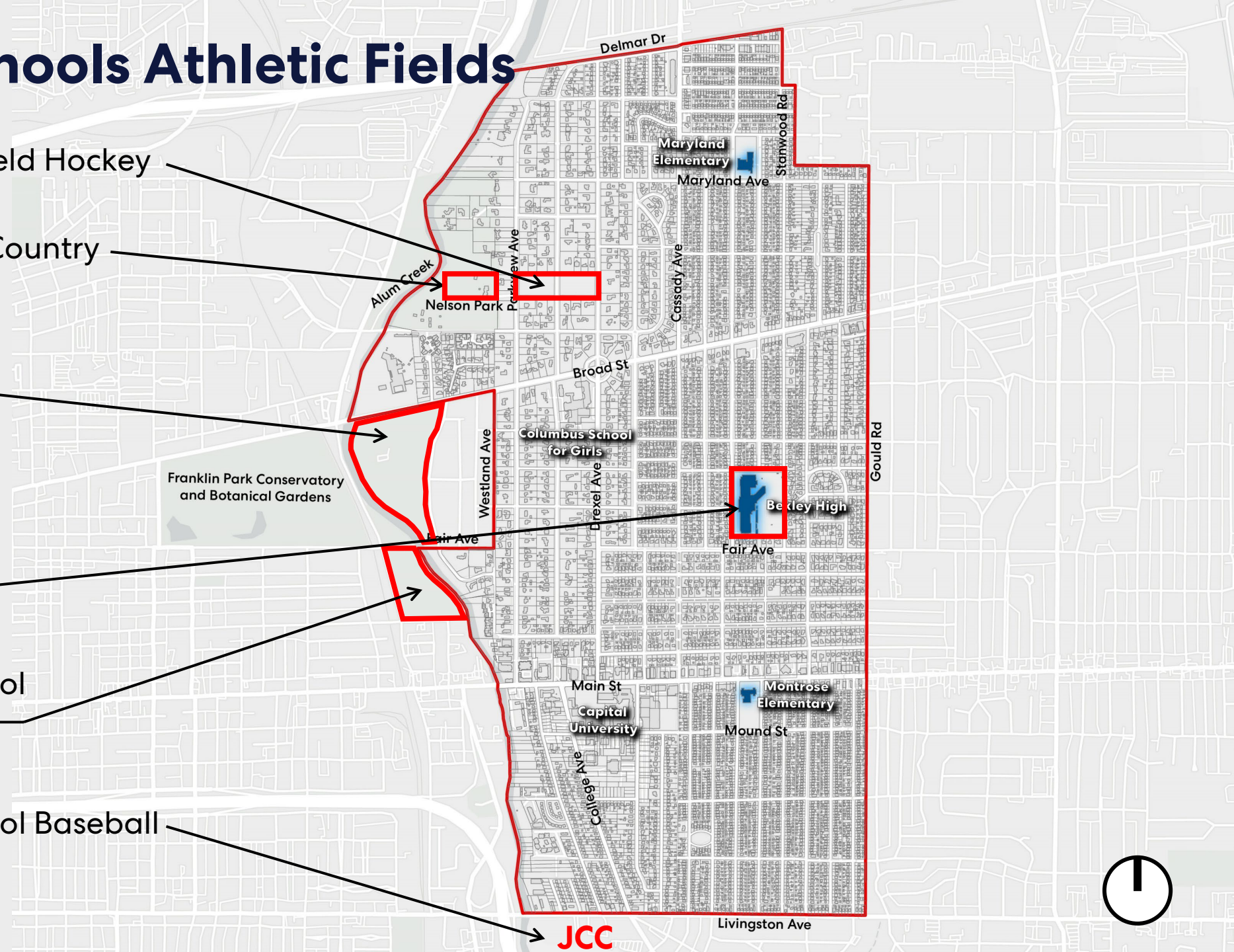
Jeffrey Mansion – Cross Country

Wolfe Park – Lacrosse,
Soccer Practices

Cassingham Complex –
Tennis, Football, Soccer,
Field Hockey, Lacrosse,
Track & Field, Softball

Clowson Field– High School
Baseball

JCC – JV and Middle School Baseball



JCC

Parameters: Budget Consideration

This is not related to what is expected to be on the ballot this November (Operating)

Debt limit: \$183 million

Estimated: 11.6 mills (bond)

Bookended Estimates (in today's dollars, not escalated):

Repair all facilities:

District-wide TOTAL estimate: \$101M

Replace all facilities (existing square footage on existing sites):

District-wide TOTAL order of magnitude estimate range: \$235M - \$304M*

*In today's dollars, buildings only, based on recently bid or estimated school projects in Central Ohio (as reported from multiple Construction Managers)

The Three “Buckets” for District Facilities Needs

As Identified in the Physical Facilities Assessment



District-wide TOTAL estimate (0-15 years): \$146,384,080

Option Pricing Methodology

- Pricing should be **viewed as budgets** appropriate to the scope of work, versus estimates
- Costs are **Total Project Cost**: inclusive of hard costs (bricks/mortar) and soft costs (construction testing, fees, technology, FF&E, contingencies, escalation, etc.)
- **Physical adequacy assessment** provided to cost consultant (Concord Addis)
- Scope of work priced based on areas provided as defined by calculated square footage of:
 - **Light renovation** (room remains in current configuration, update finishes)
 - **Moderate renovation** (room changes configuration, more extensive update)
 - **Heavy renovation** (space gutted to structure, completely reworked)
 - **Building additions**
 - **New building**
 - **Sitework** (play areas, athletics, parking, turf, etc.)

Options Review

All options at all schools . . .

- Address issues noted in physical adequacy assessment
- Right-size classrooms (and group by grade at elementary level)
- Incorporate collaboration spaces and small group rooms throughout core academic areas
- Right-size support spaces (admin., offices, specials, arts, athletics, etc.)
- Address cafeteria/kitchen deficiencies (Cassingham Elementary has separate facility)
- Improve programmatic adjacencies
- Improve circulation and wayfinding
- Address accessibility (ADA) issues
- Address natural light issues
- Will be designed with sustainability in mind

Estimated Total Project Budget All Options

Elementary Schools		
Cassingham ES Option A	\$ 49.7 M	
Cassingham ES Option B	\$ 49.9 M	
Cassingham ES Option C	\$ 53.9M	
Cassingham ES Option D	\$ 45.9 M	
Cassingham ES Option D2	\$ 39.6 M	\$26.0M
Cassingham ES Option E	\$ 65.6 M	(new ES)
Cassingham ES Option F	\$ 41.8 M	
Cassingham ES Option G4	\$45.0M	
Maryland ES Option A	\$ 37.1 M	
Maryland ES Option B	\$ 37.7 M	\$1.9M
Maryland ES Option C	\$ 39.0 M	
Montrose ES Option A	\$ 45.9 M	
Montrose ES Option B	\$ 51.1M	\$5.2M

- Costs associated with site acquisition or off-site development not included

Middle / High School		
BMS/BHS Option A	\$ 164.7 M	\$34.3.0M
BMS/BHS Option B	\$ 187.4 M	
BMS/BHS Option C	\$ 199.0 M	
BMS/BHS Option D	\$ 198.4 M	
BMS/BHS Option D2	\$ 195.0 M	
BMS/BHS Option E	\$ 174.8 M	
BMS/BHS Option F	\$ 194.8 M	
BMS/BHS Option G4	\$ 196.7M	
Cassingham Complex		
CES/BMS/BHS Option A	\$ 214.4 M	\$41.4M
CES/BMS/BHS Option B	\$ 237.3 M	
CES/BMS/BHS Option C	\$ 252.9 M	
CES/BMS/BHS Option D	\$ 244.3 M	
CES/BMS/BHS Option D2	\$ 234.6 M	
CES/BMS/BHS Option E	\$ 240.4 M	
CES/BMS/BHS Option F	\$ 236.6 M	
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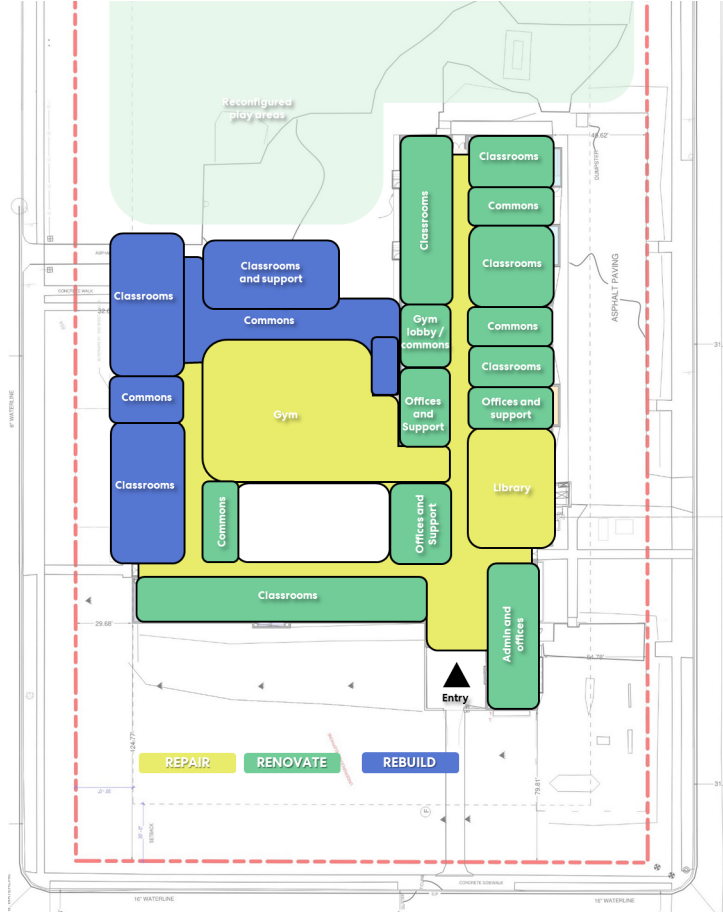
Maryland Elementary School

Options

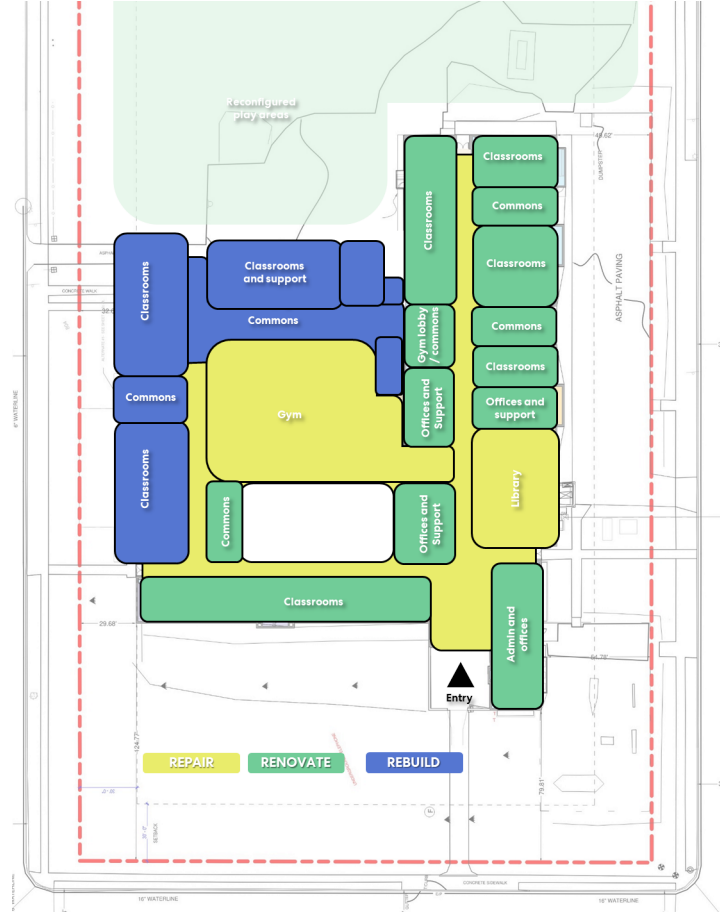


Option Comparison

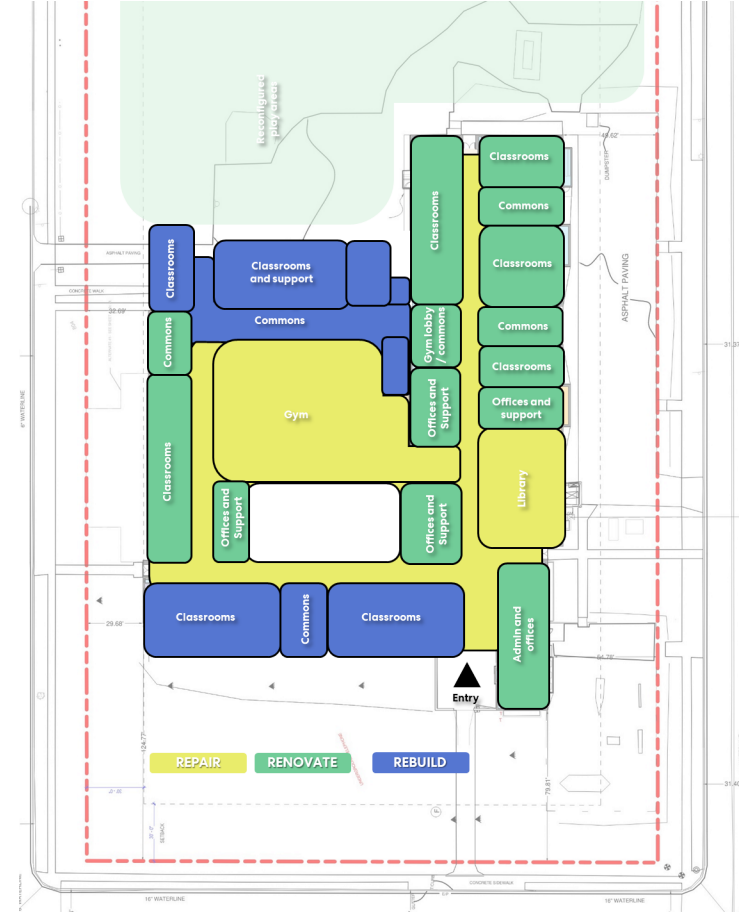
Option A (\$37.1M)



Option B (\$37.7M)



Option C (\$39.0M)



Proposed Draft Site Plan

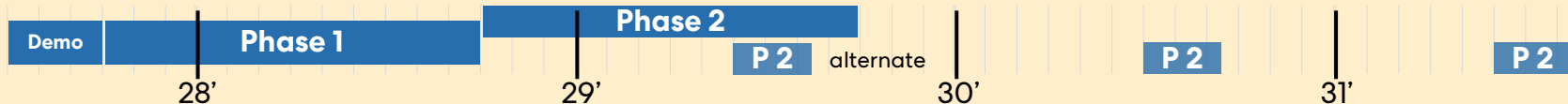


DRAFT Phasing

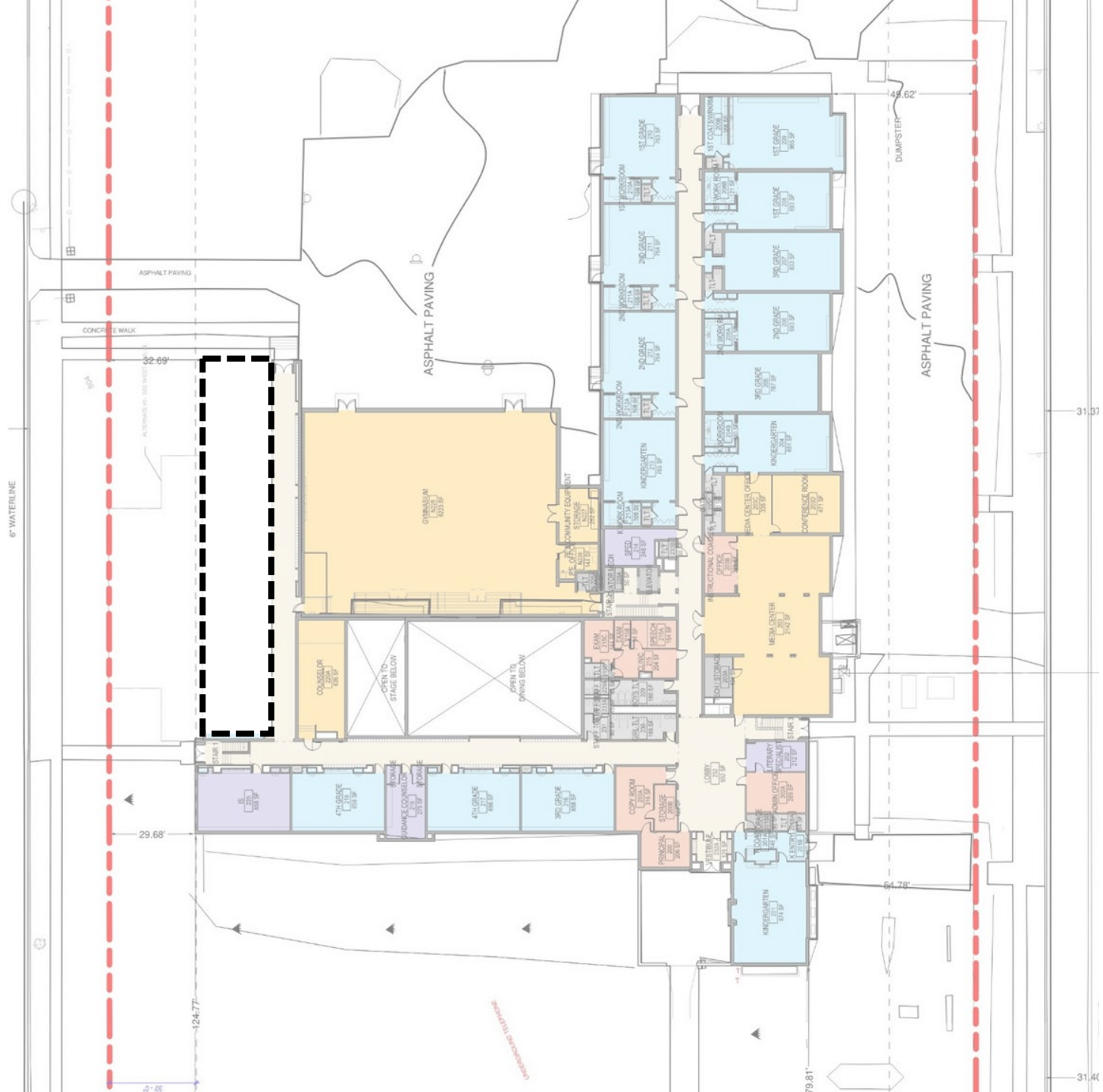
Phase	Duration (months)	# Modular Classrooms
0	3	0
1	12	4
2	12	0
Total	27 (2.2yrs)	

18 total parking spaces
(18 existing)

Cost
Option A - \$37.1M
Option B - \$37.7M
Option C - \$39.0M

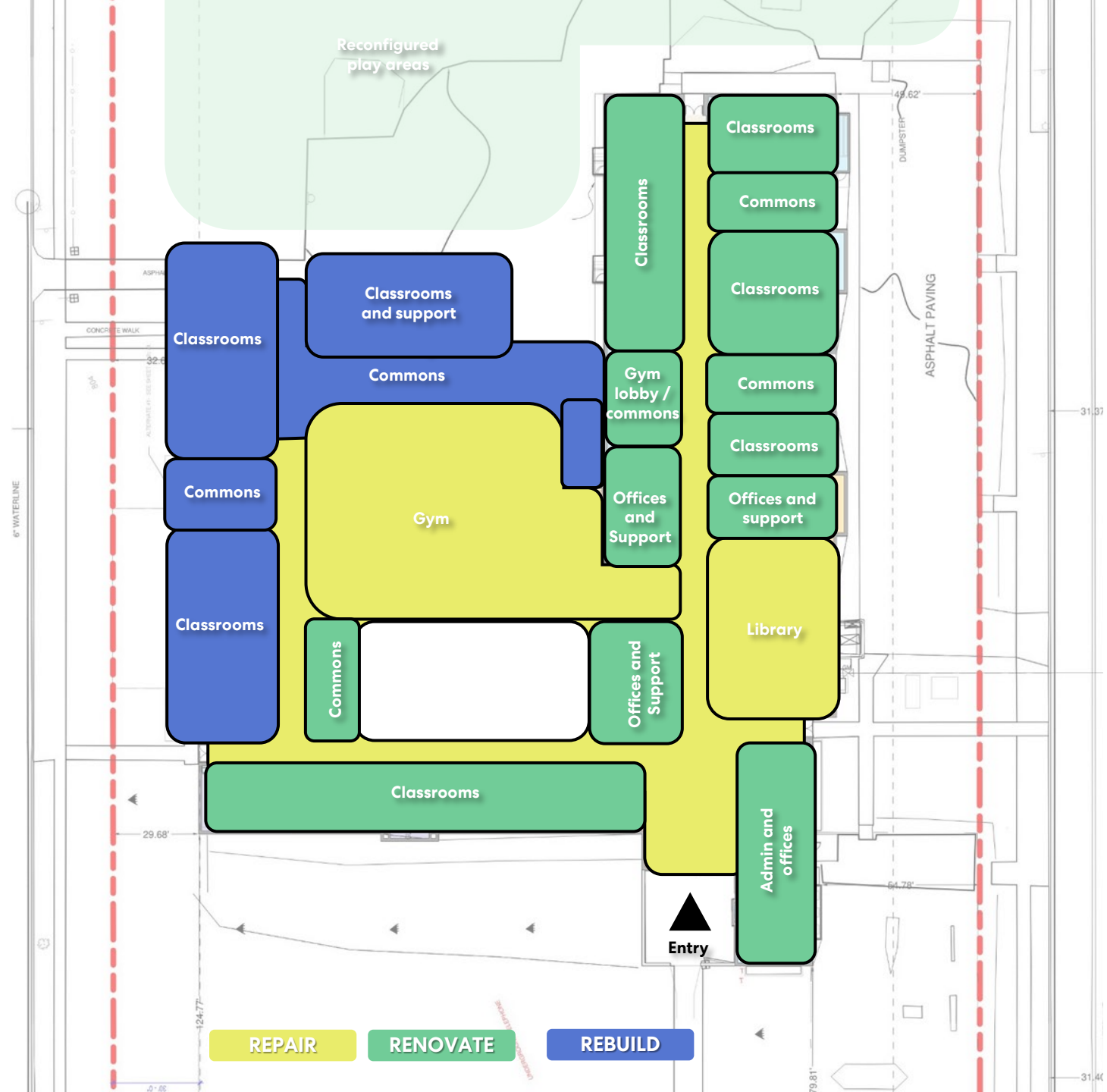


Options A and B Demolition



Option A - Main Level

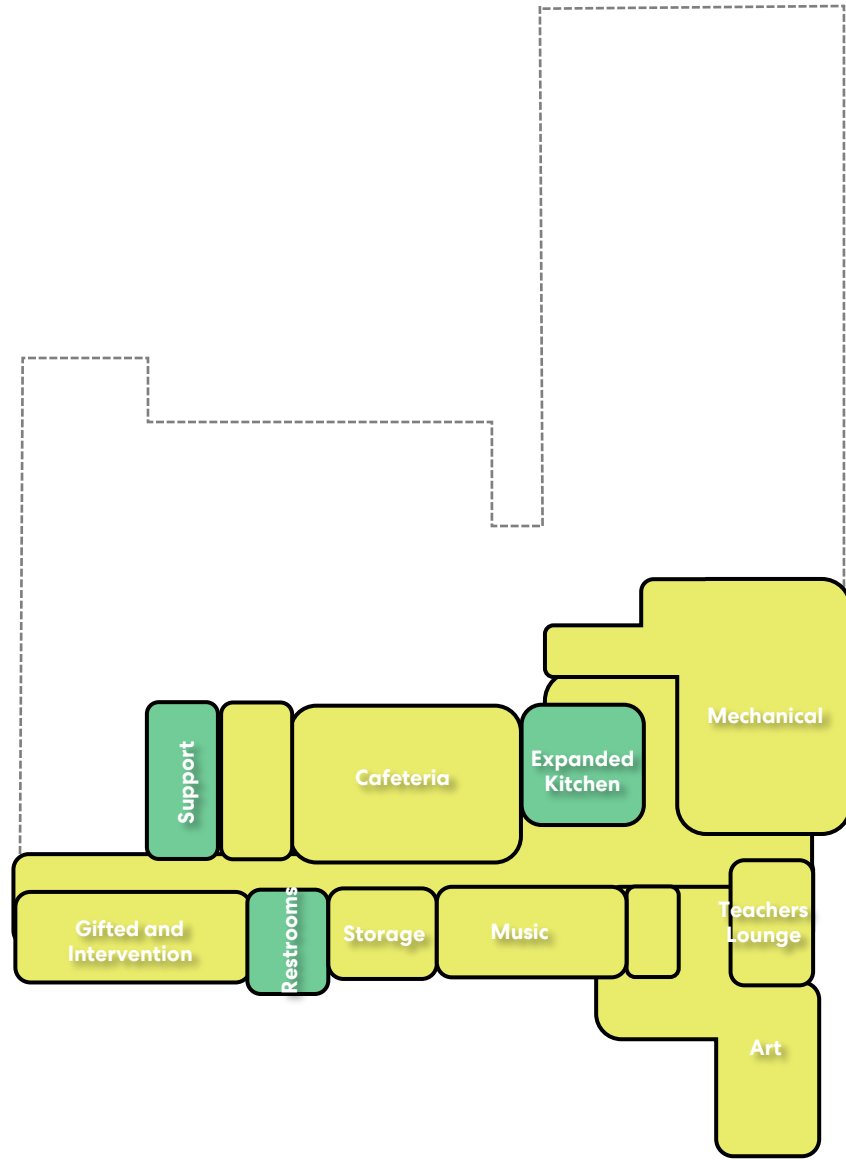
- Rebuild: New 1 story ES addition on west and north sides of school to right-size classrooms
- Creates loop circulation around gym (new gym lobby)
- Cross cat on main level



Cost - \$37.1M



Option A - Lower Level

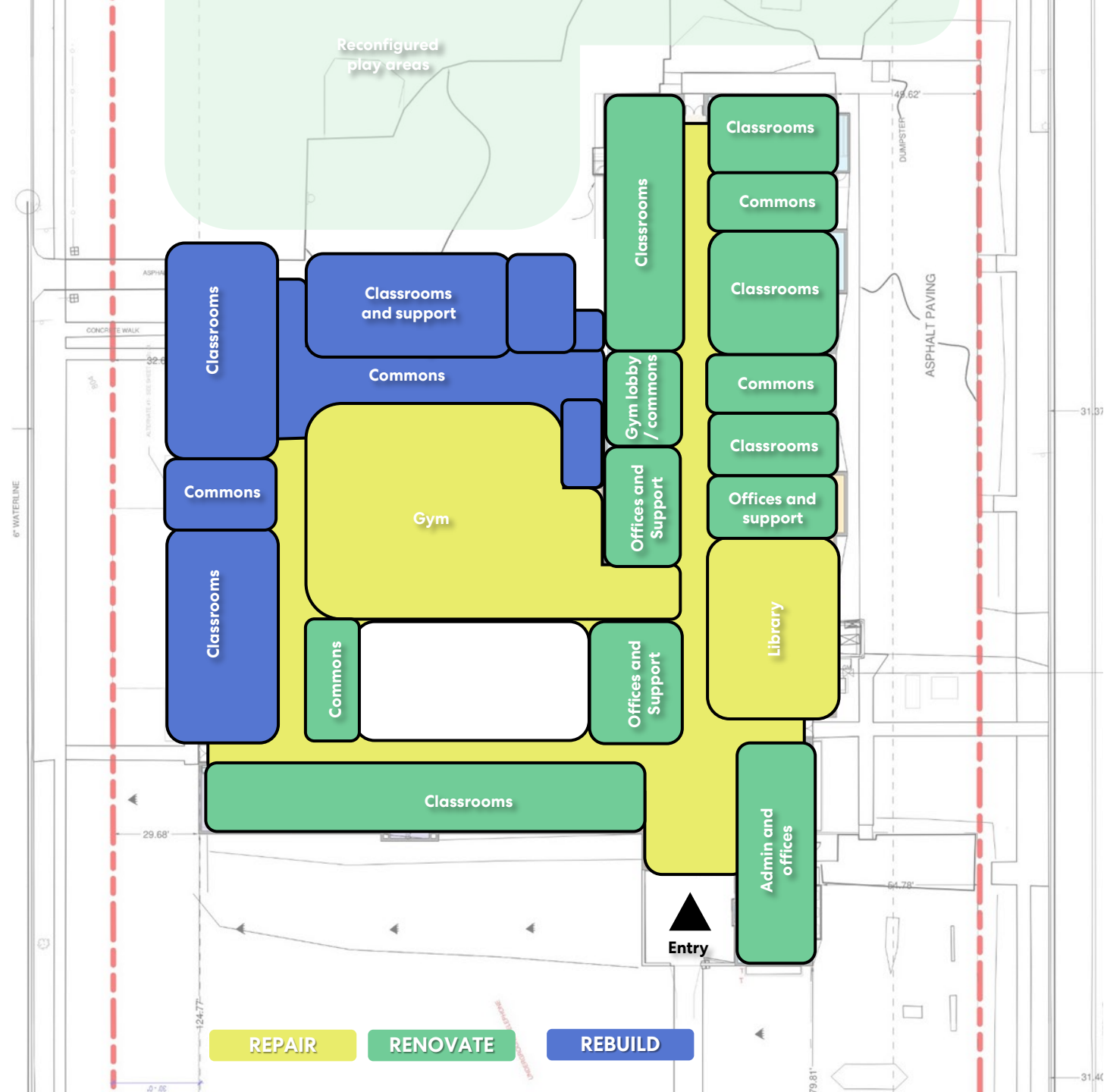


REPAIR RENOVATE REBUILD



Option B – Main Level

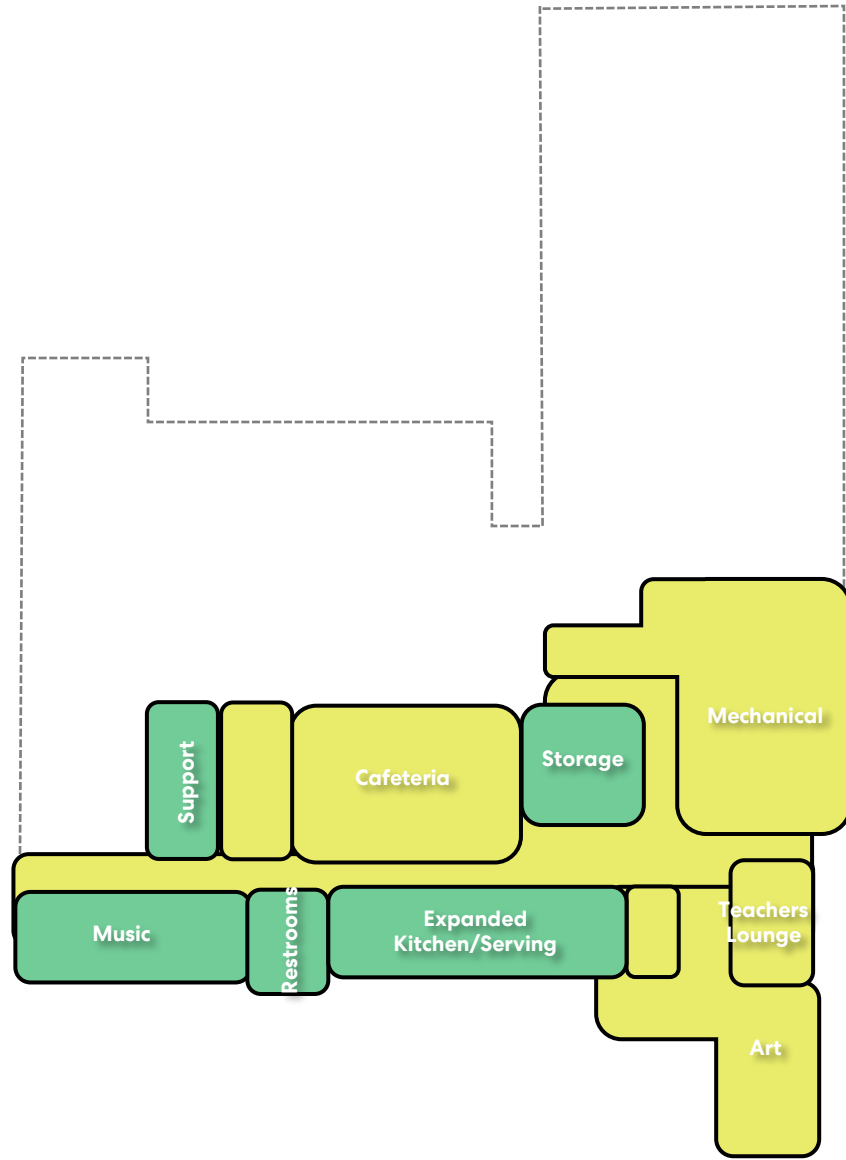
- Rebuild: New 1 story ES addition on west and north sides of school to right-size classrooms
- Creates loop circulation around gym (new gym lobby)
- Cross cat AND intervention on main level



Cost - \$37.7M



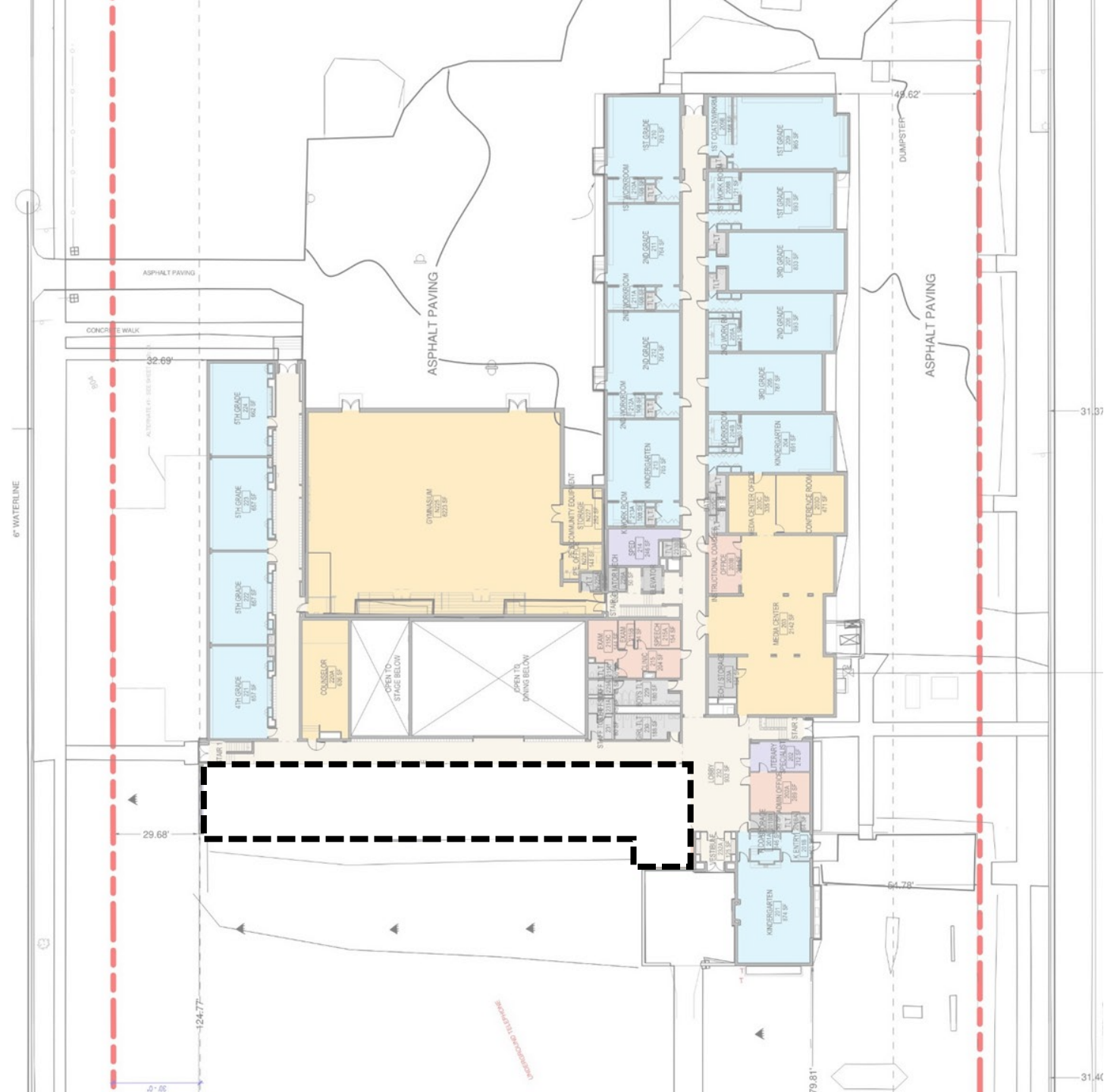
Option B - Lower Level



REPAIR RENOVATE REBUILD

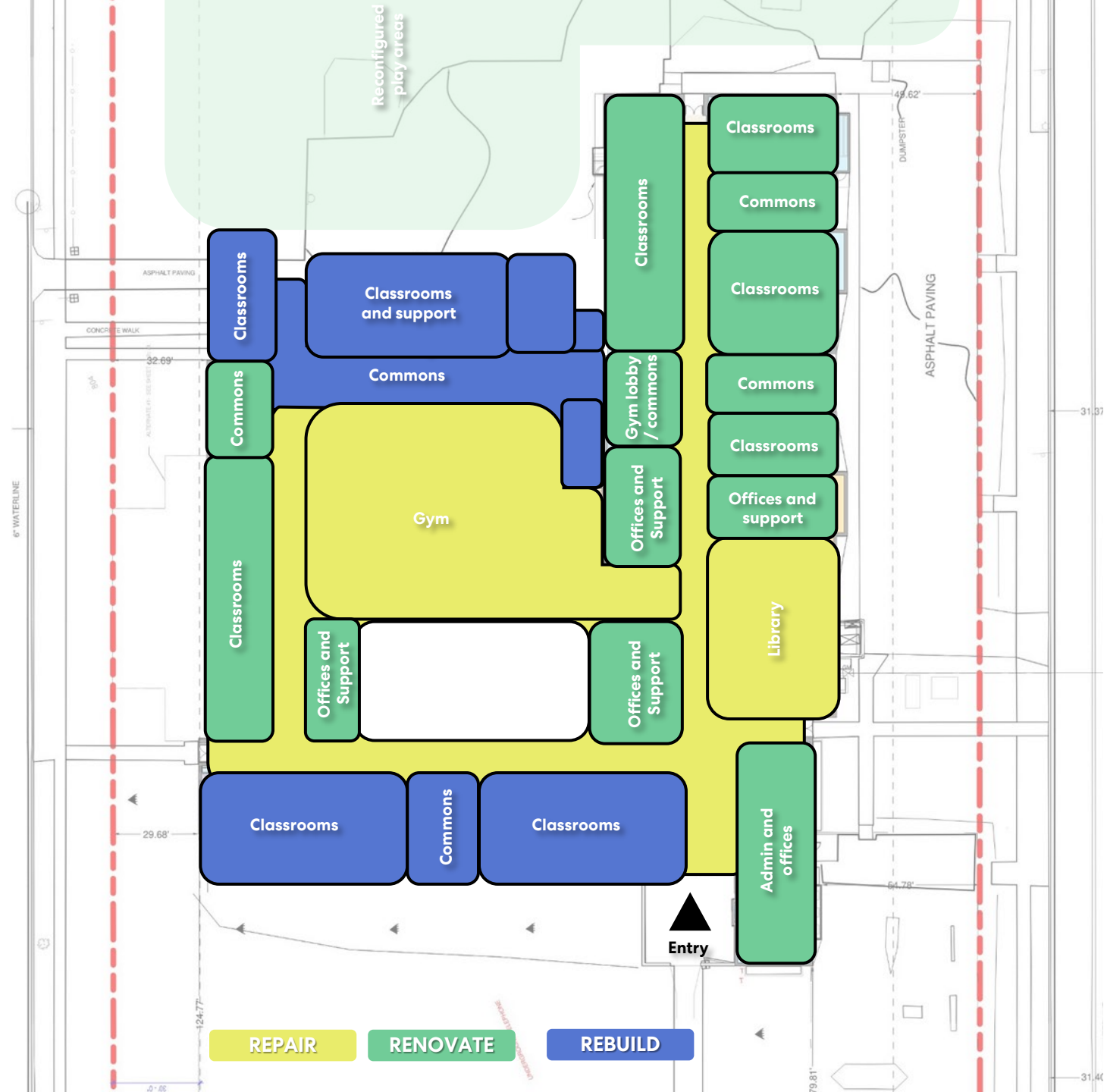


Option C Demolition



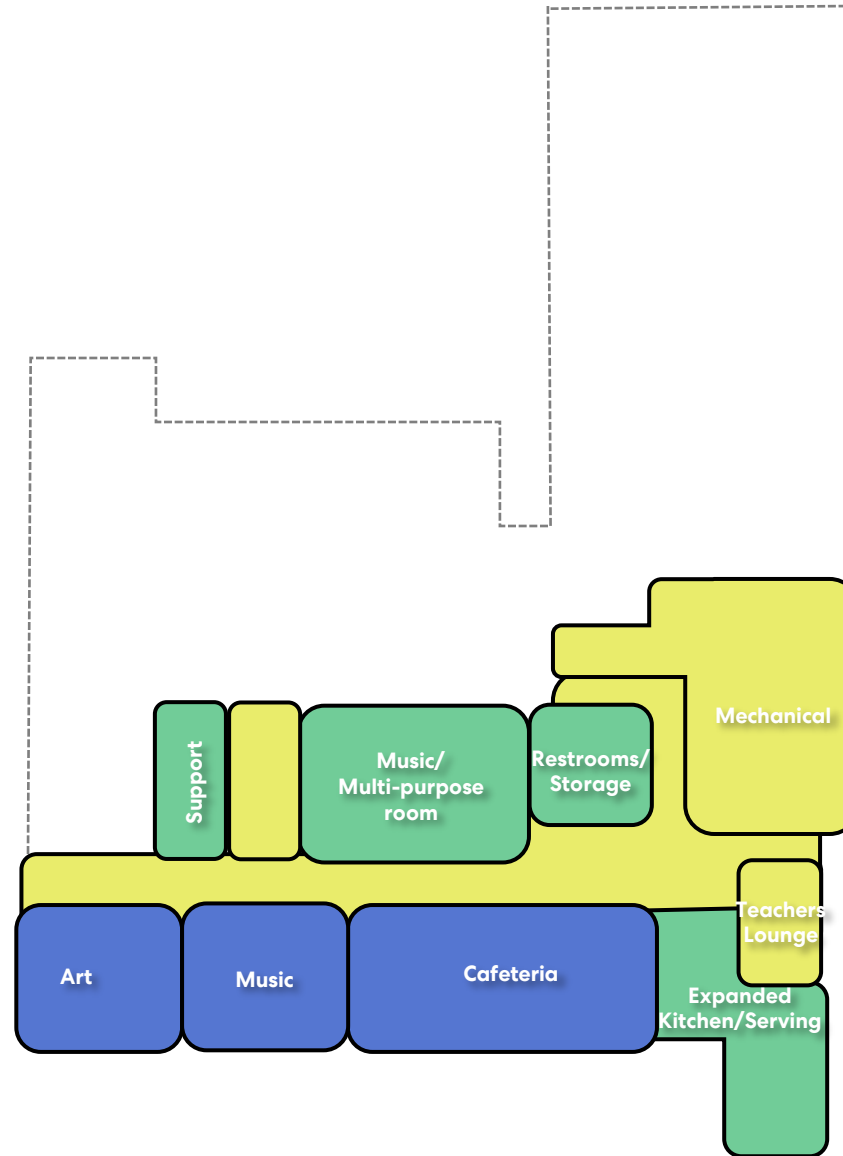
Option C – Main Level

- Rebuild: 2 story ES addition on south and north side of school to right-size classrooms
- Creates loop circulation around gym (new gym lobby)
- Cross cat AND intervention on main level



Cost - \$39.0M

Option C - Lower Level

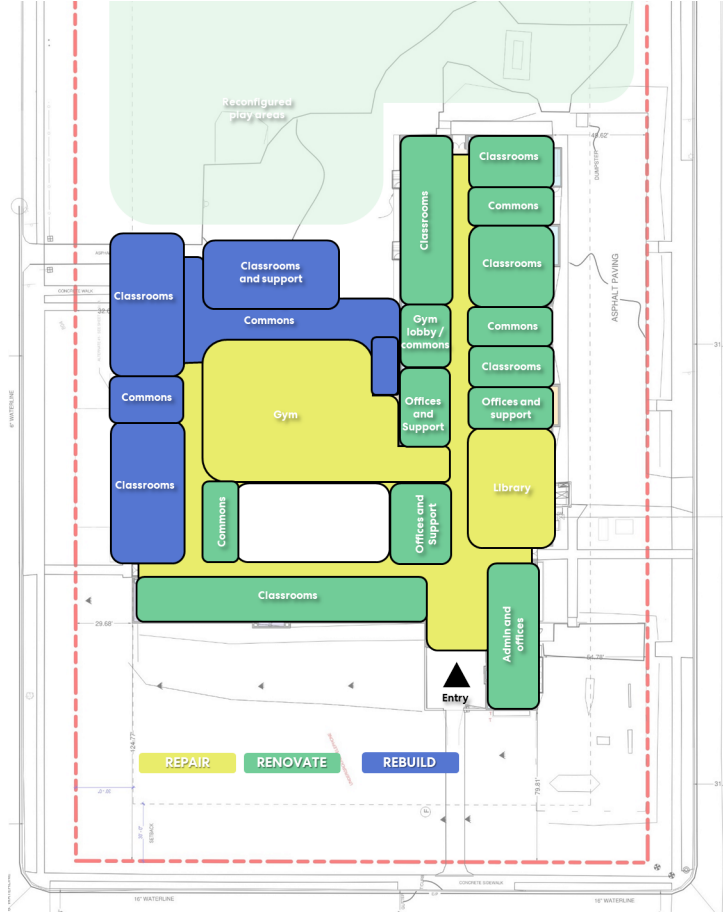


REPAIR RENOVATE REBUILD

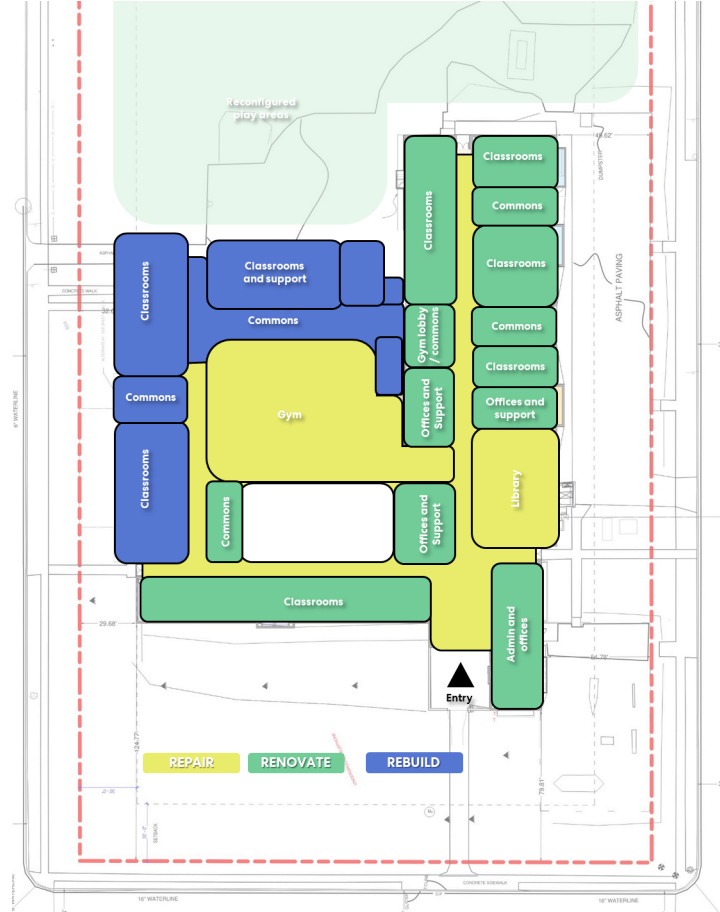


Option Comparison

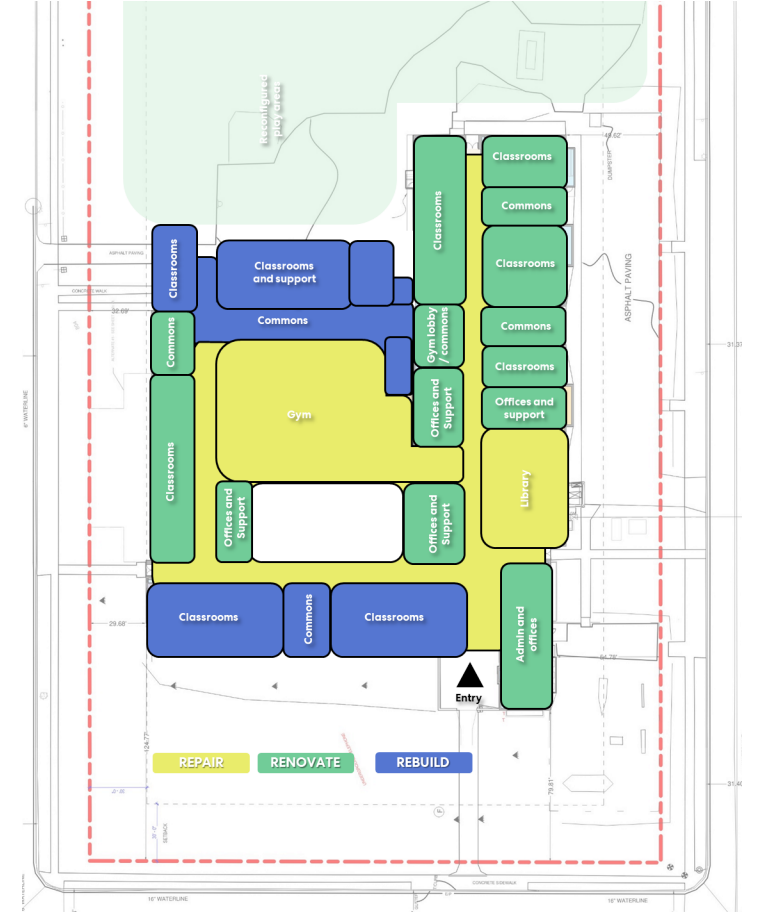
Option A (\$37.1M)



Option B (\$37.7M)

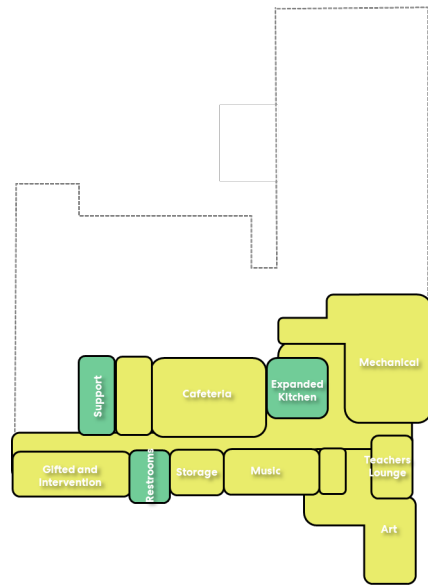


Option C (\$39.0M)



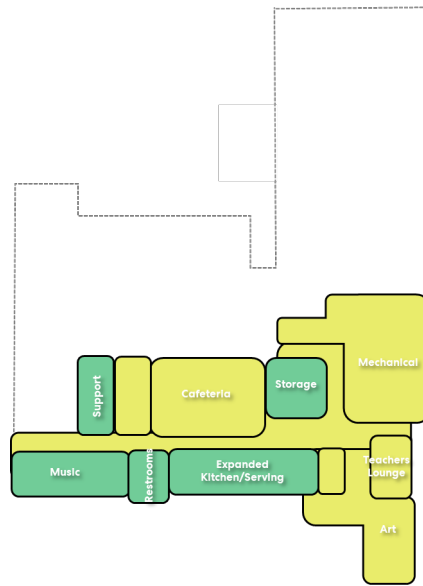
Option Comparison Lower Level

Option A (\$37.1M)



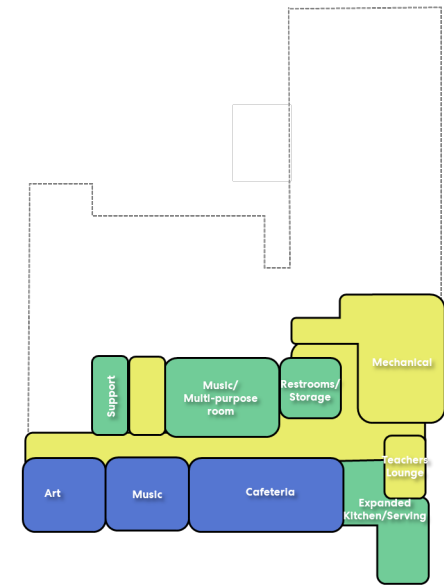
REPAIR RENOVATE REBUILD

Option B (\$37.7M)



REPAIR RENOVATE REBUILD

Option C (\$39.0M)



REPAIR RENOVATE REBUILD

Estimated Total Project Budget All Options

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Cassingham Complex		
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CES/BMS/BHS Option B	\$ 237.3 M	
CES/BMS/BHS Option C	\$ 252.9 M	
CES/BMS/BHS Option D	\$ 244.3 M	
CES/BMS/BHS Option D2	\$ 234.6 M	\$41.4M
CES/BMS/BHS Option E	\$ 240.4 M	
CES/BMS/BHS Option F	\$ 236.6 M	
CES/BMS/BHS Option G1	\$ 254.6 M	
CES/BMS/BHS Option G2	\$ 255.4 M	
CES/BMS/BHS Option G3	\$ 255.5 M	
CES/BMS/BHS Option G4	\$ 241.7 M	

Cassingham Complex

Options



Bexley City Schools Athletic Fields

Commonwealth Park – Field Hockey

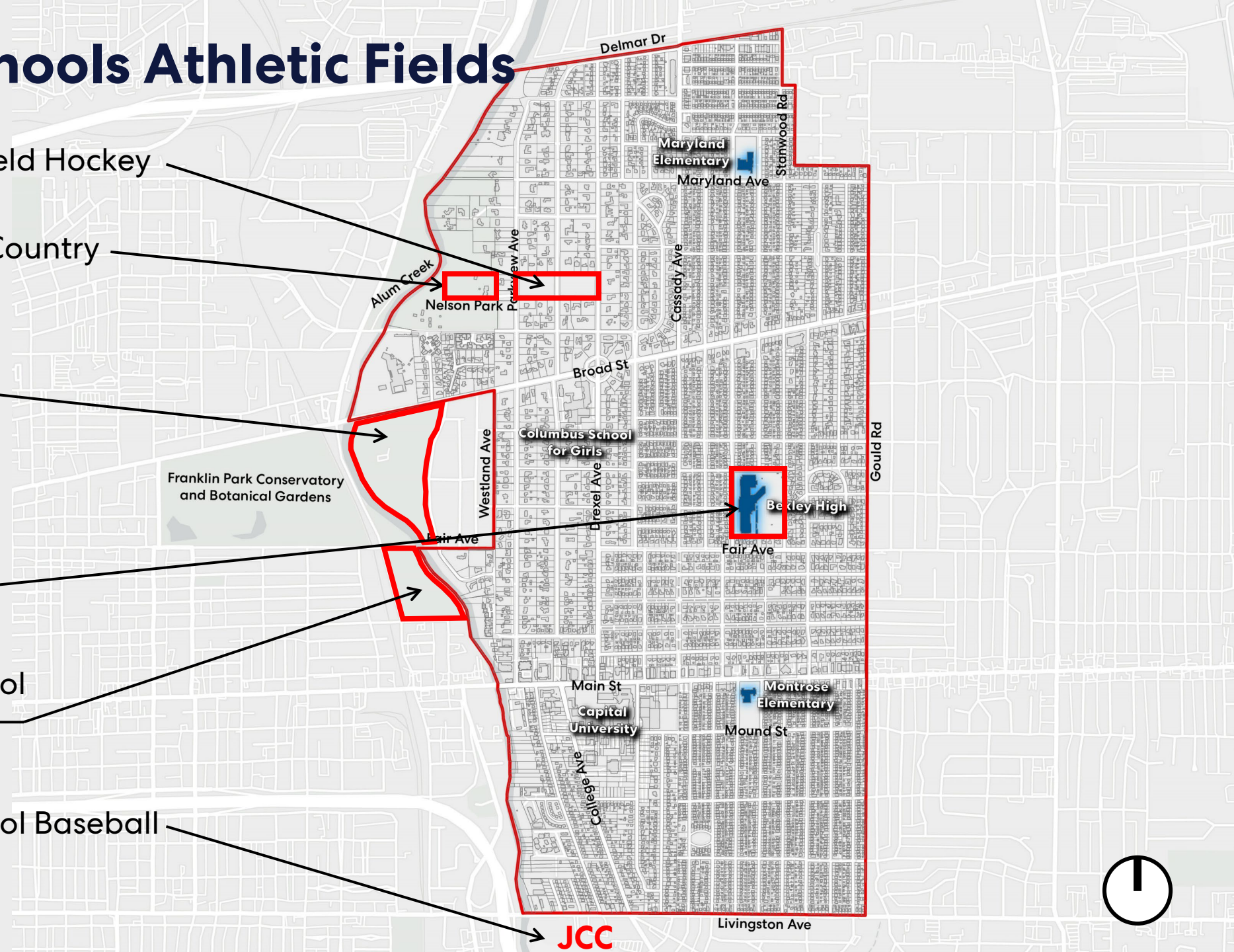
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Wolfe Park – Lacrosse,
Soccer Practices

Cassingham Complex –
Tennis, Football, Soccer,
Field Hockey, Lacrosse,
Track & Field, Softball

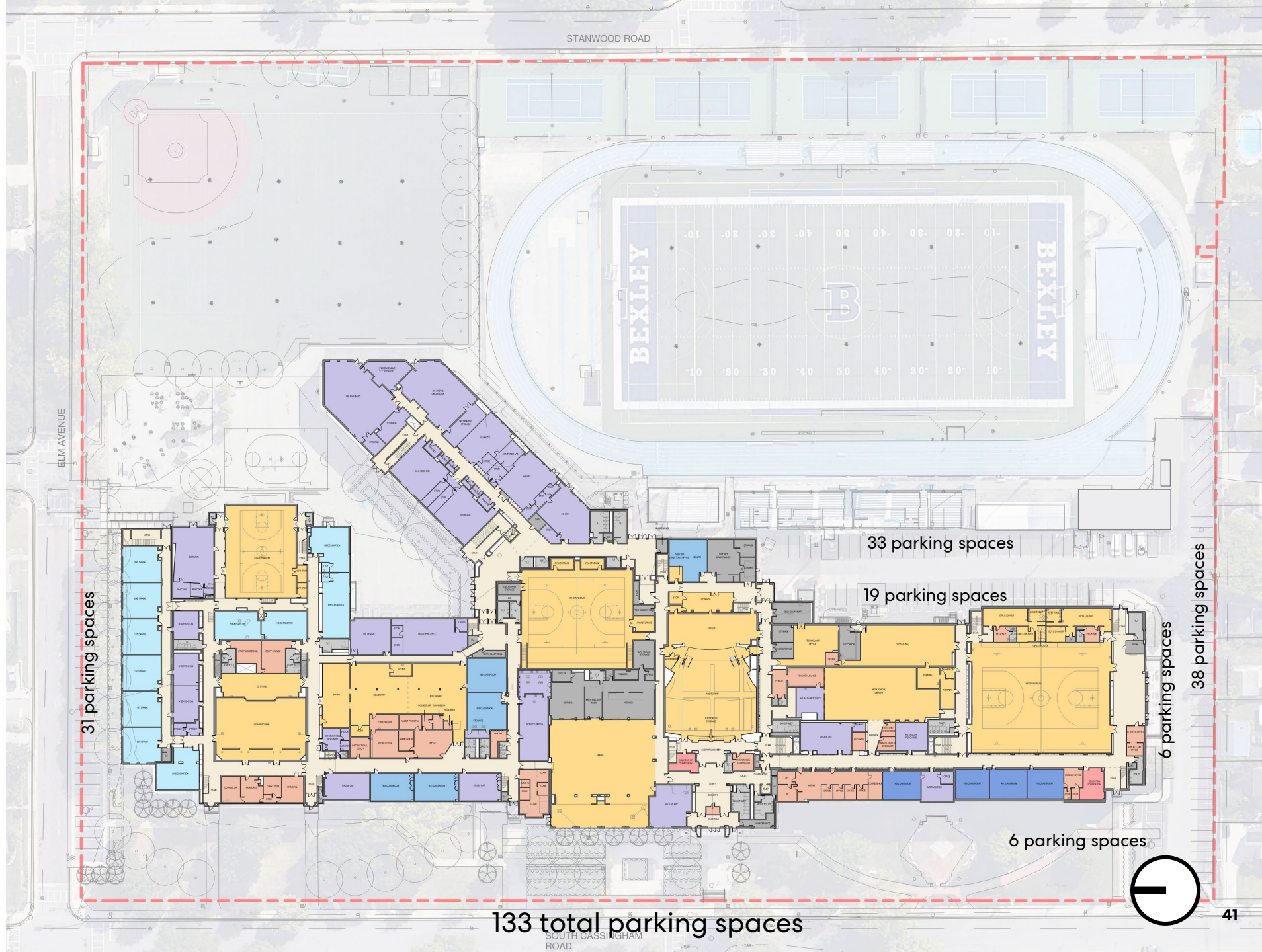
Clowson Field– High School
Baseball

JCC – JV and Middle School Baseball

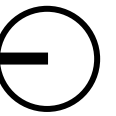
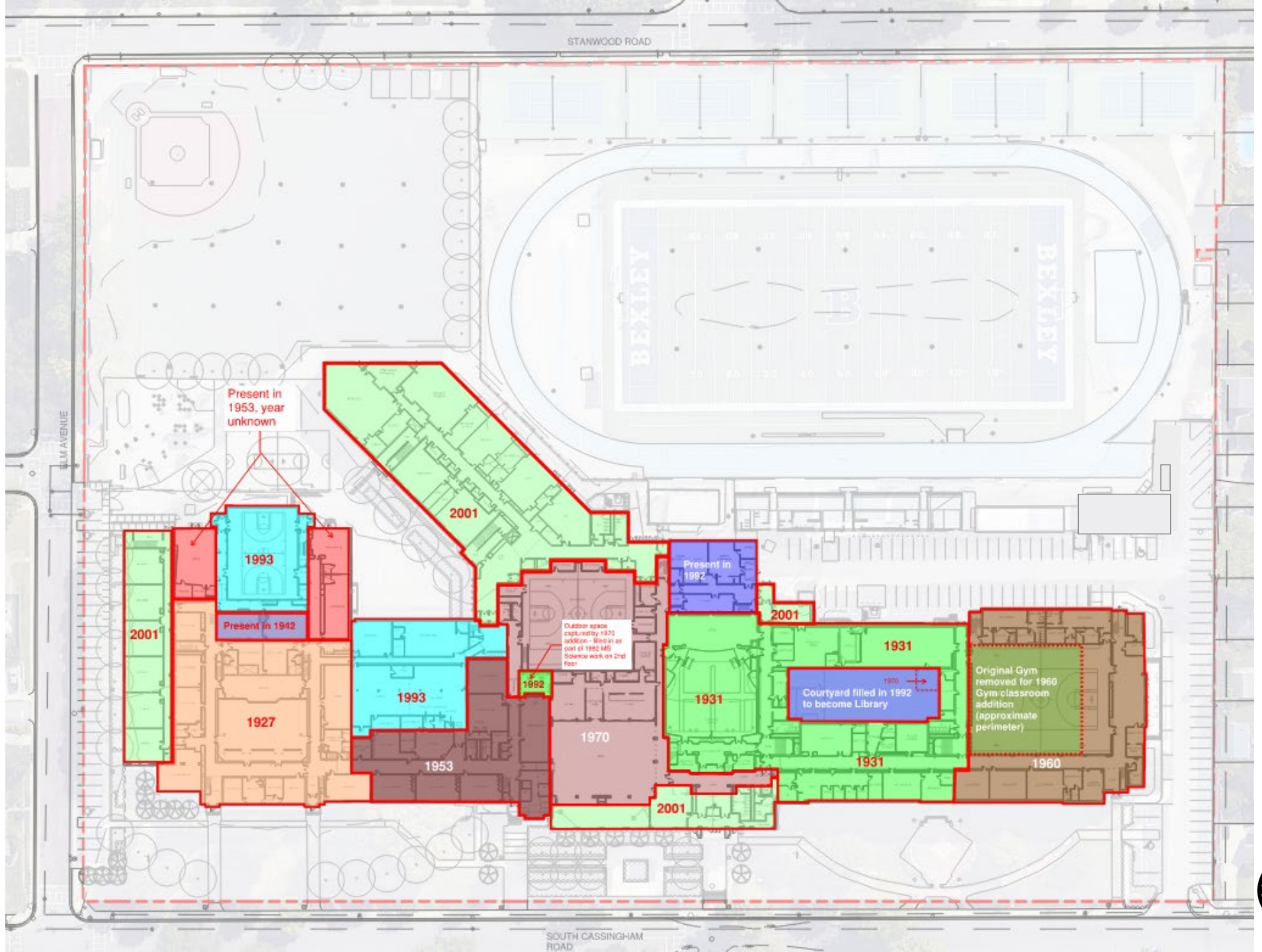


JCC

Existing



Construction Chronology



Cassingham Complex Option Comparison

Option A: \$214.4M

Option A - Level 1

- Rebuild: New 2 story ES addition
- Rebuild: Partially new MS to create daylighted courtyard
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated

CES Cost - \$ 49.7M
MS/HS Cost - \$164.7M
Total - \$214.4M

168 total parking spaces

Option B: \$237.3M

Option B - Level 1

- Rebuild: New 2 story ES
- Rebuild: New 3 story MS/HS addition across portion of east face
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated

CES Cost - \$ 49.9M
MS/HS Cost - \$187.4M
Total - \$237.3M

Option C: 252.9M

Option C - Level 1

- Rebuild: New 2 story ES
- Rebuild: New 3 story MS, Arts Wing,
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated
- Note: Option B1 kitchen/cafe/teria solution could be mapped onto this option
- Phase 3 leaves campus without MS gym

CES Cost - \$ 53.9M
MS/HS Cost - \$199.0M
Total - \$252.9M

168 total parking spaces

Option D: \$244.3

Option D - Level 1

- Rebuild: New 3 story MS
- Rebuild: New 2 story ES addition and
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track and Softball relocated

CES Cost - \$ 45.9M
MS/HS Cost - \$198.4M
Total - \$244.3M

Option D2: \$234.5M

Option D2 - Level 1

- Repair/Renovate: ES uses portion of current MS space
- Rebuild: New 3 story MS
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track and Softball relocated

CES Cost - \$ 39.6M
MS/HS Cost - \$195.0M
Total - \$234.6M

Option E: \$240.4M

Option E - Level 1

- Re: New 3 story ES
- Rebuild: Partially new 2 story MS addition creates daylighted courtyard, MS takes over current ES space
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track AND softball relocated off campus

CES Cost - \$ 65.6M
MS/HS Cost - \$174.8M
Total - \$240.4M

Cassingham Complex Option Comparison

Option F: \$236.6M

Option F - Level 1

- Rebuild: New 3 story MS
- Repair/Renovate: ES uses portion of current MS space
- Rebuild: New 3 story HS addition with daylighted courtyard (smaller) and structured for future third floor or third floor district admin offices
- Softball relocated
- This option could also build a new elementary school (like Option E) in lieu of a new middle school

CES Cost - \$ 41.8M
MS/HS Cost - \$194.8M
Total - \$236.6M

135 total parking spaces (133 existing)

Option G1: \$254.6M

Option G1 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- ~226 total parking spaces (133 existing)
- ~72% open space (including courtyards)
- Completely new ES/MS/HS
- Completely new site/fields
- 400-meter, 8-lane track shown
- Softball relocated

Total - \$254.6M

Option G2: \$255.4M

Option G2 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- ~290 total parking spaces (133 existing)
- ~72% open space (including courtyards)
- Completely new ES/MS/HS
- Completely new site/fields
- Track relocated

Total - \$255.4M

Option G3: \$255.5M

Option G3 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- 300 total parking spaces (133 existing)
- ~72% open space (including courtyards)
- Completely new ES/MS/HS
- Completely new site/fields
- Track relocated

Total - \$255.5M

Option G4: \$241.7M

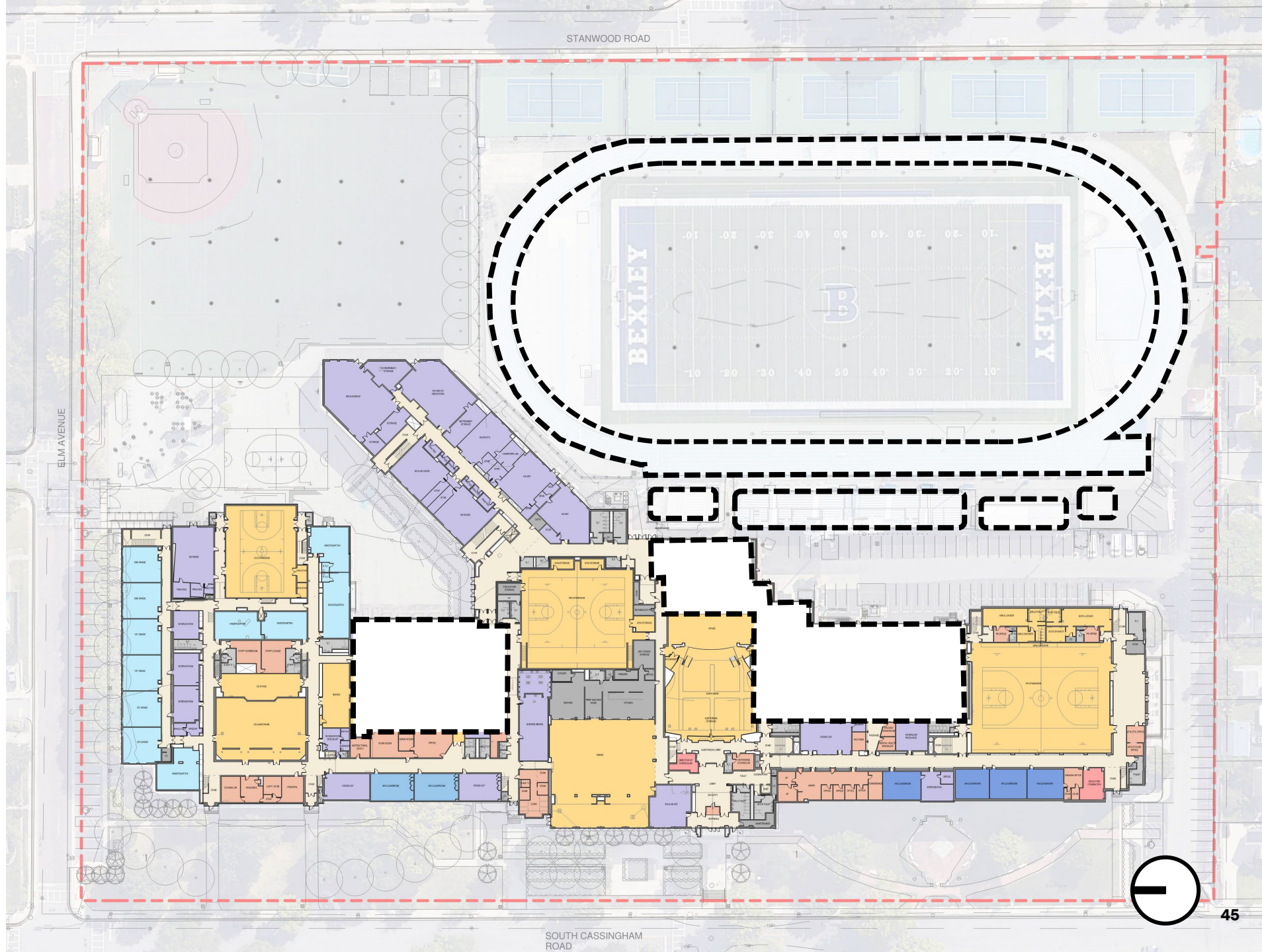
Option G4 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- 183 total parking spaces (133 existing)
- ~70% open space (including courtyards)
- Completely new MS/HS
- ES same as Option D
- Completely new site/fields
- Track relocated

Total - \$241.7M

Option A Demolition

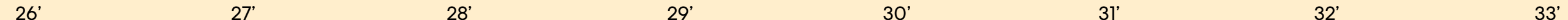
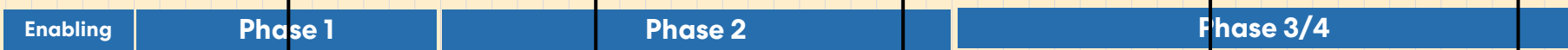
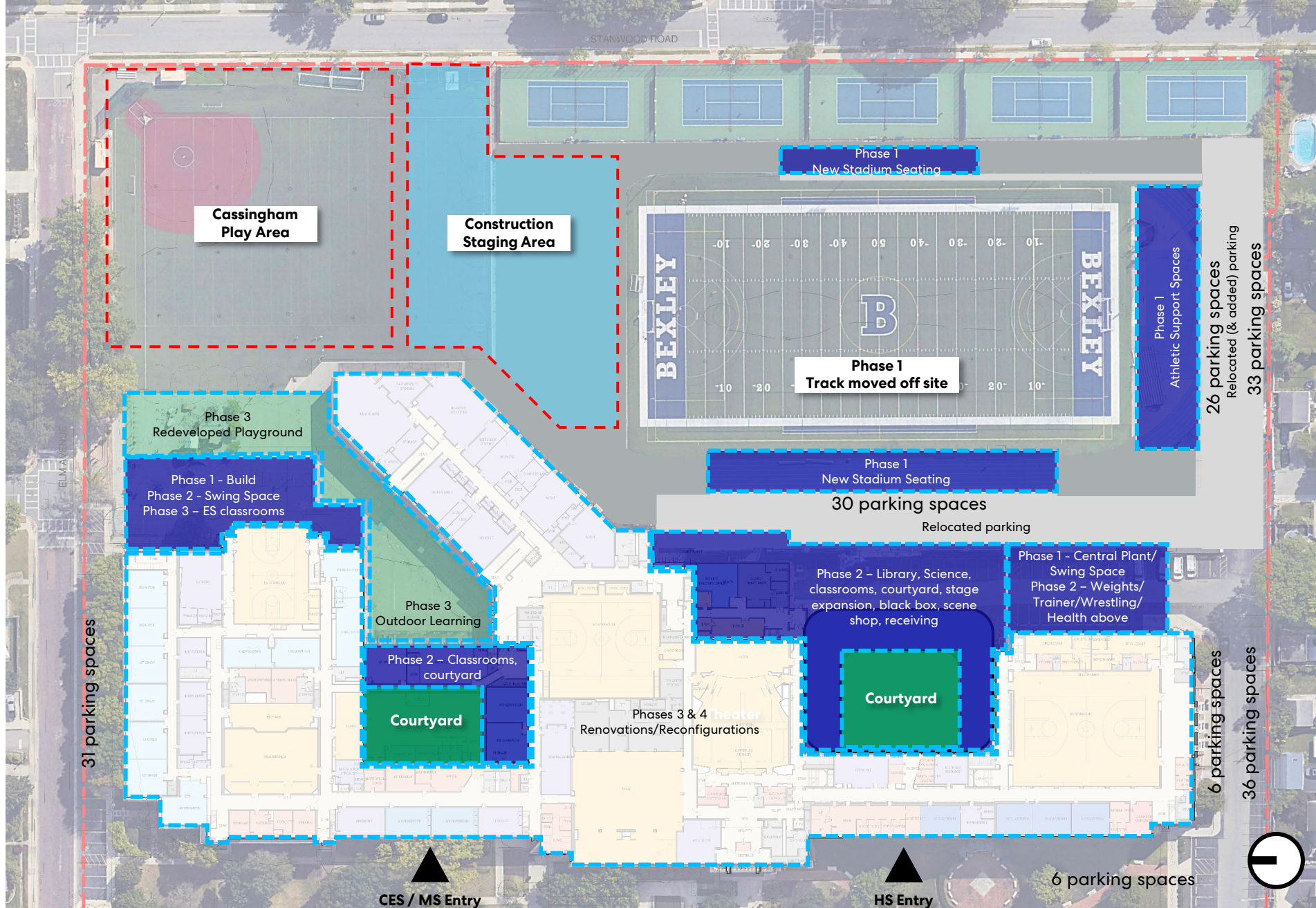


Option A DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	12	0
2	20	0
3/4	24	0
Total	61 (5.1 yrs)	

168 total parking spaces
(133 existing)
~64% open space
(including courtyards)

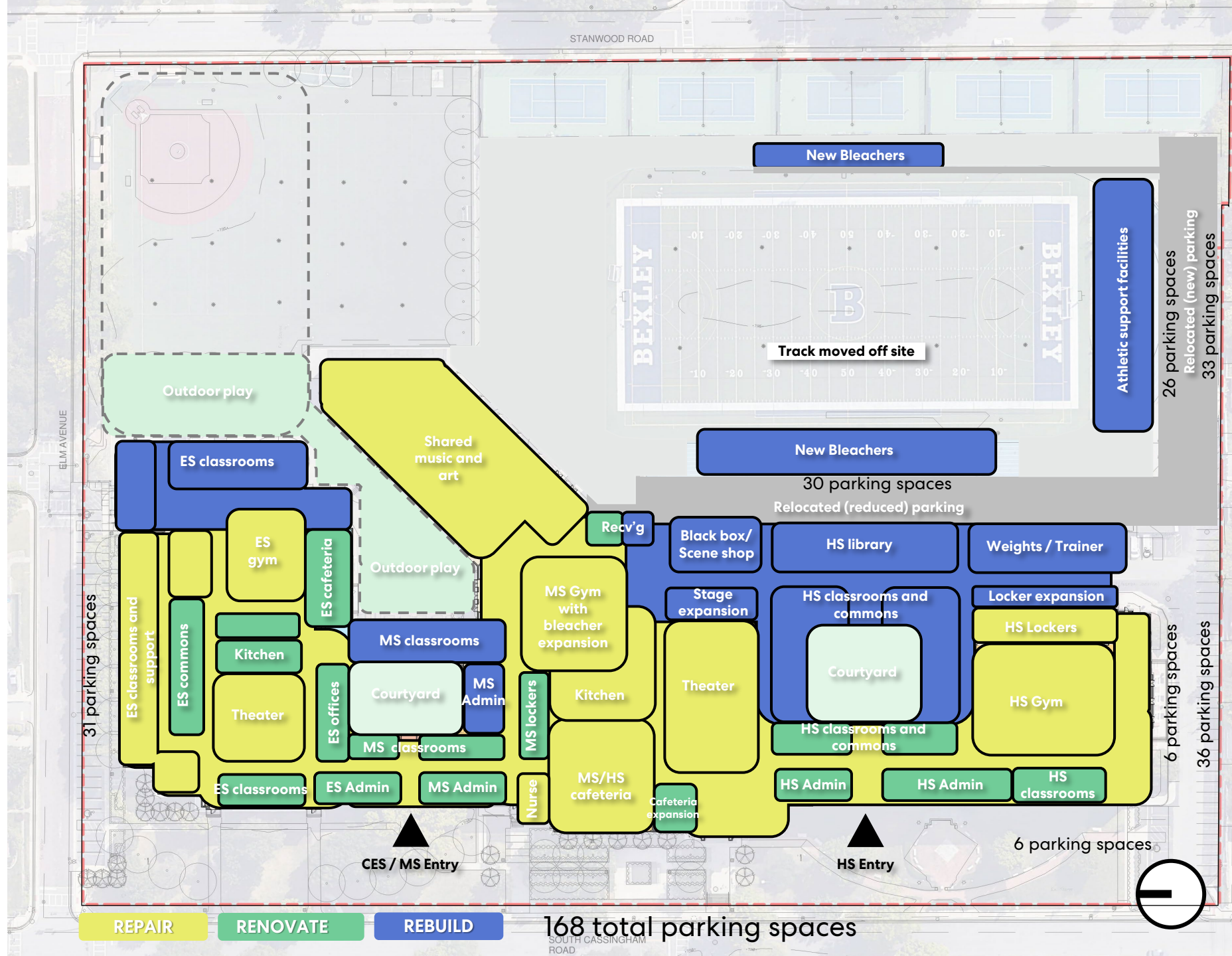
CES Cost - \$ 49.7M
MS/HS Cost - \$164.7M
Total - \$214.4M



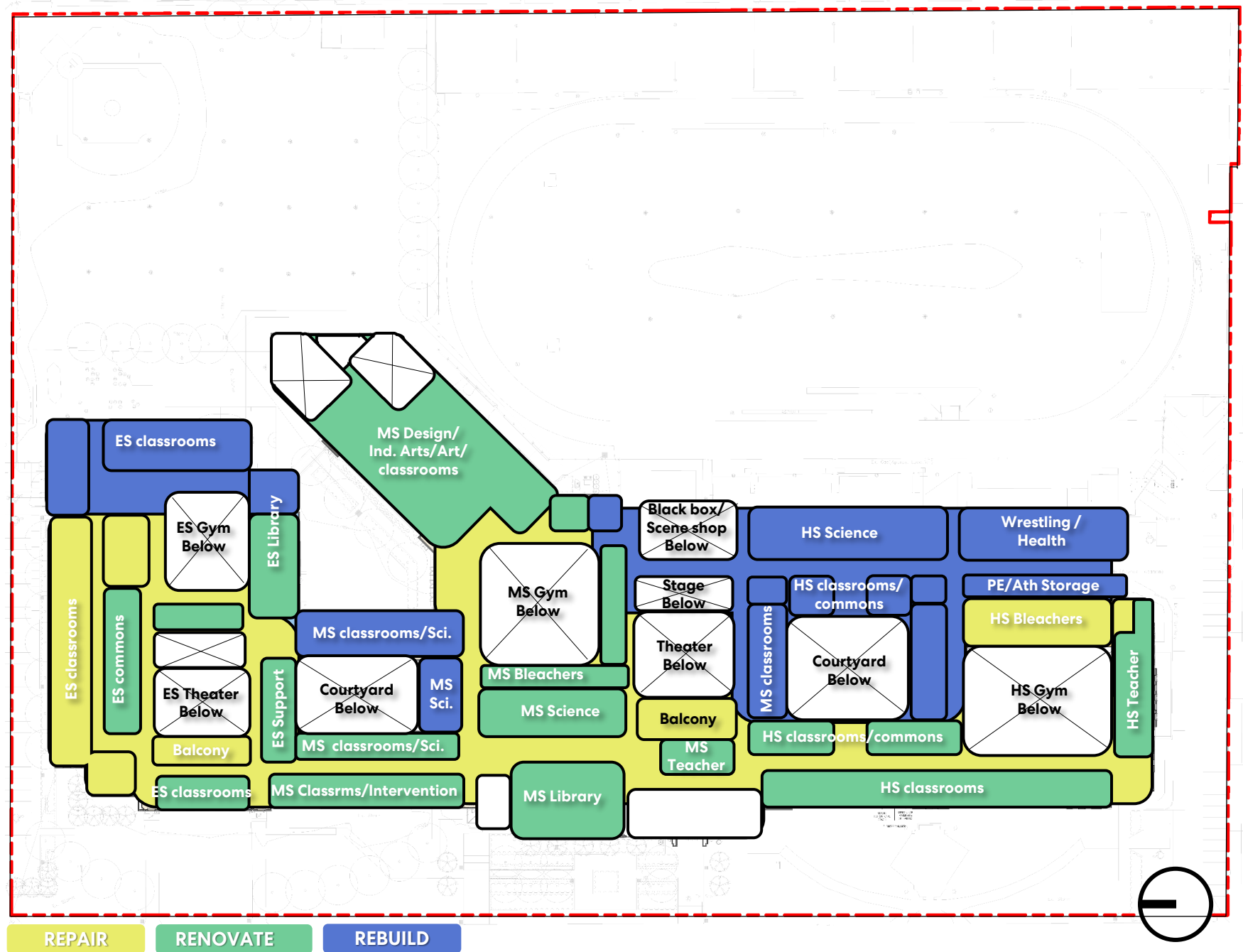
Option A - Level 1

- Rebuild: New 2 story ES addition
- Rebuild: Partially new MS to create daylighted courtyard
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated

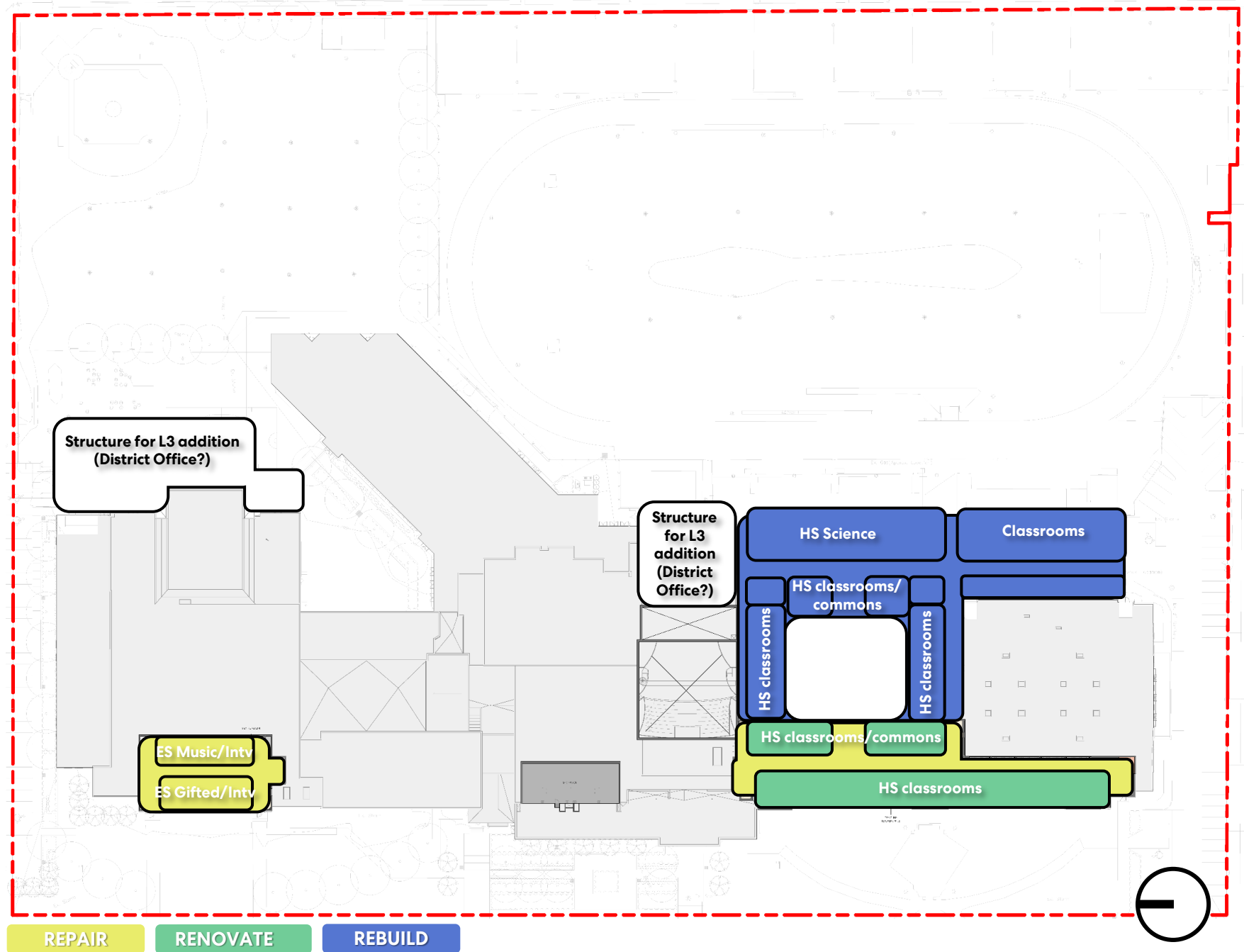
CES Cost - \$ 49.7M
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Total - \$214.4M



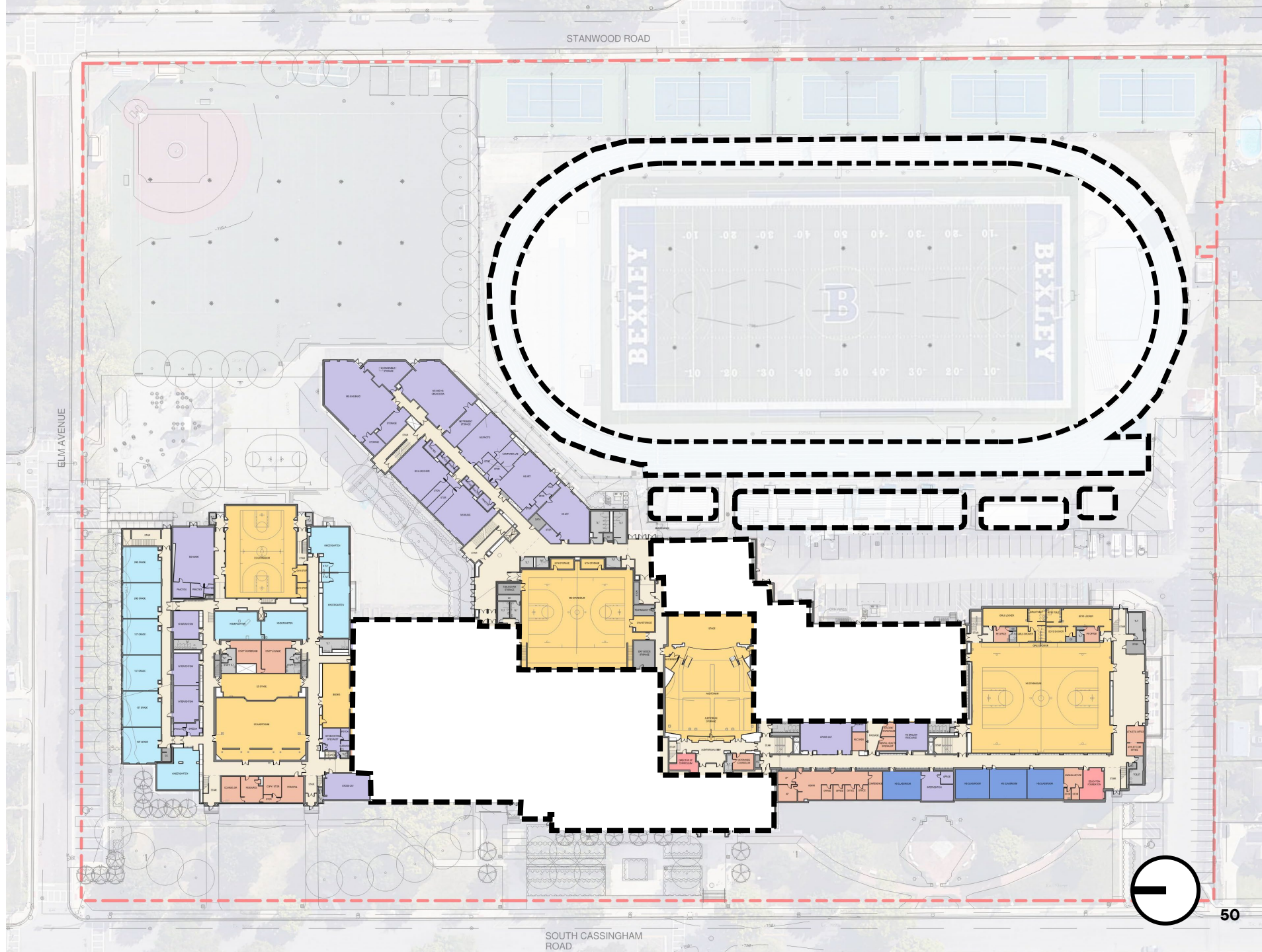
Option A - Level 2



Option A - Level 3



Option B Demolition

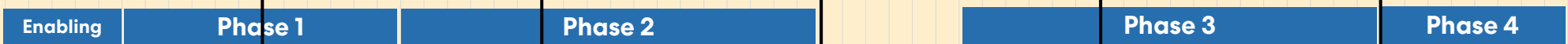
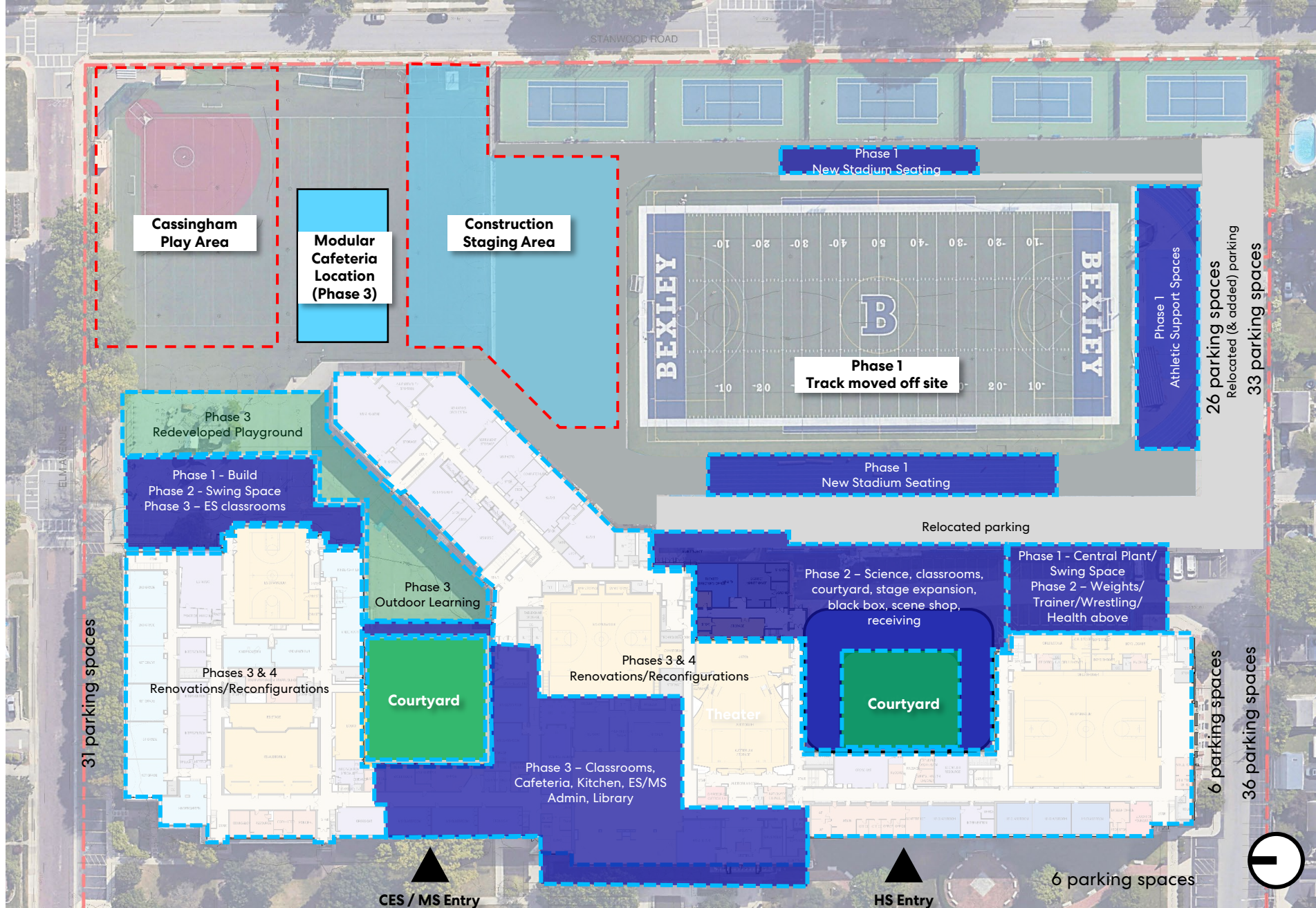


Option B DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	12	0
2	18	0
Idle	6	To start major demo in summer
3	18	Cafeteria
4	8	0
Total	67 (5.7 yrs)	

168 total parking spaces
(133 existing)
~65% open space
(including courtyards)

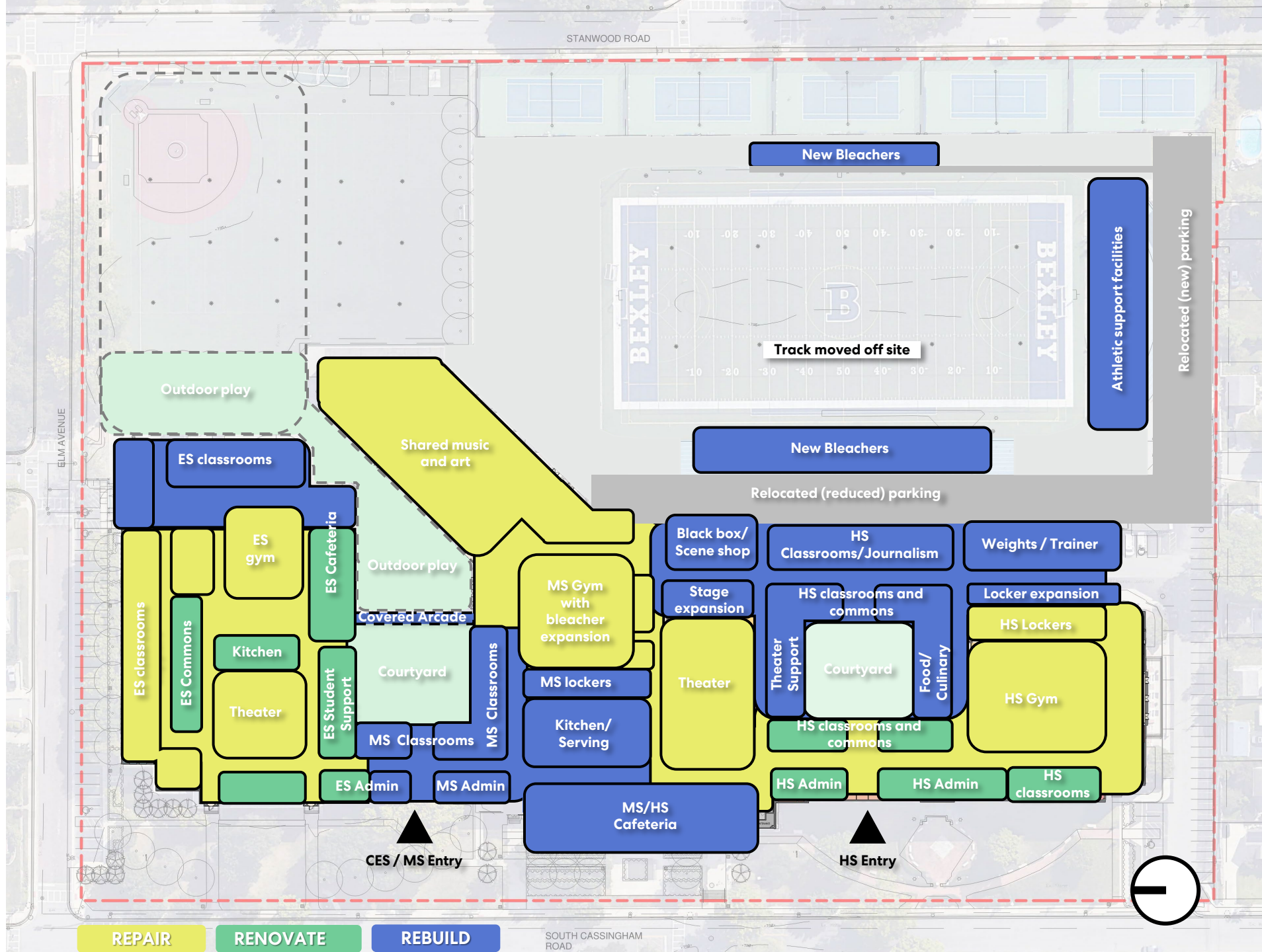
CES Cost - \$ 49.9M
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Total - \$237.3M



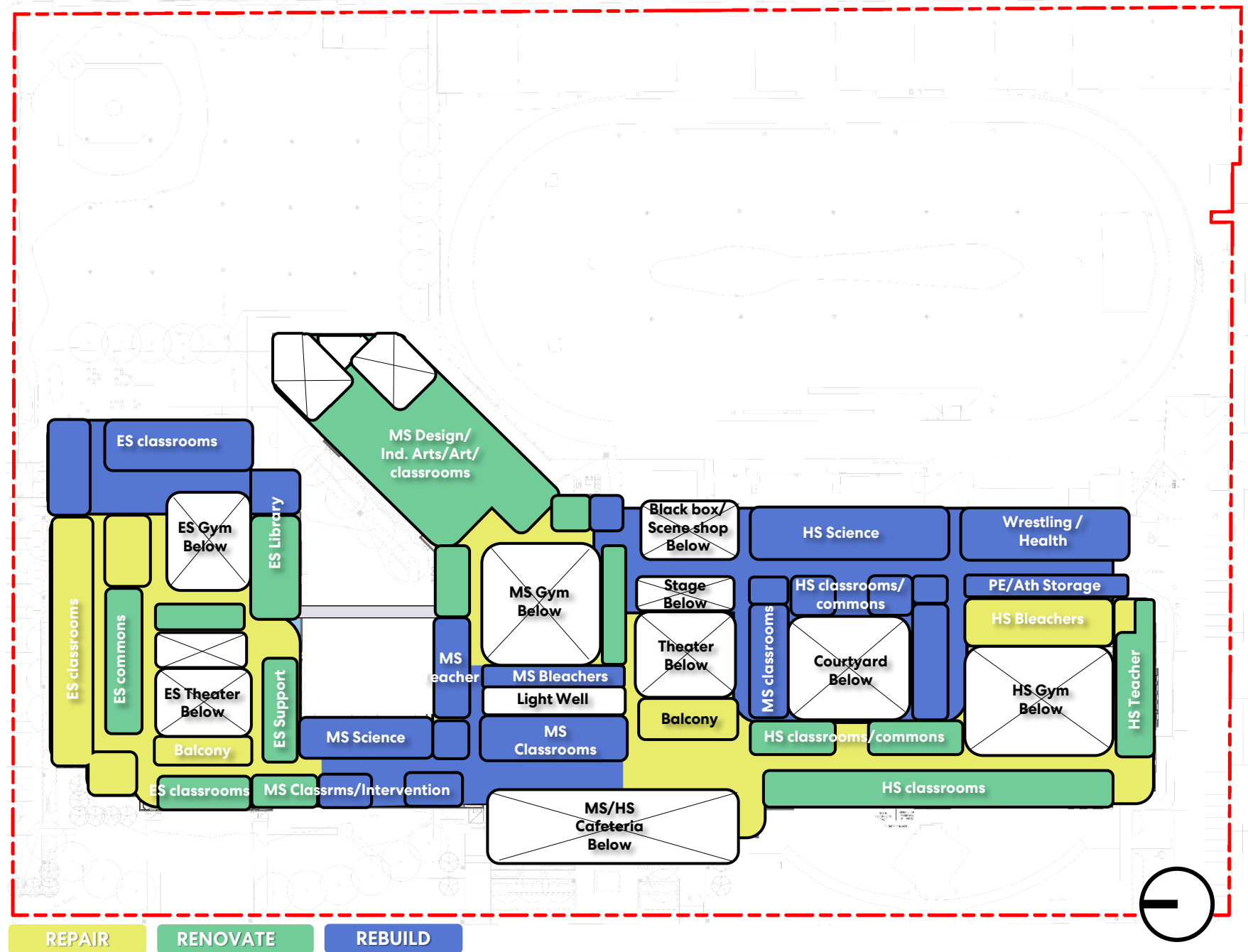
Option B – Level 1

- Rebuild: New 2 story ES
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- Rebuild: New 3 story HS addition with daylighted courtyard and structured for future third floor or third floor district admin offices
- Track relocated

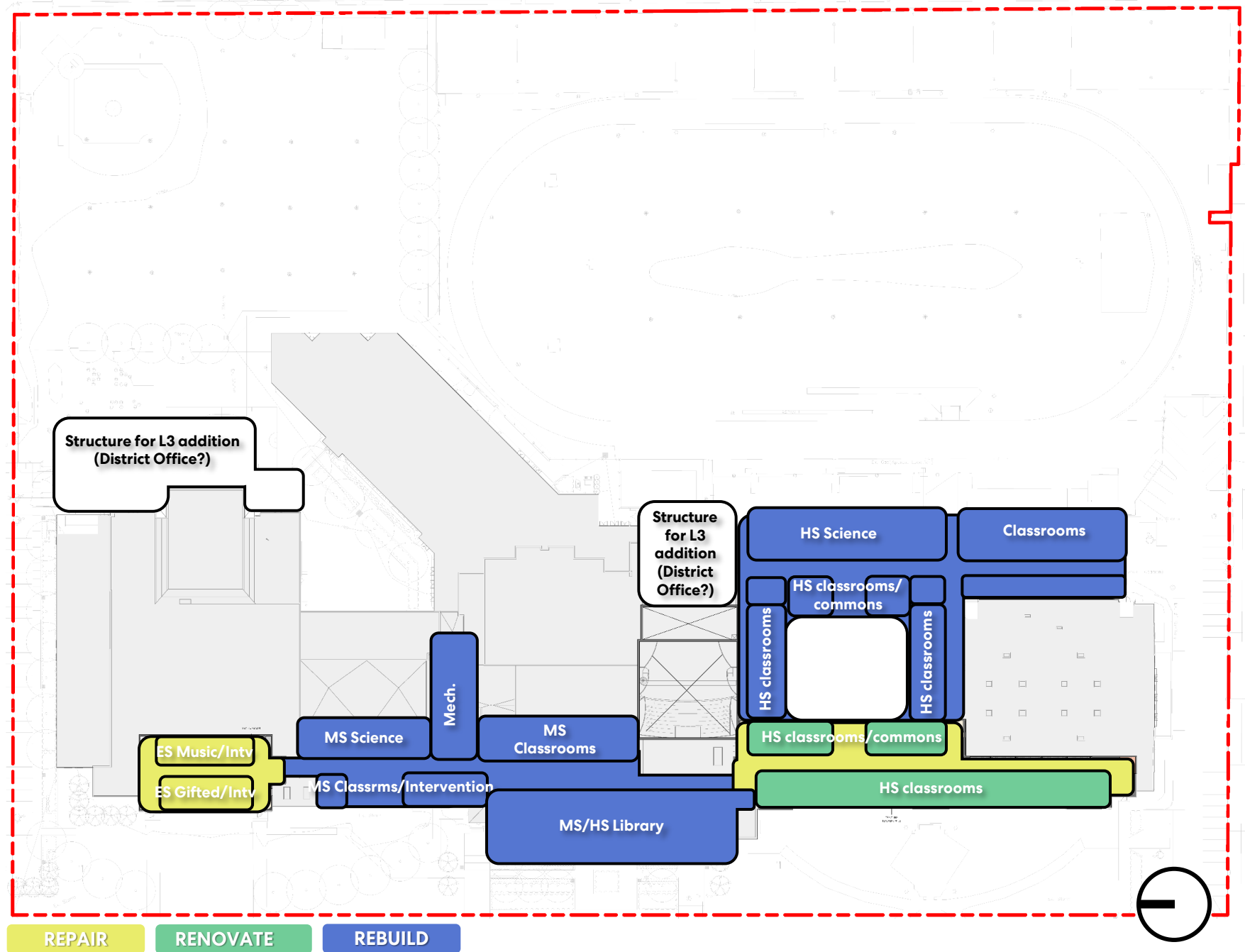
CES Cost - \$ 49.9M
MS/HS Cost - \$187.4M
Total - \$237.3M



Option B - Level 2



Option B - Level 3

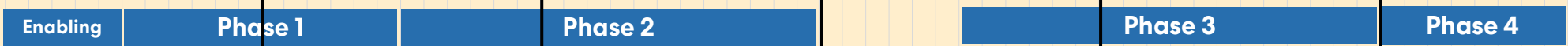
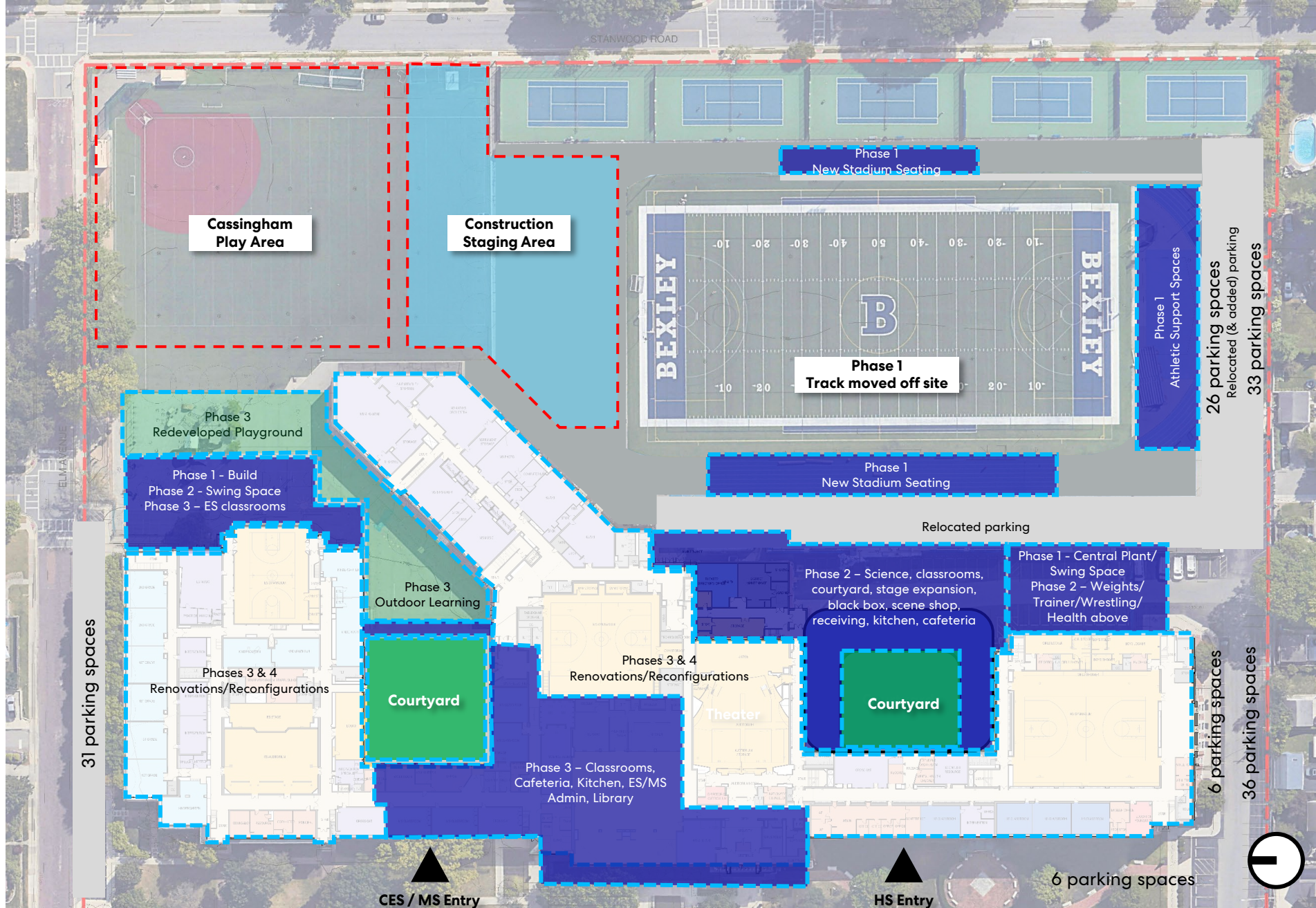


Option B 1 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	12	0
2	18	0
Idle	6	To start major demo in summer
3	18	0
4	8	0
Total	67 (5.7 yrs)	

168 total parking spaces
(133 existing)
~65% open space
(including courtyards)

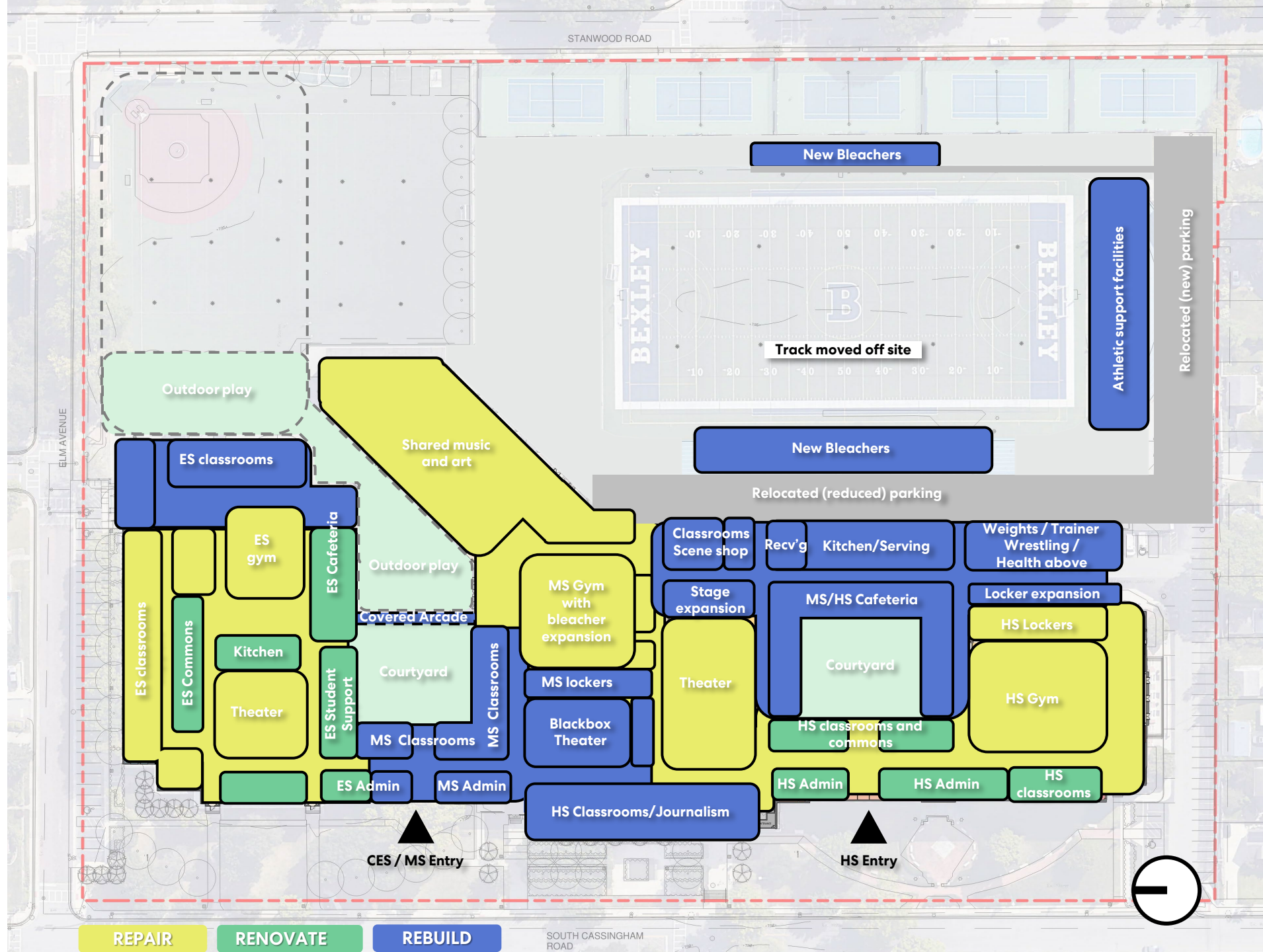
CES Cost - \$ 49.9M
MS/HS Cost - \$187.4M
Total - \$237.3M



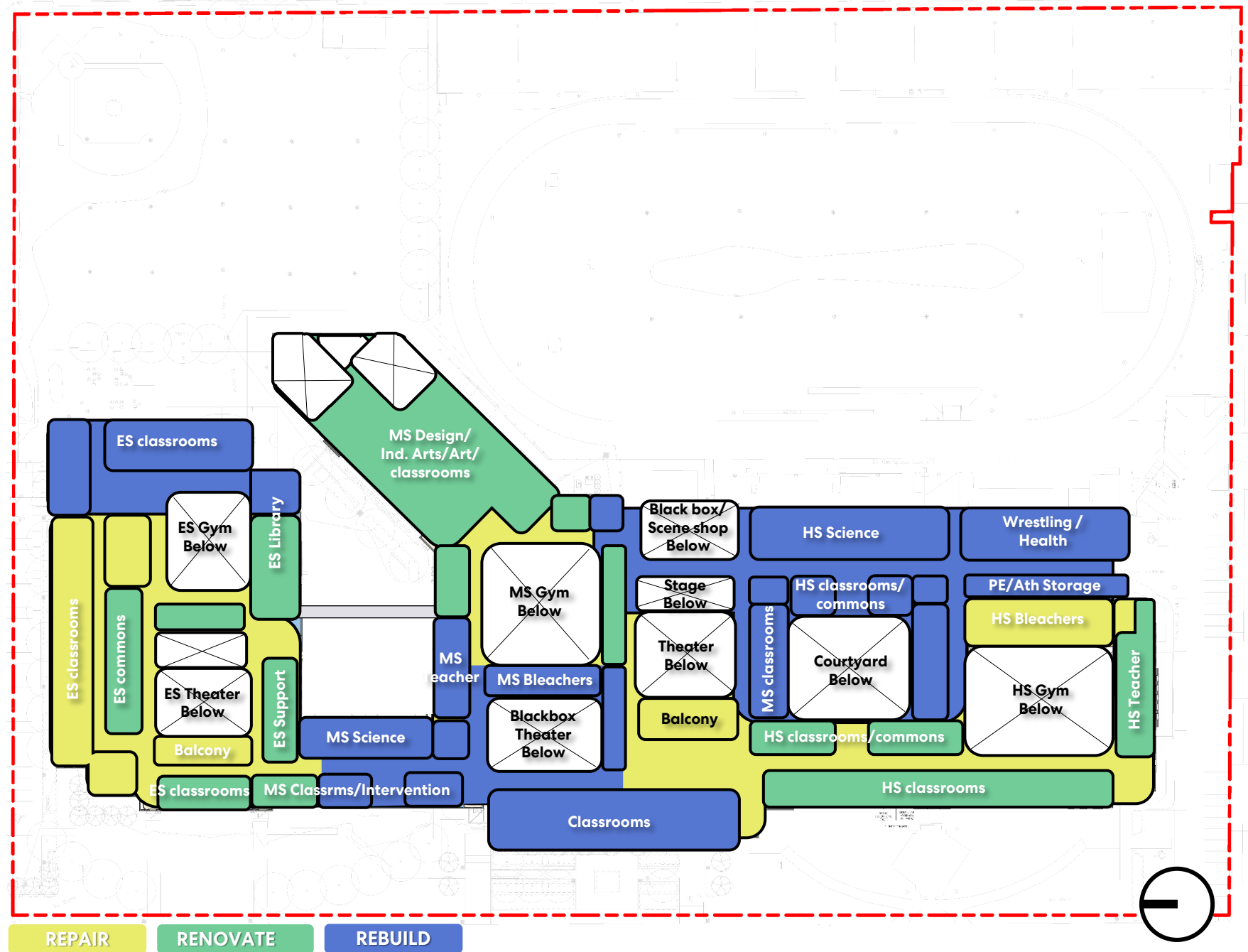
Option B1 – Level 1

- Rebuild: New 2 story ES addition
- Rebuild: New 3 story MS/HS addition across portion of east face
- Rebuild: New 3 story HS addition with daylighted courtyard and structured for future third floor or third floor district admin offices
- Track relocated
- Builds new kitchen/serving & MS/HS cafeteria in Phase II avoiding temporary cafeteria (Option B)

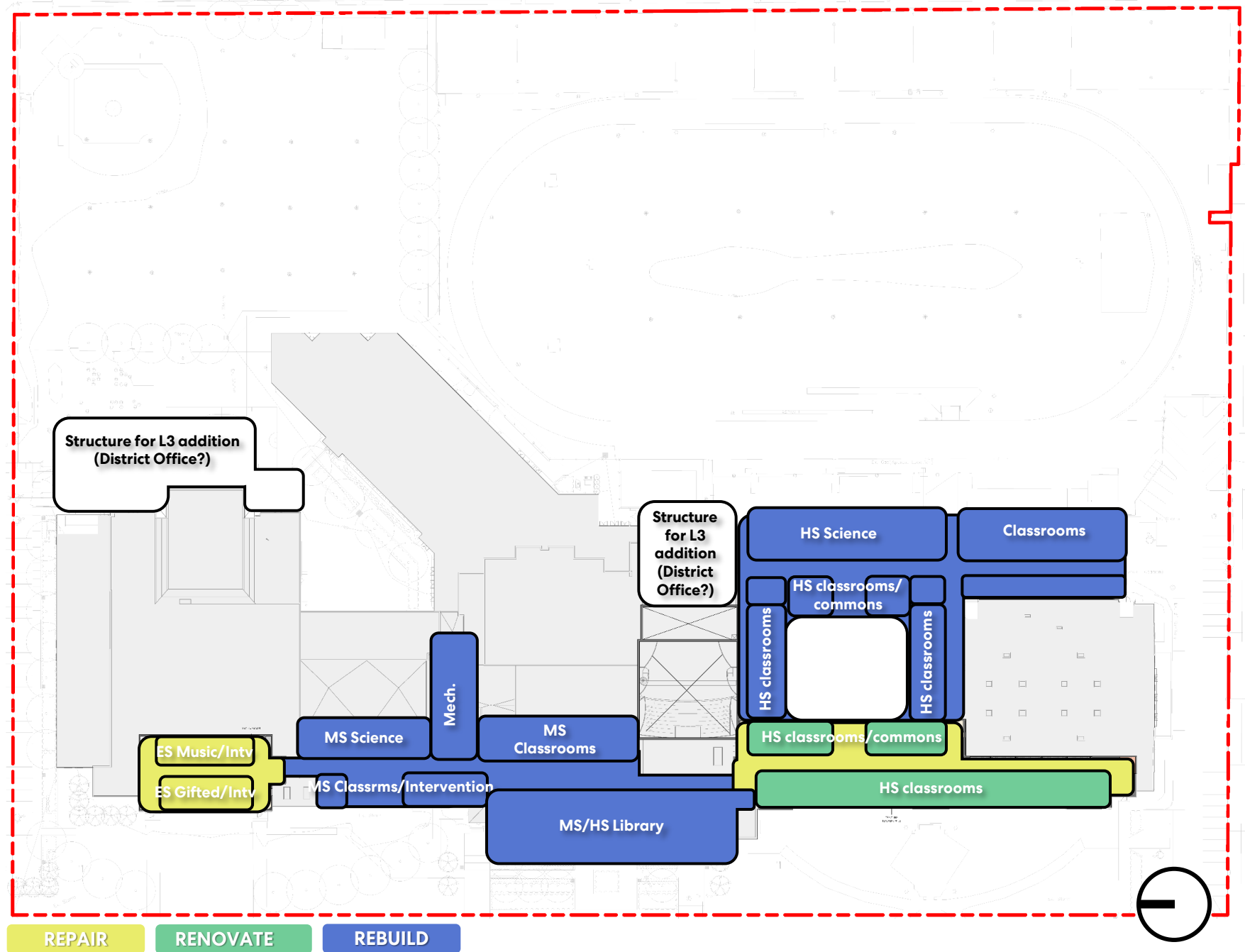
CES Cost - \$ 49.9M
MS/HS Cost - \$187.4M
Total - \$237.3M



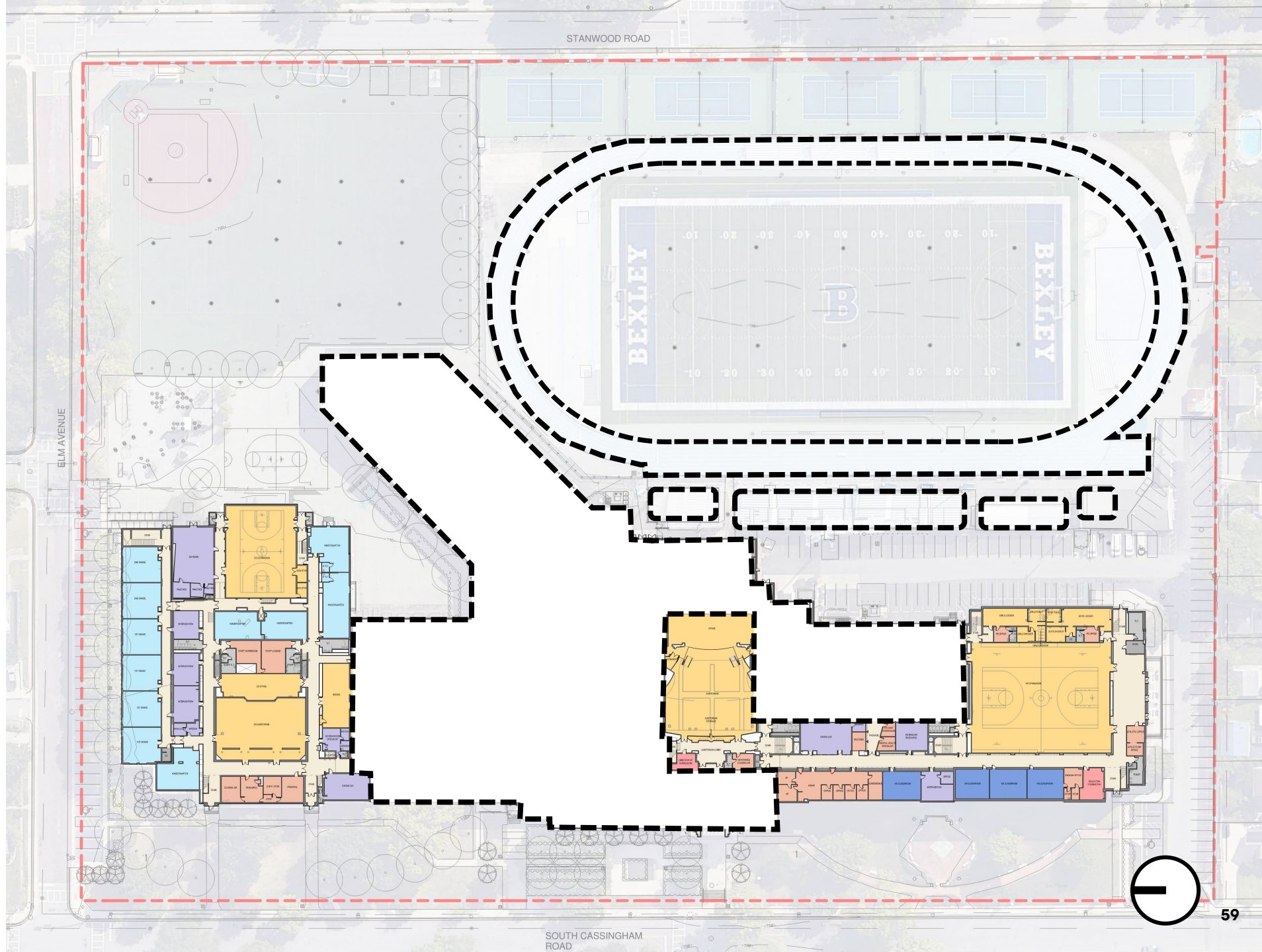
Option B1 - Level 2



Option B - Level 3



Option C Demolition

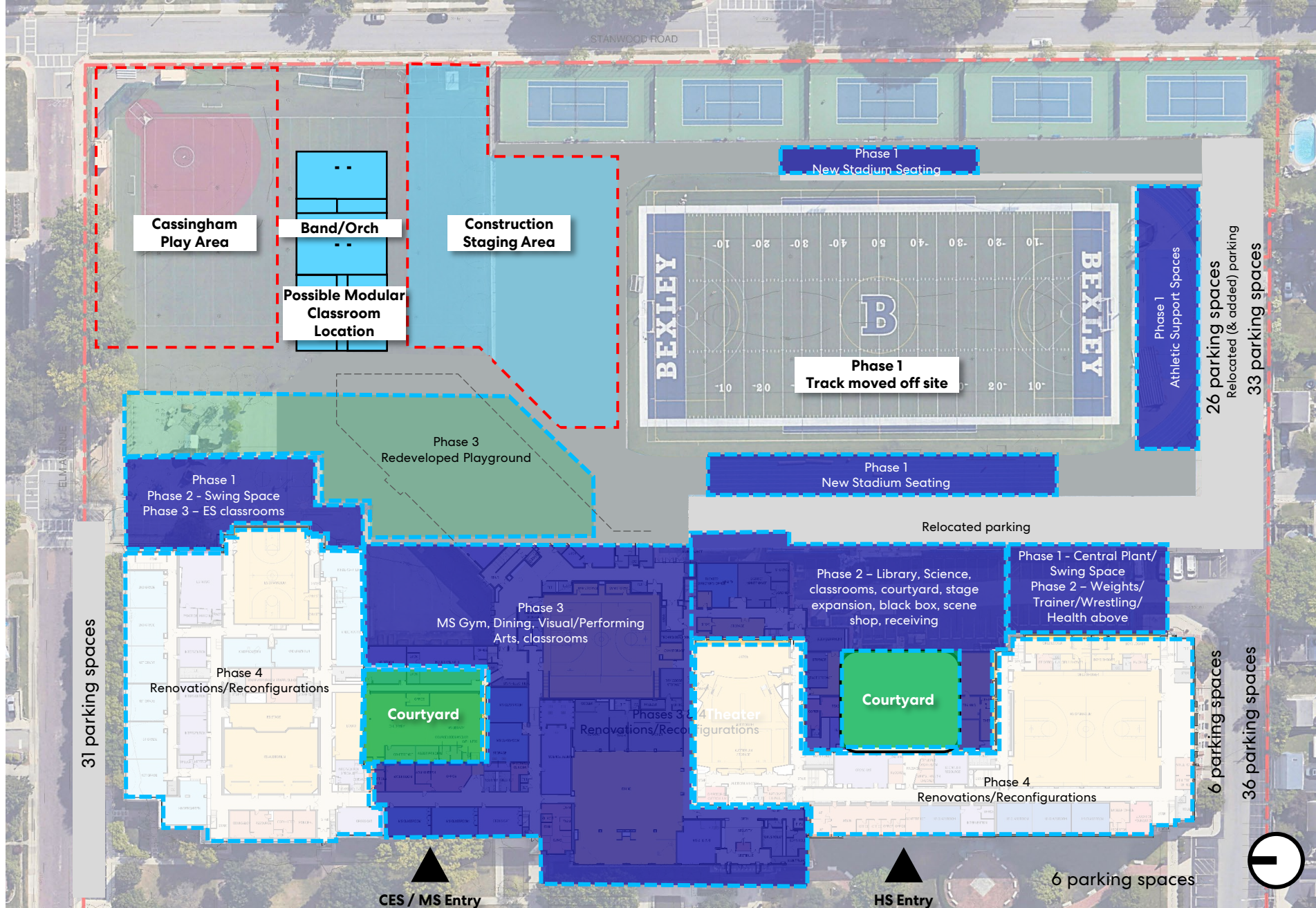


Option C DRAFT Phasing

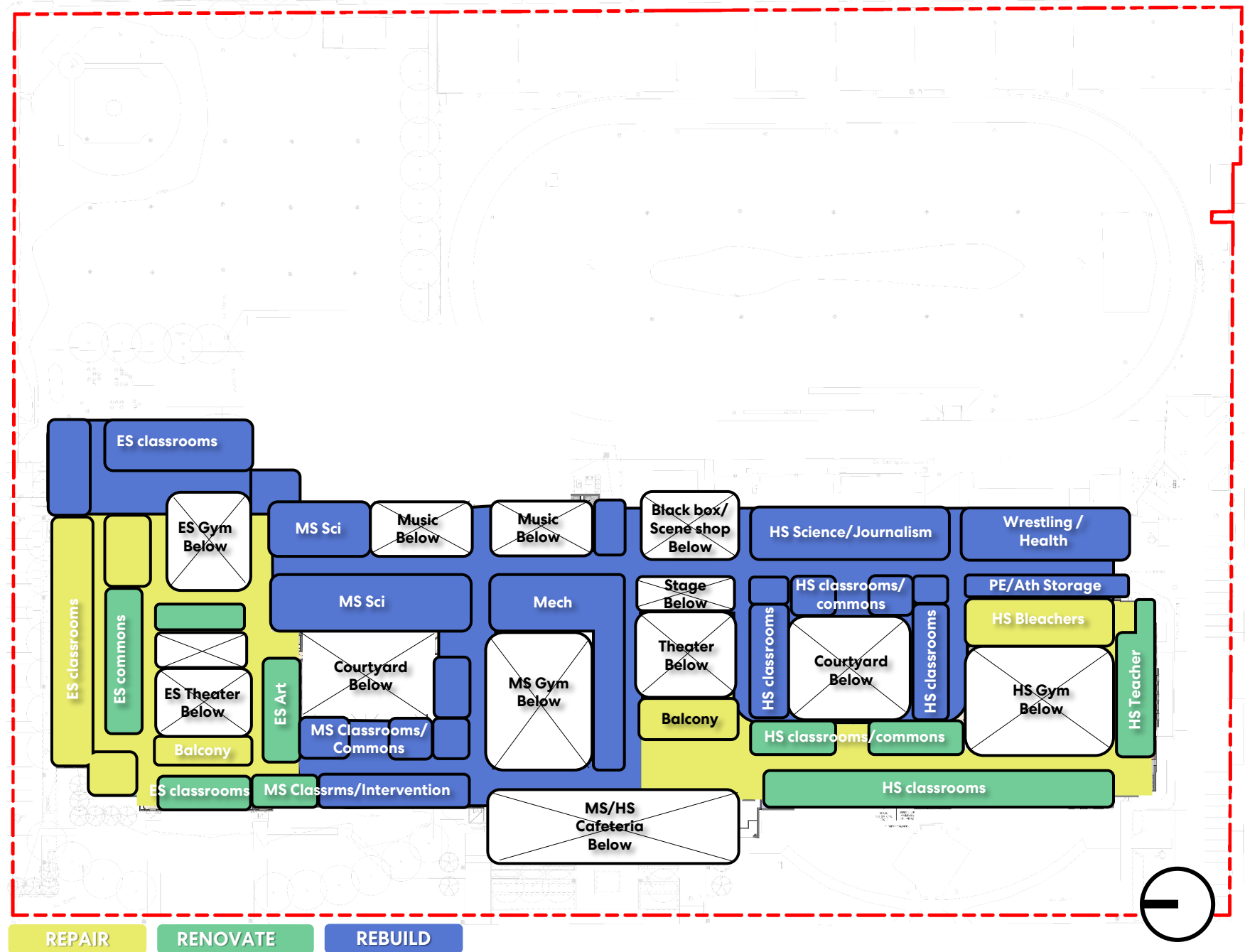
Phase	Duration (months)	# Modular Classrooms
0	5	
1	12	0
2	18	0
Idle	6	To start major demo in summer
3	20	4 plus music
4	12	0
Total	73 (6.1 yrs)	

168 total parking spaces
(133 existing)
~66% open space
(including courtyards)

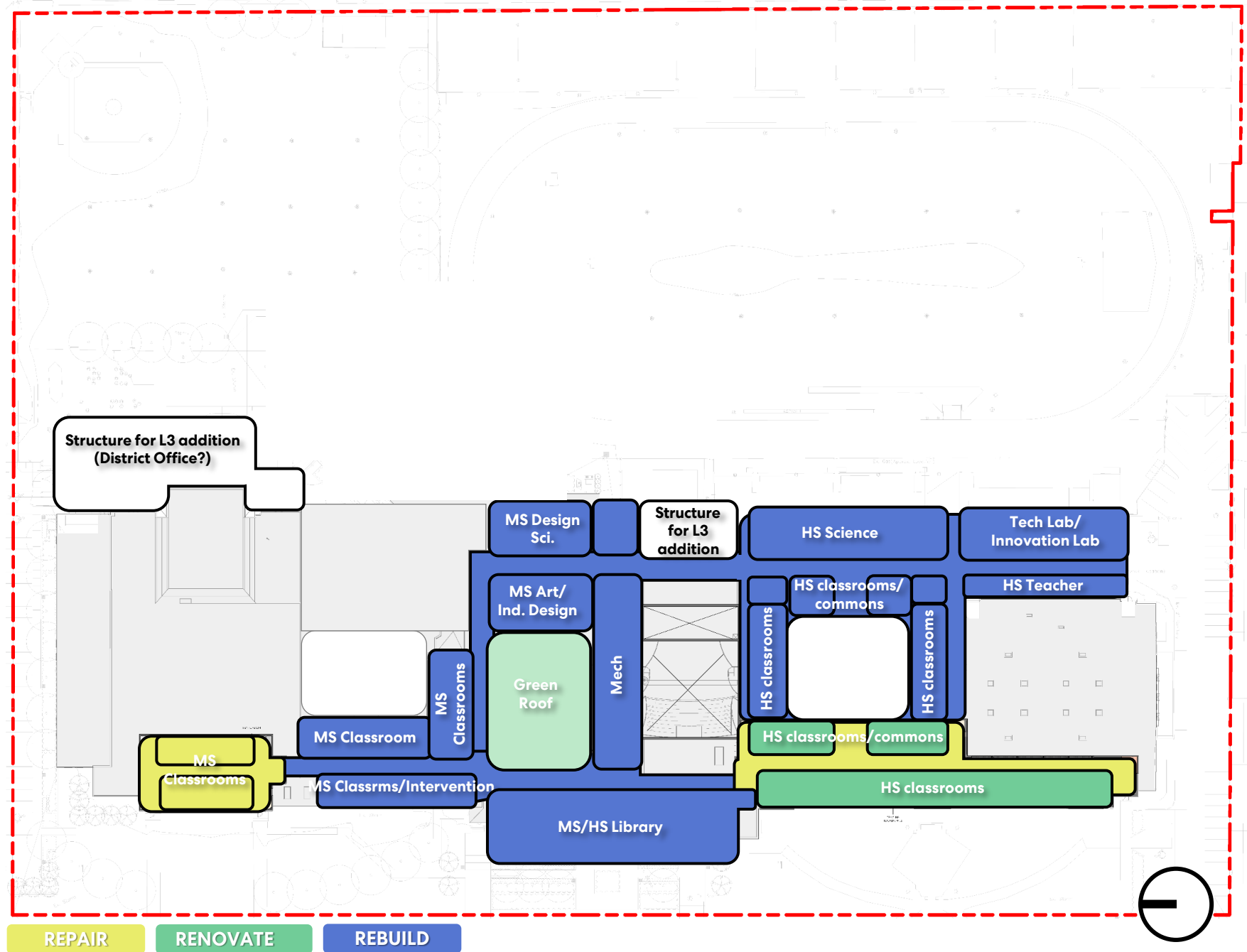
CES Cost - \$ 53.9M
MS/HS Cost - \$199.0M
Total - \$252.9M



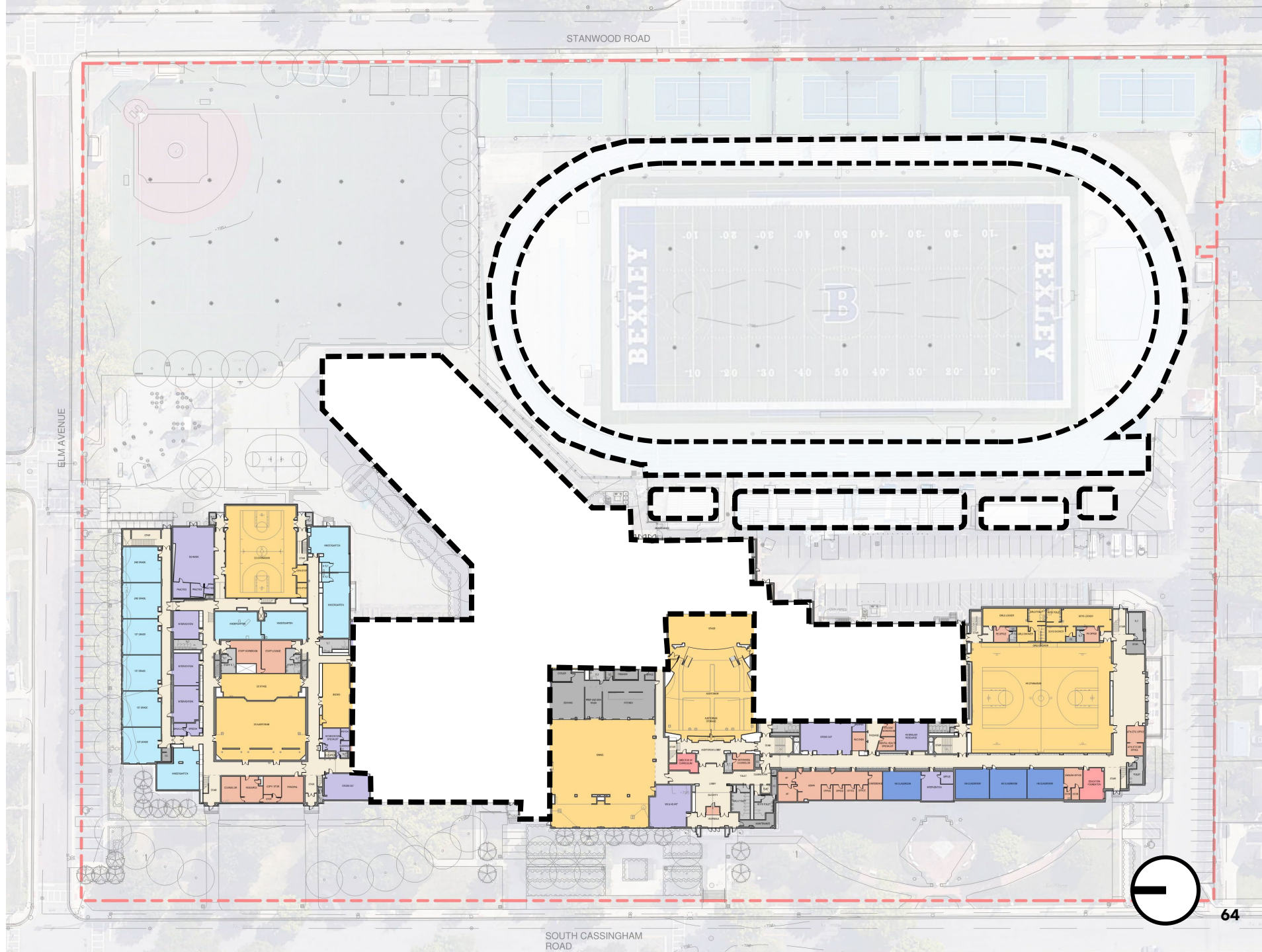
Option C – Level 2



Option C – Level 3



Option D/D2 Demolition

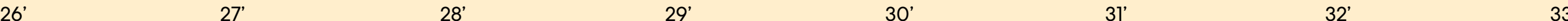
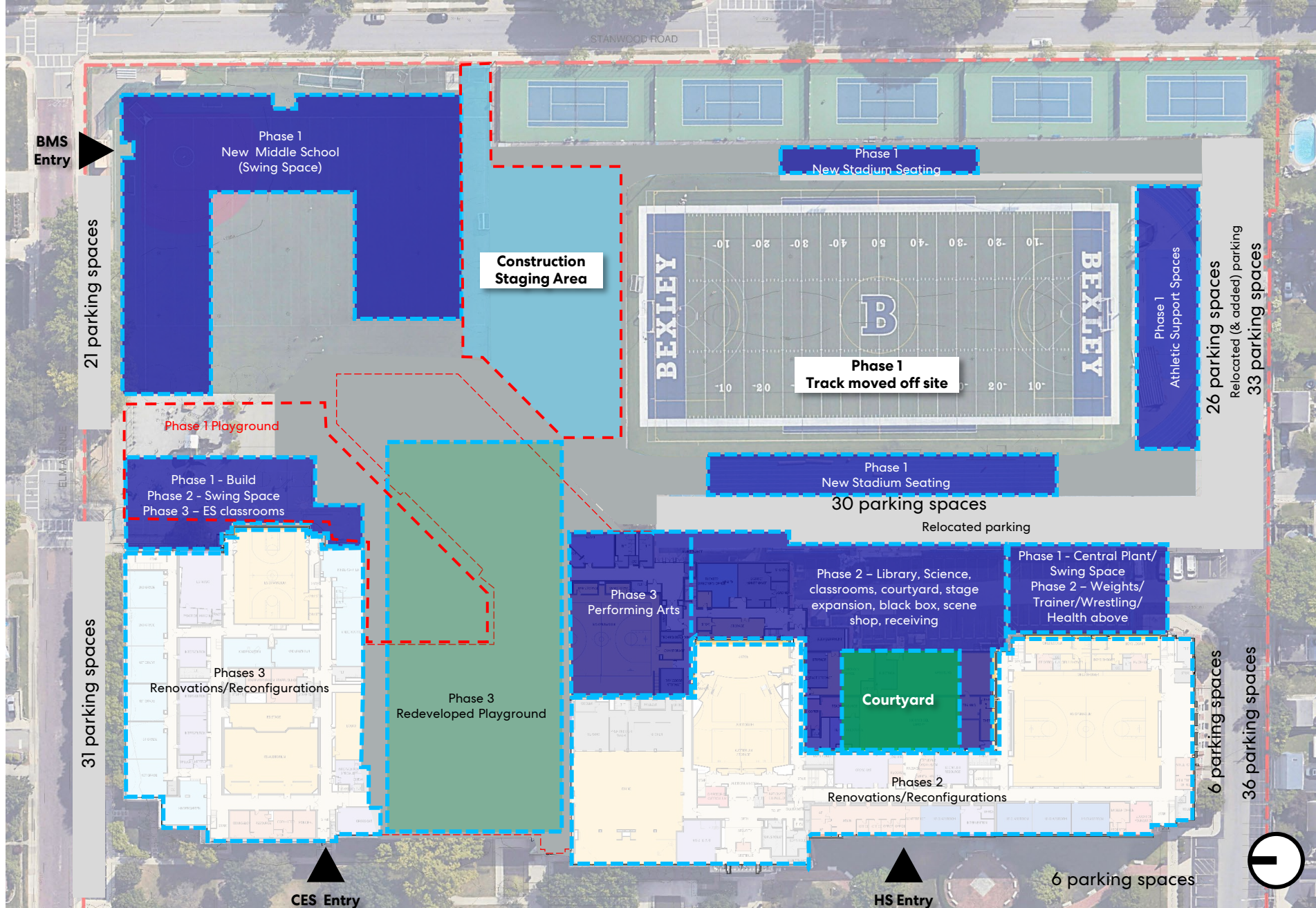


Option D DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	18	0
2	19	0
Idle	5	To start major demo in summer
3	15	0
Total	62 (5.2 yrs)	

189 total parking spaces
(133 existing)
~64% open space
(including courtyards)

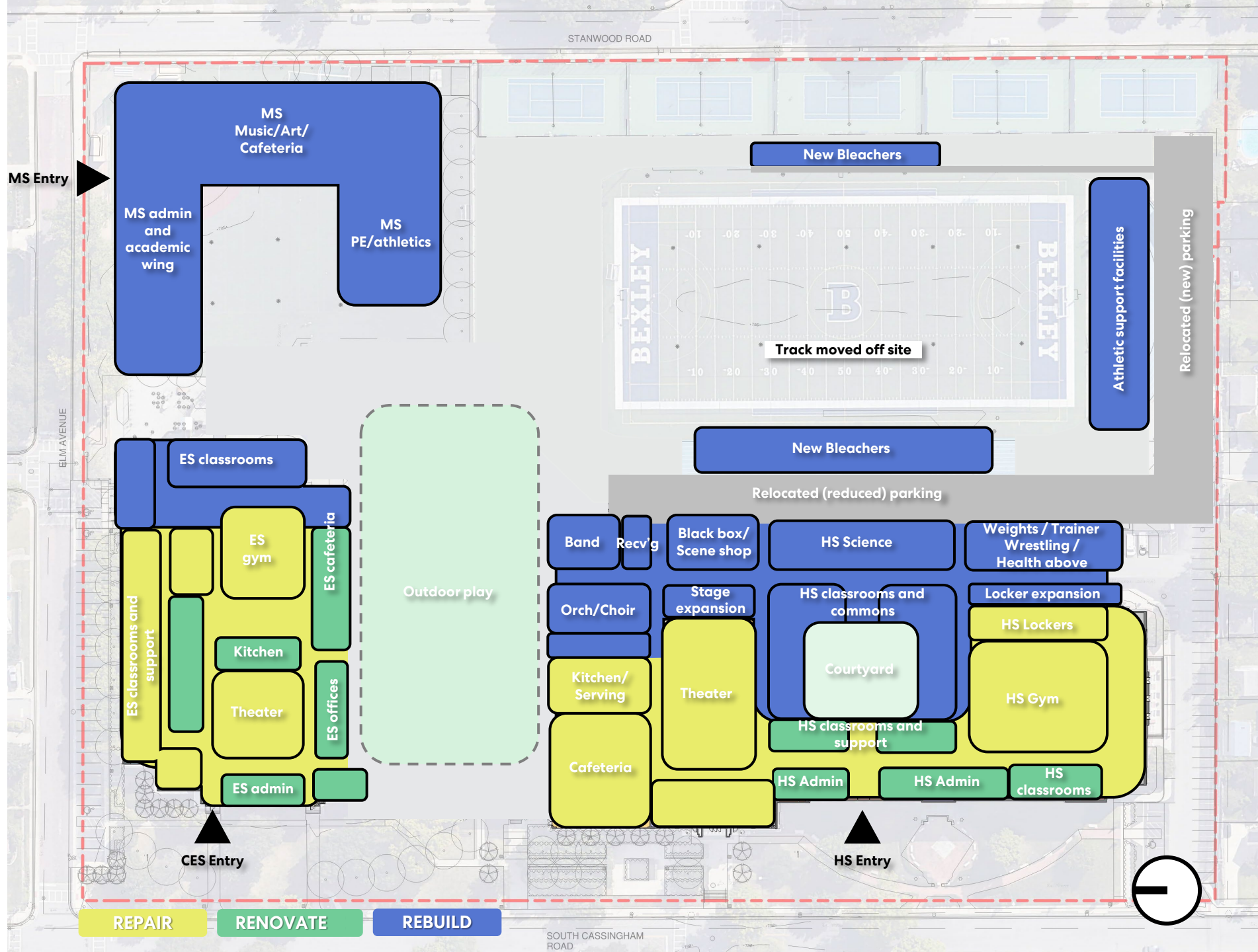
CES Cost - \$ 45.9M
MS/HS Cost - \$198.4M
Total - \$244.3M



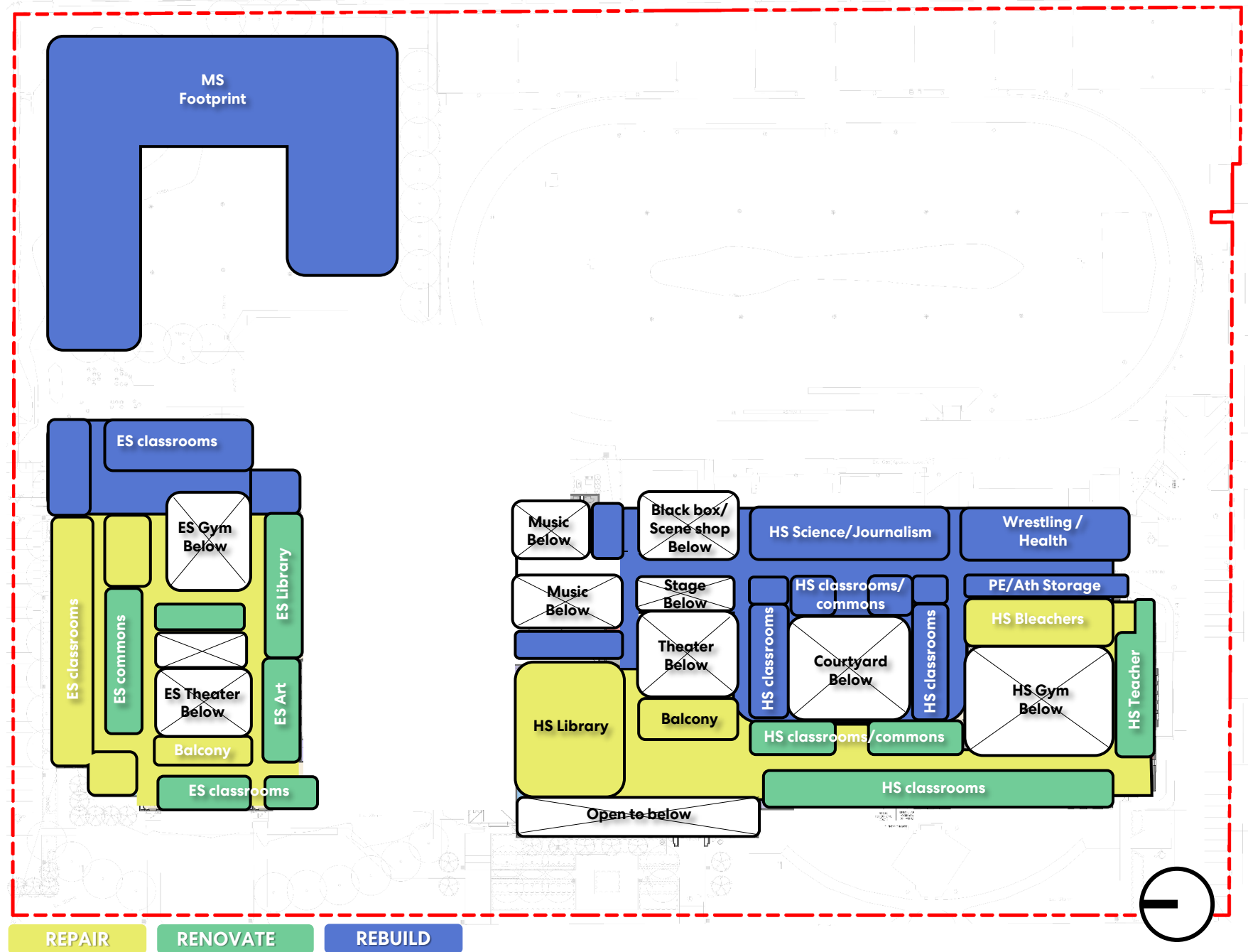
Option D - Level 1

- Rebuild: New 3 story MS
- Rebuild: New 2 story ES addition and
- Rebuild: New 3 story HS addition with daylighted courtyard and structured for future third floor or third floor district admin offices
- Track and Softball relocated

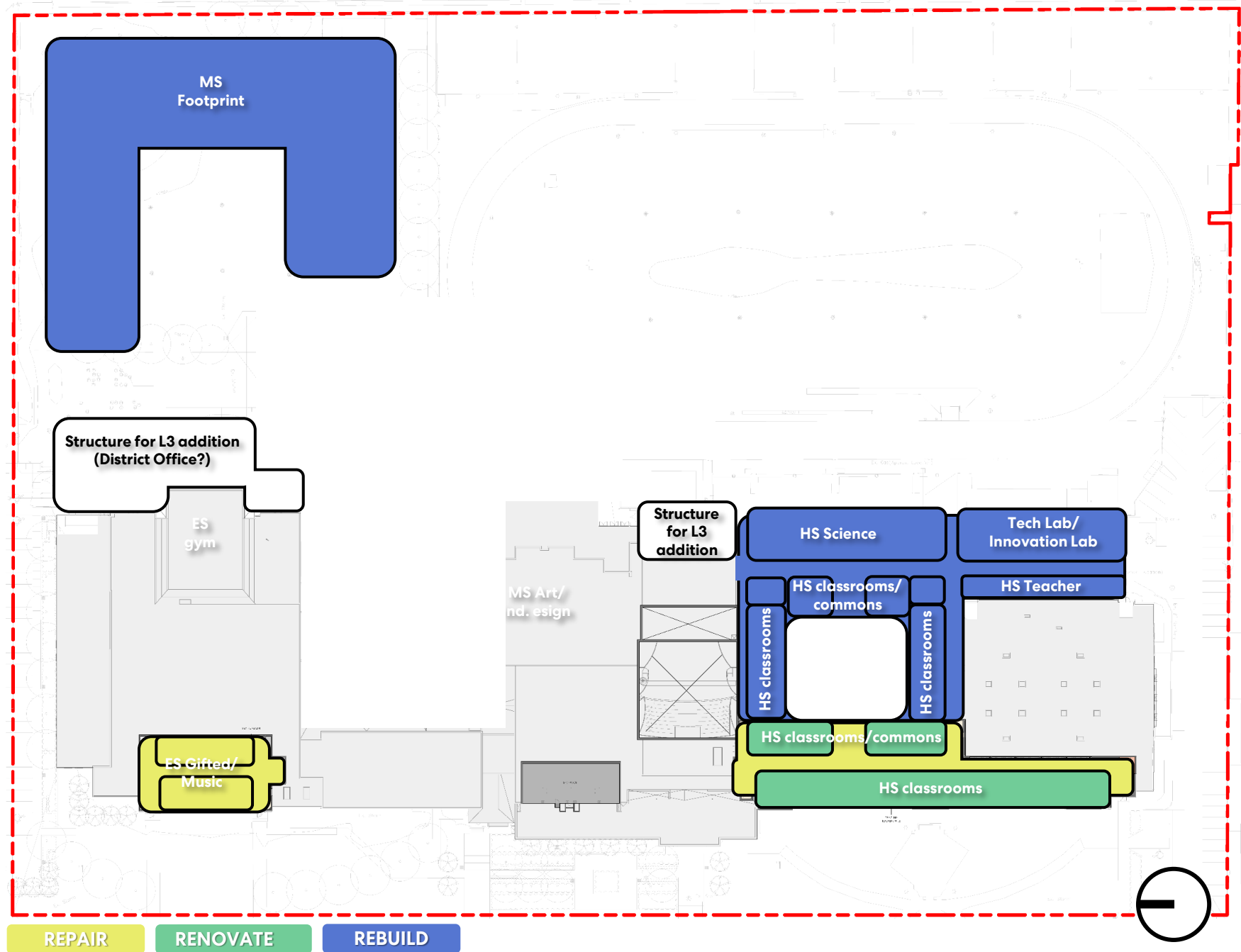
CES Cost - \$ 45.9M
MS/HS Cost - \$198.4M
Total - \$244.3M



Option D - Level 2



Option D - Level 3

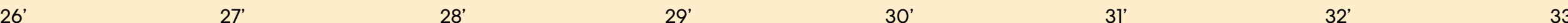
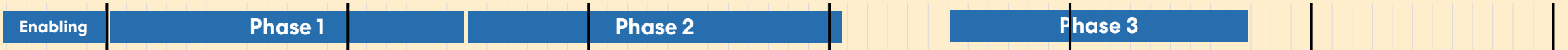
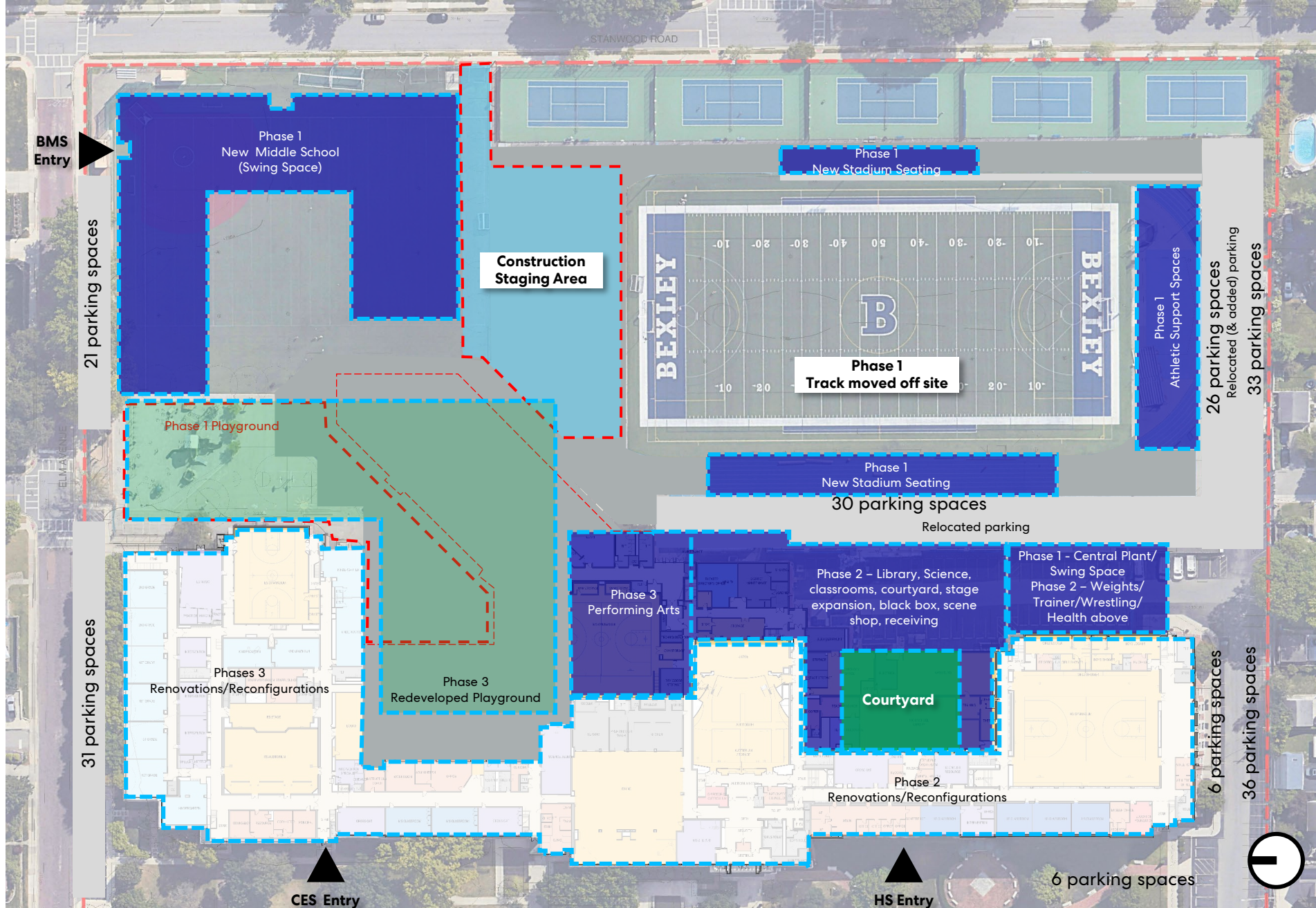


Option D2 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	18	0
2	19	0
Idle	5	To start major demo in summer
3	15	0
Total	62 (5.2 yrs)	

189 total parking spaces
(133 existing)
~63% open space
(including courtyards)

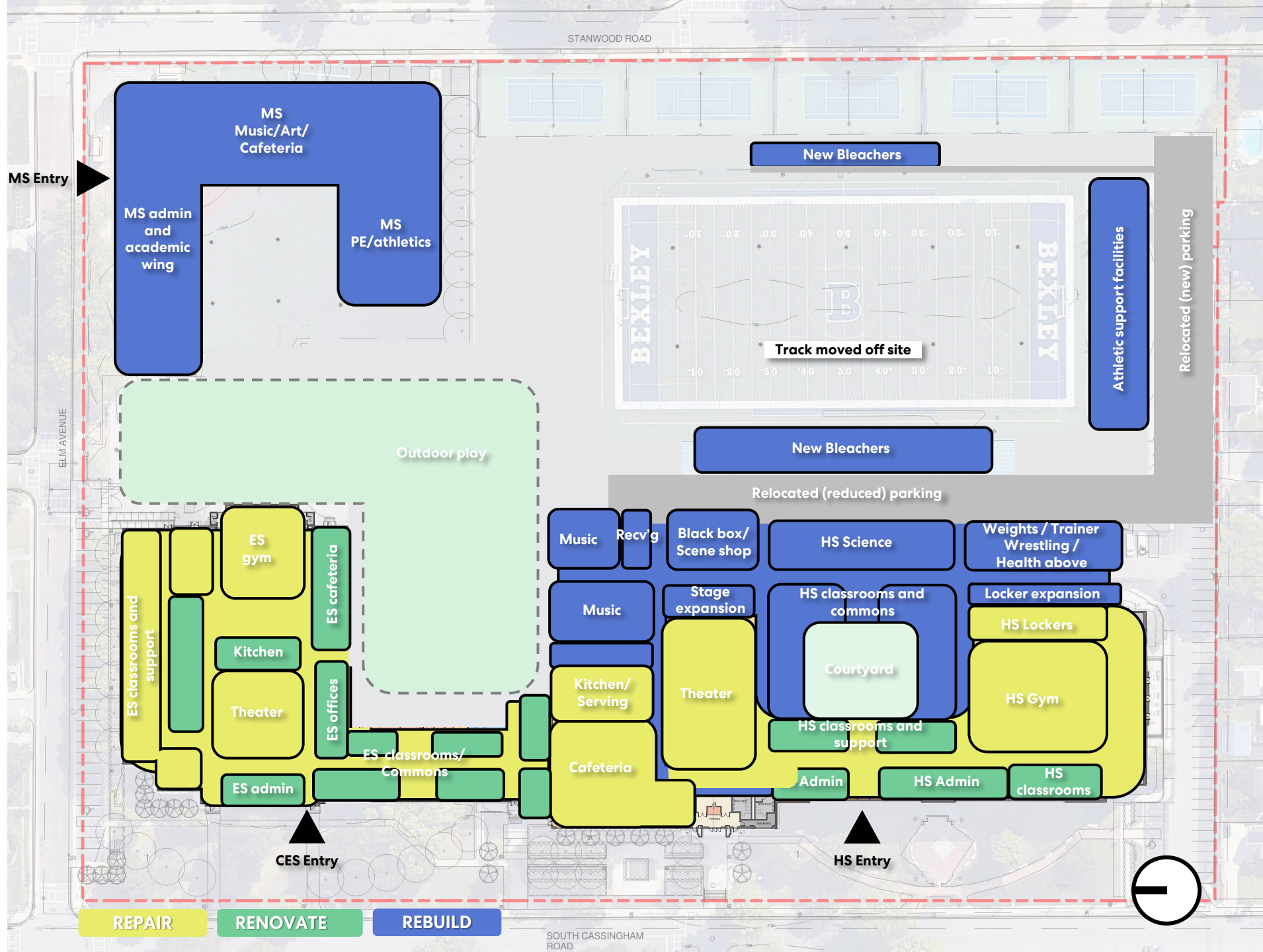
CES Cost - \$ 39.6M
MS/HS Cost - \$195.0M
Total - \$234.6M



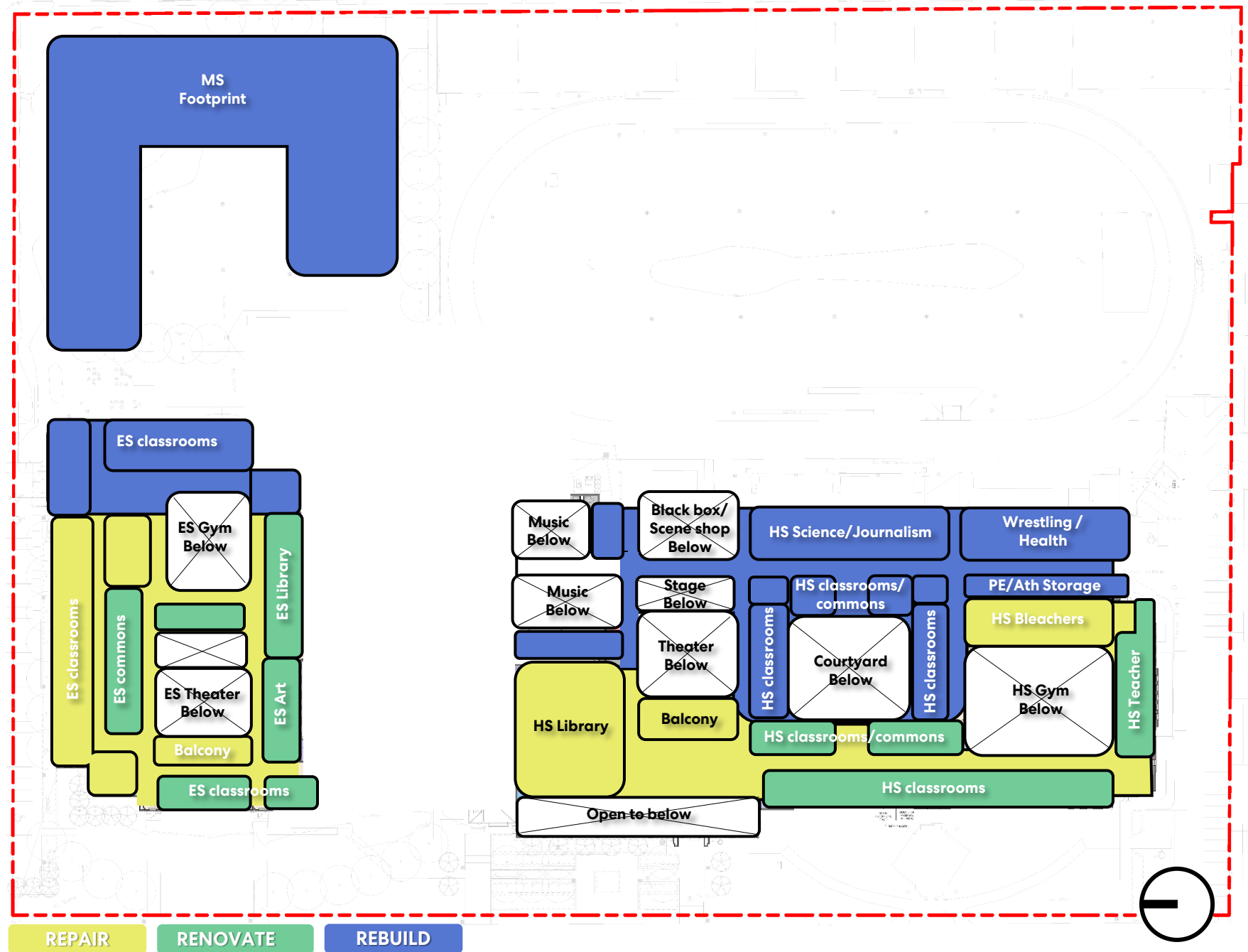
Option D2 - Level 1

- Repair/Renovate: ES uses portion of current MS space
- Rebuild: New 3 story MS
- Rebuild: New 3 story HS addition with daylighted courtyard and structured for future third floor or third floor district admin offices
- Track and Softball relocated

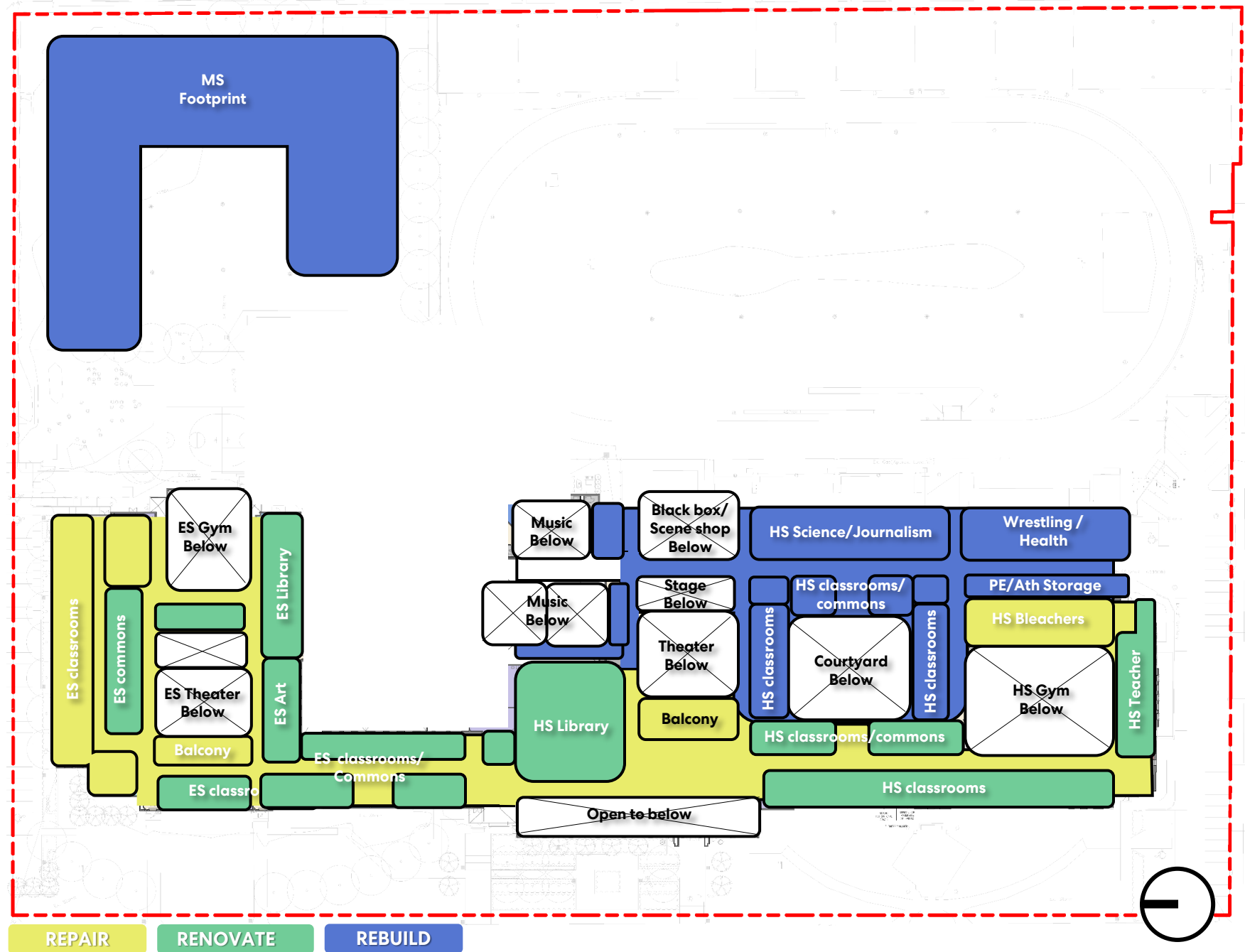
CES Cost - \$ 39.6M
MS/HS Cost - \$195.0M
Total - \$234.6M



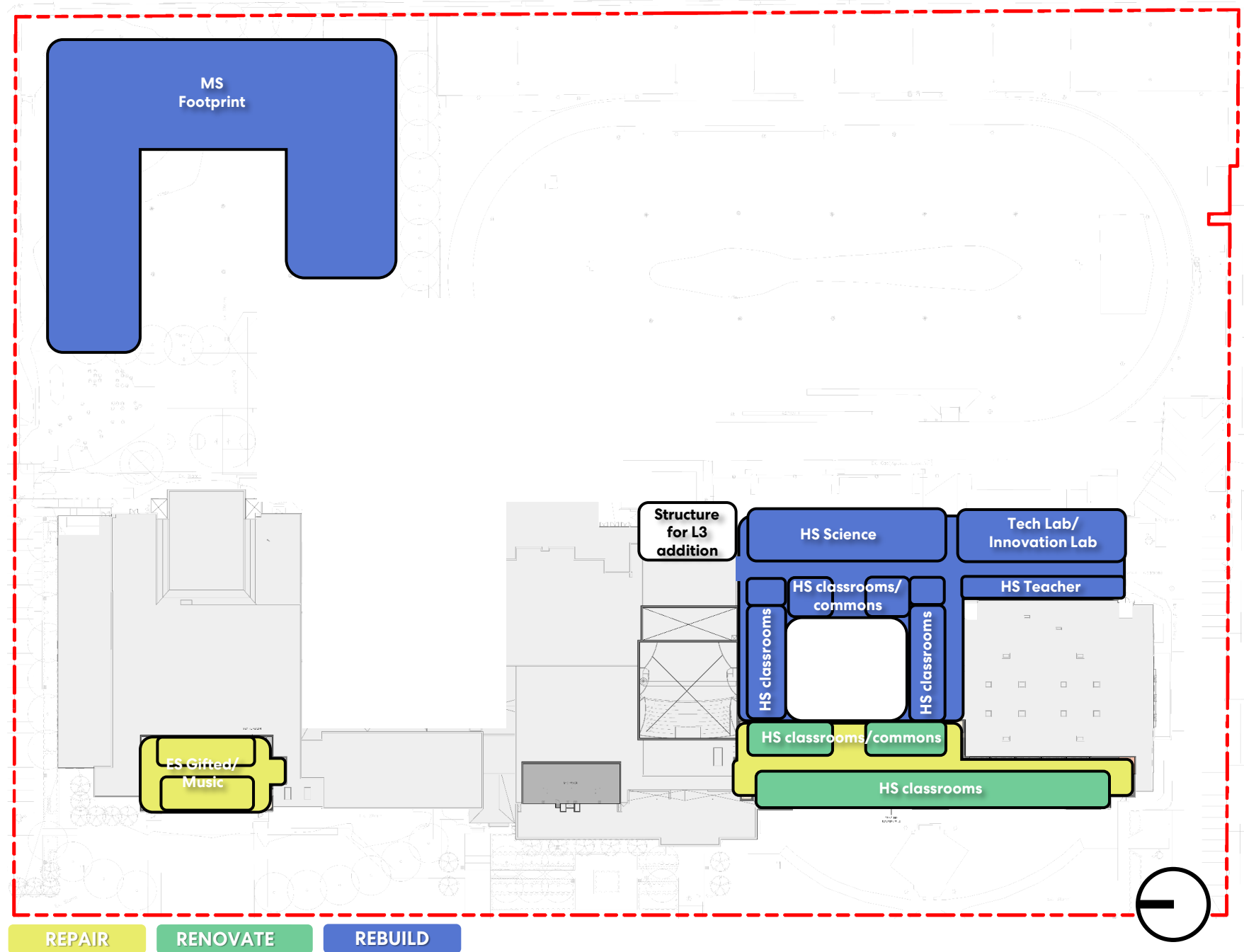
Option D - Level 2



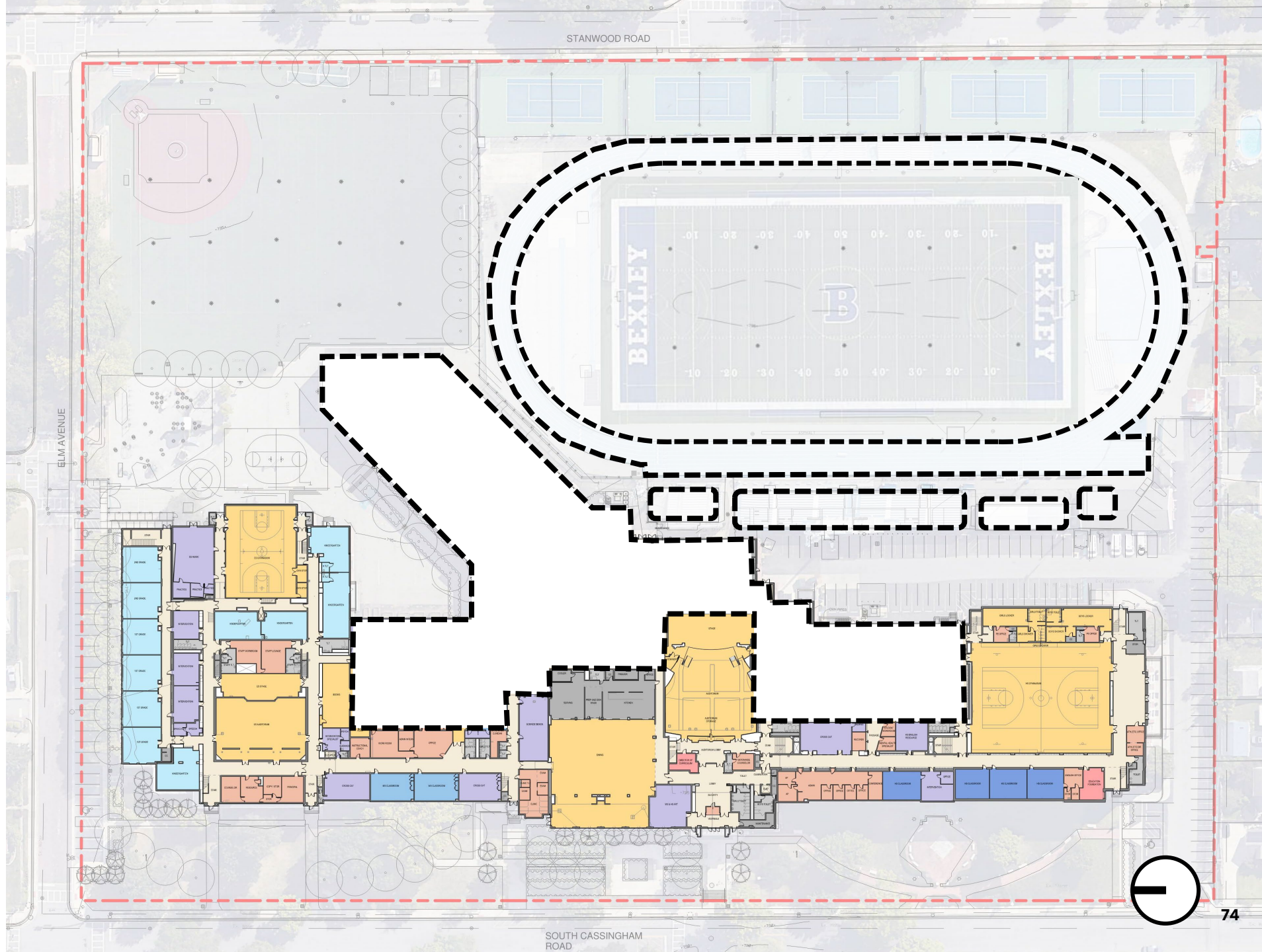
Option D2 - Level 2



Option D2 - Level 3



Option E Demolition



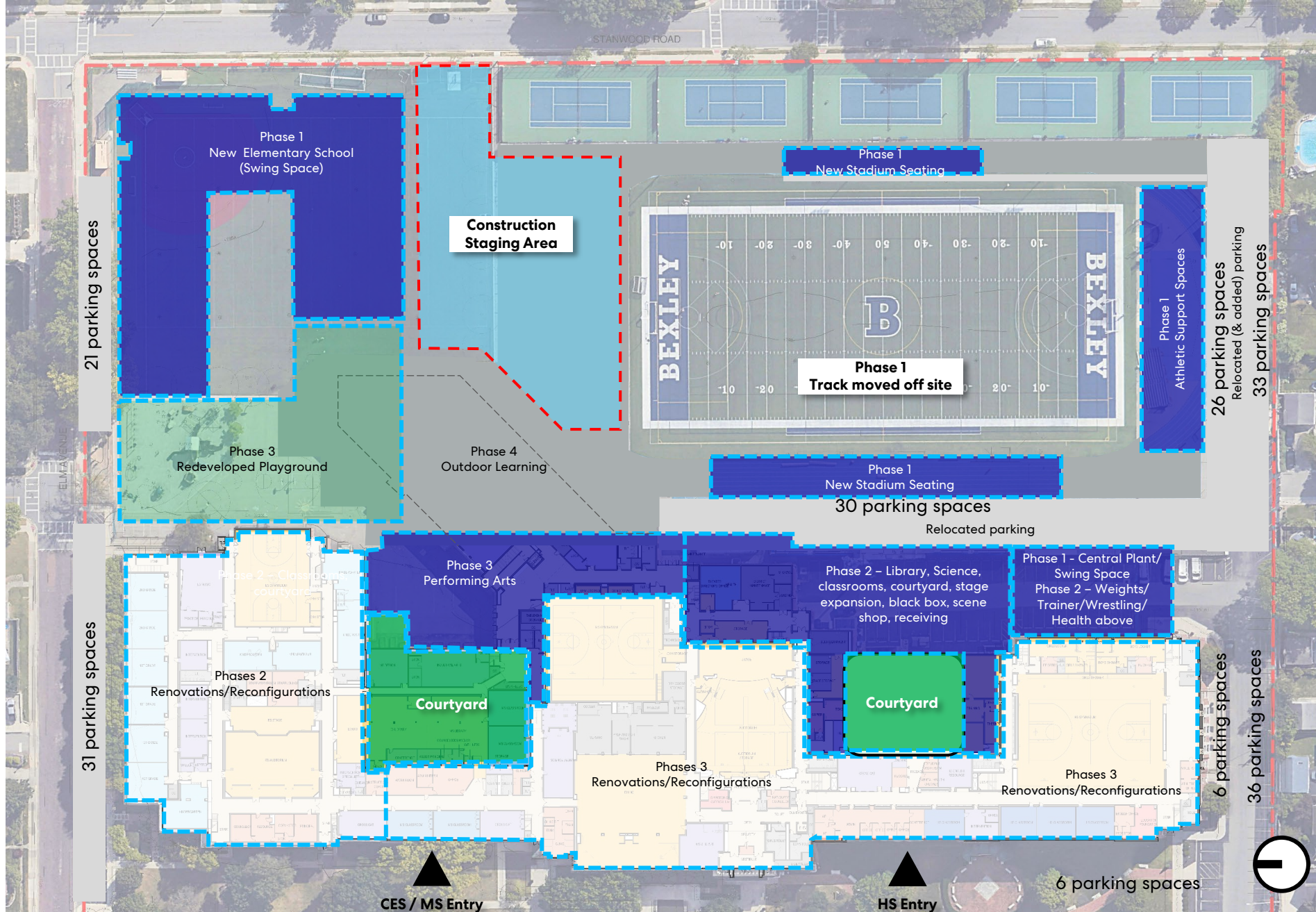
Option E DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	18	0
2	19	0
Idle	5	To start major demo in summer
3	15	0
Total	62 (5.2 yrs)	

189 total parking spaces
(133 existing)

62% open space
(including courtyards)

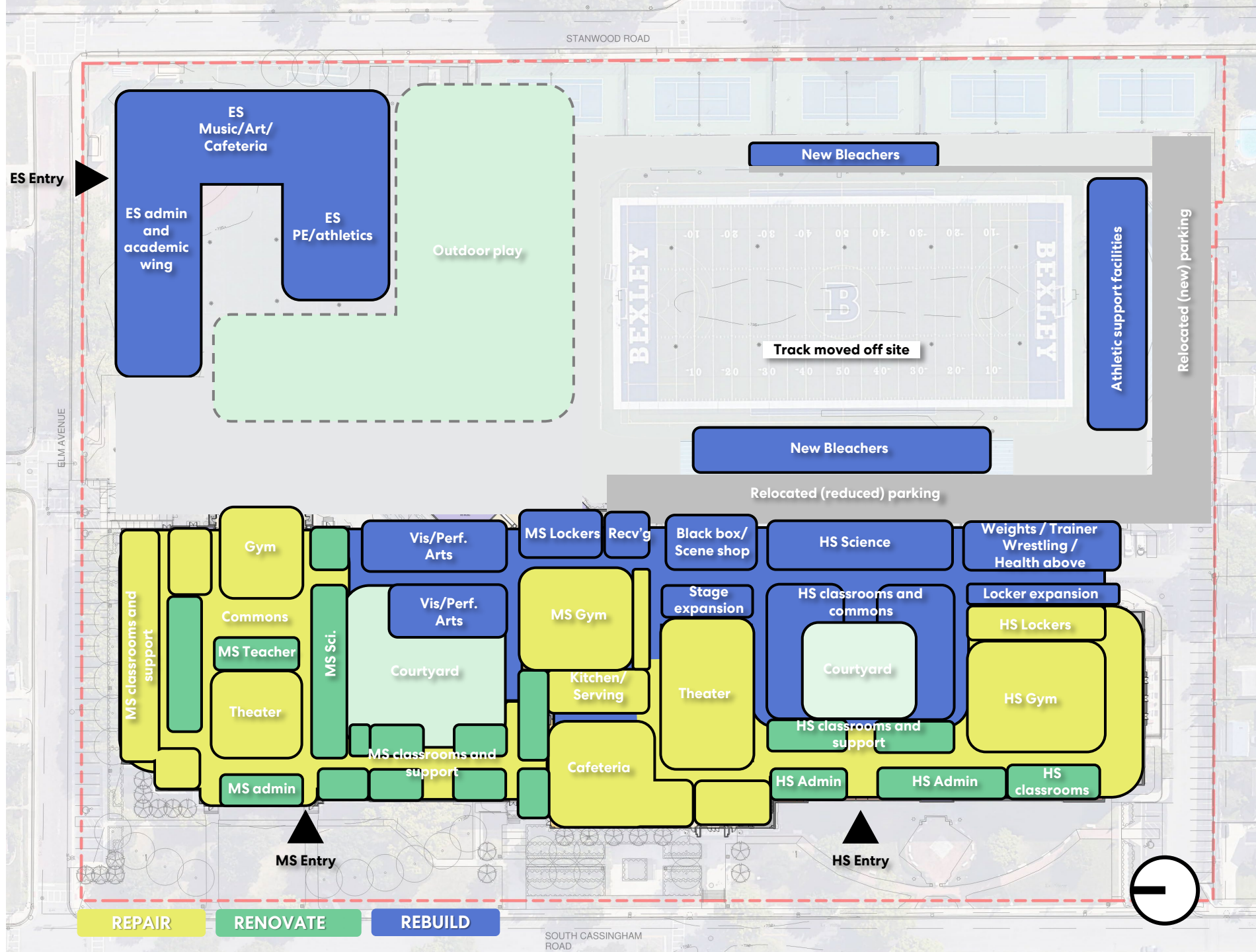
CES Cost - \$ 65.6M
MS/HS Cost - \$174.8M
Total - \$240.4M



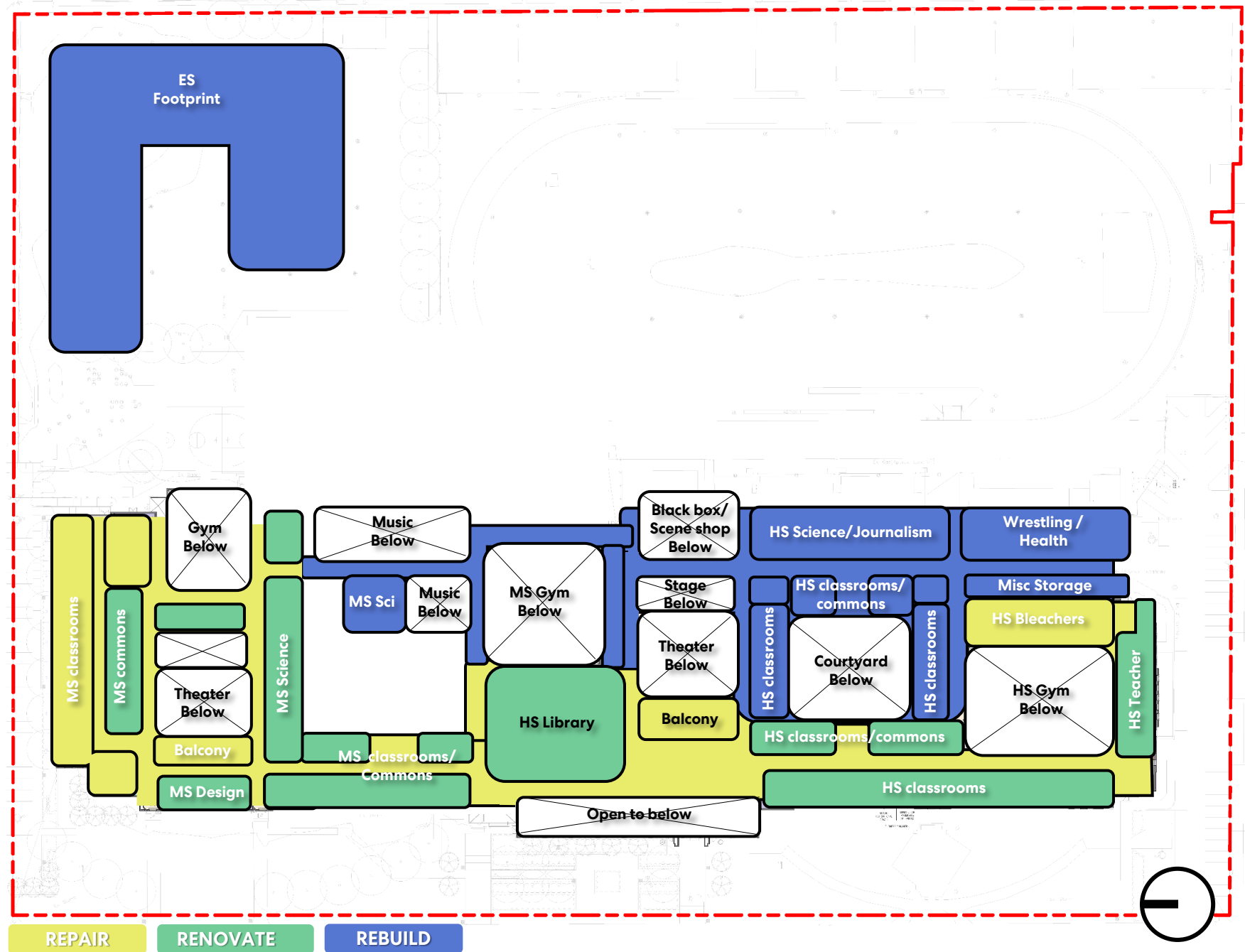
Option E - Level 1

- Re: New 3 story ES
- Rebuild: Partially new 2 story MS addition creates daylighted courtyard, MS takes over current ES space
- Rebuild: New 3 story HS addition with daylighted courtyard and structured for future third floor or third floor district admin offices
- Track AND softball relocated off campus

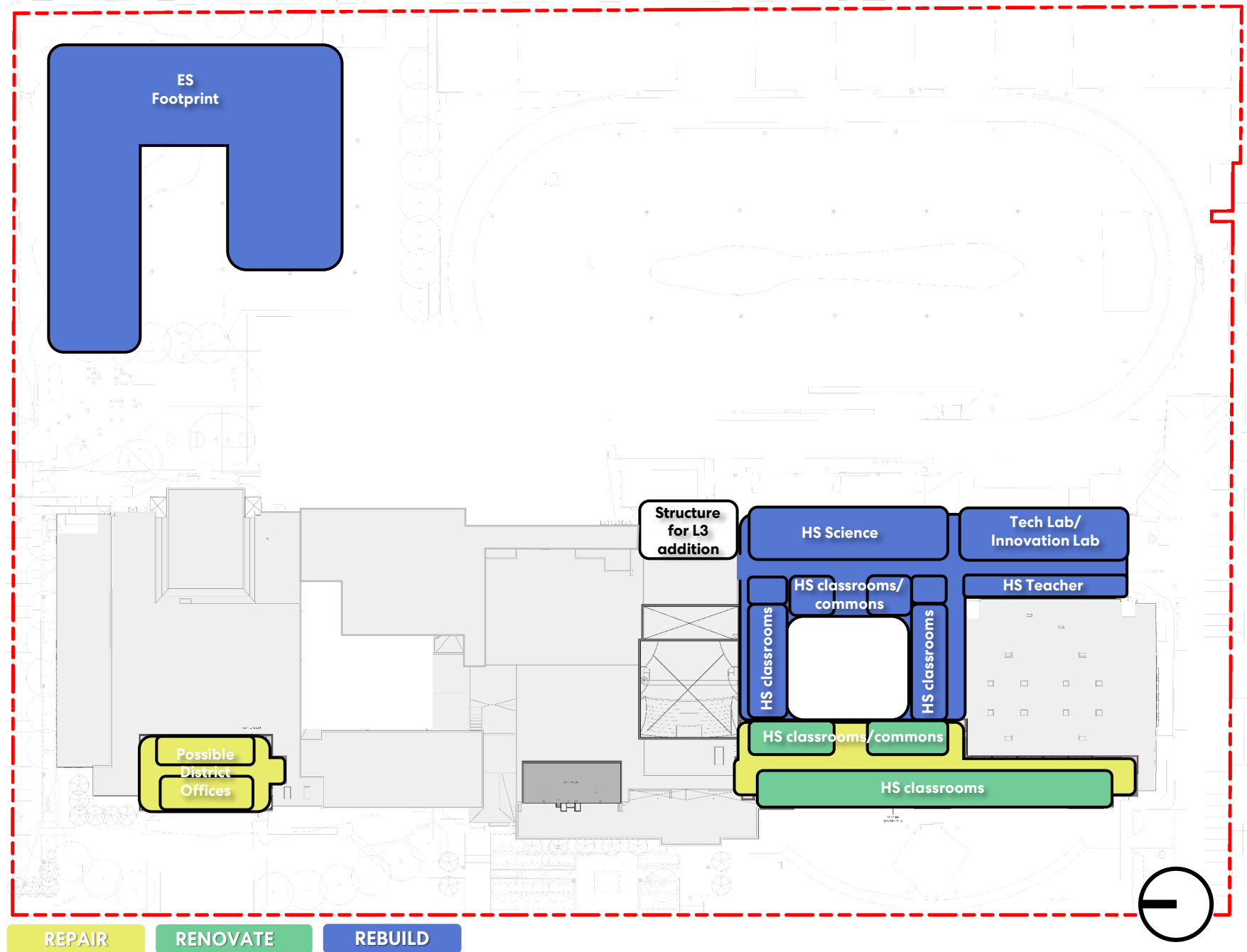
CES Cost - \$ 65.6M
MS/HS Cost - \$174.8M
Total - \$240.4M



Option E - Level 2



Option E - Level 3

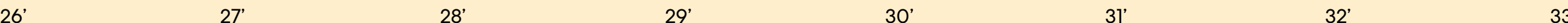
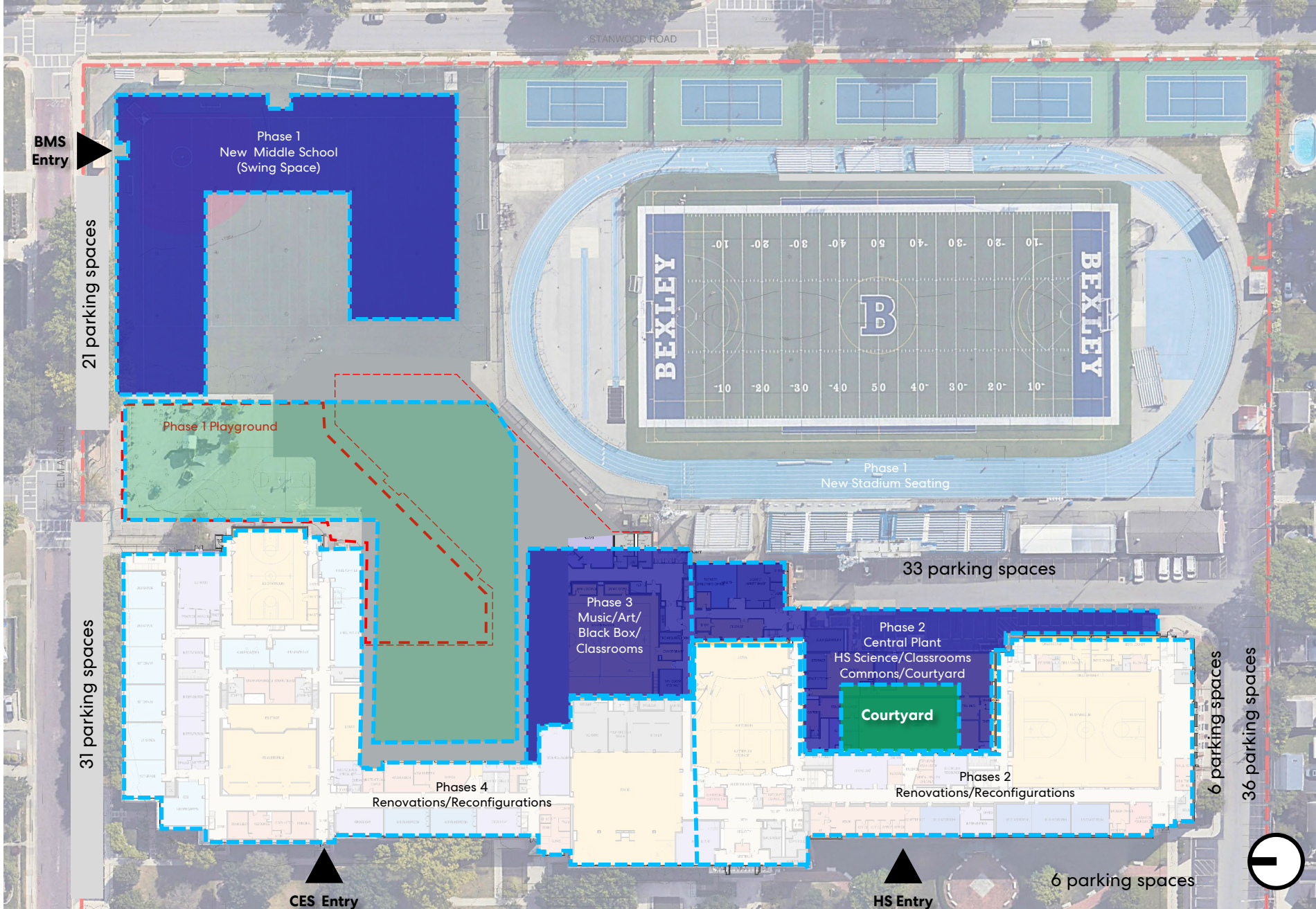


Option F- Retain Track Draft Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1	18	0
2	19	0
Idle	5	To start major demo in summer
3	15	0
4	15	0
Total	77 (6.4 yrs)	

135 total parking spaces
(133 existing)
~68% open space
(including courtyards)

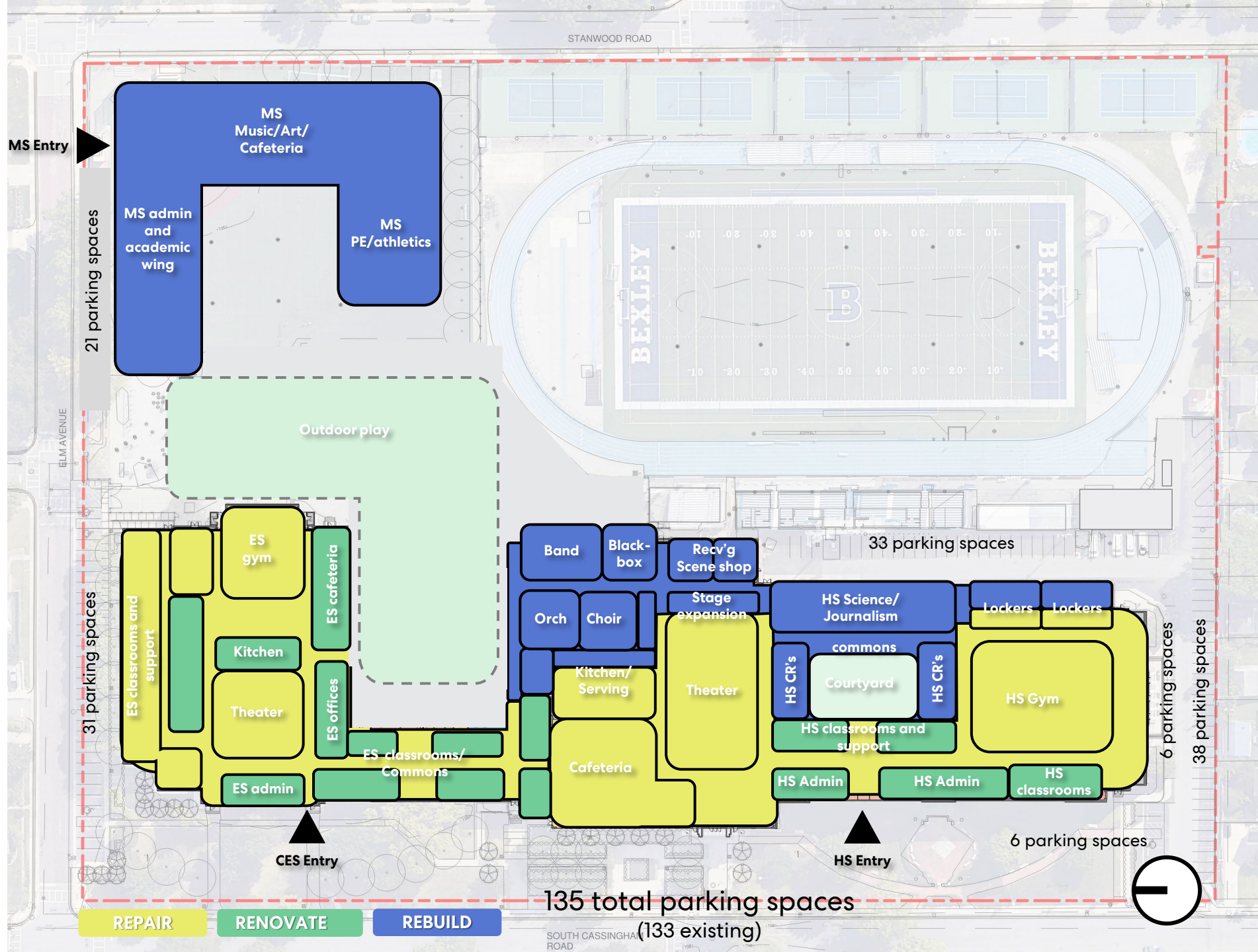
CES Cost - \$ 41.8M
MS/HS Cost - \$194.8M
Total - \$236.6M



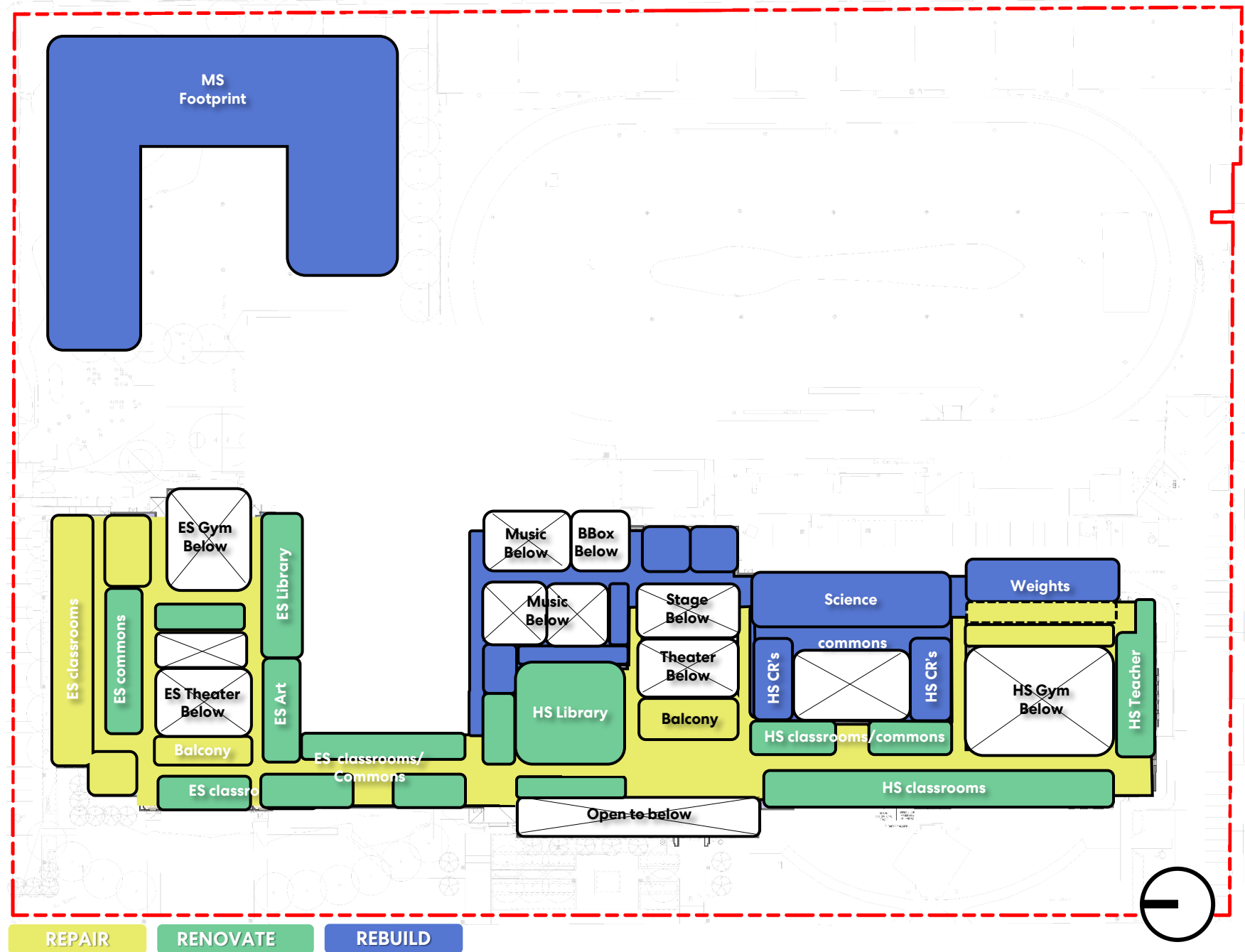
Option F - Level 1

- Rebuild: New 3 story MS
- Repair/Renovate: ES uses portion of current MS space
- Rebuild: New 3 story HS addition with daylighted courtyard (smaller) and structured for future third floor or third floor district admin offices
- Softball relocated
- This option could also build a new elementary school (like Option E) in lieu of a new middle school

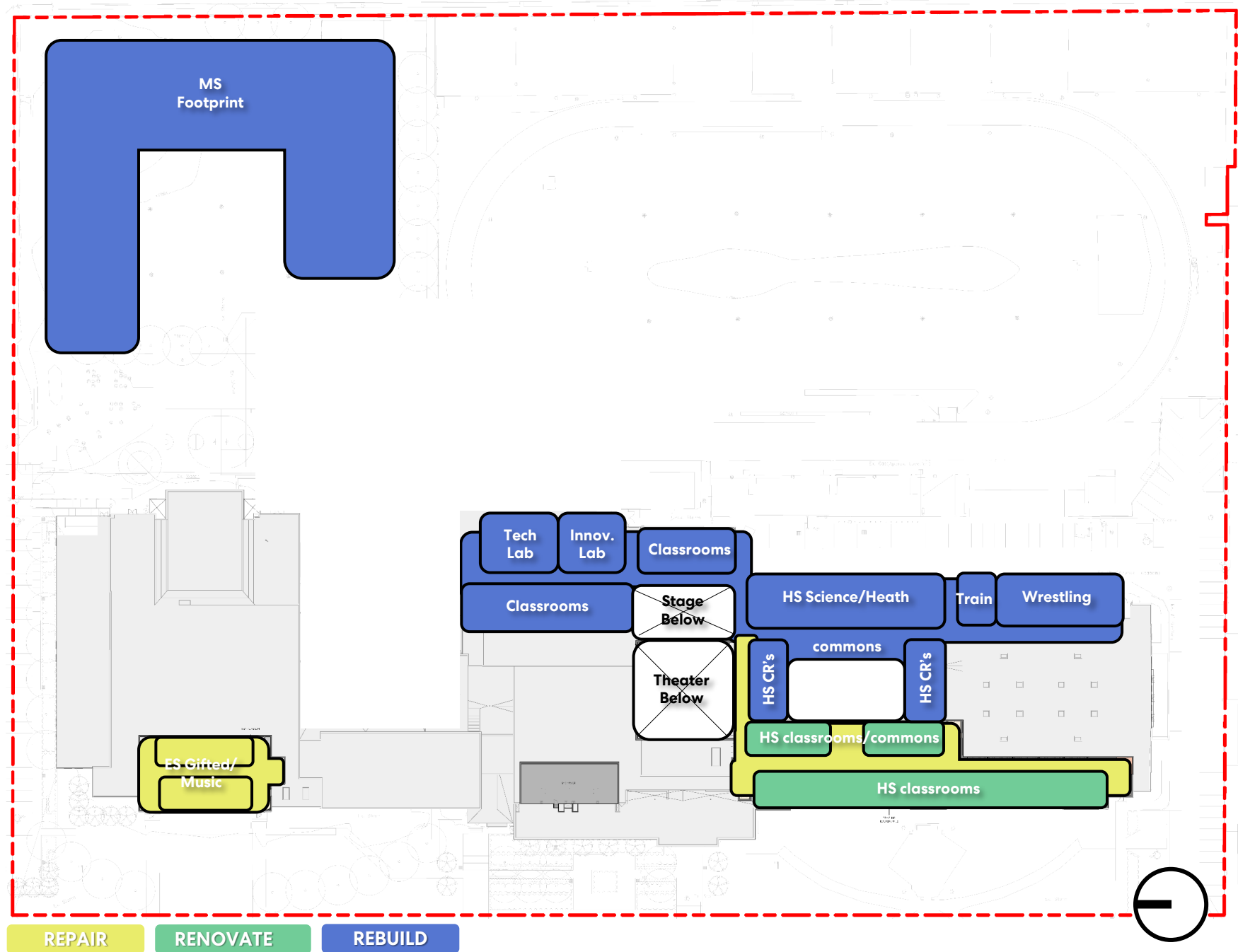
CES Cost - \$ 41.8M
MS/HS Cost - \$194.8M
Total - \$236.6M



Option F - Level 2



Option F – Level 3



Option G1

DRAFT Phasing

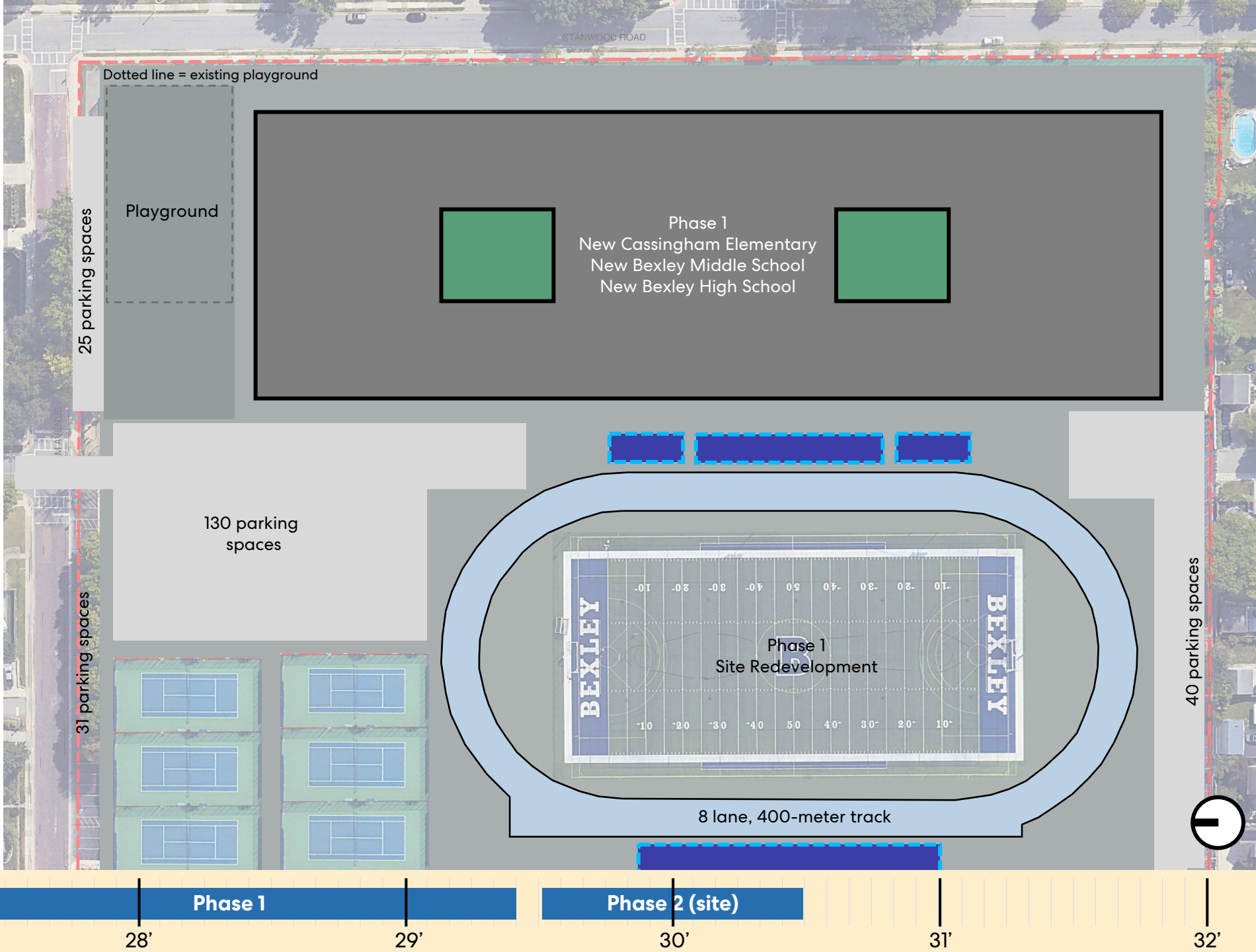
Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

~226 total parking spaces
(133 existing)

~72% open space
(including courtyards)

- Completely new ES/MS/HS
- Completely new site/fields
- 400-meter, 8-lane track shown
- Softball relocated

Total - \$254.6M



Option G2 DRAFT Phasing

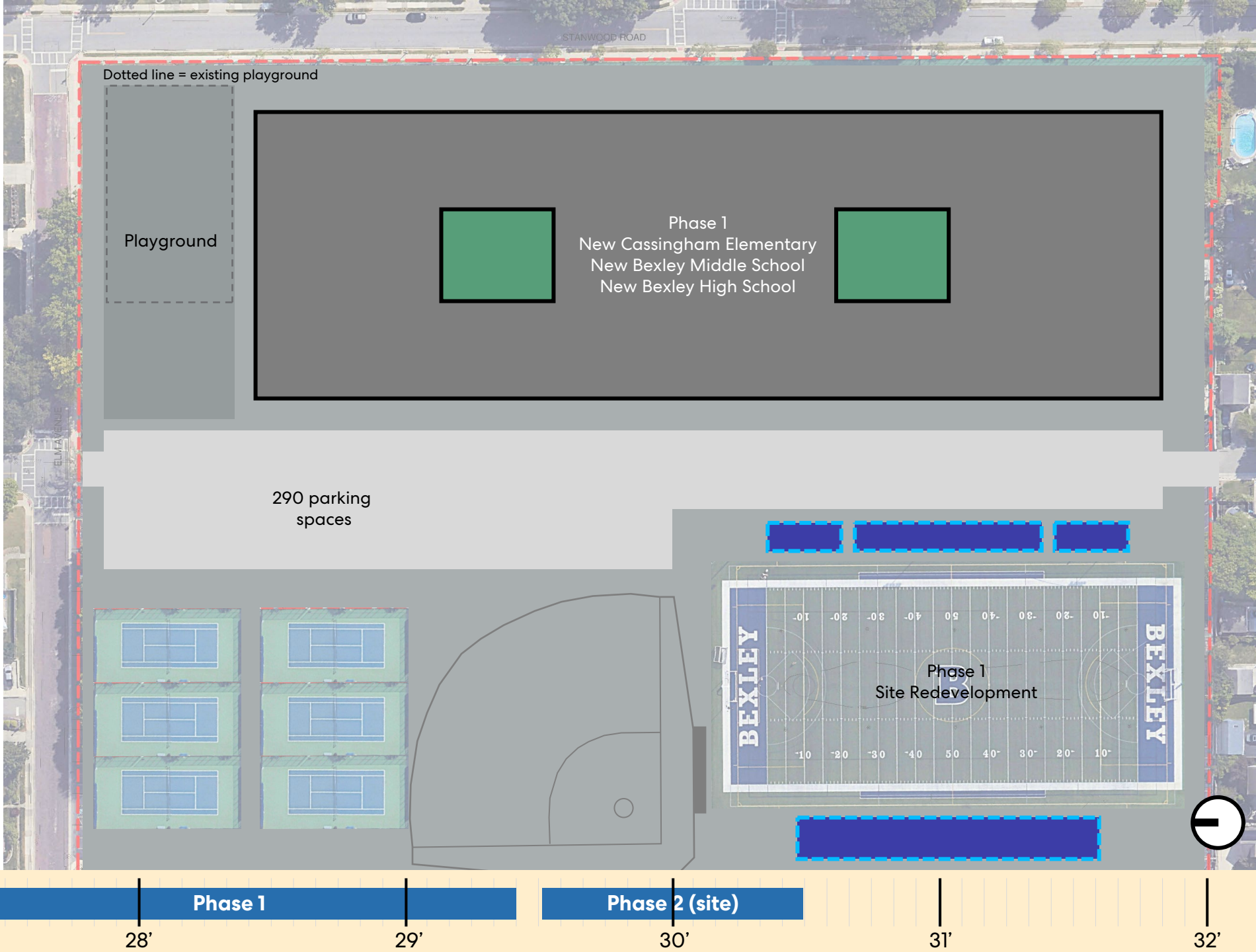
Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

~290 total parking spaces
(133 existing)

~72% open space
(including courtyards)

- Completely new ES/MS/HS
- Completely new site/fields
- Track relocated

Total - \$255.4M



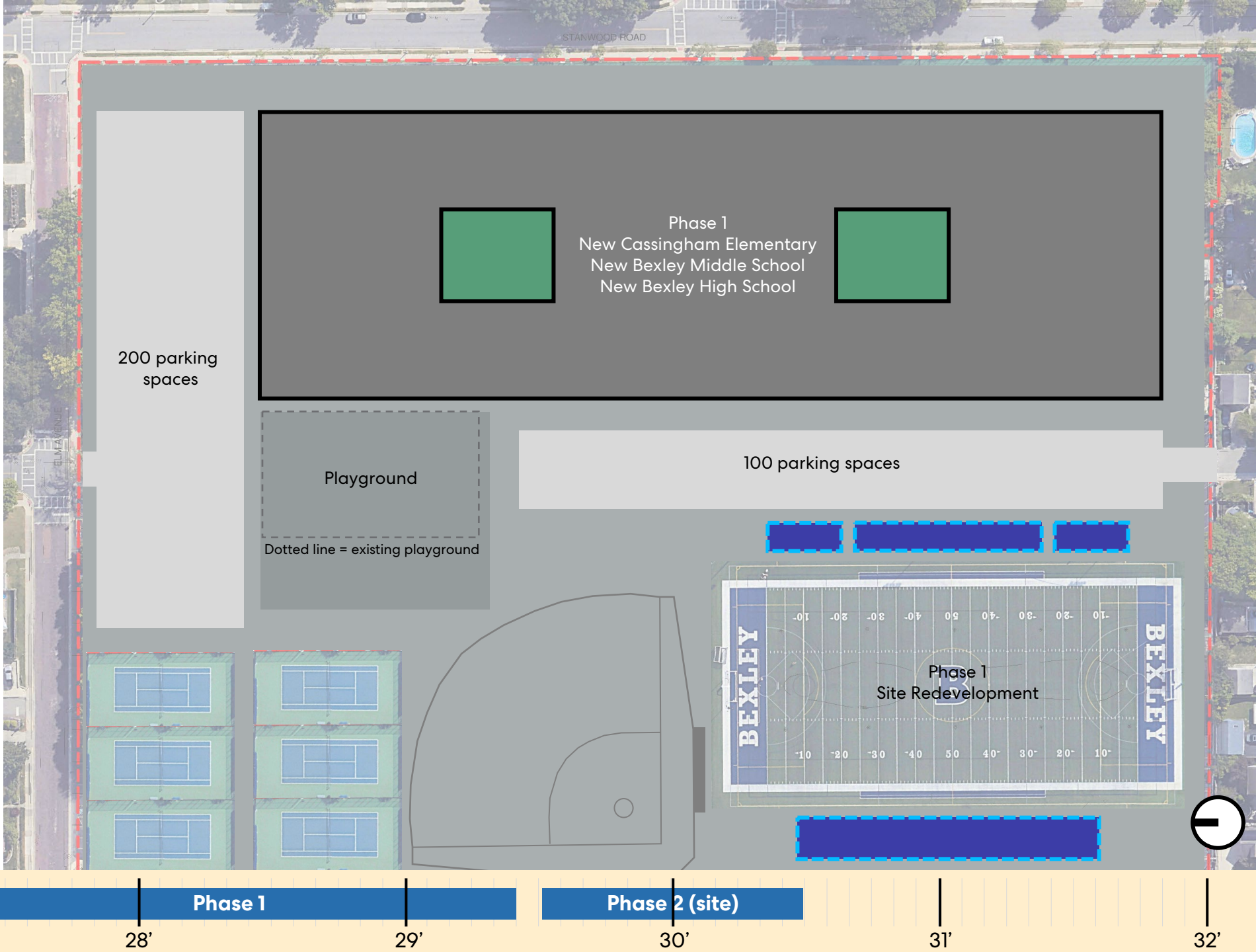
Option G3 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

300 total parking spaces
(133 existing)
~72% open space
(including courtyards)

- Completely new ES/MS/HS
- Completely new site/fields
- Track relocated

Total - \$255.5M



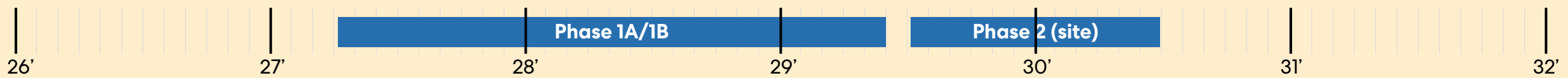
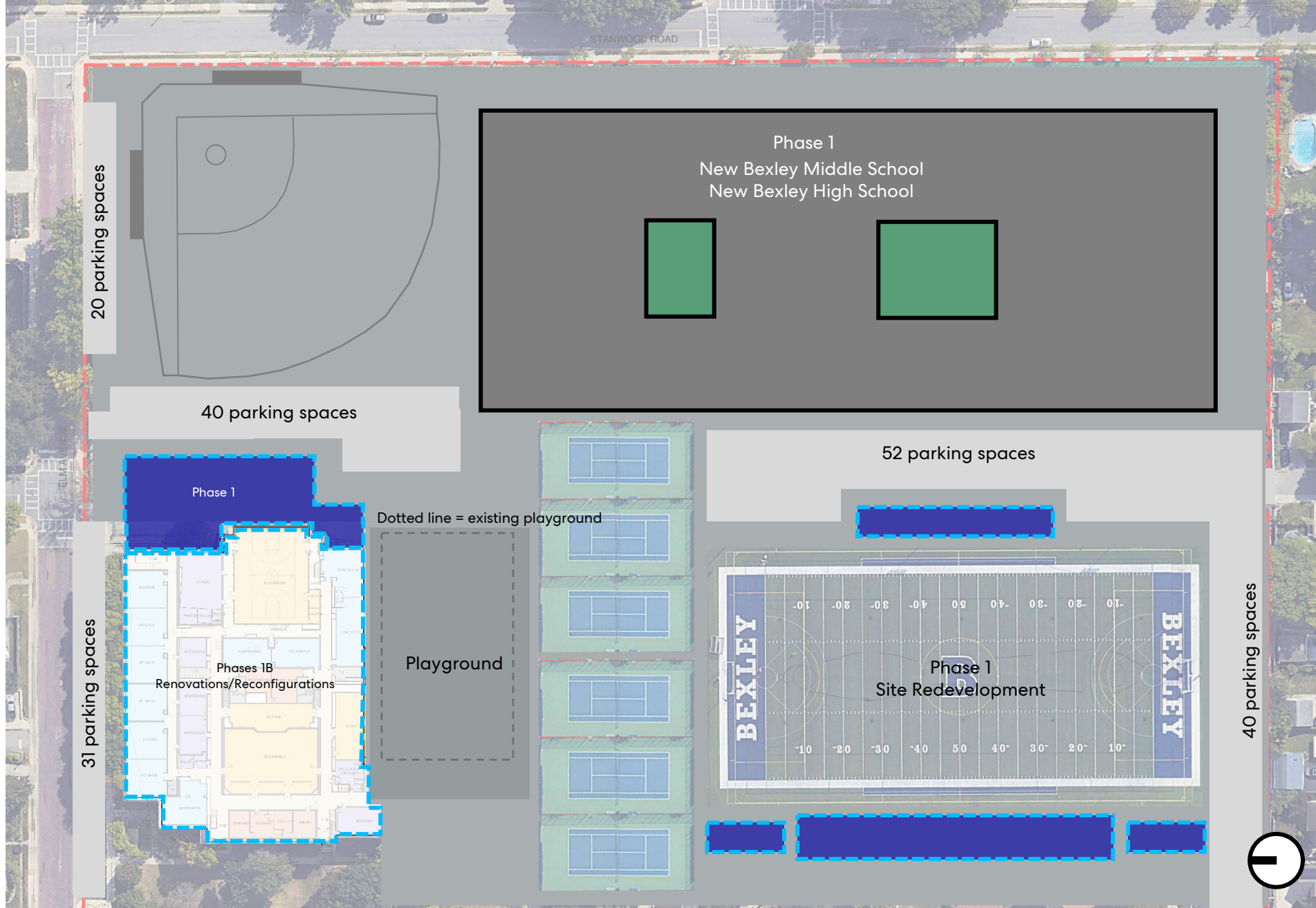
Option G4 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

183 total parking spaces
(133 existing)
~70% open space
(including courtyards)

- Completely new MS/HS
- ES same as Option D
- Completely new site/fields
- Track relocated

CES Cost - \$ 45.0M
MS/HS Cost - \$196.7M
Total - \$241.7M



Cassingham Complex Comparison Matrix	Total Cost	Escalation Cost	Duration (years)	Modulars Necessary?	Open Space		Parking		Athletics/PE			
									Stadium	Track	Softball	Tennis
Existing	Ongoing Maintenance				69%		133		Yes	Yes	Yes	Yes
Option A	\$214.4M	\$32.3M	5.1	not expected	64%	-5%	168	+35	Yes	No	Yes	Yes
Option B/B1	\$237.3M	\$37.2M	5.7	not expected	65%	-4%	168	+35	Yes	No	Yes	Yes
Option C	\$253.09M	\$41.5M	6.1	expected	66%	-3%	168	+35	Yes	No	Yes	Yes
Option D	\$244.3M	\$32.6M	5.2	not expected	64%	-5%	189	+56	Yes	No	No	Yes
Option D2	\$234.5M	\$31.3M	5.2	not expected	63%	-6%	189	+56	Yes	No	No	Yes
Option E	\$240.4M	\$32.1M	5.2	not expected	62%	-7%	189	+56	Yes	No	No	Yes
Option F	\$236.6M	\$35.6M	6.4	not expected	68%	-1%	135	+02	Yes	Yes	No	Yes
Option G1 (all new)	\$254.6M	\$30.5M	3.2	no	72%	3%	226	+93	Yes	Yes	No	Yes
Option G2 (all new)	\$255.4M	\$30.6M	3.2	no	72%	3%	290	+157	Yes	No	Yes	Yes
Option G3 (all new)	\$255.5M	\$30.6M	3.2	no	72%	3%	300	+167	Yes	No	Yes	Yes
Option G4 (new MS/HS)	\$241.7M	\$29.0M	3.2	not expected	70%	1%	183	+50	Yes	No	Yes	Yes

Cassingham Complex Option Comparison

Option A: \$214.4M

Option A - Level 1

- Rebuild: New 2 story ES addition
- Rebuild: Partially new MS to create daylighted courtyard
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated

CES Cost - \$ 49.7M
MS/HS Cost - \$164.7M
Total - \$214.4M

168 total parking spaces

Option B: \$237.3M

Option B - Level 1

- Rebuild: New 2 story ES
- Rebuild: New 3 story MS/HS addition across portion of east face
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated

CES Cost - \$ 49.9M
MS/HS Cost - \$187.4M
Total - \$237.3M

Option C: 252.9M

Option C - Level 1

- Rebuild: New 2 story ES addition
- Rebuild: New 3 story MS, Arts Wing,
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track relocated
- Note: Option B1 kitchen/cafe/teria solution could be mapped onto this option
- Phase 3 leaves campus without MS gym

CES Cost - \$ 53.9M
MS/HS Cost - \$199.0M
Total - \$252.9M

168 total parking spaces

Option D: \$244.3

Option D - Level 1

- Rebuild: New 3 story MS
- Rebuild: New 2 story ES addition and
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track and Softball relocated

CES Cost - \$ 45.9M
MS/HS Cost - \$198.4M
Total - \$244.3M

Option D2: \$234.5M

Option D2 - Level 1

- Repair/Renovate: ES uses portion of current MS space
- Rebuild: New 3 story MS
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track and Softball relocated

CES Cost - \$ 39.6M
MS/HS Cost - \$195.0M
Total - \$234.6M

Option E: \$240.4M

Option E - Level 1

- Re: New 3 story ES
- Rebuild: Partially new 2 story MS addition creates daylighted courtyard, MS takes over current ES space
- Rebuild: New 3 story HS addition with daylighted courtyard and structure for future third floor or third floor district admin offices
- Track AND softball relocated off campus

CES Cost - \$ 65.6M
MS/HS Cost - \$174.8M
Total - \$240.4M

Cassingham Complex Option Comparison

Option F: \$236.6M

Option F - Level 1

- Rebuild: New 3 story MS
- Repair/Renovate: ES uses portion of current MS space
- Rebuild: New 3 story HS addition with daylighted courtyard (smaller) and structured for future third floor or third floor district admin offices
- Softball relocated
- This option could also build a new elementary school (like Option E) in lieu of a new middle school

CES Cost - \$ 41.8M
MS/HS Cost - \$194.8M
Total - \$236.6M

135 total parking spaces (133 existing)

Option G1: \$254.6M

Option G1 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- ~226 total parking spaces (133 existing)
- ~72% open space (including courtyards)
- Completely new ES/MS/HS
- Completely new site/fields
- 400-meter, 8-lane track shown
- Softball relocated

Total - \$254.6M

Option G2: \$255.4M

Option G2 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- ~290 total parking spaces (133 existing)
- ~72% open space (including courtyards)
- Completely new ES/MS/HS
- Completely new site/fields
- Track relocated

Total - \$255.4M

Option G3: \$255.5M

Option G3 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- 300 total parking spaces (133 existing)
- ~72% open space (including courtyards)
- Completely new ES/MS/HS
- Completely new site/fields
- Track relocated

Total - \$255.5M

Option G4: \$241.7M

Option G4 DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1	26	0
2	12	0
Total	38 (3.2 yrs)	

- 183 total parking spaces (133 existing)
- ~70% open space (including courtyards)
- Completely new MS/HS
- ES same as Option D
- Completely new site/fields
- Track relocated

CES Cost - \$ 45.0M
MS/HS Cost - \$196.7M
Total - \$241.7M

Estimated Total Project Budget All Options

Elementary Schools		
Cassingham ES Option A	\$ 49.7 M	
Cassingham ES Option B	\$ 49.9 M	
Cassingham ES Option C	\$ 53.9M	
Cassingham ES Option D	\$ 45.9 M	
Cassingham ES Option D2	\$ 39.6 M	\$26.0M ↑
Cassingham ES Option E	\$ 65.6 M	(new ES) ↓
Cassingham ES Option F	\$ 41.8 M	
Cassingham ES Option G4	\$45.0M	
Maryland ES Option A	\$ 37.1 M	
Maryland ES Option B	\$ 37.7 M	\$1.9M ↑
Maryland ES Option C	\$ 39.0 M	↓
Montrose ES Option A	\$ 45.9 M	
Montrose ES Option B	\$ 51.1M	\$5.2M ↑

- Costs associated with site acquisition or off-site development not included

Middle / High School		
BMS/BHS Option A	\$ 164.7 M	
BMS/BHS Option B	\$ 187.4 M	\$34.3.0M ↑
BMS/BHS Option C	\$ 199.0 M	↓
BMS/BHS Option D	\$ 198.4 M	
BMS/BHS Option D2	\$ 195.0 M	
BMS/BHS Option E	\$ 174.8 M	
BMS/BHS Option F	\$ 194.8 M	
BMS/BHS Option G4	\$ 196.7M	
Cassingham Complex		
CES/BMS/BHS Option A	\$ 214.4 M	
CES/BMS/BHS Option B	\$ 237.3 M	
CES/BMS/BHS Option C	\$ 252.9 M	
CES/BMS/BHS Option D	\$ 244.3 M	
CES/BMS/BHS Option D2	\$ 234.6 M	
CES/BMS/BHS Option E	\$ 240.4 M	\$41.4M ↑
CES/BMS/BHS Option F	\$ 236.6 M	
CES/BMS/BHS Option G1	\$ 254.6 M	
CES/BMS/BHS Option G2	\$ 255.4 M	
CES/BMS/BHS Option G3	\$ 255.5 M	
CES/BMS/BHS Option G4	\$ 241.7 M	↓



BEXLEY CITY SCHOOLS

Thank You for
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