



District Facilities Plan Community Engagement Session #5

November 19-20, 2024





Agenda

Community Engagement Session #5

- 9:00** Welcome – Dr. Jason Fine
- 9:05** What have we been up to?
- 9:10** Review campus and Cassady Avenue conceptual planning options
- 10:00** Next steps
- 10:05** Individual/Group Reflection – please fill out feedback form
- 10:30** Adjourn

Dr. Jason Fine
Superintendent



Mr. Kyle Smith
Treasurer



Dr. Harley Williams
Director, Operations
& Facilities



Bexley Board of Education



Victoria Powers
BOARD PRESIDENT



Joanne Pickrell
BOARD VICE PRESIDENT



Dr. Jonathan Baker
BOARD MEMBER



Mike Carter
BOARD MEMBER



Patrick King
BOARD MEMBER

School Principals



David Schottner
Cassingham



Rachel Niswander
Maryland

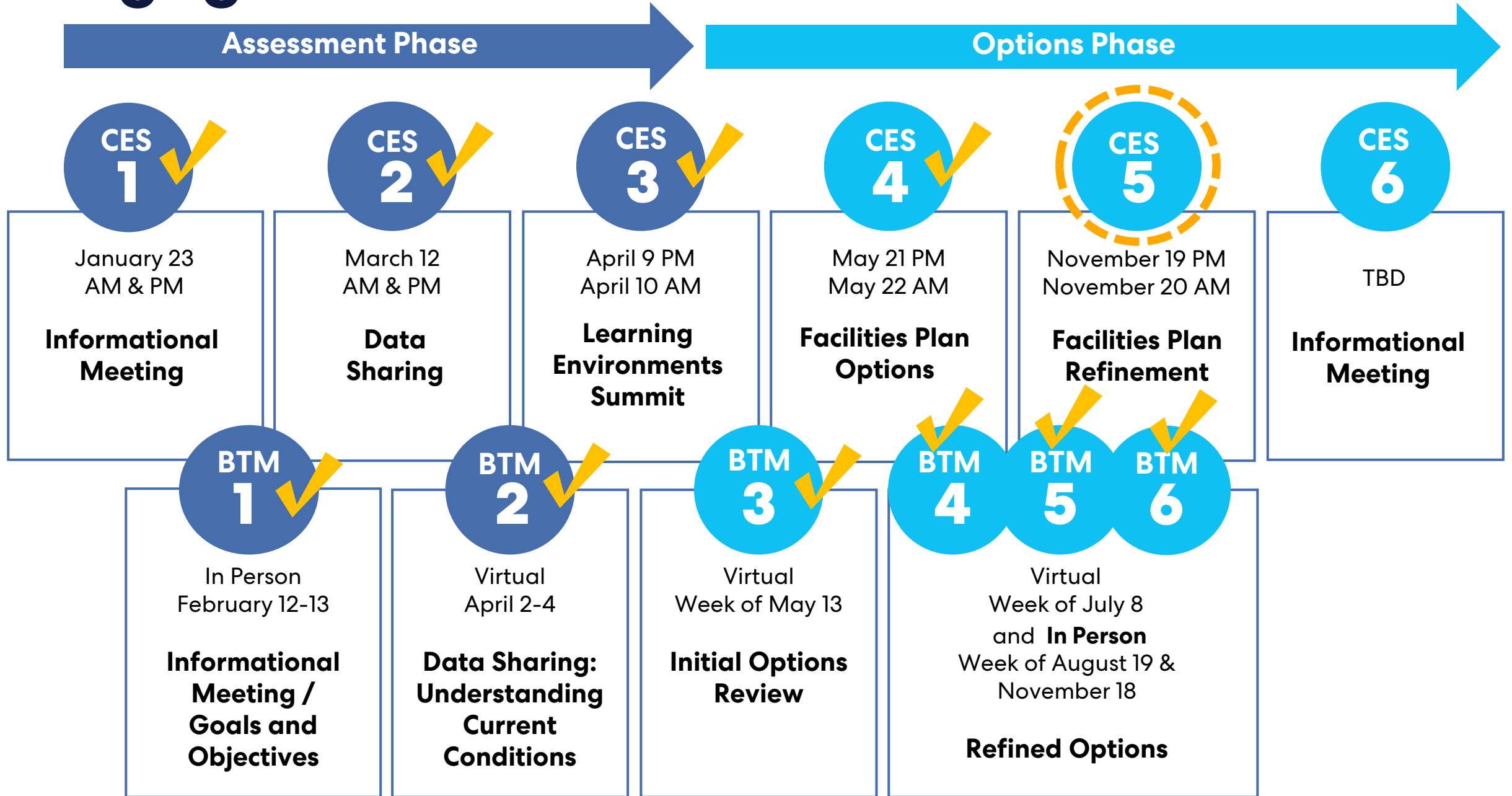


Nyeshia Clayton
Montrose

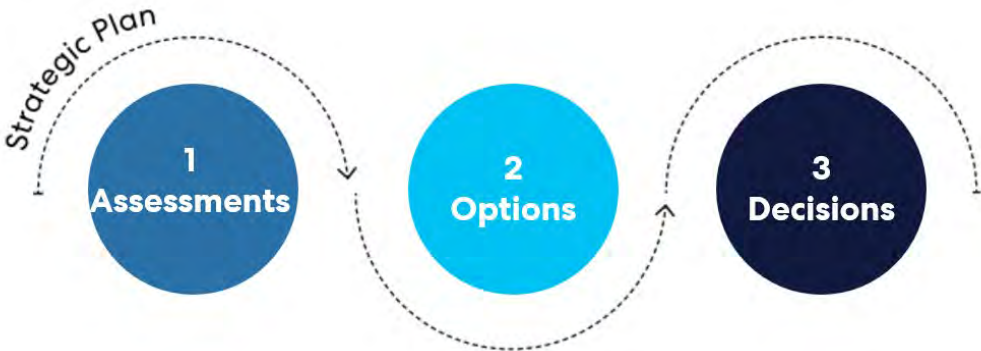


Jason Caudill
Secondary Schools

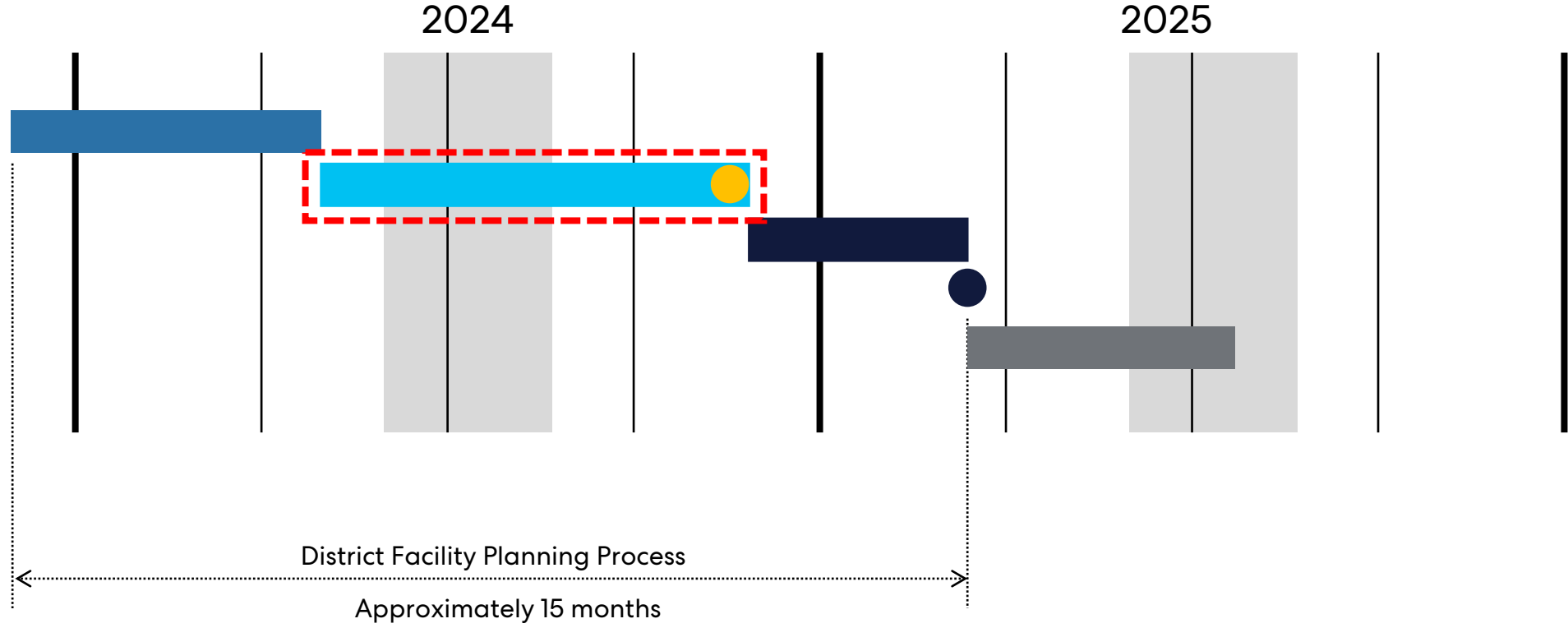
Engagement Schedule



Schedule



- Assessment
- Options
- Decisions
- BoE Presentation
- Funding Options

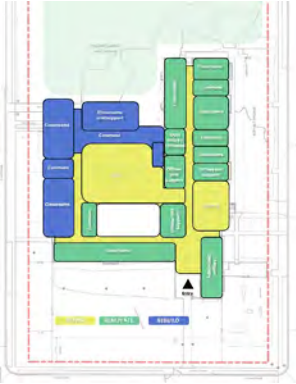


What have we been up to?

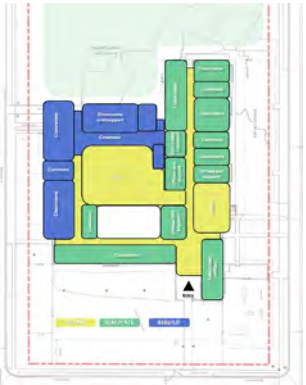
- **August 21: Board Work Session** - Review the status of the project, budgets developed to date, and receive Board input
- **Cassady Avenue Studies:** Creation of a number of possible site configurations for Cassady Avenue
- **October 28: Board Work Session** - Review Cassady Avenue options, overall project status, discuss Board priorities, thoughts on Phase 1 funding, and receive general Board input
- **Building Team Meeting 5:** Met to review refined options, additional options, phasing and costs
- **Campus Planning Options:** Based on Board input, further work put into Phase 1 planning options
- **Budgeting Exercise:** Work with cost consultant to develop budgets for Cassady Avenue options and revise budgets for Phase 1 components at each campus

Maryland

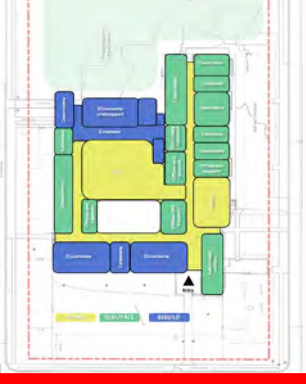
Option A



Option B

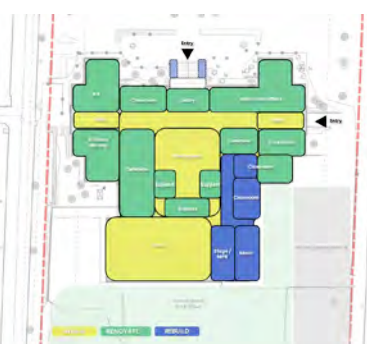


Option C



Montrose

Option A



Option B

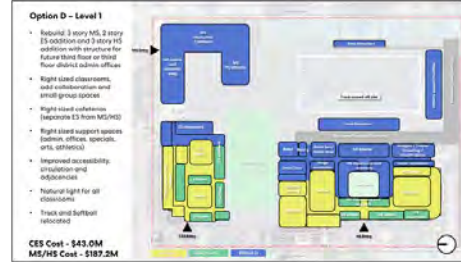


Cassingham Complex

Option A



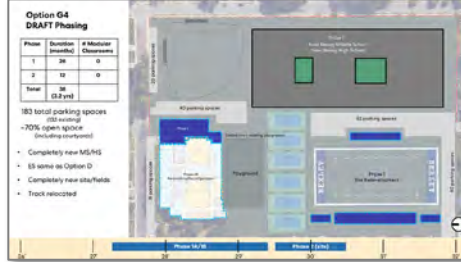
Option D



Option G1



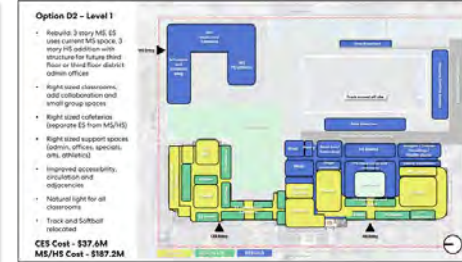
Option G4



Option B



Option D2



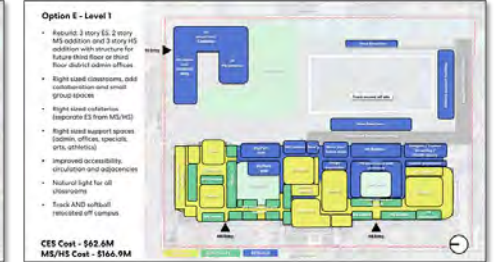
Option G2



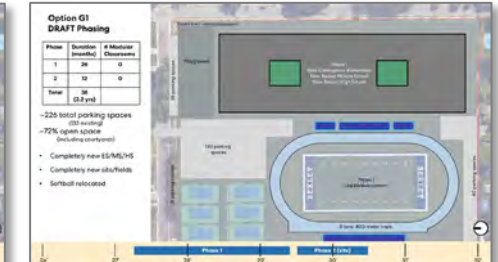
Option C



Option E



Option G3



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
Cassingham ES Option E	\$ 65.6 M
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
Maryland ES Option C	\$ 39.0 M
Montrose ES Option A	\$ 45.9 M
Montrose ES Option B	\$ 51.1M

\$331.8M

\$26.0M
(new ES)

\$1.9M

\$5.2M

Middle / High School

BMS/BHS Option A	\$ 164.7 M
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

\$34.3.0M

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
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

\$41.4M

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

Debt limit: \$183 million

Estimated: 11.6 mills (bond)

Repair all facilities (in today's dollars, not escalated):

District-wide TOTAL estimate: \$101M

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

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
Cassingham ES Option E	\$ 65.6 M

\$331.8M



Middle / High School	
BMS/BHS Option A	\$ 164.7 M
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

\$34.3.0M

What might a \$120-130M Phase 1 look like?
 (NO decision has been made on funding)

Maryland ES Option A	\$ 37.1 M
Maryland ES Option B	\$ 37.7 M
Maryland ES Option C	\$ 39.0 M
Montrose ES Option A	\$ 45.9 M
Montrose ES Option B	\$ 51.1M

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
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

\$41.4M

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

Priority Grouping* – All Schools

*Groups are ranked, not individual items in each group.

Group

1

- Address safety and security (i.e. secure entry vestibule/administration relationship, separate entries for each school)
- Address accessibility (ADA) and bathrooms
- Address 0-5 year physical adequacy assessment items (roofing, HVAC, etc.)

**Safe
Warm
Dry**

Group

2

- As possible, prioritize daylight, size, and location of spaces where students spend most of their day (core academic classrooms) and spaces where specialized services are provided
- Address cafeteria/kitchen deficiencies including separate cafeterias
- Improve programmatic adjacencies (i.e. group elementary classrooms by grade)
- Incorporate collaboration and small group spaces in core academic areas
- Right-size co-curricular spaces (specials, arts, athletics, etc.)

**Learning Space
Enhancements**

Group

3

- Improve building circulation and wayfinding
- Improve site circulation and parking
- Right-size administrative and other adult support spaces

**Non-Learning Space
Enhancements**

School Specific Programmatic Issues

Maryland Elementary School

- Some **special education** spaces located in **lower level**
- Many **offices are non-contiguous** and would benefit from consolidation and secure vestibule
- **Kitchen/servery** undersized

Montrose Elementary School

- **Cafeteria is undersized** and uses adjacent circulation space to meet capacity
- **No large group space** for performance / presentations (i.e. - stage)
- Most **classrooms are triangular shaped** making some of the room less usable, therefore usable space is small for current educational modalities

Cassingham Elementary School

- **Separate secure entry** to building is distant – visitors must traverse the cafeteria and other spaces to locate Cassingham office
- **Cafeteria**: distant and not conducive to elementary use
- **Media Center is small**, conflicts occur with adjacent Middle School use

Bexley MS/HS

- **Constricted site**, lack of parking, open field space/athletic fields
- **Undersized Athletics**: undersized weight room, MS gym, trainers room and locker rooms (also not ADA compliant)
- **Shared cafeteria** presents challenges for all grade levels
- **MS Media Center** use conflicts with adjacent ES use

Districtwide Summary

Physical adequacy assessment findings (repairs/replacements)



Districtwide Summary

SCHOOL	2024 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 Years	6-10 Years	11-15 Years	
Cassingham Elementary	\$19,558,000	\$3,730,800	\$15,907,200	\$6,431,700	\$26,069,700
Maryland Elementary	\$20,505,000	\$3,638,500	\$11,570,000	\$13,195,000	\$28,403,500
Montrose Elementary	\$21,379,000	\$4,481,800	\$17,998,500	\$5,737,100	\$28,217,400
Middle and High School	\$39,652,000	\$11,428,900	\$18,266,500	\$33,538,300	\$63,233,700
ESTIMATED TOTAL	\$101,007,000	\$23,280,000	\$63,742,200	\$58,902,100	\$145,924,300

School Size Per Student / Average Classroom Size

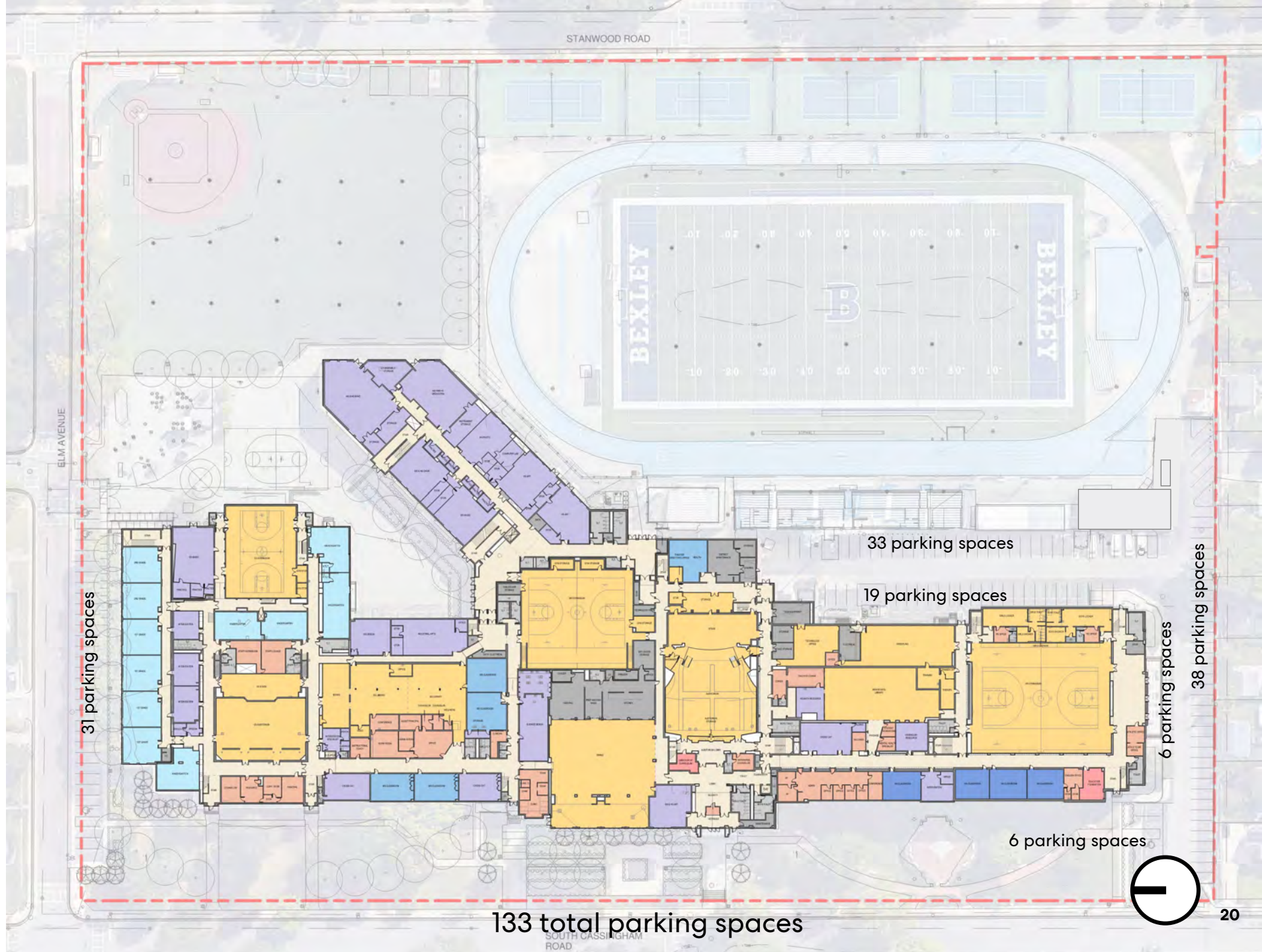
	School	Kindergarten	Core
Cassingham Elementary	157 SF/Student	917 SF	819 SF
Maryland Elementary	173 SF/Student	908 SF	772 SF
Montrose Elementary	210 SF/Student	965 SF	921 SF
Max/Min Delta	53 SF/Student	57 SF	149 SF
OFCC Recommended Size		1,200 SF	900 SF
Middle School			720 SF
High School			706 SF
OFCC Recommended Size		1,200 SF	900 SF

Cassingham Complex

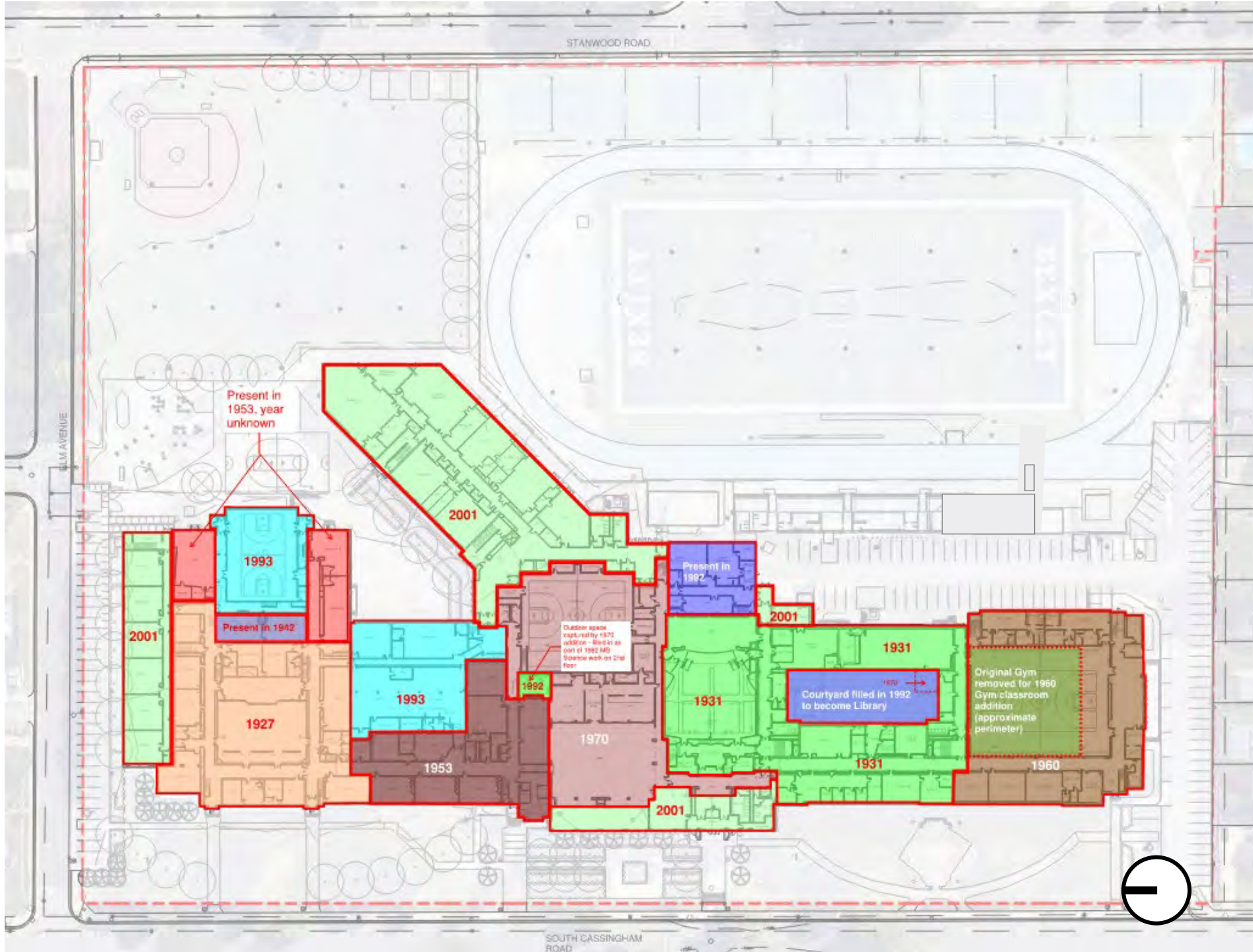
Options



Existing Condition



Construction Chronology



Cassingham Complex Option Comparison – Community Engagement Session 4

Option A: \$214.4M Four phases, 61 months (5.1 years)

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

Option B: \$237.3M Four phases, 67 months (5.7 years)

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 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 C: 252.9M Four phases, 73 months (6.1 years)

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 structured for future third floor or third floor district admin offices
- Track relocated
- Note: Option B1 kitchen/cafeteria 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

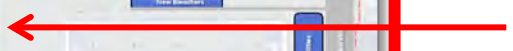
Option D: \$244.3M Four phases, 62 months (5.2 years)

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

New Middle School



Cassingham Complex Option Comparison – Community Engagement Session 4 & Building Team Meeting 5

Option A: \$214.4M Four phases, 61 months (5.1 years)

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 Four phases, 67 months (5.7 years)

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 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

168 total parking spaces

Option C: 252.9M Four phases, 73 months (6.1 years)

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 structured for future third floor or third floor district admin offices
- Track relocated
- Note: Option B1 kitchen/cafe 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: \$244.3M Four phases, 62 months (5.2 years)

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

168 total parking spaces

Option D2: \$234.5M Four phases, 62 months (5.2 years)

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

168 total parking spaces

Option E: \$240.4M Four phases, 62 months (5.2 years)

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

New Elementary School

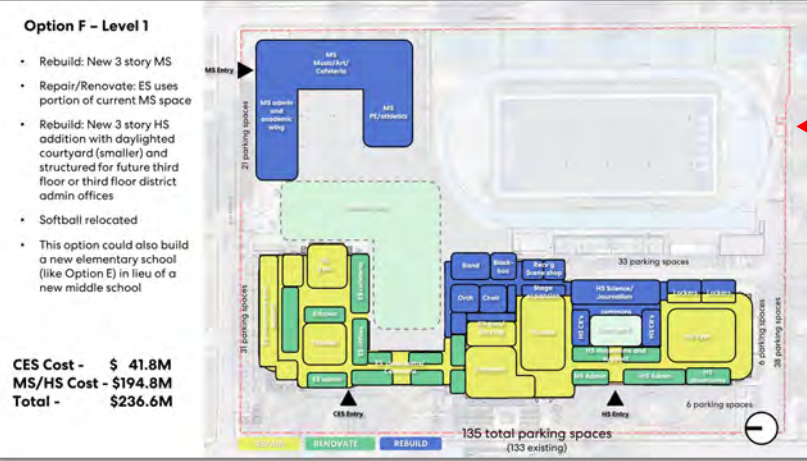
CES Cost - \$ 65.6M
MS/HS Cost - \$174.8M
Total - \$240.4M

168 total parking spaces

Cassingham Complex Option Comparison

Option F: \$236.6M

Four phases, 77 months (6.4 years)



← Retain Track

Given the overall costs and phasing durations of Options A through F, what would it look like if in addition to a new middle school, a new high school was also considered?

Cassingham Complex Option Comparison

Option F: \$236.6M Four phases, 77 months (6.4 years)

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)

← Retain Track

Option G1: \$254.6M Four phases, 38 months (3.2 years)

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 Four phases, 38 months (3.2 years)

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 Four phases, 38 months (3.2 years)

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 Four phases, 38 months (3.2 years)

Option G4 DRAFT Phasing

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

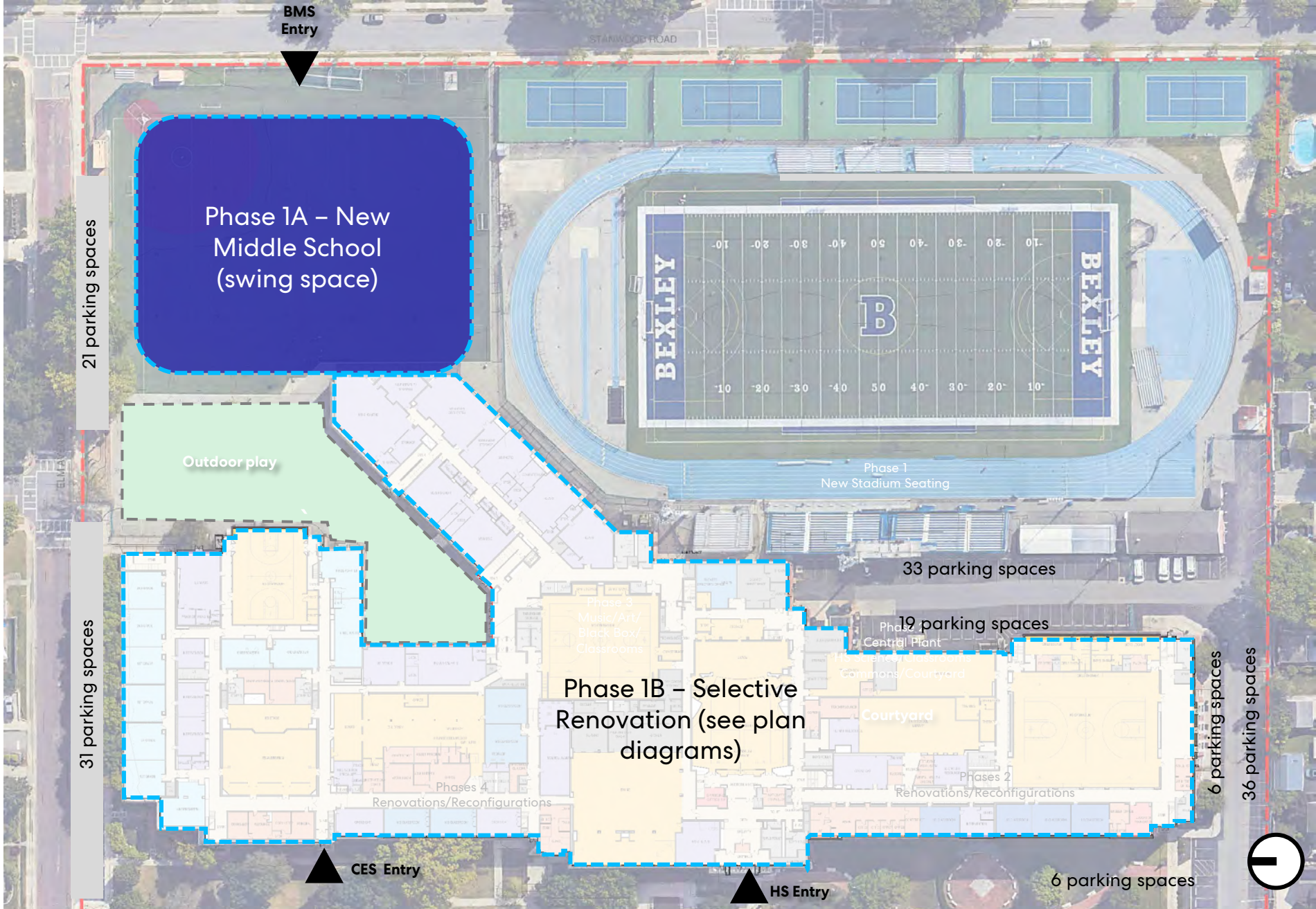
- 183 total parking spaces (133 existing)
- 70% open space (including courtyards)
- Completely new MS/HS
- ES same as Option D
- Completely new site/fields
- Track relocated

Total - \$241.7M

New MS/Selective Renovation Phasing

Phase	Duration (months)	# Modular Classrooms
0	5	
1A	18	0
1B	15	0
2	TBD	
Total	38 (3.2 yrs)	

154 total parking spaces
(133 existing)



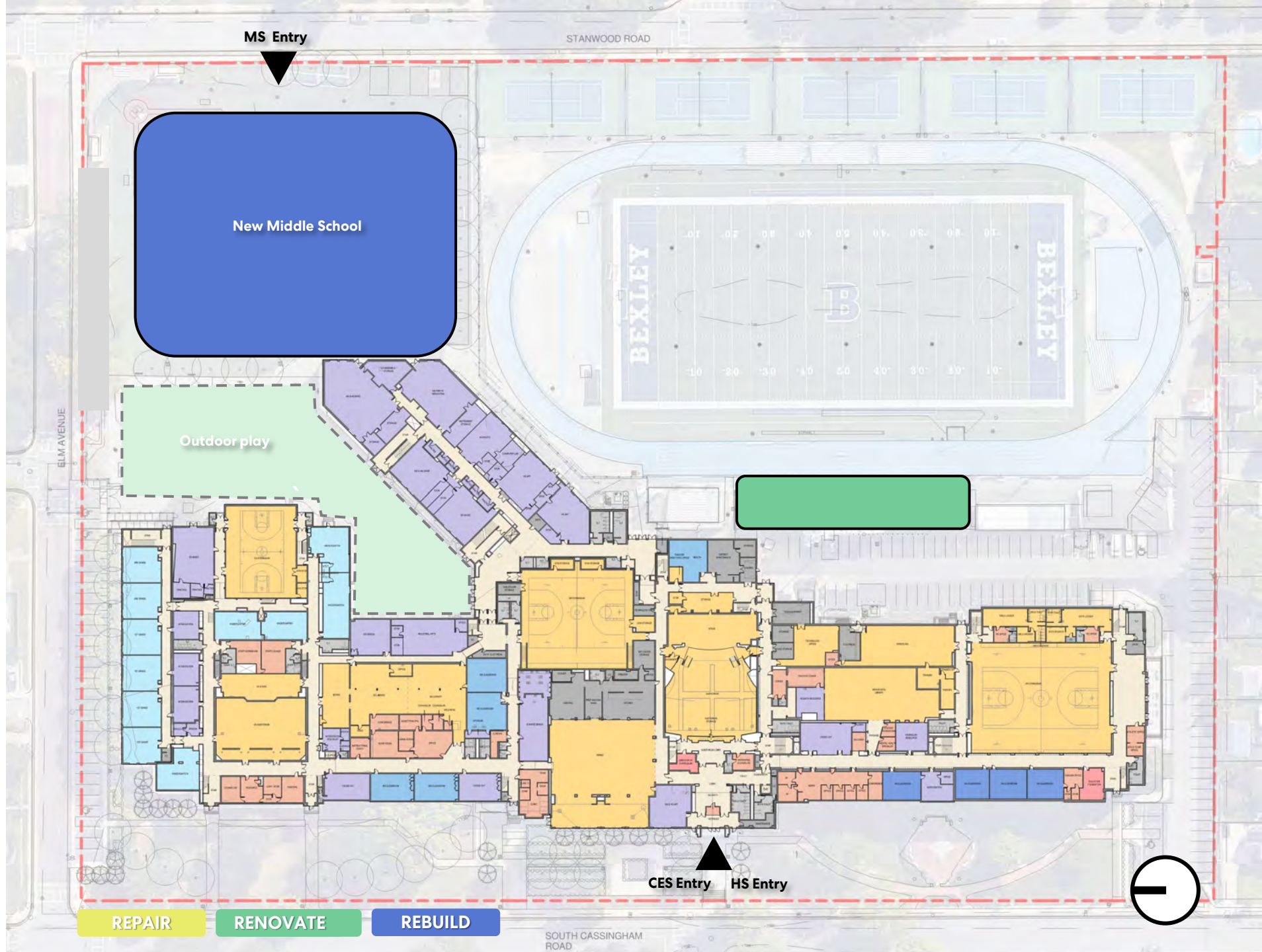
New MS Phase 1A

- Rebuild: New 3 story MS
- **Leans on existing building for PE, Kitchen, Music**
- Softball relocated off site

BMS Cost - \$ 65.8M*

(includes \$5M allowance to improve stadium bleacher building and surrounding area)

*Inclusive of markups - include:
Estimating Contingency @ 10%
Escalation to Q3 2027 @ 13.4%
Soft Costs @ 20%





Cassingham

Montrose

Maryland

Sites are to the same relative scale

Spaces Vacated by New MS Construction

Level 1

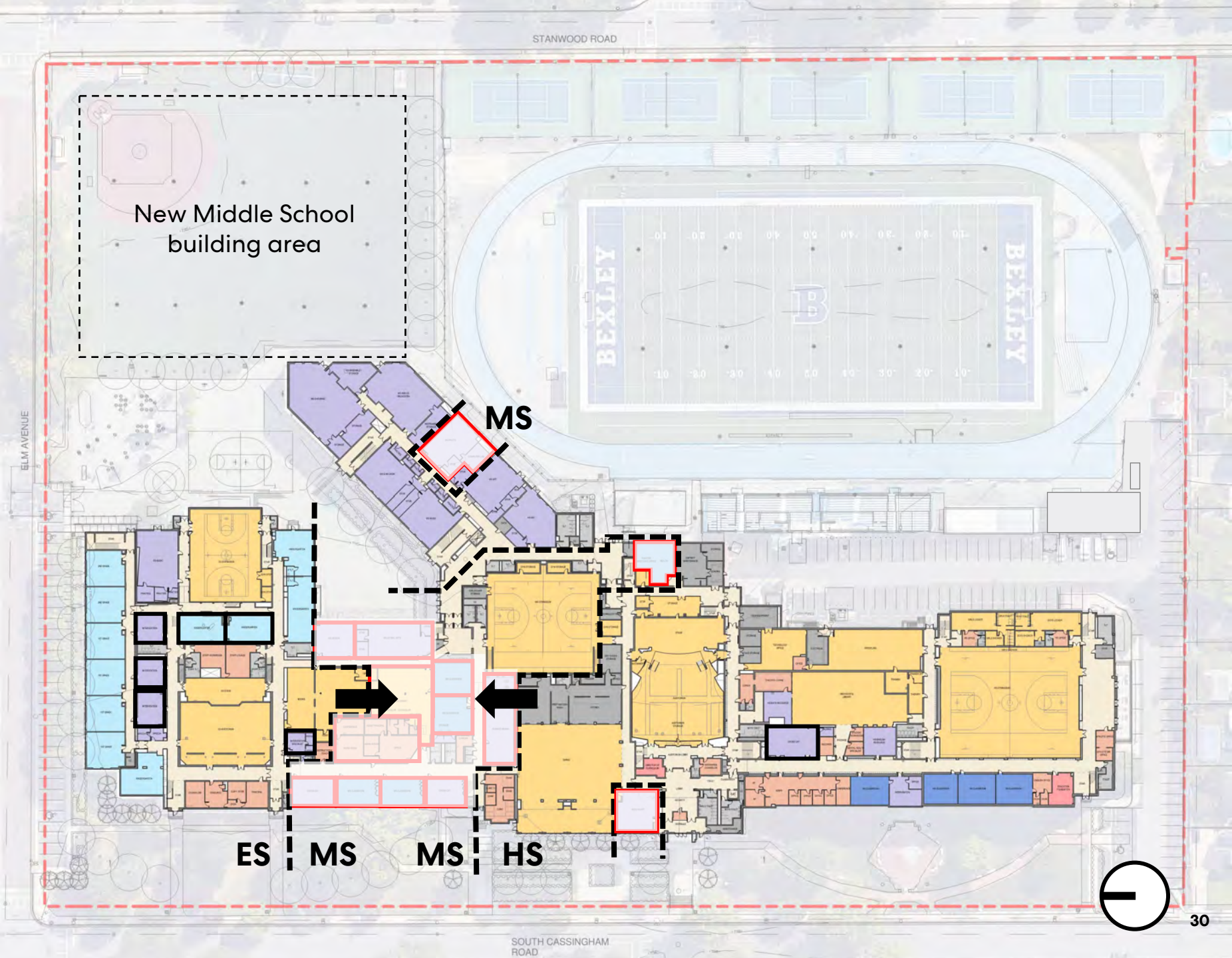
Vacated Teaching Stations

- 11.5 (8 with windows)

Note: MS gym/lockers, MS music remains in existing building

CES/BHS Light-locked Teaching Stations

- 7



Spaces Vacated by New MS Construction

Level 2

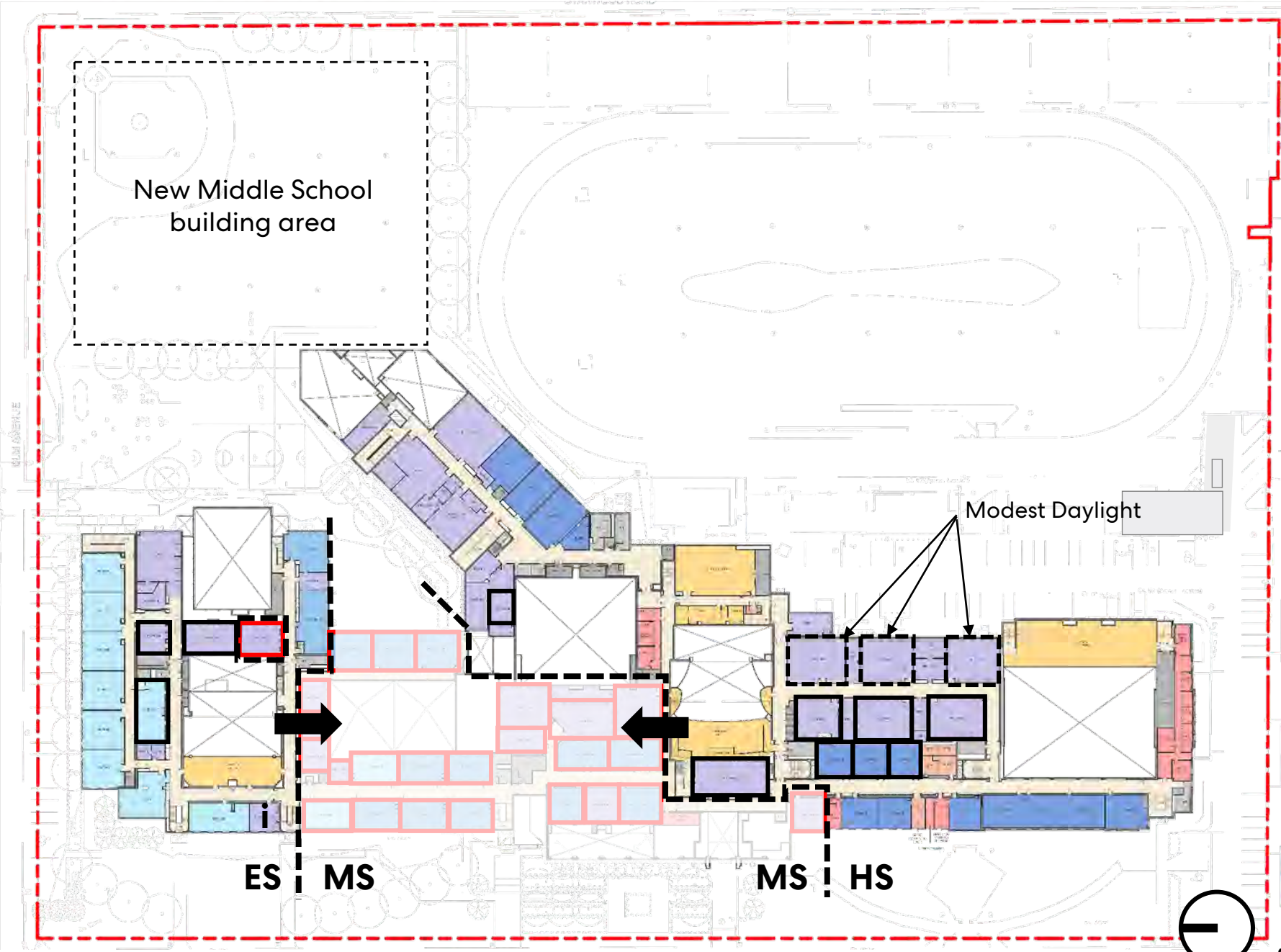
Vacated Teaching Stations

- 25 teaching stations (17 with windows)

CES/BHS Light-locked Spaces

- 11

Total = 36.5 vacated teaching stations (L1 + L2) PLUS:
- MS Library
- MS Admin



Phase 1B Selective Renovation Level 1

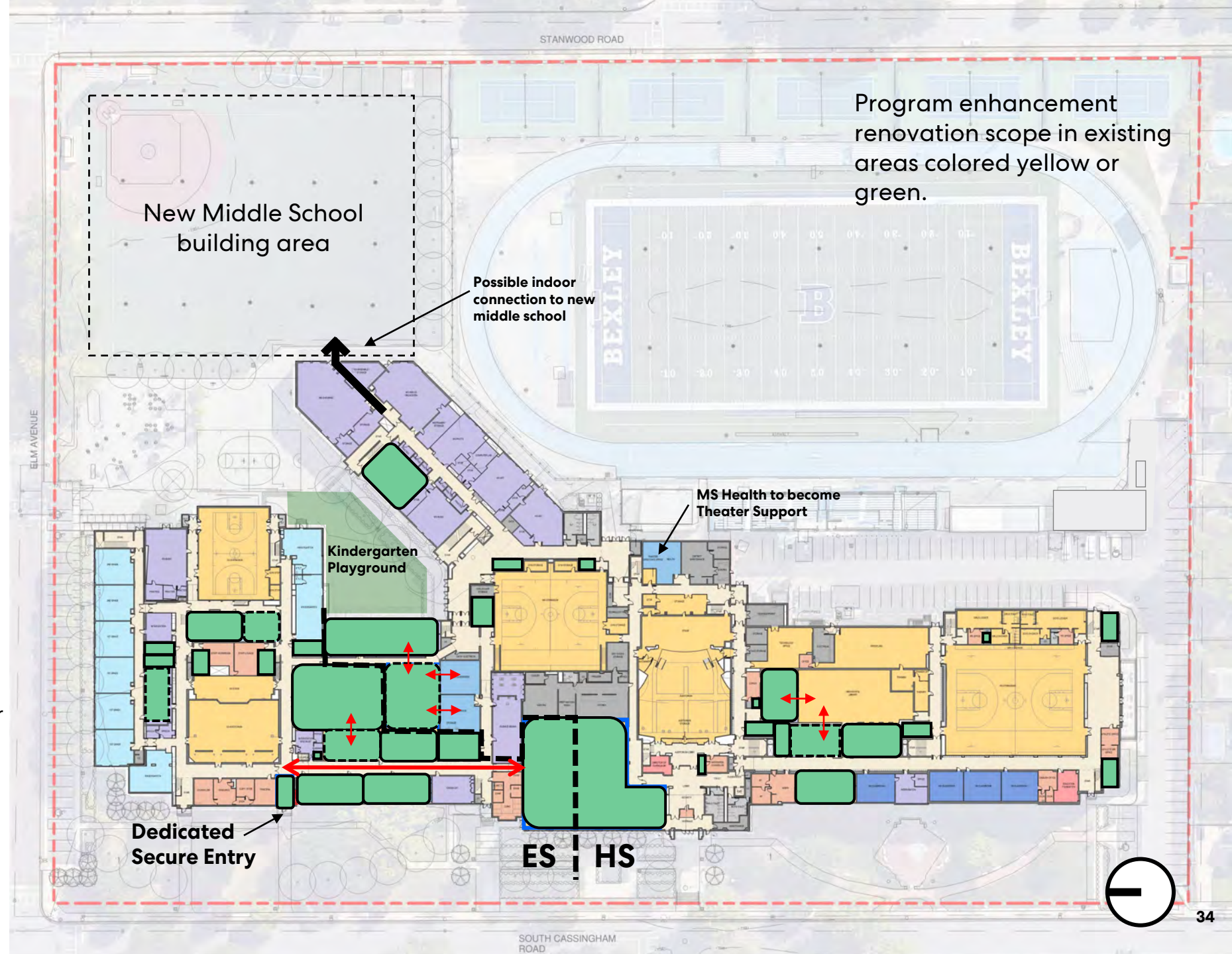
0-5 year physical assessment items

Cassingham Elementary School

- Dedicated CES secure entry
- Creates dedicated CES corridor to existing cafeteria
- All ES core classrooms have windows
- Adds collaborative commons areas
- Consolidates Music within CES
- Dedicated ES cafeteria and additional Music room allow CES to run independent elementary schedule
- Expands ES Library
- Toilet renovations and inclusion of uni-sex toilets

Bexley High School

- Expands HS Library
- Expands HS Cafeteria
- Adds collaborative commons areas
- Adds possible STEM commons
- Moves HS Tech Lab to L1 allowing larger music ensemble and more storage
- Add theater support (former MS Health classroom)
- Toilet renovations and inclusion of uni-sex toilets



Phase 1B Selective Renovation Level 2

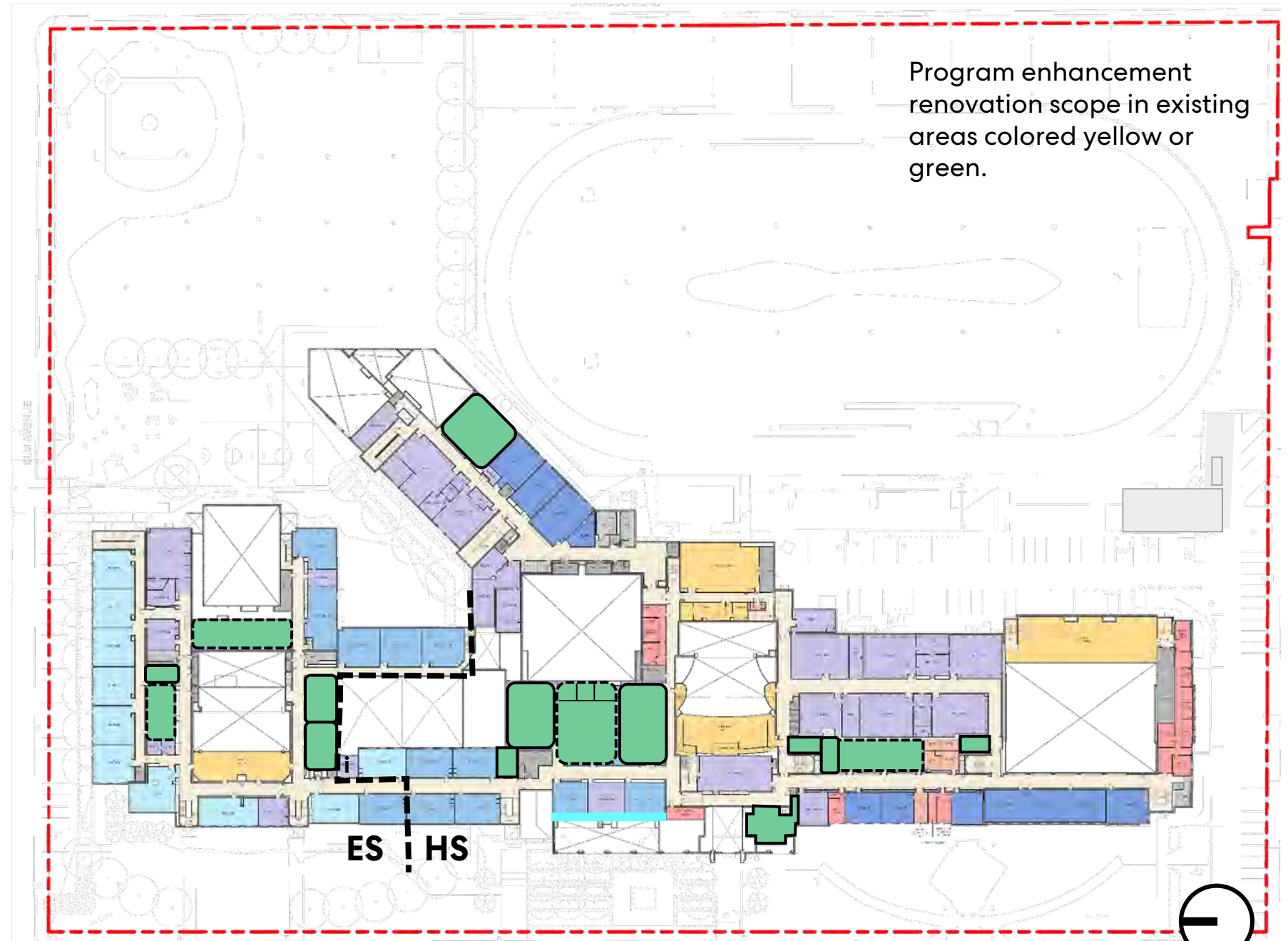
0-5 year physical assessment items

Cassingham Elementary School

- Groups ES classrooms by grade, all with windows
- Adds collaboration spaces
- Nearly all intervention spaces have exterior windows
- Toilet renovations and inclusion of uni-sex toilets

Bexley High School

- Creates HS Learning Hub (area for study, tutoring, collaborative work in small or large group area) with flanking Math and English resource area and faculty departmental office space
- Creates HS commons (moves three classrooms to windowed spaces)
- Add windows where shown to borrow light from existing cafeteria windows
- Move Choir to existing HS Technology Lab
- Toilet renovations and inclusion of uni-sex toilets



Phase 1B Selective Renovation Level 3

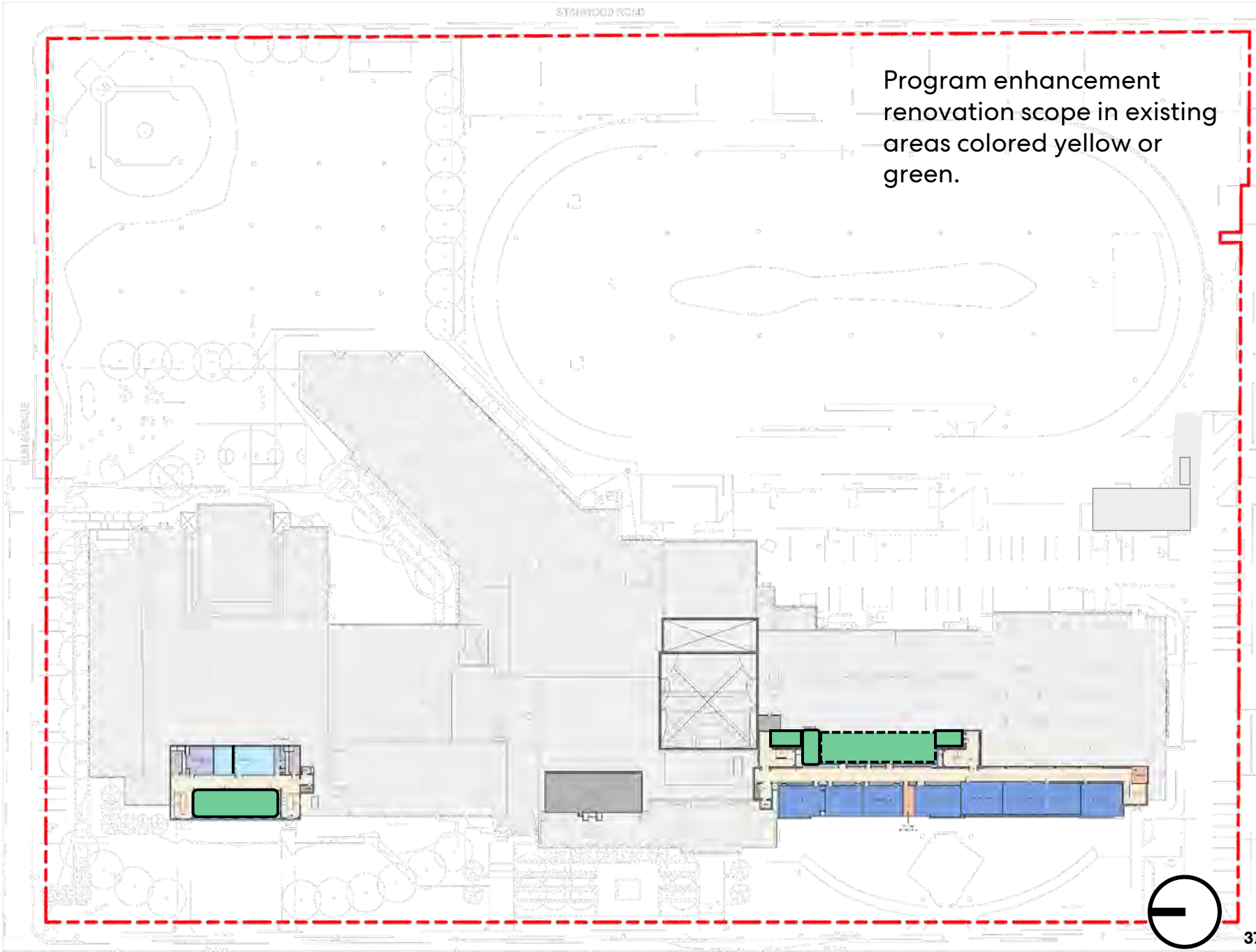
0-5 years physical assessment items

Cassingham Elementary School

- New home for ID'd as Gifted

Bexley High School

- Create HS commons (classrooms moved to L2)
- Toilet renovations and inclusion of uni-sex toilets

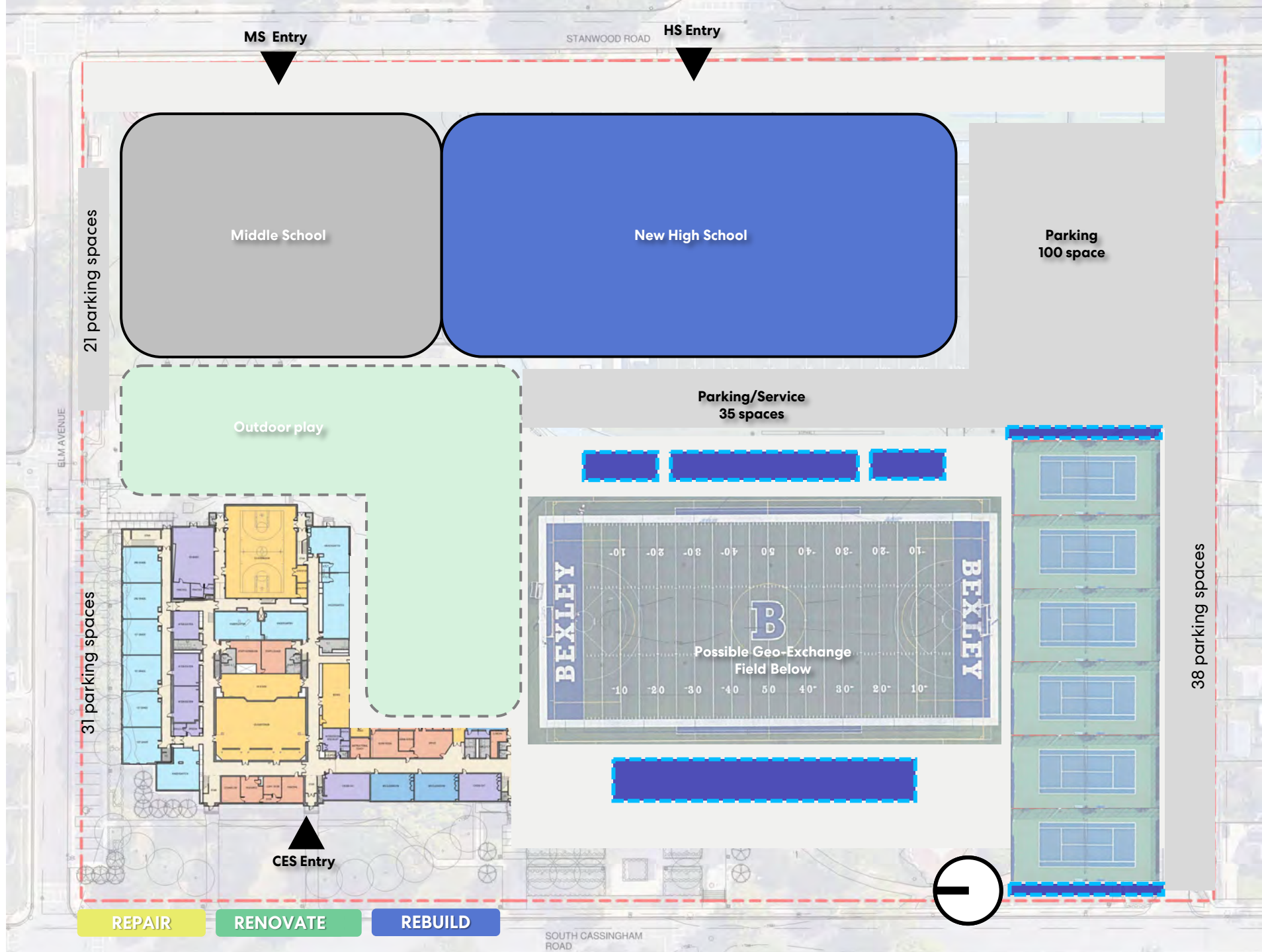


Cassingham Campus Phase 2 – Option A Stadium/Tennis on Site

- Rebuild: New 3 story HS
- Demolish former MS/HS and rebuild new stadium with outbuilding and tennis courts (track moved off site)
- **TBD Renovate/Rebuild scope of CES**
- 225 parking spaces

**BHS/Site Amenities
Cost - \$203.1M***

*Inclusive of markups - include:
Estimating Contingency @ 10%
Escalation to Q3 2033 @ 36.65%
Soft Costs @ 20%



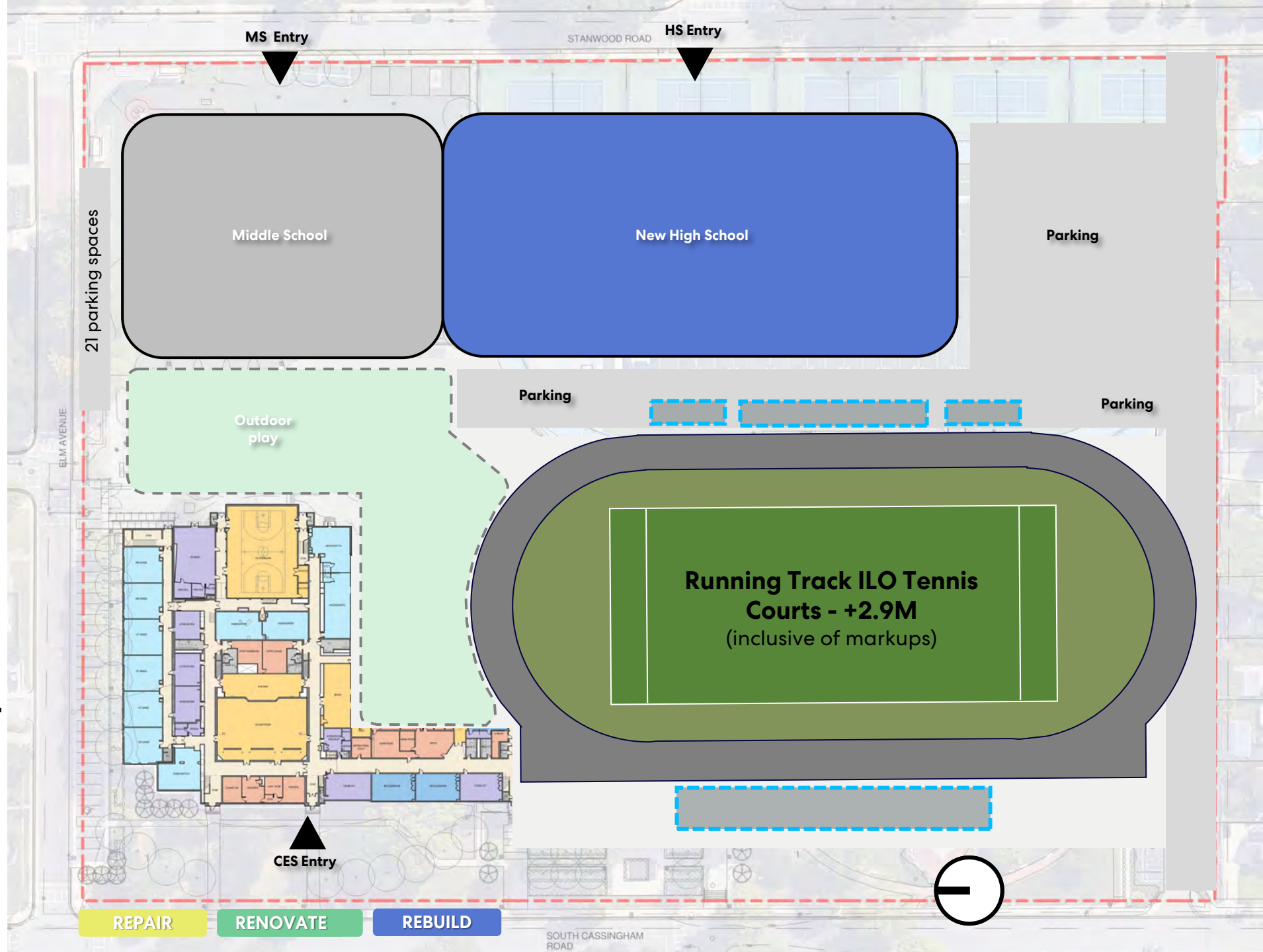
Cassingham Campus Phase 2 – Option A Stadium/Track on Site

- Rebuild: New 3 story HS
- Demolish former MS/HS and rebuild new stadium and tennis courts (**tennis moved off site**)
- **TBD Renovate/Rebuild scope of CES**
- 180 parking spaces

BHS/Site Amenities Cost - \$203.1M*

*Not inclusive of track cost of \$2.9M

*Inclusive of markups - include:
Estimating Contingency @ 10%
Escalation to Q3 2033 @ 36.65%
Soft Costs @ 20%



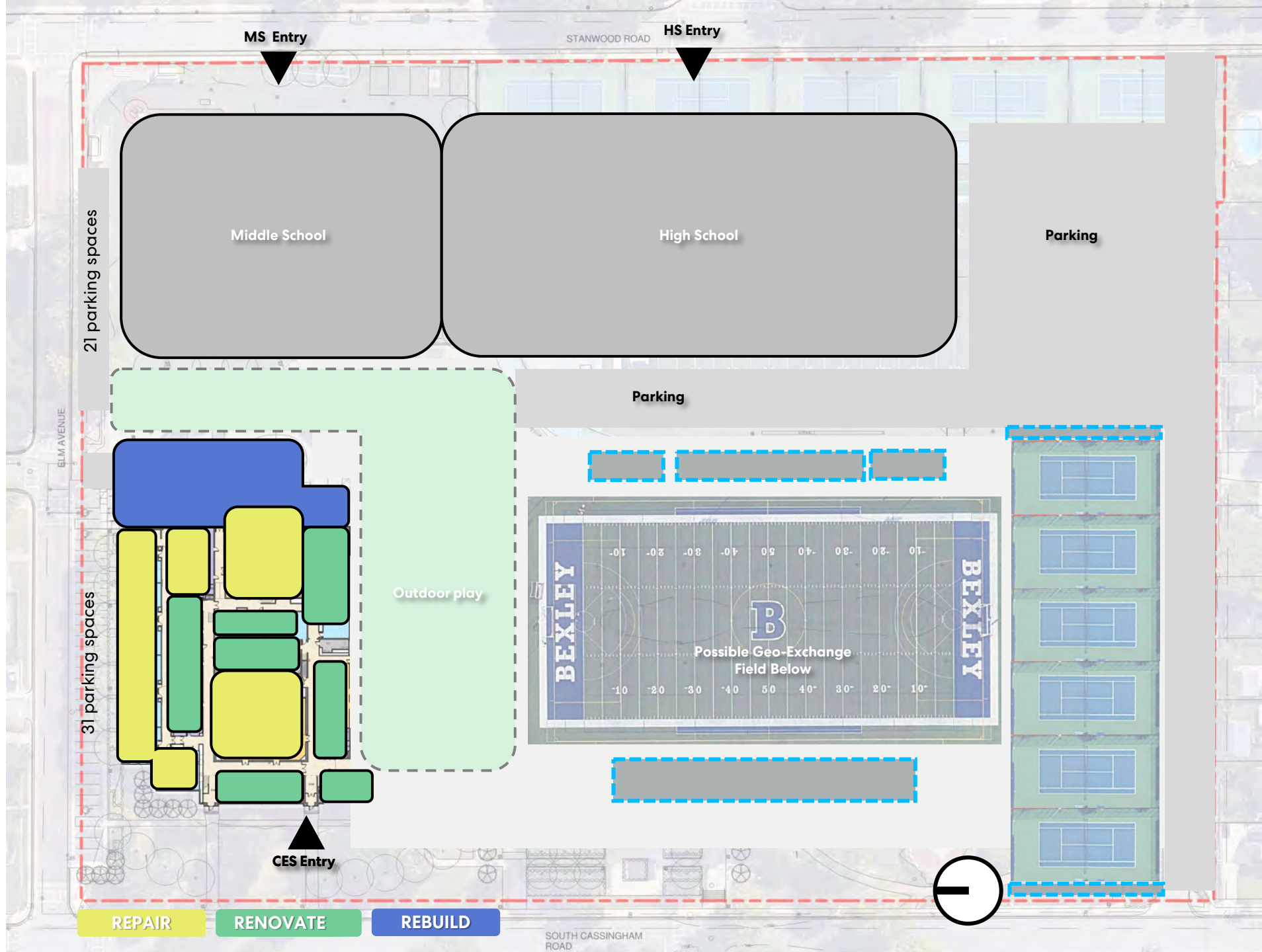
Cassingham Campus Phase 3

Stadium/Tennis on Site

- Renovate/Rebuild CES
- 225 parking spaces

CES Cost - \$ 68.7M*

*Inclusive of markups - include:
Estimating Contingency @ 10%
Escalation to Q2 2038 @ 66.25%
Soft Costs @ 20%



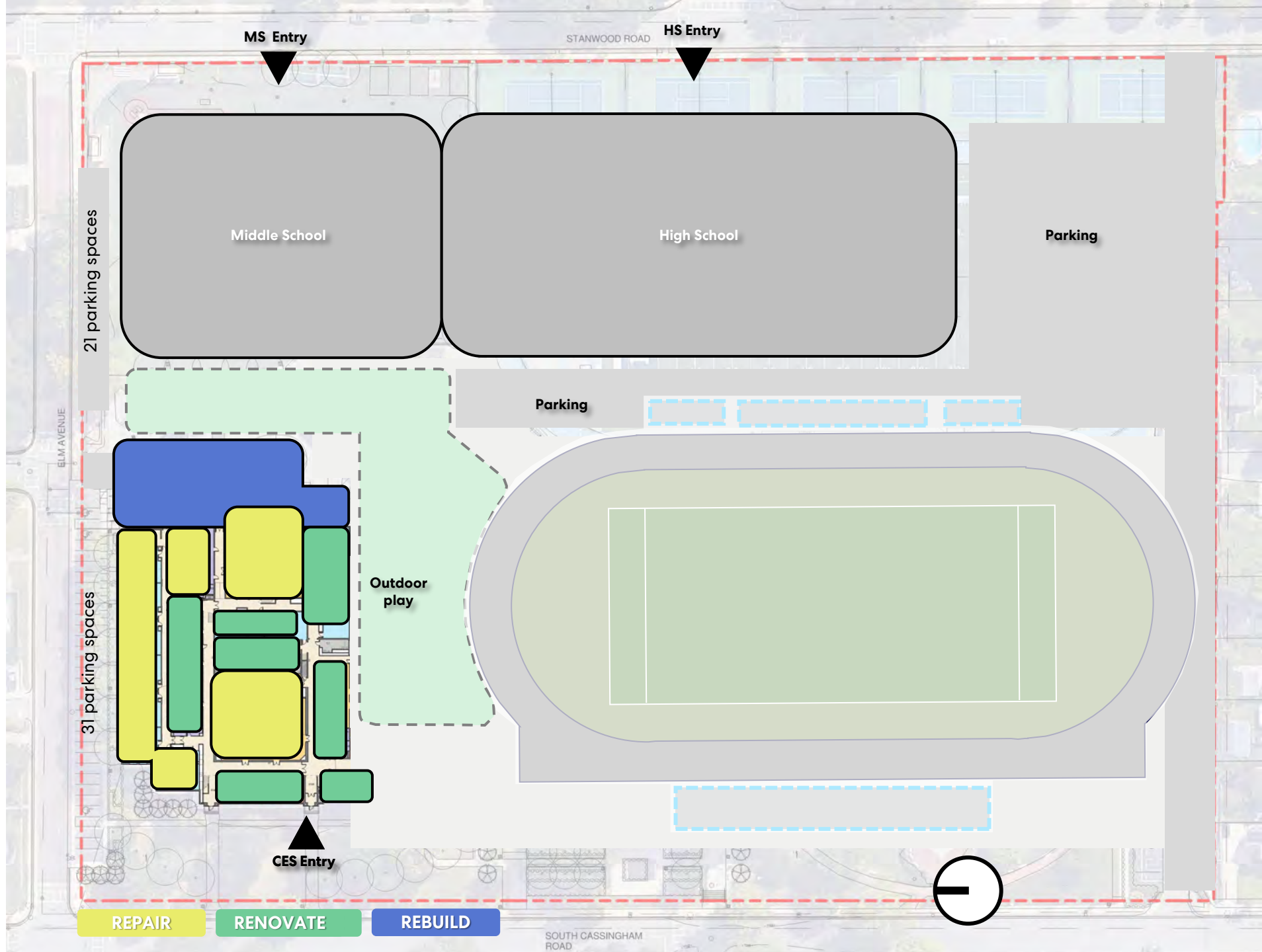
Cassingham Campus Phase 3

Stadium/Track on Site

- Renovate/Rebuild CES
- 180 parking spaces

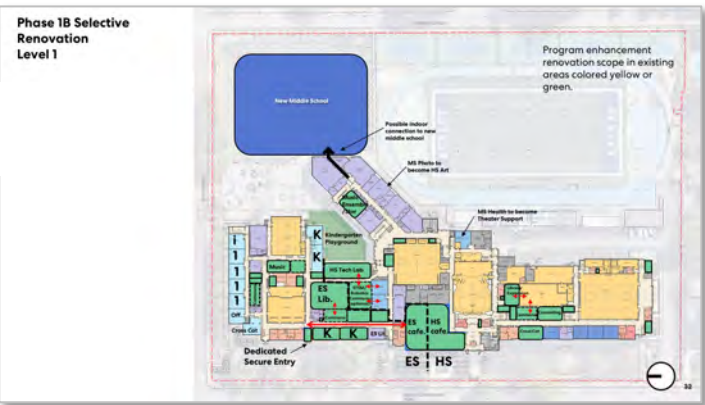
CES Cost - \$ 68.7M*

*Inclusive of markups - include:
Estimating Contingency @ 10%
Escalation to Q2 2038 @ 66.25%
Soft Costs @ 20%



Cassingham Complex: Options/Phases

Phase 1A/1B: \$92.2M

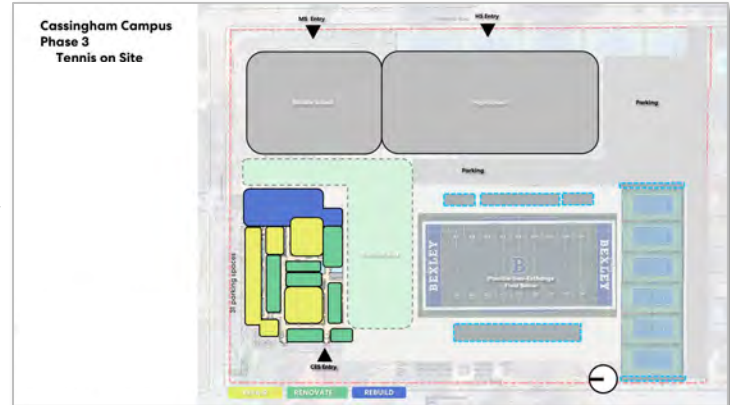


Phase 2, Option A:

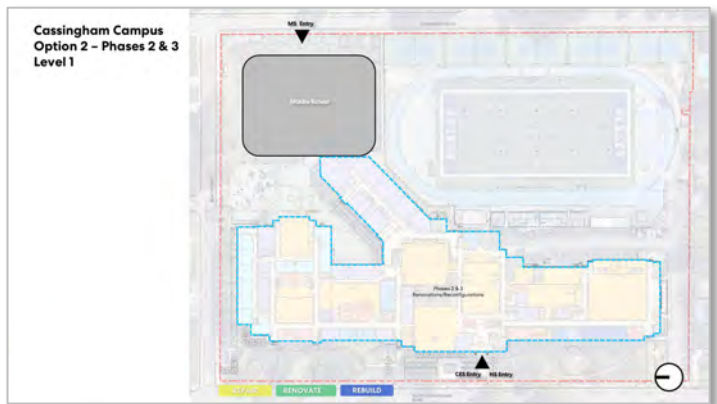
\$203.1M



Phase 3: CES: \$68.7M



Phase 2 & 3, Option B: \$?



Continued comprehensive renovations plus all physical adequacy items

For the purposes of accounting for escalation, five years is the assumed timeframe between phases, actual timeframe TBD.

Maryland Elementary School

Perkins&Will



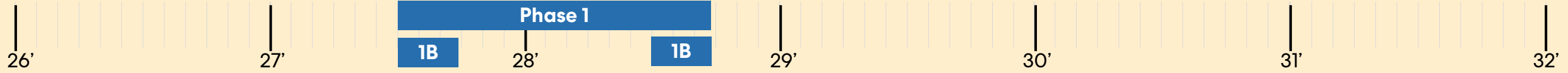
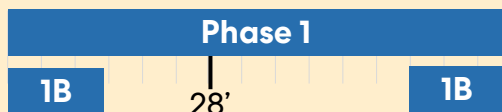
Moody Nolan



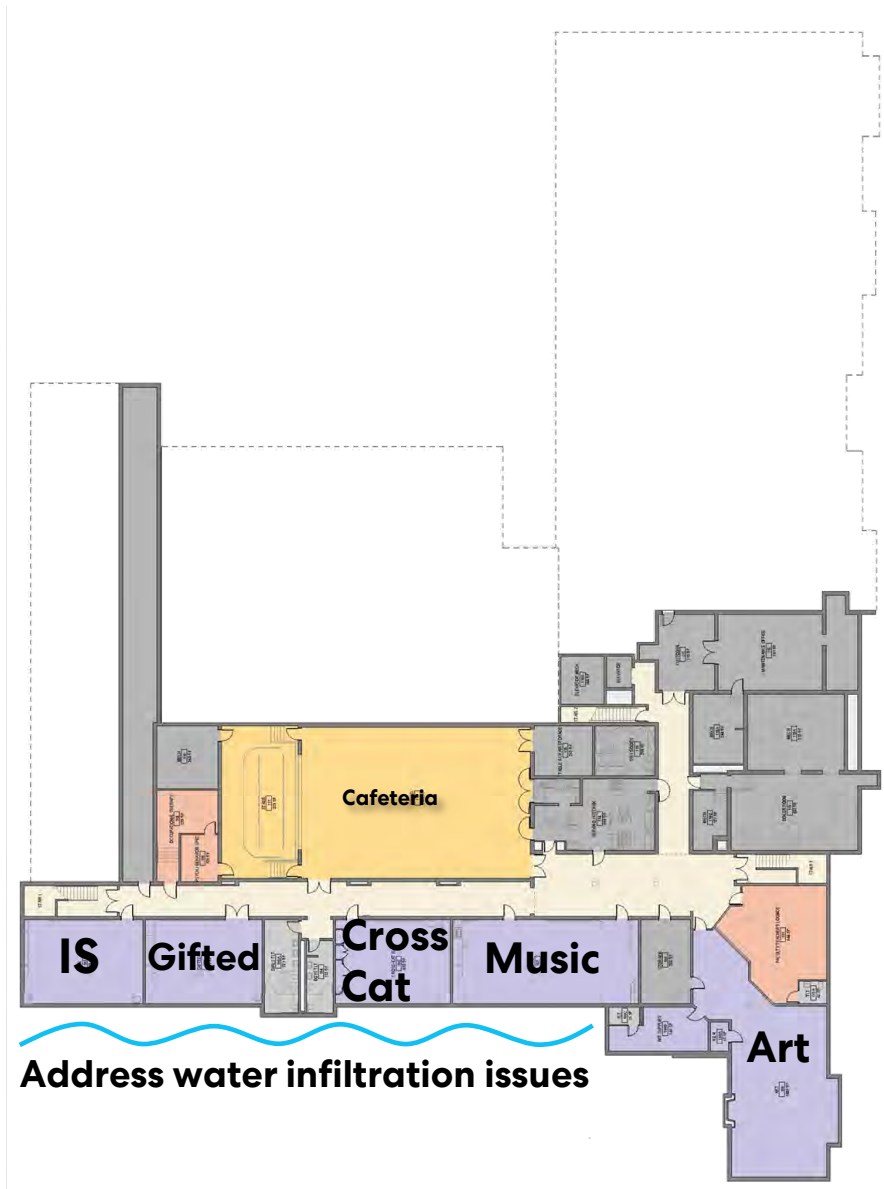
DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1A Add.	12-15 months	0
1B Reno.	2 summers	0
Total	12-15 months (1-1.25yrs)	

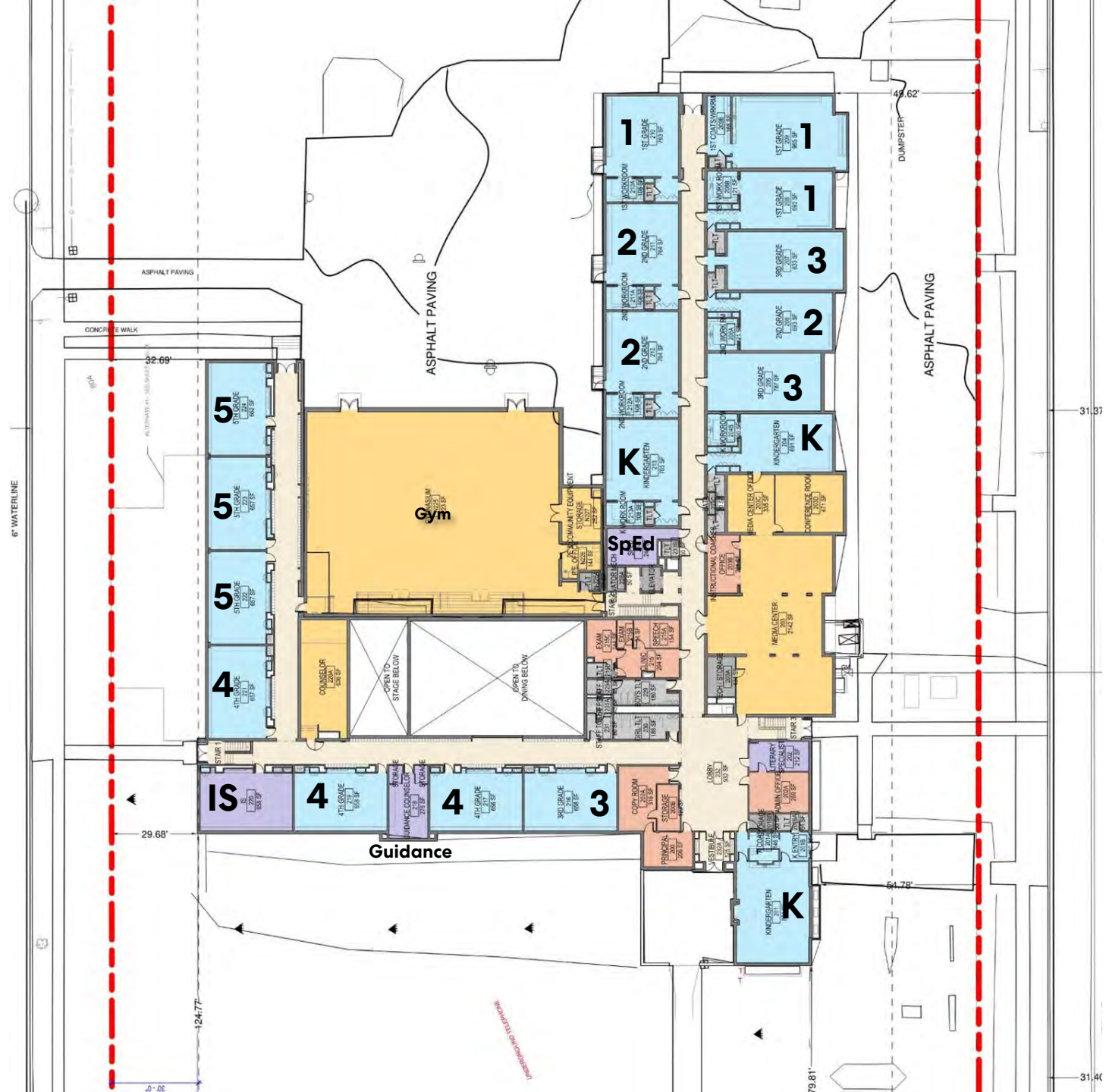
18 total parking spaces
(18 existing)



Existing Lower Level



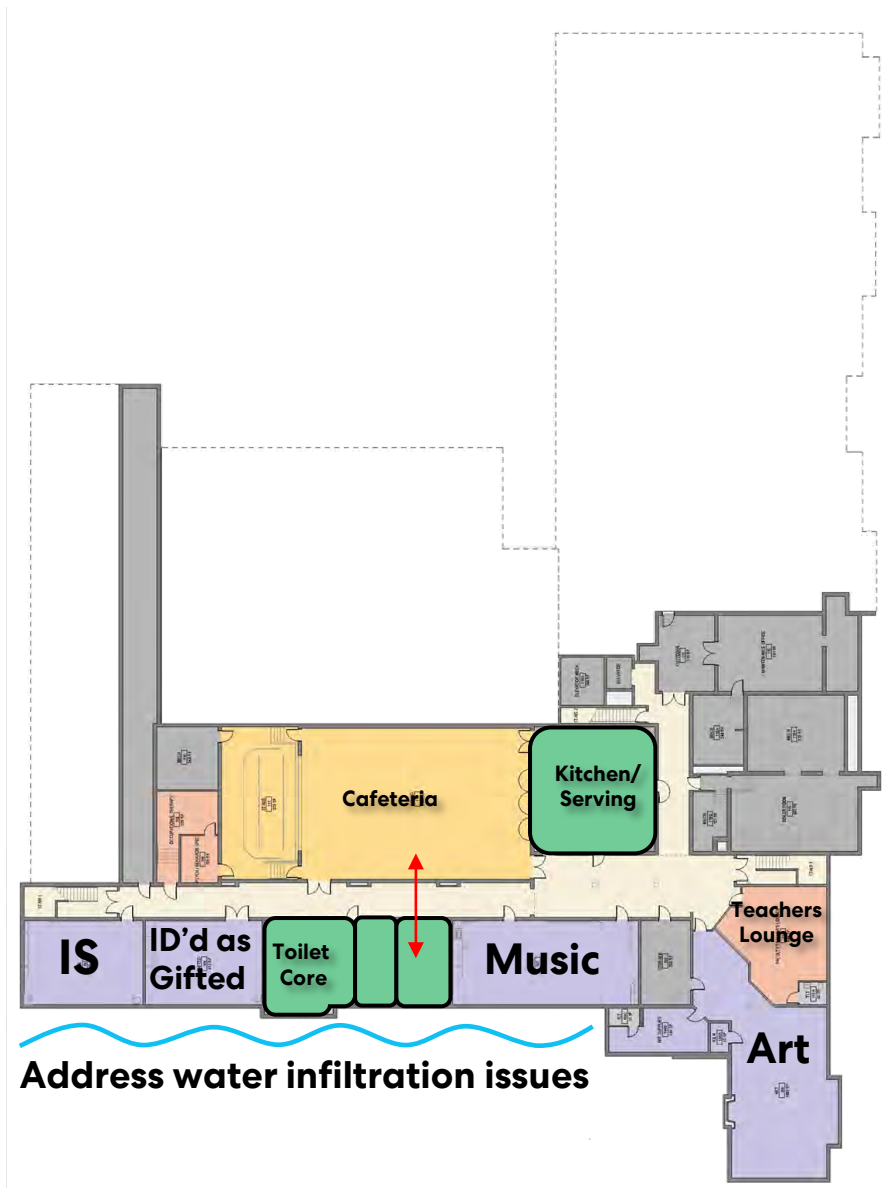
Existing Upper Level



Lower Level – Phase 1

- Cross Cat moves to upper level
- OT moves to upper level/Psych moves to windowed space
- Expand renovate kitchen serving area
- Expand renovate toilet core
- 0-5 year assessment items
- Create new/larger cafeteria storage area
- Address water infiltration issues

Program enhancement renovation scope in existing areas colored yellow or green.



REPAIR

RENOVATE

REBUILD

Main Level – Phase 1

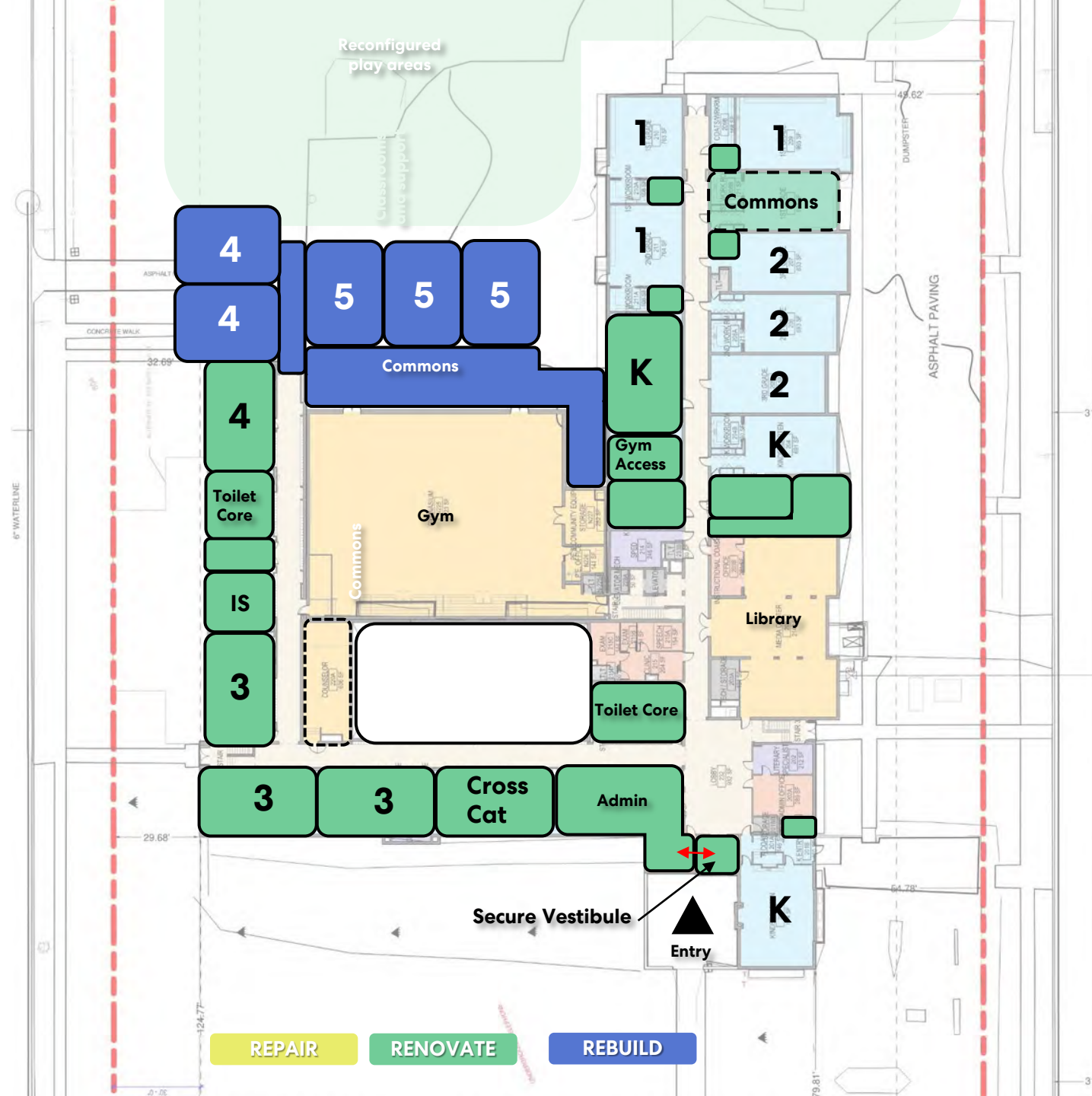
- Rebuild: New 1 story ES addition on north side of school
- Right-size classrooms as possible
- Renovate toilets (K and 1st grade toilets in classrooms) and add uni-sex toilets
- Creates loop circulation around gym (new gym lobby)
- Cross cat on main level
- 0-5 year assessment items

Maryland ES Cost -

\$16.7M* (inclusive of additions)

Value of addition - **\$5.9M***

*Inclusive of markups - include:
 Estimating Contingency @ 10%
 Escalation to Q3 2028 @ 17.0%
 Soft Costs @ 20%

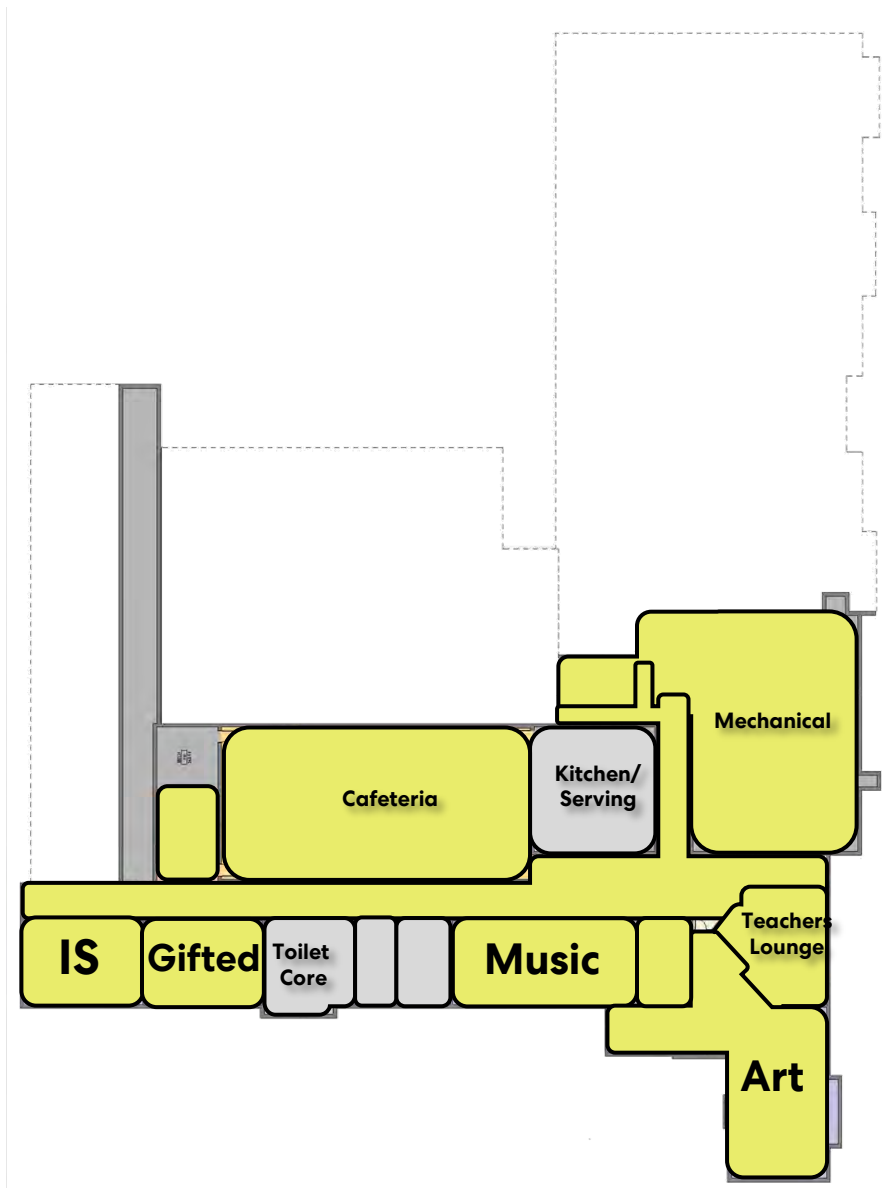


Program enhancement renovation scope in existing areas colored yellow or green.

Lower Level – Phase 2

- Repair – Spaces not addressed in Phase 1
- Remaining 5-15 year assessment items

Program enhancement renovation scope in existing areas colored yellow or green.



REPAIR

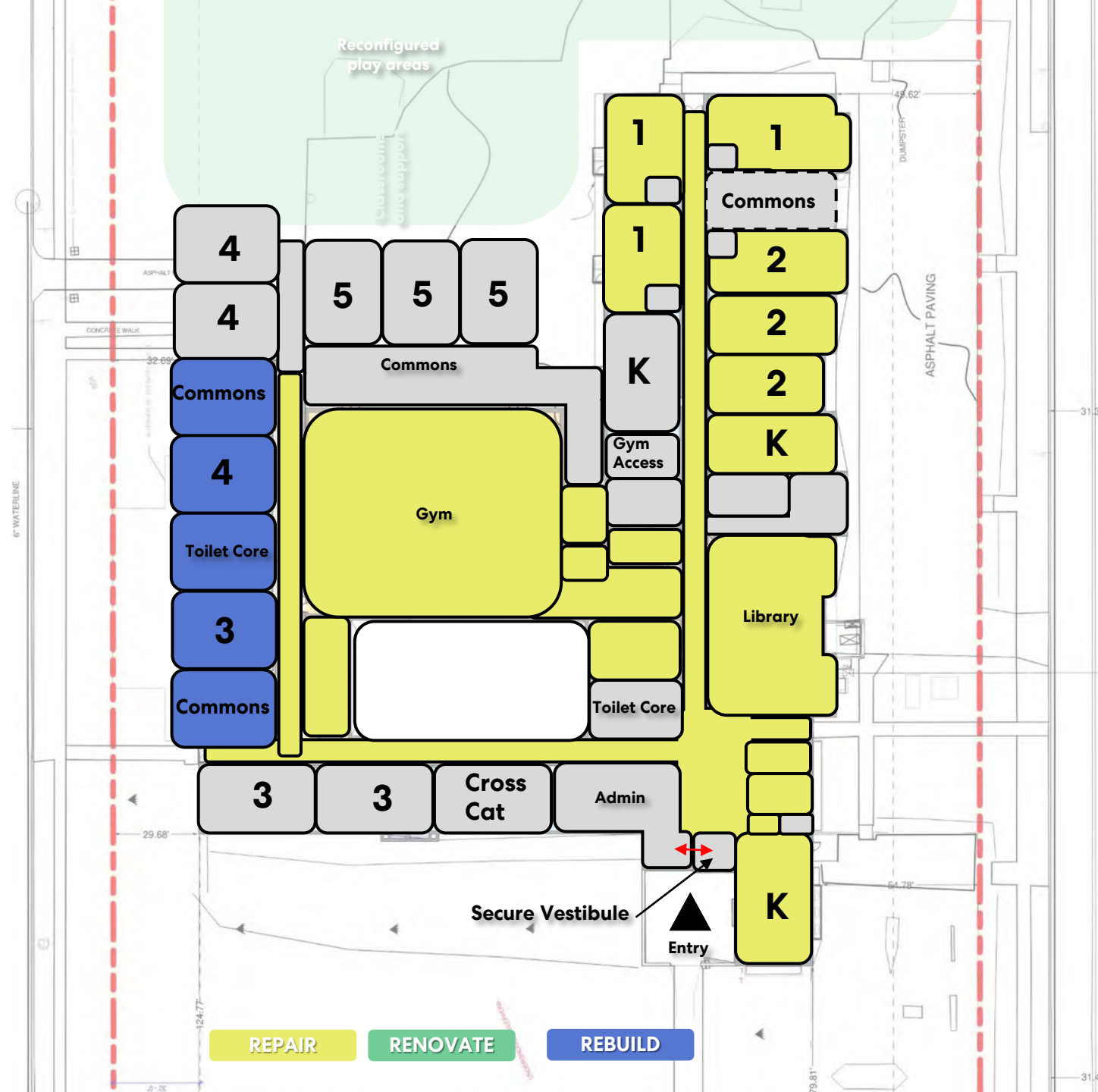
RENOVATE

REBUILD

Main Level – Phase 2

- Rebuild: New 1 story ES addition on west side of school
- Repair – Spaces not addressed in Phase 1
- Remaining 5-15 year assessment items

Phase 2 Timing TBD
Cost TBD



Program enhancement renovation scope in existing areas colored yellow or green.

Montrose Elementary School

Perkins&Will



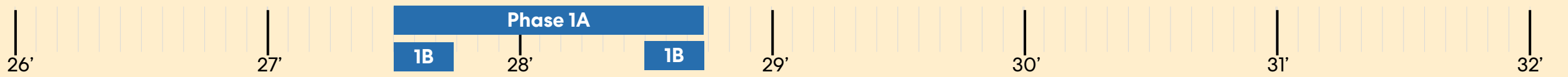
Moody Nolan



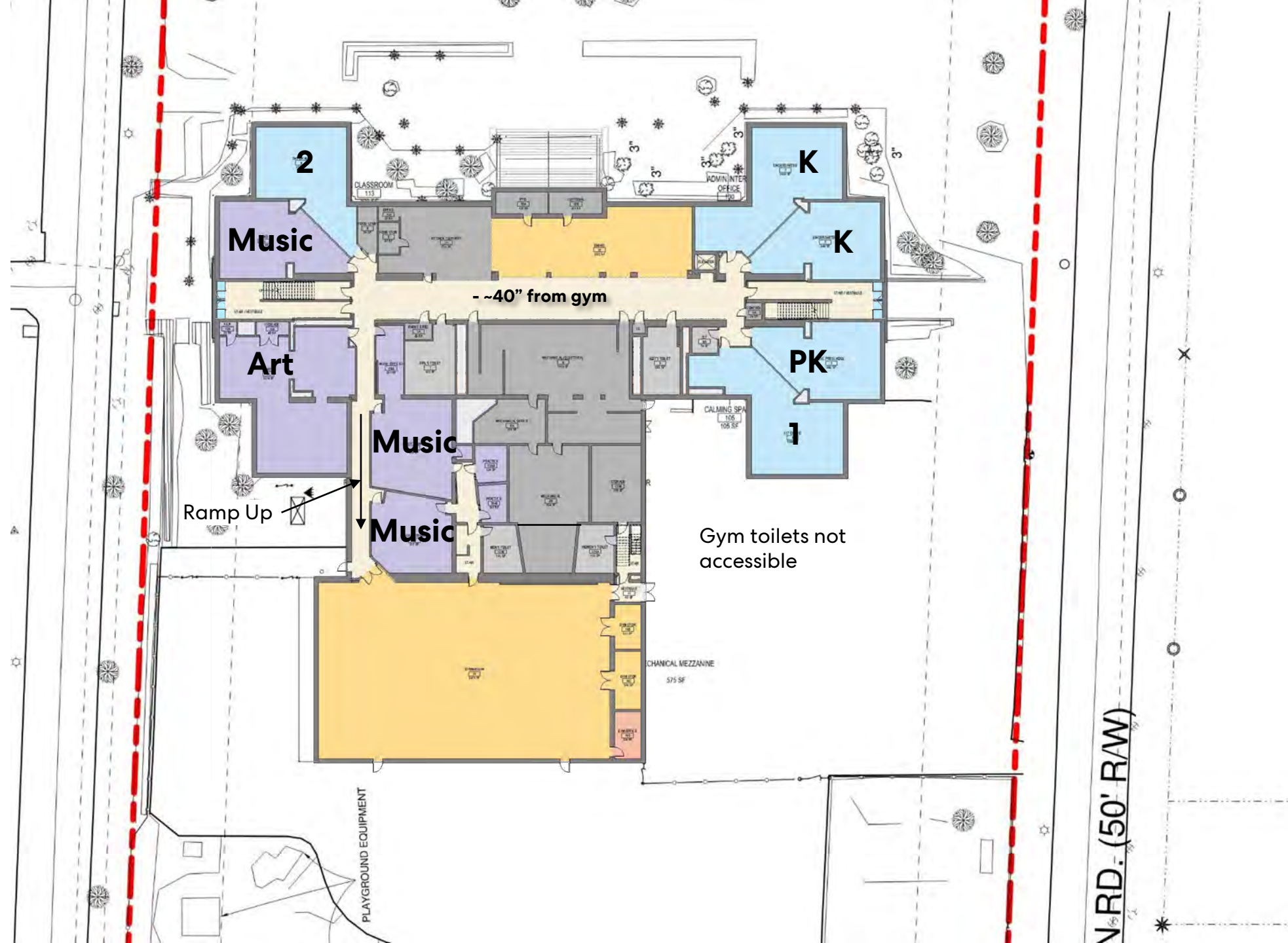
DRAFT Phasing

Phase	Duration (months)	# Modular Classrooms
1A Add.	12-15 months	0
1B Reno.	2 summers	0
Total	12-15 months (1-1.25yrs)	

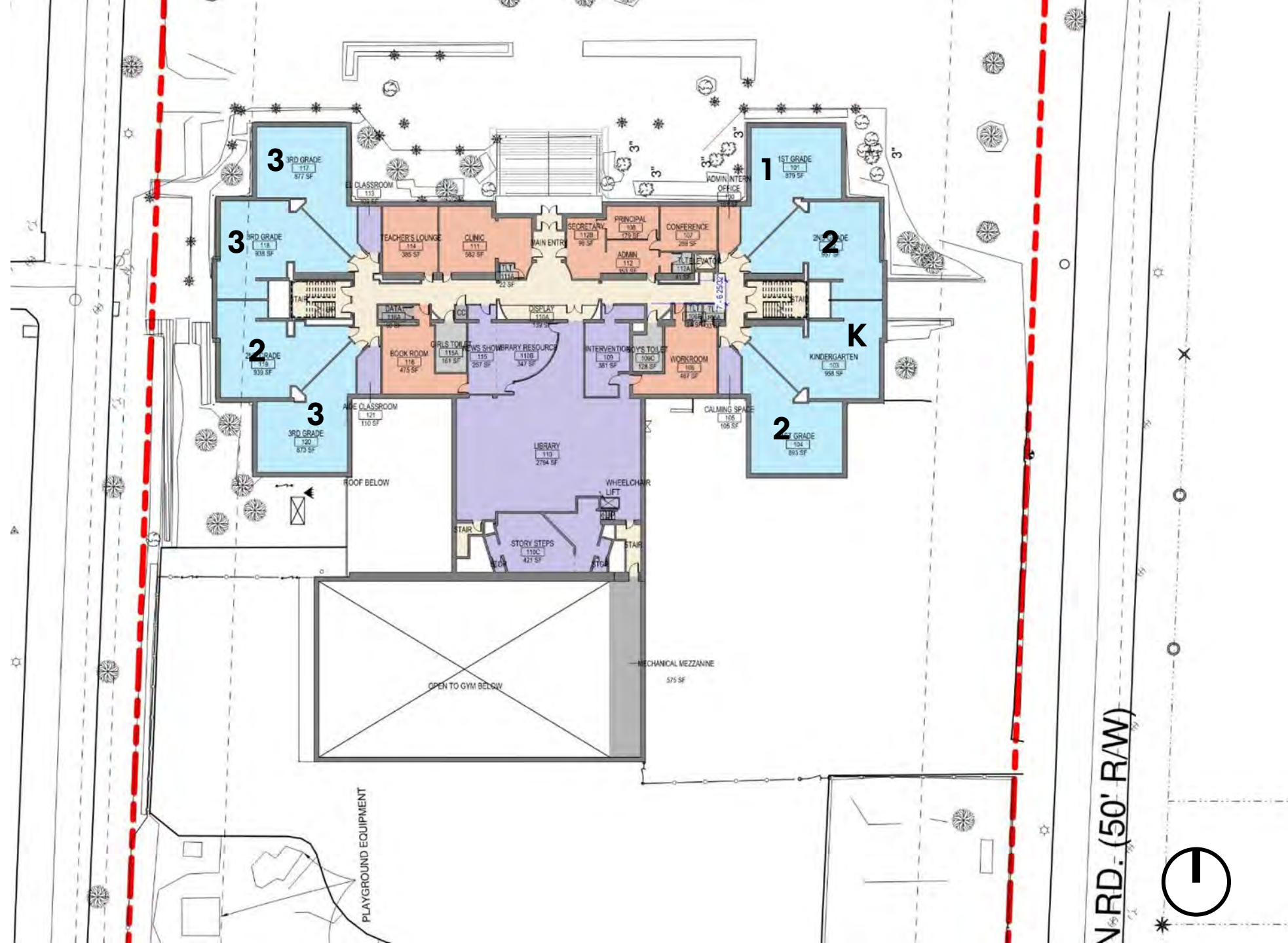
50 total parking spaces
(37 existing)



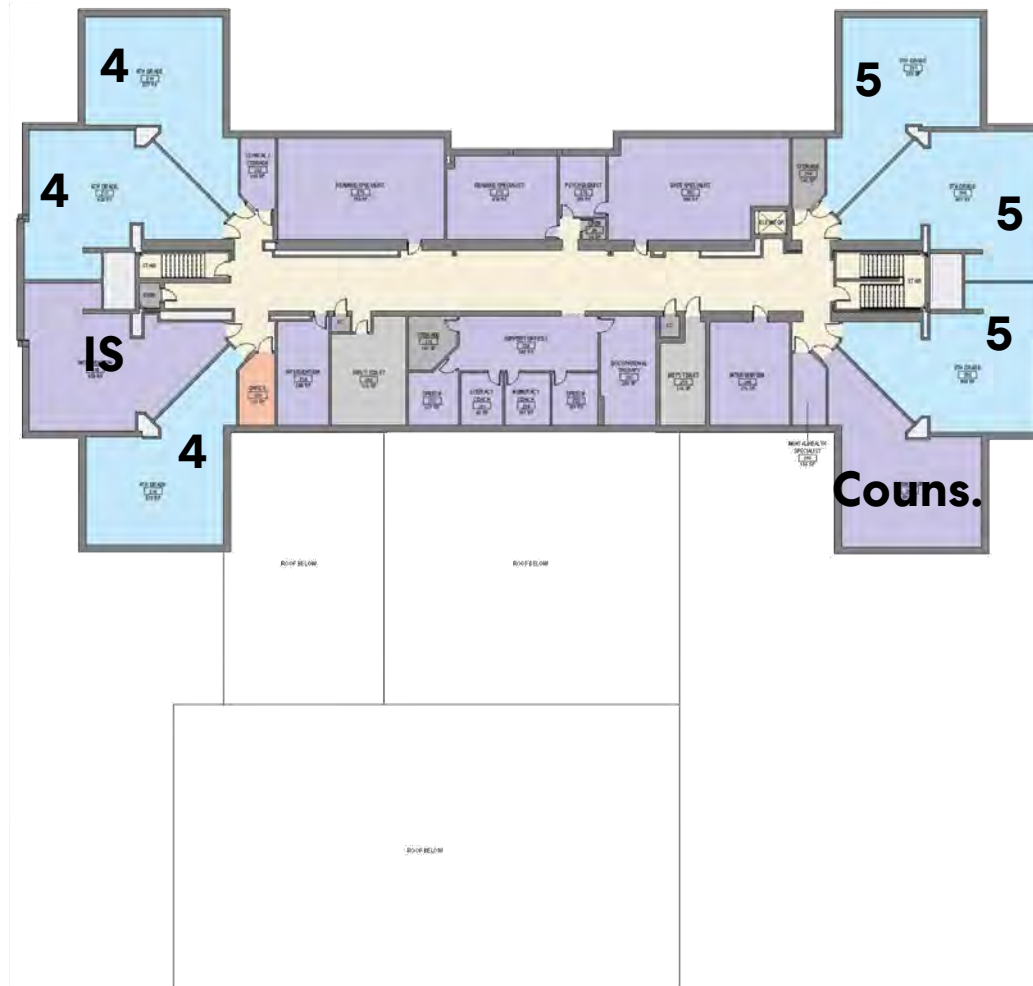
Existing Lower Level



Existing Level 1



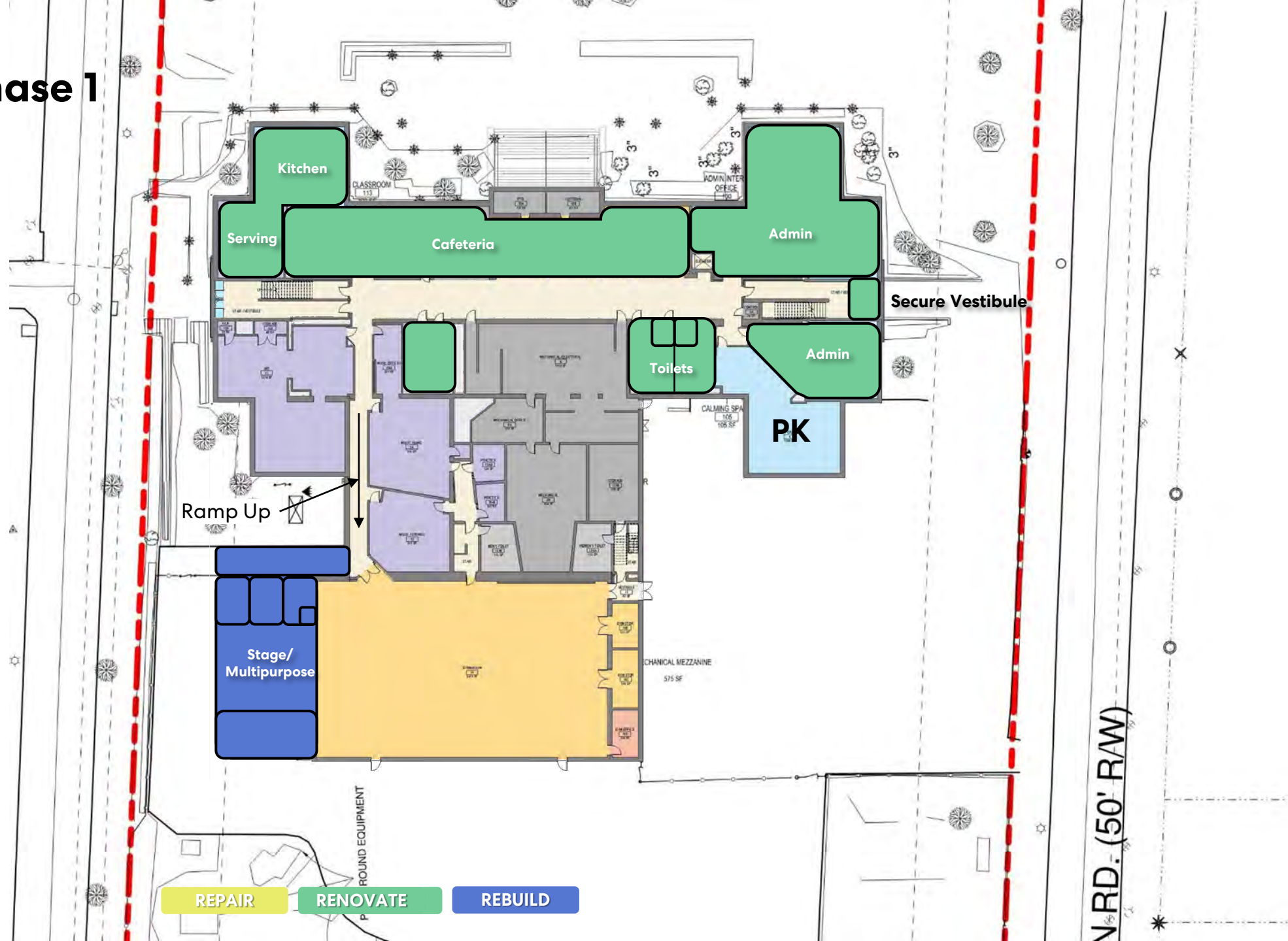
Existing Level 2



Lower Level – Phase 1

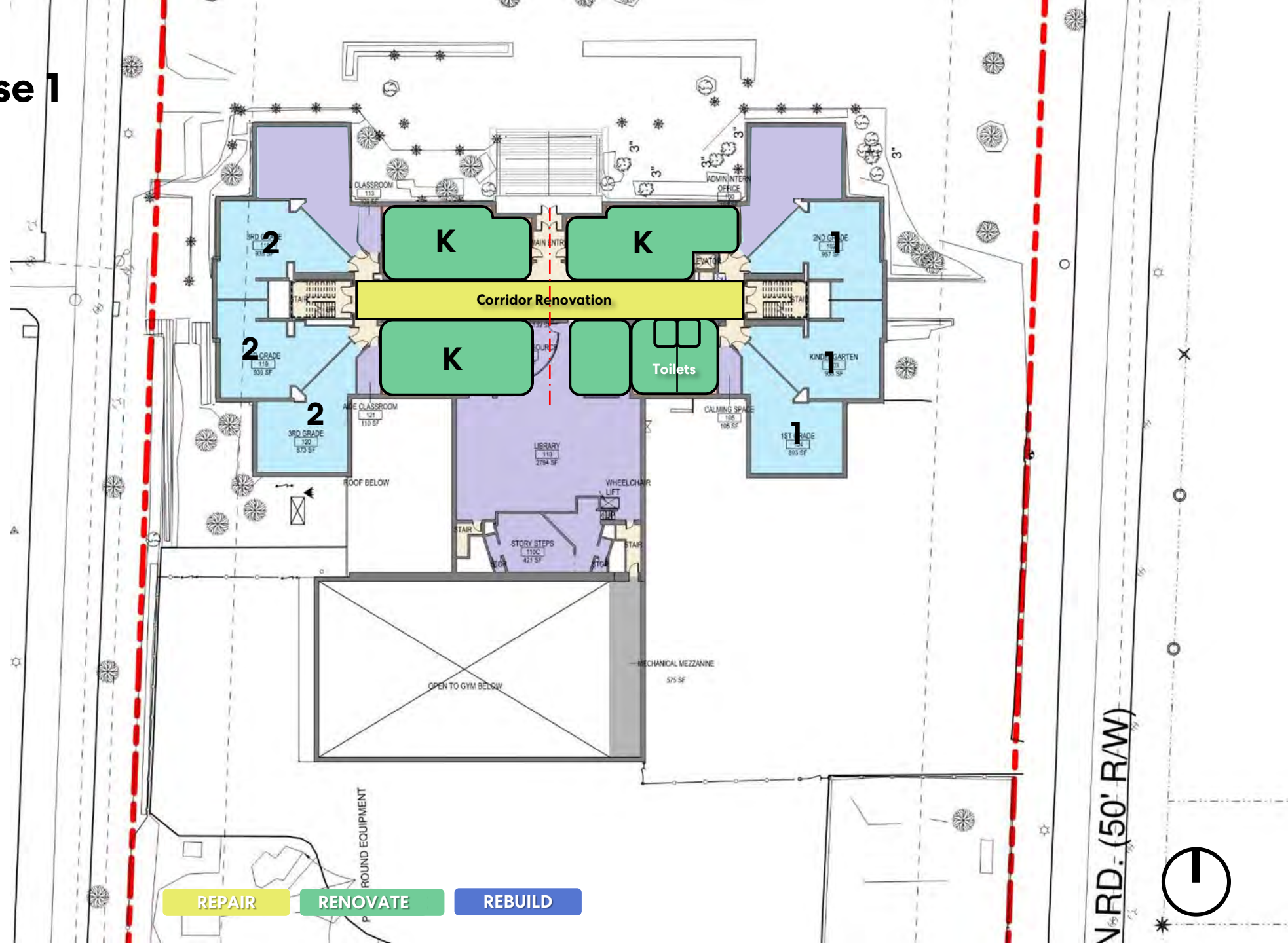
- Rebuild: New 1 story addition to west: stage, storage, toilets
- Move administration to lower level, secure vestibule
- Right-size kitchen/serving and cafeteria
- Create new toilet core on all floors and add uni-sex toilets

Program enhancement renovation scope in existing areas colored yellow or green.



First Floor – Phase 1

- Renovate existing space to create three new classrooms
- Create new toilet core on all floors
- Renovate Library Resources space (result of toilet core work)



Program enhancement renovation scope in existing areas colored yellow or green.

Second Floor – Phase 1

- Create new toilet core on all floors
- Renovate vacated toilet space to usable area

Montrose ES Cost - \$17.8M*
(inclusive of addition)

Value of addition - **\$3.4M***
Value of Kitchen/Cafeteria
Renovation - **\$3.5M***

Softball – Add \$3-4M*

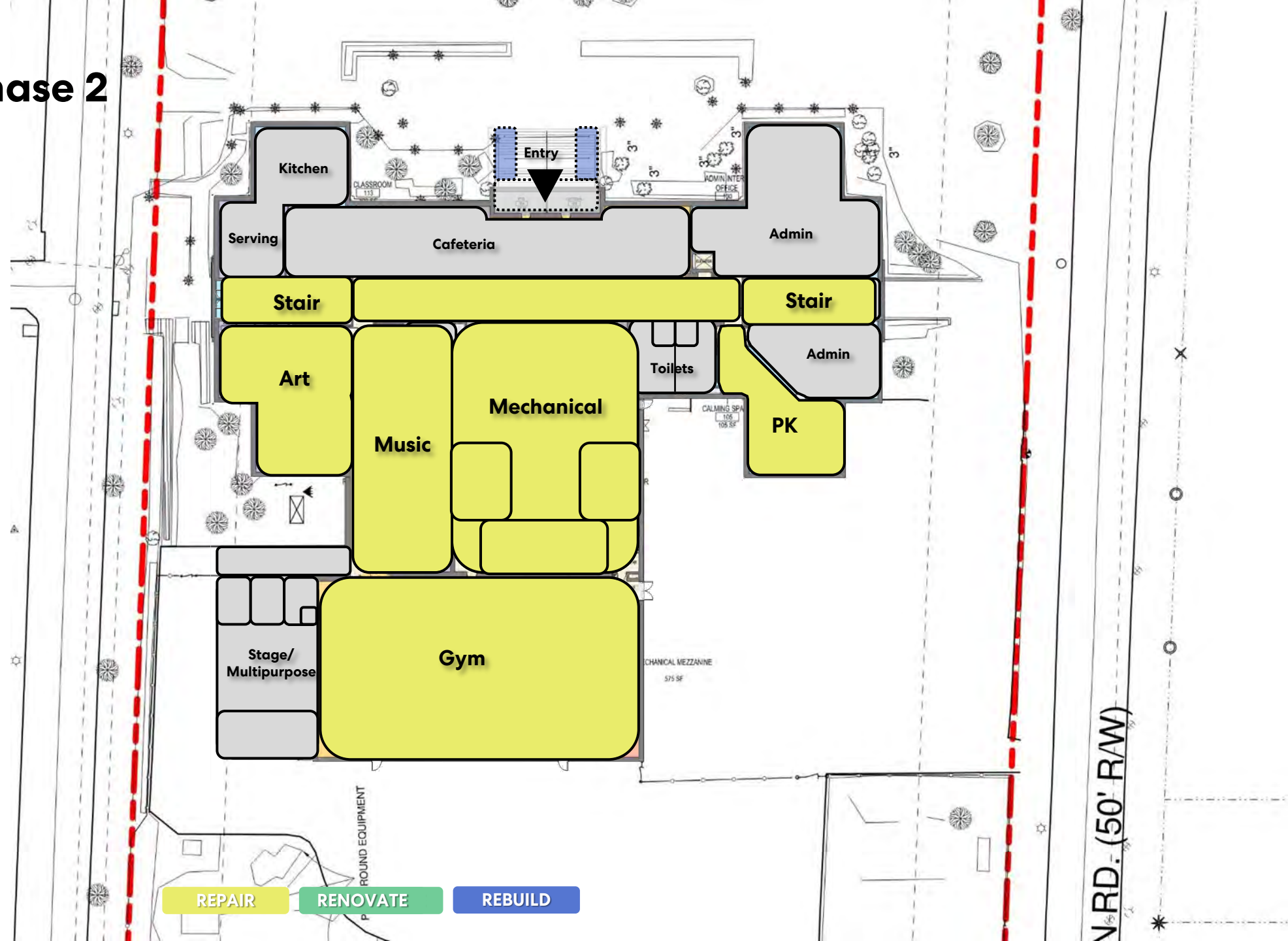
*Inclusive of markups - include:
Estimating Contingency @ 10%
Escalation to Q3 2028 @ 17.0%%
Soft Costs @ 20%



Program enhancement renovation scope in existing areas colored yellow or green.

Lower Level – Phase 2

- Repair – Spaces not addressed in Phase 1
- Remaining 5-15 year assessment items



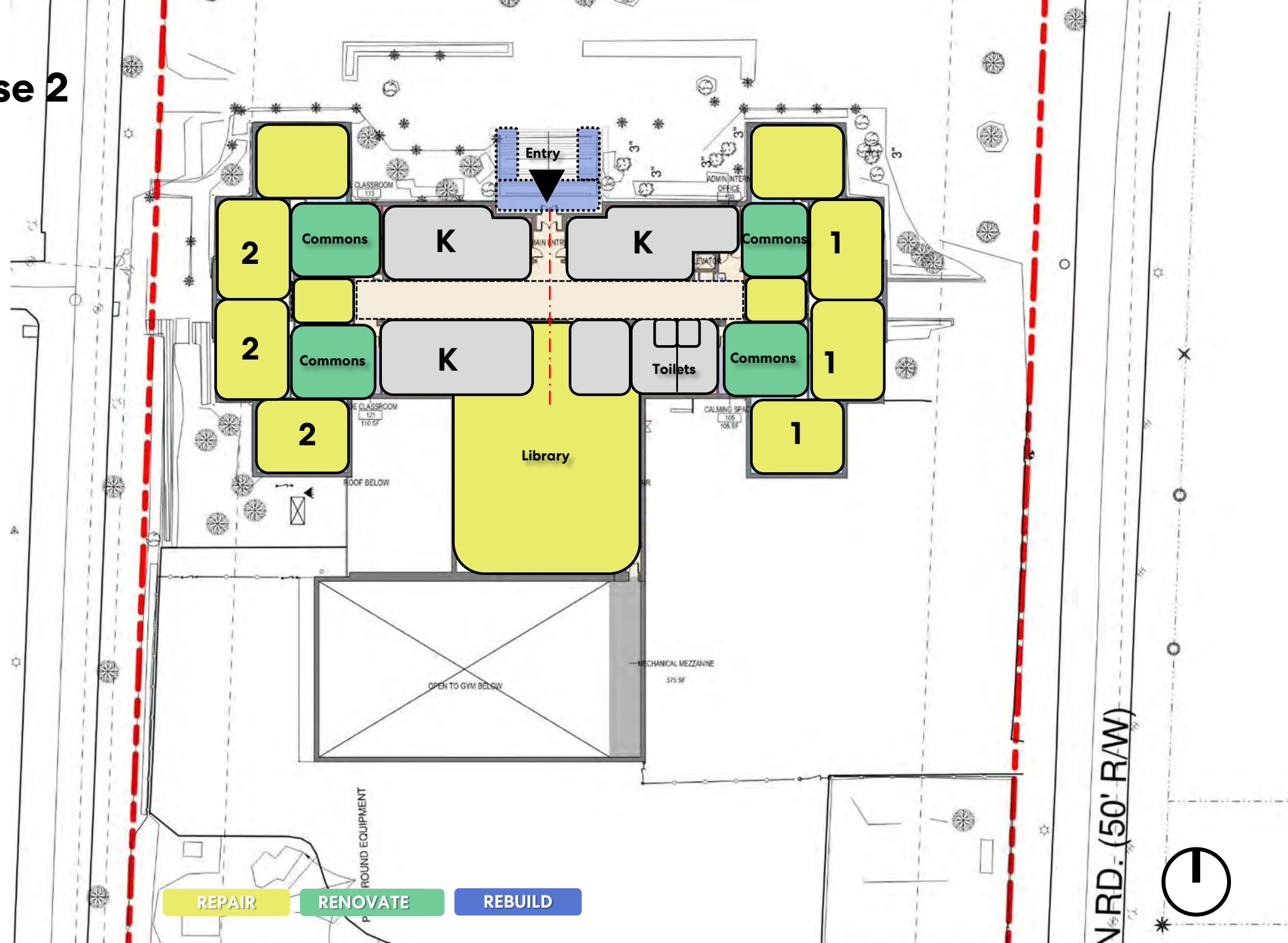
Program enhancement renovation scope in existing areas colored yellow or green.

REPAIR RENOVATE REBUILD

NRD. (50' RAW)

First Floor – Phase 2

- Repair – Spaces not addressed in Phase 1
- Add Commons areas
- Remaining 5-15 year assessment items

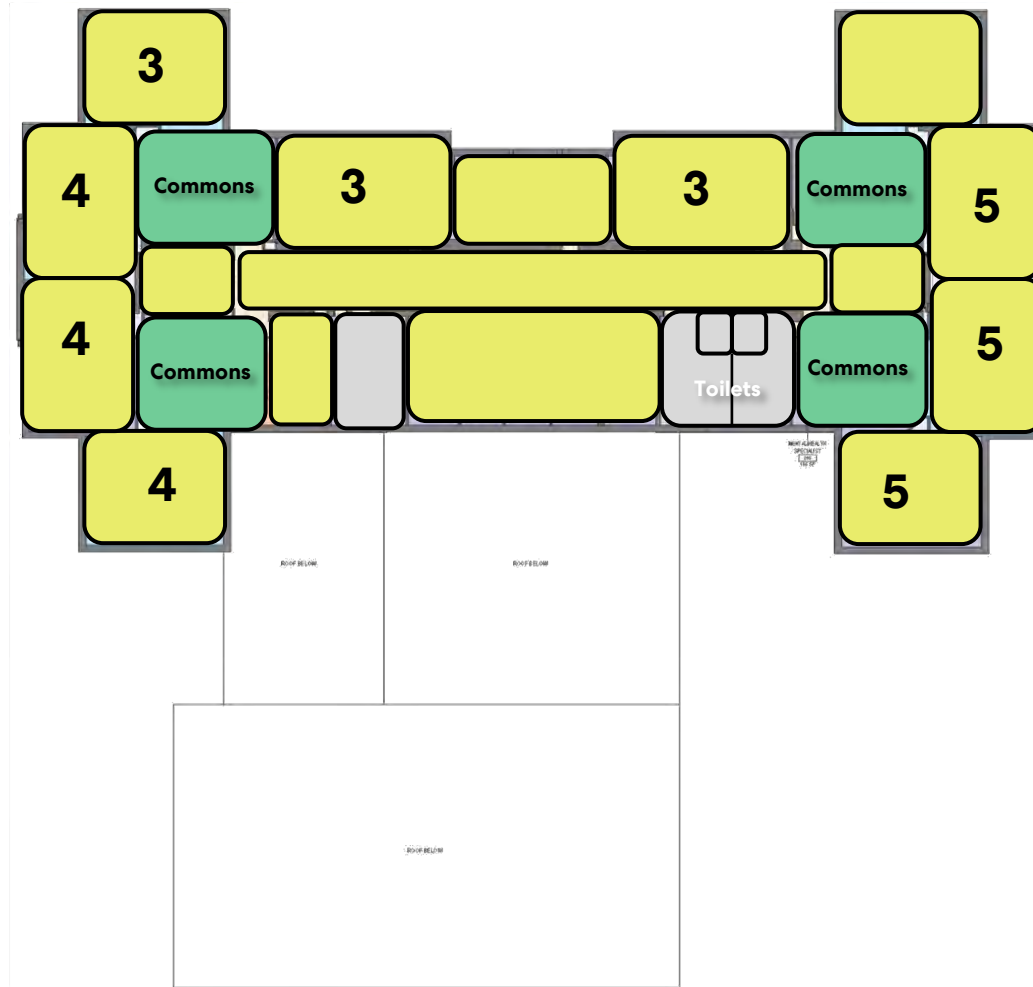


Program enhancement renovation scope in existing areas colored yellow or green.

Second Floor – Phase 2

- Repair – Spaces not addressed in Phase 1
- Add Commons areas
- Remaining 5-15 year assessment items

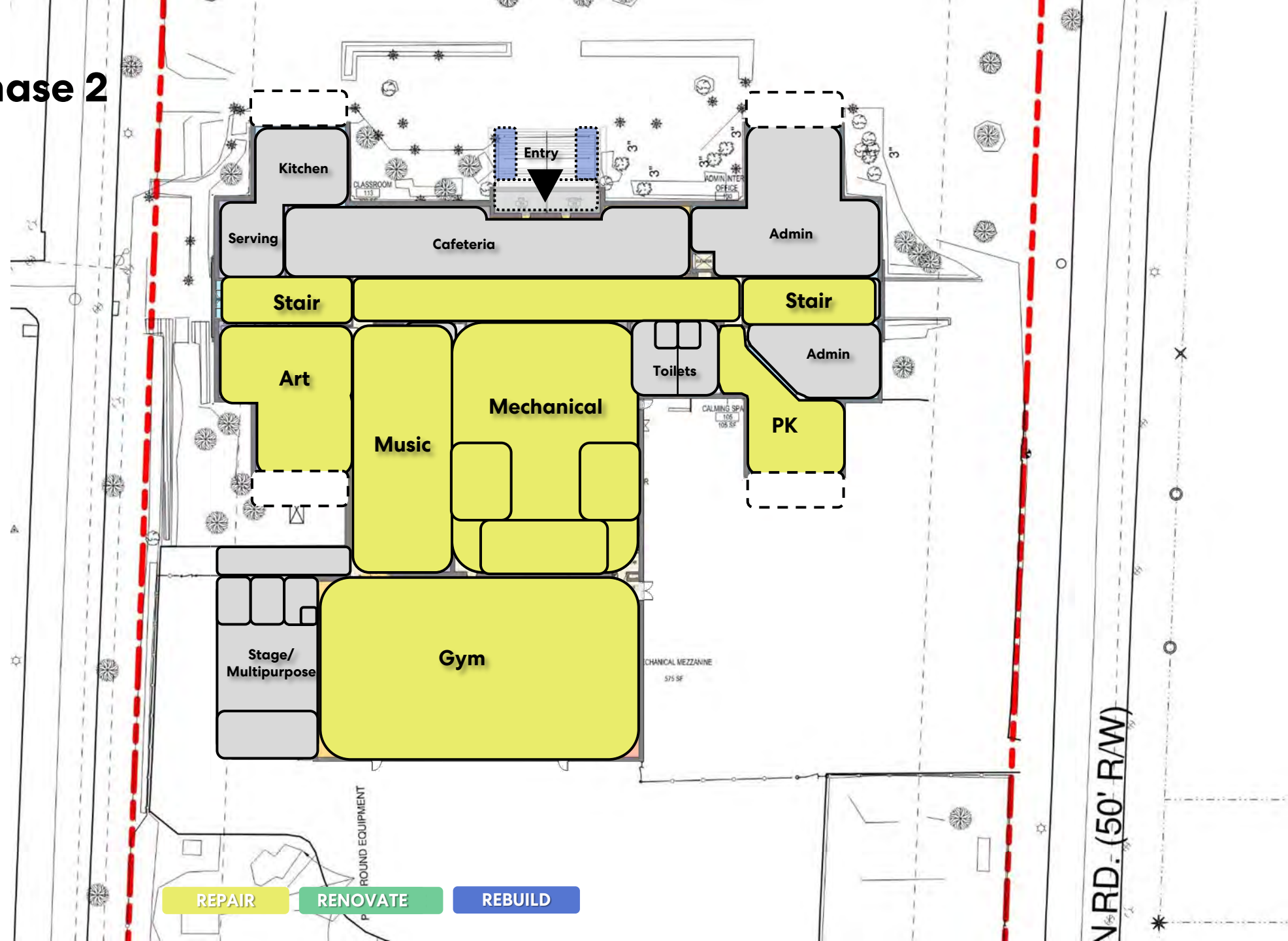
Phase 2 Timing TBD
Cost TBD



Program enhancement renovation scope in existing areas colored yellow or green.

Lower Level – Phase 2 Revised

- Repair – Spaces not addressed in Phase 1
- Remaining 5-15 year assessment items



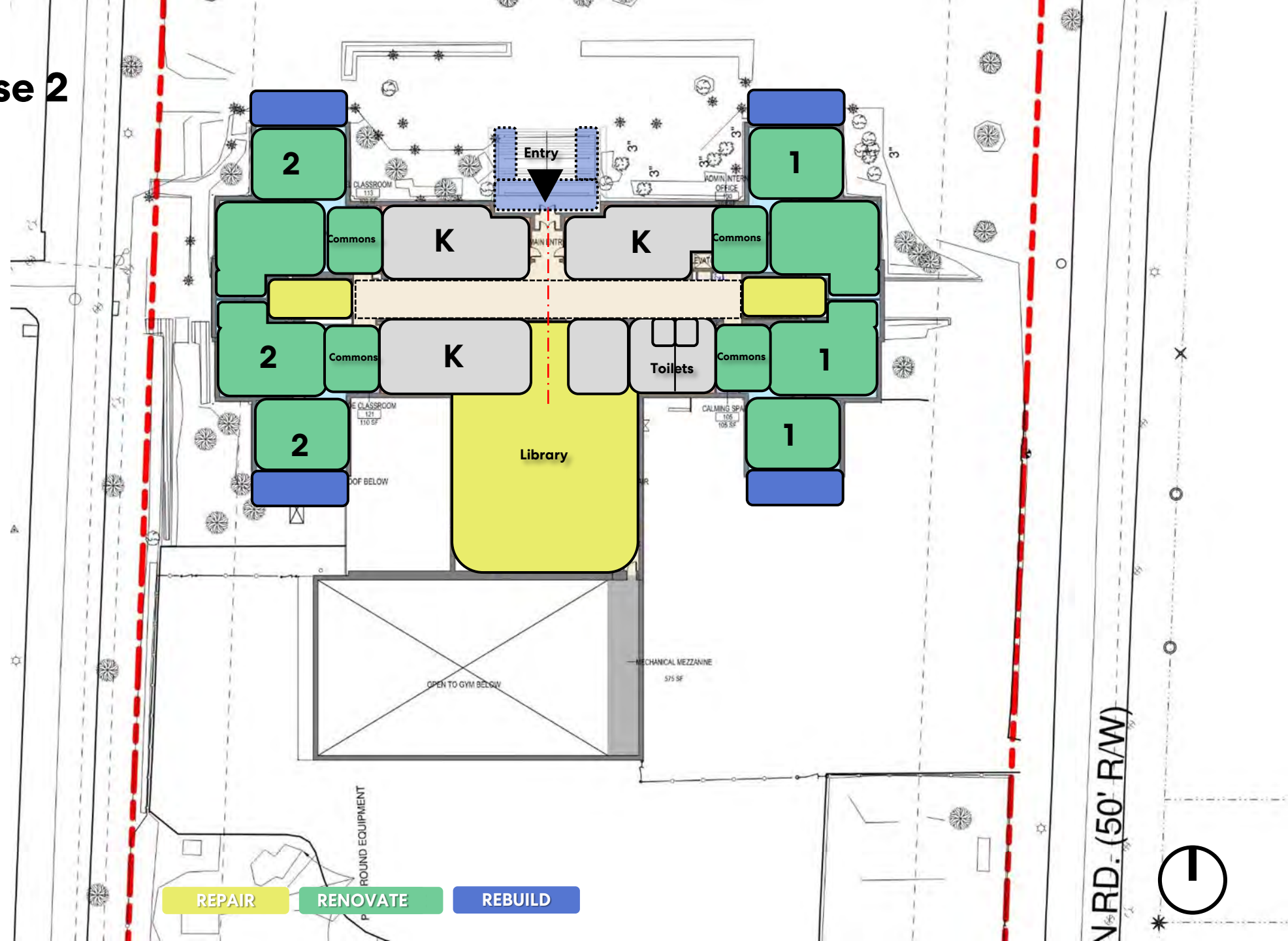
Program enhancement renovation scope in existing areas colored yellow or green.

NRD. (50' RAW)

First Floor – Phase 2 Revised

- Repair – Spaces not addressed in Phase 1
- Renovate and add to create rectangular classrooms
- Add commons areas
- Add windows to limited daylight classrooms
- Remaining 5-15 year assessment items

Program enhancement renovation scope in existing areas colored yellow or green.

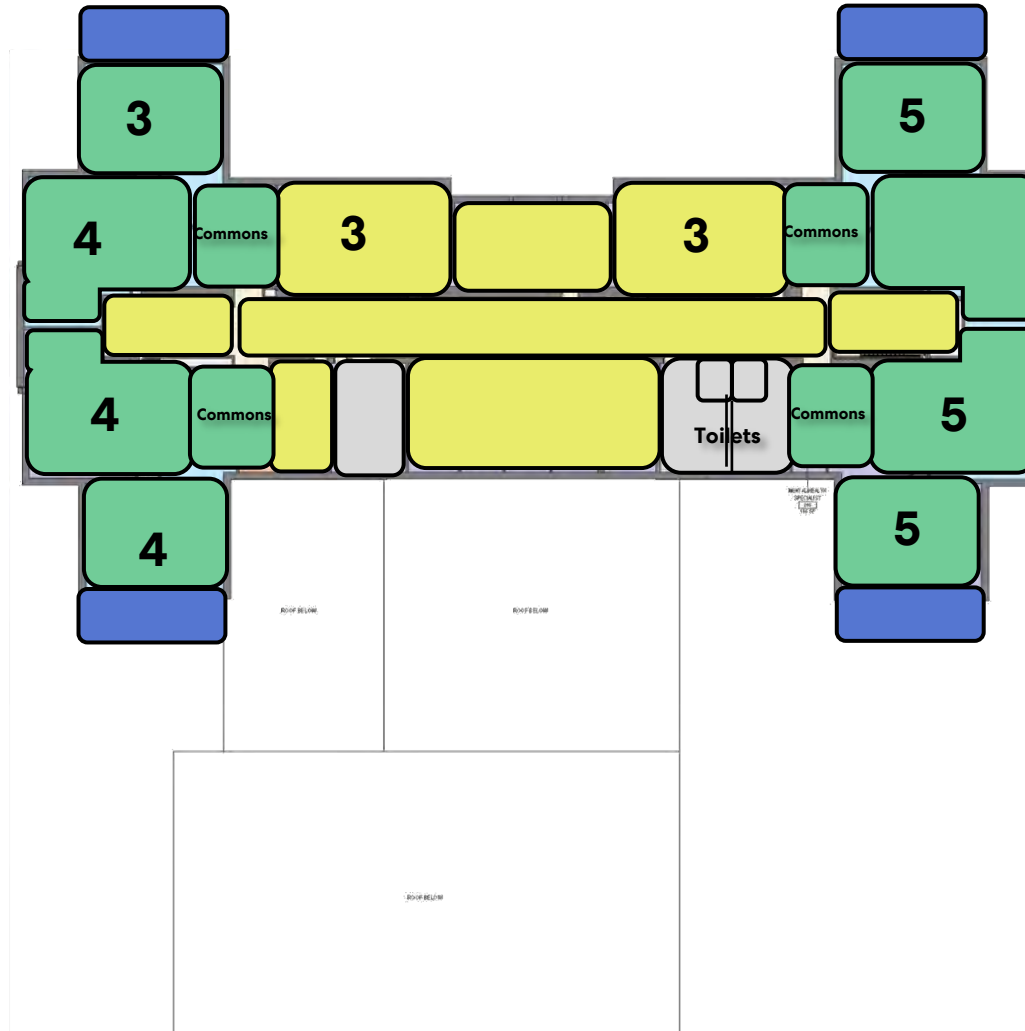


Second Floor – Phase 2 Revised

- Repair – Spaces not addressed in Phase 1
- Renovate and add to create rectangular classrooms
- Add commons areas
- Add windows to limited daylight classrooms
- Remaining 5-15 year assessment items

Phase 2 Timing TBD
Cost TBD

Program enhancement renovation scope in existing areas colored yellow or green.



Phase 1 Cost Summary

Bexley Middle School	\$ 65.8M
Bexley High School	\$ 16.2M
Cassingham Elementary School	\$ 10.2M
Maryland Elementary School	\$ 16.7M
Montrose ES Cost	\$ 17.8M

TOTAL **\$126.7M**

Softball at Montrose add: **\$3-4M**

Per diagrams as described on prior pages
Inclusive of markups described on prior pages
 $\$126.7\text{M} - \$42.7\text{M (markups)} = \$84.0\text{M (cost without markups)}$

Cassady Avenue Complex

Options



Bexley City Schools Athletic Fields

Commonwealth Park – Field Hockey

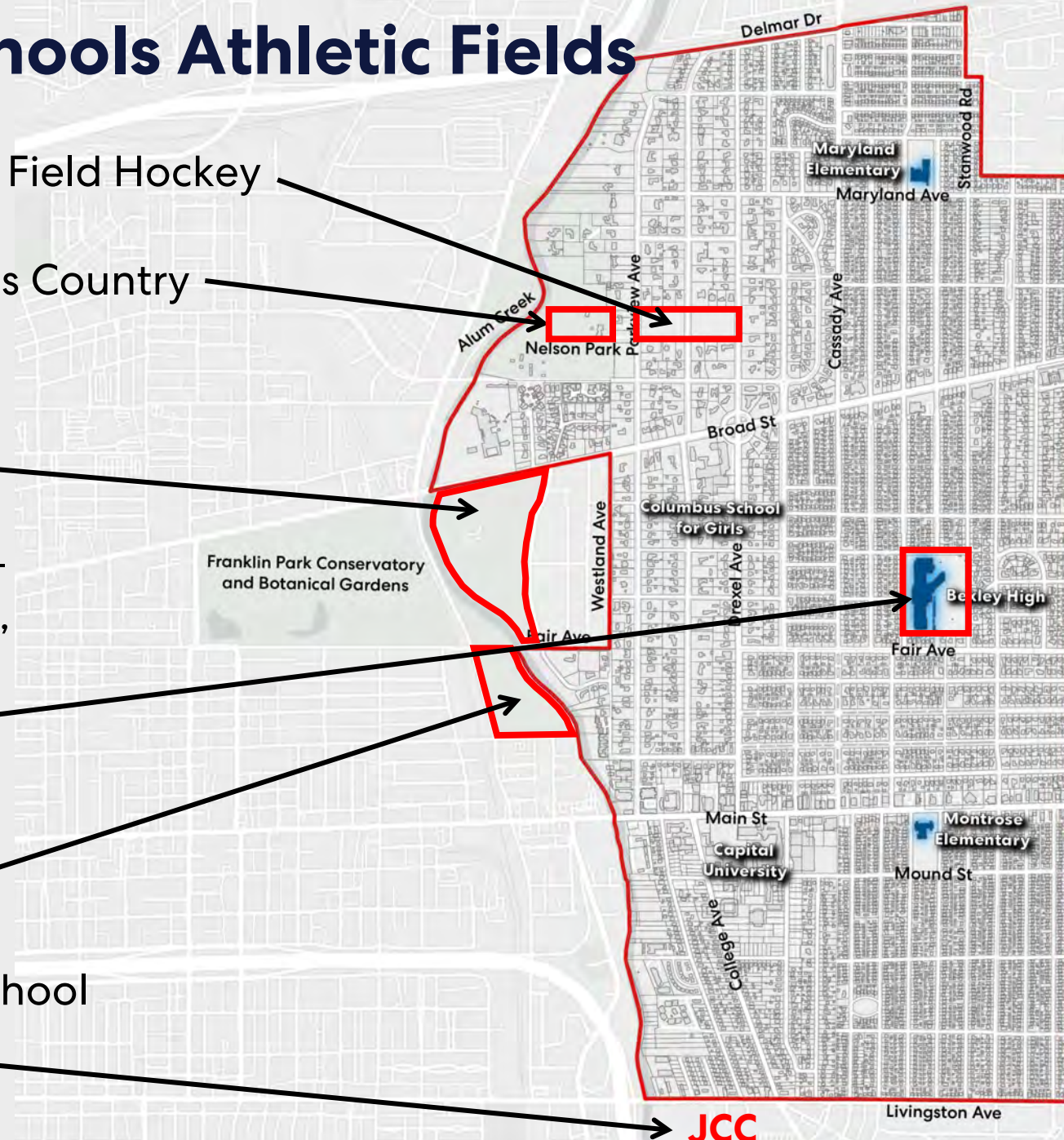
Jeffrey Mansion – Cross Country

Wolfe Park – Lacrosse,
Soccer Practices

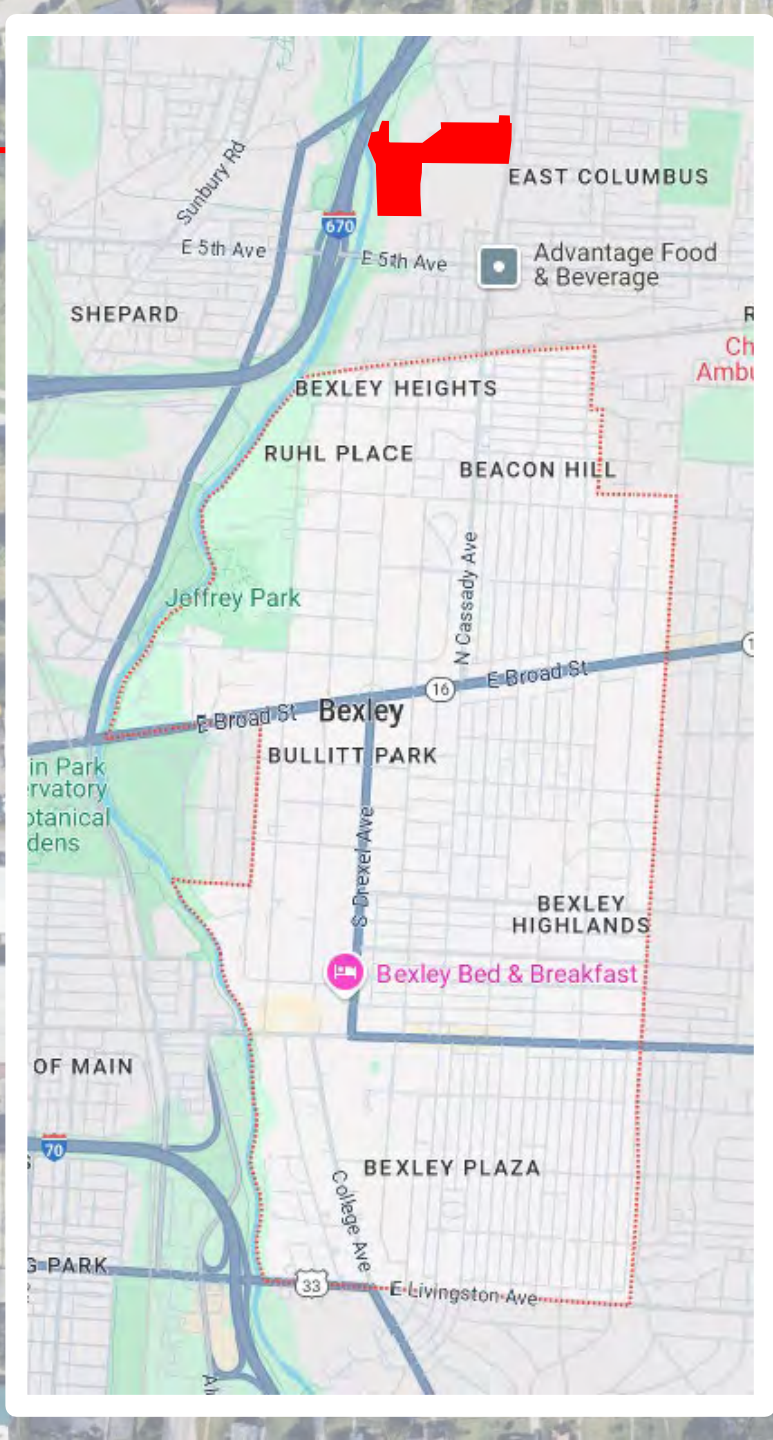
Cassingham Complex –
Tennis, Football, Soccer,
Field Hockey, Lacrosse,
Track & Field, Softball

Clowson Field– High
School Baseball

JCC – JV and Middle School
Baseball



Cassady Avenue – Existing Site



Cassady Avenue – Existing Site



Woodland Run

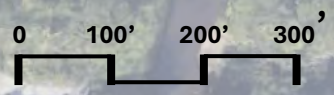
Hinsington Place

Golden Pk

Raymond Truck and Trailer repair

Cassady New and Used Tire

Cassady Avenue



Cassady Avenue – Existing Site

Woodland Run

Sinsington Place

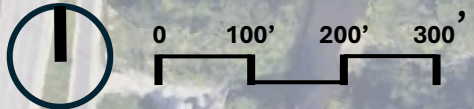


28.481 Acres Total
~~-0.246 Acres (right of way)~~
28.235 Acres Net

Raymond Truck and Trailer repair

Cassady New and Used Tire

den Pk



Cassady Avenue – Existing Site



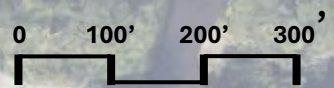
100-yr WSE 758.6 ft
Letter Section: AQ

Stream Protection Corridor

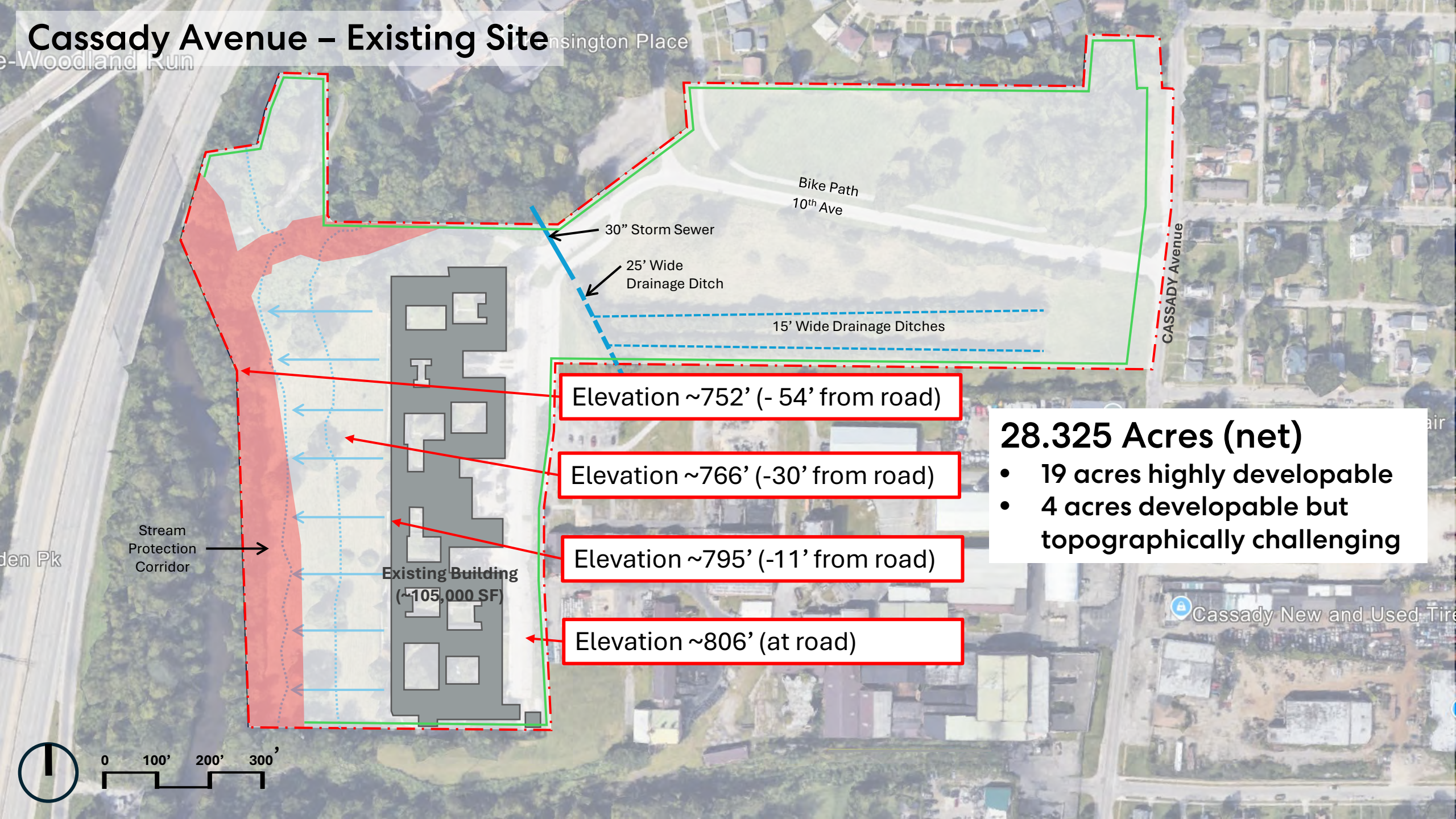
E 10TH AVE

Raymond Truck and Trailer repair

Cassady New and Used Tire



Cassady Avenue – Existing Site



Elevation ~752' (- 54' from road)

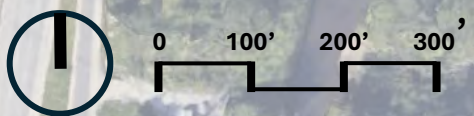
Elevation ~766' (-30' from road)

Elevation ~795' (-11' from road)

Elevation ~806' (at road)

28.325 Acres (net)

- 19 acres highly developable
- 4 acres developable but topographically challenging



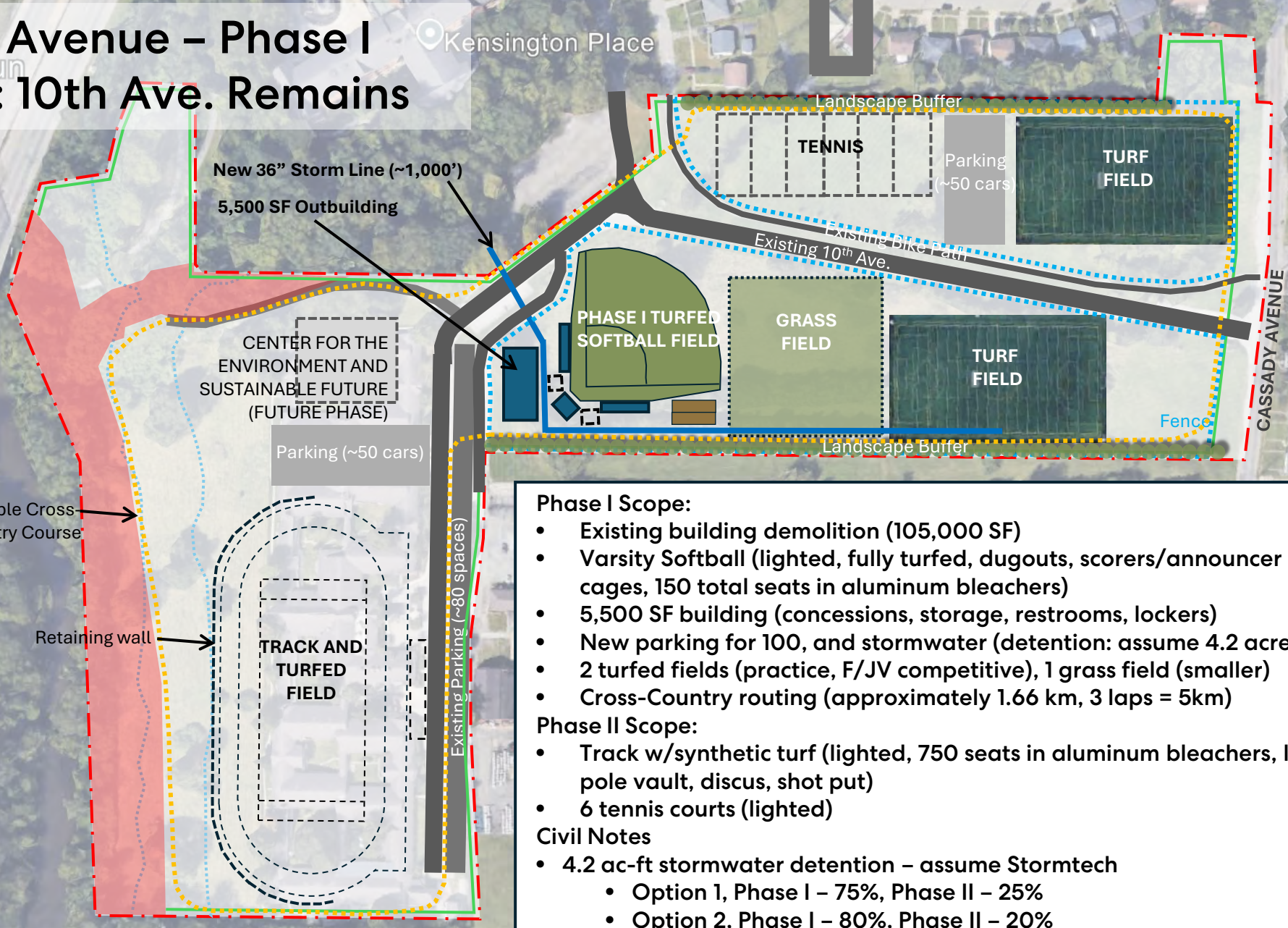
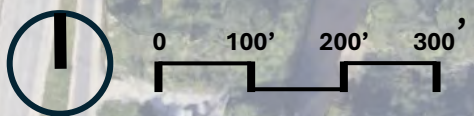
Cassady Avenue – Phase I

Option 1: 10th Ave. Remains

Kensington Place

Woodland Run

den Pk



New 36" Storm Line (~1,000')

5,500 SF Outbuilding

CENTER FOR THE ENVIRONMENT AND SUSTAINABLE FUTURE (FUTURE PHASE)

Parking (~50 cars)

TRACK AND TURFED FIELD

Existing Parking (~80 spaces)

TENNIS

Parking (~50 cars)

TURF FIELD

PHASE I TURFED SOFTBALL FIELD

GRASS FIELD

TURF FIELD

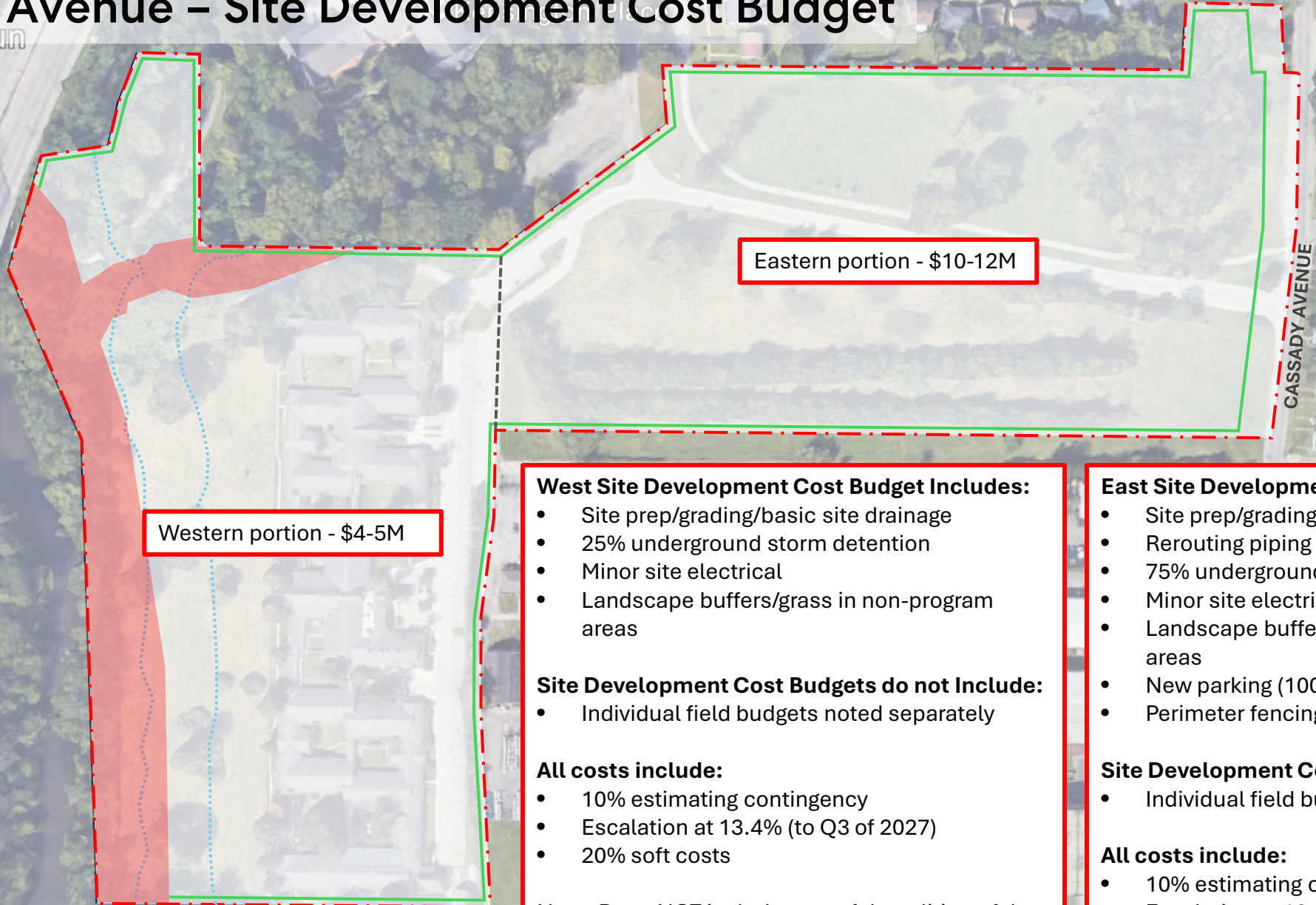
CASSADY AVENUE

- Phase I Scope:**
- Existing building demolition (105,000 SF)
 - Varsity Softball (lighted, fully turfed, dugouts, scorers/announcer building, two batting cages, 150 total seats in aluminum bleachers)
 - 5,500 SF building (concessions, storage, restrooms, lockers)
 - New parking for 100, and stormwater (detention: assume 4.2 acre-fee)
 - 2 turfed fields (practice, F/JV competitive), 1 grass field (smaller)
 - Cross-Country routing (approximately 1.66 km, 3 laps = 5km)
- Phase II Scope:**
- Track w/synthetic turf (lighted, 750 seats in aluminum bleachers, long jump, high jump, pole vault, discus, shot put)
 - 6 tennis courts (lighted)
- Civil Notes**
- 4.2 ac-ft stormwater detention – assume Stormtech
 - Option 1, Phase I – 75%, Phase II – 25%
 - Option 2, Phase I – 80%, Phase II – 20%

Cassady Avenue – Site Development Cost Budget

Woodland Run

den Pk



Western portion - \$4-5M

Eastern portion - \$10-12M

CASSADY AVENUE

West Site Development Cost Budget Includes:

- Site prep/grading/basic site drainage
- 25% underground storm detention
- Minor site electrical
- Landscape buffers/grass in non-program areas

Site Development Cost Budgets do not Include:

- Individual field budgets noted separately

All costs include:

- 10% estimating contingency
- Escalation at 13.4% (to Q3 of 2027)
- 20% soft costs

Note: Does NOT include cost of demolition of the existing building (BCS has obtained a cost from a local demolition contractor)

East Site Development Cost Budget Includes:

- Site prep/grading/basic site drainage
- Rerouting piping
- 75% underground storm detention
- Minor site electrical
- Landscape buffers/grass in non-program areas
- New parking (100 spaces)
- Perimeter fencing

Site Development Cost Budgets do not Include:

- Individual field budgets noted separately

All costs include:

- 10% estimating contingency
- Escalation at 13.4% (to Q3 of 2027)
- 20% soft costs

Cassady Avenue – Phase I

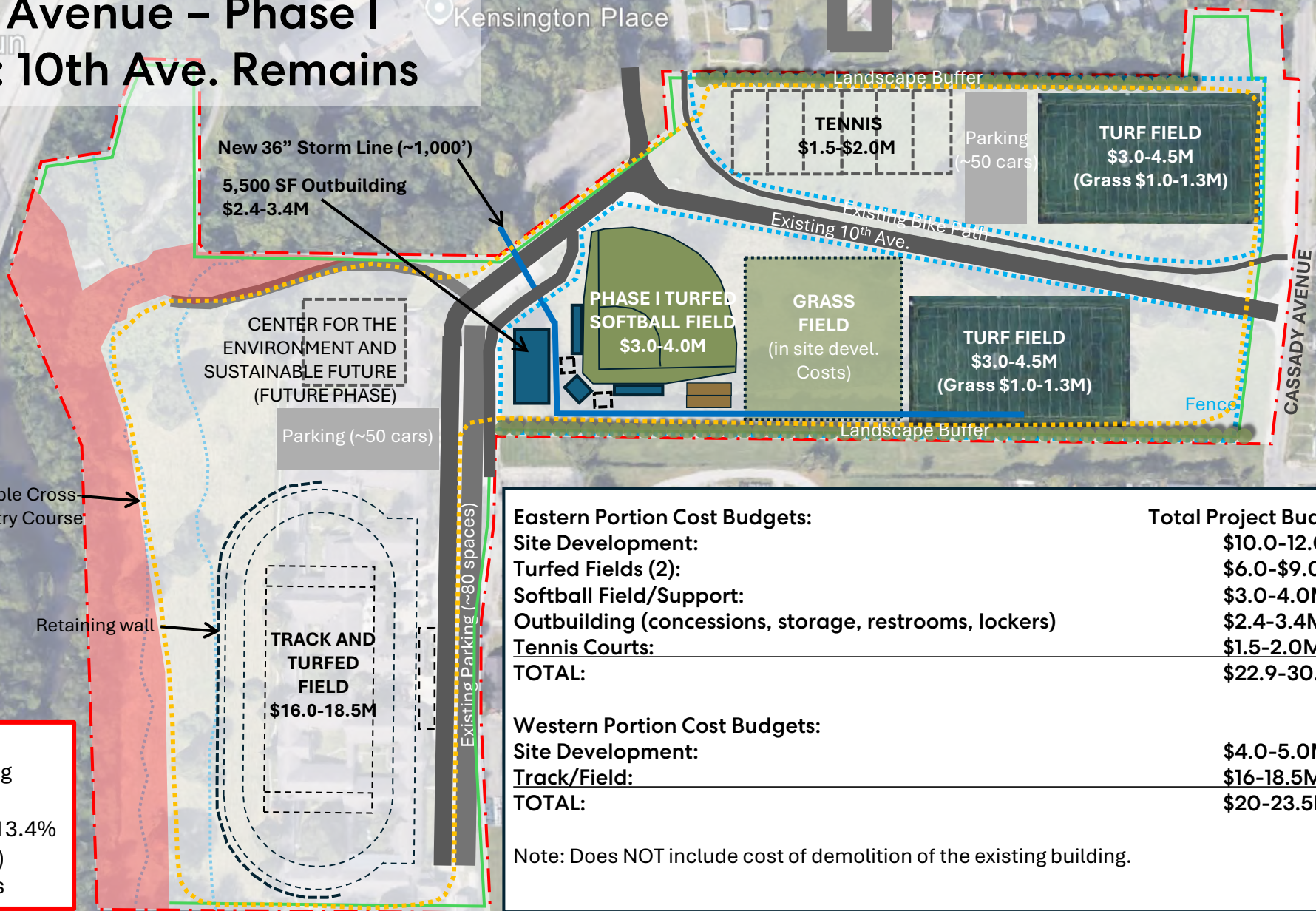
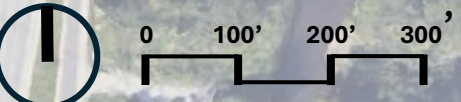
Option 1: 10th Ave. Remains

Kensington Place

Woodland Run

den Pk

- All costs include:**
- 10% estimating contingency
 - Escalation at 13.4% (to Q3 of 2027)
 - 20% soft costs



Eastern Portion Cost Budgets:	Total Project Budget Range
Site Development:	\$10.0-12.0M (east only)
Turfed Fields (2):	\$6.0-\$9.0M
Softball Field/Support:	\$3.0-4.0M
Outbuilding (concessions, storage, restrooms, lockers)	\$2.4-3.4M
Tennis Courts:	\$1.5-2.0M
TOTAL:	\$22.9-30.4M
Western Portion Cost Budgets:	
Site Development:	\$4.0-5.0M (west only)
Track/Field:	\$16-18.5M
TOTAL:	\$20-23.5M

Note: Does NOT include cost of demolition of the existing building.

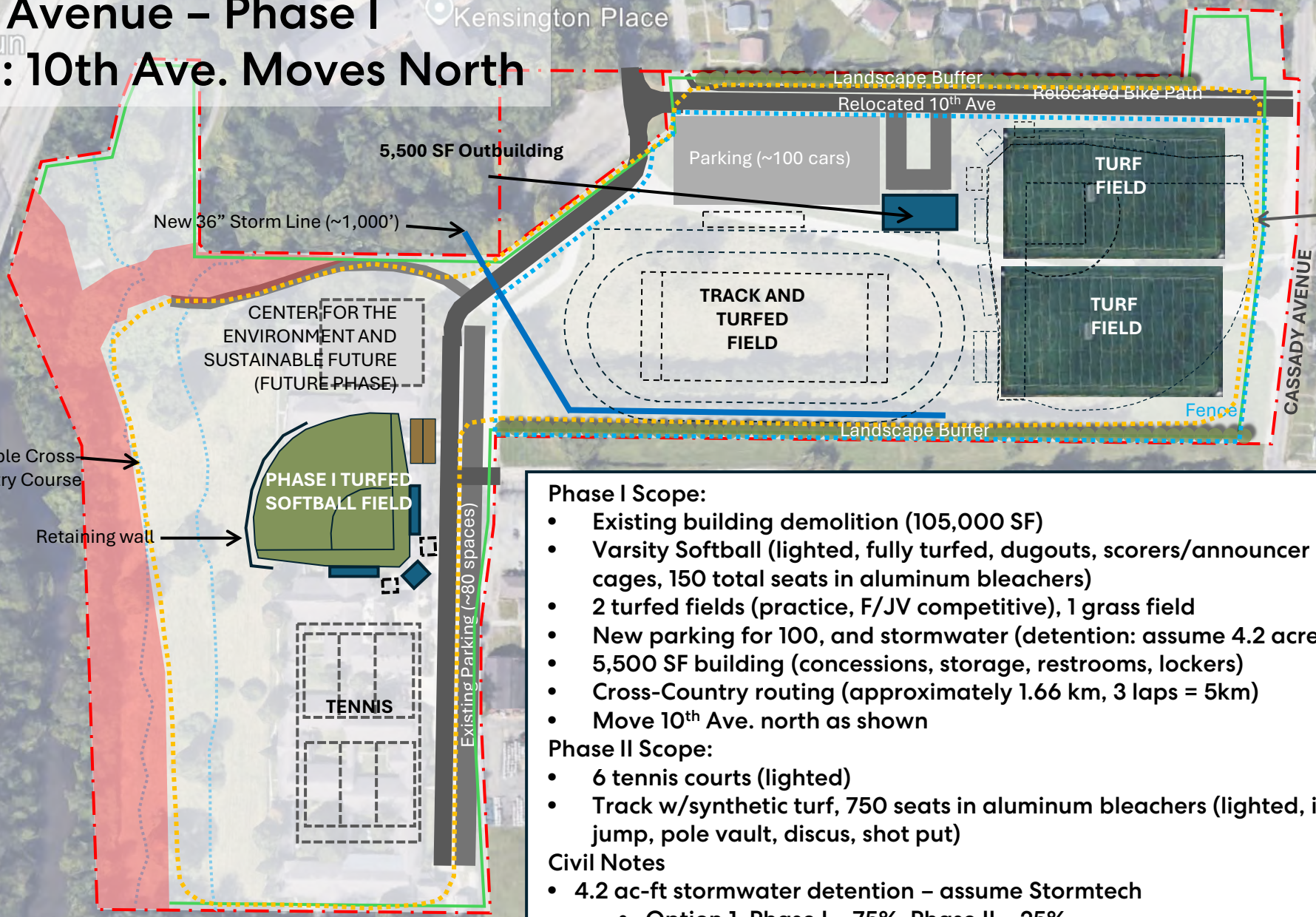
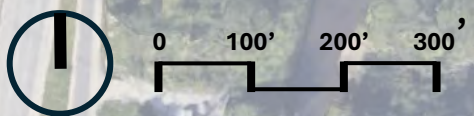
Cassady Avenue – Phase I

Option 2: 10th Ave. Moves North

Kensington Place

Woodland Run

den Pk



OR Baseball
\$9.35M

Phase I Scope:

- Existing building demolition (105,000 SF)
- Varsity Softball (lighted, fully turfed, dugouts, scorers/announcer building, two batting cages, 150 total seats in aluminum bleachers)
- 2 turfed fields (practice, F/JV competitive), 1 grass field
- New parking for 100, and stormwater (detention: assume 4.2 acre-fee)
- 5,500 SF building (concessions, storage, restrooms, lockers)
- Cross-Country routing (approximately 1.66 km, 3 laps = 5km)
- Move 10th Ave. north as shown

Phase II Scope:

- 6 tennis courts (lighted)
- Track w/synthetic turf, 750 seats in aluminum bleachers (lighted, incl. long jump, high jump, pole vault, discus, shot put)

Civil Notes

- 4.2 ac-ft stormwater detention – assume Stormtech
 - Option 1, Phase I – 75%, Phase II – 25%
 - Option 2, Phase I – 80%, Phase II – 20%

Cassady Avenue – Phase I

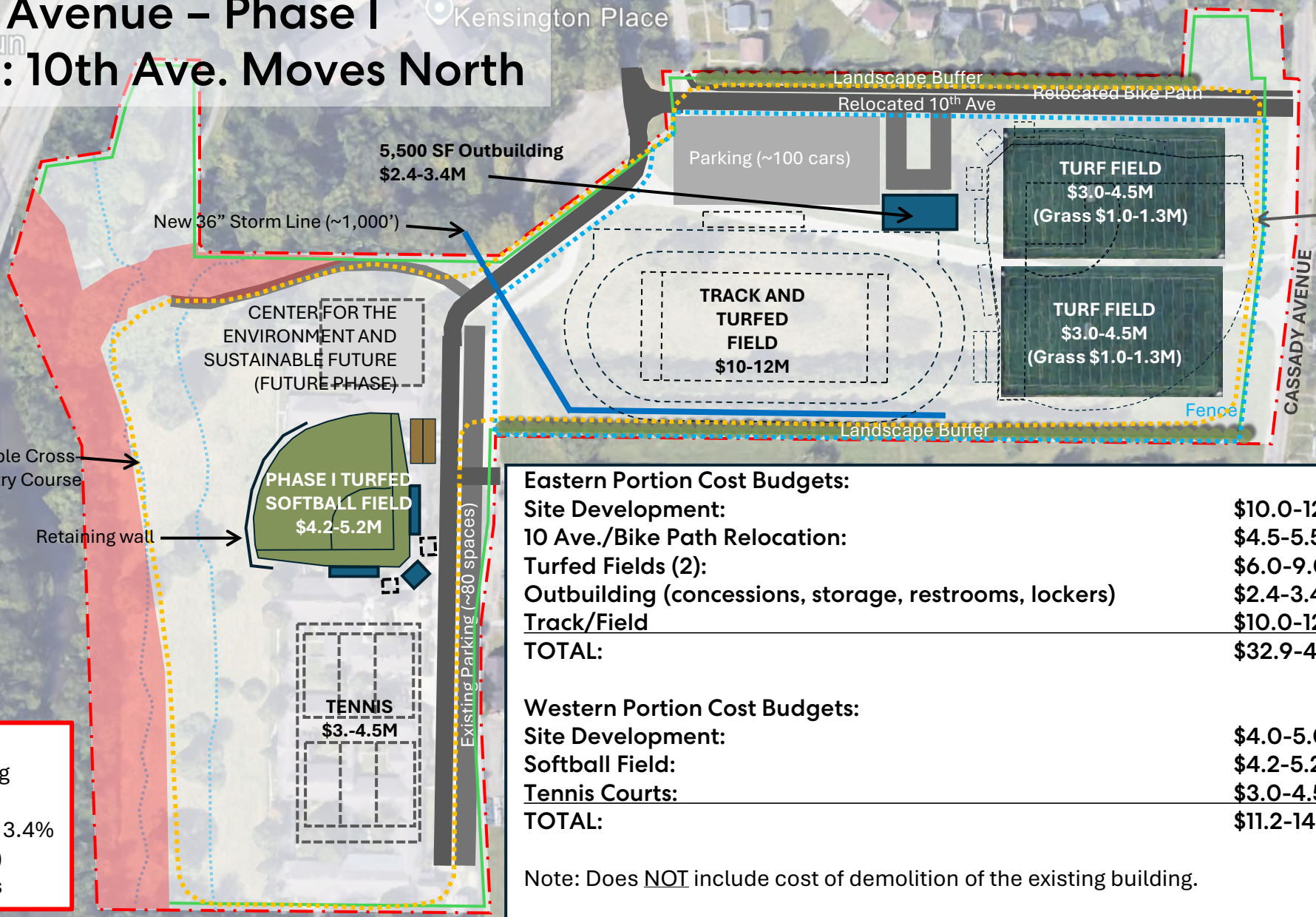
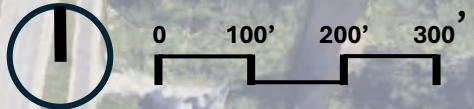
Option 2: 10th Ave. Moves North

Kensington Place

Woodland Run

den Pk

- All costs include:**
- 10% estimating contingency
 - Escalation at 13.4% (to Q3 of 2027)
 - 20% soft costs

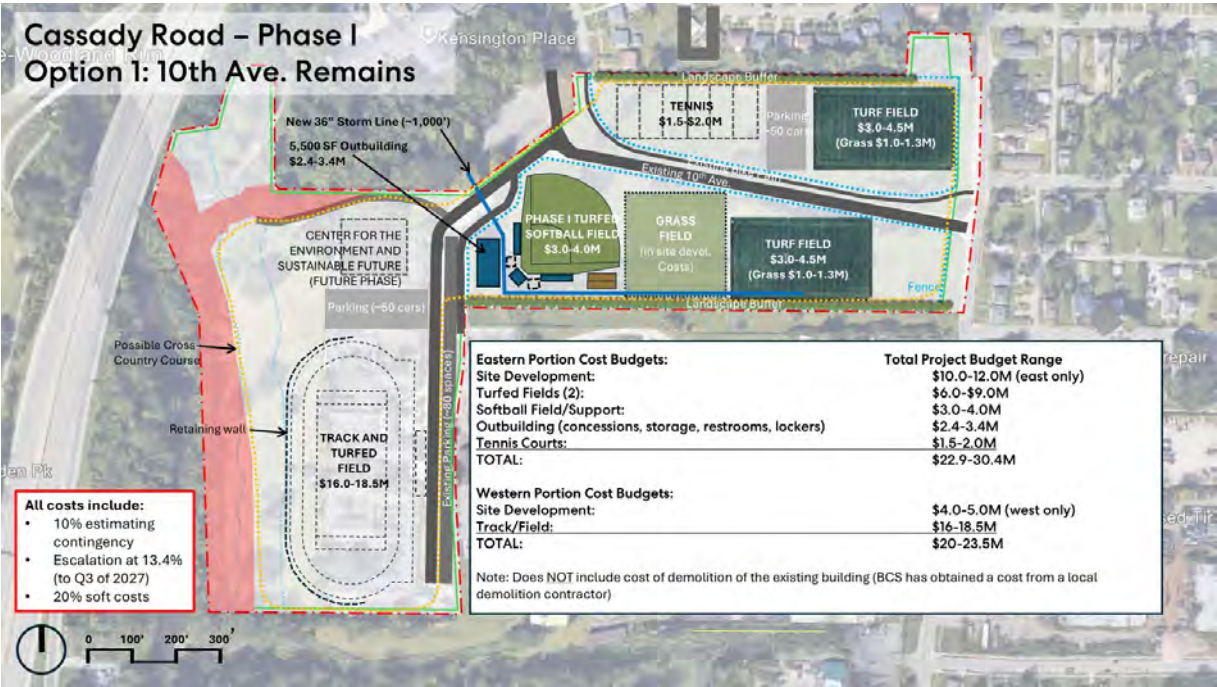


OR Baseball
\$8-9.5M

Eastern Portion Cost Budgets:	
Site Development:	\$10.0-12.0M (east only)
10 Ave./Bike Path Relocation:	\$4.5-5.5M
Turfed Fields (2):	\$6.0-9.0M (or Baseball @ \$8-9.5M)
Outbuilding (concessions, storage, restrooms, lockers)	\$2.4-3.4M
Track/Field	\$10.0-12.0M
TOTAL:	\$32.9-41.9M
Western Portion Cost Budgets:	
Site Development:	\$4.0-5.0M (west only)
Softball Field:	\$4.2-5.2M
Tennis Courts:	\$3.0-4.5M
TOTAL:	\$11.2-14.5M
Note: Does <u>NOT</u> include cost of demolition of the existing building.	

Cassady Avenue – Phase I

Option 1: 10th Ave. Remains

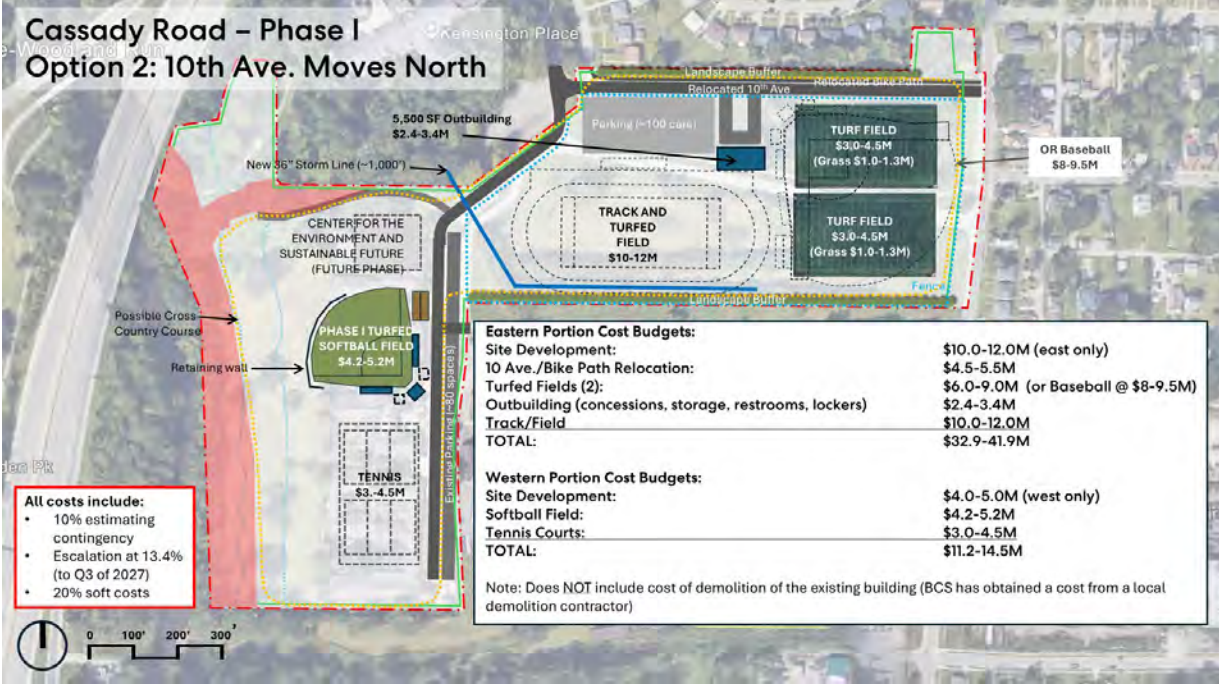


Eastern Portion Total - \$22.9 - 30.4M
Western Portion Total - \$20.3 - 23.5M
TOTAL - \$43.2 - 53.9M

Markups Removed - \$28.9 - 36.0M

Cassady Avenue – Phase I

Option 2: 10th Ave. Moves North

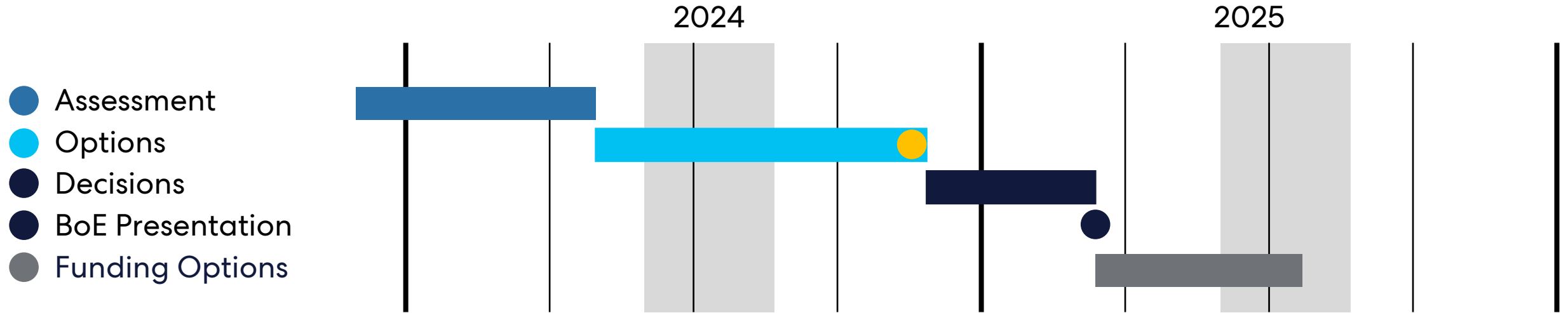


Eastern Portion Total - \$32.9 - 41.9M
Western Portion Total - \$11.2 - 14.5M
TOTAL - \$44.1 - 55.4M

Markups Removed - \$29.5 - \$37.0M

Next Steps

Next Steps

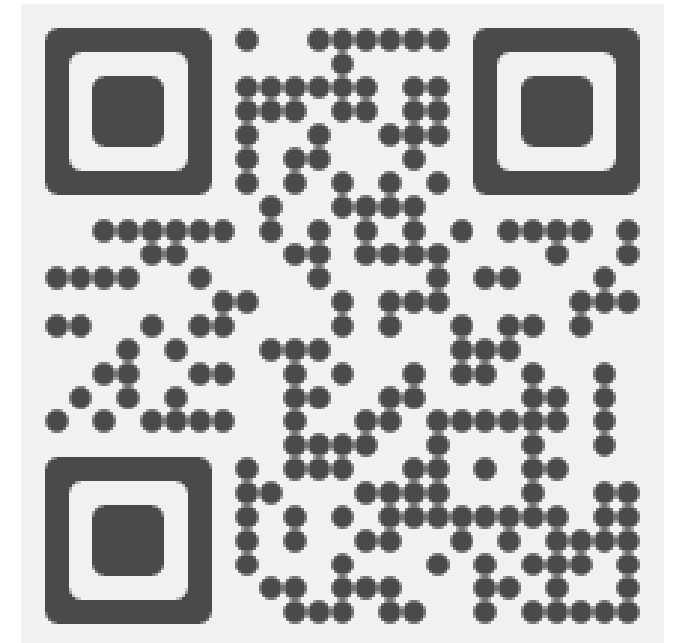


- Review Building Team and community input on options presented
- Refine and finalize options and associated budgets
- Decisions Phase, funding options/timing
- Board input and action

Feedback Form

1. Do you agree with the priority groupings? What might you change?
2. Do you think the overall scope (all campuses) as described for phase one is:
 - A) Too ambitious
 - B) Not ambitious enough
 - C) Just right
3. As presented, the Cassingham Complex has a common first phase (the construction of a new middle school) and two variations of a second phase. Which second phase do you most prefer?
 - A) Replacement of Bexley High School
 - B) Full renovation of Bexley High School
 - C) If neither, please provide your thoughts here:
4. What are your thoughts for the Cassady Avenue site?
5. What other thoughts and suggestions do you have?

[Bex.fyi/fac](https://www.bexley-fyi.com/fac)



Thank You!