



District Facilities Plan Community Engagement Session 2

March 12, 2024

Perkins&Will |  Moody Nolan



Dr. Jason Fine
Superintendent



Dr. Harley Williams
Director, Operations
& Facilities



Bexley Board of Education



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Cassingham



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Maryland



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Montrose



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Secondary Schools



Agenda

> Welcome – Dr. Jason Fine

What have we done since CES 1? – Dr. Harley Williams

Physical Assessment Overview – Design Team

Educational Assessment Overview – Design Team

Financial Context – Kyle Smith, CFO

What's Next? – Dr. Jason Fine

World Café and Group Chats: Community Participants

CHAMPIONING OUR FUTURE: READING OUR MAP

DIVERSITY, EQUITY, AND INCLUSION IS THE MAP.



CULTURE



TEACHING & LEARNING



FACILITIES

CHAMPIONING OUR FUTURE: READING OUR MAP

DIVERSITY, EQUITY, AND INCLUSION IS THE MAP.



FACILITIES

Facilities Goal: Develop a BCSD district facilities plan that will efficiently utilize spaces and resources to address the growing population and evolving needs of the district.

District Facilities Plan Facts

- No decisions have been made
- There is no zero-cost option
- Residential and commercial structures are very different
- We need to hear from you! Your voice will directly impact the final plans.
- We are committed to an open and transparent process





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Welcome – Dr. Jason Fine

› **What have we done since CES 1? – Dr. Harley Williams**

Physical Assessment Overview – Design Team

Educational Assessment Overview – Design Team

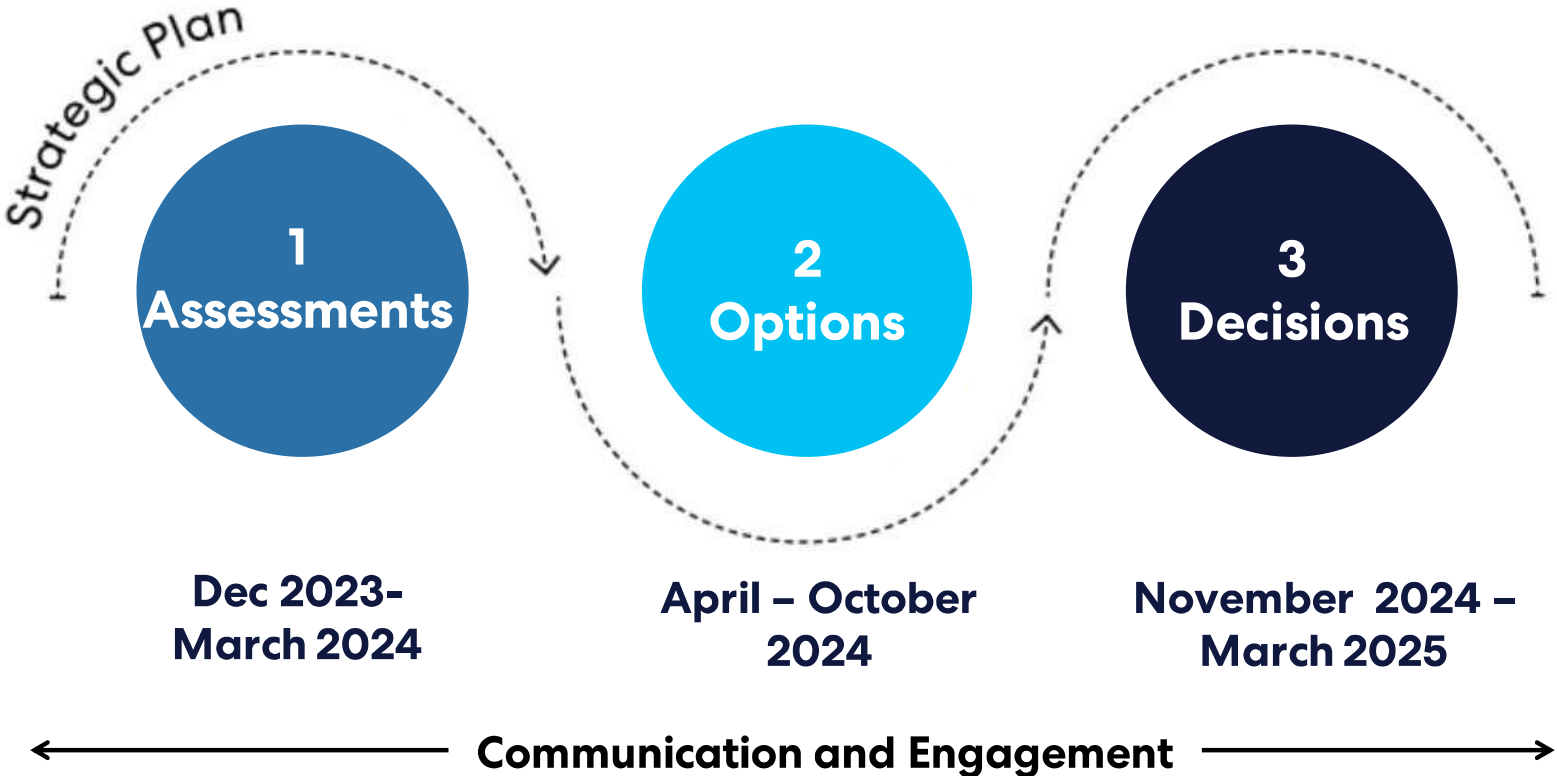
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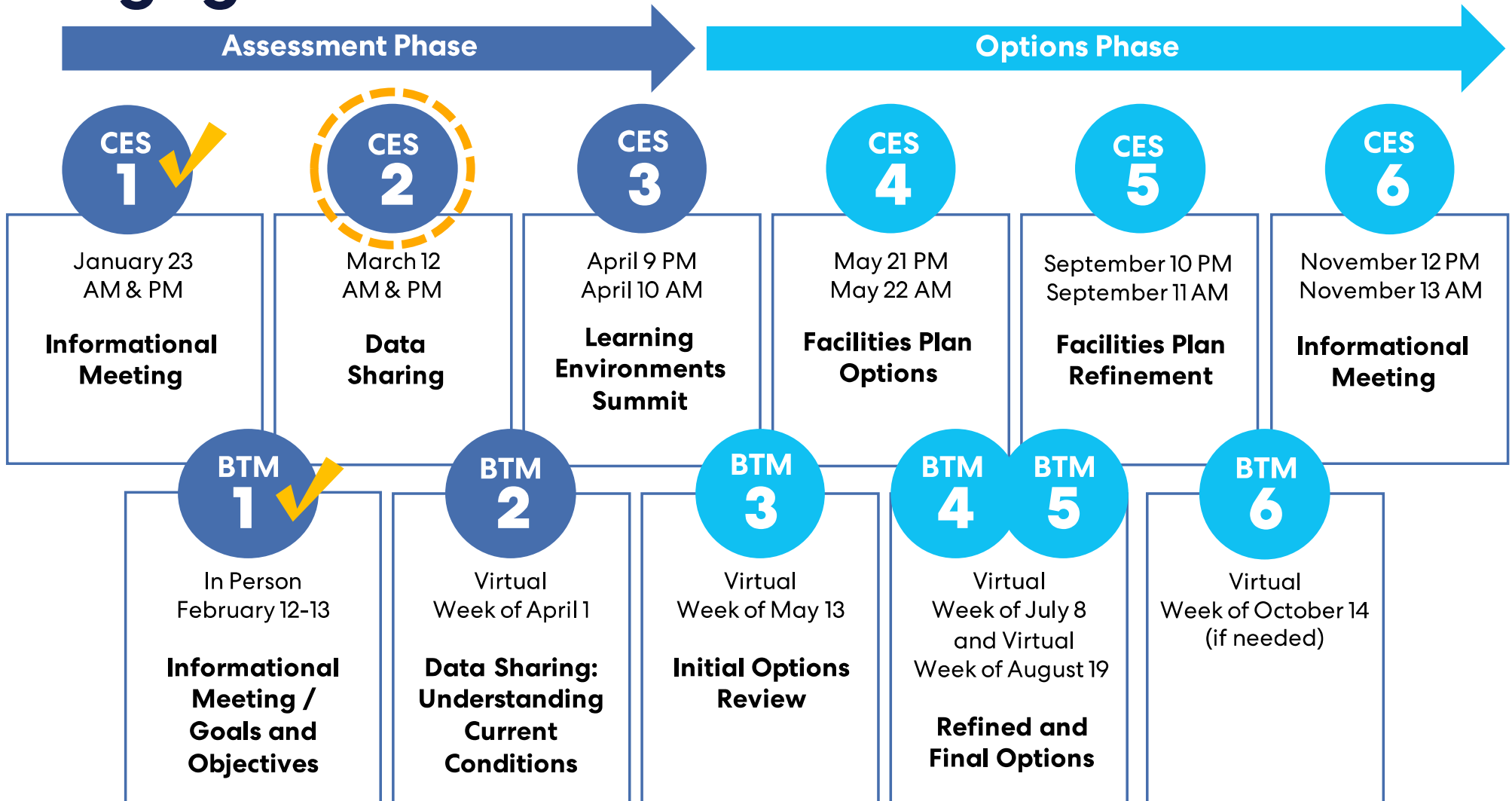
World Café and Group Chats: Community Participants

Process

No Preconceived Solutions



Engagement Schedule



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

Student Workshop



Student Workshop

Emergent Themes:

- Environmental stewardship, recycling, composting, smart/clean energy, bring outdoors inside
- Independent and collaborative spaces
- Comfortable spaces and furnishings
- Library: larger, more places to work, more collaboration space, MS: separation from LS Library
- Larger black box theater
- Larger weight room
- More common and flexible spaces
- More project-based spaces (“to make things”)
- Cafeteria – size, comfort, “a place we want to go”, informal “vibe”, covered outdoor dining
- Larger MS gym



Building Team Meeting 1



Sign Up for Bexley School Tours

APRIL 15

- Maryland Elementary
- Montrose Elementary

APRIL 16

- Cassingham Elementary
- Bexley Middle School
- Bexley High School



Your Design Team



Aimee Eckmann
Facilities Planning
Principal



Steve Turckes
Facilities Planning
Principal



Curt Moody
Facilities Planning
Partner



Amelia Alhashimi
Community Liaison



Brent Wilcox
Facilities Assessment
Leader



Lauren Turnage
Facilities Assessment
Team

Consultant Team



MEP



Cost Consultant



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› **Physical Assessment Overview – Design Team**

Educational Assessment Overview – Design Team

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Physical Facilities Assessments Update

OFCC 2017 PHYSICAL FACILITIES ASSESSMENT

WHAT DOES IT INCLUDE?

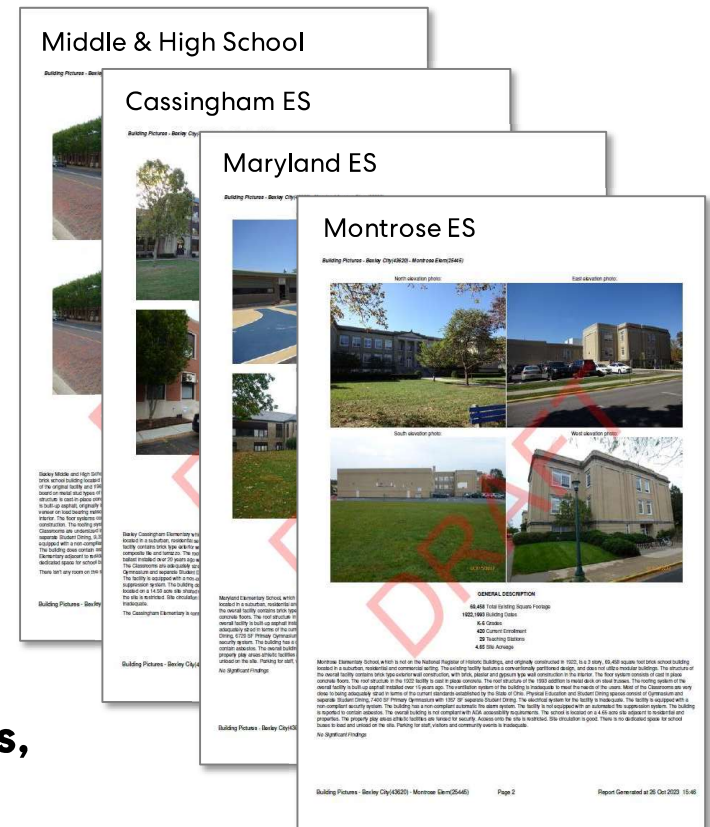
State-funded facility assessment conducted by the Ohio Facilities Construction Commission (OFCC)

- Completed 2017
- Detailed assessment of building components and systems
- Identifies required repairs and associated costs
- Utilizes OFCC's Ohio School Design Manual (OSDM) standards as the basis of required replacements and required space to be added (using State-based calculations)

DOES NOT reflect programmatic input from the District

DOES NOT include assessment of outdoor athletics and recreation/playground areas and components

DOES NOT include costs for phasing, general requirements, and swing space during construction



Physical Facilities Assessments Update

2024 PHYSICAL FACILITIES ASSESSMENT

PROCESS WE WENT THROUGH

In-depth review of all 3 campuses (5 schools) and recent reports

Architectural / Engineering / Estimating

Moody Nolan / CMTA / Concord Addis

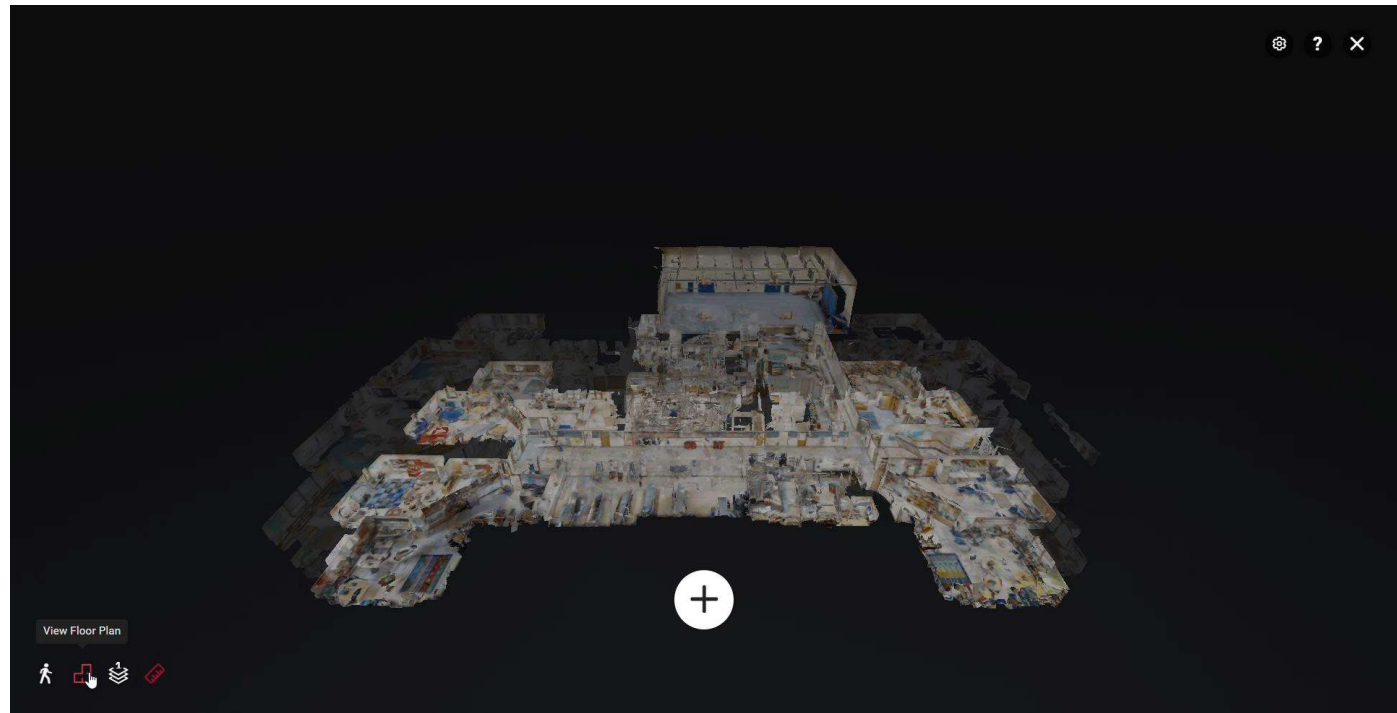
Assess the condition of major systems and components

- Based on District input
- Based on observations
- Based on collective expertise
- Reviewed by an independent cost consultant

2024 Facility Assessments (in progress)



 Matterport™



Montrose Elementary School

2024 Facility Assessments Verification



Every BCS student will attend
Bexley Middle and High School
Physical Facility Assessment

Perkins&Will |  **Moody Nolan**



Chronology: Age of Original Building



Montrose
1921

Bexley HS
1931

Maryland
1950

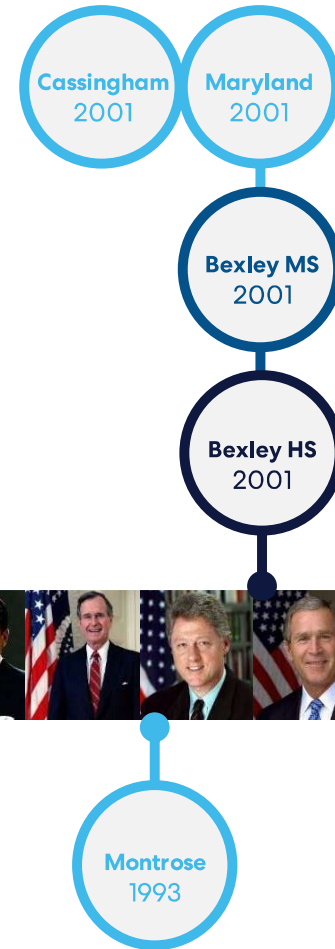
Bexley MS
1969



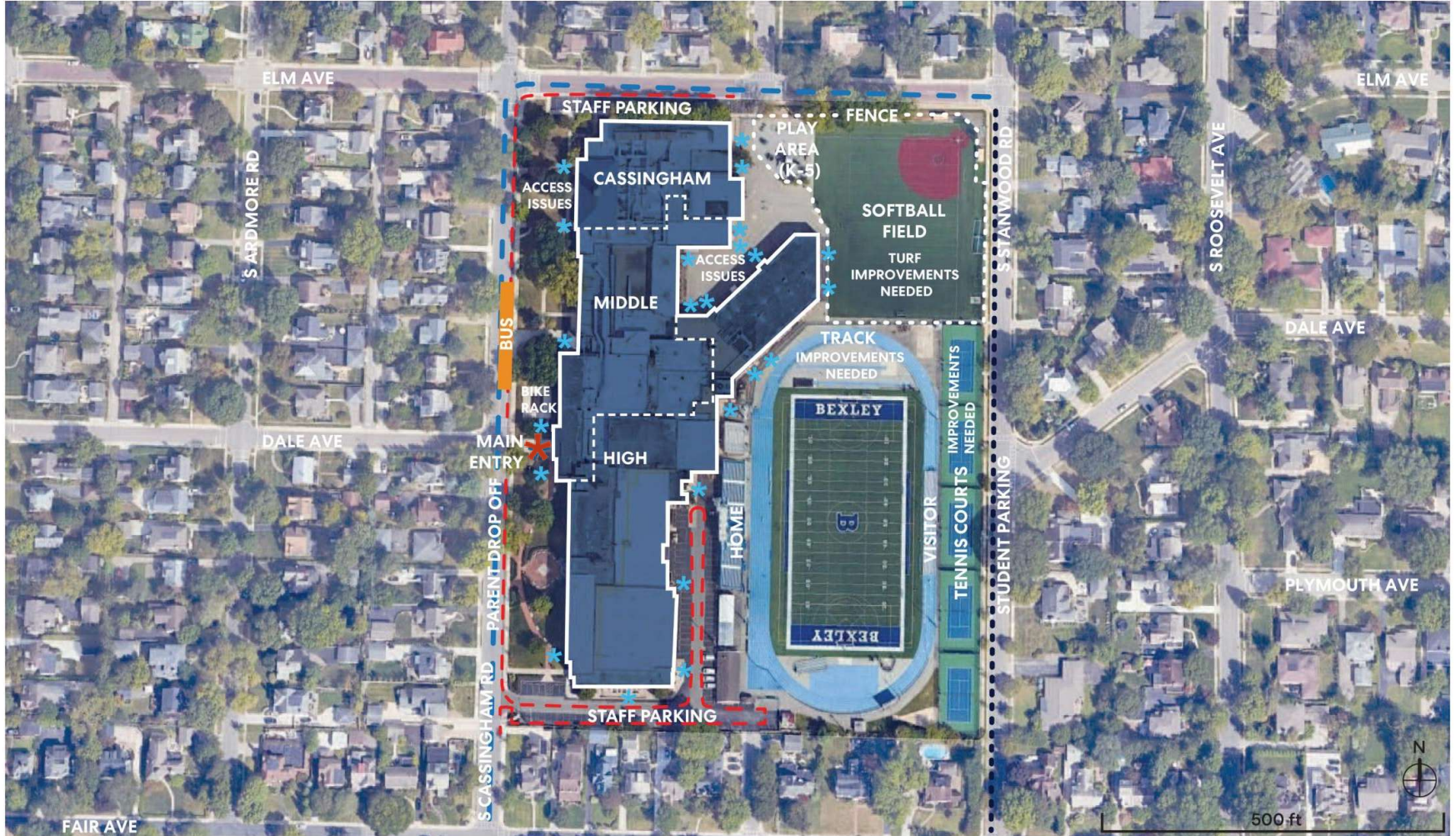
Cassingham
1927

AVERAGE ORIGINAL BUILDING AGE = OVER 84 YEARS

Chronology: Age of Last Major Addition



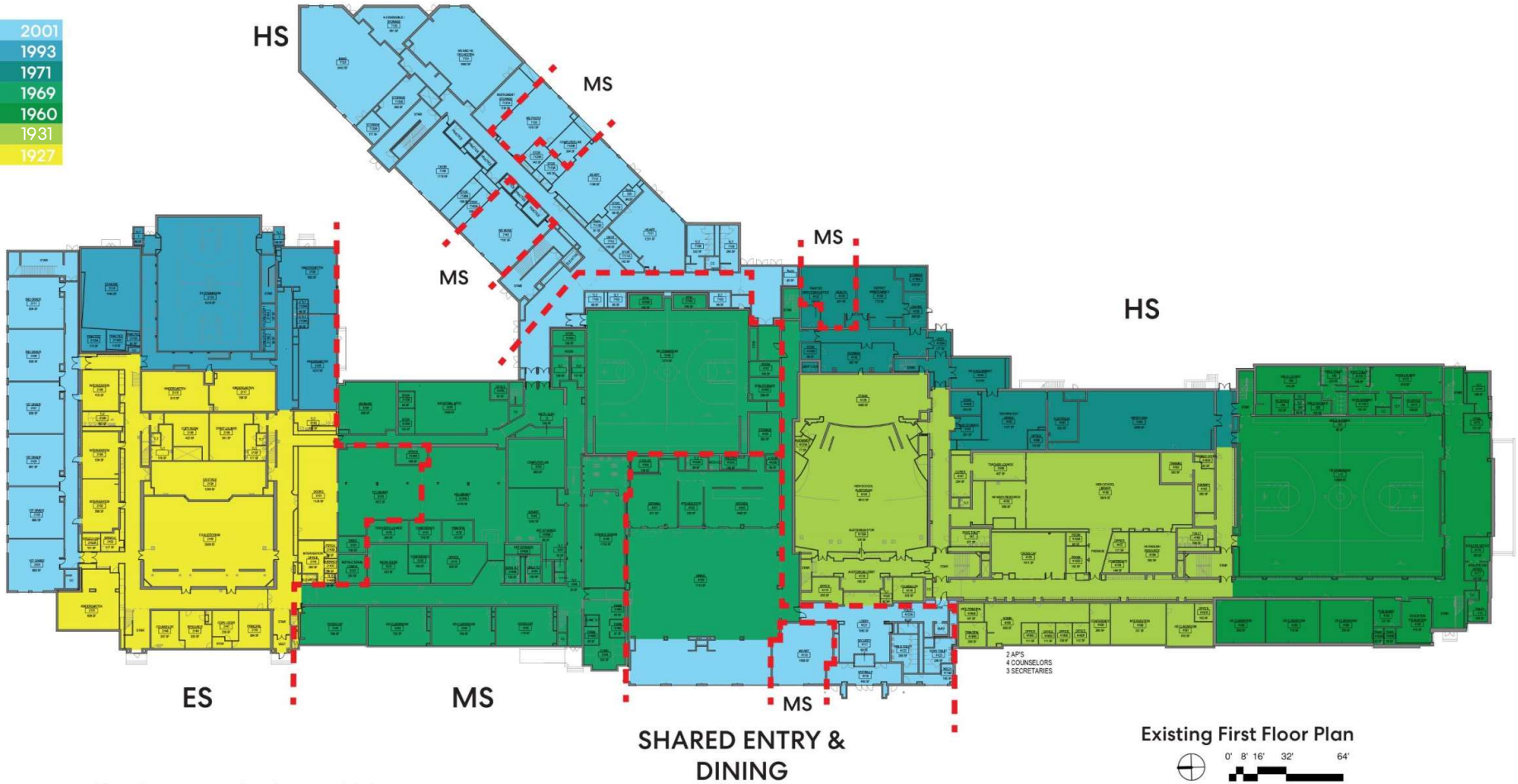
Site Analysis



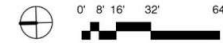
Bexley City Schools District Facilities Plan
Bexley Complex - Cassingham Elementary, Middle and High School
03/12/2024



Chronology Diagram



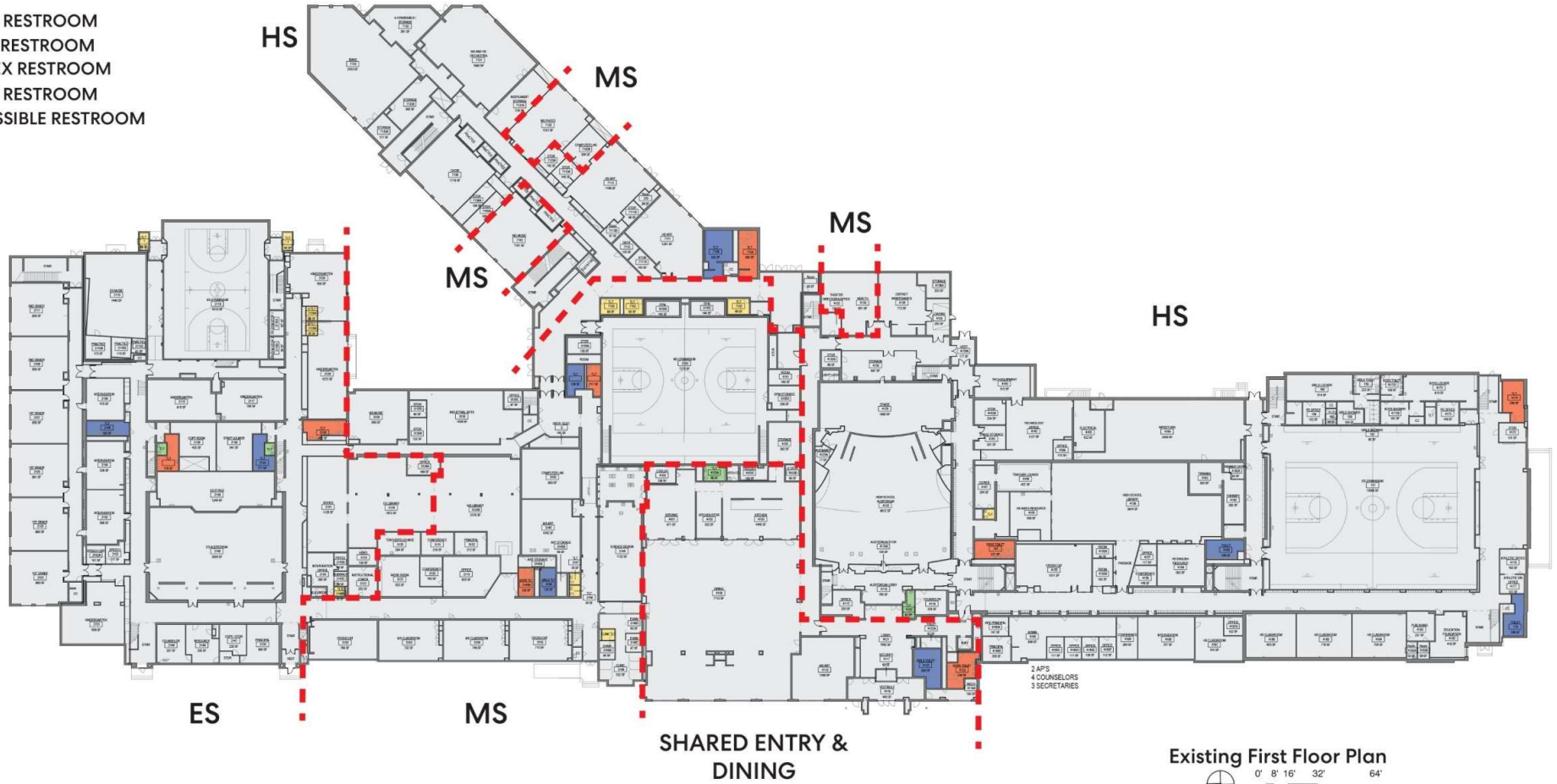
Existing First Floor Plan



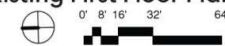
Restroom Analysis

Level 01

- GIRLS RESTROOM
- BOYS RESTROOM
- UNISEX RESTROOM
- STAFF RESTROOM
- ♿ ACCESSIBLE RESTROOM



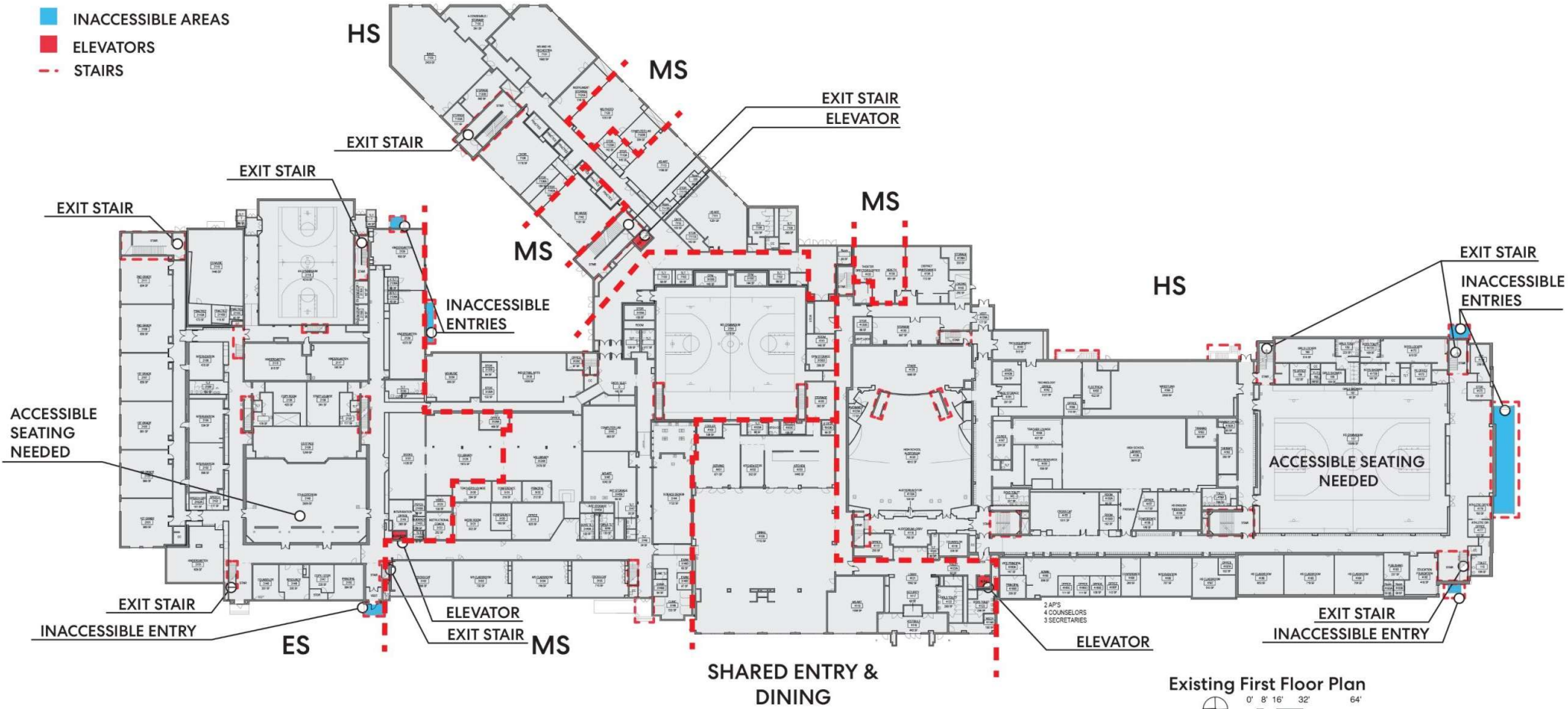
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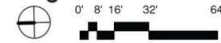
Accessibility Analysis

Level 01

- INACCESSIBLE AREAS
- ELEVATORS
- - - STAIRS

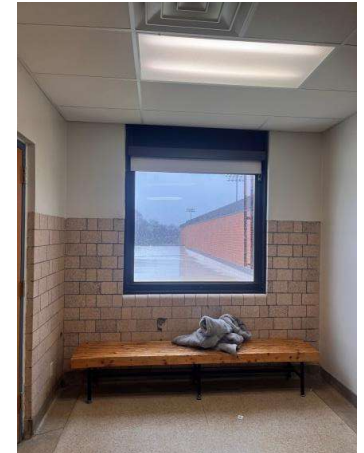


Existing First Floor Plan



Physical Facilities Assessment Summary: Bexley Middle and High School

- Many MEP systems have been replaced based on lifecycle
- Systems that have not yet been replaced are aging – boilers and pumps, terminal units, roofing, cooling towers, etc.
- Existing plumbing counts are lower than current building code; Toilets, urinals, sinks, and water fountains are aging and do not provide the efficiencies of low-flow fixtures
- Exterior structure has been well maintained but will need continued maintenance (tuckpointing, masonry cleaning and sealing, etc.)
- Existing building structure appears to be in good condition
- Window replacement needed throughout
- Replacement of finishes has occurred in phases
- Most of the lighting has been replaced with LED fixtures
- Security upgrades are planned for Summer 2024
- Accessibility improvements to restrooms and circulation areas are needed
- Existing sewage system and water supply appear sufficient
- Existing facility not equipped with sprinklers/fire suppression
- Site repairs necessary for railings and existing concrete steps





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› **Educational Assessment Overview – Design Team**

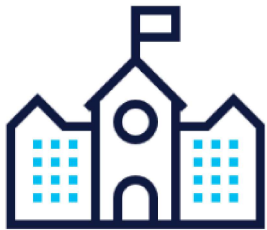
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CHAMPIONING OUR FUTURE: READING OUR MAP

DIVERSITY, EQUITY, AND INCLUSION IS THE MAP.



FACILITIES

Goal One: Develop a BCSD district facilities plan that will efficiently utilize spaces and resources to address the growing population and evolving needs of the district.

Goal Two: Prioritize flexible and adaptive spaces to support dynamic teaching and meet the needs of every learner.

Goal Three: Create welcoming spaces that promote safety and belonging for all.

Educational Assessments



Safety & Security

Lighting/ Daylighting

Technology

Room Size & Shape

Furniture/ Ergonomics

Circulation / Adjacencies

Materials

Thermal Comfort

Acoustics

Indoor Air Quality

Flexibility

Supports Collaboration

Why do today's schools need more space?

- Technology integration
- Increase in programs / classes offered
 - PE/Athletics provided for all students (Title IX)
 - Smaller class sizes
- Americans With Disabilities Act (ADA/accessibility)
- Special education services
- Student services support spaces (counseling, psychologist etc.)
- Full-day kindergarten
- Change in concept of food service / cafeterias
- Space for adult programs and community use
- Project based learning / collaborative learning
 - Flexible furniture
 - Flexible space



Athletics: Then and Now



1935

Boys Golf
Boys Tennis
Girls (Club) Tennis
Boys Basketball
Girls (Club) Basketball
Boys Swimming
Boys Baseball
Boys Football
Boys Track
Girls (Club) Volleyball

2024

Boys Golf
Girls Golf
Boys Cross Country
Girls Cross Country
Boys Soccer
Girls Soccer
Boys Tennis
Girls Tennis
Boys Basketball
Girls Basketball
Boys Swimming
Girls Swimming
Boys Lacrosse
Girls Lacrosse
Boys Baseball
Girls Softball
Boys Football
Girls Field Hockey
Boys Bowling
Girls Bowling
Boys Wrestling
Girls Wrestling
Boys Track
Girls Track
Co-Ed Cheer
Girls Volleyball

General Data - Context

School Name	Current Enrollment	Current Site Area (Acres)	Recommended site size** (Acres, per 2023 OFCC guidelines based on current enrollment)	Current Building Area (SF)	Current SF/Student
Maryland Elementary	335	4.10	13.35	57,981	173
Montrose Elementary	330	4.65	13.30	69,458	210
Cassingham Elementary*	501	14.50		78,441	157
Bexley Middle School*	593			290,267	215
Bexley High School*	760				
Cassingham Complex Totals	1,854	14.50	58.54	290,267	199
Total All Schools	2,519	23.25		496,147	

*Combined for Cassingham complex site area totals

** OFCC provides unspecified site size reductions for urban school sites

SCHOOL BUILDINGS

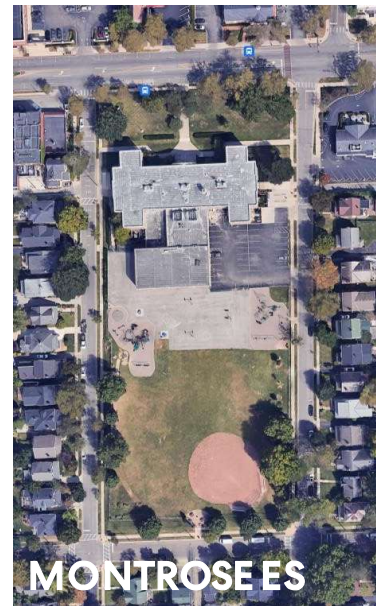
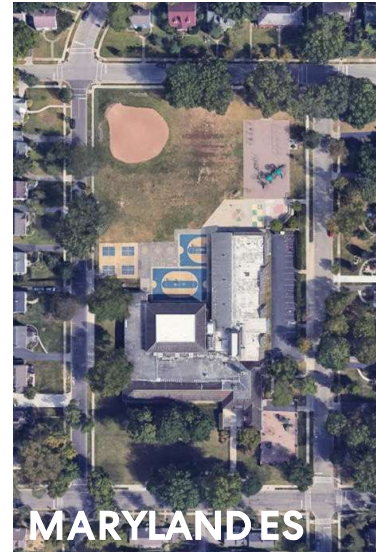
- AGE: Average age of original school construction +84 years
- INTERIOR ENVIRONMENT: Solid durable materials, well maintained but dated, but “institutional” in feeling
- TYPICAL CLASSROOM SIZE: Many classrooms sizes do not meet OFCC standards nor current best practices
- INSTRUCTIONAL MATERIALS STORAGE: Smaller classrooms limit amount of storage, cause congestion, and create possible distractions from learning

School Name	Year of Original Construction	Age in 2024
Cassingham Elementary	1927	97
Maryland Elementary	1950	74
Montrose Elementary	1921	103
Bexley Middle School	1969	55
Bexley High School	1931	93
Average Age in 2024		84.4

School Name	Kindergarten Classroom				Core Classroom				Science Classroom			
	Average Size	Recommended site size per 2023 OFCC guidelines	Delta	%	Average Size	Recommended site size per 2023 OFCC guidelines	Delta	%	Average Size	Recommended site size per 2023 OFCC guidelines	Delta	%
Cassingham Elementary	917	1,200	-283	-31%	819	900	-81	-10%		1,000	-1,000	
Maryland Elementary	908	1,200	-292	-32%	773	900	-127	-16%		1,000	-1,000	
Montrose Elementary	965	1,200	-235	-24%	921	900	21	2%		1,000	-1,000	
Bexley Middle School					720	900	-180	-25%	1,124	1,000	124	11%
Bexley High School					706	900	-194	-27%	1,226	1,200	26	2%

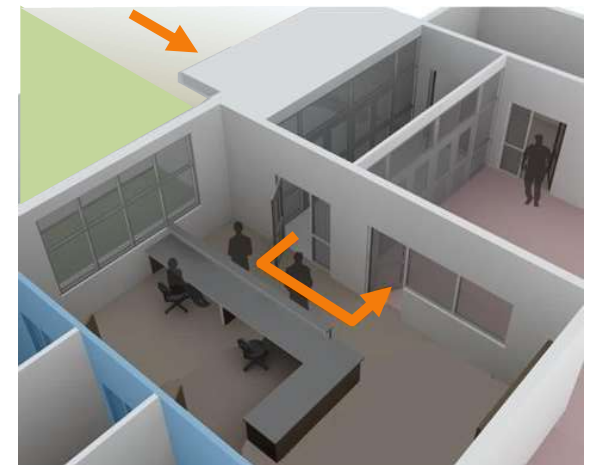
School Sites

- **CONTEXT:** Primarily surrounded by single housing and at Montrose commercial uses to the north
- **SIZE:** Generally constricted sites, especially Cassingham Complex
- **TRAFFIC:** Drop-off/pick-up occurs in street as opposed to best practice of on site
- **PARKING:** Generally limited, event parking an issue, especially at Cassingham Complex
- **ACCESSIBILITY:** Most sites have accessible although not equitable routes
- **STORM WATER:** Select schools report issues



School Buildings

- DATED: Designed for a different time and different educational modalities (i.e. direct instruction)
- FLEXIBILITY: Lack of variation of learning spaces a common issue
- COLLABORATIVE SPACE: Very few intentionally designed spaces
- STUDENT FURNITURE: Some new, most dated, some in poor condition, generally not collaborative, not ergonomic
- DAYLIGHTING: Some “buried” spaces resulting from previous additions, some window replacements reduced daylight
- COMMUNITY USE: Schools heavily used after hours but in most cases must use gates to segregate use
- SECURITY: All schools have security access control, Cassingham has secure vestibule
- TECHNOLOGY: Inconsistency between teaching spaces

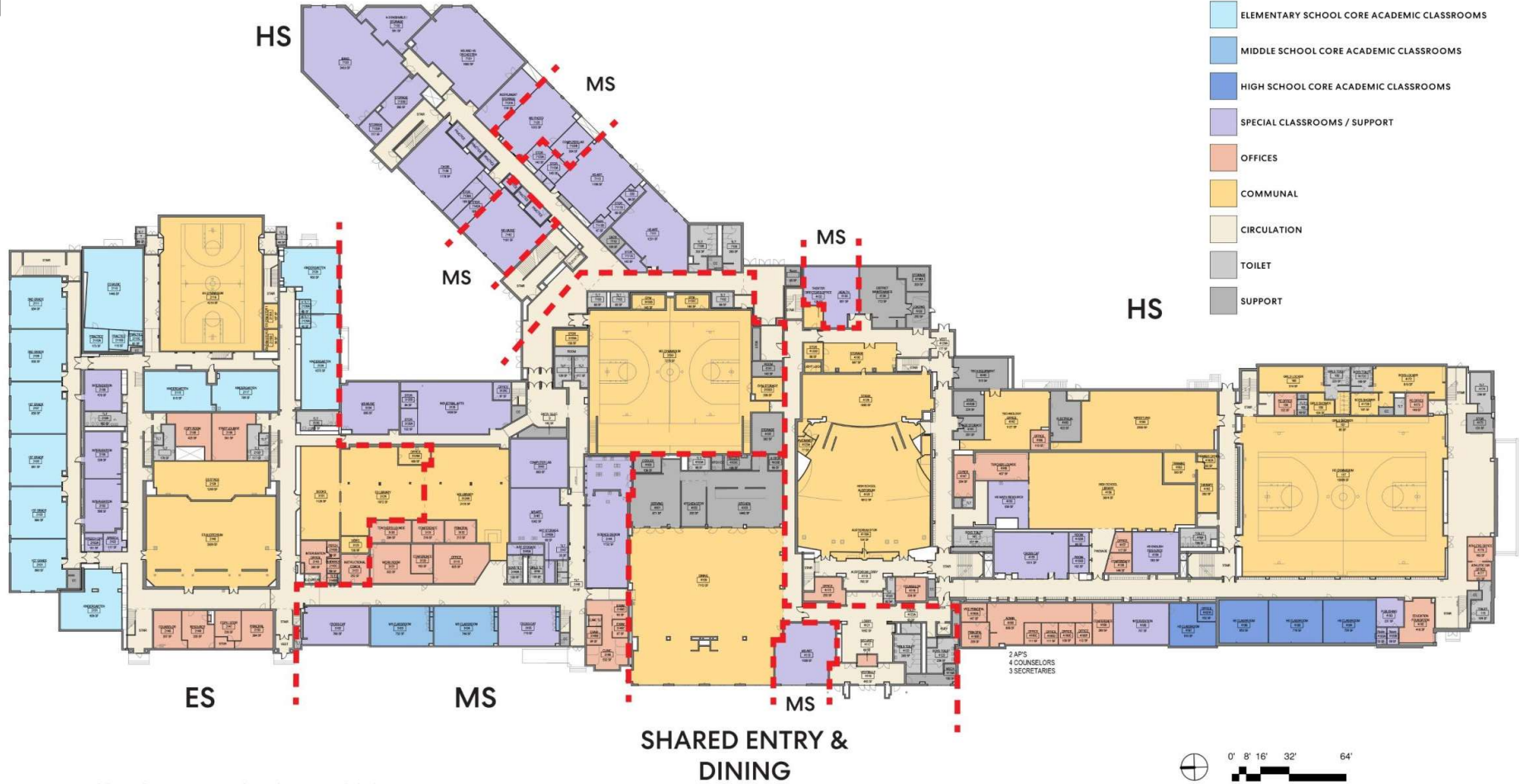


Every BCS student will attend
Bexley Middle and High School
Educational Adequacy Assessment



Adjacency Analysis

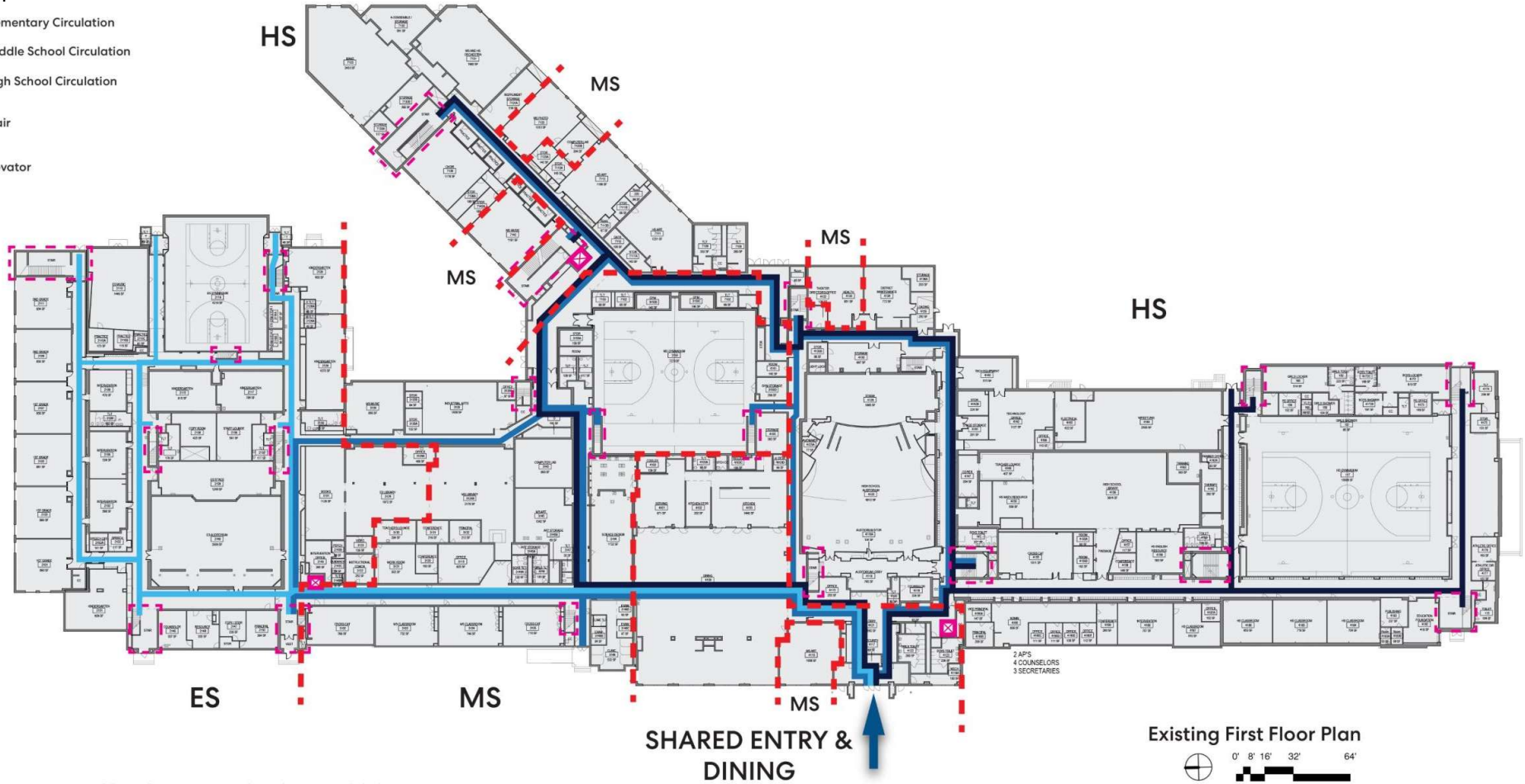
Level 01



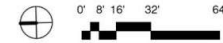
Circulation Analysis

Level 01

- Elementary Circulation
- Middle School Circulation
- High School Circulation
- Stair
- Elevator

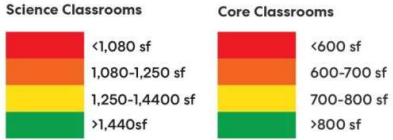


Existing First Floor Plan

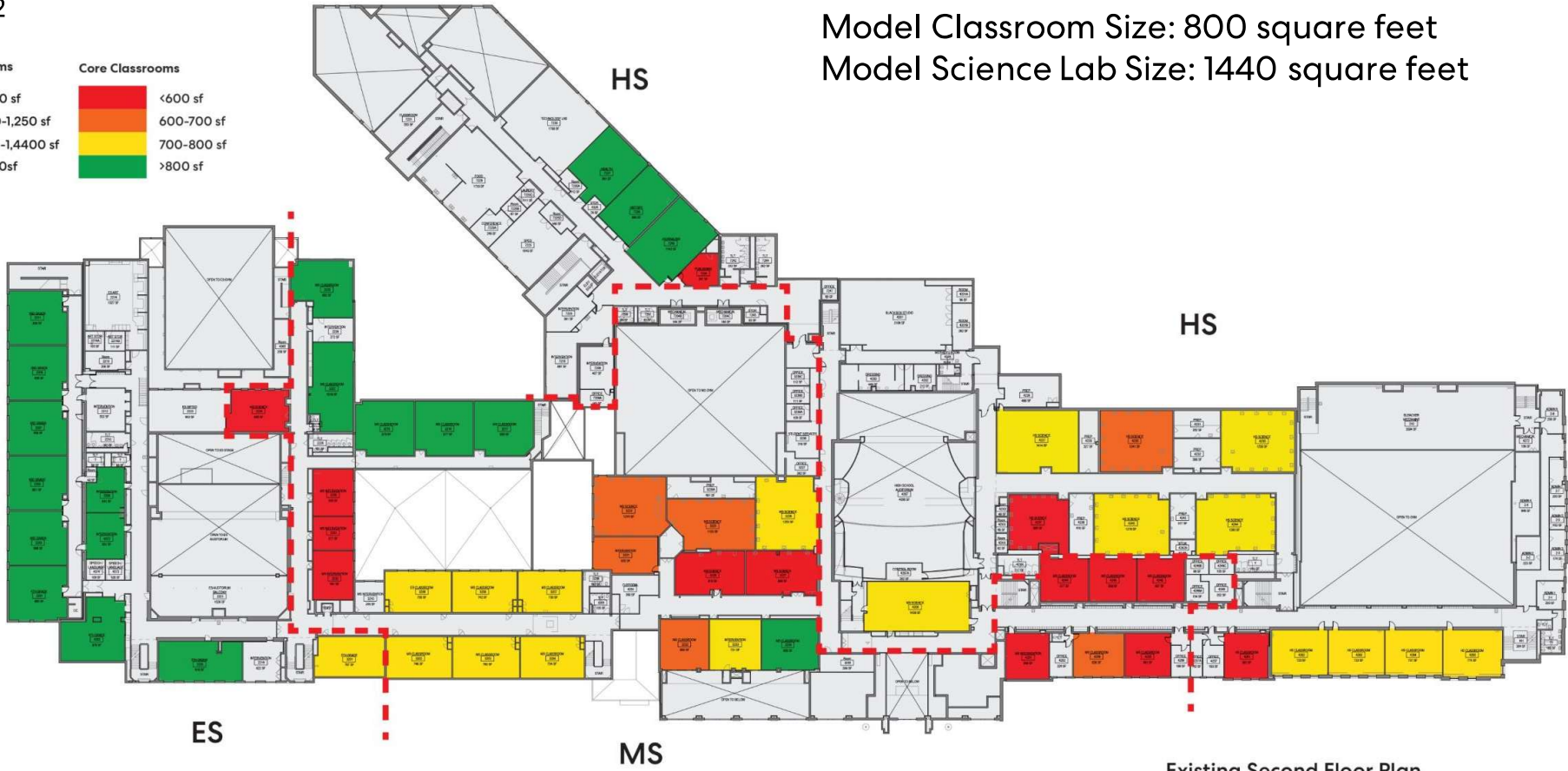


Classroom Size Analysis

Level 02



Model Classroom Size: 800 square feet
 Model Science Lab Size: 1440 square feet



Existing Second Floor Plan



Daylighting

Daylighting has been linked to “better performance of students – as much as 20% improvement in math and 26% in reading on standardized tests”

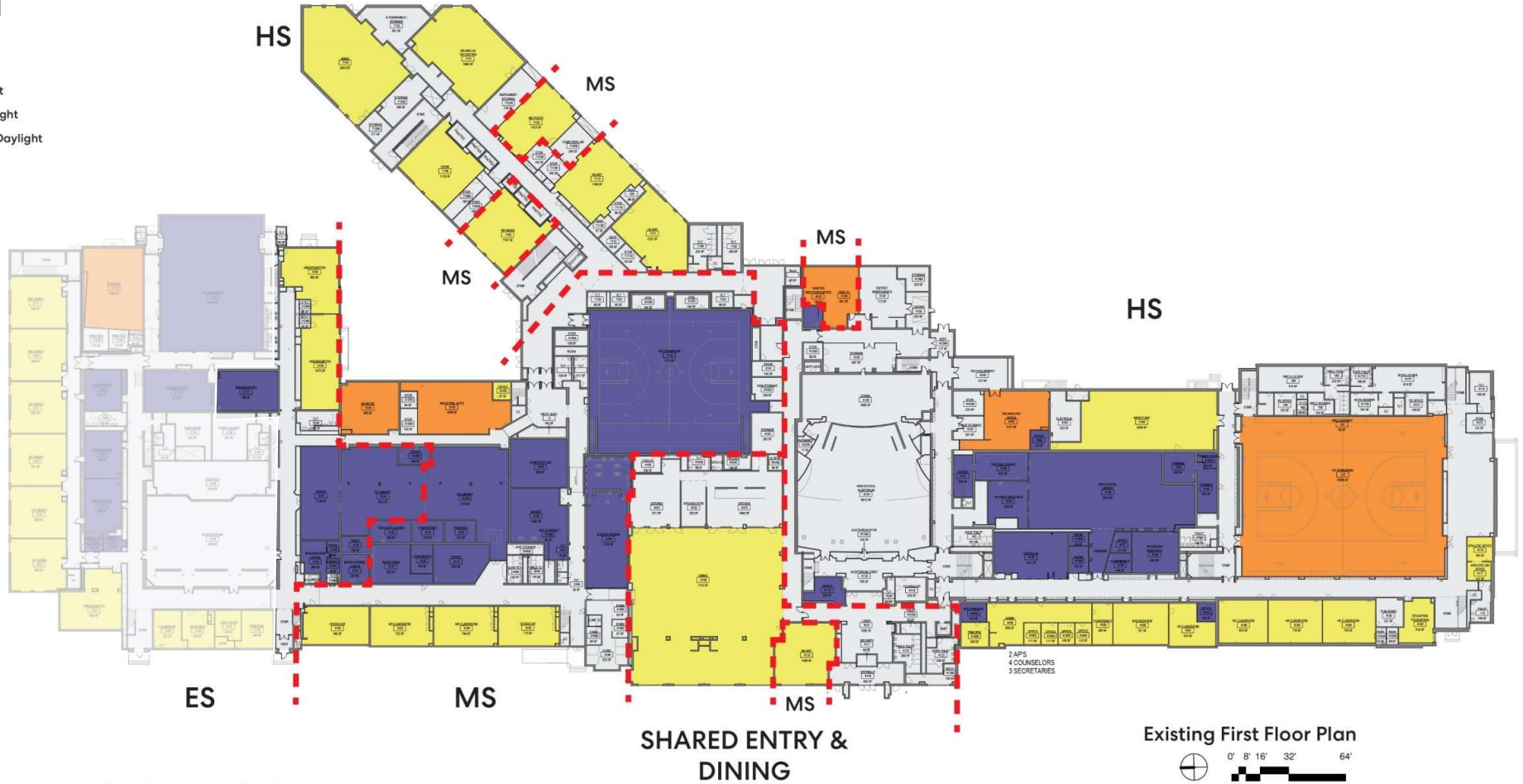
(Heschong Mahone Group, 1999)



Daylight Analysis

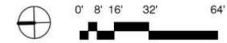
Level 01

- No Daylight
- Some Daylight
- Adequate Daylight



2 APS
4 COUNSELORS
3 SECRETARIES

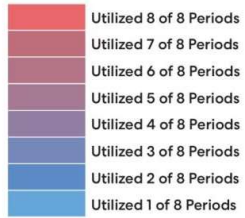
Existing First Floor Plan



Classroom Utilization 'Heat Map' Analysis

Level 02

TEACHING STATION UTILIZATION RATE
(8 PERIODS TOTAL)



Existing Second Floor Plan



Educational Adequacy Assessment Summary: Bexley Middle and High School

- Some classroom sizes are too small for current educational modalities
- Many classrooms and student support spaces have no daylight
- Difficult to support interdisciplinary instruction
- Shared cafeteria presents challenges for all grade levels
- Corridors are narrow and wayfinding is challenging
- No intentionally designed collaborative or informal learning spaces
- Many restrooms are not ADA compliant
- Inclusive restrooms are limited and not centrally located for ease of access
- Many rooms have older, less flexible furniture
- Many offices are non-contiguous and would benefit from consolidation
- No intentional teacher collaboration spaces, makes sharing classrooms challenging
- Constricted site, lack of parking, open field space
- MS Media Center use conflicts with adjacent ES use
- Technology not standardized

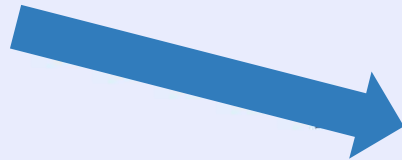


Repair



Address the needs identified in the **physical facility assessments**

Renovate



Address the needs identified in the **physical facility assessments PLUS** the needs identified in the **educational adequacy assessments**

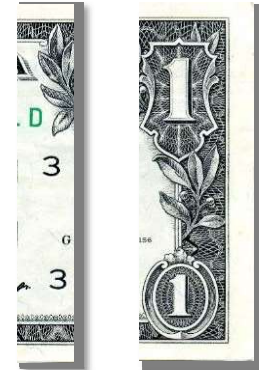
Rebuild



Total project costs



What is included in the project costs?



Construction Activity in Columbus Market

- Construction Market and Competing Projects

- Subcontractor / Labor / Material availability
- Intel - \$20B, Honda EV Plant- \$4.6B
- Google \$1.7B Airport - \$1.6B
- Ohio Expo - \$1.3B OhioHealth - \$2B,
- OSU - \$1B County Courthouse- \$.5B
- Scioto Peninsula- \$.3B Microsoft - \$4.4B

- Escalation

- 2018 - 3.5%
- 2019 - 3.5%
- 2020 - 2%
- 2021 - 20%
- 2022 - 21%
- 2023 - 8%
- 2024 - 5.5%

Actual Projects

Upper Arlington High School
418,500 SF
Bid 2018 - \$261/SF

Dublin Elementary School XV
89,000 SF
Estimate 2024 - \$500/SF





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How are facilities projects funded?

- Common practice throughout Ohio is issuing bonds
- District has issued bonds in the past – last issuance in 2000 (\$27 million, debt expires in 2027)
- Bonds are similar to home mortgages
- Allows district to spread cost over a period of years



Bond Issue

Requires approval of voters

- Pay-back period up to 38 years
- Interest rate impacted by bond rating
- Bond rating similar to credit rating
- Bexley City Schools' Standard and Poor's (S&P)

AA+ rating

- Key factors: community support and financial planning



Bond Example

A district issues bonds in the amount of \$100,000,000 for a facilities project and plans to pay them off over 36 years with a 5% interest rate.

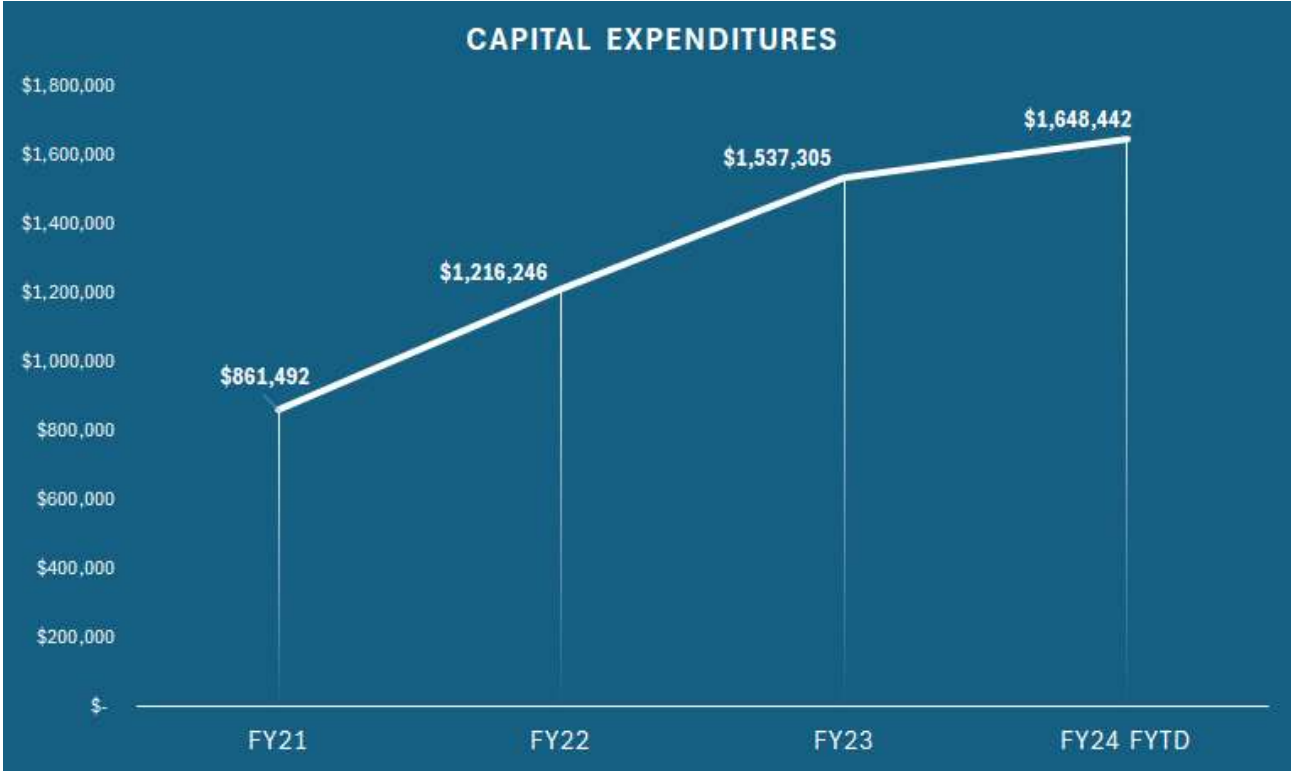
Using our current property valuation, with the above variables:

- Approximate millage for project would be 6 mills (not 100 mills as some may assume)
- 1 mil = \$35 annually per \$100,000 of auditor's market valuation
- Or for this example, \$210 annually per \$100,000 of auditor's market valuation

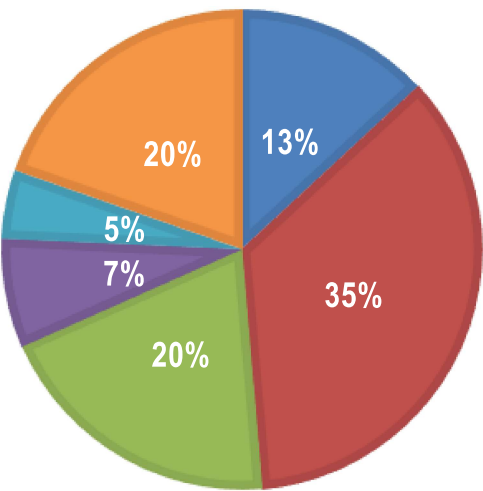
*This is an **example** to illustrate millage related to bonds. Amounts were chosen for simplicity and are not related to any specific project. Millage is impacted by valuation changes, interest rate at time of issuance and duration of pay-back period.*



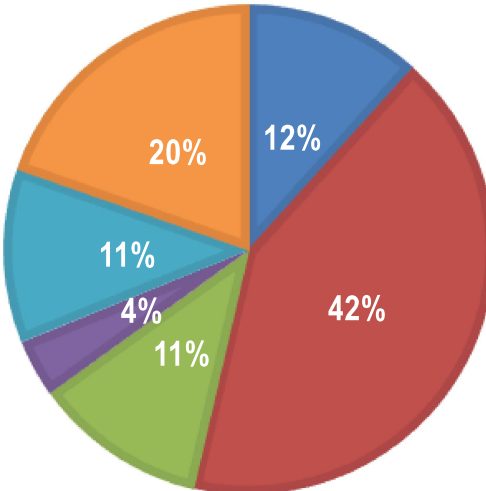
**Annual Spend
on Average
for Capital
Expenditures
approx. \$1.4
million per
year**



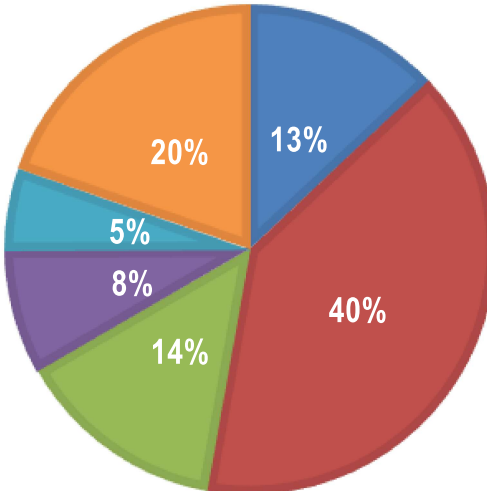
Summary Distribution of Required Investment



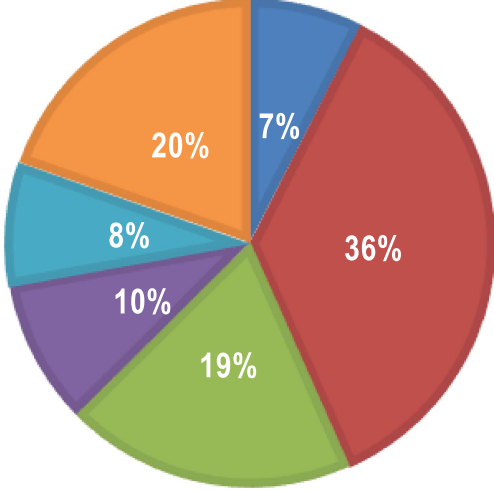
**Cassingham
Elementary School**



**Maryland
Elementary School**



**Montrose
Elementary School**



**Bexley Middle
and High School**

■ Building Enclosure
 ■ MEP Systems
 ■ Interior Finishes, Furnishings, Technology
 ■ Accessibility, Health, Safety
 ■ Site and Outdoor Athletics/Recreation
 ■ Other Project Related Costs (permits, fees, etc.)

Example Project

Bexley Middle and High School

WORK REQUIRED		TIMING OF REQUIRED INVESTMENT		
		0-5 YRS	6-10 YRS	11-15 YRS
	Building Enclosure	\$	\$\$\$	\$
	MEP Systems	\$	\$\$	\$\$\$
	Interior Finishes, Furnishings, Technology	\$\$\$	\$\$\$	\$\$\$
	Accessibility, Health, Safety	\$	\$\$\$	\$
	Site and Outdoor Athletics/Recreation	\$\$\$	\$	\$\$
	Other Project Related Costs (permits, fees, etc.)	\$\$	\$\$\$	\$\$\$

\$ - less than \$1,000,000 \$\$ - \$1,000,000-\$3,000,000 \$\$\$ - more than \$3,000,000

Example Project

Bexley Middle and High School

BUILDING SYSTEM	2023 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 Years	6-10 Years	11-15 Years	
Building Enclosure	\$3,601,073.93	\$69,371.16	\$4,469,358.59	\$225,870.54	\$4,764,600.28
MEP Systems	\$14,862,255.75	\$418,480.15	\$1,100,512.88	\$21,346,543.29	\$22,865,536.32
Interior Finishes, Furnishings, Technology	\$9,274,612.50	\$3,532,247.91	\$4,008,845.54	\$4,761,250.95	\$12,302,344.40
Accessibility, Health, Safety	\$4,672,365.49	\$752,842.71	\$4,806,366.98	\$536,959.09	\$6,096,168.78
Site and Outdoor Athletics / Recreation	\$4,251,900.00	\$3,344,724.65	\$263,361.81	\$1,618,929.12	\$5,227,015.57
Other Project Related Costs (permits, A/E, CM, etc.)	\$2,984,413.69	\$1,983,170.30	\$3,578,659.25	\$6,960,083.26	\$12,521,912.81
2023 COSTS TOTAL	\$39,646,621.36				
0-5 YEAR TOTAL		\$10,100,836.87			
6-10 YEAR TOTAL			\$18,227,105.06		
11-15 YEAR TOTAL				\$35,449,636.25	
ESTIMATED TOTAL					\$63,777,578.18

Note: This assessment forecasts annual escalation rates commensurate with each time frame.

Other project related costs include: Land survey, soil borings/Phase I Environmental Site Assessment, agency approval fees (building code), construction testing, printing of bid documents, advertising for bids, builders risk insurance, bond fees, design professionals compensation, CM compensation, commissioning and maintenance plan advisor and Other Project Related Costs contingency.

Districtwide Summary

SCHOOL	2024 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 Years	6-10 Years	11-15 Years	
Cassingham Elementary	\$19,557,524.90	\$3,675,203.76	\$15,672,279.00	\$6,789,120.56	\$26,136,603.33
Maryland Elementary	\$20,417,697.75	\$3,638,429.52	\$11,569,835.09	\$13,058,683.27	\$28,266,947.88
Montrose Elementary	\$21,378,887.86	\$4,516,879.66	\$17,998,470.11	\$5,687,599.91	\$28,202,949.68
Middle and High School	\$39,646,621.36	\$10,100,836.87	\$18,227,105.06	\$35,449,636.25	\$63,777,578.18
ESTIMATED TOTAL	\$101,000,731.86	\$21,931,349.81	\$63,467,689.26	\$60,985,039.99	\$146,384,079.06

The Three “Buckets” for District Facilities Needs

As Identified in the Physical Facilities Assessment



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



Agenda

Welcome – Dr. Jason Fine

What have we done since CES 1? – Dr. Harley Williams

Physical Assessment Overview – Design Team

Educational Assessment Overview – Design Team

Financial Context – Kyle Smith, CFO

> What's Next? – Dr. Jason Fine

World Café and Group Chats: Community Participants



Assessment Phase Summary

The District Facilities Plan is a roadmap to align with the Strategic Plan.

The District Facilities Plan is designed for community-driven feedback and decisions.

No decisions have been made, the next step will be the Options Phase.



Assessment Phase Summary

[Bex.fyi/dfp](https://bex.fyi/dfp)

Today:

- OFCC 2017 facilities assessment report
- Updated facilities assessment report and associated costs
- Physical facilities and educational assessment summary and diagrams

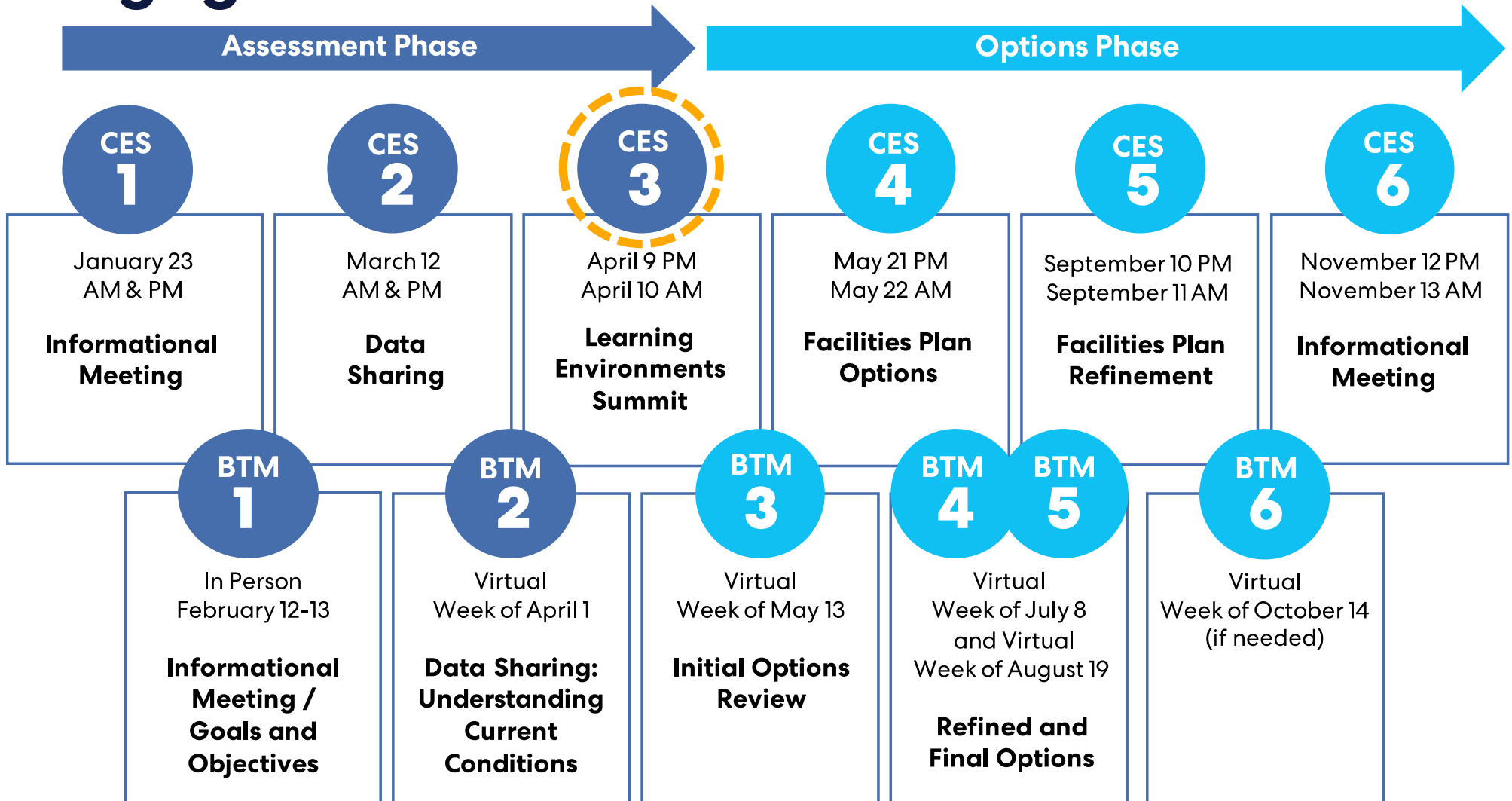
Coming soon:

- Assessment phase final report

Existing building tours:

April 15 & 16 PM

Engagement Schedule





**Thank You for
Partnering with Us.**



Agenda

Welcome – Dr. Jason Fine

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› **World Café and Group Chats: Community Participants**

World Café

Group Chats Feedback Form

- What other information do you need to better understand the current condition of our school facilities?
- What do you perceive as sacred as it pertains to buildings or the district facilities?
- What are your expectations or desires for the options phase?
- Is there anything else you'd like to share?
- If we have additional questions about your feedback, please leave your name, phone number / email address.



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