



Bath Local Schools Community Meeting



September 22, 2025

Facilitated by



Welcome

Mike Estes Superintendent



Agenda



**Meet the
team**



**Inform:
Why we're here**



**Learn: Collect
feedback**



**Next
steps**

Exit tickets

We want to hear
from you!



 **EXIT TICKET** 

What other questions or concerns do you have regarding the facility master planning process?

Name: _____

Email/phone: _____

Meet the GM team



Matt

Project Executive



Monica

K-12 Planner



Clinton

K-12 Planner



Mitch

Site Designer



Doug

Communications

We are



- Established 1993 in Minster
- U.S. top 50 K-12 design firm
- 100+ team members across multiple planning and design services



Who's in the room?

- Parents of current and former Bath students
- Alumni
- Staff
- Business owners
- Athletic booster member
- Music booster member
- Agriculture focus
- CAT Committee members





our process

Our 3D process



Define



Discover

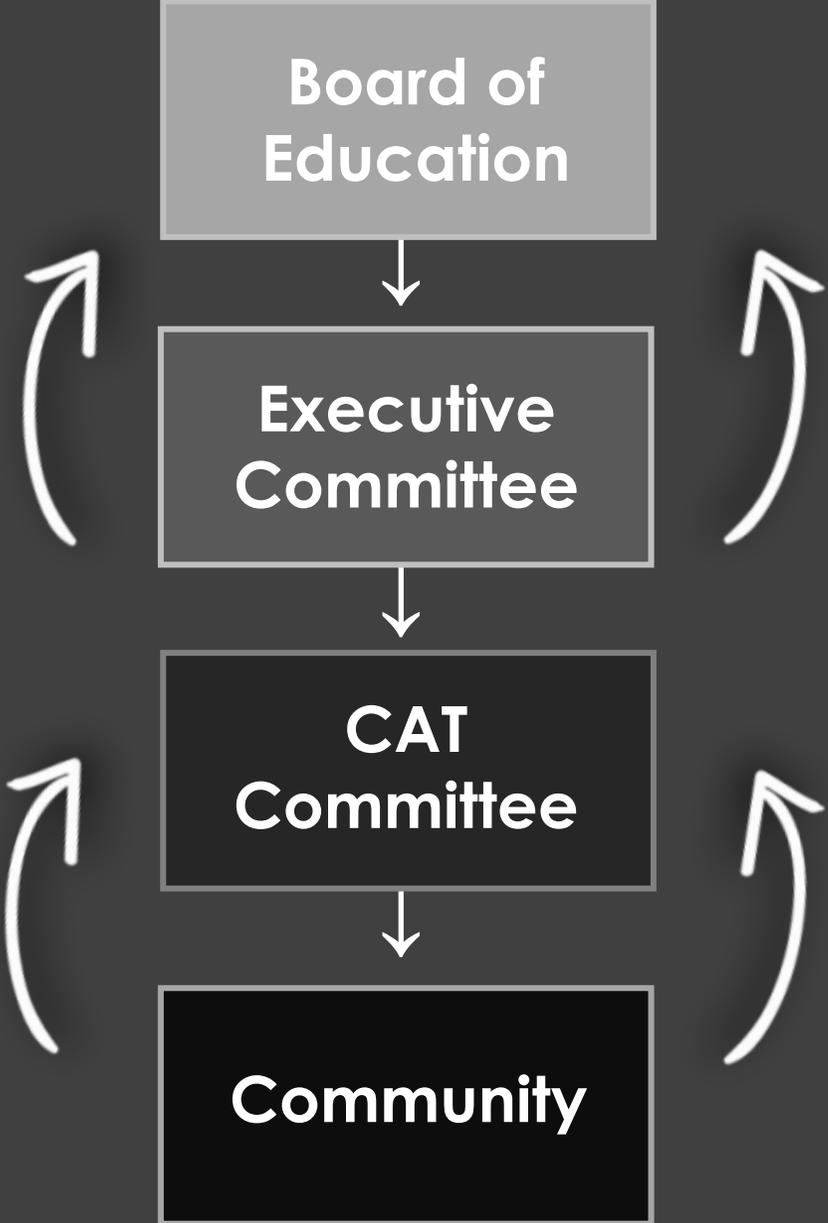


Develop

Guiding principles

- ▶ Open, community-driven process
- ▶ Emphasis on transparency and accuracy
- ▶ No predetermined outcomes
- ▶ For you. By you.

Who's who In facility planning process



Board of Education

- Board members
- Ultimate decision makers
- Focus on big picture



Executive Committee

- School administration
- Inform design team on key district initiatives, specifically in curriculum-related areas
- Communication conduit between board and task force



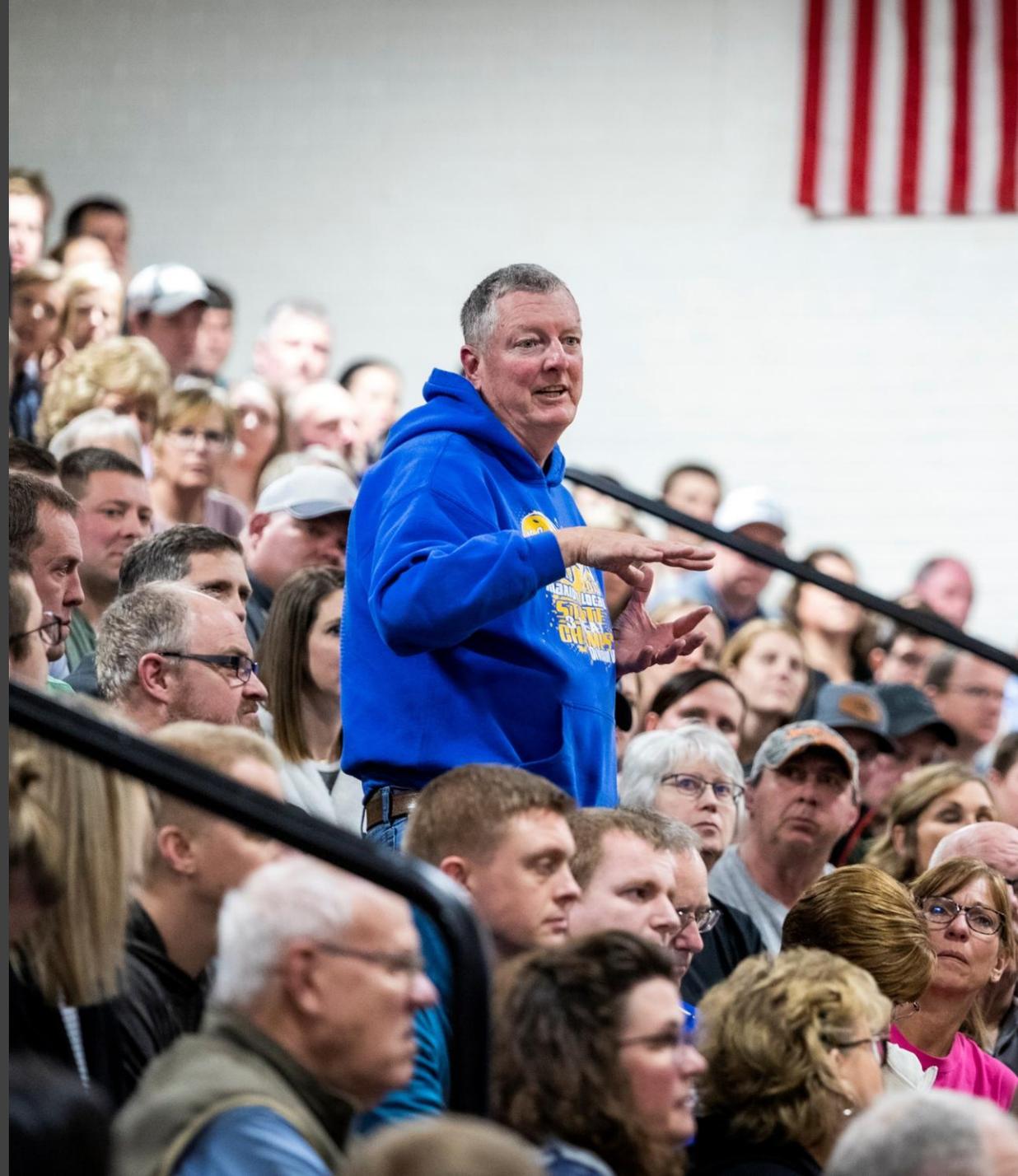
CAT Committee

- Community members, board members (typically two), administrators, staff
- Identifies priorities and options
- Meets regularly, evaluates community input, analyzes feedback – do heavy lifting



Community

- Residents, students, alumni, village officials, local business leaders, etc.
- Provide input and feedback
- Maximize participation so everyone has a voice





- Guides task force and executive committee
- Co-facilitates community meetings
- Gives feedback, provides high-level options based on priorities





Why are we here?

Why are we here?

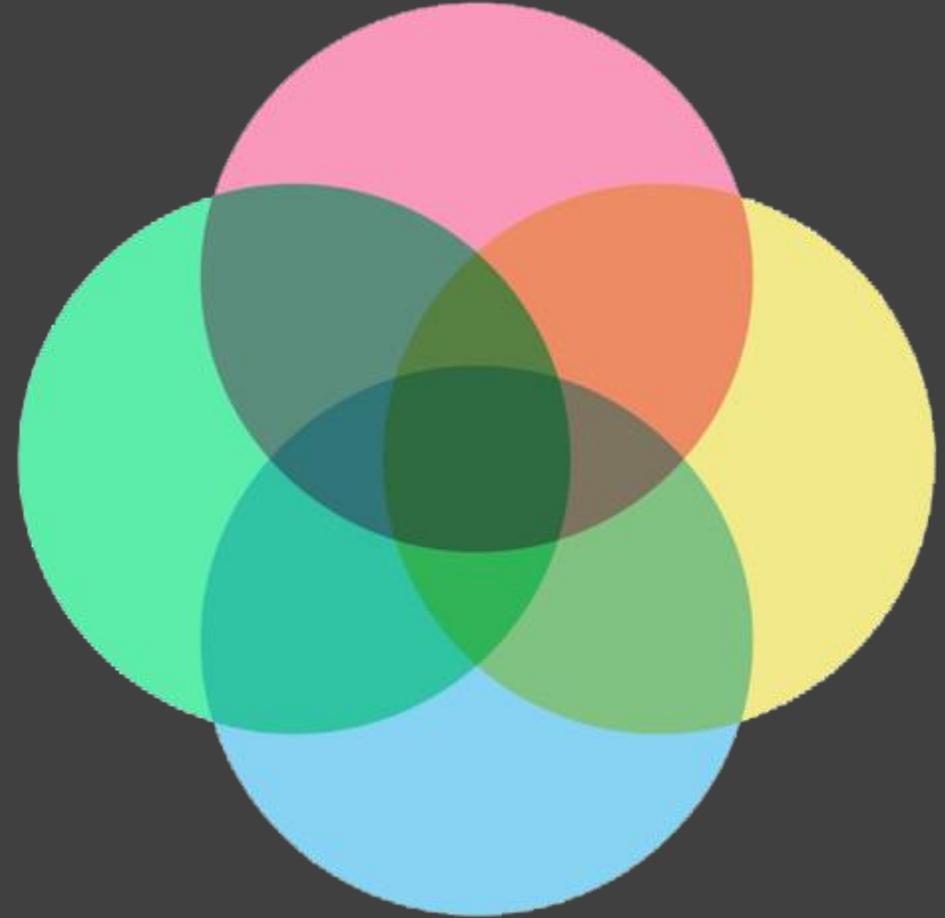
Current district challenges

- Aging infrastructure and building maintenance needs
- Enrollment considerations
- Technology condition hinders academic delivery
- Long-term site master plan need

Your master plan

The convergence of ...

- Student future wants/needs
- Staff wants/needs
- Community wants/needs/supports
- Funding parameters



Where we've been

CAT Committee meeting 1	November 20, 2024
CAT Committee meeting 2	January 27, 2025
CAT Committee meeting 3	March 24, 2025
CAT Committee meeting 4	May 13, 2025
CAT Committee meeting 5	August 27, 2025
Community meeting 1	September 22, 2025



Where we've been

Task Force meeting 1 – November 20, 2024

- Reviewed the master planning process
- Discussed challenges facing the district
- Small group activity – Hopes & Fears

Task Force meeting 2 – January 27, 2025

- Discussed funding & OFCC
- Small group activity – Planning the site

Task Force meeting 3 – March 24, 2025

- Evaluated site options (5)
- Small group activity – pros and cons

Task Force meeting 4 – May 13, 2025

- Reviewed revised site design options (3)
- Preliminary cost review
- Small group activity – pros and cons

Task Force meeting 5 – August 27, 2025

- Reviewed space utilization study
- Reviewed POR
- Reviewed design options (3)
- Cost review, including LFI & LFOs
- Small group activity – pros and cons
- Determined suggested design option (Gold)

Priority rankings activity

garage sale stickers

\$5

\$3

\$2

\$1

50¢



Priority rankings

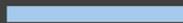
- Athletics (all sports have spaces)
- Community use for meeting space
- Community use gym space
- Cost effectiveness
- Maintain culture/identity
- Multifunctional spaces/flexible spaces
- New facility (addresses HVAC)
- Technology
- Ways to increase enrollment
- Other?

Rank the priorities

- What do you prioritize?
- 5 Stickers for everyone
- \$11.50 to spend: \$5, \$3, \$2, \$1 and \$0.50
- Blank sheet for additional priorities



Priorities debrief



Discover

Gather the facts

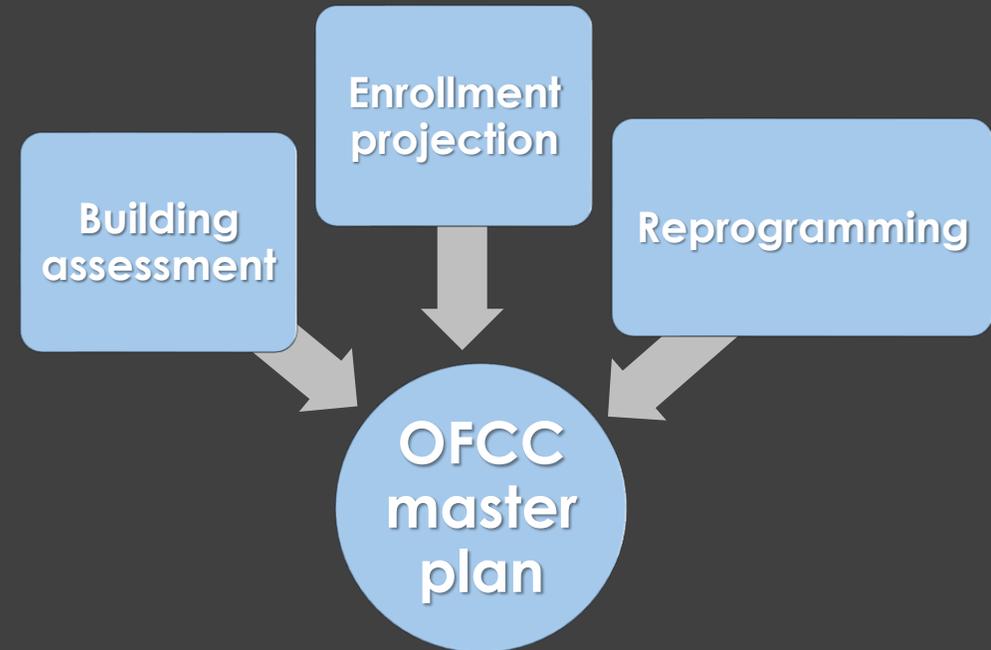


OFCC



**Facilities
Construction
Commission**

Ohio Facilities Construction Commission manages the state's school facility programs that provide support for construction and renovation of public K-12 schools.



OFCC

- **Classroom Facilities Assistance Program (CFAP)**
 - State contributes to a district-wide master facility plan solution
 - Funded program by the state
- **Expedited Local Partnership Program (ELPP)**
 - Districts beyond two years from CFAP
 - District create a district wide master plan
 - District completes a portion of their master facility plan with local funds

Enrollment

- Enrollment drives size of building
- 1,751 students in 2014 Master Plan
- 1,568 students* in 2025 Master Plan
- OFCC recommends single building solution for less than 1,500 students
- Two-building solution is Bath LSD's goal

* Enrollment projection update pending

ELPP

- New K-5 elementary opened 2014
- District K-12 enrollment: 1,751
Equity rank: 431
Local share: 71%; state: 29%
- Established a credit of \$20,522,622 toward local share of CFAP project



ELPP

- OFCC construction costs continue to rise
- District K-12 enrollment: 1,568*
Local share: 71%; state: 29%
- Approximately 8-10 years away from CFAP; ELPP is an option
- District applied to ELPP for a second potential project.



Your buildings

- ▶ **1956** Bath Middle School
Additions in 1957 & 1972
- ▶ **1963** Bath High School

* Average age 66 years

Facility analysis

1. Heating System
2. Roofing
3. Ventilation/
Air Conditioning
4. Electrical Systems
5. Plumbing and Fixtures
6. Windows
7. Structure: Foundation
8. Structure: Walls and
Chimneys
9. Structure: Floors/Roofs
10. General Finishes
11. Interior Lighting
12. Security Systems
13. Emergency/
Egress Lighting
14. Fire Alarms
15. Handicapped Access
16. Site Condition
17. Sewage System
18. Water Supply
19. Exterior Doors
20. Hazardous Material
21. Life Safety
22. Loose Furnishings
23. Technology



Bath High School

Top big-ticket items

Heating system: \$9 million
Electrical: \$5.5 million
General finishes: \$5.6 million
Technology: \$2.3 million



Photos from 2008 OFCC assessment



Bath middle school

Top big-ticket items

Heating system:	\$6 million
Electrical:	\$3.4 million
General finishes:	\$3.5 million
Technology:	\$1.6 million



Photos from 2008 OFCC assessment



Facility analysis

- OFCC completed in 2008
 - Walk-thru in 2012
- Middle School
 - Renovations of \$25,921,189
 - 74% renovation to new
 - OFCC recommends to replace
- High School
 - Renovations of \$42,238,598
 - 78% renovation to new
 - OFCC recommends to replace

	Middle	High
Size	89,512 sf	134,053 sf
2025 Construction Cost/sf for New Buildings	\$412.92	\$402.34
Replacement Cost (cost/sf x building size)	\$36,961,295	\$53,934,884
2025 Reno Budget	\$27,421,415	\$42,238,598
2025 Renovate/ Replace%	74%	72%



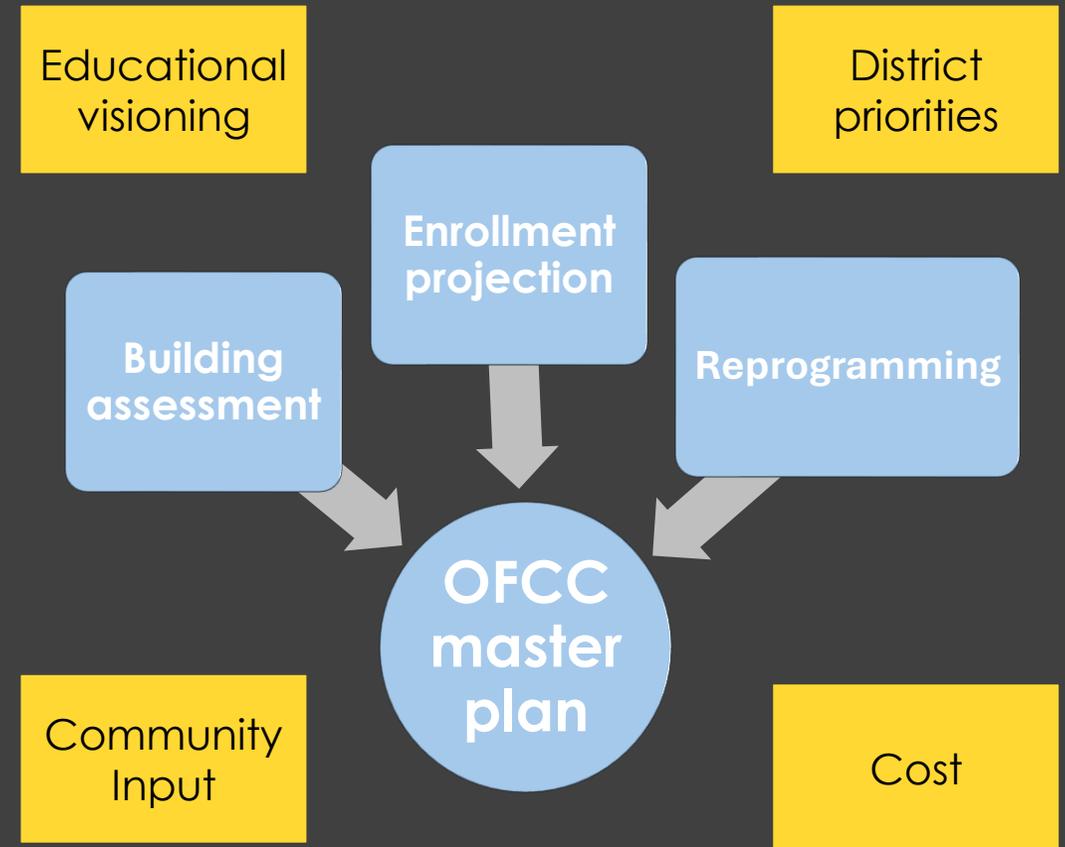
OFCC collaboration

Our goal is to create Bath's master plan and see how it aligns with OFCC's solution to maximize credit

Bath's master plan

Additional considerations for the Bath Local Schools master plan

- Priorities of district
- Educational visioning
- Community meeting input
- Cost



Staff visioning meetings

- Sessions held March 21, 2025
- Past, present and future learning environments
- What should learning look like at Bath Local Schools?



Staff visioning meetings



KEY TAKEAWAYS

- Accessibility and ease of mobility needed in all spaces
- Provide flexible spaces: furniture selections, mobile and adjustable
- Provide adaptable spaces: multi-use and multi-purpose
- Provide improved storage for shared access to resources & materials

Staff visioning meetings

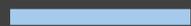


KEY TAKEAWAYS

- Provide more natural light in all learning environments
- Incorporate special education support spaces near other classrooms
- Consider how middle school and high school academic models might look different – departmental (HS) vs. grade level team-based (MS)

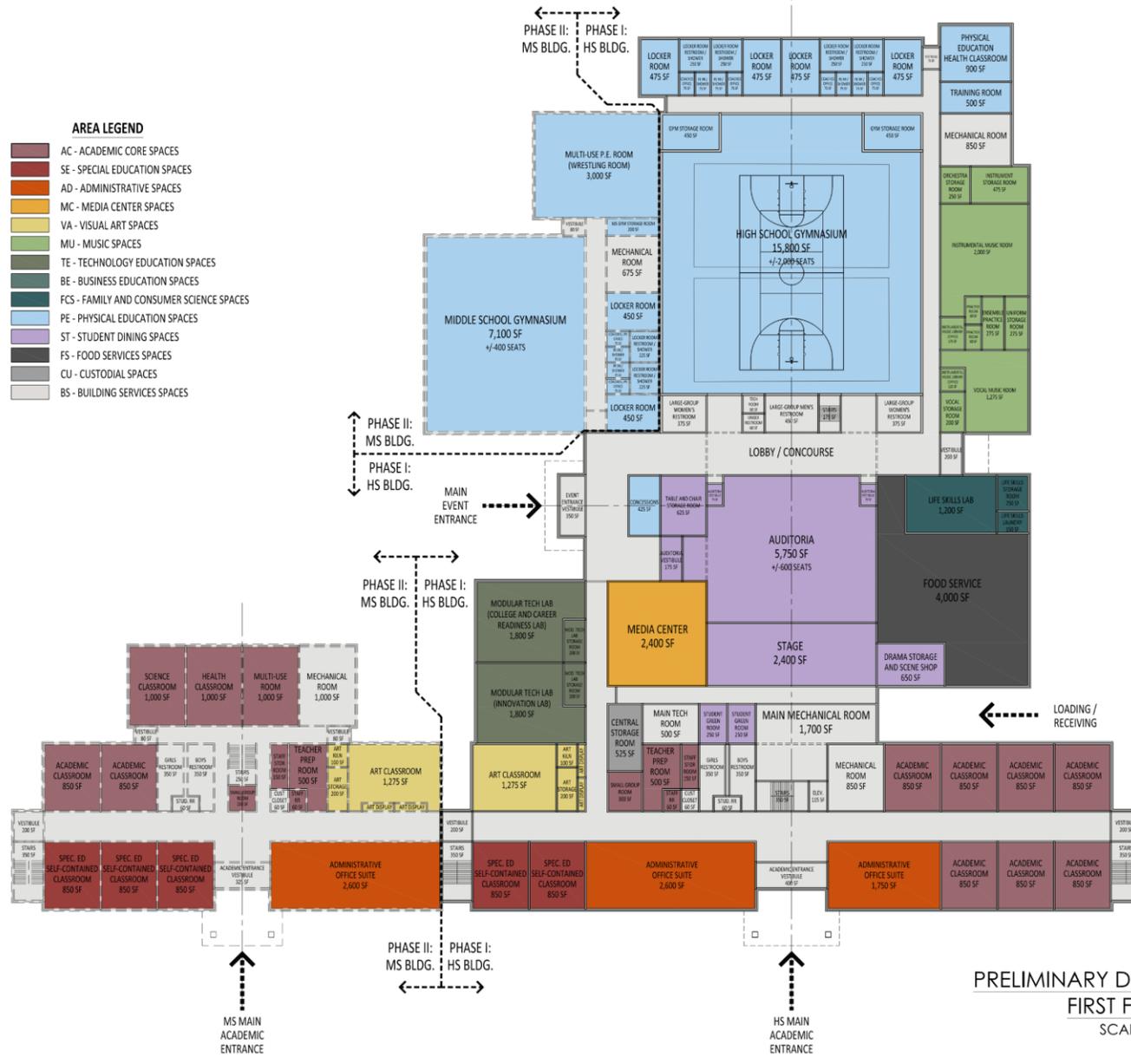


Design option: Gold



Design option: Gold

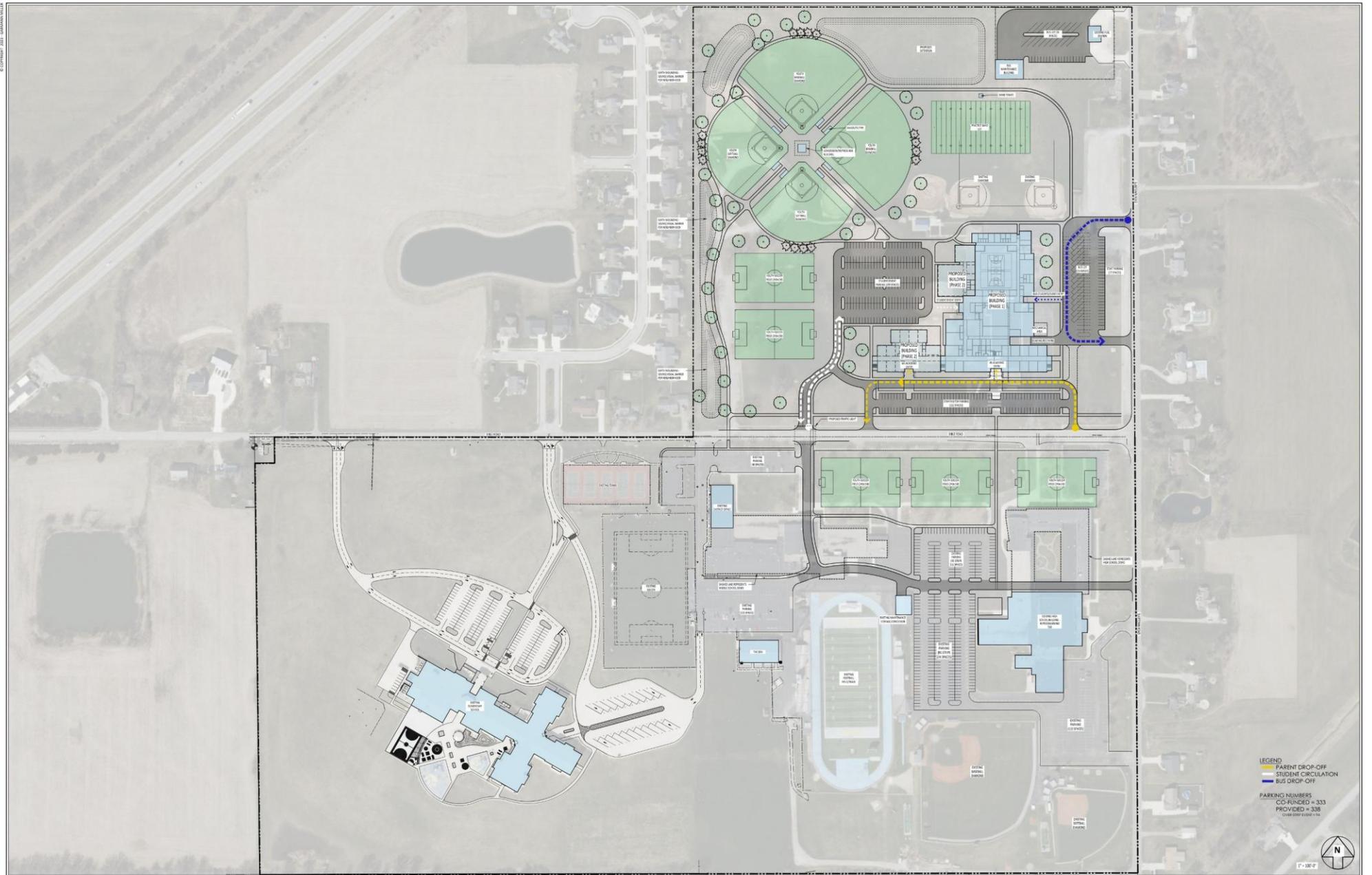
- AREA LEGEND**
- AC - ACADEMIC CORE SPACES
 - SE - SPECIAL EDUCATION SPACES
 - AD - ADMINISTRATIVE SPACES
 - MC - MEDIA CENTER SPACES
 - VA - VISUAL ART SPACES
 - MU - MUSIC SPACES
 - TE - TECHNOLOGY EDUCATION SPACES
 - BE - BUSINESS EDUCATION SPACES
 - FCS - FAMILY AND CONSUMER SCIENCE SPACES
 - PE - PHYSICAL EDUCATION SPACES
 - ST - STUDENT DINING SPACES
 - FS - FOOD SERVICES SPACES
 - CU - CUSTODIAL SPACES
 - BS - BUILDING SERVICES SPACES



PRELIMINARY DESIGN OPTION **GOLD**
 FIRST FLOOR PLAN
 SCALE: 1" = 20'-0"



Design option: Gold



BATH LOCAL SCHOOLS MASTER PLANNING SITE PLAN

GM PROJECT NUMBER: 22081.00

SEPTEMBER 22, 2025



WINDYBROOK, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA
columbus@gm.com



YOUTH DIAMONDS

BUS MAINTENANCE BUILDING

YOUTH SOCCER FIELDS

STUDENT/EVENT PARKING

PROPOSED BUILDING (PHASE 2)

PROPOSED BUILDING (PHASE 2)

PROPOSED BUILDING (PHASE 1)

MS ACADEMIC ENTRANCE

HS ACADEMIC ENTRANCE

STAFF/VISITOR PARKING

BUS DROP-OFF/EVENT PARKING

BIBLE ROAD

SLABTOWN ROAD

YOUTH SOCCER FIELDS

Design option: Gold

Pros

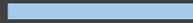
- Construction can be better isolated from daily operations; safest option
- Construction timeline would likely be shorter
- District office can remain in its current location (still require utility re-feeds)
- Existing soccer field and tennis courts can remain in its current location
- No need of modular classrooms and associated expense

Cons

- MS and HS students will need to cross Bible Road for extracurricular events; a traffic signal may be required and/or desired at the intersection
- The existing bus garage will need demolished; a new bus maintenance building and bus parking lot will need to be replaced
- Four youth soccer fields, three youth ball fields need replaced/relocated



Discussion



Timeline

January 27, 2025

CAT #1 meeting

March 21, 2025

Educational Visioning with Bath Local Schools staff

March 24, 2025

CAT #2 meeting

May 13, 2025

CAT #3 meeting – site location options

August 27, 2025

CAT #4 meeting – design options / costs

**→ September 22, 2025 Community meeting – validation of priorities/direction/
site location/preliminary design**

October 2025

CAT meeting – finalize design options/costs/review financing options

November 2025

Repeat CAT meeting/community meetings if needed

November 2025

OFCC cost update for final master facility plan

December 2025

Board of Education (BoE) approves facilities master plan

May 2026

Ballot opportunity - earliest possible opportunity

Exit tickets

We want to hear
from you!



 **EXIT TICKET** 

What other questions or concerns do you have regarding the facility master planning process?

Name: _____

Email/phone: _____



Bath Local Schools

Q&A session

September 22, 2025

Facilitated by



Thank you

