

RECORD OF PROCEEDINGS
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION
Regular Meeting – September 14, 2022

The Grandview Heights Schools Board of Education met in regular session in the new Larson Middle School (currently housing Grandview Heights High School) Media Center.

Call to Order: President Eric Bode called the meeting to order at 7:00 p.m.

Roll Call	Members Present:	Members Absent:
	Eric Bode	
	Emily Gephart	
	Kevin Gusé	
	Katie Matney	
	Molly Wassmuth	

The Pledge of Allegiance was said.

Board Meeting Minutes

Recommendation for Approval (Motion 23-016) Ms. Wassmuth moved to approve the following meeting minutes:

1. Regular Meeting, August 24, 2022

Mrs. Gephart seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, abstain; Mrs. Matney, aye; Ms. Wassmuth, aye.

Motion carried 4-0-1.

Presentation – Athletic Facilities Master Plan

Mr. Culp reported that Grandview Heights Schools has embarked upon an athletic facilities master planning process which is culminating in a report being presented tonight by the architects from Perkins & Will. He also explained that through the 6-month process that included a planning committee of 36 community members, uniquely there was 100% consensus on the outcomes that are going to be presented.

Mr. Culp also shared that the Board of Education has no plans to move forward with a comprehensive athletic facility improvement project before Stevenson Elementary is addressed. What this master plan does do is give the district a roadmap for prioritizing and sequencing spending on the athletic facilities in a way that will prevent spending “backwards”, or spending money on improvements that will be undone later.

Perkins & Will architects Steve Turkes, Aimee Eckmann, and Corey Nissenberg presented the athletic facilities Master Plan Report to the Board of Education. This report includes the outcomes of the community survey, planning committee workshops, and community meetings. The final recommendations also include options for phasing and sequencing the project as an alternative to implementing the entire plan at once. (Note: A copy of the final report is attached to this official meeting minutes record.)

Estimators from Concord Addis also presented cost estimates based on 2022 pricing for the overall project and for the various phases.

Mr. Bode asked the architects to explain more about the differences between maintaining the existing home bleachers versus replacing those with new bleachers. Mr. Turckes explained that the existing home concrete bleachers, built in the 1930’s, actually serve as a roof surface of the structure that is below the bleachers. One of the ongoing challenges with that structure is keeping water out of the space below. Because the concrete bleacher surface cannot be covered with typical roofing materials in serving its dual purpose as seating, a coating must be applied to the top surface of that concrete structure periodically to help maintain a water barrier. The option to replace the home bleachers would include a new aluminum bleacher unit which would not require that ongoing maintenance. A new bleacher system would also include more seating capacity, allowing the high school band to be relocated into the main home bleachers.

Mr. Bode also asked what the estimated cost of renovating the existing home bleachers would include. Mr. Patrick Condron from Concord Addis explained that the projected costs of renovation include ground and concrete work needed to make the bleachers ADA accessible. Also included are the costs of structural enhancements and additional water barrier coatings to be applied. Interior modifications are also included in the plans to make the locker rooms and restrooms ADA accessible, and include refinishing of ceilings, walls and floors, and new electrical and plumbing.

Mrs. Gehpart asked whether the press box would be included in the project. Mr. Condrón explained that the press box is planned to be replaced with equivalent finishes in both options.

Mr. Bode highlighted that the master plan includes a consolidation of the cell towers onto a monopole as well as consolidation of the storage areas used by the cell providers on the current site. He asked the team to talk a little bit more about the plans for that consolidation. Mr. Turckes explained that a consultant has been working with the district and the design team on the options and recommendations for the cell towers. Based on the outcomes of similar projects and consultation with the consultant, Mr. Turckes explained that the belief is the cell providers would pay for the portion of the new storage areas dedicated to holding their equipment. The possibility also exists for the current lease terms to be renegotiated.

Mr. Bode thanked the design team for their efforts on this master planning project. Having this overall plan, including options, community feedback and pricing will be very helpful to the Board as it begins thinking about and discussing next steps.

Superintendent's Report

Teaching and Learning

- Stevenson Elementary will be implementing monthly community meetings where we will address our values of kindness, working hard, and being safe as well as working collaboratively with the PTO to expand on our wellness opportunities (winter/indoor recess planning, Wellness Day, Foodie Fridays, etc.). All Science Day will be October 5!
- Larson Middle School will soon have a Principal Advisory Committee. This PAC will be comprised of two students per grade level and will meet on a monthly basis with the principal to share student concerns and ideas. Grandview Heights High School (aka the new Larson Middle School) has been selected by our architect Perkins & Will for a two-day photo shoot of our innovative teaching and learning spaces later this week.

District Wide

- Our culture focus this year is belonging (**#belongingmatters**). This is a dedicated focus to increasing student and staff senses of belonging.
- Our Student Development & Growth office is partnering with Preston Moore, Community Outreach and School Liaison with Columbus Springs, on a tiered menu of mental health supports for our families.

Community Engagement

- A Community Conversation – Thursday, October 5, 2022, at 6 p.m. in the new Larson Middle School. Spread the word!
- Coffee & Conversation with Supt. Culp – Mark your calendars for September 23; November 18; February 10; and April 14.
- The Parent Square communication tool roll out and reception has been a wonderful success. We have heard numerous positive comments from staff and parents about the secure all-in-one system for notifications. We still have a lot of features to leverage with the tool and are slowly rolling those out as needed.
- Thank you to the Administrators and CKE team members who hosted Alumni Night reunion class tours during Alumni weekend.
- Looking forward – Homecoming Week is October 2-8.
- Thank you to the Bobcat Boosters for hosting, yet another, successful Ox Roast.
- Check out area information on our Community Flyer page https://www.ghschools.org/apps/pages/index.jsp?uREC_ID=228268&type=d&pREC_ID=780284
- Our construction project remains on time, on quality, and on budget. View updates here <https://www.ghschools.org/apps/pages/construction>

Recent Press

Teacher of the Year – Linda Teach

<https://www.dispatch.com/story/news/local/communities/grandview-heights/2022/08/26/grandview-heights-schools-teach-overwhelmed-by-recognition-from-peers-at-stevenson/65418509007/>

Ox Roast

<https://www.dispatch.com/story/news/local/communities/grandview-heights/2022/09/07/grandview-boosters-beefing-up-ox-roast-festival/65416634007/>

Track Coach Brian Schoch Steps Down

<https://www.dispatch.com/story/sports/high-school/track-field/2022/09/06/columbus-ohio-high-school-track-brian-schoch-steps-down-as-grandview-heights-bobcats-coach/65481963007/>

Boys Soccer

<https://www.dispatch.com/story/news/local/communities/grandview-heights/2022/08/23/boys-soccer-top-central-ohio-squads-construct-challenging-schedules-grandview-upper-arlington/65401122007/>

Bobcat Football

<https://www.dispatch.com/story/news/local/communities/grandview-heights/2022/08/15/columbus-ohio-high-school-football-grandview-heights-veteran-leadership-experience-fuel-bobcats/10231708002/>

Construction

Construction Progress Update

Mr. Jay Tadena, Project Manager, Corna-Kokosing/Elford (CKE), provided the following recent highlights of the construction project:

- Striping of the high school gym floor has been completed and the final coat of sealing will be applied tomorrow. Next steps will be the installation of the new bleachers and wall padding.
- Concrete has been poured in the outdoor learning space.
- Topsoil has been spread around the high school main entrance and grass seed will be planted soon.
- Installation of the auditorium wall paneling and lighting is continuing. Next steps include painting and installation of sound panels.
- One special feature of the project includes a 60-foot-long hexagonal light fixture that has been recently installed in the collaboration area outside the high school industrial tech room.
- An upgrade to the high school locker room epoxy floor has been completed.
- The construction team is also planning and coordinating the moving of various equipment into the newly renovated high school (e.g. athletic equipment, industrial tech equipment, technology network equipment).
- Classroom doors have arrived and are currently being installed.

Mrs. Matney asked whether the high school media center will still be referred to as the Brotherhood of Rooks Media Center. Mr. Culp explained that one of the conference rooms in the newly renovated media center will contain the Brotherhood of the Rooks memorabilia that was previously on display in the high school media center conference room, and will be referred to as the Brotherhood of the Rooks Media Center conference room.

Mr. Culp explained that the bike pad on the east side of the new Larson Middle School has recently been installed at a level lower than the existing sidewalk. He explained that the grade of that bike pad will be consistent with the final grade of Fairview Avenue after planned improvements are completed by the City of Grandview Heights.

Core Team Committee Report

Mr. Bode explained that from a Core Team perspective, it appears the project is entering a new phase as construction is finishing up in the next couple months. While there were many challenges during the renovation, there are fewer construction issues at this point.

Mrs. Gephart added that the Core Team explored the possibility of reconstructing the sidewalk in front of Grandview Heights High School but ultimately decided to hold off on that for now. It may be revisited, depending on the overall budget, during the final site work phase of the project.

Mr. Gusé asked, as the project moves toward final completion, if the decisions on certain contingency items become a Core Team, a Finance Committee, or a full Board of Education discussion and decision. Mr. Bode explained that those would be Board of Education decisions. He also explained that although the construction of the high school is nearing completion, there is another phase to the project which is the final site work. Mr. Bode feels like the focus at this point should remain on getting the middle school and high school moves completed over winter break and once that's completed, to revisit any decisions on upgrades. Decisions on the site do not have to be made yet and if there is additional funding remaining after the project is complete, that money can be used towards other school district facility improvements.

Mrs. Gephart added that the Board might want to revisit the site plan options soon to determine if there is a desire to pursue any of those enhancements that were discussed and put on hold last year, contingent on funds being available in the budget.

Mr. Bode explained that the goal is to stay within budget on the overall project. As the weeks move on, and there is more certainty about the allowances and contingencies within the budget that may be remaining, the Board can make a decision on what to do with those funds.

Mrs. Gephart also explained that the high school auditorium speakers, which were not planned to be replaced within the project budget, have stood out as looking old and dirty after all of the improvements have been made to the auditorium. The district is exploring options for possibly repainting them to improve their appearance.

Business and Finance

Finance Presentation

Treasurer Beth Collier presented to the Board on the following August, 2022 financial highlights:

General Fund (001)

- General Fund Revenues
 - Taxes –2nd half settlement rec'd; 46.9% of fiscal year budget.
 - State Funding – 18.6% of budget.
 - Property Tax Allocation – Pending 2nd half settlement.
 - Grandview Yard – 2nd half settlement rec'd; 51.5% of budget.
 - Interest Earnings (Other Revenue) for August, 2022: \$40,069.54.

- General Fund Expenditures
 - FYTD Budget: 2 months (16.7%)
 - Total FY Expenditures: 18.2% of budget

- General Fund Investments
 - US Bank Investment account: average yield to maturity 1.47%

Construction Fund (004):

- Interest Earnings for August, 2022: \$16,111.59.
- Interest Earnings Project-to-Date: \$1,823,850 (net of \$61,596 investment advisory fees)
- 79% of Soft Costs have been spent.
- 86.7% of Construction Costs have been spent.
- Current Fund Balance: \$9,930,213.36.
- Investments: 1.68% average yield to maturity.

Permanent Improvement Fund (003):

- Current Fund Balance: \$1,547,949.11
- Unreserved Fund Balance: \$974,596.81
- Upcoming expenditures:
 - GHHS Roof, \$296,647.
 - Athletic complex master planning, \$102,180.
 - GHHM gym entrance restoration, \$7,940.
 - Emergency power to sump and coolers/kitchen mixing valves, \$6,452.14
 - GHHS tech room windows - \$28,267.87
 - GHHS gym basketball hoops - \$14,589.08
 - Wrestling mats - \$8,100.70
 - LMS gym shades - \$19,428
 - TV's to replace Stevenson Elementary smartboards - \$76,083

Finance Committee Report

Ms. Collier reported that the Finance Committee has not met since the last Board of Education meeting. The next Finance Committee meeting is scheduled for Monday, September 19th.

Recommendations for Approval (Motion 23-017) Ms. Wassmuth moved to approve the following:

1. Then and Now Certification
Recommend the Board approve the following then and now certifications:
 - a. PO 39602, Educational Service Center of Central Ohio, behavioral support
 - b. PO 39665, Ohio Valley Integration Services, Inc., security camera wiring
 - c. PO 39653, Chris Szabo, Cross Country supplies
 - d. PO 39676, Trane, HVAC system controls

2. Budget Adjustments
Recommend the Board approve the following adjustment:

Appropriations
a. Boys Soccer (300-9110) \$3,365.00
3. Items for Disposal
Recommend the Board approve the following items for disposal:

GBC EZ Laminator #007872 Inoperable
Smart Board #008004 Defective
4. Prodigy Student Travel
Recommend the Board approve a contract with Prodigy Student Travel for the 8th grade Washington, D.C. trip, November 9-11, 2022.
5. Activity Fund Statements of Intent and Purpose
Recommend the Board approve the Student Activity and Support Fund Account Statements of Intent and Purpose for the 2022-2023 school year.
6. Memorandum of Agreement – Supplemental Contracts
Recommend the Board approve a memorandum of agreement with the Grandview Heights Education Association for changes to the supplemental contract salary schedules.
7. EverDriven Technologies, LLC
Recommend the Board approve a contract with EverDriven Technologies, LLC, for transportation services for special education students in specialized programs.
8. Floop Edu, Inc.
Recommend the Board approve a contract with Floop Edu, Inc., a web platform that facilitates feedback from teachers to students.
9. The Learning Spectrum Contract
Recommend the Board approve a contract with The Learning Spectrum, to provide educational services for the 2022-2023 school year.

Mrs. Gephart seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney, aye; Ms. Wassmuth, aye.

Motion carried 5-0.

Personnel

Recommendations for Approval (Motion 23-018) Ms. Wassmuth moved to approve the following:

1. Classified Resignation
Recommend the Board accept the following classified resignation:
 - a. Sean Nickel; Custodian, effective 9/9/22
 - b. Sean McCloud; Custodian, effective 1/13/23
2. Classified Notice of Appointments
Recommend the Board to approve the following classified Notice of Appointments:
 - a. Matthew Coy; Custodian, step 10, \$20.89 per hour, effective 9/19/22
 - b. Bob Opperman; Service Desk Technician, step 10, \$28.30 per hour, effective date is TBA pending successful background check results
3. Correction to Certified 1-Year Limited Contract for 2022-2023
Recommend the Board to approve the following correction to the following 1-year limited contract for the 2022-2023 school year:
 - a. Adam Smale; Intervention Specialist, Column IV, Step 6, \$65,402

4. Classified Substitutes

Recommend the Board to approve the following classified substitute:

- a. Fred Griffith; Substitute Custodian, \$17.05 per hour, effective date TBA pending results of successful background check

5. Degree Advancements

Recommend the Board approve the following degree advancements for the 2022-2023 school year:

- a. Maria Murphy - MA+30
- b. Katie Konrad - BA+15
- c. Katelyn Burkholder – MA
- d. Brittany Sharma - MA+45

6. Supplemental Contracts

Recommend the Board to approve the following supplemental contracts for the 2022-2023 school year:

Certificated

- a. Steve Hedge; French Club Advisor, VIII-3-M, \$1,804.20
- b. Katherine Kelsey; Art Club HS, VIII-3-M, \$1,804.20
- c. Kristi Urig; Key Club Advisor, VI-3-M, \$2,706.30
- d. Jennifer Olis; Marching Band Director, I-3-M, \$7,893.38
- e. Andrew Grega; Vocal Music Director, 1-3-M, \$7,893.38
- f. Brad Gintert; HS Robotics Coordinator, III-1-4, \$3,833.93
- g. Jo Lee; HS Robotics Coordinator, III-1-4, \$3,833.93
- h. Anthony Wappner; HS Robotics Coordinator, III-1-1, \$3,833.93
- i. Thomas Stanley; Marching Band, Assistant Director, IV-1-2, \$3,157.35
- j. Bethany Black; Yearbook Advisor, High School, IV-2-9, \$4,961.55
- k. Kevin McCarthy; BARC Advisor, IV-1-1, \$3,157.35
- l. Bethany Black; BARC Advisor, IV-1-1, \$3,157.35
- m. Evan Smith; Junior Class Advisor, V-3-9, \$4,510.50
- n. Kevin Richards; Senior Class Advisor, V-3-M, \$4,510.50
- o. Rachel Smith; Freshman Class Advisor, VIII-3-M, \$1,804.20
- p. Kevin McCarthy; Sophomore Class Advisor, VIII-3-10, \$1,804.20
- q. Rae Weiland; NHS Advisor, .50 FTE, VII-3-M, \$1,127.63
- r. Maria Murphy; NHS Advisor, .50 FTE, VII-2-6, \$902.10
- s. Mark Johnson; Newspaper Advisor HS, (1st semester), VII-3-M, \$2,255.25
- t. Mark Johnson; Newspaper Advisor, HS (2nd semester), VII-3-M, \$2,255.25
- u. Emily Meister; Costume Design Advisor Musical, VII-2-5, \$1,804.20
- v. Katherine Kelsey; Costume Design Advisor Musical, VII-1-2, \$1,353.15
- w. Emily Meister; Costume Design Advisor Fall, VIII-2-5, \$1,353.15
- x. Rachel Smith; Students Demand Action Advisor, VIII-1-1, \$902.10
- y. Erin Engle; Students Demand Action Advisor, VIII-1-1, \$902.10
- z. Caleb Evans; Model OMUN (Grades 9-12), III-1-4, \$3,833.93
- aa. Kevin McCarthy; Student Council, High School, IV-3-M, \$4,961.55
- bb. Joe Hecker; Esports Advisor, IV-1-1, \$3,157.25
- cc. Carrie Szlag; Esports Advisor, IV-1-1, \$3,157.25
- dd. Carl Acton; Power of the Pen Advisor, VII-1-1, \$1,353.15

Non-Certificated

- a. Ally Zahler; Volleyball, Assistant Varsity Coach, IV-2-5, \$3,833.93
- b. Cary Mitchell; Fall Play Director High School, IV-3-M, \$4,961.55
- c. Cary Mitchell; Artistic Director HS Musical, III-3-M, \$5,863.65

7. Stipends

Recommend the Board to approve the following stipends for the 2022-2023 school year:

Certificated

- a. Carl Acton; MTSS, \$600
- b. Nicole Wainscott; MTSS, \$600

- c. Jill Walker; MTSS, \$600
- d. Stacy Sauer; MTSS, \$600
- e. Amanda Parnell; MTSS, \$600
- f. Abby Mally; MTSS Coordinator, \$1,000
- g. Doug Page; AM Duty, \$450 per semester
- h. Elizabeth Page; AM Duty, \$450 per semester
- i. Melissa Miglesz; AM Duty, \$450 per semester
- j. Chris Sauer; Art Club, \$1,000
- k. Thomas Stanley; Jazz Club, \$1,000
- l. Roberta Penn; Garden Club, \$1,250
- m. Doug Page; DC Trip Coordinator, \$1,250
- n. Kathleen Cress; Student Council, \$1,250
- o. Vicki Dunlevy; Science Club, \$1,000
- p. Doug Page; Builder's Club, \$1,250
- q. Bethany Black; MTSS, \$600
- r. Jo Lee; MTSS, \$600
- s. William Amurgis; MTSS, \$600
- t. Lori Downer; MTSS, \$600
- u. Maria Murphy; MTSS, \$600
- v. Bryan Stork; MTSS Coordinator, \$1,000
- w. Rachel Smith; Spanish Club Advisor, \$1,000
- x. Katherine Kelsey; Grandview Heights Inclusivity Club, .50 FTE, \$500
- y. Emily Meister; Grandview Heights Inclusivity Club, .50 FTE, \$500
- z. Bryan Stork; Youth-2-Youth-GHHS, \$1,000
- aa. Bethany Black; Green Dot Bystander Initiative, .50 FTE, \$500
- bb. Katherine Kelsey; Green Dot Bystander Initiative, .50 FTE, \$500
- cc. Emily Meister; In the Know Advisor, \$1,250
- dd. RaeAnna Weiland; Science Club-GHHS, \$1,250
- ee. Evan Smith; Mock Trial, \$1,250
- ff. Rob Ballinger; Mock Trial, \$1,250
- gg. Jo Lee; Chemical Storage Supervisor, \$300
- hh. Karla Hayes; Teacher Mentor for Carrie Szlag, \$1,000

Non-Certificated

- a. Kathy Grinstead; AM Duty, \$450 per semester
- b. Patty Haney; Best Buddies, \$1,000
- c. Alyssa Van Ausdal; Sewing Club, \$500

8. Larson Middle School Building Stipends

Recommend the Board approve the following LMS building stipends:

- a. Sarah Hoepf; BLT, \$600
- b. Jenny Callif; BLT, \$600
- c. Vicki Dunlevy; BLT, \$600
- d. Meredith Beam; BLT, \$600
- e. Allyson Sanders; BLT, \$600
- f. Chris Sauer; BLT, \$600
- g. Jannel Kumar; BLT, \$600
- h. Brittney Sharma; BLT, \$600
- i. Abby Mally; BLT, \$400
- j. Melissa Schoemer; PBIS, \$500
- k. Becky Lee; PBIS, \$500
- l. Roni Pettit; PBIS, \$500
- m. Chris Sauer; 4/5 Related Arts Coordinator, \$500

9. High School Building Stipends

Recommend the Board approve the following GHHS building stipends:

- a. Bryan Stork; Mentoring and More, \$1,000
- b. Kelly Berlin; MTSS Member, \$600

- c. Kelly Anders; Speech and Debate, \$600
 - d. Mark Johnson; Speech and Debate, \$600
10. Summer Moving/Packing Stipends
Recommend the Board approve summer moving/packing stipends for the following staff members:
- a. Kathleen Cress; \$150
 - b. Becky Lee; \$150
11. FMLA Request
Recommend the board approve the following FMLA request:
- a. Brittney Sharma; Intervention Specialist, up to 12 weeks of intermittent FMLA leave beginning on 9/14/22
12. Kids' Club Personnel
Recommend the Board approve the following Kids' Club new hires:
- a. Sabrina Laycock; Substitute, \$15.20 per hour, effective 8/31/22
 - b. Hailey Kraft; Recreation Leader, \$15.20 per hour, effective 9/12/2022
 - c. Abidirahman Jama (AJ); Recreation Leader, \$15.20 per hour, effective 9/12/2022
 - d. Emma Schueler; Recreation Leader, \$15.20 per hour, effective 9/13/2022
 - e. Lindy Hinkle; Recreation Leader, \$15.20 per hour, effective 9/27/2022 pending successful background check results
13. Kids' Club Personnel Change
Recommend the Board approve the following Kids' Club change:
- a. Stephanie Adams; Team Leader to Substitute, \$16.34, effective 9/14/22
14. Kids' Club Separation of Employment
Recommend the Board approve a separation of employment for the following Kids' Club staff members:
- a. Leah James; Recreation Leader, effective 9/6/22
 - b. Felicity Rogers-Whiting; Recreation Leader, effective 8/25/22

Mr. Gusé seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney, aye; Ms. Wassmuth, aye.

Motion carried 5-0.

Co-Curricular Activities and Extracurricular Activities

Recommendations for Approval (Motion 23-019) Ms. Wassmuth moved to approve the following:

- 1. Volunteers
Recommend the Board approve the following volunteers:
- a. Pamela Allen
 - b. Joshua Joseph Cywinski
 - c. Samantha Elizabeth Dorsey
 - d. Kimberly Jan Hammersmith
 - e. Ryan Eric Kaufman
 - f. Adrienne Cathlene Overmyer
 - g. Shanley Kay Pease
 - h. Steve Sauer
 - i. Joanne Marie Spitler
 - j. Michael Lee Staff
 - k. Lauren Thacker
 - l. Ann Renee Whelehan

Mrs. Matney seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney, aye; Ms. Wassmuth, aye.

Motion carried 5-0.

Adjournment

Motion 23-020 (Adjourn) Ms. Wassmuth moved to adjourn the meeting. Mr. Gusé seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney, aye; Ms. Wassmuth, aye.

President Bode declared the meeting adjourned.

ATTEST:

President

Treasurer



Grandview Heights Schools

Grandview Heights Athletic Complex Facilities Master Plan

September 14, 2022

Perkins&Will MKSK
CONCORD ADDIS
—CONSTRUCTION CONSULTANTS—

To Grandview Heights Schools Board of Education:

It is with great pleasure that we submit the attached Facilities Master Plan report for Grandview Heights Schools Athletics Complex. This report highlights recommended improvements based on analysis of existing facilities, and represents the culmination of months of effort from Board of Education, faculty, staff, administration, parents, members of the community and the design team.

The following Facilities Master Plan explains the process of development for the Facilities Master Plan, an in-depth analysis of the current facilities as well as the recommended improvements.

We look forward to continuing to work with Grandview Heights Schools on the next steps of this process to ultimately bring this vision to fruition.

Sincerely,



Aimee Eckmann, FAIA, ALEP, LEED AP® BD+C
Planning Principal, Project Manager



Steven Turckes, FAIA, ALEP, LEED AP®
Managing Principal



Corey Nissenberg, AIA
Project Architect

Athletics: Then and Now



1950's

Boys' Baseball
Boys' Basketball
Boys' Cross Country
Boys' Football
Boys' Swimming
Boys' Tennis
Boys' Track
Boys' Wrestling

2020's

Boys' Baseball
Girls' Softball
Boys' Basketball
Girls' Basketball
Boys' Bowling
Girls' Bowling
Boys' Cross Country
Girls' Cross Country
Cheerleading
Football
Boys' Golf
Girls' Golf
Boys' Soccer
Girls' Soccer
Boys' Swim + Diving
Girls' Swim + Diving
Boys' Tennis
Girls' Tennis
Boys' Track & Field
Girls' Track & Field
Boys' Volleyball
Girls' Volleyball
Wrestling

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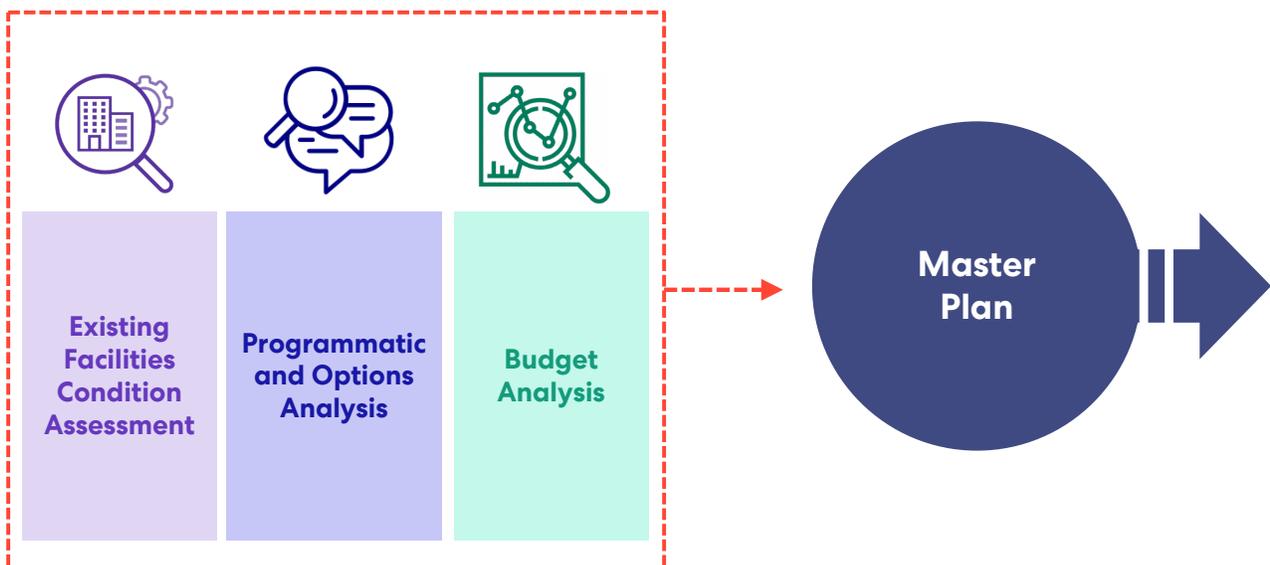
Appendix *(digital versions only):*

Physical Adequacy Assessment	
Workshop 1 & Community Meeting Presentation & Notes	
Workshop 2 & Community Meeting Presentation & Notes	
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Grandview Heights Athletics Complex Program of Requirements	

Facilities Master Plan

What is a Facilities Master Plan?

A Facilities Master Plan (FMP) takes a broad look at facilities, assessing them from both a physical adequacy and program delivery viewpoint. The ultimate master plan recommends areas for improvement to, or in some cases the replacement of, each structure and site area and provides a long-term view in alignment with phasing and capital planning. While improvements may or may not ultimately take the same form as recommended in the master plan, the guidelines established are used as a road map for how prioritized and sequential improvements could be made in an effort to maximize capital expenditures. This helps to safeguard Grandview Heights Schools from making decisions that will be undone or impede on other future decisions.



Participants

To insure a cross section of feedback, a variety of participants were invited to facilities master planning workshops:

		Core Team	Grandview Heights School Board Member	Grandview Heights School Administrator	Grandview Heights School Faculty	Grandview Community/Parent Representative	Grandview Heights Mayor's Office
1	Rob Ballinger				•		
2	Brad Bauer				•		
3	Brad Bertani	•			•		
4	Eric Bode	•	•				
5	Robert Brown	•		•			
6	Jim Buffer	•		•			
7	Matt Cantrell				•		
8	Beth Collier	•		•			
9	Andy Culp	•		•			
10	Mike Curtain					•	
11	Chris Deis	•		•			
12	Brianna Dominach				•		
13	Karen Feast				•		
14	Tyler Fitzgerald				•		
15	Emily Gephart	•	•				
16	James Gerdes				•		
17	Kim Herlihy				•		
18	Shawn Hinkle	•		•			
19	Greta Kearns						•
20	Chris King					•	
21	Jim Lachey					•	
22	Josh Larson				•		
23	Mike Leach					•	
24	Kristy Mason				•		
25	Jill Mastroianni					•	
26	Ryan McAfee					•	
27	Ben McCollough				•		
28	Stephanie Nelson					•	
29	Brenda Parker					•	
30	Mike Patterson						•
31	Britney Payne			•			
32	Jason Peters				•		
33	Bob Rutter					•	
34	Missy Tew					•	
35	Janna Thompson-Chordas					•	
36	Becky Wade-Mdivanian				•		

Physical Adequacy Assessment

In order to determine a baseline cost to maintain and repair Grandview Heights School's athletics complex facilities in the long term and to ensure operation well into the future, the design team conducted a physical adequacy assessment. A multi-disciplinary team made up of architects, landscape architects, and civil/structural/mechanical/electrical/plumbing engineers toured and analyzed the entire athletics complex site as well as each structure to determine which physical assets need to be repaired or replaced. Team members documented their findings by photos and ultimately the physical assessment budget cost model was created and used as a comparative baseline for FMP options. In the context of the master planning effort, it should be understood that there is no zero-cost option, especially given the age of existing infrastructure.

The following graphic summary is based on the analysis by teams from Perkins&Will, MKSK, Heapy, Korda and EMH&T. Each structure or site element is addressed from an architectural, structural, MEP, civil or landscape point of view throughout the document.

The full report is provided in the appendix of this document.

Existing Conditions

Facility Assessments Summary

▲	Immediate / Short Term	(0-5 years)
■	Medium Term	(5-10 years)
●	Long Term	(10+ years)

Physical Assessment	Structure	Doors & Windows	Roof	Finishes	Accessibility	MEP
Concessions	■	▲	▲	▲	▲	
Home Bleachers & Locker Rooms	■	▲	▲	▲	▲	▲
Colburn Building	■	▲	▲	▲	●	
Grounds Equipment Storage	●	●	●	●	-	-
Band Concessions Storage	▲	▲	▲	▲	-	-
Band Bleachers	●	-	-	-	-	-
Visitors Concessions	▲	▲	▲	▲	▲	▲
Visitor Bleachers	▲	-	-	-	-	-
Track	▲	-	-	-	-	-
Turfed Field	■	-	-	-	-	-
Football Lights	■	-	-	-	-	■
Long Jump/Pole Vault/High Jump	▲	-	-	-	-	-
Shot put / Discus	●	-	-	-	-	-
Pedestrian Walks	▲	-	-	-	-	-
Baseball Scoreboard	■	-	-	-	-	■
Football Scoreboard	■	-	-	-	-	■
Baseball Infield	▲	-	-	-	-	-
Baseball Dugouts	■	-	▲	▲	●	-
Batting Cages	●	-	-	-	-	-
Baseball Backstop	■	-	-	-	-	-
Baseball Storage	●	●	●	●	-	-
Baseball Bleachers	●	-	-	-	-	-
Baseball Lights	▲	-	-	-	-	▲
Perimeter Fence	■	-	-	-	-	-
Perimeter Gates	▲	-	-	-	▲	▲
Parking Lot	■	-	-	-	●	▲
Victory Plaza	●	-	-	-	-	-

Note: Assessment symbols represent general categories and timelines for planning capital replacement and budgeting purposes only.

Physical Adequacy Assessment



Photograph from facility assessment walk through



Photograph from facility assessment walk through

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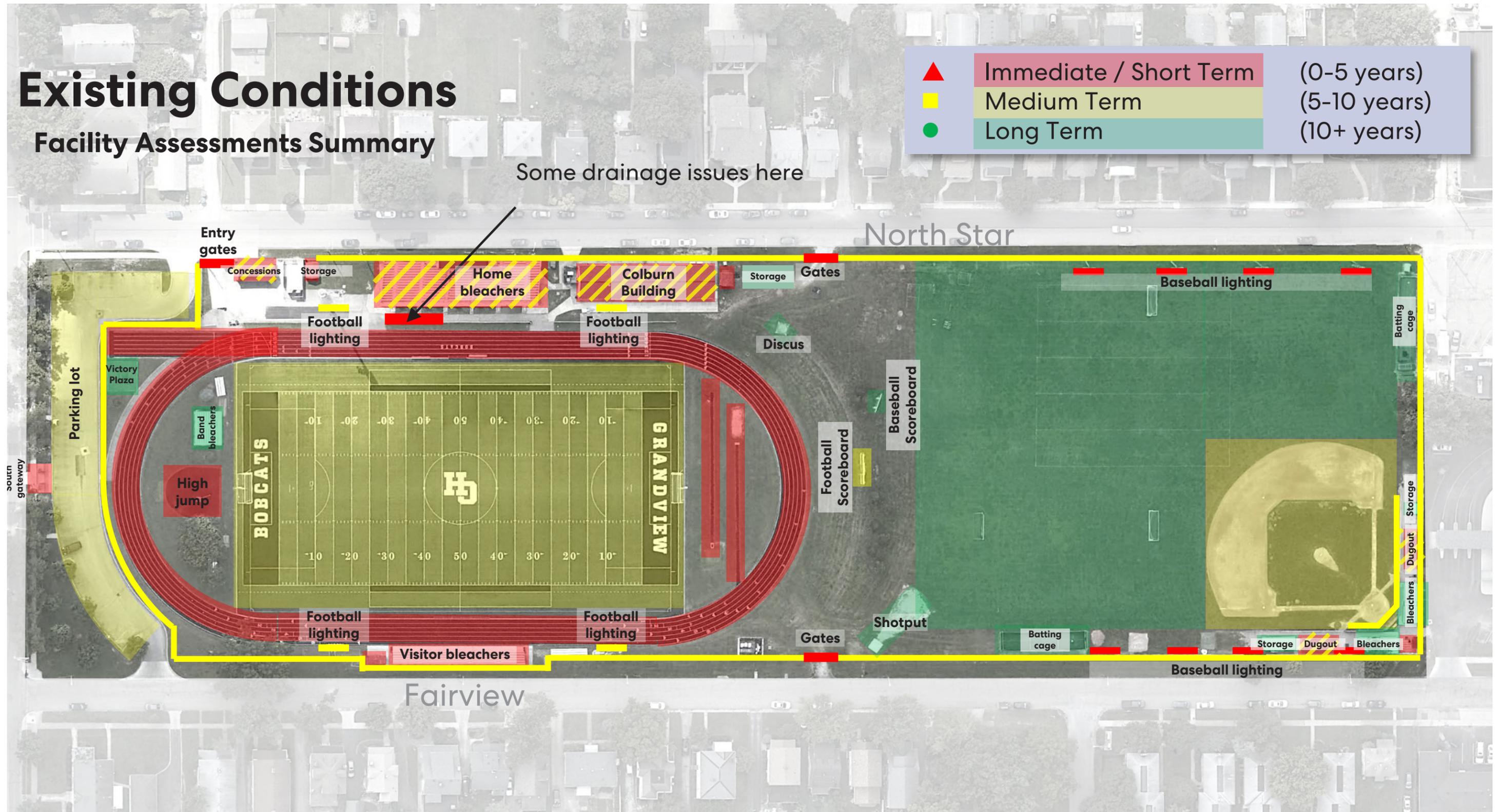
Physical Adequacy Assessment

Existing Conditions

Facility Assessments Summary

▲	Immediate / Short Term	(0-5 years)
■	Medium Term	(5-10 years)
●	Long Term	(10+ years)

Some drainage issues here



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Online Survey

Prior to the first visioning workshop, to insure feedback from the entire Grandview Heights Community was heard, an online survey was conducted for students, teachers, parents/guardians, alumni, community members and board members. A summary of survey themes was shared at the first workshop for the participants to consider the feedback and distill what resonated. In total, 523 responses were recorded.

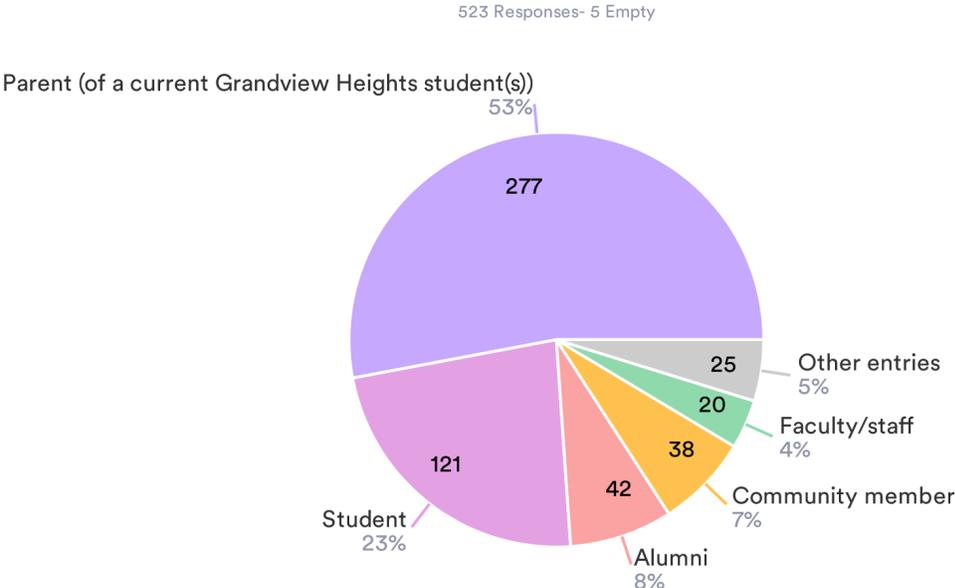
A detailed survey summary is available in the appendix of this document.

Common survey results themes:

- Quality of the **restrooms** and **locker rooms** are well below standards
- **Equitable** facilities should be provided for all genders and all sports
- **Track** configuration does not allow for a common finish line and automated timing
- Limited **accessibility**
- **Community access** challenges
- Not enough **parking** during events
- **Baseball** outfield fencing and backstop are **safety** concerns for players

Survey Results

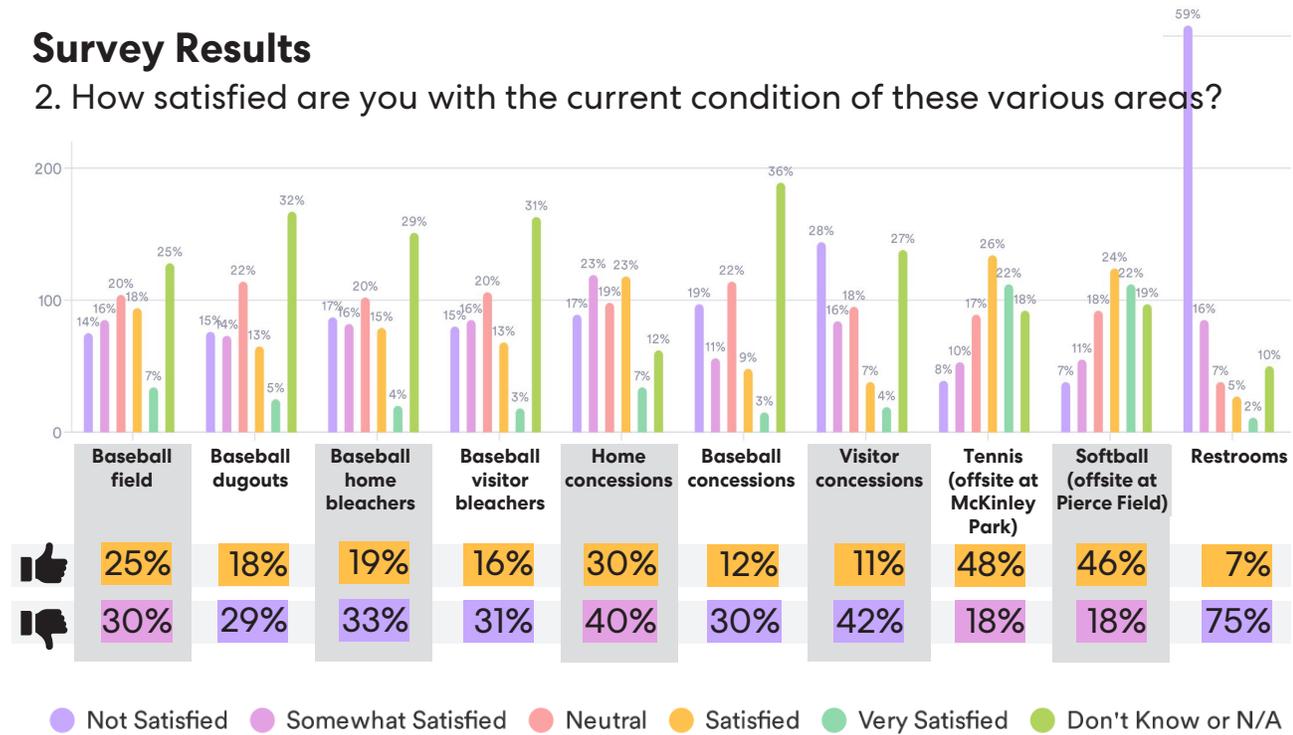
1. I am currently a Grandview Heights Schools (select the one that best applies):



Online Survey

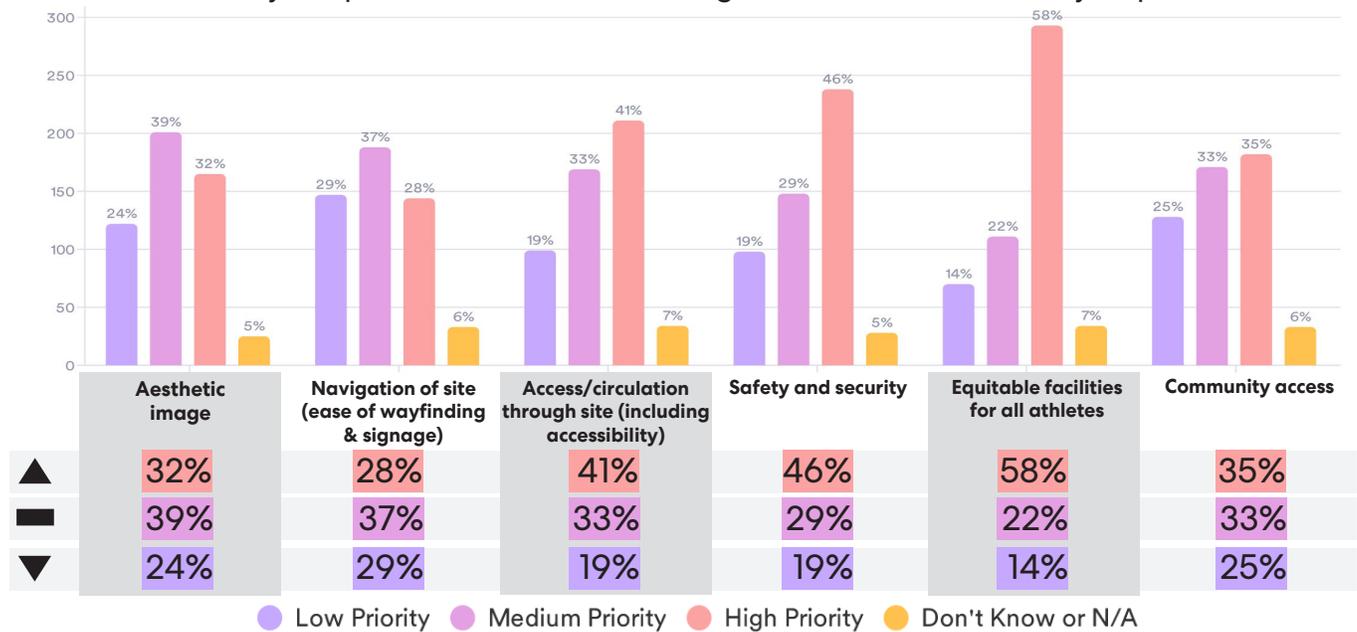
Survey Results

2. How satisfied are you with the current condition of these various areas?



Survey Results

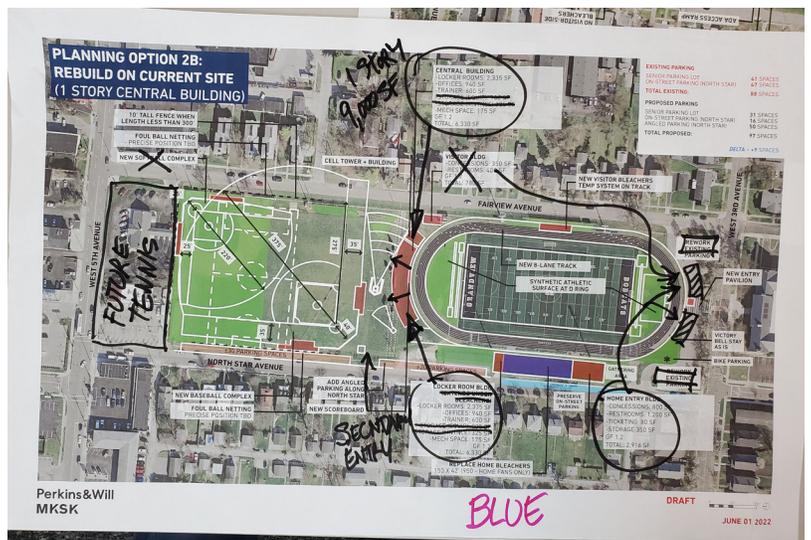
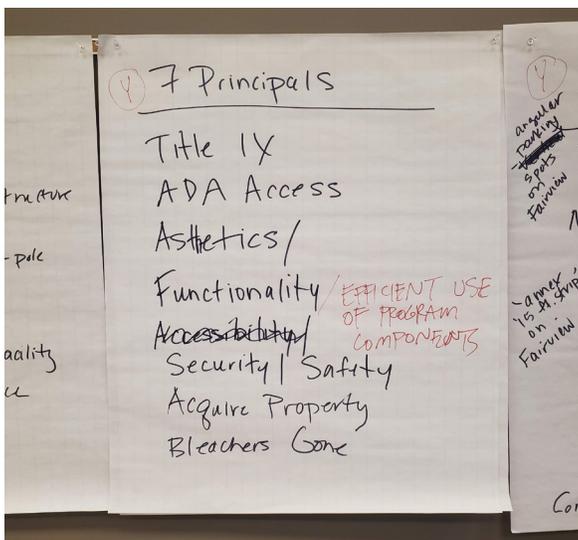
5. Please note your priorities for the following exterior athletic facility improvements:



Master Plan Workshops

A series of three Master Planning Workshops were held with the Workshop Committee from May to July. The Workshop Committee was comprised of 36 participants representing a cross section of Grandview Heights Schools' athletics constituents (FMP Core Team members, select GHS Board members, Administrators, Faculty, Community & Parent Representatives, and Representatives of the Grandview Heights Mayor's Office). The purpose of the workshops was to lean on the collective wisdom of the group and their first-hand knowledge of the Athletic Complex in order to establish a set of "guiding principles." These principles were set to establish priorities, uncover issues and ongoing maintenance concerns, and work through planning options leading to the development of a master plan.

Following each workshop, the common themes were presented in a community meeting for additional feedback from members outside the Workshop Committee. Community meetings were recorded and posted to the district's website to offer wider viewing opportunities.



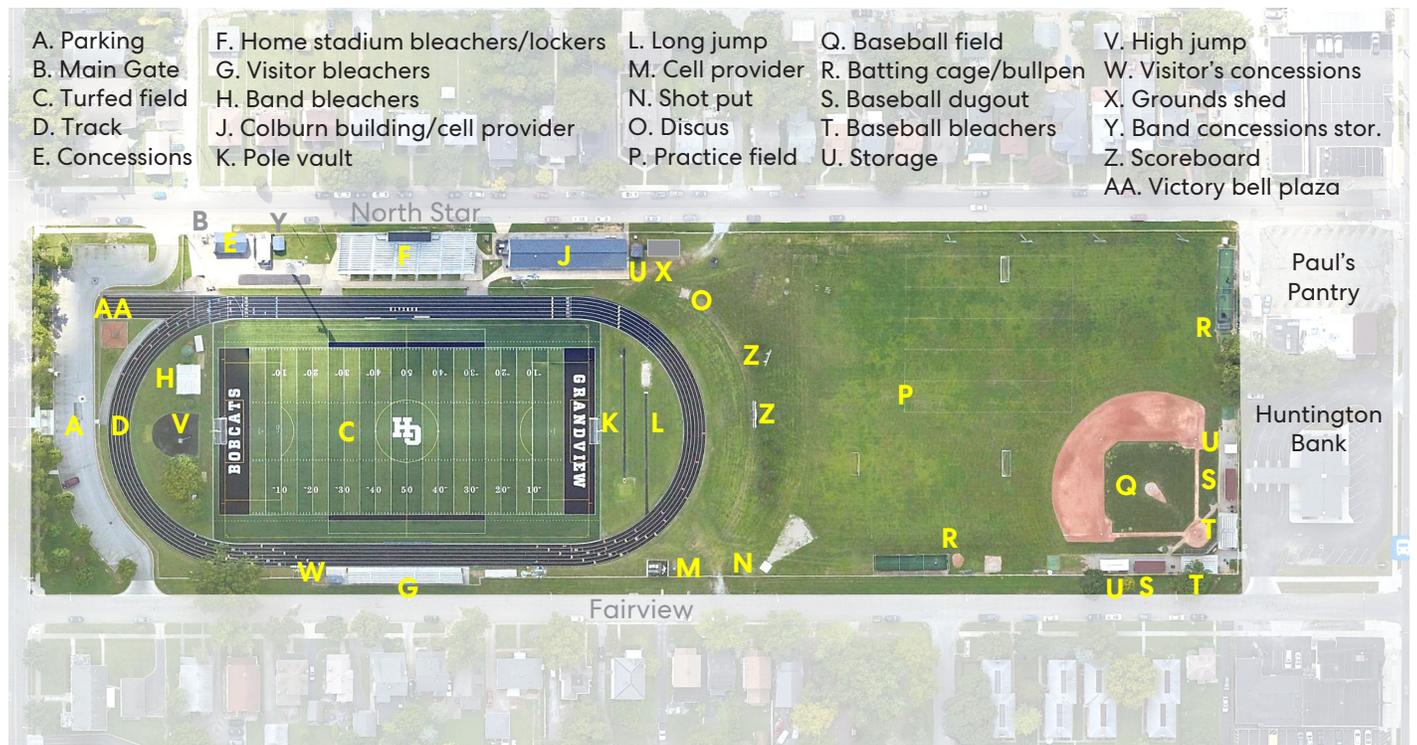
Master Plan Workshop 1

Workshop 1 presented an overview of the athletic complex including the Design Team’s findings from the Physical Adequacy Assessment and survey results from community members. Following the presentation the committee was separated into teams to discuss their own guiding principals which were then consolidated and refined into the list below.

Guiding Principles:

Our athletic site facilities will consider...

1. Inclusivity and equity: address ADA and Title IX
2. Security and safety (physical space and personal)
 - a. Responsible public use (guidelines)
3. Efficient use of space, functionality, performance, utility (multi-use, can change over time)
4. Aesthetics, pride, welcoming, signage and wayfinding
 - a. Spectator experience (social, functional)
 - b. Keeping elements of Grandview tradition (gate and bell) (but could relocate)
5. Quality over quantity, maintainability and sustainability



Existing Site Components



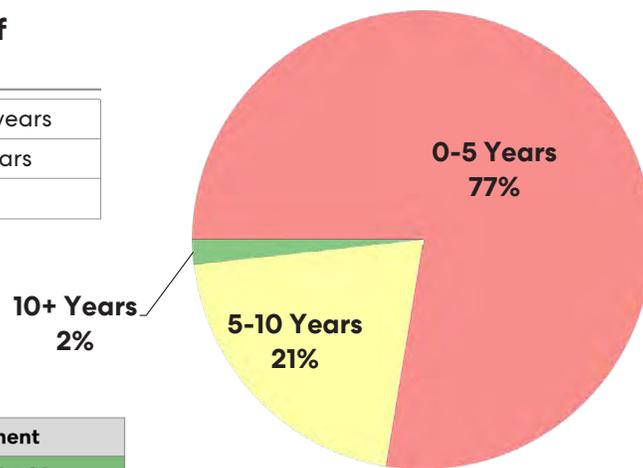
Master Plan Workshop 2

At Workshop 2, the baseline cost model was presented broken down into immediate term, medium term, and long term costs addressing existing facility deficiencies as recorded in the Physical Adequacy Assessment. These costs include building code and accessibility issues, however they do not address programmatic improvements such as adding locker rooms that would be necessary for equitable Title IX facilities. With this information, the school can understand that doing “no work” still has an associated cost to it and can use this as a baseline to compare to the costs of master plan options to that will address both repair and programmatic needs.

Baseline cost model

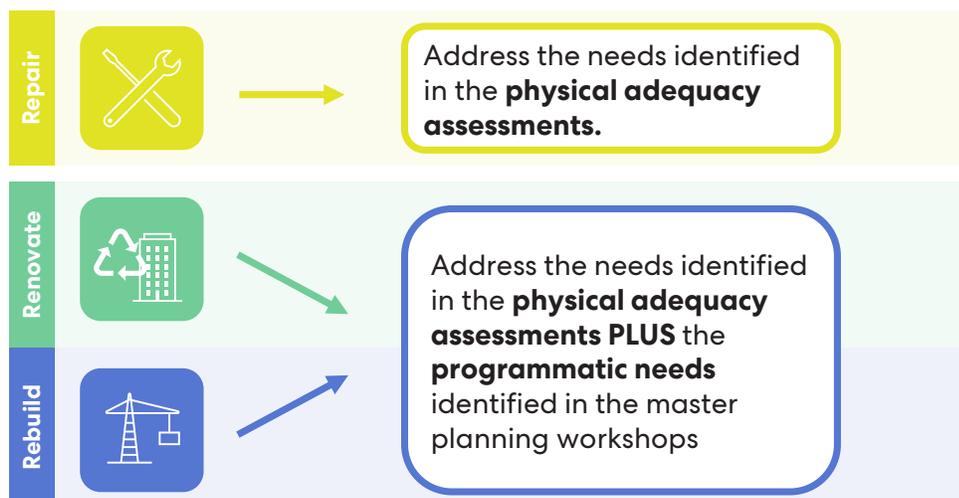
Summary: Distribution Of Work Required

	Immediate term costs, 0-5 years
	Medium term costs, 5-10 years
	Long term costs, 10+ years



Timing Of Required Investment		
0 - 5 Years	5 -10 Years	10+ Years
\$5,800,000	\$1,500,000	\$125,000
\$7,400,000		

Baseline costs vs. addressing programmatic needs



Master Plan Workshop 2

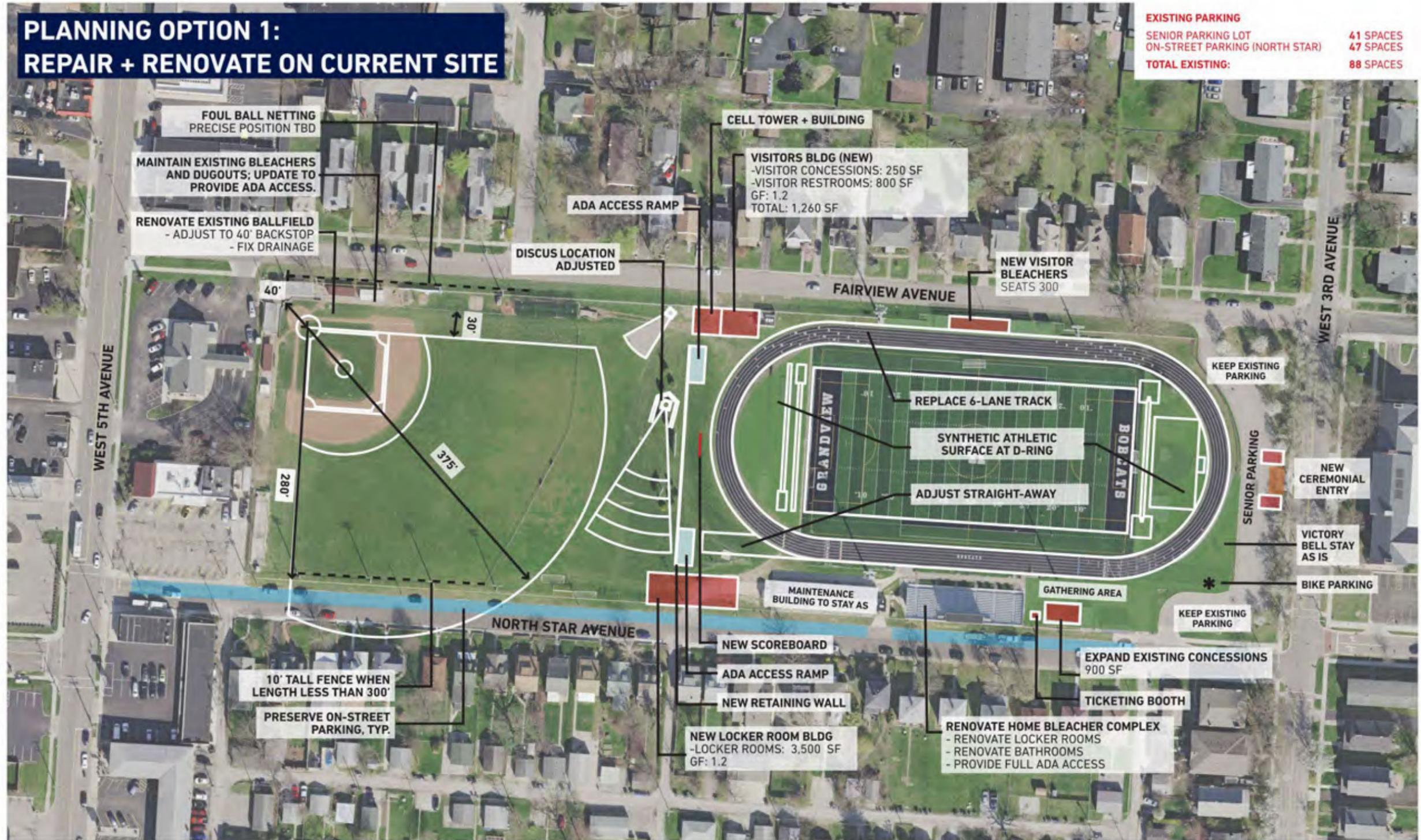
Following the discussion of the existing facilities, a program of requirements for new work was presented with a range of site plan options. Through the feedback of Workshop 1, options included adding site elements such as tennis and softball, which currently do not exist on this property, and exploring opportunities of purchasing the neighboring properties to the north. These planning options are provided on the following pages.

The workshop committee was given enlarged prints and site element cut-outs to work out their ideas. The outcome of this exercise was presented to the group and consolidated into the following Workshop 2 Themes.

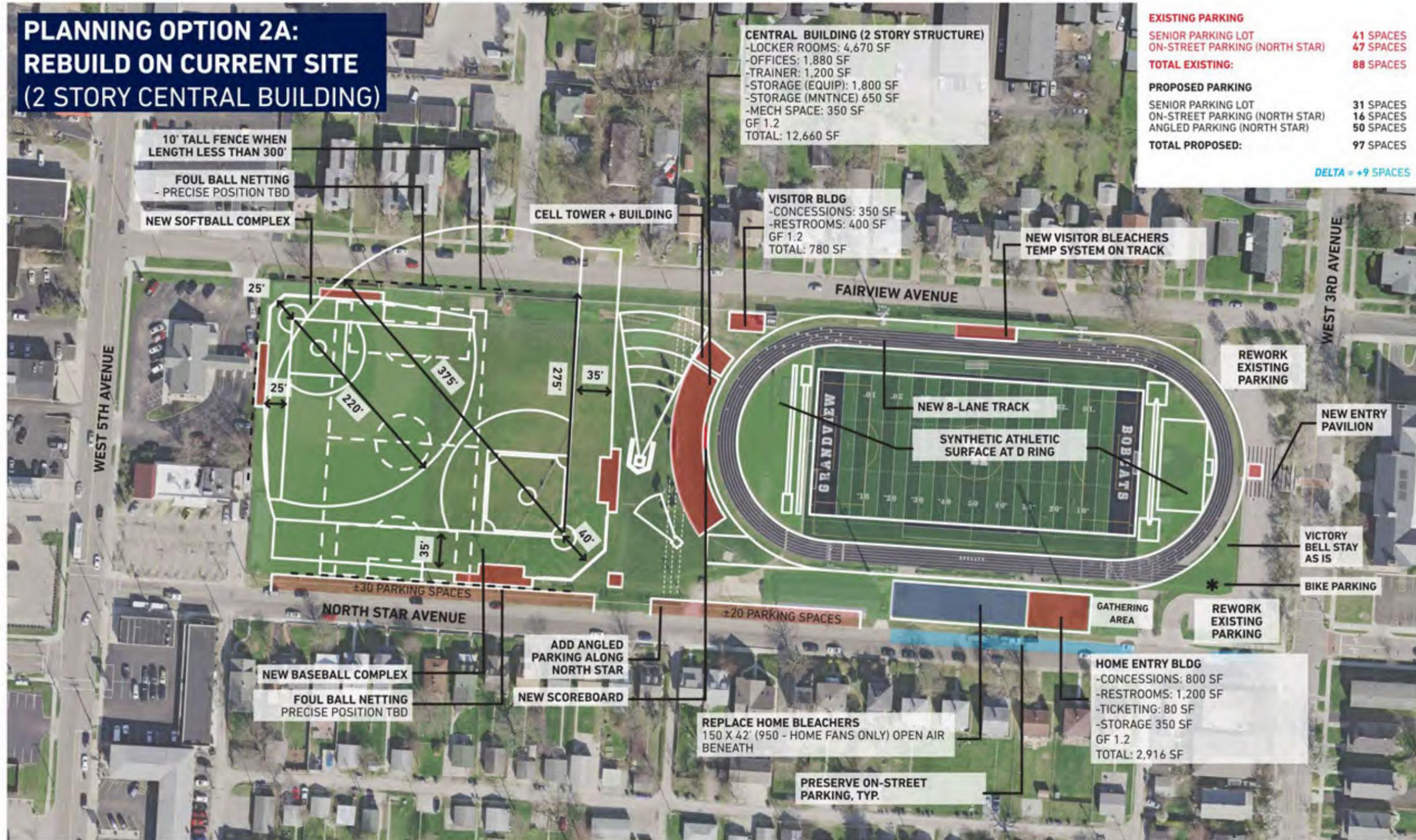
Workshop 2 Themes:

- Replace home bleachers – proportion to maximize the site usage
- New buildings with shared facilities located north and south of the track
- 6 lane track with new straightaway (reoriented with common finish line), spur to north instead of south
- Visitor bleachers separate from home bleachers
- Upper fields, option for synthetic turf to maximize use
- Consider acquiring adjacent north parcel(s) for field house/multi-purpose building
(Full site layouts should not be dependent on site acquisition)
- Softball and tennis remain in current locations
- Security - provide new fencing and lighting
- Parking – no reduction in current number of spaces
- North Star / Oakland / 3rd Street intersection – provide an option to re-align
- West 3rd Avenue ceremonial entry opposite the high school entry - provide a drop-off/lay-by area
- Baseball - prefer southwest home plate orientation and increased distance from home plate to backstop (foul territory)

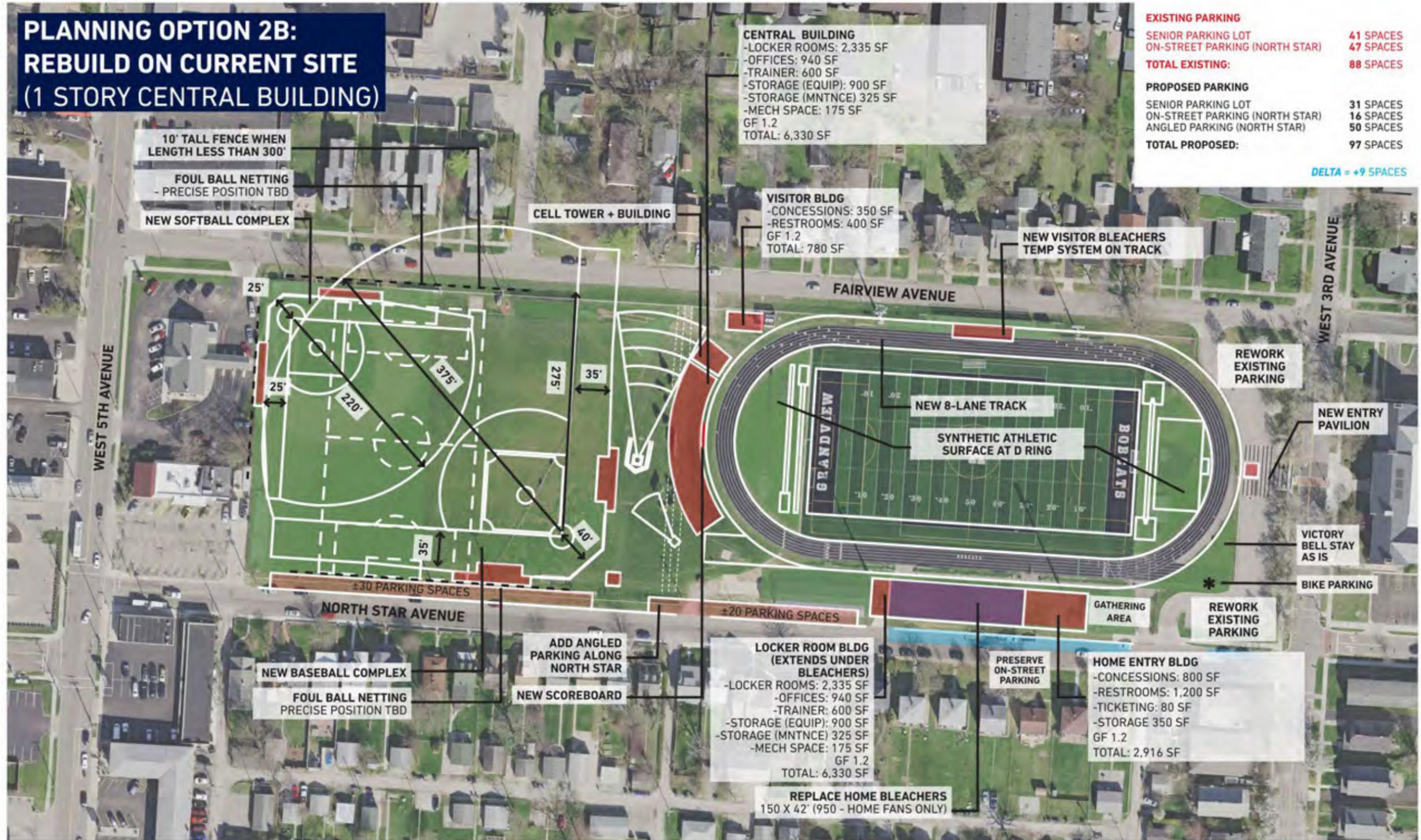
Master Plan Workshop 2



Master Plan Workshop 2



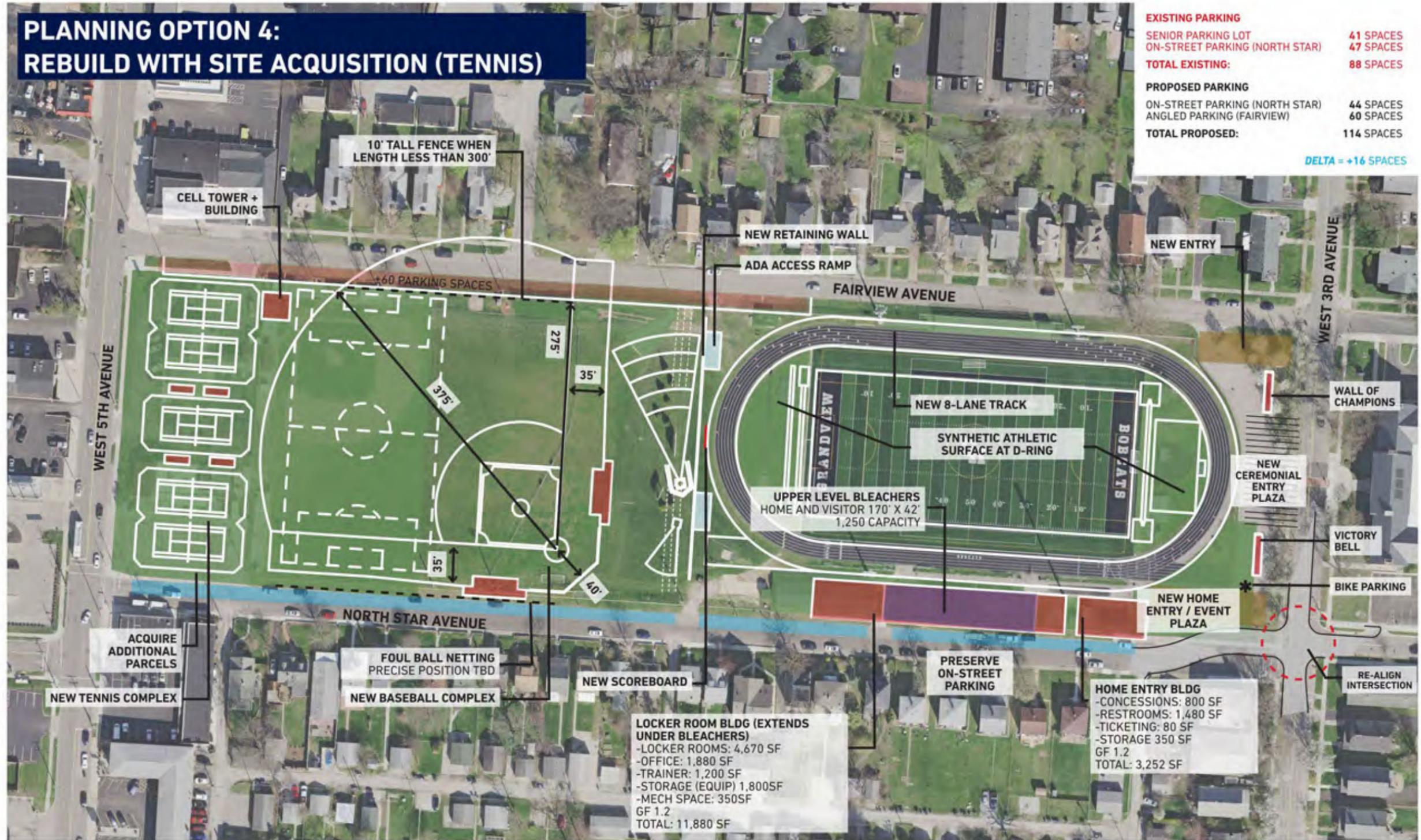
Master Plan Workshop 2



Master Plan Workshop 2



Master Plan Workshop 2



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Master Plan Workshop 3

Over the course of the month of June, the program of requirements and the master plan options were refined. At Workshop 3 the master plan was presented with two variations and associated costs.

The layouts presented can be seen on the following pages. Layout A and Layout B are overall the same plan except that Layout A includes a new home stadium bleacher system while Layout B includes maintaining and renovating the existing home stadium bleachers. This plan brings the entry to the south side of the site aligning with the school across 3rd Avenue. New buildings are planned on either side of this entry plaza that would include a consolidated concessions space, ticketing and restrooms. The visitor stadium bleachers would be replaced with new accessible bleachers and the home stadium bleachers will be renovated to add accessible seating or will be new. The track and 'D' rings will be resurfaced and reconfigured with the spur to the north to provide a common finish line. A new central building is planned to the north of the track which would include locker rooms, coaches offices, trainer space and other supporting programmatic needs. The baseball field is reoriented to allow for optimal sun orientation and provides more accessibility to the new facilities. Finally, since the parking lot would be removed to fit this new plan, head-in street parking is planned on North Star Avenue and Fairview Avenue.

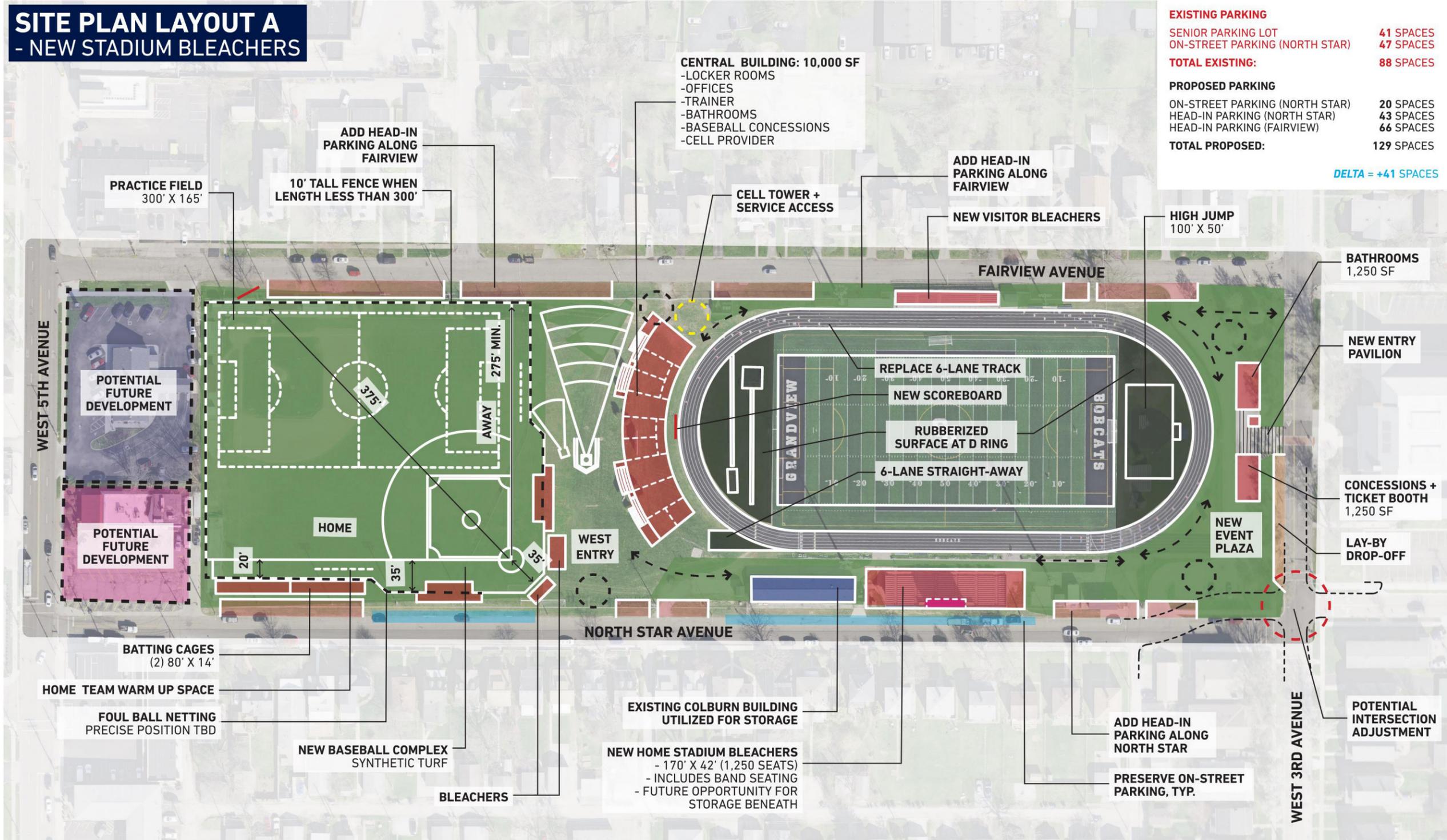
Following the presentation of these plans and costs, the committee agreed on the Workshop 3 themes listed below.

Workshop 3 Themes:

- Committee unanimously embraced the master plan
- Design team should consider ways to honor the program and reduce costs
- Design team should consider a phased approach
- Short term priorities: accessibility, track, restrooms
- Cell tower consolidation is desired in an earlier phase
- Fund logical items via alternate funding sources
- New home bleachers are still a priority
- Master plan at Stevenson Elementary needs to be considered when discussing this work

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Master Plan Workshop 3

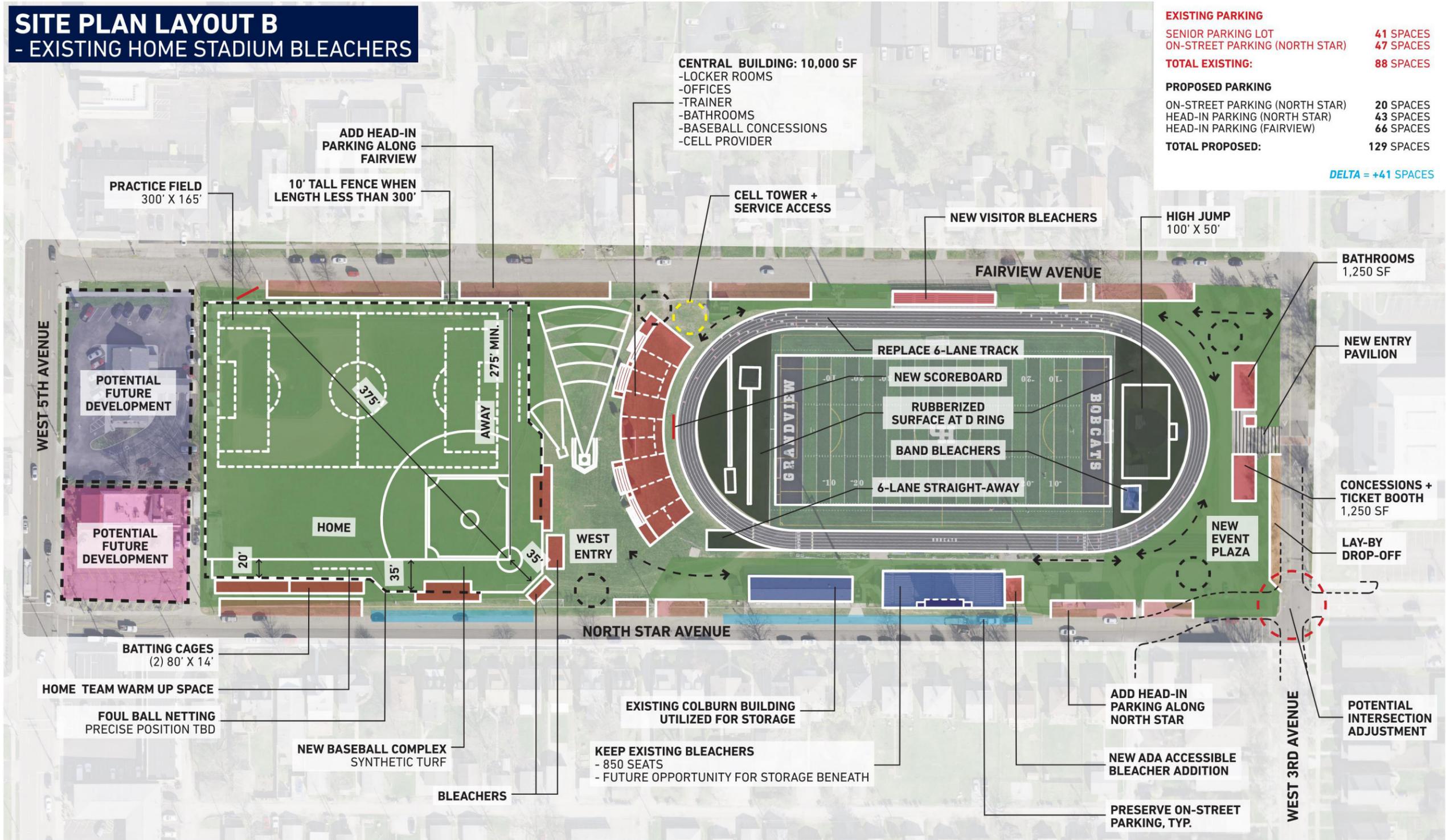


Master Plan Workshop 3



Master Plan Workshop 3

SITE PLAN LAYOUT B
- EXISTING HOME STADIUM BLEACHERS



Master Plan Workshop 3



Selected Master Plan Options

The culmination of the three workshops yielded the following facility master plan. The plan maintains the variation surrounding rebuilding or renovating the home stadium bleachers and has additionally been extrapolated into a phased approach. The phasing of work was a theme discussed at Workshop 3 to help manage overall costs of the project.

Option 1:

Option 1 and Option 2 are both broken down into three phases of work. Option 1 Phase 1 includes retaining, repairing and renovating the existing home stadium bleachers*, providing new visitor stadium bleachers, replacing the track and synthetic field turf, and adding synthetic athletic surface to the semi-circular areas north and south of each end-zone, also referred to as the “D-rings”. A new toilet room facility would be built including a small concessions (that will ultimately serve baseball but can serve the entire facility in the interim phases) and the consolidated cell provider enclosure. These elements target the high priority guiding principals including accessibility, toilet rooms and proper track configuration.

Phase 2 follows with the construction of the new central building north of the track. This facility will include additional locker rooms, coaches offices, a training room and an officials office all of which will address the need for equitable facilities across men’s and women’s sports.

Phase 3 completes the master plan by providing a new formal entry plaza to the south of the site flanked by two new buildings with consolidated home and visitors concessions, ticketing, and restrooms. The parking will be relocated to head-in spaces along North Star Avenue and Fairview Avenue. Finally, the baseball field and associated supporting elements will be moved bringing home plate to the southwest of the upper field for an ideal solar orientation, while also providing easy team access to locker rooms and spectator access to toilets and concessions.

**It should be noted that the existing home stadium bleachers while structurally sound do pose ongoing maintenance costs (periodic resurfacing of the exposed top exterior to minimize water infiltration) that will exceed the maintenance costs of the new aluminum bleacher systems.*

Option 2:

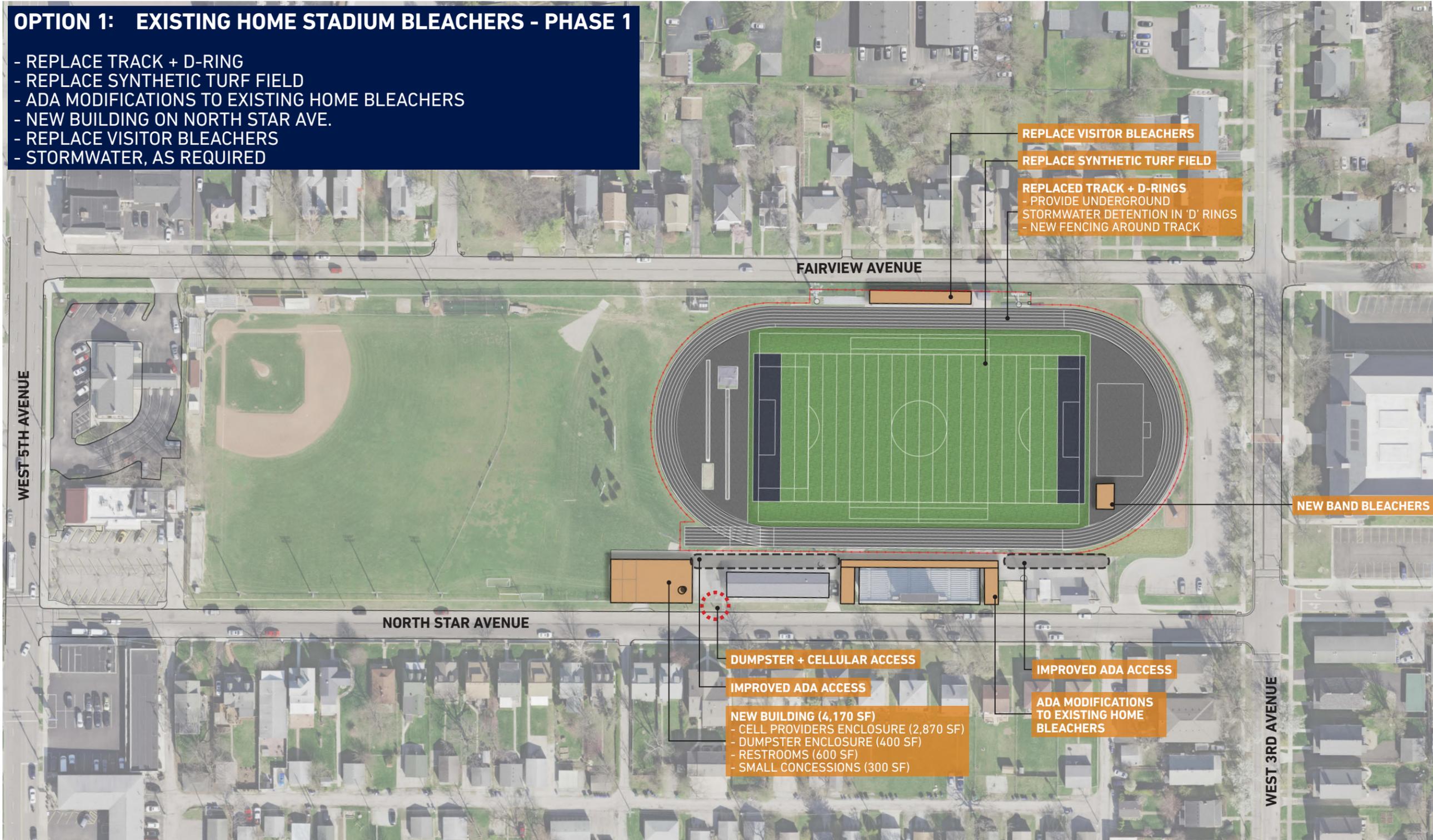
Option 2 provides a similar plan as the previous except with new home stadium bleachers. In Phase 1 the existing home stadium bleachers would be demolished and a new home stadium bleachers would be built with accessible seating and a new press box. In addition, new locker rooms would be built underneath to replace the locker rooms under the existing bleachers. The remainder of Phase 1 includes the new visitor stadium bleachers, track reconfiguration and surfacing, synthetic field turf and toilet/concessions/cell provider facility matching the previous option.

Phase 2 follows with the construction of the new central building to the north of the track. This facility will include the same amenities as Option 1.

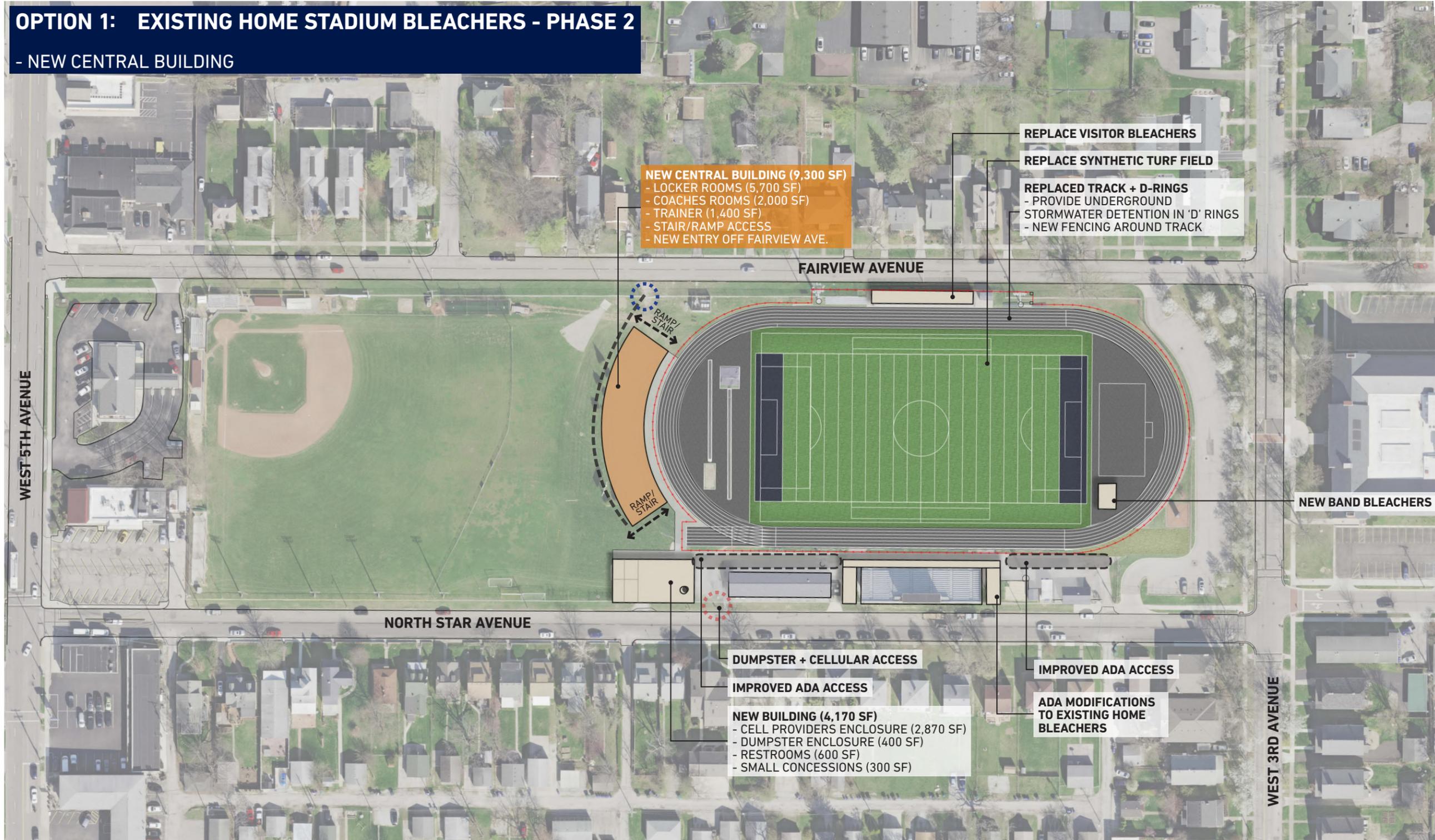
Phase 3 completes the master plan matching Option 1.

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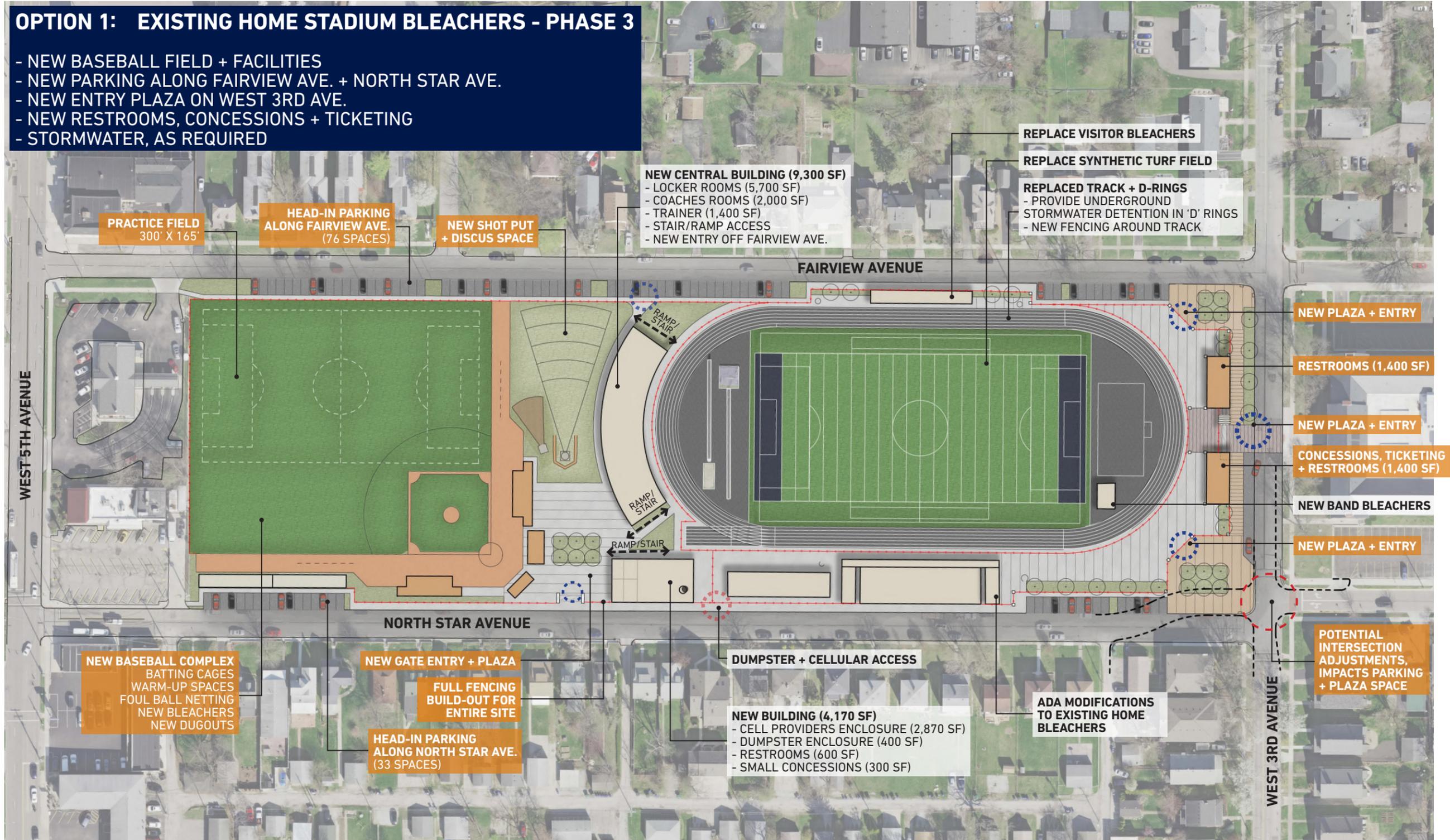
Selected Master Plan Scheme



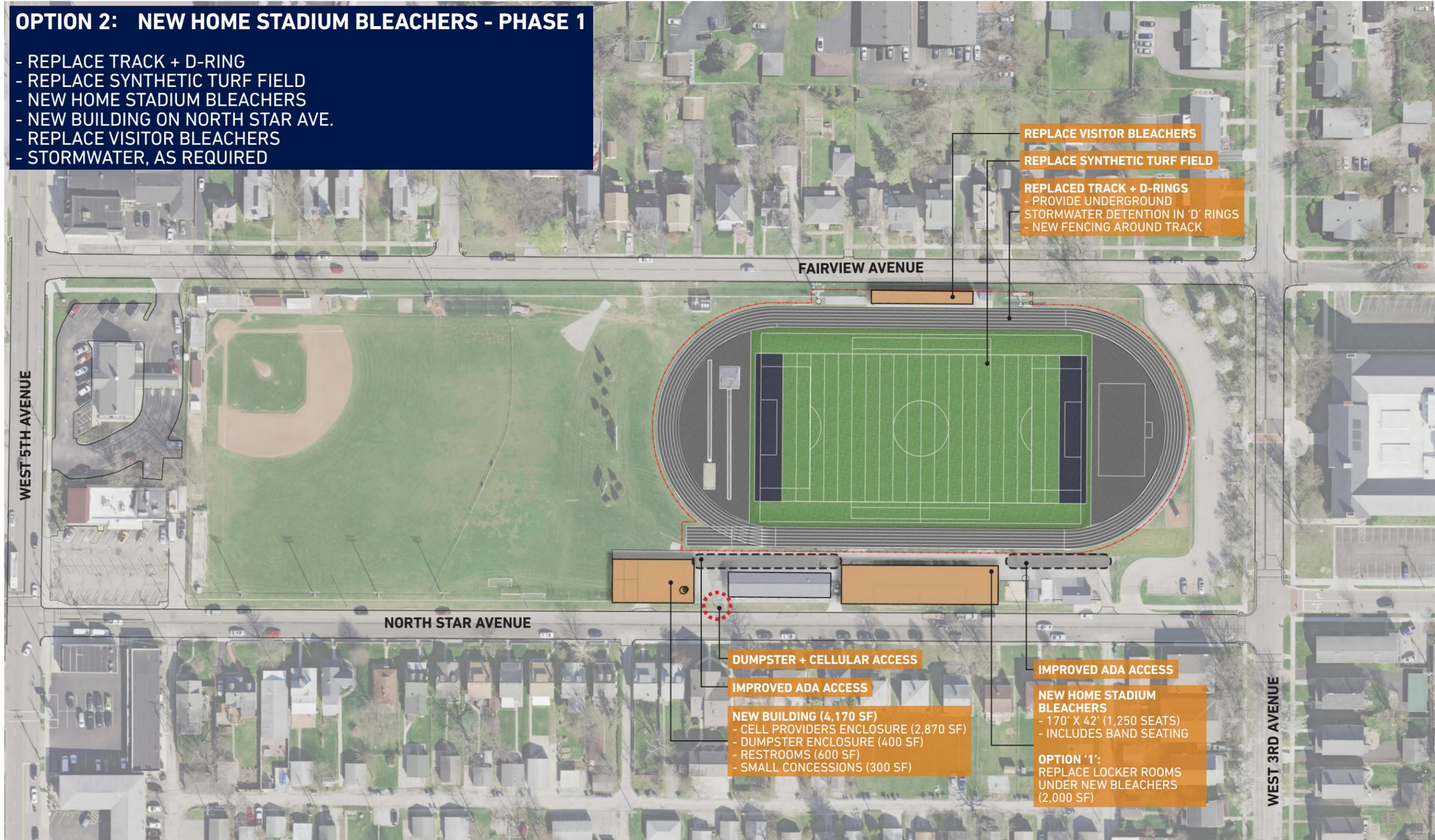
Selected Master Plan Scheme



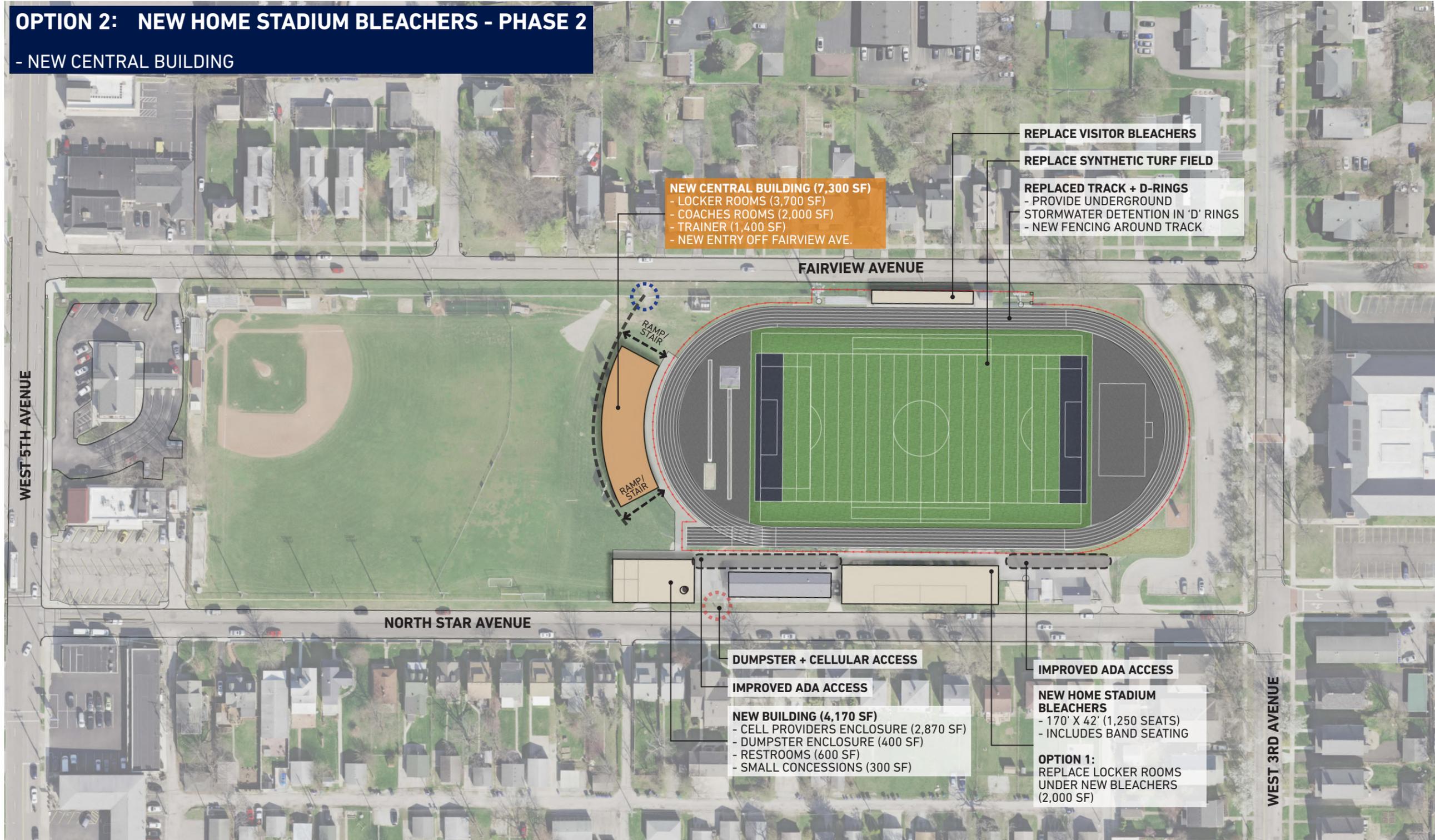
Selected Master Plan Scheme



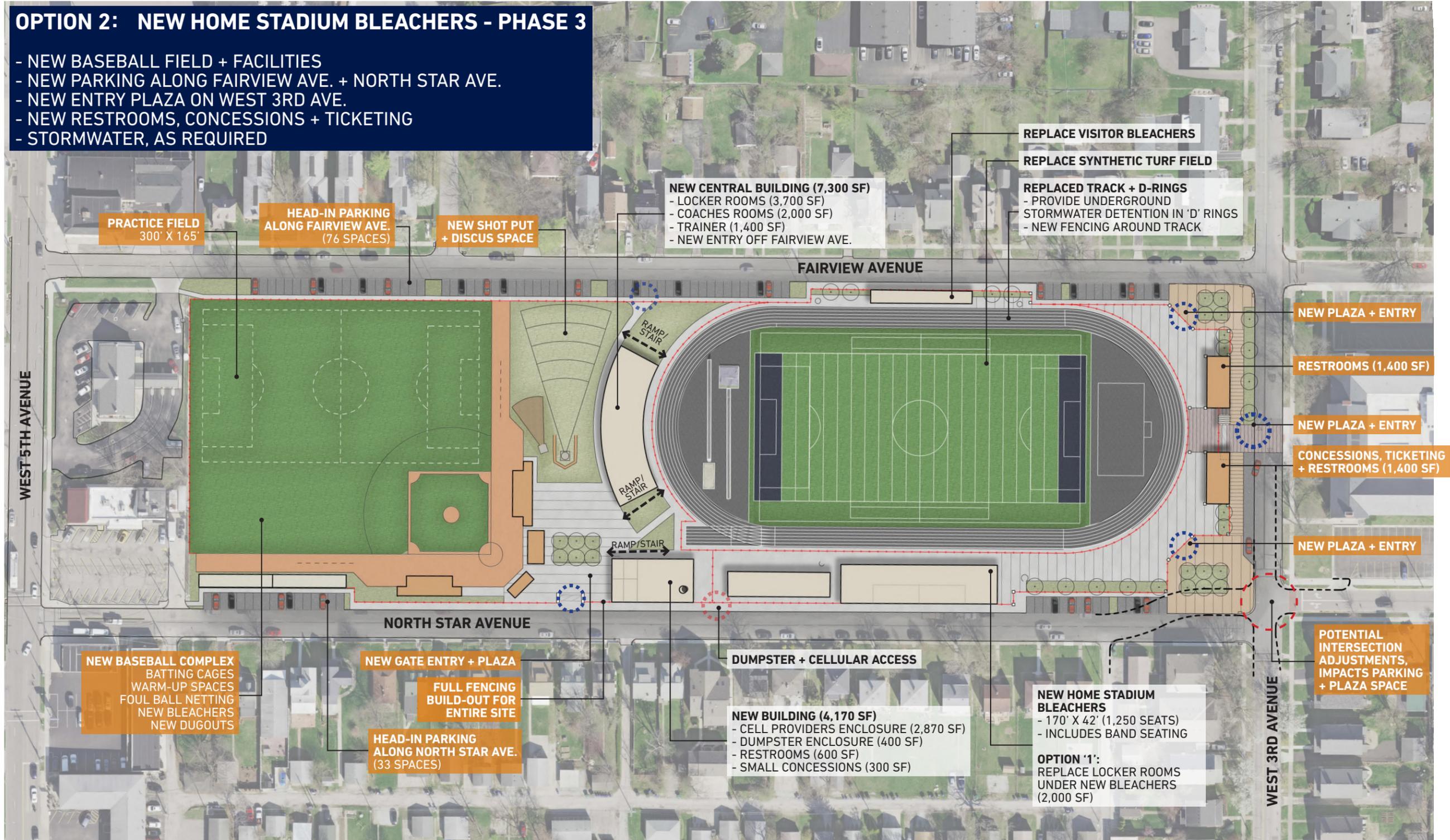
Selected Master Plan Scheme



Selected Master Plan Scheme



Selected Master Plan Scheme



Facilities Master Plan Order of Magnitude Budget Overview

Upon completion of the master plan Concord Addis provided a cost model for the work broken down by layout and phase. The purpose of this cost model is to provide a high-level of understanding of the overall cost of work. All numbers are provided in 2022 dollars with the understanding that escalation will occur depending on when the design and construction eventually does commence.

Below is the summary page of this document. The full cost model is provided in the appendix of this document.



Grandview Heights
Athletic Complex
Master Plan Options
09/13/2022

CONSTRUCTION BUDGET SUMMARY	Description	Qty	Unit	Unit \$	MAINTAIN EXISTING HOME BLEACHERS				REPLACE HOME BLEACHERS					
					1 TOTAL	1 PHASE 1	1 PHASE 2	1 PHASE 3	2 TOTAL	2 PHASE 1	2 PHASE 2	2 PHASE 3		
	Per Concord Addis construction estimate 8/23/22													
Base Construction Estimate					\$13,432,215	\$5,069,625	\$3,061,350	\$5,301,240	\$14,364,815	\$7,200,875	\$2,395,350	\$4,768,590		
	<i>Visitor Bleacher Replacement - Move from Phase 3 to Phase 1</i>				\$0	\$438,600		(\$438,600)	\$0	\$0				
	<i>Press Box - Move from Phase 3 to Phase 1</i>								\$0	\$202,500				(\$202,500)
	<i>Increase the Consolidated Cell Provider enclosure from 1,200 SF to 2,870 SF in Phase 1</i>					\$108,550			\$0	\$108,550				
Updated Construction Estimate Subtotal					\$13,432,215	\$5,616,775	\$3,061,350	\$4,862,640	\$14,473,365	\$7,511,925	\$2,395,350	\$4,566,090		
Design Contingency		15%			\$2,014,832	\$842,516	\$459,203	\$729,396	\$2,171,005	\$1,126,789	\$359,303	\$684,914		
General Conditions/Bonds/Insurance		11%			\$1,699,175	\$710,522	\$387,261	\$615,124	\$1,830,881	\$950,259	\$303,012	\$577,610		
Contractor's Fee		4%			\$685,849	\$286,793	\$156,313	\$248,286	\$739,010	\$383,559	\$122,307	\$233,145		
Escalation	Priced in today's dollars	0.00%			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Contractor Construction Contingency		3%			\$534,962	\$223,698	\$121,924	\$193,663	\$576,428	\$299,176	\$95,399	\$181,853		
TOTAL ESTIMATED CONSTRUCTION BUDGET					\$18,367,033	\$7,680,304	\$4,186,050	\$6,649,110	\$19,790,688	\$10,271,707	\$3,275,370	\$6,243,611		
SOFT COST BUDGET														
Owner Construction Contingency		2.50%			\$459,176	\$192,008	\$104,651	\$166,228	\$494,767	\$256,793	\$81,884	\$156,090		
Equipment	FFE - (Furniture, Equipment, Artwork, Signage, Security) - Assumed in Phase 2				\$532,744	\$0	\$532,744	\$0	\$532,744	\$0	\$532,744	\$0		
Information Systems / AV / Technology					\$183,750	\$0	\$183,750	\$0	\$183,750	\$0	\$183,750	\$0		
Design and Engineering					\$1,559,623	\$886,359	\$263,721	\$418,894	\$1,649,313	\$1,049,618	\$206,348	\$393,348		
Programming	Perkins and Will Cost	1.00	LS	\$150,000.00	\$150,000	\$150,000			\$150,000	\$150,000				
Basic Services	% of base construction (includes Arch/Interior, MEP, Structural, LV) Athletic Equipment Planning, Community Engagement	6%		\$18,367,033.49	\$1,102,022	\$460,818	\$251,163	\$398,947	\$1,187,441	\$616,302	\$196,522	\$374,617		
Specialty Consultants		1.00	LS	\$100,000.00	\$100,000	\$100,000			\$100,000	\$100,000				
Site Survey		1.00	LS	\$10,000.00	\$10,000	\$10,000			\$10,000	\$10,000				
Environmental Surveys		1.00	LS	\$10,000.00	\$10,000	\$10,000			\$10,000	\$10,000				
Geotechnical		1.00	LS	\$7,500.00	\$7,500	\$7,500			\$7,500	\$7,500				
Asbestos Survey		1.00	LS	\$10,000.00	\$10,000	\$10,000			\$10,000	\$10,000				
Waste Management Fees		1.00	ALLOW	\$100,000.00	\$100,000	\$100,000			\$100,000	\$100,000				
Abatement	Assuming some soil disposal	1.00	LS	\$15,000.00	\$15,000	\$15,000			\$15,000	\$15,000				
Reimbursable	If needed at existing bleachers/buildings	5%		\$1,102,022.01	\$55,101	\$23,041	\$12,558	\$19,947	\$59,372	\$30,815	\$9,826	\$18,731		
Commissioning	5% of design fee	-	LS	\$0.00	\$0	\$0			\$0	\$0				
Administration / Specialty Services	Not needed				\$376,423	\$189,405	\$73,256	\$116,359	\$401,337	\$234,755	\$57,319	\$109,263		
Owner Contingency		2.50%			\$536,969	\$223,702	\$133,604	\$183,765	\$576,315	\$295,322	\$108,435	\$172,558		
TOTAL ESTIMATED SOFT COST BUDGET					\$3,648,685	\$1,491,474	\$1,291,726	\$885,246	\$3,838,226	\$1,836,487	\$1,170,481	\$831,259		
TOTAL ESTIMATED PROJECT BUDGET					\$22,015,718	\$9,171,778	\$5,477,776	\$7,534,356	\$23,628,915	\$12,108,194	\$4,445,851	\$7,074,870		

Alternates

Excludes:

Timeline: New Construction

Purchase of properties to north of site
8-12 month construction duration

Start March 2025

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Perkins&Will MKSK
CONCORD ADDIS
— CONSTRUCTION CONSULTANTS —