

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION**  
Special Meeting – March 26, 2025

The Grandview Heights Schools Board of Education met in special session in Room 2311 of Larson Middle School.

**Call to Order:** President Emily Gephart called the meeting to order at 4:08 p.m.

<b>Roll Call</b>	Members Present: Eric Bode Emily Gephart Kevin Gusé Molly Wassmuth	Members Absent: Katie Matney (joined virtually via Google Meets)
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Also in attendance were Josh Myers (Concord Addis) and Jay Tadena (Elford Construction). Attending virtually through a Google Meets connection were Patrick Condron (Concord Addis), Steve Turckes and Nick Perry (Perkins & Will).

***Personnel***

**Recommendations for Approval (Motion 25-064)** Ms. Wassmuth moved to approve the following:

1. Classified Resignation  
Recommend the Board accept the following classified resignation:
  - a. James Foster; Groundskeeper, effective 3/25/2025
2. One-Year Certificated Contracts  
Recommend the Board approve the following certificated contracts, effective for the 2025-2026 school year:
  - a. Robert Lowery; HS ELA Teacher, BA, Step 6
  - b. Madison Powers; HS Math Teacher, BA, Step 2
3. Certificated Teacher Position Change  
Recommend the Board approve the following certified position change for the 2025-2026 school year:
  - a. Katelyn Burkholder; Teacher, from 1<sup>st</sup> Grade to Kindergarten
  - b. Dan Colahan; Teacher, from 7<sup>th</sup> Grade to HS Industrial Tech
  - c. Amie Goode; Teacher, from 3<sup>rd</sup> Grade to Kindergarten
  - d. Carly Newell; Teacher, from Kindergarten to 3<sup>rd</sup> Grade

Mr. Bode seconded the motion

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

Motion carried 4-0.

***Discussion – K-12 Athletic Master Plan***

**Issues With Current Master Plan**

Mrs. Gephart explained there are two issues with the current Athletic Master Plan that the Board needs to discuss and consider. The master plan is divided into 3 phases and the current project includes funding to complete phases 1 and 2. The 3<sup>rd</sup> phase is expected to be funded in the future with public utility tax from a new electric utility substation.

The first issue is related to head-in on-street parking planned along Northstar Avenue and Fairview Avenue. This increase in street parking was planned because of the elimination of the senior parking lot just north of Grandview Heights High School to create an entry plaza. The on-street parking solution would require approval from the City of Columbus and if that approval is not granted, the master plan would need to be modified to retain the senior parking lot. The issue with getting approval from the City of Columbus is the timing. Columbus requires a traffic study to be completed before they will consider the changes and the traffic study process is expected to take approximately 6 months. If the district chooses to move forward with this plan and approval is not granted, the project timeline will be disrupted.

The second issue is that the restrooms, which are one of the greatest needs on the site, are not included until phase 3, meaning when the current project is complete the district would still need to have portable restrooms on the site.

### **Options for Consideration**

Mr. Culp explained the construction team (architects, owner's rep, and construction manager) has been evaluating possible solutions and presented the following options for consideration:

- Option 1 – Complete Phase 1 and 2 as planned
  - No large restrooms or concessions
  - Would still need portable restrooms on the site following completion of the project
  - Small baseball concession and male/female restroom north of home bleachers
  - Move forward with trying to get approval from City of Columbus for head-in street parking
- Option 2 – Add South Plaza Work to Current Project
  - Eliminate the small baseball concession and restroom north of the new home bleachers
  - Add a restroom/concession buildings at the south end of the complex where the new plaza is planned.
  - Move forward with trying to get approval from City of Columbus for head-in street parking
- Option 3 – Add New Restroom/Concession Building & Maintain Senior Parking Lot/Eliminate Plaza
  - Eliminate the small baseball concession and restroom north of the new home bleachers
  - Add a large, consolidated restroom/concession building south of the new home bleachers near the current concession stand.
  - Maintain the current senior parking lot, which eliminates the entry plaza plan in the design
  - Eliminates the plan for head-in parking and zoning approval from the City of Columbus

Mr. Bode asked whether the entry plaza plan would still be done in phase 3.

Mr. Culp explained that if the district chooses Option 3 and relocates a large, consolidated restroom/concession building to the site of the current concession building, the senior parking lot would be maintained in lieu of the entry plaza as planned.

Mr. Culp explained that the City of Grandview Heights will not approve a plan for the site that includes less parking than the current site.

Mr. Turckes added that it is not uncommon to have a parking requirement attached to a site plan. The parking seems to be more of an issue with Grandview Heights than Columbus. (The athletic complex site is in Grandview Heights, but the streets are in Columbus, which is why both entities are involved in the planning.)

### **Perkins & Will Presentation of Options**

Mr. Steve Turckes and Mr. Nick Perry shared a slide deck with the Board explaining “Good,” “Better,” and “Best” options for the Board’s consideration. (A copy of the presentation is attached to this official meeting minutes record.)

Phase 1 and Phase 2 include a new central building, new home and visitor bleachers, a small building along Northstar Avenue north of the home bleachers for baseball concessions and small restrooms facilities, a new monopole for the cell towers, and new turf for the field.

#### **“GOOD” Option**

- Add a consolidated restroom/concession facility south of the home bleachers
- Eliminate the restrooms/concessions planned at the south end of the complex as part of an entry plaza
- Move small baseball concession and restroom facility at the north end of the home bleachers to phase 3 and move them into the central building
- Senior parking lot remains but is “dressed up”
- Add pedestrian upgrades around new restroom/concession facility
- Would require the stadium light pole in the southwest corner to be relocated

Mr. Culp confirmed that visitors would use the restrooms and concessions on the home side of the field.

Mrs. Matney asked whether the Core Team has considered doing Phase 3 with the current project.

Mrs. Gephart explained that the district does not have a way to pay for Phase 3 at this time.

Ms. Collier explained that the plan is to fund Phase 3 with public utility tax proceeds from a new AEP electric substation and that revenue is not expected to begin until 2028.

**“BETTER” Option**

- Would include all components of the “GOOD” option
- Would include an enhanced pedestrian experience with a modified area at the southwest corner of the site that could be utilized as a plaza during home events, but would still accommodate parking during non-event times.
- Entry would be along Northstar where it currently exists with ticket booth area included in the new consolidated restroom/concession building

**“BEST” Option**

- Current master plan
- Complete south entry plaza improvements as part of this project (instead of waiting till Phase 3)

Mrs. Gephart asked what would happen if the Board elected to continue with the “best” option and after the traffic study is complete the district doesn’t get the approval it needs for the street parking.

Mr. Turckes explained that would be a problem as there would be less parking on the site.

Mr. Josh Myers explained that relocating a consolidated restroom/concession building to just south of the home bleachers may alleviate traffic backing up on Third Avenue at the planned entry plaza.

Mr. Bode asked why there are separate locker rooms planned in the central building for each sports season.

Mr. Perry explained that the locker rooms would be used on a rotating basis each season. For example, they would be used by football, cross country, and soccer in the fall, and they would be used by track and baseball in the spring.

Mr. Bode asked why locker rooms would be assigned to certain sports and why they just wouldn’t be assigned to whichever teams are using the site at the time.

Ms. Wassmuth asked if other sports such as cheerleading, golf, and softball could share the locker rooms.

Mr. Bode expressed concern regarding 3 locker rooms for boys but only 2 locker rooms for girls.

Mr. Culp explained that a larger designated football locker room is common due to the volume of equipment and the number of participants.

Ms. Wassmuth suggested changing the football locker room to an equipment room.

Mr. Bode reiterated his strong belief that spaces should not be designated and that locker rooms should be used by whichever teams are using the facilities.

Mr. Turckes suggested signage identifying the locker rooms as Room A, Room B, Room C, Room D, and Room E, rather than designating them by sport or gender.

Mrs. Matney agreed with Mr. Bode about not designating areas. She also asked whether any of the equipment from the fitness center in the high school gym could be moved to the central building to allow more room for the wrestling team to practice.

Mrs. Gephart suggested the Board could discuss that topic at another meeting.

**Costs of Alternate Options**

Mr. Patrick Condron provided costs estimates for each of the presented options:

Current Athletic Complex Budget: <b>\$17,295,000</b>	<b>“GOOD” Option</b>	<b>+2,604,414</b>
	<b>“BETTER” Option</b>	<b>+3,180,476</b>
	<b>“BEST” Option</b>	<b>+4,278,257</b>

Mrs. Gephart asked how these estimates would impact Phase 3 costs.

Mr. Condron explained that there would be an expected decrease to Phase 3 costs, but likely not dollar for dollar.

Mr. Bode asked what funding is available for these increased cost options.

Ms. Collier explained that the construction budget will likely include some savings due to the Elford construction bid being lower than estimated.

Mr. Josh Myers added that the savings is likely around \$1 million for the athletic complex portion of the project, but there is also uncertainty around the impact of tariffs. He explained that Concord Addis would have a more accurate estimate at the end of schematic design when cost estimates and reconciliations are performed.

Ms. Collier also explained that interest earnings from the project could be used towards these additional costs.

Mr. Culp also explained that the district could “borrow” money from its general fund to be “repaid” by AEP public utility tax proceeds expected beginning in 2028.

### **Decision**

Mr. Bode explained that he feels the uncertainty around the approval for street parking is a big risk. And he feels like the added pedestrian experience between the “good” and “better” option is not worth the added cost. So, he feels the decision comes down to either the “good” or the “best” option.

Mr. Gusé and Mrs. Gephart agreed with Mr. Bode. They all expressed their belief that the existing master plan with the entry plaza is the preferred option and they don’t want to give that up, but also expressed concern that the project timeline could be jeopardized if the district moves forward with the “best” option and then doesn’t get approval for the parking from the City of Columbus.

Mrs. Gephart asked whether it was possible to move forward with the “best” option but have the “good” option as a contingency plan if parking approval is not secured.

Mr. Turckes explained the team could move forward with the “best” option for design purposes and to submit to the Planning Commission for approval. He would explain to the Planning Commission that there is a possibility the plan could be amended to include a consolidated restroom/concession building later.

All 5 Board members expressed their agreement with this plan to move forward.

Mr. Culp asked the Board whether they are all committed to the additional costs with the “best” option that will be incurred if the parking approval is granted. Otherwise, it wouldn’t be worth pursuing the “best” option.

Mr. Bode explained that he is in favor but would still want to take another look at costs at that time to be certain.

*Note: Ms. Wassmuth excused herself from the meeting at 5:10 p.m. and later rejoined through the virtual Google Meets connection.*

### **Adjournment**

**Motion 25-065 (Adjourn)** Mr. Gusé moved to adjourn the meeting. Mr. Bode seconded the motion.

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

President Gephart declared the meeting adjourned.

ATTEST:

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President

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Treasurer



GRANDVIEW HEIGHTS  
SCHOOLS

# Athletics Complex Special Board Meeting

March 26, 2025

Perkins&Will





# **Athletics Master Plan**

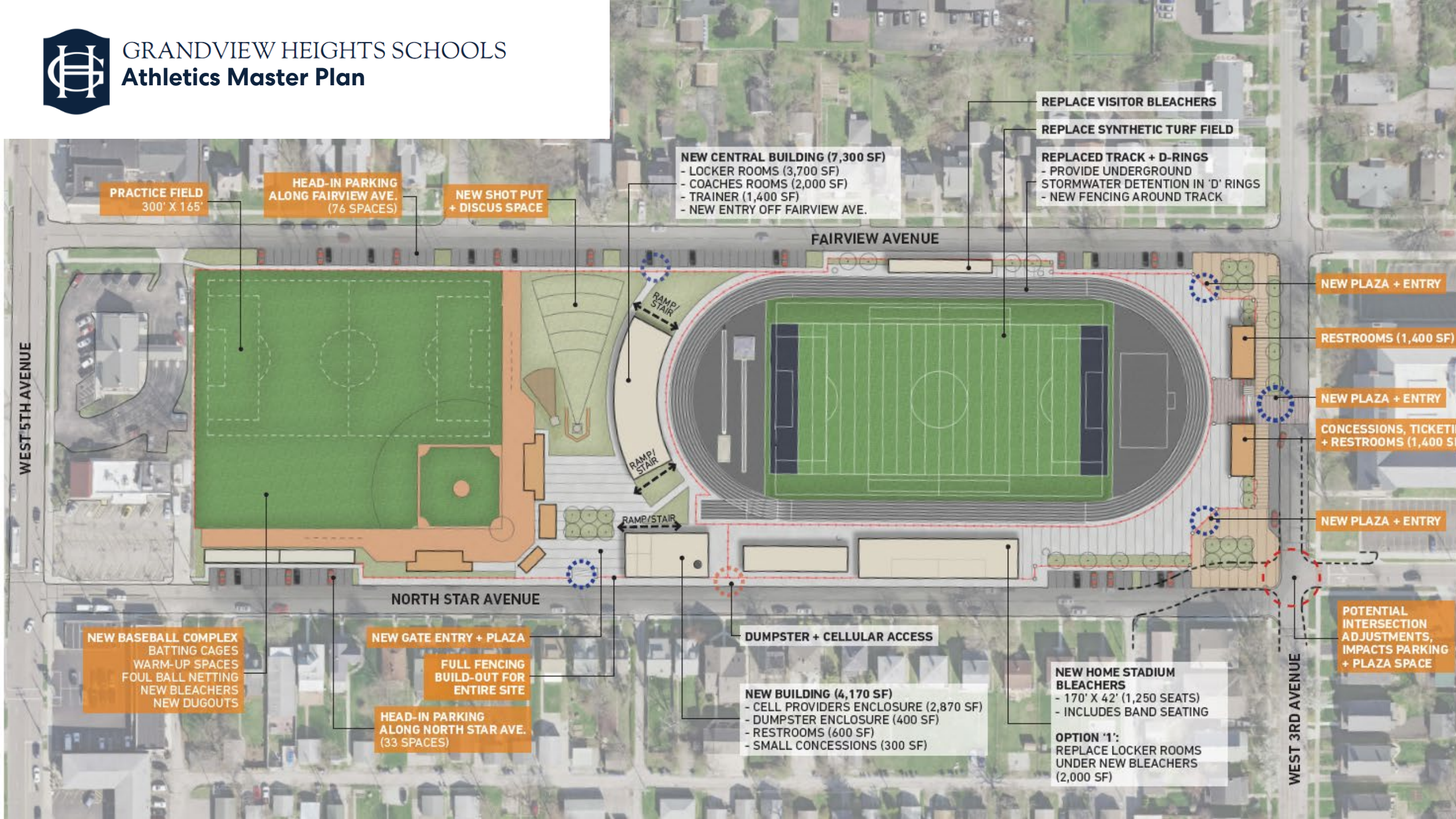
## **December 2023**





# GRANDVIEW HEIGHTS SCHOOLS

## Athletics Master Plan



**PRACTICE FIELD**  
300' X 165'

**HEAD-IN PARKING  
ALONG FAIRVIEW AVE.**  
(76 SPACES)

**NEW SHOT PUT  
+ DISCUS SPACE**

**NEW CENTRAL BUILDING (7,300 SF)**  
- LOCKER ROOMS (3,700 SF)  
- COACHES ROOMS (2,000 SF)  
- TRAINER (1,400 SF)  
- NEW ENTRY OFF FAIRVIEW AVE.

**REPLACE VISITOR BLEACHERS**

**REPLACE SYNTHETIC TURF FIELD**

**REPLACED TRACK + D-RINGS**  
- PROVIDE UNDERGROUND  
STORMWATER DETENTION IN 'D' RINGS  
- NEW FENCING AROUND TRACK

**FAIRVIEW AVENUE**

**NEW PLAZA + ENTRY**

**RESTROOMS (1,400 SF)**

**NEW PLAZA + ENTRY**

**CONCESSIONS, TICKETING  
+ RESTROOMS (1,400 SF)**

**NEW PLAZA + ENTRY**

**POTENTIAL  
INTERSECTION  
ADJUSTMENTS,  
IMPACTS PARKING  
+ PLAZA SPACE**

**WEST 3RD AVENUE**

**NORTH STAR AVENUE**

**NEW BASEBALL COMPLEX**  
BATTING CAGES  
WARM-UP SPACES  
FOUL BALL NETTING  
NEW BLEACHERS  
NEW DUGOUTS

**NEW GATE ENTRY + PLAZA**

**FULL FENCING  
BUILD-OUT FOR  
ENTIRE SITE**

**HEAD-IN PARKING  
ALONG NORTH STAR AVE.**  
(33 SPACES)

**DUMPSTER + CELLULAR ACCESS**

**NEW BUILDING (4,170 SF)**  
- CELL PROVIDERS ENCLOSURE (2,870 SF)  
- DUMPSTER ENCLOSURE (400 SF)  
- RESTROOMS (600 SF)  
- SMALL CONCESSIONS (300 SF)

**NEW HOME STADIUM  
BLEACHERS**  
- 170' X 42' (1,250 SEATS)  
- INCLUDES BAND SEATING

**OPTION '1':  
REPLACE LOCKER ROOMS  
UNDER NEW BLEACHERS  
(2,000 SF)**

**WEST 5TH AVENUE**

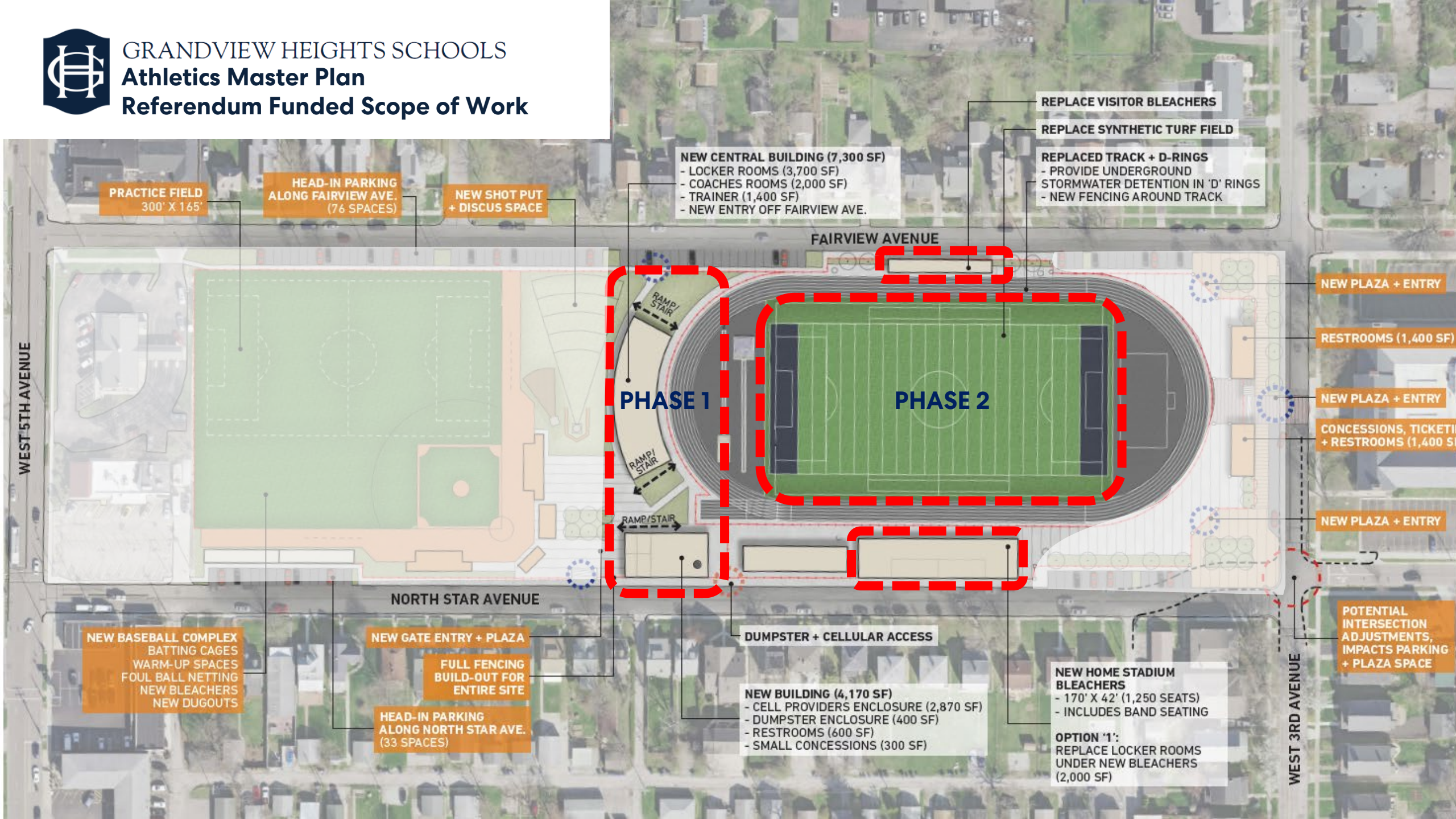




# GRANDVIEW HEIGHTS SCHOOLS

## Athletics Master Plan

### Referendum Funded Scope of Work



PRACTICE FIELD  
300' X 165'

HEAD-IN PARKING  
ALONG FAIRVIEW AVE.  
(76 SPACES)

NEW SHOT PUT  
+ DISCUS SPACE

NEW CENTRAL BUILDING (7,300 SF)  
- LOCKER ROOMS (3,700 SF)  
- COACHES ROOMS (2,000 SF)  
- TRAINER (1,400 SF)  
- NEW ENTRY OFF FAIRVIEW AVE.

REPLACE VISITOR BLEACHERS

REPLACE SYNTHETIC TURF FIELD

REPLACED TRACK + D-RINGS  
- PROVIDE UNDERGROUND  
STORMWATER DETENTION IN 'D' RINGS  
- NEW FENCING AROUND TRACK

FAIRVIEW AVENUE

PHASE 1

PHASE 2

NEW PLAZA + ENTRY

RESTROOMS (1,400 SF)

NEW PLAZA + ENTRY

CONCESSIONS, TICKETING  
+ RESTROOMS (1,400 SF)

NEW PLAZA + ENTRY

POTENTIAL  
INTERSECTION  
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WEST 3RD AVENUE

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UNDER NEW BLEACHERS  
(2,000 SF)

NORTH STAR AVENUE

NEW GATE ENTRY + PLAZA

FULL FENCING  
BUILD-OUT FOR  
ENTIRE SITE

HEAD-IN PARKING  
ALONG NORTH STAR AVE.  
(33 SPACES)

NEW BASEBALL COMPLEX  
BATTING CAGES  
WARM-UP SPACES  
FOUL BALL NETTING  
NEW BLEACHERS  
NEW DUGOUTS

WEST 5TH AVENUE





# GRANDVIEW HEIGHTS SCHOOLS

## Athletics Master Plan

### "Building Area Budget"

#### Master Plan "Building Area Budget" (Ph. 1 & 2)

7,300 sf	Central Building
2,000 sf	Locker Rooms (under bleachers)
900 sf	Sm. Concessions & Toilets
10,200 sf	<b>TOTAL</b>

#### Current Central Building Plan

10,200 sf **TOTAL**

Small Concessions & Toilets shift to Phase 3  
to serve baseball/softball

NEW BASEBALL COMPLEX  
- BATTING CAGES  
- WARM-UP SPACES  
- FOUL BALL NETTING  
- NEW BLEACHERS  
- NEW DUGOUTS

NEW GATE ENTRY + PLAZA

FULL FENCING  
BUILD-OUT FOR  
ENTIRE SITE

HEAD-IN PARKING  
ALONG NORTH STAR AVE.  
(33 SPACES)

PRACTICE FIELD  
300' X 165'

HEAD-IN PARKING  
ALONG FAIRVIEW AVE.  
(76 SPACES)

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+ DISCUS SPACE

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- COACHES ROOMS (2,000 SF)  
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REPLACE VISITOR BLEACHERS

REPLACE SYNTHETIC TURF FIELD

REPLACED TRACK + D-RINGS  
- PROVIDE UNDERGROUND  
STORMWATER DETENTION IN 'D' RINGS  
- NEW FENCING AROUND TRACK

FAIRVIEW AVENUE

NEW PLAZA + ENTRY

RESTROOMS (1,400 SF)

NEW PLAZA + ENTRY

CONCESSIONS, TICKETING  
+ RESTROOMS (1,400 SF)

NEW PLAZA + ENTRY

POTENTIAL  
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DUMPSTER + CELLULAR ACCESS

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OPTION '1':  
REPLACE LOCKER ROOMS  
UNDER NEW BLEACHERS  
(2,000 SF)

WEST 3RD AVENUE

WEST 5TH AVENUE





# GRANDVIEW HEIGHTS SCHOOLS

## Athletics Master Plan

### "Building Area Budget"

#### Master Plan "Building Area Budget" (Ph 3)

1,400 sf	Toilets Building
1,400 sf	Concessions Building
<b>2,800 sf</b>	<b>TOTAL</b>

#### Current Toilets/Concessions Building

**2,500 sf TOTAL**

Current Concessions & Toilets Building is planned efficiently

NEW BASEBALL COMPLEX  
- BATTING CAGES  
- WARM-UP SPACES  
- FOUL BALL NETTING  
- NEW BLEACHERS  
- NEW DUGOUTS

NEW GATE ENTRY + PLAZA

FULL FENCING  
BUILD-OUT FOR  
ENTIRE SITE

HEAD-IN PARKING  
ALONG NORTH STAR AVE.  
(33 SPACES)

PRACTICE FIELD  
300' X 165'

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ALONG FAIRVIEW AVE.  
(76 SPACES)

NEW SHOT PUT  
+ DISCUS SPACE

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REPLACE VISITOR BLEACHERS

REPLACE SYNTHETIC TURF FIELD

REPLACED TRACK + D-RINGS  
- PROVIDE UNDERGROUND  
STORMWATER DETENTION IN 'D' RINGS  
- NEW FENCING AROUND TRACK

FAIRVIEW AVENUE

RAMP/  
STAIR

RAMP/  
STAIR

RAMP/  
STAIR

DUMPSTER + CELLULAR ACCESS

NEW BUILDING (4,170 SF)  
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OPTION '1':  
REPLACE LOCKER ROOMS  
UNDER NEW BLEACHERS  
(2,000 SF)

NEW PLAZA + ENTRY

RESTROOMS (1,400 SF)

NEW PLAZA + ENTRY

CONCESSIONS, TICKETING  
+ RESTROOMS (1,400 SF)

NEW PLAZA + ENTRY

POTENTIAL  
INTERSECTION  
ADJUSTMENTS,  
IMPACTS PARKING  
+ PLAZA SPACE

WEST 3RD AVENUE

WEST 5TH AVENUE

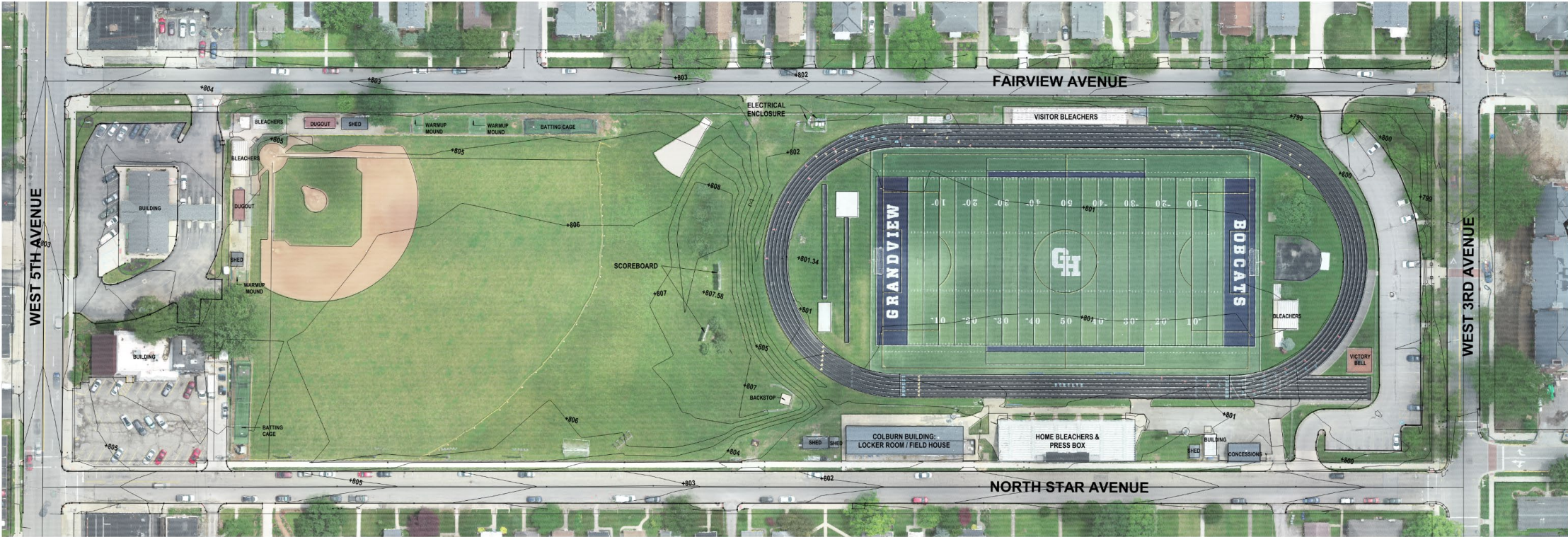
STAR AVENUE

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# Planning Options

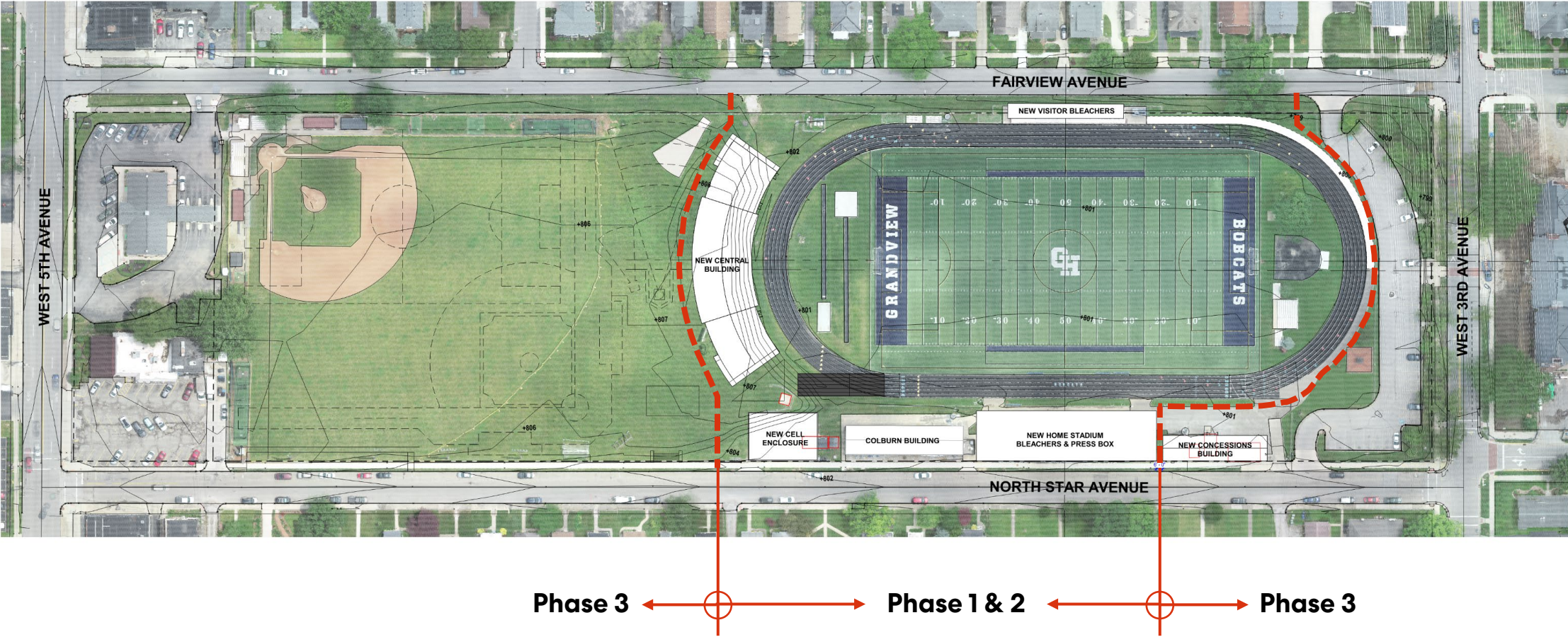


Existing Site Plan



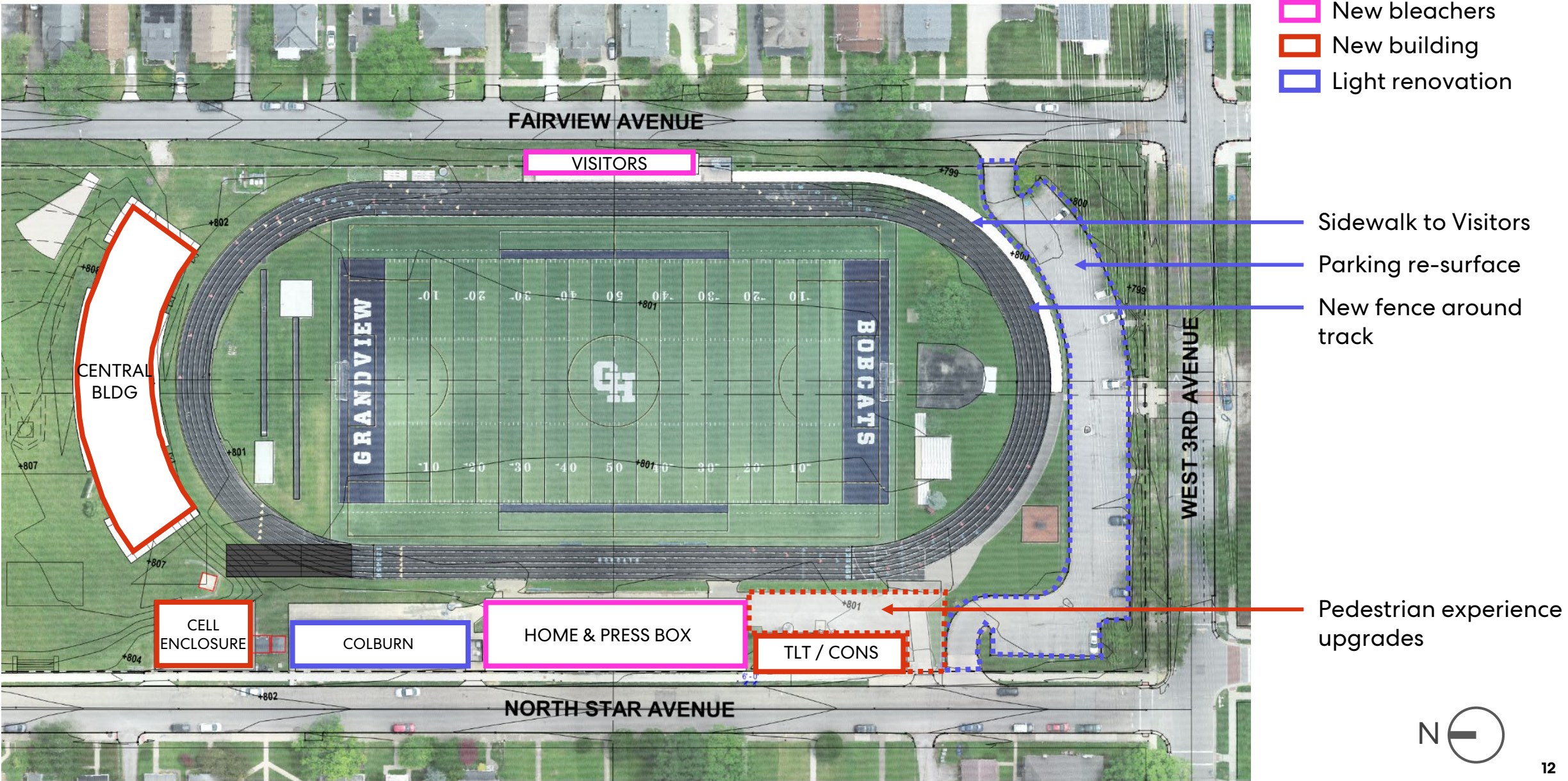


Site Planning



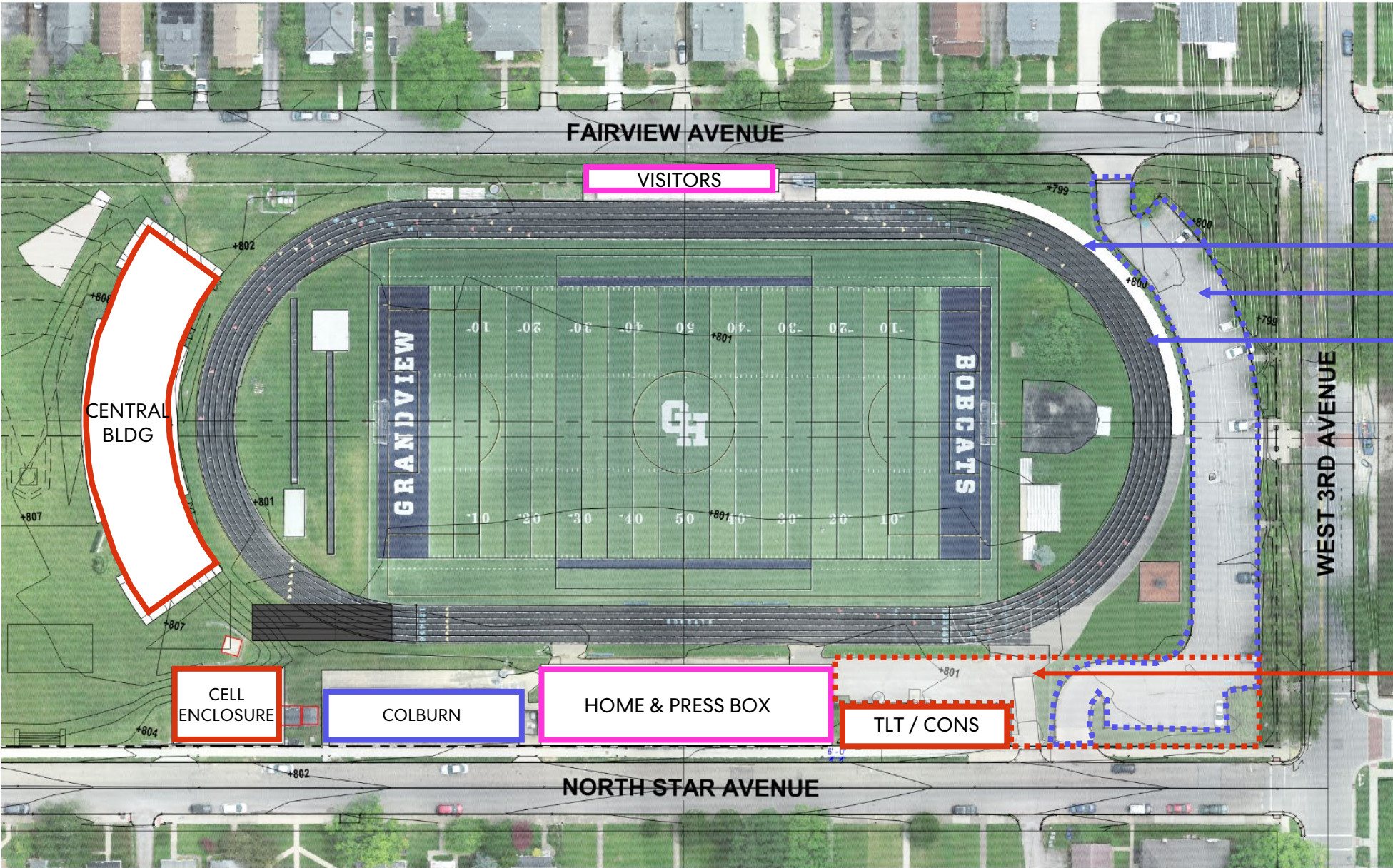


Site Planning – “Good” Option





Site Planning – “Better” Option



- New bleachers
- New building
- Light renovation

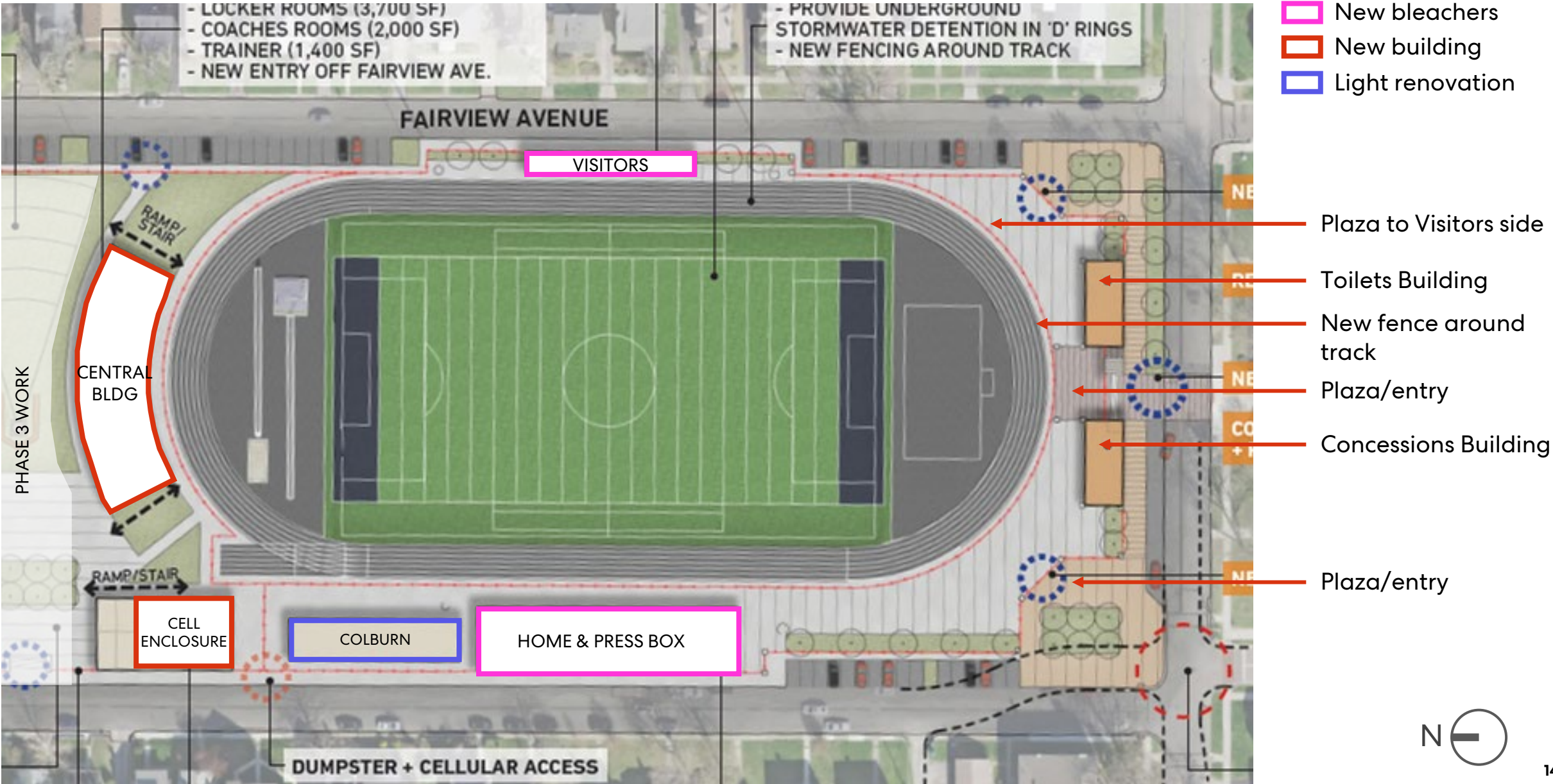
- Sidewalk to Visitors
- Parking re-surface
- New fence around track

Pedestrian experience upgrades  
(elevated finishes and landscaping)





Site Planning – “Best” Option (Full Master Plan)

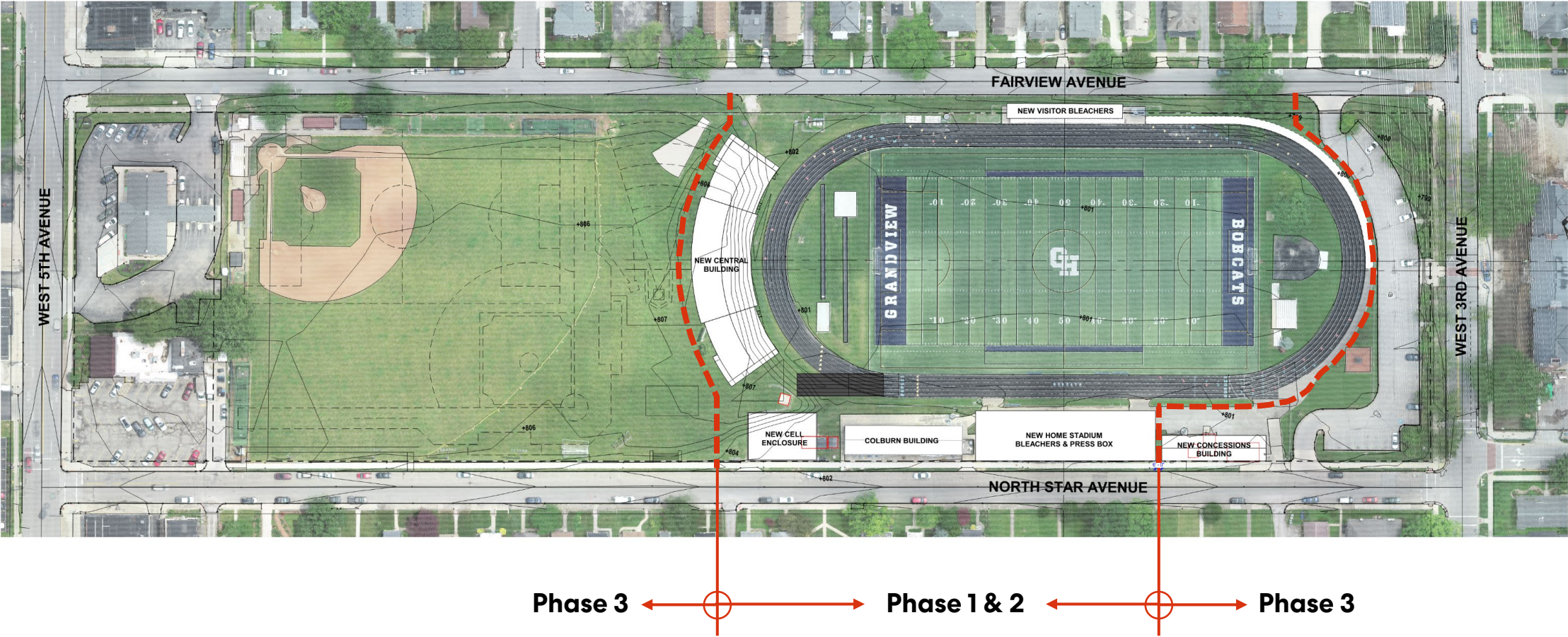




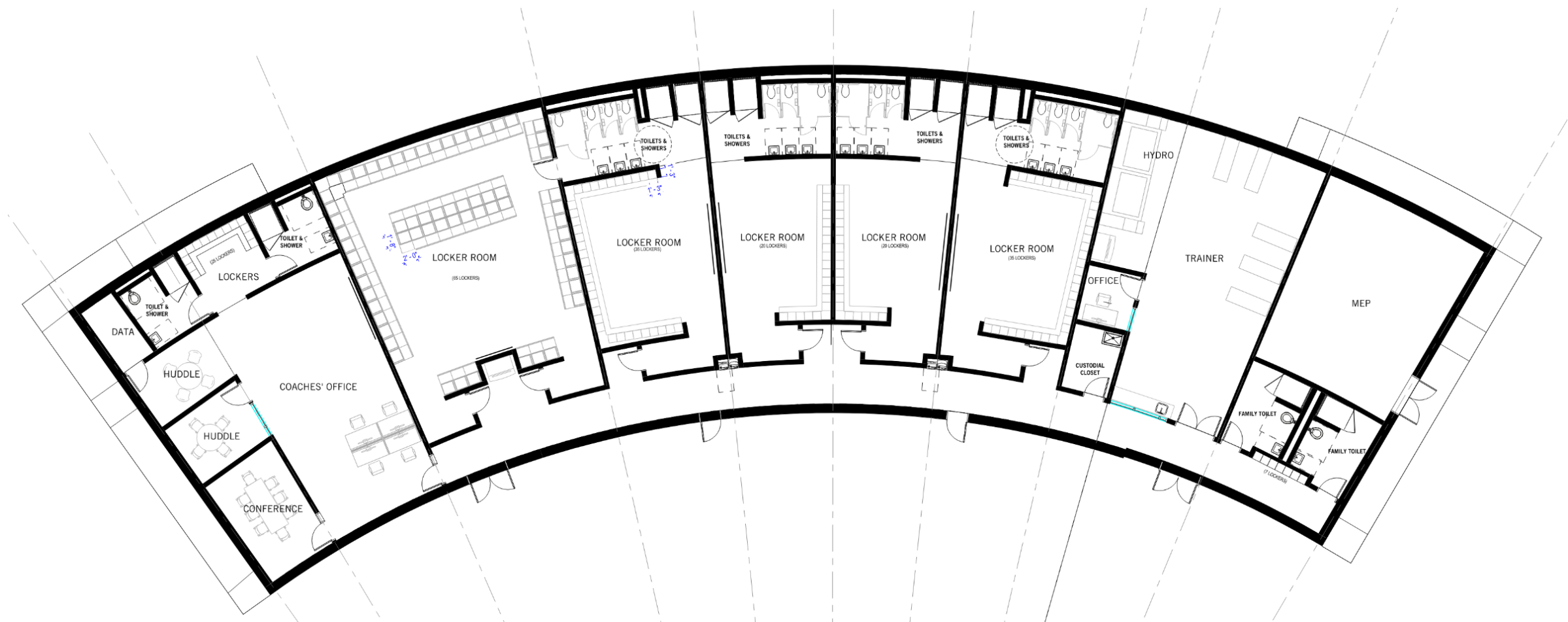
# Progress Plans



Site Planning



# Central Building Progress Plan

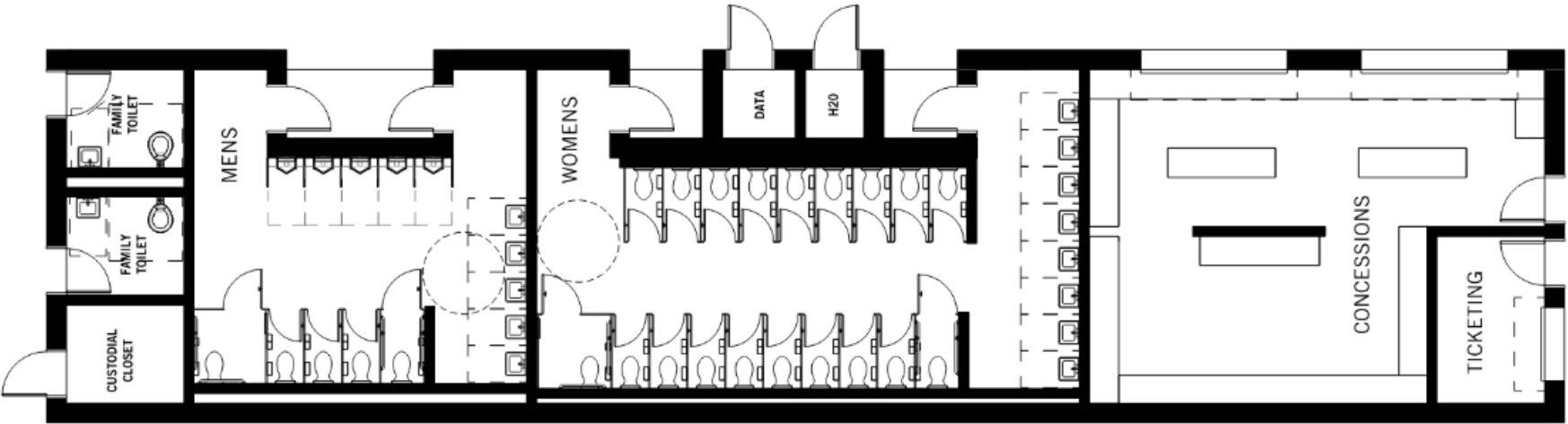


Floor plans are being revised per feedback received from meetings with users on 3/19-3/20

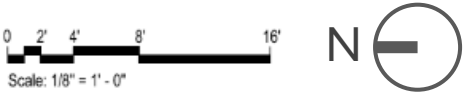
0 2' 4' 8' 16'  
Scale: 1/8" = 1'-0"



# Toilets/Concessions Building Progress Plan



Floor plans are being revised per feedback received from meetings with users on 3/19-3/20





A stylized, dark blue lion head logo is positioned on the left side of the slide. The lion has a large, flowing mane and its face is partially obscured by a dark, geometric shape. The logo is rendered in a bold, graphic style.

# Project Schedule

Project Schedule

Today

