



Phase 2 Master Plan Work Session

Board of Education
Presentation

February 14, 2022



TASK FORCE RECOMMENDATIONS



PHASE II Recommendations

1. Phase II will focus on Worthington High Schools Only
2. This work at our High Schools will extend their useful life and major systems. Ongoing maintenance and upkeep will still be needed.
3. Phase III will focus on elementary school facilities improvements. Process for Phase III to include elementary school visioning: school size, neighborhood school concept, thematic offerings, determination of renovation vs. replacement standards.





PHASE II Recommendations

4. Funding Request should include a minimum of:
 - + \$40 million for Maintenance and other Capital Needs for the next 5 years (unless obtained through a Permanent Improvement (PI) Levy)
 - + Contingency \$ for Construction and Market Escalation
5. System or Component Replacements should prioritize systems that can potentially provide operational savings and return on investments: LED Lighting, High Efficiency HVAC, High Efficiency Windows.
6. Board of Education review prioritization recommendations that will align to high school facilities life extension goals and District financial capabilities.





Phase II Recommendations

New Construction / Renovation / Demolition Cost Estimate \$141M (3 yr. escalation)

- New Construction Academic Building: Classrooms, Science Labs, Restrooms, Locker/Commons, Administration
- Includes Replace: Roof, HVAC, Windows, Furniture, Generator
- New Student Entrance / Student Commons
- Demolition of old Academic Wing
- Renovation of Athletic Wing
- Renovation of Fine Arts Wing
- Site Work – East / West Side
- New Construction Natatorium
- New Baseball Stadium
- Practice Turf Field





Phase II Recommendations



Partial Renovation Cost Estimate \$76M (3 yr. escalation)

Renovations:

- Science Labs
- Media Center
- Group Restrooms
- Locker Bays –technology and commons
- Auxiliary Gym
- New Construction of visitor fieldhouse space
- Turf Fields
- Athletic Locker Rooms
- Technology Upgrades

Replace:

- Roof
- HVAC
- Windows
- Furniture
- Generator

Other

- New Elevator
- Parking Lot Improvements
- Site Circulation Improvements



Priority Weighting

- 1 = Non-Negotiable
- 2 = Necessary for Phase II
- 3 = Lower Priority
(can find another funding source for)



New Construction / Renovation / Demolition
Cost Estimate \$141 M (3 yr. escalation)



NEW CONSTRUCTION

- (1) New Construction Academic Wing
- (1) Demolition of old Academic Wing
- (1) New Student Entrance / Student Commons

RENOVATIONS

- (1) Renovation of Fine Arts Wing
- (1) Site Work – East / West Side
- (2) Renovation of Athletic Wing

ATHLETICS

- (1*)New Construction Natatorium
- (2) New Baseball Stadium
- (2) Practice Turf Field

* Natatorium is recommended as a non-negotiable project, however, alternative funding solutions or partnering for funding should be explored as part of the solution.



Task Force Priorities

- 1 = Non-Negotiable
- 2 = Necessary for Phase II
- 3 = Lower Priority
(can find another funding source for)

Partial Renovation Cost Estimate \$76M (3 yr. escalation)



RENOVATIONS

- (1) Renovation of Science Labs
- (1) Renovation of Media Center
- (1) Fine Arts Renovations Equitable to TWHS New
- (1) Group Restroom Upgrades
- (1) New Elevator
- (2) Renovations of Locker Bays –technology and commons spaces

ATHLETICS

- (1) New Construction of Stand-Alone Concession Stand
- (2) Renovation of Auxiliary Gym
- (2) Turf Fields
- (3) Competition Gym Floor Replacement
- (2) Renovation of Athletic Locker Rooms



Task Force Priorities

- 1 = Non-Negotiable
- 2 = Necessary for Phase II
- 3 = Lower Priority
(can find another funding
source for)



Partial Renovation

Cost Estimate \$76M (3 yr. escalation)



SYSTEMS UPGRADES / REPLACEMENTS

- (1) Technology Upgrades
- (1) Roof Replacement
- (1) HVAC Replacement
- (1) Windows Replacement
- (1) Lighting Upgrades
- (1) Paint
- (1) Generator Replacement
- (2) Interior Door Replacements
- (2) Flooring Upgrades
- (2/3) Furniture Replacement

SITE

- (1) Parking Lot Improvements
- (1*) Site Circulation Improvements

*District should explore additional options and costs for a true solution to improve site ingress and egress





Estimate Rationale



Schorr Estimate 128M / 71M Total 200M

Based on per square foot cost per construction tasks, multiplied by 10% for CMR personnel, general conditions, contingency and fee, Multiplied by 10% for design contingency, multiplied by 16% for soft costs, and multiplied by 10% to 16% for estimated dates to obtain bids.

CDA Estimates 116M / 59M Total 176M

Combined new and renovation construction to meet current state guidelines at Thomas High School. Renovation construction to give Kilbourne a new look and feel. Estimates made using current hard cost construction estimates with markups for 18% market inflation, 18% soft cost, 10% design contingency for a total markup of 53.16%



Ruscilli Estimates 141M / 76M Total 217 M

Estimates for both projects were estimated base on current similar projects. New construction was based on per square foot costs with 17% soft costs, with market escalation of 5.25% for 2022, 4.25% for 2023, 4% for 2024 and 4% for 2025

Addis Estimates 143M / 84M Total 227M

Reviewed similar projects to determine a basis for local subcontract dollars. Allowed a 10% design contingency on all projects, added CM costs, applied an escalation factor of 4% per year through 2025, and added a 21% factor for soft costs.



Final Reconciliation 141M / 76M Total 217M

Joint estimate on hard costs, soft costs, and escalation estimates. Conservative considering Current Construction costs, Covid unknowns, Unknown Intel impact and final determination of design and construction detail.



Addis Construction Forecast

Worthington City Schools – Phase 2

Market Conditions & Supply Chain Issues

2/3/22

General Market Conditions

- We are likely to see continued increases in construction costs through 2022 as the industry continues to contend with material cost increase, supply chain issues and limited labor availability.
- Global demand, rising raw material and energy prices, high logistics and freight costs and persistent supply chain bottlenecks remain the main reason behind material price escalation and long lead times for key supplies. A few examples since September of 2020 - fabricated structural steel is up 60%, copper pipe and tube products are up 70%, electrical conduit and fittings are up 85%.
- Over the past 2 years contractors are experiencing delivery times that have stretched or become completely unreliable – a recent example has been roofing material, which has been increasingly volatile.
- The pandemic has caused current production and delivery of many materials to fall short of demand. Initially, a wide range of factories, mills and fabrication facilities were shut down on their owners' initiative or because government orders deemed them not to be “essential”. Once production facilities were allowed to re-open, many of them had trouble getting up to full capacity because their own workers or those of their suppliers and freight handlers may have been ill or quarantined.
- Contractors need more than ever, to closely monitor costs and delivery schedules for materials and to communicate information with owners both before submitting bids and throughout the construction process.

Project Specific Considerations

- Pricing for this project is very preliminary/programmatic/high level and is based on today's current costs with added escalation %.
- Pricing, especially at Kilbourne HS, has some flexibility based on the combination of packages, phasing requirements, material and equipment selections and a multitude of other factors.
- There is a cost benefit of starting the preconstruction and design efforts as soon as possible to help with further cost escalation.
- There is also a schedule benefit in starting preconstruction and design efforts as soon as possible, as it can identify long lead materials and account for them in the overall schedule. This can be achieved through early procurement packages, or possibly adjusting the phasing / sequencing of the work to account for materials with shifting lead times.



Project Scopes



Thomas Worthington High School

SCOPE Summary

New Construction (approx. 50% of required program square footage)

- New academic wing
- New main entry & student commons (cafeteria, media center, commons)
- Demolition of old academic wing and replacement site work

Renovation (approx. 50% of required program square footage)

- Renovation of athletic wing (*like new conditions)
- Renovation of fine arts wing (*like new conditions)

* Includes all new systems, finishes, & furnishings

Site Athletics

- Replace natatorium (new construction)
- New baseball stadium (re-orientation)
- New turf practice field



Worthington Kilbourne High School

SCOPE Summary



Program Renovations

- Science Labs
- Media Center
- Group Restrooms
- Locker Bays – to student breakout areas
- Auxiliary Gym
- Fine Arts

System upgrades

- Technology
- Lighting
- HVAC distribution
- Elevator
- Generator
- Envelope – roofing & windows



Worthington Kilbourne High School

SCOPE Summary (continued)



Finish & Equipment Improvements

- Flooring
- Painting
- Door refinish & replacement
- Furnishings

Site Improvements

- Parking lot improvements
- Site circulation improvements
- Outdoor gathering/educational space

Site Athletics

- New visitor fieldhouse space (concessions, restrooms, locker rooms)
- New turf practice field





Funding Considerations

Capital Needs

Major Building Construction/Renovation



- Buses
- Technology Infrastructure
- Furniture Fixtures and Equipment
- Building Systems Replacements (Roof, Boiler, Chiller)



Length of Bonds

- Dictated for the most part by Internal Revenue Code and Ohio Revised Code 133.20
- Concept is that debt length mirrors the underlying average life of the assets funded
- Building's life can be 40 years while buses are 15, most equipment is 10, systems improvements 20-40 years
- The bonds are then issued using the weighted average of the assets' lives
- Generally speaking, the longer you pay something off, the outflow of cash (required millage) each year will be lower, but in the end the total interest paid will be higher



Tax Rate
(mills)

Current Debt Schedule

The tax rate is set each year to cover the payment

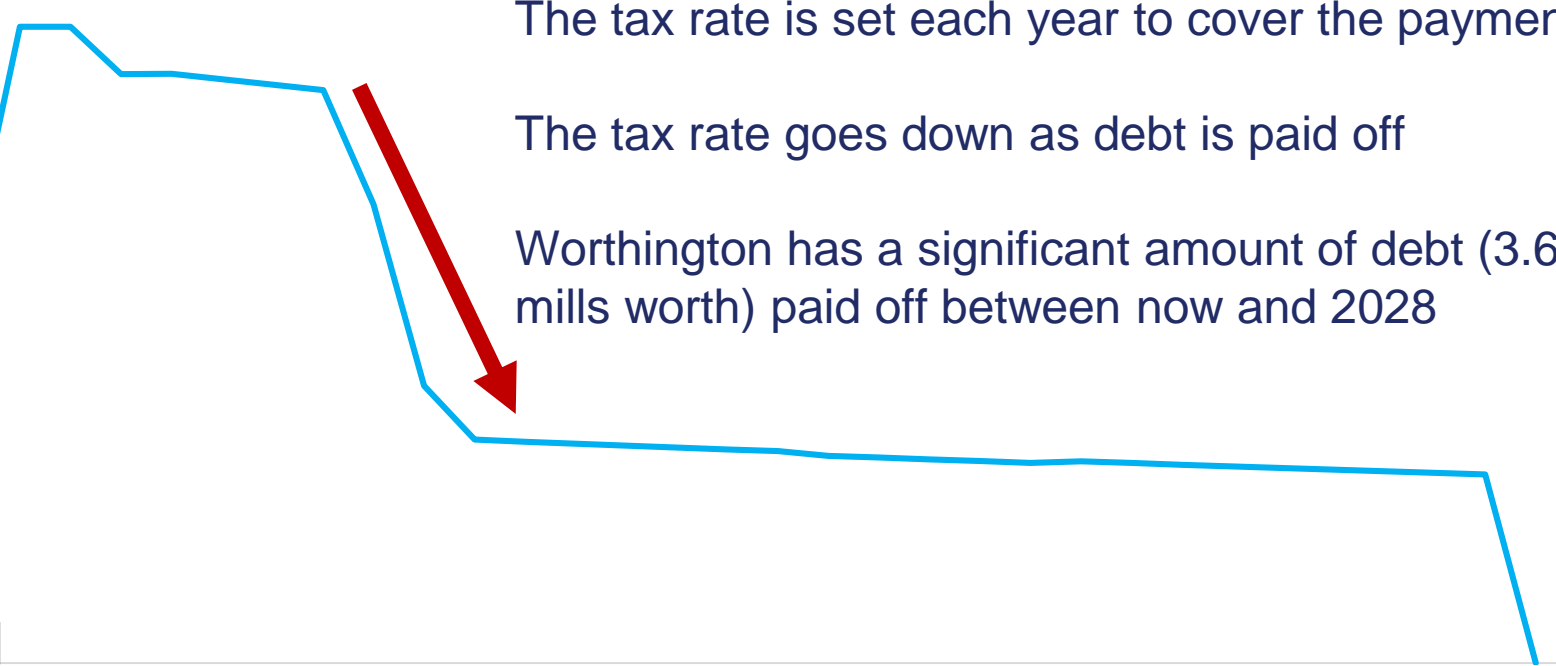
The tax rate goes down as debt is paid off

Worthington has a significant amount of debt (3.6 mills worth) paid off between now and 2028



7
6
5
4
3
2
1

2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049



OPTIONS

	Option 1	Option 2	No Increase to Current Bond Millage Rate	
	Today's Rates	Estimated @ 4%	Estimated @ 4%	
Construction	217,000,000	217,000,000	214,000,000	163,000,000
Funding Contingency	10,000,000	10,000,000	10,000,000	10,000,000
	227,000,000	227,000,000	224,000,000	173,000,000
Bus Replacements	2,800,000	2,800,000	-	-
Tech Infrastructure	10,000,000	10,000,000	-	-
Furniture & Equipment	4,700,000	4,700,000	-	-
Deferred Maintenance	20,000,000	20,000,000	10,000,000	10,000,000
Contingency	2,500,000	2,500,000	-	-
	40,000,000	40,000,000	10,000,000	10,000,000
Total Bond Issue	267,000,000	267,000,000	234,000,000	183,000,000
Bond Required Millage	5.00	5.50	4.60	3.60
Less Bond Mills Falling Off	-3.60	-3.60	-3.60	-3.60
Net Additional Bond Millage	1.40	1.90	1.00	0.00
Total PI	0.00	0.00	1.90	1.90
Total Net Bond & PI Increase	1.40	1.90	2.90	1.90
Life of Bonds	35	35	37	37
All In Interest Rate Assumption	3.25	4.00	4.00	4.00

Options assume no growth in property values

Option 1: Entire capital plan funded via bonds over 35 years.

Requires return to voters in 5 years for bus/tech/equipment/deferred maintenance

Option 2: Limit bonds so net increase to current bond millage rate is 1

This option assumes a 1.9 mill PI levy to cover bus/tech/equipment needs.

Reduces deferred maintenance from \$20M to \$10M

Ability to extend life of bonds to 37 years

Would not require return to voters in 5 years for bus/tech/equipment





NEXT STEPS DISCUSSION ITEMS

- RFQ Process
- Expedited Drawings Savings in dollars and time
- Funding Request Timing