

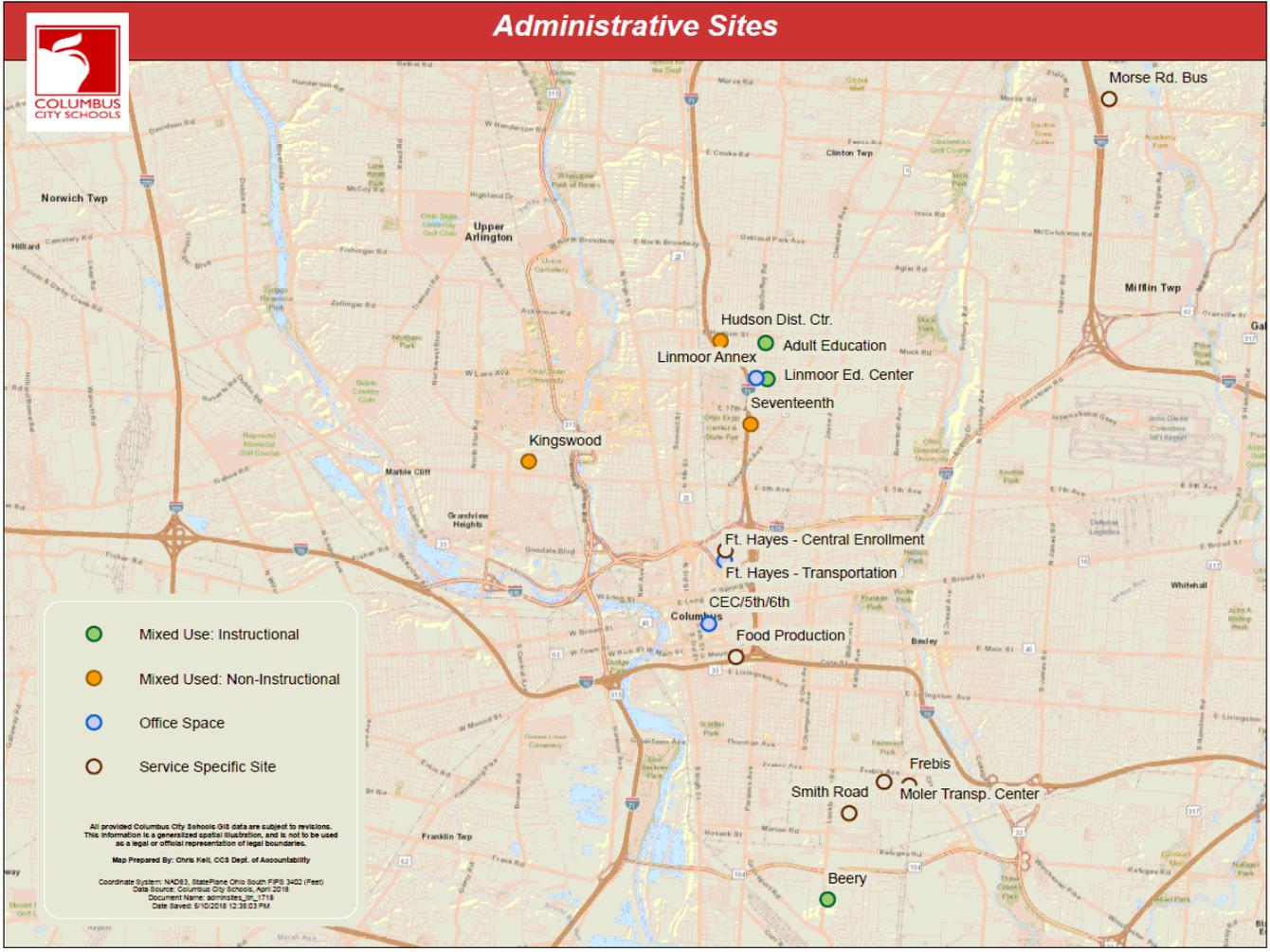


COLUMBUS CITY SCHOOLS
2018 FACILITIES TASK FORCE

Administrative Site Work Group Screening Criteria

Presented May 10, 2018

ADMINISTRATIVE SITE LOCATIONS



- Office Space
- Service Specific Site
- Mixed Use: Non-Instructional
- Mixed Use: Instructional

OFFICE SPACE



CEC / 5th St. / 6th St.



Central Enrollment



Linmoor Annex
Currently leased to CML

SERVICE SPECIFIC



Frebis / Moler
Transportation
Center



Food Production



Fort Hayes -
Transportation

Morse Road Bus Compound



Smith Road
Landscaping

MIXED USE: NON-INSTRUCTION



Hudson Distribution Center

17th Avenue



Kingswood



MIXED USE: INSTRUCTION



Adult Education – Hudson

Linmoor Education Center

Now closed



Beery / Opportunity Center

Currently leased as CML Marion-Franklin Branch



CURRENT BUILDING INVENTORY

- 48,950-gsf (3) Downtown Office Buildings \$ 6.70 m. Deferred Maintenance
- 61,700-gsf 17th Avenue & Fleet Services (Shops & Offices) \$ 6.62 m.
- 92,650-gsf Hudson Distribution Center (Warehouse & Offices) \$ 7.83 m.
- 42,200-gsf Kingswood Data Center \$ 4.82 m.
- 70,490-gsf Central Enrollment & Moler Transportation Center (Offices) \$ 0 m.
- 56,510-gsf (3) Transportation Centers \$ 11.80 m.
- 50,000-gsf Food Production Center \$ 5.63 m.
- 5,400-gsf Smith Road Landscape \$ 0.53 m.
- 141,100-gsf 3700 South High Street
- **569,000-gsf Existing Buildings \$ 43.93 m. Deferred Maintenance**

COLUMBUS EDUCATION CENTER



- 48,950-gsf
- (3) Outdated Office Buildings
- 1.8-Acres
- Limited Parking
- \$ 4.77 m. Property Value
- \$ 6.70 m. Deferred Maintenance

Excerpt from 2020 Consolidation Study

17TH AVENUE & FLEET SERVICES



- 61,705-gsf | 25,350-gsf Offices
- (2) 1-Story Industrial Buildings
- 4.76-Acres
- Limited Parking
- \$ 2.57 m. Property Value
- \$ 6.62 m. Deferred Maintenance

Excerpt from 2020 Consolidation Study

HUDSON DISTRIBUTION CENTER



- 92,650-gsf | 29,650-gsf Offices
- Repurposed Big-Box Retail Store
- 10.18-Acres
- Excess Parking
- \$ 3.82 m. Property Value
- \$ 7.83 m. Deferred Maintenance

KINGSWOOD DATA CENTER



- 42,200-gsf | 33,650-gsf Offices
- Repurposed Elementary School
- 4.21-Acres – Area to Expand
- \$ 4.50 m. Property Value
- \$ 4.82 m. Deferred Maintenance

Excerpt from 2020 Consolidation Study

3700 SOUTH HIGH STREET

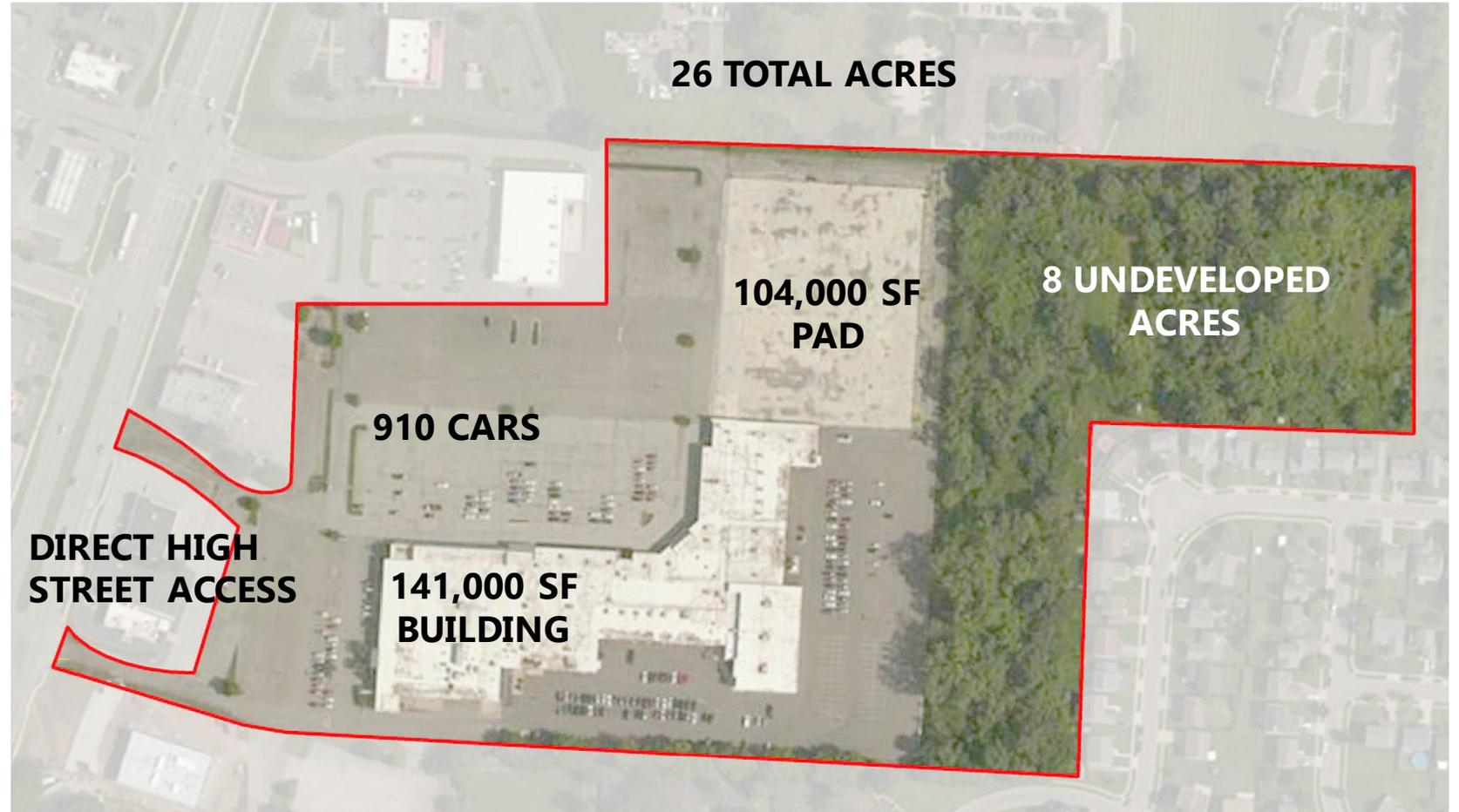


- 141,000-gsf
- 1-Story + Mezzanines
- Former Retail Mall
- Partially Renovated
- 26-Acres – Area to Expand

Excerpt from 2020 Consolidation Study

3700 SITE MERITS

- 26.5 Acres
 - 8 undeveloped
- Proximity to I-270, I-71, US 23, SR104
- Signalized intersection
- Visibility
- Accessibility by vehicle and public transit



Excerpt from 2020 Consolidation Study

3700 PROPERTY OPPORTUNITIES

- 141,000 SF +/-
- One story
- 3 driveway approaches
- Flexible structure
- Multiple entry points
- Parking on 4 sides
- Proximity to amenities



Excerpt from 2020 Consolidation Study

3700 INFRASTRUCTURE ATTRIBUTES

- Expansion ability
- Backup generators
- Loading dock
- ADA accessibility
- Sense of entry
- Readily reconfigurable
- Assembly space



Excerpt from 2020 Consolidation Study

SCREENING FACTORS FOR ADMINISTRATIVE SITES

PHASE 1

QUANTITATIVE DATA

- Space Utilization
- Market Value vs. Average Replacement Cost
- Facility Condition
- Facility Used for Designed Purpose

PHASE 2

QUALITATIVE DATA

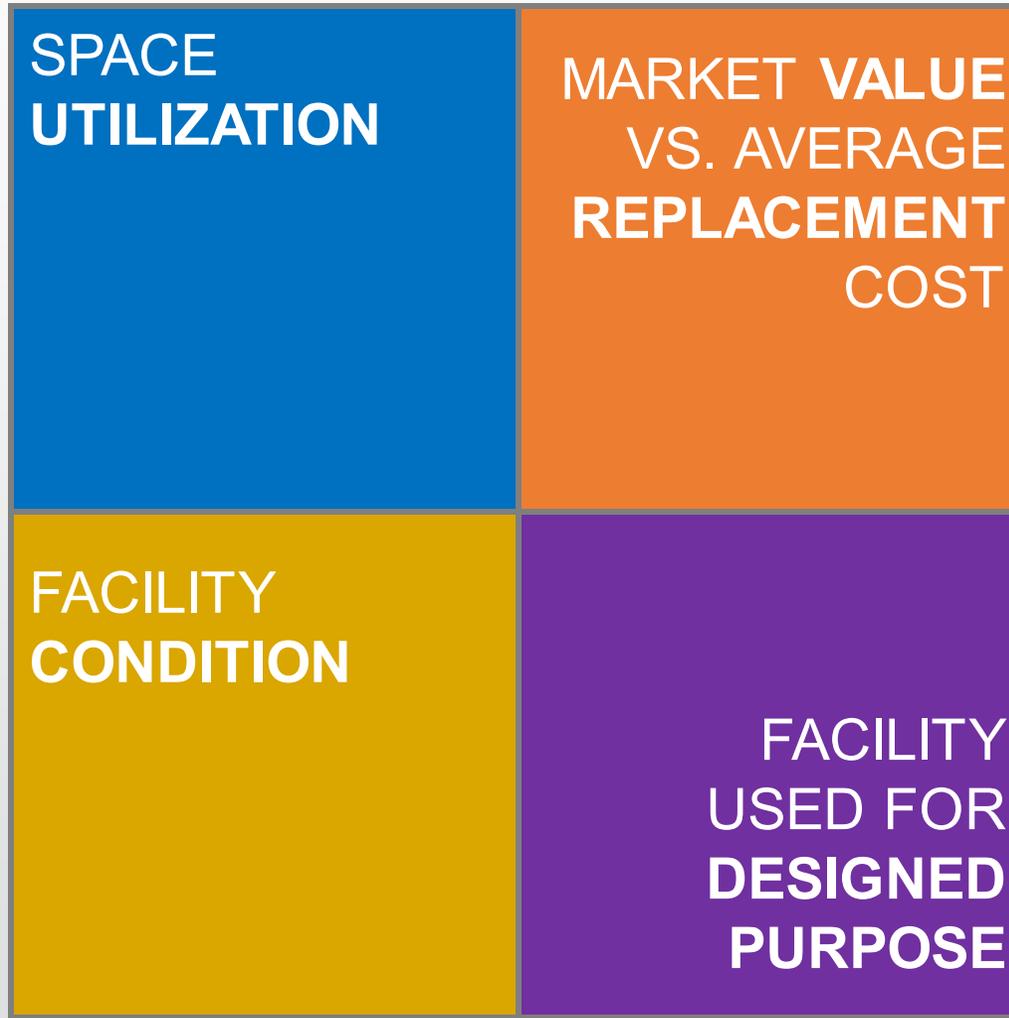
- Functionality
- Future Use
- Continued Need for Services
- Customer Service
- Employee Satisfaction
- Other Variables

PHASE 3

IMPACT DATA

- Relocation
- Continuity of Operations
- Other Variables

PHASE 1 SCREENING CRITERIA



**IMPORTANT NOTE:
ALL BUILDINGS
WILL BE
SCREENED
THROUGH
ALL CRITERIA**

SPACE UTILIZATION

Recommended thresholds of square feet per employee compared to nationally-set benchmark.

Sites that do not meet the minimum threshold would be **CONSIDERED** for this criteria.

Government Services Administration, *Workspace Utilization and Allocation Benchmark*.



SPACE
UTILIZATION

MARKET VALUE VS. REPLACEMENT COST

MARKET VALUE:

Appraisal of property OR comparison to similar property sales in the area (“comps”).

AVERAGE REPLACEMENT COST:

Lesser of average cost per square foot to lease space OR cost per square foot to renovate or build.

Sites where market value is greater than average replacement cost would be **CONSIDERED** for this criteria.

*Comps and average lease/s.f. to be provided by Continental Realty. Average cost to renovate to be calculated by Capital Improvements.

MARKET VALUE
VS. AVERAGE
REPLACEMENT
COST

FACILITY CONDITION

Whether the facility has major anticipated life-cycle replacement costs.

If the cost of replacing major components that are at the end of their useful life exceeds two-thirds (2/3) or more of the replacement cost, the site would be **CONSIDERED** for this criteria.

*Ohio School Design Manual (2018)

FACILITY
CONDITION

FACILITY USED FOR DESIGNED PURPOSE

Many functions are currently housed in former schools or in spaces originally designed for a different purpose and that have not been redesigned effectively (e.g., adding offices to warehouse space).

Sites that are not used for their designed purpose would be **CONSIDERED** for this criteria.

FACILITY
USED FOR
DESIGNED
PURPOSE

TASK FORCE DISCUSSION

Potential questions to consider:

- Do you need more information about any of the criteria?
- Are you clear on how the Administrative Site Work Group will use the Data Composite to provide the Task Force with buildings to **CONSIDER** and **NOT CONSIDER** (at this time)?
- Other thoughts?

SPACE
UTILIZATION

MARKET VALUE
VS. AVERAGE
REPLACEMENT
COST

FACILITY
CONDITION

FACILITY
USED FOR
DESIGNED
PURPOSE

SCREENING FACTORS BY PHASES

- Qualitative Data is no longer measured in simple numbers or yes/no answers.
- Qualitative and Impact Data requires experience or expertise to gauge its measure.
- Focus is on identifying significant values and determining how extreme.

PHASE 2 QUALITATIVE DATA

- Functionality
- Future Use
- Continued Need for Services
- Customer Service
- Employee & Organizational Productivity

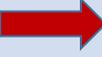
PHASE 3 IMPACT DATA

- Relocation
- Continuity of Operations

PHASE 2 CRITERIA FOR CONSIDERATION

VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Functionality	Factor considers if the building space meets current business requirements and if the appropriate business units are in proximity to one another.	<p> Departments that have daily interactions are in the same building.</p> <p> Business requirements have changed due to technological innovations, etc.</p>
Future Use	Factor considers the potential larger benefit to the district through the sale, rental, or alternative utilization of a facility.	<p> If FMP has identified the <i>building</i> for future use, maintaining occupancy keeps the building in better condition.</p> <p> If FMP identifies the <i>real estate</i> for future use, then vacating that property can facilitate that use.</p>

PHASE 2 CRITERIA FOR CONSIDERATION

VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Continued Need for Service	Factor considers whether the District needs to maintain particular services in whole or at current levels.	<p> There is a desire to grow programming within the facility.</p> <p> There are options for operational areas other than within a District-owned facility.</p>
Customer Service	Factor considers the demand for the general public to access those particular operations or services.	<p> If high customer demand, there is access to public transportation.</p> <p> If high customer demand, there is inadequate parking.</p>

PHASE 2 CRITERIA FOR CONSIDERATION

VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Employee & Organizational Performance	Factor considers whether the current facility meets employee needs conducive to a high quality of work life.	 Building provides natural daylight and views to the exterior.  Building negatively impacts employee productivity.

PHASE 3 CRITERIA FOR CONSIDERATION

VARIABLE	DATA TO BACK QUALITATIVE / IMPACT MEASUREMENT	SCORING EXAMPLES
Relocation	Factor considers the actual cost, availability of adequate space and real estate, and level of difficulty in relocating.	<p> Because of unique site requirements, finding a suitable space is impractical.</p> <p> There are many viable options within the market.</p>
Continuity of Operations	Factor considers the scope required to continue operations during relocation to another facility.	<p> Services need to be provided year round with minimal breaks.</p> <p> Functions within space can be moved over a weekend with minimal impact on operations.</p>