New Albany Plain Local
School District

CAMPUS MASTER PLAN

June 2010 - FINAL DRAFT

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Acknowledgements

The Design Team would like to acknowledge and thank the Steering Committee for their time, effort, and input that resulted in the Campus Master Plan. The Steering Committee consisted of a diverse group of professionals, parents, teachers, and administrators. The Committee was very focused on providing accurate, credible, and fiscally responsible recommendations as a result of the difficult economy and community perceptions of the district. To that end, the Committee asked probing questions and required substantial details to back up the assumptions, conceptual plans, and costs provided by the Design Team and administration. Committee members conducted independent and detailed secondary analysis on every number provided by the architect, planners, and consultants in an effort to confirm each recommendation. The result is a fundamentally sound and well-thought master plan with which everyone can be satisfied. This Plan would not be as strong without your effort and diligence. Thank You.

Steering Committee

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Steering Committee Meetings

Steering Committee Meeting #1 ..... January 26, 2010

Steering Committee Meeting #2 ..... February 23, 2010

Workshop #1 ..... March 1, 2010

Steering Committee Meeting #3 ..... March 23, 2010

Steering Committee Meeting #4 ..... April 27, 2010

Steering Committee Meeting #5 ..... May 18, 2010

Workshop #2 ..... June 1, 2010

Steering Committee Meeting #6 ..... June 22, 2010

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INTRODUCTION

Campus Master Plan

Introduction
Future facilities planning for the New Albany Plain Local Schools Campus is a vital community exercise. By planning ahead for the future facility needs of the district, the community can influence the development of the campus and ensure that it evolves in a way that is effective and reflective of the goals and needs of the students, teachers and parents of the district.

This relationship between the near term needs and setting the district up for success in the future is critical to successful facility planning. The planning team took a holistic approach to the issues facing New Albany Plain Local Schools. This included reviewing the recommendations from the 2006 and 2008 planning efforts, updating enrollment projections, assessing the impact of all-day Kindergarten, and addressing current and future facility constraints. While past planning efforts led to strategies and buildings that met immediate needs, this Master Plan is planning for the eventual build-out of the school district based in part on the continued growth and development of the community. By strategically planning where and when buildings will be needed in the future, campus improvements can be phased in across time in a manner that is acceptable to the community.

Plan Foundation
As part of this seven month planning process, the planning team worked with a Campus Master Plan Steering Committee comprised of community members, parents and school board members to create a plan that is representative of the community's present and future needs. Through monthly meetings, school tours, hands-on work sessions, and stakeholder interviews, this Steering Committee helped to develop the foundation for the Master Plan. This foundation established that the community is committed to continuing to provide an educational environment that meets current and future academic, athletic and wellness, and arts needs on a single, centralized community learning campus. This approach will allow for the current campus to continue to provide the quality education and continued academic excellence that define New Albany Plain Local Schools.

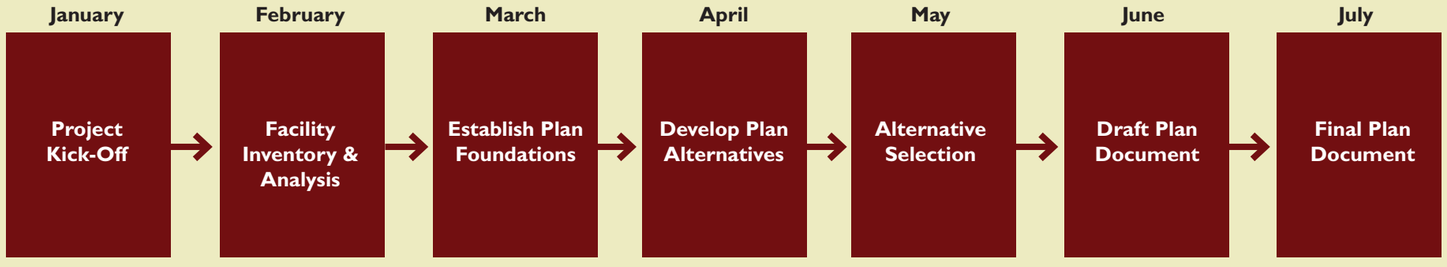
Using the Master Plan
The Campus Master Plan is a guidebook to assist the community and the Board of Education in making future facility decisions. It is a critical document that will provide direction for facility improvements that are part of a larger long-term strategy for the campus.

The Campus Master Plan begins by assessing existing physical campus conditions including, current site and building usage, parking, vehicular access and circulation, pedestrian paths, sports fields, natural features, utilities and adjacent property ownership. A detailed overview of enrollment projections follows, including a discussion of the Win-Win agreement. This Master Plan used established 2009 enrollment projections and future community development expectations to arrive at the 2019-2020 enrollment projections that represent the likely school district build-out.

With this planning criteria in place, the planning team worked with the Steering Committee to determine if the central campus land could physically accommodate the buildings and facility expansion to satisfy the projected future enrollment of the New Albany Plain Local Schools. This process led to the development of a framework plan that details overall facility capacity and future needs. The resulting build-out plan shows how these future needs can be accommodated by adding new buildings, fields, infrastructure and other facilities. The final section of the Master Plan examines the immediate next steps of the build out plan and suggests implementation strategies.

With this Master Plan now in place, the community will need to revisit the plan periodically over the next decade and adjust the recommendations as anticipated influences such as the pace of community development continue to unfold. This Campus Master Plan is the next step in the continued planning of the New Albany school facilities which will result in a campus that is efficient and effective in meeting the evolving education goals of the New Albany community.

Campus Master Plan Process



Existing Campus

Existing New Albany School District Learning Campus

New Albany School District Learning Campus

EXISTING CONDITIONS

Existing Campus

Introduction
Campus today is currently at or over capacity, making it critical to meet today's needs while also planning for future growth. The 117-acre campus accommodates all grade levels in buildings totaling 611,702 square feet of space. The design capacity for the campus is 3,816 students. Today the campus serves 4,180 students. While the High School buildings are not being taxed currently, all of the other buildings are over capacity. The 6-8 buildings are over by 66 and the K-1 buildings are over by 168. The needs are most pronounced at the 2-5 buildings where over-capacity has reached 337 students (see Table 01). This has necessitated the usage of two modular trailers and expansion into the Annex, which is not a long-term solution for the campus.

Centralized vs. Decentralized Campus
While population growth is largely responsible for the need to increase capacity on the campus, part of the reason is due to the original decision to create a singular central school campus for the New Albany Plain Local School District. This decision was made for many good reasons. There is an inherent efficiency and economy of scale that comes with locating all buildings and facilities on one campus. Facilities and buildings can be shared, maximizing both usage and investment. The campus approach also provides a collegiate atmosphere and creates a shared learning environment across all grade levels. Finally, placing the campus at the heart of the community has created a visible symbol of the Village of New Albany's commitment to high quality education of its citizens.

With this decision, there are certain trade-offs. While it is more costly to build decentralized schools for each grade level, the benefit is that each school has dedicated facilities. As shown in Tables 02-04, the centralized campus today is short in terms of buildings, fields and gym capacity when compared to what a decentralized campus would have. While it is not necessary to fully meet the requirements of a typical decentralized campus in New Albany, the point of this planning effort is to adequately address these shortfalls in both the near and short term to solve both existing capacity issues and future growth.

This section examines the current physical conditions of the campus, including parking and parent pick-up and drop-off, fire lanes and access, pedestrian circulation, athletic fields, natural features, and property ownership. Current campus capacity and individual building issues are then detailed. Finally, enrollment projections and future campus needs are determined. Taken together, this information outlines the current and future needs of the campus and sets the parameters for a strategic build-out plan.

Table 01: Summary of Existing Campus

Building	Size (sq. ft.)	Current Enrollment	Design Capacity	Shortfall/ Overage
K-1 Building	69,066	657*	489	-168**
2-5 Building	126,169	1,459	1,122	-337
Middle School	155,172	916	850	-66
High School	261,295	1,148	1,355	+207
TOTAL	**611,702**	**4,180**	**3,816**	**-364**

** Accommodates two half-day sessions of Kindergarten in the course of one day.*
*** Shortfall with Full-Day Kindergarten.*

Table 02: Centralized v. Decentralized Campus: Buildings

Grade Level	Existing Students	NAPLS Centralized Campus	Typical Decentralized District
K-5	2,116		
Middle School	916		
High School	1,148		

Table 03: Centralized v. Decentralized Campus: Athletic Fields

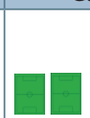
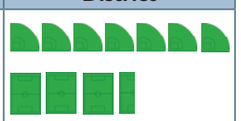
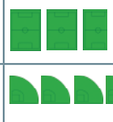
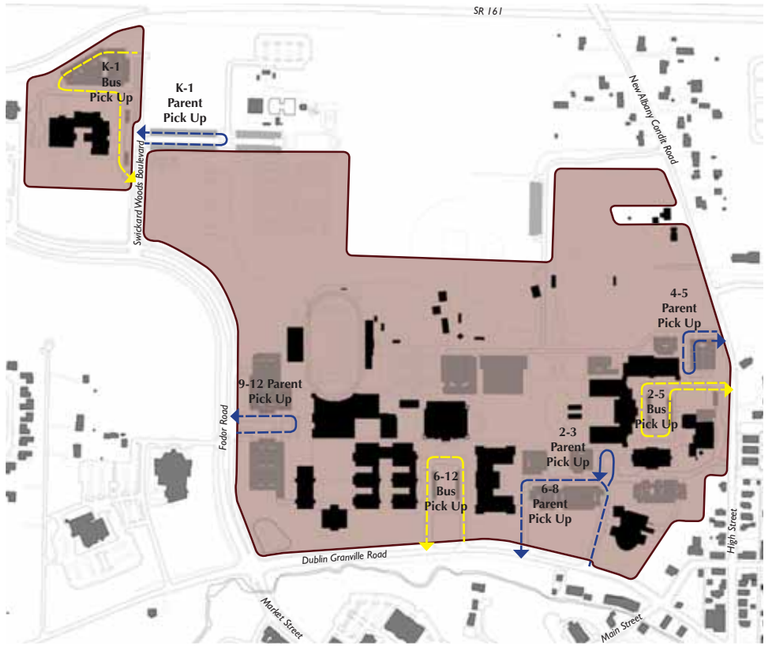
Grade Level	Existing Students	NAPLS Centralized Campus	Typical Decentralized District
K-5	2,116		
Middle School	916		
High School	1,148		

Table 04: Centralized v. Decentralized Campus: Gymnasiums

Grade Level	Existing Students	NAPLS Centralized Campus	Typical Decentralized District
K-5	2,116		
Middle School	916		
High School	1,148		

Existing New Albany School District Learning Campus looking Northwest

Existing Campus



Bus and Parent Pick-up/Drop-off and Parking

General Issues

- There is limited parking on campus especially for functions. Programs at the Performing Arts Center and athletic activities cause significant issues in the lots, especially if they take place concurrently.
- The southeast area of the campus has several different parking areas that are disjointed and inefficient.

K-1 Building

- K-1 bus pick-up has exceeded capacity. Buses currently stack in the parking lot perimeter and teachers walk students to the bus locations.

2-5 Building

- 2-5 bus pick-up is at capacity. Functions by having teachers walk the "loop" with their students.
- 2-5 parent pick-up/drop-off is congested resulting in parents parking in neighboring lots and having the kids walk through the drive areas of those lots to meet them.

Middle School/High School

- Middle School/High School bus pick up is at capacity around the loop. The buses are currently double stacked which is a safety issue when students cross in front of one bus to reach the other.
- Middle school parent drop off in the morning causes back-ups to Dublin Granville Road. Pick-up, though less crowded, still presents problems.
- Parking is limited, and although only seniors (and a few juniors) can park right now, those spaces will not be enough as the senior class grows.
- Bottleneck occurs at High School parent pick-up/drop-off.

Pedestrian Circulation

General Issues

- The original plan of the campus was organized around a central east/west spine that provides a strong framework for campus development.
- This pedestrian spine is strong on the west central side of campus between the High School and Middle School. This spine is compromised on the east end of campus by site grades and building placement resulting in disjointed circulation.
- Trails within campus connect to athletic facilities and Swickard Woods.
- Leisure trails along the edges of the campus connect it to surrounding neighborhoods.

Fire Lanes and Access

General Issues

- Fire access to the existing buildings occurs from the site perimeter road through the bus drop-offs and parking lots.
- An established fire lane through the south lawn provides access to the interior courtyard of the High School academic buildings.

Athletic Fields

General Issues

- School athletic facilities are used 7 days a week by the community.
- Expansion of the sports programs are limited by lack of space.

Gym Space

- High School gym holds 1,200 which is sufficient, Middle School gym is limited on its capacity and needs more seating.
- Weight room is at capacity during peak usage times.
- There is a current need for more indoor activity and wellness space. Wellness classes, recess and extracurricular athletics are limited across the grades by the lack of gym space and design of some spaces.
- The utility of the gymnasiums in the Middle School and 2-5 building are limited for basketball and lacrosse practice because of the glass windows incorporated into the design.

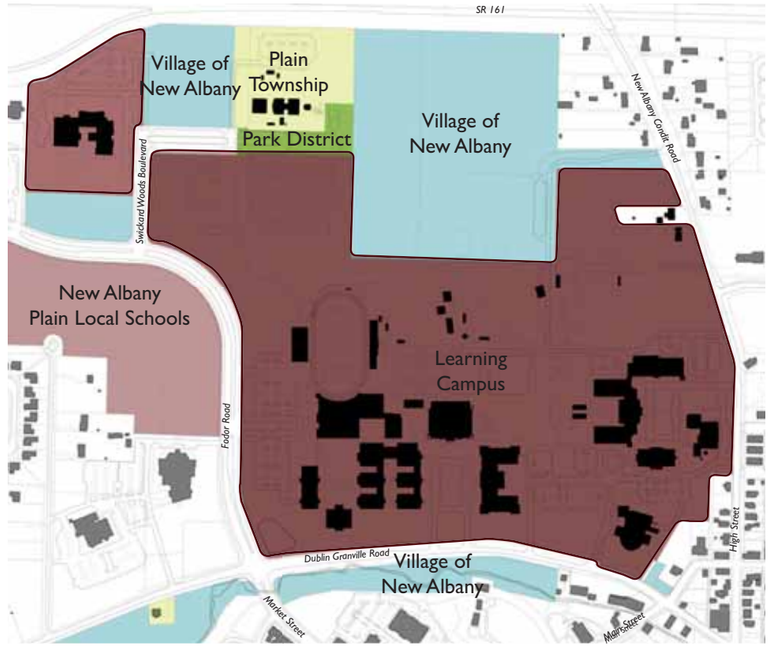
Outdoor Facilities

- Outdoor field space is limited and therefore the existing fields are being overplayed.
- The remote practice fields have limited access to water which further limits their utility. Location of these fields eliminates use for in-class physical education due to excessive travel time to the fields.
- Number of softball and baseball diamonds is deficient. Ten tennis courts would be preferred to the eight currently on campus to accommodate competition play. Existing location of tennis courts is not desirable.
- Athletic turf on the High School football field is desirable to make Eagle Stadium suitable for playoff competition and accommodate sports and band practice.

Natural Features

General Issues

- The campus has several environmentally sensitive areas, including Swickard Woods and the wetland preserve areas. It is also adjacent to the Rose Run.
- These areas create effective "no-build" zones, but offer significant educational assets that are part of the school curriculum.
- The campus has 40 feet of elevation change from east to west. To ensure the creation of a cohesive campus, site design and careful consideration of new building pad elevations will be necessary as infill development occurs.



Property Ownership

General Issues

- The campus is effectively land-locked and has few remaining sites available for expansion.
- Opportunities for shared facilities with the Village of New Albany and the joint parks district should be explored.
- Opportunities for acquisition of adjacent parcels should be evaluated as they present themselves.

Existing Campus

Building Capacity and Current Constraints
The following information documents the capacity issues that exist on the school campus by grade level. All of the buildings are either facing capacity issues today, or are being impacted by capacity deficiencies of other buildings. Each building has an optimal design capacity, including a contingency. All of the campus academic buildings have been modified beyond the contingency space to accommodate additional students. These modifications have resulted in the loss of necessary support space within the building and have impacted dedicated space for "special" classes education. The High School, which is the only school building with current student enrollment under the building design capacity, is being used for Middle School student overflow.

The centralized campus offers the advantage of the ability to temporarily address student capacity deficiency in adjacent buildings and share support spaces. Throughout the campus, dining and gymnasium space is overcapacity. The 1925 Building is currently used as the 2-5 Annex, and received the minimal renovations necessary to accommodate the temporary overflow of the Elementary School. However, since this is not a desired condition in the long-term, the capacity analysis does not include the use of the Annex and the existing modular units on campus.

K-1 Building

Design Capacity:	489*
Current Enrollment:	657
Current Shortfall:	**-166****

Major Areas of Constraint:

- Every space the building is occupied. Special education and reading intervention uses are currently limited and have been located in spaces that were not originally intended for instruction, like the teacher's lounge.
- The building will need five additional classrooms to address the switch to all-day Kindergarten. Currently only half of the kindergartners are in the building at a time, which is approximately 155 students. Therefore the population in the building is approximately 500 today. With all-day Kindergarten that number would rise to approximately 657 students in the building at a time.
- The building is deficient in recess space & there is need for more accessible equipment.
- A total of 15 additional classrooms will be needed to accommodate the increase in enrollment to 718 projected for 2019-2020.
- While the needed expansion yields a school size above typical standards, the grouping of Kindergarten and 1st grade into one facility is desirable academically and developmentally. The physical separation of the Kindergarten and 1st grade from the upper elementary grades is also desirable and outweighs the increased school size.
- All-day Kindergarten would expand lunch service to kindergartners where today the building only serves the first graders. Space and time for those additional lunches would be a challenge to accommodate since the food service facility cannot support additional enrollment.
- Multipurpose space is the biggest need at the K-1 building.
- Space for art, music, and the library is currently limited and would not be able to accommodate the additional Kindergarten classes nor the projected future enrollment.
- Storage is currently deficient and will be made more difficult by additional students.

2-5 Building

Design Capacity:	1,122
Current Enrollment:	1,459
Current Shortfall:	**-337**

Major Areas of Constraint:

- Classroom capacity is limited. There are two modular units providing space for music and computer classes and hallways have been converted into classroom and tutor spaces. Currently there are four fifth grade classrooms in the 2-5 Annex Building, likely 4-6 more next year
- Space for all special classes are severely limited. With the shortage of space comes the shortage of time spent on special classes in order to get every student into each special once a week. They now have specials like art, music, library, wellness and computer lab for 40 minutes once a week.
- The special needs facilities are at capacity and additional classes would further strains the space.
- The 2-5 building runs eight lunch periods beginning at 10:30am with the last group of students being served at 1:00pm. Additional students could be accommodated in the space, however they are not able to move additional students through the current serving lines in a timely manner.
- There is not enough playground space or equipment for the 2-5 building and there is a need for more accessible facilities. Also, the modular units are limiting the amount of available recess space.
- Library space is currently at capacity, but more will be needed as enrollment increases and it would be better located on the first floor.
- A lot of the computer labs have been converted to classrooms, but there is a need at this age to teach computing skills in a lab setting.

** Accommodates two half-day sessions of Kindergarten in the course of one day ** Shortfall with Full-Day Kindergarten*

6-8 Building

Design Capacity:	850
Current Enrollment:	916
Current Shortfall:	**-66**

Major Areas of Constraint:

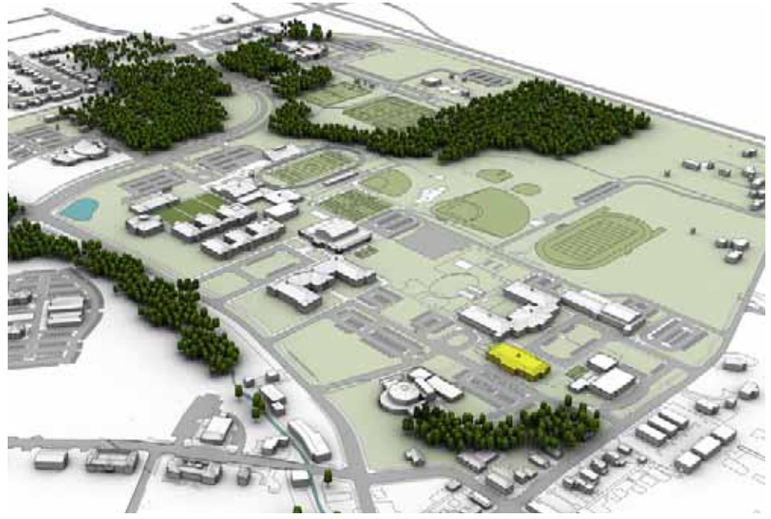
- The academic building is out of space. The Middle School currently uses 10 classrooms plus the gymnasium in High School. Next year, in addition to the classrooms at the high school, five teachers will not have dedicated classrooms and will be working from carts and eight teachers will be sharing a classroom.
- Middle School students traveling from Middle School Building to the High School Building requires them to cross through the parking areas adjacent to the courtyard which is a continual source of pedestrian/vehicular conflict.
- Space for wellness and athletics is limited.
- The middle school currently runs three lunch periods which are also academic periods. The space is at capacity as well as the serving lines. They will be adding tables on the stage for next year's 6th grade class
- The building is short 45-50 lockers for next year with more needed the following year. As lockers are added, hallways get narrower and block egress and ingress.
- Support staff space for counselors, speech, therapists, etc is currently limited. Large group meeting space is also lacking.
- The Middle School band room facilities are the most effective on campus. However the choir and orchestra rooms are too small. Also, additional practice rooms are needed; currently there are two, they could use as many as 16-20.
- Outdoor gathering space is "ad hoc" for the students during their lunch period. There is a need more activity/play equipment.

9-12 Building

Design Capacity:	1,355
Current Enrollment:	1,148
Current Surplus:	**+207**

Major Areas of Constraint:

- High school is currently doubling up their classrooms and teachers are sharing rooms to accommodate Middle School classroom need this year.
- Cafeteria space is too short, current capacity of the room is 400. The current 1,148 students are being fed over three lunch periods, however additional enrollment would require another lunch period or more space.
- The band facilities are not adequate, the space is too small to accommodate the full marching band. Storage space is limited and there is a limited ability to secure the instruments.
- Mini-theater is too small to seat an entire grade level.



Administration Building + Annex

The Administration Building is owned by the community authority. It houses the school administration offices and is adequate for current and future needs. The Annex building is currently used as swing space and houses the overflow from the K-5 grades. Long term use of the Annex would require extensive renovations to upgrade aged and failing building systems and to make the building ADA compliant.

Enrollment Projections

Introduction
Because accurate enrollment projections are critical to predicting future facility needs, the New Albany Plain Local School District regularly hires professional companies to update its enrollment projections. Its most recent projections consist of two studies, one completed by Georgetown Midwest & Pacific Consulting and the district's treasurer (referred to as the "Pleasnick/Ramsay Study"), and another by DeJong-Healy, a national firm (referred to as the "DeJong-Healy Report") that was completed in 2009. Each has employed various analytical methods to project future district enrollment through 2018 to 2020. The Pleasnick/Ramsay Study incorporates available residential development ground within the district as part of the study, and forecasts enrollment at Build-Out. Each report examines a series of assumptions and variables used to calculate the projections, but overall the percent difference between their moderate growth scenarios are less than 01.5%. As a result, the committee agreed to use the "Moderate Growth (Most-Likely)" cohort survival methodology projections of the DeJong-Healy Report. This projection for 2010 through 2020 is shown in Table 05 to the right. For more detailed information, see Enrollment Projections in the Appendix and refer to the November 2009 DeJong-Healy Report.

Assumptions
There are a series of assumptions that are included in the Build-Out enrollment projection for year 2020. It is important to acknowledge these assumptions, as well as note that projections, by nature, become less accurate further out in time and thus should be revisited every few years. The Build-Out enrollment projection assumptions include the following:

1. That the actual enrollment at the kindergarten grade level each year continues based on current patterns - which do not include all-day kindergarten.
2. That all of the undeveloped residential land within the New Albany Plain Local School District is developed by 2019-2020 Build-Out projection.
3. That development within the school district will occur according to the existing, vested zoning rights and according to the land use plans adopted for the area (including the Rocky-Fork Blacklick Accord and the New Albany Strategic Plan).
4. That there are no changes to the water and sewer agreement with the City of Columbus, nor are alternate septic systems allowing higher density permitted in Plain Township.
5. That there is no conversion of existing residentially-zoned land to non-residential uses.
6. That there are no changes to the Win-Win Agreement.

Land Use Assumptions
Assumptions 2 through 5 are all related to land use. The Build-Out projections assume that all the existing residentially-zoned land within the school district is developed (#2), and that none of this land is converted to non-residential uses such as a park or commercial use (#5). Any rezoning of existing residentially-zoned land to a non-residential use would reduce the total number of residential dwellings at build-out, and thus the ultimate enrollment in the district. For example, there has been discussions in the past between the Village of New Albany, Plain Township, and the School District

Table 05: Enrollment Projections

Grade	2009-10 (actual)	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-2018	2018-2019	2019-20
K	311	311	332	342	342	334	334	334	334	334	334
1	346	358	358	382	393	393	384	384	384	384	384
2	353	363	376	376	401	412	412	403	403	403	403
3	401	357	367	379	379	405	416	416	407	407	407
4	347	406	361	371	384	384	409	421	421	411	411
5	358	352	411	366	376	389	389	415	426	426	417
6	292	367	361	421	375	385	398	398	425	437	437
7	310	296	371	365	426	379	390	403	403	430	442
8	314	317	302	380	373	435	387	398	411	411	439
9	297	316	319	304	382	375	438	389	400	414	413
10	265	296	314	317	302	379	372	435	387	398	411
11	311	269	300	319	321	306	385	378	441	392	403
12	275	306	265	295	313	316	301	378	371	434	386
TOTAL	**4,180**	**4,314**	**4,437**	**4,617**	**4,767**	**4,892**	**5,015**	**5,152**	**5,213**	**5,281**	**5,287**

Enrollment Projection from DeJong-Healy 2009 report (cohort survival method, moderate growth)

about purchasing residential ground for park land or open space. Should this occur, build-out enrollment projections would be reduced accordingly. The converse is also true. Rezoning non-residential land to residential uses would impact enrollment in the other direction.

Changes in residential density would also impact build-out enrollment projections. Zoning within the school district boundaries is the purview of the respective jurisdiction, in this case the Village of New Albany (in areas annexed to New Albany), the City of Columbus (in areas annexed to Columbus prior to 1986), and Plain Township (remainder). The build-out projections assume that the density called for in the existing, vested zoning in the municipalities is followed, and that the residential densities called for in the Rocky-Fork Blacklick Accord and New Albany Strategic Plan are met, but not exceeded, should they annex into New Albany (#3). Any areas annexed into the City of Columbus will become part of the Columbus School District per the Win-Win agreement (see below).

In Plain Township, the residential densities are limited by the fact that central sewer is not available and will not be available unless annexed into Columbus or New Albany. However, if the Franklin County Board of Health were to approve an alternate type of septic system that permitted higher residential densities, this could impact the build-out projections (#4). This is not expected. Future residential development within the existing 2010 School District Boundary (Figure 01) is largely decided by the New Albany/Columbus Sewer and Water Agreement (Figure 02). This agreement dictates what areas of Plain Township can be served with centralized water and sewer by the City of Columbus (light blue on map) and New Albany (tan on map). Thus for development purposes, it indicates to which municipality land would be annexed from Plain Township should the land owner request it. The build-out enrollment projections assume annexation will occur per the Sewer & Water Agreement, resulting in the school district boundaries shown in Figure 03.

Win-Win Assumption

There was discussion among the Steering Committee regarding the Win-Win Agreement with the Columbus City School District. It is important to understand the history behind it and the value of this agreement to the New Albany Plain Local School District. Details are provided in the Appendix, but a brief overview is as follows.

The Win-Win Agreement is a 1986 agreement between Columbus City Schools and the adjacent suburban districts that:

- Requires future land annexed into a municipality to also be annexed into that municipal school district.
- Allows families who currently live in areas annexed to the City of Columbus who attend suburban districts prior to 1986 to continue to send their kids to that suburban school district.
- Establishes a revenue sharing mechanism for the commercial areas in the suburban districts.

The future of the Win-Win Agreement is directly tied to the future stability of the NAPLS District as well as the ability to maintain important revenue-generating ground within the district. The students from families living in the Win-Win areas (see shaded areas in Figure 04 to the right) would have been New Albany students even without the Win-Win agreement and will remain in the district even if the Win-Win Agreement was not renewed. However, not renewing the agreement would put NAPLS in a position to lose revenue-generating ground that is important to the overall school district budget.

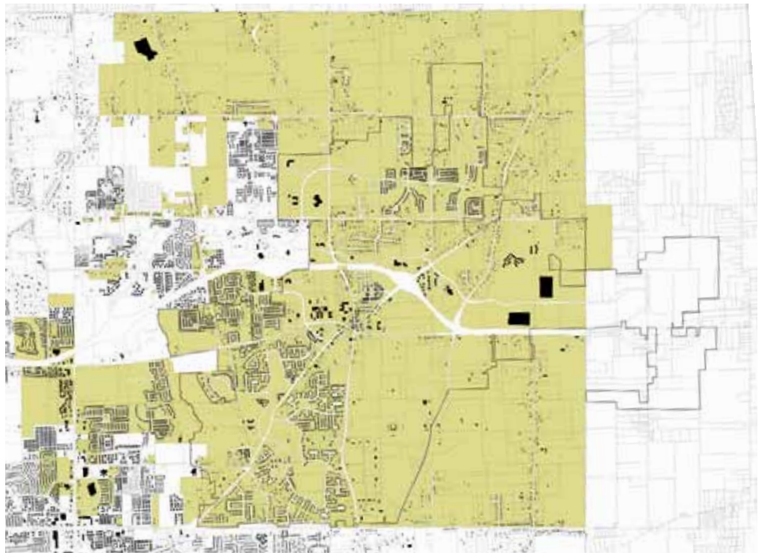


Figure 01

2010 New Albany Plain Local School District Boundary

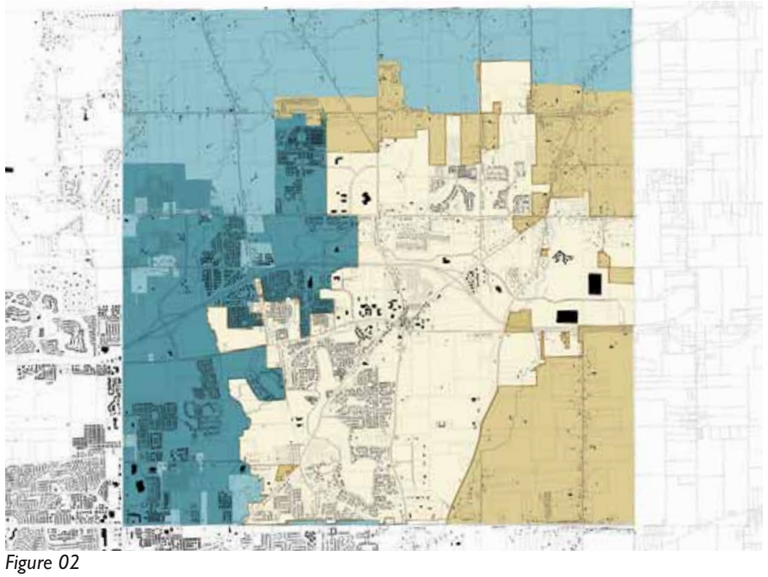


Figure 02

New Albany/Columbus Sewer & Water Agreement

Figure 03

Potential Future New Albany Plain Local School District Boundary

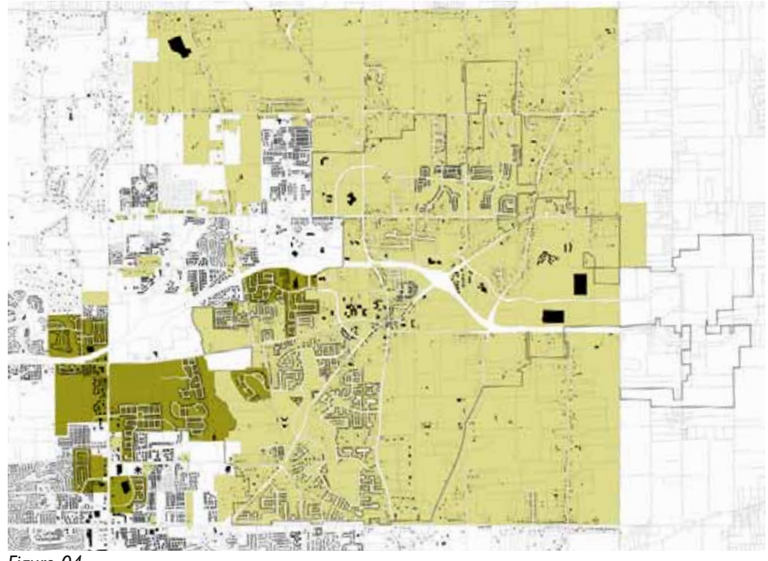


Figure 04

Win-Win Agreement

FRAMEWORK PLAN

Framework Plan

Overview
The Framework Plan suggests a new school be built for the 5th and 6th grades. Construction of this school would simultaneously relieve student capacity deficiencies in both the Middle School and the Elementary School. To avoid confusion explaining the plan, the Steering Committee suggested that the school buildings be given names rather than referencing them by the grade levels residing within them. Throughout the rest of the report, the existing K-1 Building is referred to as the "Primary School." The elementary school containing grades 2 through 5 will house only grades 2 through 4 and is referred to as the "Elementary School." The new building containing grades 5 and 6 is referred to as the "Upper Elementary School." The Middle School will contain grades 7 and 8 and continues to be referred to as the "Middle School." The High School will continue to be the home of grades 9 through 12 and called the "High School."

Campus Organization
The Framework Plan for the School Campus suggests organizing the Main Campus into two distinct learning environments, the Upper School, and the Lower School, each centered on a beautiful and simply landscaped quad and connected by a rejuvenated campus spine. The Upper School is comprised of the existing High School. Its quad is the existing lawn which creates a great centerpiece to the school and provides a facility for special school events. The Lower School would be formed with the addition of a new Upper Elementary building to the north and west of the existing Elementary School (K-5). This new building would form the northern edge of a new and significant space which would become the equivalent of the Upper School (High School) quad.

Campus Circulation
Several suggestions have been made with respect to the campus circulation. The existing bus pick-up and drop-off between the High School and the Middle School has been modified to create a pull through for the buses, eliminating the need to double park along the curb, which should result in a safer condition. In addition Eagle Way has been relocated to the north to align it with Chatam Green Drive, which should make it easier to warrant a traffic signal in the future. In addition, parental drop off has been separated from the bus loops and additional drop-offs added.

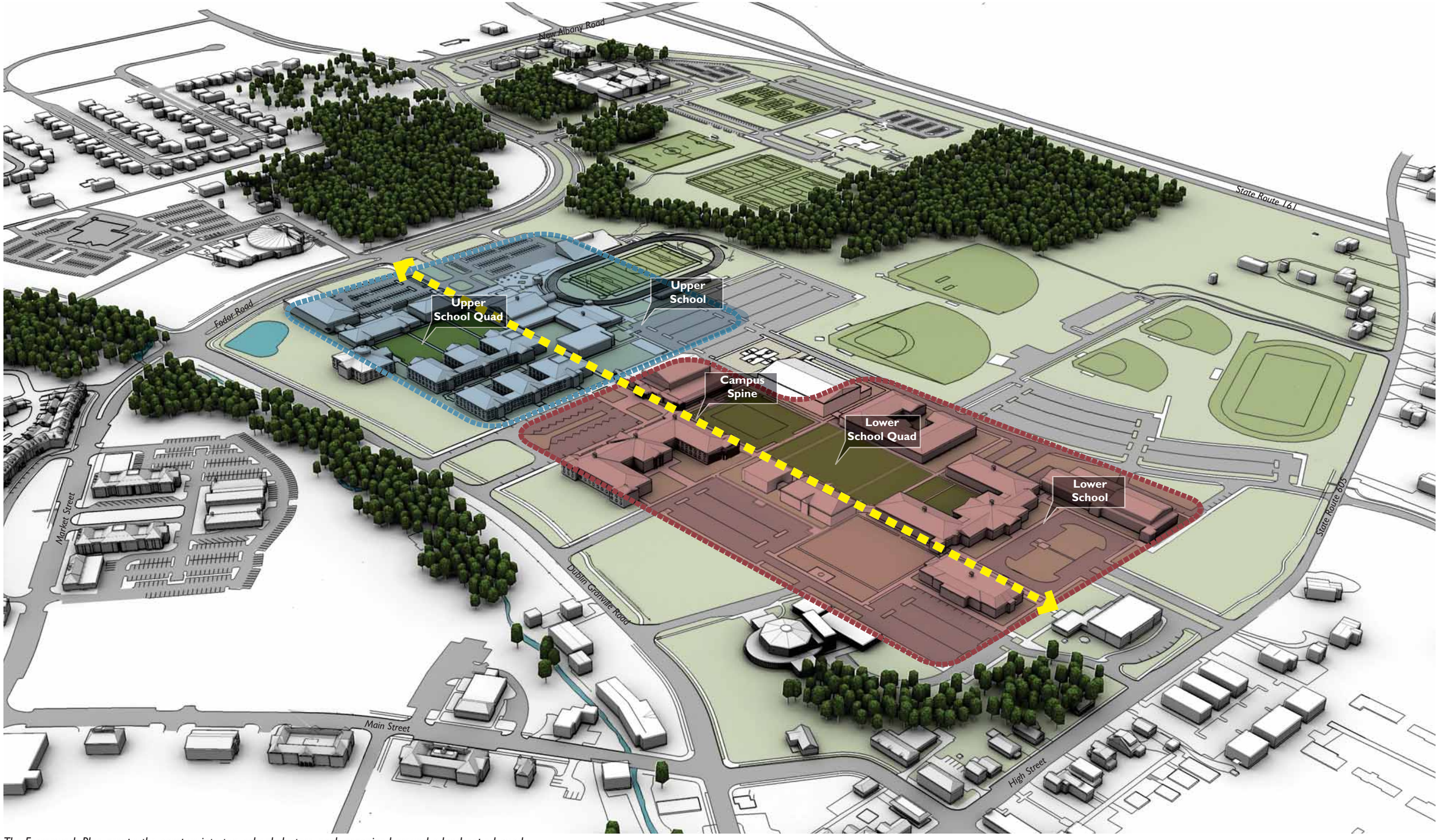
Parking
To accommodate the expansion of the campus, two new parking areas have been suggested. The first is just north of the Elementary School. The second in the area just east of the stadium would require the relocation of the tennis courts but offers better event parking. In addition the parking lots east of the Middle School would be modified to a more efficient layout. These modifications would yield a total parking count for the campus of 1,600. There are currently 764 parking spaces on campus.

Athletic Facilities
The ultimate build out of the school campus will not accommodate all of the practice fields required of a campus of this size. The Framework Plan does however attempt to provide for all of the competition fields on the site. To accommodate the changes in the circulation system and parking fields, the Middle School football field will need to be relocated (to accommodate relocated Eagle Way) and the varsity softball and tennis courts will need to be relocated to accommodate the new parking area. A proposed new field house would provide much needed indoor sports practice facilities.

Campus Spine Benchmarks

Campus Quad Benchmarks

Campus Reorganization - Upper School and Lower School



The Framework Plan groups the campus into two school clusters, each organized around a landscaped quad.

Framework Plan

Introduction
The Framework Plan develops a strategic approach to adding buildings across time to address the increasing enrollment capacity issues that are facing New Albany Plain Local Schools. Using the established build-out projections, this plan recommends adding necessary buildings over the next 10 to 15 years, starting where the needs are the most acute. The Framework Plan accommodates growth by adding new buildings and athletic facilities, but also by taking a new approach to the organization of campus.

This section will analyze the overall Framework Plan and then explain how new or expanded building impact each grade level specifically. Athletic fields and facilities, pedestrian circulation, parking and pick-up and drop-off issues will also be addressed. A strategic approach to phasing new and expanded buildings will be addressed in the next section.

K-1 Buildings
After much discussion, the Steering Committee decided that the K-1 should remain at its current location and be expanded to add enough square footage and facilities to handle the additional 229 students.

2-5 and 6-8 Buildings
The current 2-5 buildings have been reorganized to deal with space constraints and capacity issues. The current 2-5 building will remain largely the same, however, it will only serve grades two through four. To ease pressure on both the existing 2-5 buildings and the existing 6-8 buildings, new buildings will be constructed to accommodate grades five and six. This allows the current 6-8 buildings to remain the same, but just serve grades seven and eight.

9-12 Building
With the Middle School capacity issues solved, the High School can be rededicated to usage by just grades nine through 12. As enrollment increases, additional building space will be needed at the High School. This can be accommodated by building expansion.

Athletic Facilities
The Framework Plan adds additional practice and competition space to the current campus. The overall plan calls for a relocated Varsity Softball Field, new Junior Varsity/ Middle School baseball and softball fields, a new Middle School Competition Field for soccer and football, and relocated Tennis Courts. While this additional space will ease space constraints, there is still a need for additional practice fields. The district may need to consider property acquisition, the use of off-site fields, or the installation of athletic field turf in order to meet the demand for practice space.

A new Field House with multiple courts and a track has been suggested to the west of the new Upper Elementary School. This facility has also been discussed by the New Albany Plain Local Joint Park District and the Village of New Albany. If other partners emerge, the Field House location may want to be revisited.

Campus Landscape
The campus landscape creates the character that defines the campus. It should be simple and elegant, defined by lawn and large deciduous trees. Particular attention has been paid to the development of the campus spine. This walk, which connects all the schools on campus, traces a student's progression through the grade levels. It could be developed as a unique and treasured feature of the campus.

Table 06: Additional Building and Athletic Facilities

Building	Existing Size (sq. ft)	Existing Capacity	Proposed Size (sq. ft.)	2019/2020 Capacity
K-1 Building (Primary School) addition	69,066	489	101,410	718
2-4 Building (Elementary) addition	126,169	1.122	137.302	1,221
5-6 Building (Upper Elementary) new building	N/A	N/A	116,998	854
Middle School former 6-8 building	155,172	850	155,172	881
High School addition	261,295	1,355	329,052	1,613
TOTAL	**N/A**	**N/A**	**846,434**	**5,287**

New Athletic and Wellness Facilities
Relocated Varsity Softball Field
Junior Varsity/Middle School Softball Field
Junior Varsity/Middle School Baseball Field
Middle School Competition Field (Track, Football, Soccer)
Relocated Competition Tennis Courts (10 total)
New Field House
New Elementary Multi-Purpose Green Space

Framework Plan

Proposed Framework Plan

Framework Plan - Individual School Additions

Introduction
This section breaks down the Framework Plan to explain how each set of school buildings is expanded or re-purposed to address the specific capacity and facility needs of that grade level.

The following pages address other facility needs and changes to the campus, including athletic fields and facilities, pedestrian circulation, vehicular circulation, parent and bus pick-up and drop-off, and parking. A strategic approach to phasing new and expanded buildings will be addressed in the next section.

Primary School (K-1) (addition)

2010 Current Facility

Capacity:	489
Enrollment:	657
Size:	69,066 sq. ft.

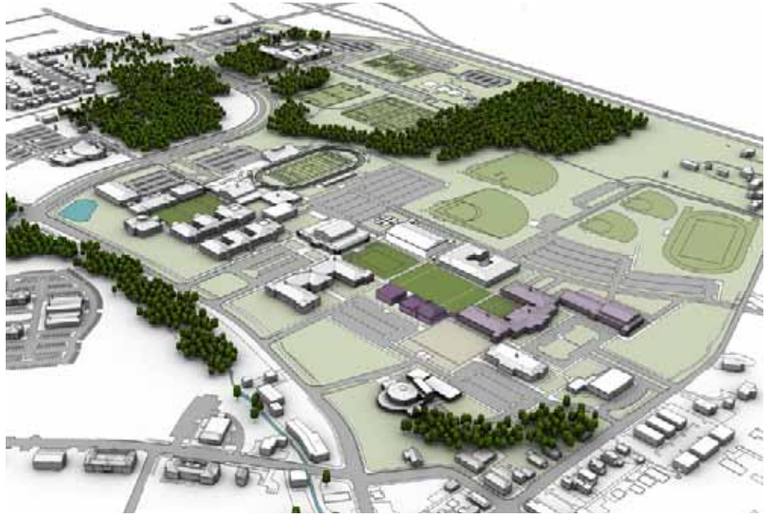
2020 Projected Facility Need

2020 Enrollment:	718
Needed Capacity:	718
Needed Size:	101,410 sq. ft.

Additional Facility to meet Projections

Capacity	229
Size	32,334 sq. ft.*

* Additional square footage size is based on141sq. ft. needed per student.



Elementary School (2-4) (former 2-5 building & addition)

2010 Current Facility

Capacity:	1,122
Enrollment:	1,459 (includes 5th grade)
Size:	126,169 sq. ft.

2020 Projected Facility Need

2020 Enrollment:	1,221 (grades 2-4)
Needed Capacity:	1,221
Needed Size:	136,752 sq. ft.

Additional Facility to meet Projections

Capacity	99
Size	11,133 sq. ft.*

* Additional square footage size is based on112 sq. ft. needed per student.

Upper Elementary School (5-6) (new building)

2010 Current Facility

Capacity:	N/A
Enrollment:	N/A
Size:	N/A

2020 Projected Facility Need

2020 Enrollment:	854 (grades 5-6)
Needed Capacity:	854
Needed Size:	116,998 sq. ft.

Additional Facility to meet Projections

Capacity	854
Size	116,998 sq. ft.*

* Additional square footage size is based on137 sq. ft. needed per student

Middle School (7-8) (former 6-8 building)

2010 Current Facility

Capacity:	850
Enrollment:	916
Size:	155,172 sq. ft.

2020 Projected Facility Need

2020 Enrollment:	881 (grades 7-8)
Needed Capacity:	881
Needed Size:	N/A

Additional Facility to meet Projections

Capacity	850
Size	0

* Building provides162 sq. ft. per student.

High School (9-12) (addition)

2010 Current Facility

Capacity:	1,355
Enrollment:	1,148
Size:	261,295 sq. ft.

2020 Projected Facility Need

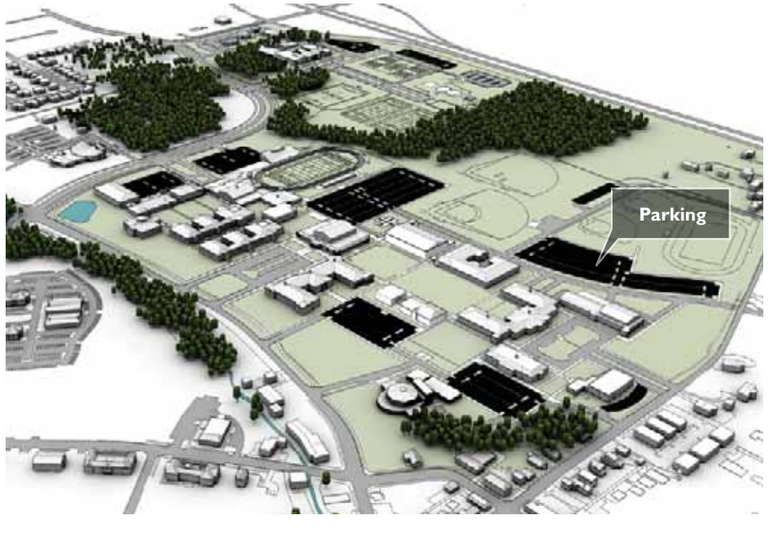
2020 Enrollment:	1,613 (9-12)
Needed Capacity:	1,613
Needed Size:	329,052 sq. ft.

Additional Facility to meet Projections

Capacity	1,613
Size	67,757sq. ft.*

* Additional square footage size is based on 204 sq. ft. needed per student.

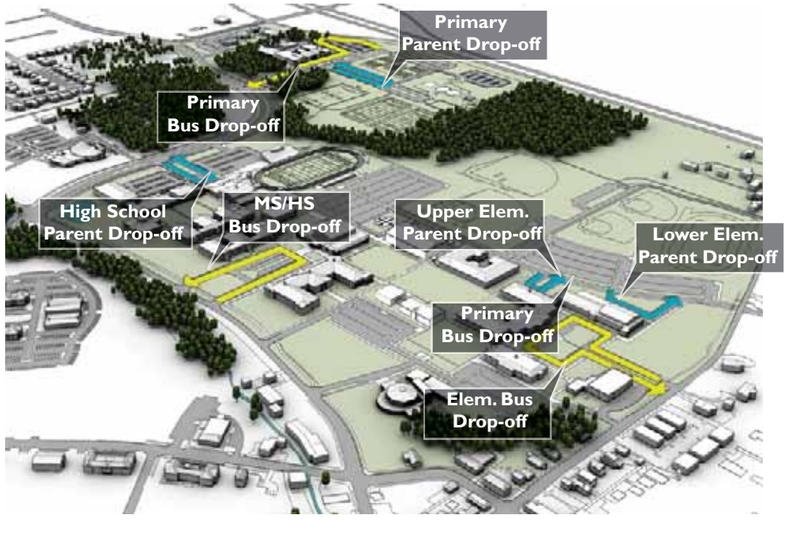
Framework Plan - Elements



Parking

Major Changes:

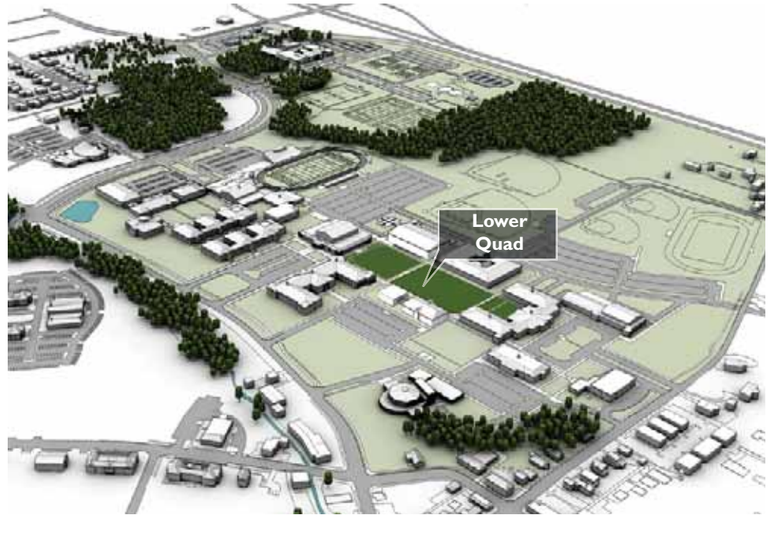
- 880 spaces existing/reconfigured, 720 new spaces, 1,600 spaces total.
- Eagle Drive has been relocated to align with Chatam Green Drive, allowing the intersection to be signalized. This will result in safer access and crossing for vehicles and pedestrians.
- Parking has been made more efficient and located at the edges of the campus to minimize pedestrian/vehicle conflicts and to maximize the cohesive feel of the campus.
- Parking for sports events and at the 2-5 Building has been reorganized from multiple, small lots to larger, more efficient lots.
- The green setback along Dublin Granville Road has been maintained.



Bus and Parent Drop-off/Pick-up

Major Changes:

- The separation of bus and parent pick-up and drop-off has been continued as an overall campus strategy.
- More capacity for buses and parent pick-up and drop-off has been added.
- Additional Elementary parent pick-up and drop-off has been added along Eagle Drive.



Lower School Quad

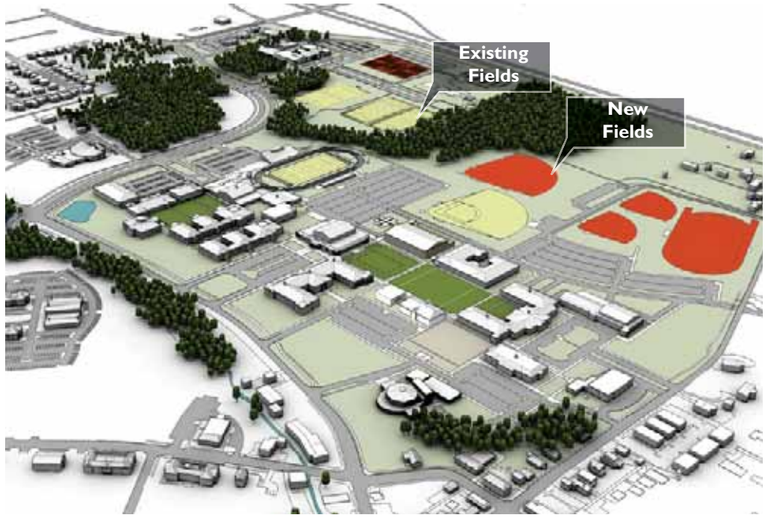
Major Changes:

- This new campus green is framed by new and existing buildings and unifies the lower grade buildings into a cohesive part of the school campus.
- Strengthens the existing east-west campus spine by extending the existing quad space into the heart of the campus.
- Creates a better learning environment and provides needed outdoor assembly, gathering, and multipurpose space for events, wellness and day-to-day activities.

Campus Spine

Major Changes:

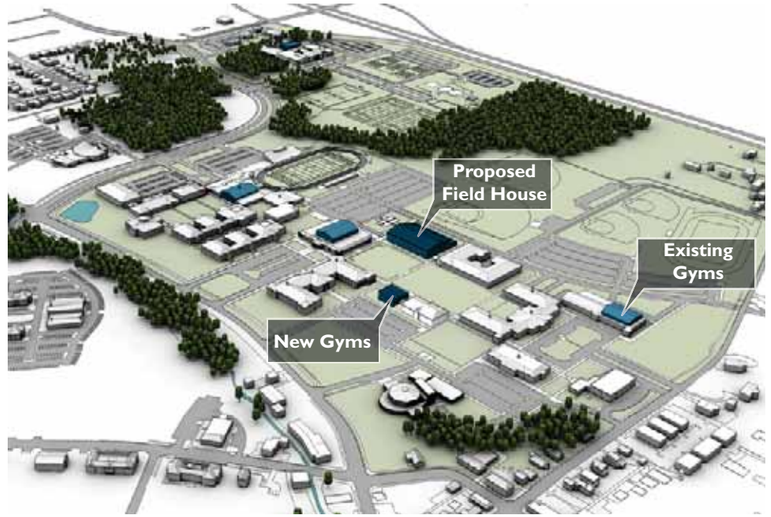
- Framework Plan builds on existing east-west campus spine that connects the campus. Today that spine is truncated at the lower grade campus, this plan extends it to the east creating a strong visual linkage and connection between all campus buildings.
- Off this key east-west axis, north-south connections provide access to key buildings, athletic fields and parking areas along pedestrian pathways that are sited to minimize pedestrian/vehicle conflicts.



New or Relocated Athletic Fields

Major Changes:

- New fields have been added on the northwest side of the campus to handle needed practice and competition facilities.
- This includes a new Middle School competition track and sports field, two new softball practice fields, a new JV/Middle School baseball field and a new 10-court competition tennis facility.
- The addition of athletic field turf to Eagle Stadium would allow the school to host playoff games and certain other competitions, and immediately relieve some of the heavy pressure placed on the existing practice fields.
- Additional practice fields will need to be developed off site to accommodate the growth of all sports.
- These fields would require an additional 60-70 acres (estimated). Installation of athletic field turf in Eagle Stadium and on other campus fields will delay the need for additional fields and reduce the amount of land required for these facilities. A detailed athletics plan should be considered to validate the sports to be supported and more accurately define the area required.



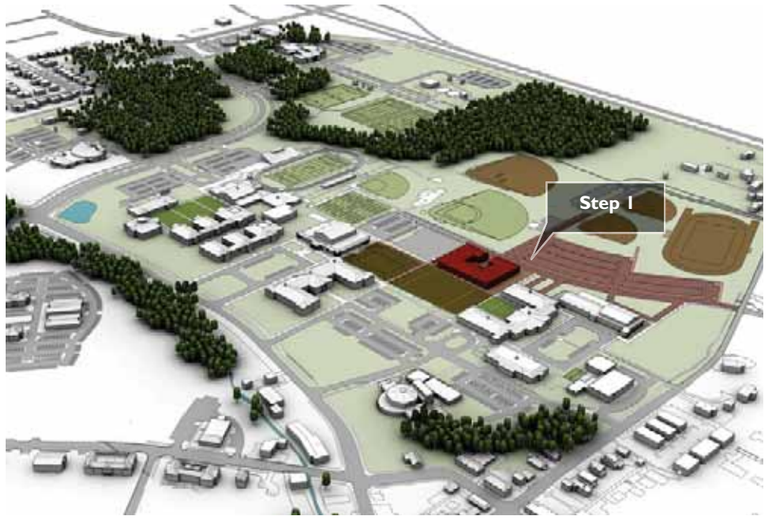
Proposed Field House (option)

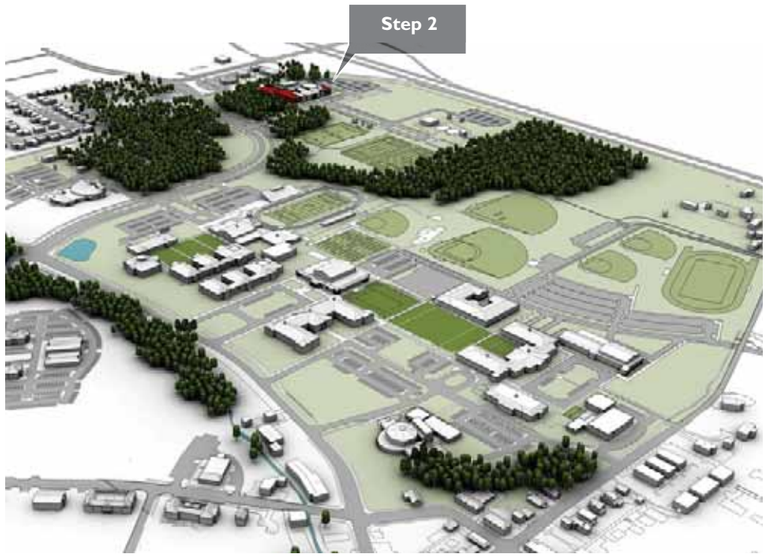
Major Changes:

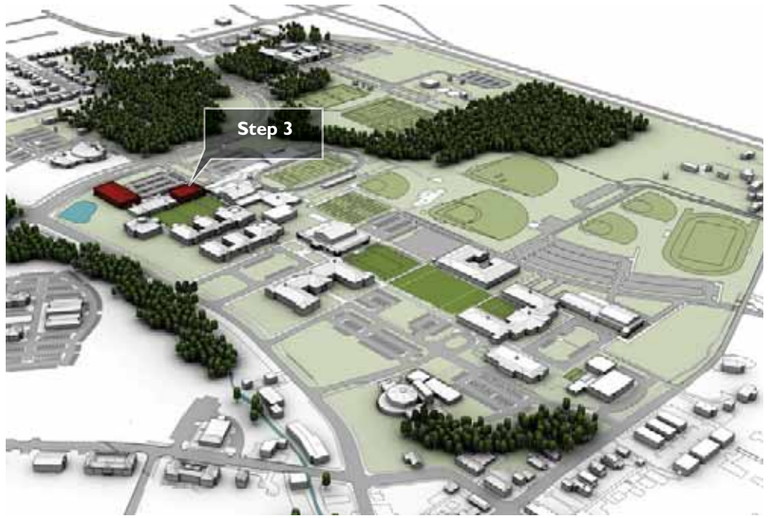
- A new Field House could be added to the central campus adjacent to the proposed Upper Elementary School. This facility would include three multi-purpose courts and a 200 meter, three to four lane track. One court space could serve as a the Upper Elementary School gym.
- There has been much discussion in the community about building a Field House facility for both school and community use. Should other partners emerge, the location of the facility may or may not need to be re-evaluated, depending on the program requirements of the potential partners (ie. Village of New Albany, New Albany Plain Local Joint Park District).
- This facility is intended to be used primarily as a practice facility, which is where the greatest need exists. The existing number of competition gyms appear to be adequate. As located, it would also serve as the gymnasium for the new Upper Elementary school.
- If the Field House is built off the central campus a gymnasium space would have to be added to the proposed Upper Elementary School building program.

NEXT STEPS

Next Steps







Step 1

The Steering Committee discussed the framework plan and desired phasing across several meetings. There was 100% consensus around the first two steps and strong alignment among the group for the following steps. Because of the pressure on the existing design capacity of both the 2-5 Buildings and the 6-8 Buildings, the first step is the construction of a new Upper Elementary Building for grades 5-6. This Upper Elementary School will relieve pressure on the 2-5 Buildings and the 6-8 Buildings by allowing them to house only grades 2-4 (Elementary) and grades 7-8 (Middle School) respectively. This is reflected in the Framework Plan Capacity Study on the opposite page (Table 07). It shows the impact of this Upper Elementary School addition (red) on enrollment and capacity of the Elementary (purple) and Middle School (brown) buildings. This chart shows opening the school for the 2013-2014 school year, but no time frame is being tied to Step 1. That year was selected only to demonstrate the potential capacity impact. It should be noted that the time frame from initiating a school building project through levy campaign, building and site design, construction, and opening is typically three years.

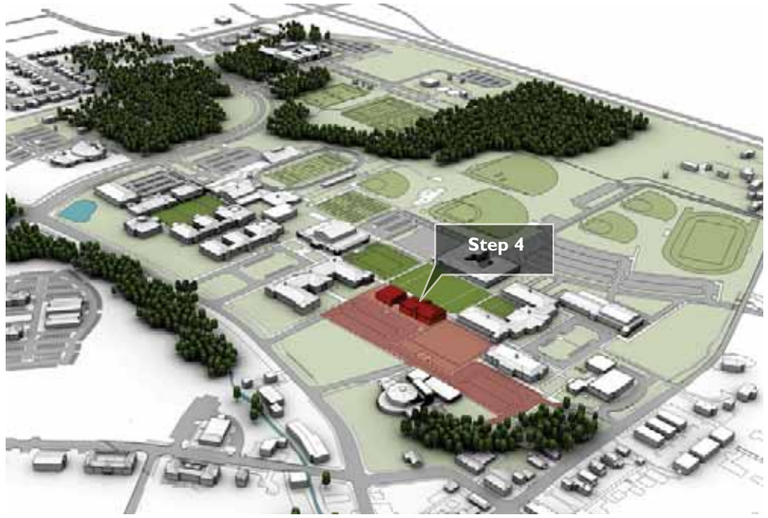
The new Upper Elementary Building also provides the opportunity to continue framing the Lower Campus Quad by placing the building along its north side. The Lower Campus Quad is an important physical gesture for the identity of the campus. Also suggested as part of Step 1 is realignment of Eagle Way to create a signalized intersection on SR 605 across from Chatam Green Drive in the Windsor Subdivision. Step 1 necessitates creating parking lots in that area that improve access and add needed spaces. It also requires relocating the Middle School competitive track and field and several baseball and softball diamonds farther to the north. This reorganization and related site improvements allow the creation of additional parking, improved parent drop-offs for the existing and new Elementary Buildings, safe drive access and pedestrian crossing at SR 605, and new and replacement athletic fields.

Step 2

Another important step the Steering Committee fully agreed upon is the expansion of the existing K-1 Building (Primary School) to adequately accommodate the K-1 enrollment and deal with overcrowded facilities. It becomes even more critical should the current state-mandated all-day kindergarten remain in force. The impact of the Primary School addition is reflected in the Framework Plan Capacity Study on the opposite page. It shows the result of the K-1 School addition (orange) on enrollment and capacity. Note that the enrollment figures on Table 07 reflect half-day Kindergarten, not full-day. It also shows opening the school for the 2013-2014 school year, but no time frame is being tied to Step 2. That year was selected only to demonstrate the potential capacity impact. It should be noted that the time frame from initiating a school building project through levy campaign, building and site design, construction, and opening is typically three years.

Step 3

For Step 3, the Steering Committee agreed that following opening of the Upper Elementary School and expansion of the Primary School, the existing conditions and enrollment should be re-evaluated. They agreed that the likely next step includes expanding the High School to accommodate the growing enrollment. This involves expanding a building to finish the Upper Campus Quad, as well as a potential wing addition toward Fodor Road that preserves the Dublin-Granville Road setback.



Step 4

Another Step includes the eventual expansion of the Elementary Building (2-4) to accommodate additional facilities. Three locations were discussed for the location of this expansion. While the Steering Committee agreed with the concept, consensus for the preferred location was not reached. A majority believe an addition should be added between the Middle School and the existing Elementary South Wing to complete framing of the Lower Campus Quad. Part of the group believed that when the expansion was warranted, it might instead be worth placing it where the existing Administration Building is – as this building would be approaching the end of its design life – and the School Administration could then be moved to a renovated 1925 Building (Annex). This alternate concept, Concept 1-B, is included in the Appendix (page 41). Expansion was also discussed adjacent to (directly east of) the existing Elementary gymnasium in the undeveloped land along State Route 605 (see Concept 1-A in the Appendix).

It is important to note that until such expansion of the Elementary Building is accomplished, the 1925 Building (Annex) would remain in use for Elementary School classrooms and swing space to accommodate overcapacity there. The Steering Committee agreed that the ultimate disposition of the 1925 Building should not be as classroom space due to its limitations, but that it was an acceptable interim step.

Table 07: Framework Plan Capacity Study

	Design Capacity	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Primary School (K-1 Bldg.)	489	657	669	690	724	735	727	718	718	718	718	718
Addition in 2013 +/- (Step 2)	229											
Elementary School (2-5 Bldg.)	1,122	1,459	1,478	1,515	1,492	1,164	1,201	1,237	1,240	1,231	1,221	1,221
Becomes 2-4 Bldg. (after 2013 +/-)												
Addition Possible (Step 4)	99											
Upper Elementary (5-6 Bldg.)	880					751	774	787	813	851	863	854
New in 2013 +/- (Step 1)												
Middle School (6-8 Bldg.)	850	916	980	1,034	1,166	799	814	777	801	814	841	881
Becomes 7-8 Bldg. (after 2013 +/-)												
High School (9-12 Bldg.)	1,355	1,148	1,187	1,198	1,235	1,318	1,376	1,496	1,580	1,599	1,638	1,613
Addition in 2015 +/- (Step 3)	258											

New Albany Plain Local School District Campus Master Plan Steering Committee Recommendations:

I. OVERVIEW

1. The Central Academic Campus Concept is critical to the academic mission of the New Albany Plain Local Schools. The proximity of the various Elementary, Middle School, and High School facilities efficiently accommodates team teaching, supports enhanced collaboration between students and teachers, promotes peer leadership groups, and provides the ability for students to accelerate to upper grades for specific classes. Logistically, the proximity of the buildings and support facilities on the central campus promote cross use between grades and reduce the need for development of redundant facilities inherent to a decentralized campus. The Central Learning Campus enhances opportunities for academic excellence and promotes facility efficiency and should remain the foundation for future school expansion.
2. The defined framework plan illustrates the expansion needed to address the projected year 2020 enrollment as the ultimate build-out of the campus. The framework plan guides the development of the Central Campus to maximize utilization of the limited available land and completes the quadrangle development. Phased implementation of the framework plan will be needed. The assumptions, upon which the enrollment projections are based, should be monitored and the School Board of Education should be proactive in working with local government and other agencies to track conditions which influence student enrollment growth.
3. The committee reached consensus to define the immediate campus expansion needs based on projected community development, enrollment, and a number of assumptions. Subsequent phasing and campus development will require periodic reassessment of conditions every 2 to 4 years, depending upon community growth or when fundamental assumptions change.

II. RECOMMENDATIONS

1. Campus Organization

a. Maintain the NAPLS commitment to a centralized campus.
b. Embrace the suggested Framework Plan for the build-out of the central campus consisting of an Upper School (high school) and Lower School (2-8).
c. Focus new development around a Lower Quad in similar fashion to the high school's Upper Quad, linked by the pedestrian promenade ("The Long Walk").
d. Relocate Eagle Drive and work to warrant a traffic light at SR 605.
e. Modify the middle school/high school bus loop to develop pull through spaces and eliminate the double parking of buses. Accommodate improved bus drop-off to remaining schools with development of Eagle Way.
f. Maintain all the competition athletic fields on the central campus including the potential installation of athletic field turf on some fields.
g. Pursue market rate purchase of parcels adjacent to campus boundaries as they are offered for sale.

2. Upper Elementary School (5-6) New Building

a. Commission necessary Architectural Design work to create the Program of Requirements (room-by-room description and associated square feet of planned expansion) and detailed cost estimate for construction and building costs, as well as the design schedule and construction schedule for the proposed Upper Elementary School.
b. Verify and utilize the Program of Requirements (POR) and Schematic Design work already completed for the proposed new 5-6 Building following the 2008 Master Plan as a starting point.
c. As part of the development of the Upper Elementary School (5-6), complete the Lower School Quad for campus use.

3. Primary School (K-1) Existing Building Expansion

a. Commission necessary Architectural Design work to create the Program of Requirements (room-by-room description and associated square feet of planned expansion) and detailed cost estimate for construction and building costs, as well as the design schedule and construction schedule, for the addition to the Primary School to accommodate existing enrollment and potential all-day kindergarten.

4. High School (9-12) Existing Building Expansion

a. Commission necessary Architectural Design work to create the POR (Program of Requirements) and detailed cost estimate for construction and building costs, as well as the design schedule and construction schedule for the proposed addition to the High School.

5. Elementary School (2-4) Expansion

a. Commission necessary Architectural Design work to create the POR (Program of Requirements) and detailed cost estimate for construction and building costs, as well as the design schedule and construction schedule for the proposed addition to the Elementary School. Retain use of the 1925 building (current 2-5 annex) for classroom/ swing space until newly construction expansion is occupied.

6. Athletics

a. Define the sports offerings (varsity, junior varsity, middle school and intramural) desired by the school district for each sport and grade level.
b. Generate a program of requirements that specifies the precise number of practice fields required to accommodate the desired sports offerings.
c. Pursue partnership opportunities for the sharing of existing facilities and development of needed new ones to meet school and community needs, such as partnering with the Village of New Albany to allow the improvement and continued school use of the existing Village ball fields located north of and contiguous to the central academic campus.
d. Install athletic field turf in Eagle Stadium to allow for hosting of playoffs and other events, as well as accommodating multiple athletic and program practice needs across all seasons.
e. Evaluate the cost of the installation and maintenance of athletic field turf on existing central campus fields vs. land acquisition, development, transportation, and maintenance costs of off-site practice facilities. If warranted begin search for off-site practice facility land.
f. Acquire the five acres of land east of the Primary School (K-1) from the Village for future relocation of the tennis courts.
g. Evaluate the options for a field house. If possible, keep the field house on the central campus.

7. Transportation

a. Consider modification to the Bus Facility to include additional mechanic work bays and a larger fuel island.

8. Partnerships

a. Partner with the Village of New Albany and the Joint Parks District to acquire residentially-zoned land in the District for open space, park, or commercial development as an effort to control expected enrollment growth and provide community amenities.
b. Work with local and state government, developers, and other agencies to explore economic development strategies that would attract new and expanded development that would increase school district tax base.
c. Investigate potential state and federal funding sources and grants that aid in campus improvements and programs, such as federal stimulus funds and the state's Safe Routes to Schools Program (ex. for the relocation and desired signalization of Eagle Way).

9. Communications Plan

a. Develop a communications plan to clarify existing community-wide misinformation/misunderstanding and effectively promote the merits of the campus master plan and necessary campus development. The communications plan should clearly explain the associated opinion of probable development costs for recommended improvements.

APPENDIX

Appendix A: Enrollment Projections Overview

Enrollment Projections Overview
Enrollment projections are completed based on one of four methods:

- Cohort Survival (grade progression)
- Housing Data Analysis
- Land-Saturation Analysis
- Geographic Information Systems

The Cohort Survival method relies on the historical information about how many students in the district rise from one grade level to the next and is the most common methodology. The cohort data, combined with known community information about growth and demographics, provides a reasonable future enrollment picture for future planning. The other three methods are used less commonly and rely mainly on information about the future growth potential of the community. New Albany Schools has relied on a variation of the cohort methodology for projections generated in the past by Steve Pleasnick and Brian Ramsay. DeJong-Healy, a company hired by the district in 2009 to develop projections also employed the cohort survival method to generate their numbers.

Pleasnick/Ramsay
For more that a decade, New Albany resident Steve Pleasnick of Georgetown Midwest & Pacific Consulting has been working with Brian Ramsay, the district's treasurer, to determine the enrollment projections for the NAPLS school district. They utilize a version of the cohort survival method that begins with Mr. Pleasnick's research on the growth of the community. Through building permit information, housing sale information and interviews with developers in New Albany, Mr. Pleasnick is able to develop a picture of growth in the district for the next 5 years estimated according to development projections for individual projects. He then determines a ratio of students generated by each house, based on the sale price, in these development projects to determine an initial estimate of the total number of new students for the following eight years. Once this analysis is complete, Mr. Ramsay applies Mr. Pleasnick's data to a grade progression formula to determine the students per grade. This statistical method then allows him to extrapolate until 2018 for enrollment projections.

DeJong/Healy
DeJong-Healy, a company with significant experience in enrollment projections in the State of Ohio and nationwide, was asked to conduct an enrollment projection analysis for NAPLS in late 2009. Their method is also based on the cohort survival method of enrollment projections. DeJong-Healy worked through historic enrollment data to determine the survival ratios for each grade (an average since the year 2000). These survival ratios are the percentage of students that continue from one grade to the next in New Albany schools. DeJong-Healy then applies demographic and community data available from the US Census, ESRI BIS, Bureau of Labor Statistics, InfoUSA and the National Planning Association Data Service to generate projection ratios. These projection ratios are based on the survival ratios, adjusted based on the demographic information and then applied to the existing student population through 2020.

Summary
There is unfortunately no absolutely certain method for enrollment projections. However, the cohort survival method does provide a good level of accuracy in the near-term projections. The further out in time any prediction is made, the less confidence can be applied to it. Future planning for the facilities should be based on an understanding of the future enrollment in a school district. Therefore the key is proactive planning that is revisited every few years, and reliable enrollment projections based on the information available at the time of planning.

Appendix B: Win-Win Agreement Overview

Win-Win Agreement Overview
The purpose of the Win-Win Agreement is two-fold for the Central Ohio school districts. For Columbus City Schools, they were able to address declining enrollment and revenue loss. However, the suburban districts were vulnerable to losing valuable commercial real estate that would be annexed to the City of Columbus. In order to address the overall stability of the economic growth and development in Central Ohio the Win-Win Agreement was established to stabilize the school district boundaries.

How It Works
The Win-Win Agreement is an agreement between Columbus City Schools and the adjacent suburban districts that:

- Requires future land annexed into a municipality to also be annexed into that municipal school district.
- Allows families who currently live in areas annexed to the City of Columbus who attend suburban districts prior to 1986 to continue to send their kids to that suburban school district.
- Establishes a revenue sharing mechanism for the commercial areas in the suburban districts.

The agreement divides the central Ohio area into three categories; annexed territory, future annexed territory (after September 1986), and protected territory. These territories dictate where students from these areas will attend school. According to the agreement the annexed territory remains in the established school district at the time of the agreement. In the future annexed territories the school district will match the annexing jurisdiction.

The agreement established a payment formula for suburban districts to share commercial property tax revenue from properties that were in the suburban districts prior to 1986. The districts pay 1% of the growth in property tax revenue to Columbus up to a cap in districts with significant Columbus commercial sections. Without the Win-Win agreement, that valuable commercial ground could be transferred entirely to Columbus City Schools.

Every six years each participating Board of Education has the option to terminate its participation. The next opportunity is in 2010.

History
Historically, in Ohio, school district boundaries were determined by township boundaries and the land annexed into a municipality became part of that municipal school district. However, in 1955 the legislature eliminated the requirement for cities and school district boundaries to be coterminous. Because of this change, from1955 until the early 1980s land annexed into the City of Columbus that generated school children continued to attend their suburban school district associated with their township. Valuable commercial land was annexed into the Columbus City Schools in many of the areas with the approval of the State Board of Education. In 1980 the suburban school districts asked the legislature to put a moratorium on big-city school district transfers until permanent boundary and annexation agreements could be settled. In 1986, Columbus and 11 other districts agreed to the Joint Agreement Among and Between the Boards of Education of Certain School Districts, otherwise referred to as the Win-Win Agreement.

Implications
The implications for the future of the Win-Win agreement are tied to the future stability of the NAPLS district as well as the ability to maintain important revenue-generating ground in the district. The students from families living in the Win-Win areas would have been New Albany students even without the Win-Win agreement and will remain in the district even if the Win-Win Agreement is not renewed. Not renewing the agreement will also put NAPLS in a position to lose revenue generating ground that is important to the overall school district budget.

OPINION OF PROBABLE PROJECT COSTS
New Albany - Plain Local School District
New Albany, Ohio
June 2010

CENTRAL LEARNING CAMPUS BUILDING CONSTRUCTION & ASSOCIATED SITE WORK	2019-2020 Enrollment	Design Capacity	Future Total Area Required (SF)	Current Area (SF)	Additional (SF) Required	$/SF		Sub-Total	Total "OPINION OF PROJECT COSTS" with assumed cost escalation 2012-13 0.00%	2013-14 3.50%	2015-16 4.00%	2017-18 4.50%	2019-20 5.00%
Primary School EXPANSION	718	489	101,410	69,066	32,344	220	Construction	$ 7,115,634					
141 sf/student						183	Soft / Site/Other	$ 5,918,914					
						403	Total		$ 13,034,548	$ 13,490,757	$ 14,030,387	$ 14,661,755	$ 15,394,843
Elementary ADDITION	1,221	1,122	137,302	126,169	11,133	220	Construction	$ 2,449,163					
112 sf/student						115	Soft / Other	$ 1,280,244					
						335	Total		$ 3,729,407	$ 3,859,936	$ 4,014,334	$ 4,194,979	$ 4,404,728
Upper Elementary NEW BUILDING	854	0	116,998	0	116,998	220	Construction	$ 25,739,560					
137 sf/student						30	Soft / Other	$ 3,509,940					
						250	Total		$ 29,249,500	$ 30,273,233	$ 31,484,162	$ 32,900,949	$ 34,545,997
Middle School EXPANSION	881	850	142,722	155,172	0		Construction	$ -					
162 sf/student				101,195	Academic		Soft / Other	$ -					
				53,977	MS-Gym/Din.		Total		$ -	$ -	$ -	$ -	$ -
High School EXPANSION	1,613	1,355	329,052	261,295	67,757	220	Construction	$ 14,906,540					
204 sf/student				139,933	Academic	120	Soft /Site/Other	$ 8,130,840					
				67,928	Gymnasium	340	Total		$ 23,037,380	$ 23,843,688	$ 24,797,436	$ 25,913,320	$ 27,208,986
				22,890	Arts								
				24,044	Media								
				6,500	HS-Gym/Din.								
	5,287	3,816		611,702	228,231				$ 69,050,835	$ 71,467,614	$ 74,326,319	$ 77,671,003	$ 81,554,553

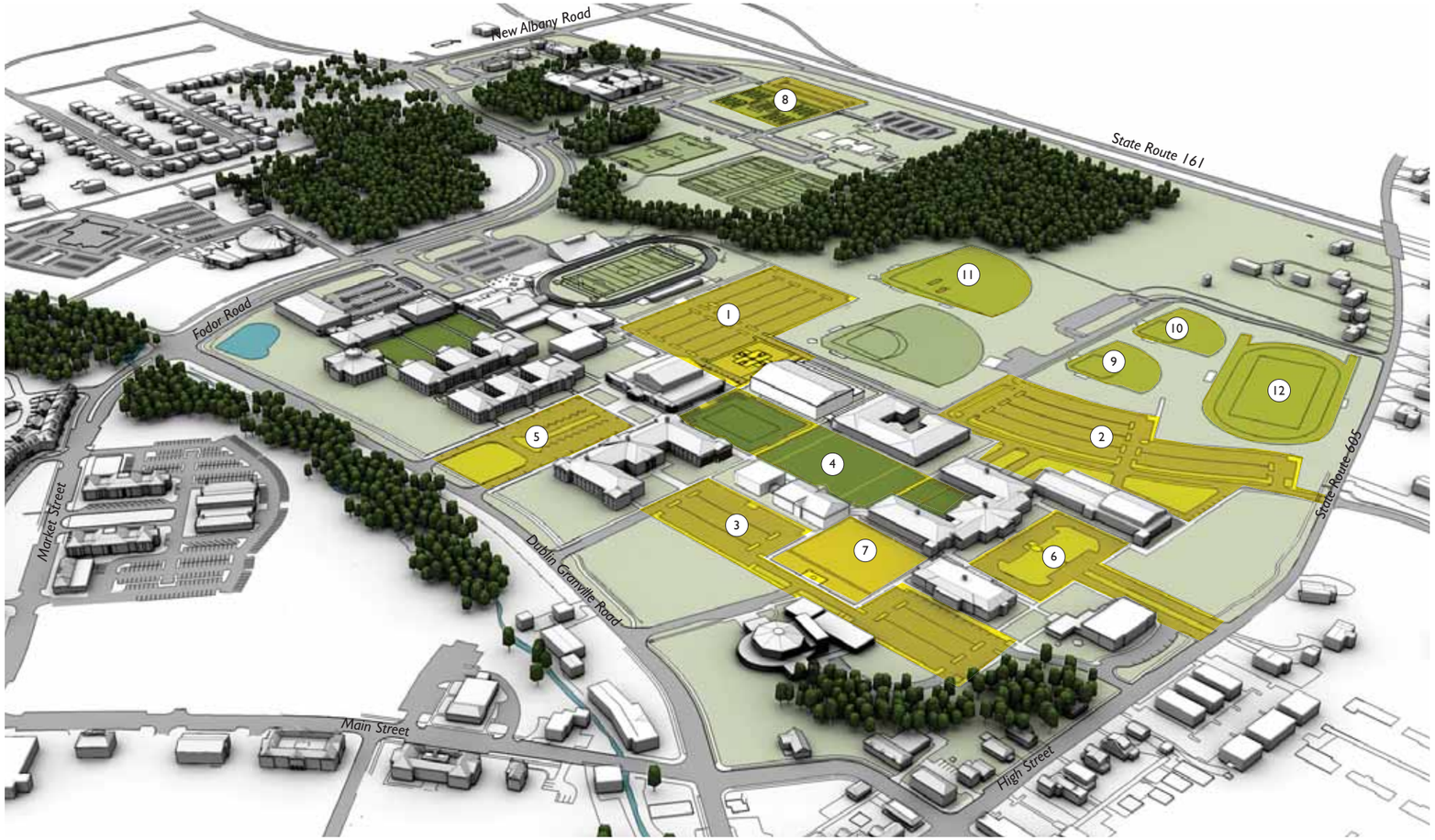
CENTRAL CAMPUS SITE & ATHLETIC IMPROVEMENTS	Total "OPINION OF PROJECT COSTS" with assumed cost escalation 2012-13 0.00%	2013-14 3.50%	2015-16 4.00%	2017-18 4.50%	2019-20 5.00%
Central Campus Parking & Upper Elementary School Parent Dropoff	$ 3,016,859	$ 3,122,449	$ 3,247,347	$ 3,393,478	$ 3,563,152
Northeast Parking, Entry Road, & Parent Dropoffs for Elementary School	$ 3,538,673	$ 3,662,527	$ 3,809,028	$ 3,980,434	$ 4,179,456
Improved Southeast Parking	$ 1,181,700	$ 1,223,060	$ 1,271,982	$ 1,329,221	$ 1,395,682
Quadrangle	$ 2,665,111	$ 2,758,390	$ 2,868,725	$ 2,997,818	$ 3,147,709
Improved Middle School / High School Bus Dropoff	$ 243,818	$ 252,352	$ 262,446	$ 274,256	$ 287,969
Improved Elementary School Bus Dropoff	$ 786,840	$ 814,379	$ 846,955	$ 885,068	$ 929,321
New Elementary School Playground &Multi Purpose Greenspace & Campus Gateway	$ 771,210	$ 798,202	$ 830,130	$ 867,486	$ 910,861
New Competition Tennis Complex	$ 1,855,786	$ 1,920,739	$ 1,997,568	$ 2,087,459	$ 2,191,832
Relocated Varsity Softball Field	$ 175,000	$ 181,125	$ 188,370	$ 196,847	$ 206,689
JV & Middle School Softball Field	$ 100,000	$ 103,500	$ 107,640	$ 112,484	$ 118,108
JV & Middle School Baseball Field	$ 100,000	$ 103,500	$ 107,640	$ 112,484	$ 118,108
Middle School Football Field & Track	$ 985,421	$ 1,019,911	$ 1,060,707	$ 1,108,439	$ 1,163,861
Field House (3 Courts, Track, & Support Space)	$ 9,718,670	$ 10,058,823	$ 10,461,176	$ 10,931,929	$ 11,478,526
	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -
(Synthetic Turf is an additional $650,000.00)					
	$ 25,139,088	$ 26,018,956	$ 27,059,714	$ 28,277,401	$ 29,691,272

OFF CAMPUS IMPROVEMENTS					
Additional work bays in the bus maintenance facility	$ 900,000	$ 931,500	$ 968,760	$ 1,012,354	$ 1,062,972
	$ 900,000	$ 931,500	$ 968,760	$ 1,012,354	$ 1,062,972

TOTALS					
	$ 95,089,923	$ 98,418,070	$ 102,354,793	$ 106,960,759	$ 112,308,797

NAPLS District Master Plan - Summary of Site Improvements

1. Central Campus Parking & Upper Elementary Parent Drop-off
2. Northeast Parking, Entry Road, & Parent Drop-offs for Elementary & Upper Elementary Schools
3. Improved Southeast Parking
4. Quadrangle
5. Improved Middle School / High School Bus Drop-off
6. Improved Elementary School Bus Drop-off
7. New Elementary School Playground
8. New Competition Tennis Complex
9. Relocated Varsity Softball Field
10. JV & Middle School Softball Field
11. JV Baseball Field
12. Middle School Football Field & Track



No New Facilities

No New Facilities
Accommodating future growth in student enrollment will require additional buildings and the overall expansion of the campus. The short-term solution to this building need has been to use modular units to handle capacity needs.

This approach could technically be continued as capacity needs increase. The graphic (at right) illustrates the required amount and placement of modular units over time that would be necessary to accommodate the projected build-out of the campus. Some 46 modular units would be required.

The "No New Facilities" scenario was presented to the Steering Committee as a potential option and it was decided that it was not an acceptable solution to address the growth needs of the campus. The Steering Committee made it clear that the use of modular units and spaces in other campus buildings to accommodate short-term growth needs is acceptable only while new facilities are being constructed. It is not a desired condition otherwise and the Steering Committee directed that the plan consider where new buildings needed to be located to adequately handle growth projections across all grade levels and accommodate facility use needs not appropriate to modular construction.

Modular Units Required To Meet Projections

Building	Trailers to Meet 2020 Projections
K-1 Building	5
2-6 Building	13 (two are existing)
Middle School	18
High School	10
TOTAL	46

No New Facilities Plan relies on 44 additional modular units to accommodate current capacity needs and future growth.

Framework Plan Alternative Concepts

Introduction
Before selecting the Framework Plan detailed in this report, the Steering Committee worked through several different concepts for the build-out of the Learning Campus. These three concepts are outlined below.

Concept 1A
Concept 1A differs from the selected Framework Plan in that the addition made to the Lower Elementary School is done on the east side of the campus toward SR 605.

Concept 1B
Concept 1B differs from the selected Framework plan in that it replaces the current Administration Building with an addition for the Lower Elementary School and shifts the Administration Building to the Annex.

Concept 2
Concept 2 adds grades 2-3 to the K-1 school campus. Grades 7-8 use the existing 6-8 buildings and grades 4-6 shift to the existing 2-5 buildings with an addition built to the east toward SR 605. The Annex building would remain in use as part of the 2-5 school.

Concept 1A

Concept 1B

Concept 2

K-1 ELEMENTARY BUILDING
New Albany – Plain Local School District
Opportunities and Constraints

february 2010

OVERVIEW

The K-1 Elementary Building, constructed in 2002, is a two story, 69,066 square foot brick clad, sloped shingle roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational, A-2 Assembly and A-4 Assembly with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The building capacity is 489 students. The building features conventional masonry partitioned classrooms and metal stud framed, gypsum board clad administrative spaces. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of first floor slab on grade and elevated concrete slab flooring on steel composite decking. The roof structure is sloped metal joists, steel decking and insulated composite panels. The roofing system is asphalt shingles with minimal areas of low-sloped membrane roofing. The average classroom area is 1,100 square feet in the kindergarten classrooms and 941 square feet (which includes a separate tutor area) in the first grade classrooms. Physical education and student dining share a single space of approximately 8,000 square feet which contains an operable wall to divide the space into separate spaces of 3,700 square feet for physical education and 4,300 square feet for student dining.

CURRENT ENROLLMENT and CAPACITIES

The K-1 Elementary Building currently houses 310 half day kindergarten students and 314 first grade students for a total number of students housed at any one time in the building of 469 students. The capacity of the building at any one point in time is 489 students.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the K-1 Elementary Building is a ducted air delivery system comprised of three (3) attic mounted, one mezzanine mounted, and one mechanical room mounted Air Handling Units (AHU) with wall and cupola mounted intake and relief louvers. Cooling is provided by a single 220 ton water cooled chiller located behind the building in the service courtyard. Two (2) - 2,500 MBU (thousand/BTU/Hour) natural gas fired water boilers provide heated water to the four AHU's and are located in the mechanical room in the back of the building. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing water cooled chiller and natural gas fired boilers contain design capacity for the planned eight classrooms only. Additional Air Handling Units, controls, piping, ductwork and devices would be required to distribute air into additional space.

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K-1 ELEMENTARY BUILDING
New Albany – Plain Local School District
Opportunities and Constraints

february 2010

SITE DESCRIPTION and SITE UTILITIES

The site contains 12.83 acres and is located on the northwest corner of the Learning Community Campus. The site is accessed from Swickard Woods Boulevard with two entry/exit drives and one exit only drive. The site is bounded by State Route 161 to the north, Swickard Woods Boulevard to the east, a large easement to the south along Fodor Road, and retail properties to the west. Site amenities include both staff and visitor parking for 134 cars, separate bus/parent student drop off areas, service drive to receiving areas and a dedicated student play ground and play areas to the south of the building. The site contains an easement south of the existing play grounds to Fodor Road which is required to remain natural without improvements. Natural gas is supplied by a 3" buried gas line which runs along the western property line. Primary electric service is supplied by 4-5" buried conduits which run along the western property line to a pad mounted transformer, owned by the electric company, located in the service courtyard. The service courtyard contains an emergency generator to power life safety systems. Water is provided by an 8" service loop that circles the entire building and supplied by a water main and valve located at the north end of Swickard Woods Boulevard. The site contains a buried piping downspout drainage system that loops the entire building. Communications and telephone conduit is located between the north face of the front of the building and Swickard Woods Boulevard. Sanitary sewer is provide by 6" piping located between the north face of the front of the building to a manhole along Swickard Wood Boulevard aligned with the north face of the building.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

When originally designed the K-1 Building was planned for an addition of approximately eight classrooms and support areas. The planned addition was located along the South side of building at the current location of the playgrounds and play area. An addition planned for this area would require redesign, relocation, and/or removal of the following site amenities;

- Perimeter piping for downspout.
- 8" perimeter water service loop.
- Playground under-drainage.
- Relocation of current play area.
- Insufficient area for bus and parent drop-off and pick-up of students for current enrollment.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current building deficiencies identified include the following;

- Food service functions as a satellite kitchen and will not support additional student enrollment.
- Every space in building occupied.
- Storage space at absolute minimum.
- County programs using space for students starting at 3 years old.
- 4 lunch periods (K-1).
- Multi-purpose room limits ability to provide physical education and lunch for increased numbers of students because of use of a single space for both activities.
- All day kindergarten and growth will cause enrollment to exceed the capacity of the building.
- Metal walls and ductwork within multi-purpose room are subject to damage from baseballs and lacrosse balls limiting the space effectiveness as a relief area for MS/HS athletics.

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K-1 ELEMENTARY BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

K-1 ELEMENTARY BUILDING SUMMARY

The K-1 Elementary Building and Site **will** physically support additions. The potential additions, although physically feasible, will require educational program curriculum delivery review and adjustment which is not a part of this physical facility study.

The ability for this building to support an addition is based upon the following criteria, listed in order of evaluation;

- Physical site area available, including easements, setbacks, and no-build zones
- Ability to provide required site amenities
- Mechanical and utility capacity or ability to provide additional required capacity
- Cost / benefit analysis of relocating existing utilities

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2-5 ELEMENTARY BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

OVERVIEW

The 2-5 Elementary Building, constructed in 1999, is a two story, 126,169 square foot brick and pre-finished metal clad, sloped shingle roofed building. The building was designed as a K-5 building and converted to a 2-5 building when the K-1 building was constructed on the west side of the learning community campus. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational, and A-3 Assembly with a Construction Classification of Type 2C (Non-Combustible / Unprotected). The building capacity is 1,122 students. The building features conventional masonry partitioned classrooms and metal stud framed, gypsum board clad administrative spaces. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of first floor slab on grade and elevated concrete slab flooring on steel composite decking. The roof structure is sloped metal joists, steel decking and insulated composite panels. The roofing system is asphalt shingles with minimal areas of low-sloped membrane roofing. The average classroom area is 850 square feet. The gymnasium is approximately 9,000 square feet will operable bleachers to accommodate 360 adults or 400 students. The student dining area is a single space of approximately 4,400 square feet, which contains an operable wall to divide the space into separate spaces of 2,200 square feet each.

CURRENT ENROLLMENT and CAPACITIES

The 2-5 Elementary Building currently houses 354 second grade students, 401 third grade students, 348 fourth grade students, and 357 fifth grade students for a total of 1,460 students.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the 2-5 Building is a ducted air delivery system comprised of eleven (11) Air Handling Units (AHU) with wall and cupola mounted intake and relief louvers. Cooling is provided by one 300 ton air cooled chiller and one 125 ton air cooled chiller located behind the building in the mechanical service courtyard. Two (2) – 6,000 MBU (thousand/BTU/Hour) natural gas fired water boilers provide heated water to the eleven AHU's and are located in the mechanical room in the back of the building. The system provides 15 CFM per person outdoor air requirements as required by the Ohio Building Code.

The existing air cooled chillers and natural gas fired boilers do not have additional capacity.

SITE DESCRIPTION and SITE UTILITIES

The original site contained 6.77 acres of which is now shared by the Wellness Building, shared parking areas, and the 1925 2-5 Annex Building. The building is located on the east side of the Learning Community Campus. The site is accessed from State Route 605 and State Route 161. There is service entry drive to the north of the building which shares access to the MS/HS Gymnasium-Dining Building and additional campus parking areas. The site is bounded the service drive to the north, State Route 605 to the east, the Wellness Building and parking areas to the south, and elementary play areas to the west. Site amenities include both staff and visitor parking for 174 cars, separate bus/parent student drop off areas, service drive to receiving areas and a dedicated student play ground and play areas to the west of the building. The building as originally designed provided for separate K-2 and 3-5 parent drop-off areas. During 2005 the entry located on the south

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side of the building adjacent to the vehicular loop drive was closed resulting from interior renovations that created additional classroom areas. Natural gas is supplied by a 3" buried gas line from State Route 605 at the northern most edge of the site and runs along the north side of the northern entry drive and enters the building at the west side of the mechanical space adjacent to the kitchen area. Primary electric service is supplied by 2-5" buried conduits from the existing utility company pole on the east side of State Route 605 at the northern most edge of the building and run along the north side of the northern entry drive to a pad mounted transformer, owned by the electric company, located in the mechanical courtyard. The service courtyard contains an emergency generator to power life safety systems. Water is provided by an 8" service loop that circles the entire building and supplied by a water main and valve located behind the 1925 2-5 Annex building. The 8" service is supplied by a 16" main that is located on the west side of State Route 605. The 8" water service serves the 1925 2-5 Annex as well as the Wellness Building to the south of the 2-5 Elementary Building. The site contains a buried perimeter piping downspout drainage system that loops the entire building. Storm piping and structures completely surround the building and tie the buried perimeter piping downspout drainage system into the site storm sewer system. Communications and telephone conduit is provided from State Route 605 at the northern most edge of the site and runs along the north side of the northern entry drive and enters the building at the west side of the mechanical room adjacent to the kitchen. Sanitary sewer is provided by 8" piping exiting the building at the mechanical courtyard and along the back of the building southward to the campus sanitary sewer piping system.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

When originally designed the 2-5 Building entry/exit drive was planned to extend on the south side of the bus drop-off loop directly back to State Route 605. The planned path for the bus loop is directly through the existing 1925 2-5 Annex building. The decreased amount of bus drive area has created a congested condition for buses during student pick-up at the end of the school day.

Additional site deficiencies are as follows;

- Parent drop-off at the south side of the building no longer accommodates an entry into the building.
- Congested front entry bus drop-off area.
- Recess area at capacity.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- Tutoring students in corridors.
- Storage rooms converted to staff offices.
- Office spaces doubled and tripled with occupants.
- Dining commons crowded.
- Currently 8 lunch periods (2-5).
- 50% prepared lunch participation (2-5).
- Long lines at cafeteria serving.
- Food preparation freezer undersized.
- Food preparation area used as storage.
- Currently serves K-1 satellite kitchen.
- Hallway converted to classroom space.
- Computer labs and music classrooms in modular units.
- Four (4) classes in Annex Building.
- Gym and Media Center in constant use – no space for additional classes.
- Metal walls and ductwork within multi-purpose room are subject to damage from baseballs and lacrosse balls limiting the space effectiveness as a relief area for MS/HS athletics.

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2-5 ELEMENTARY BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

2-5 ELEMENTARY BUILDING SUMMARY

The 2-5 Elementary Building and Site **will** physically support additions. The potential additions, although physically feasible, will require educational program curriculum delivery review and adjustment which is not a part of this physical facility study.

The ability for this building to support an addition is based upon the following criteria, listed in order of evaluation;

- Physical site area available, including easements, setbacks, and no-build zones
- Ability to provide required site amenities
- Mechanical and utility capacity or ability to provide additional required capacity
- Cost / benefit analysis of relocating existing utilities

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OVERVIEW

The 2-5 Annex Building, constructed in 1925 with a 1954 addition in the back of the original building housing classroom spaces, gymnasium, and additional mechanical space. The structure is a two story, 31,524 square foot, brick clad, flat roofed building. The building capacity is 259 students. The building was leased to the Columbus Jewish Day School for a number of years and now houses elementary students from the 2-5 building on the first floor only for school year 2009/2010. Minimal cosmetic renovations are being completed on the second floor to accommodate student starting in academic year 2010-20011. The building features clay masonry partitioned classrooms with plaster wall and ceiling finishes. The floors of the 1925 building are slab on grade on the first floor and framed with concrete beams and concrete columns with a cast-in place concrete pan-joist floor deck. Roof structures are framed with cast-in place concrete pan-joist roof deck. The average classroom area is 590 square feet. Physical education space is located in the 1954 addition and is approximately 4,000 square feet in area. Student dining is a single space of approximately 1,200 square feet. The building contains a satellite kitchen that is served by the 2-5 Elementary Building.

CURRENT ENROLLMENT and CAPACITIES

The 2-5 Annex Building currently houses (school year 2009-2010) four (4) fifth (5th) grade classrooms.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The central heating system for the 1925 original building and the 1954 classroom area is a natural gas-fired hot water boiler and central blower. The 1954 gymnasium addition is heated by dual natural gas-fired furnaces. The heating system does not provide the required CFM per the OSFC design standards. Air conditioning is not provided via a central system but through a series of window units, split-system heat pumps, and rooftop condensing units. The HVAC system does not provide 15 CFM per person outdoor air requirements required by the Ohio Building Code. The existing HVAC system does not have additional capacity.

SITE DESCRIPTION and SITE UTILITIES

The site contains 2.62 acres and is located on the eastern edge of the Learning Community Campus. The site is accessed from State Route 605 from a single access drive. The site is bounded by the 2-5 bus drive to the north, State Route 605 to the east, the Wellness Building drive to the south, and the Wellness Building and 2-5 bus drive to the west. Site amenities include both staff and visitor parking for 25 cars, a single drive serving bus/parent student drop off, and a small dedicated student hard and soft surface play area behind the building. Natural gas is supplied from State Route 605 runs to the south of the building and into the back of the building at the mechanical room. Electric service is supplied from an over head transformer. Water is provided by an 8" service loop directly behind the building. Sanitary sewer piping exits the building at the front and connects into the campus sanitary sewer piping which runs south and west from the south edge of the site.

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2-5 ANNEX BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

KNOWN SITE DEFICIENCIES and IMPLICATIONS

Access to the vehicular loop and parking area in the front of the building is from the 2-5 bus entrance and a campus vehicular drive to the Wellness Building. The proximity of curb cuts and access drives creates a congested and dangerous route for vehicular traffic.

Additional site deficiencies are as follows;

- Vehicular circulation.
- Insufficient area for bus and parent drop-off and pick-up of students. While the building serves 5th grade students the bus drop-off and pick-up for the 2-5 building serves the 5th grade Annex Building students.
- Building proximity to State Route 605.
- Limited secure and safe outdoor play areas.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- HVAC.
- Roofing material and structural crack in concrete decking.
- Electrical Systems.
- Plumbing and Fixtures.
- Tuck-pointing.
- General Finishes/Plaster Repair.
- Interior Lighting.
- Security Systems.
- Emergency/Egress Lighting.
- Fire Alarm.
- Handicap Access.
- Site Condition.
- Sewage System.
- Water Supply.
- Hazardous Materials.
- Life Safety.
- Technology.
- Food service currently functions as a satellite kitchen and will not support additional student enrollment.
- Gymnasium undersized with columns that present a hazard.
- Electrical equipment on the stage reduces the functionality of the stage and presents hazard to students.

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2-5 ANNEX BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

2-5 ANNEX SUMMARY

The 2-5 Annex Building and Site **will not** physically support an addition.

The inability for this building to support an addition is based upon the following criteria;

- Physical site area available, including easements, setbacks, and no-build zones

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6-8 ACADEMIC BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

OVERVIEW

The 6-8 Academic Building, constructed in 2000, is a two story, 101,195 square foot brick clad, sloped shingle roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational, A-2 Assembly and A-4 Assembly with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The Middle School total building capacity is 850 students (731 in the Academic Building and 119 in the Gymnasium/Dining Building). The building features conventional masonry partitioned classrooms and metal stud framed, gypsum board clad administrative spaces. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of first floor slab on grade and elevated concrete slab flooring on steel composite decking. The roof structure is sloped metal joists, steel decking and insulated composite panels. The roofing system is asphalt shingles with minimal areas of low-sloped membrane roofing. The average classroom area is 870 square feet. Physical education and student dining for grades 6-8 is located in an adjacent building. The building contains classrooms as well as 6-8 administrative office areas.

CURRENT ENROLLMENT and CAPACITIES

The 6-8 Academic Building (with shared MS/HS Gymnasium, Dining Building, currently houses 293 sixth grade students, 310 seventh grade students, and 314 eighth grade students for a total of 917 students.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the 6-8 Academic Building is a ducted air delivery system comprised of mezzanine mounted Air Handling Units (AHU) on the second floor with wall and cupola mounted intake and relief louvers. Cooling is provided by chillers located behind and adjacent to the MS/HS Gymnasium, Dining Building in the chiller courtyard. Natural gas fired water boilers provide heated water to the AHU's and are located in the MS/HS Gymnasium, Dining Building mechanical room in the back of the building. Chilled water piping and hot water piping from the MS/HS Gymnasium, Dining Building exits the building on the northeast corner and follows the existing hard surface play area on the north and east edge then southward into the north side of the 6-8 Academic Building at the first floor mechanical room on the north side. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chillers, natural gas fired boilers, and circulating pumps are at capacity will not support additional loads.

SITE DESCRIPTION and SITE UTILITIES

The site contains 11.46 acres and is located in the middle along the south edge of the Learning Community Campus along East Dublin Granville Road. The site is accessed for buses and visitor parking from East Dublin Granville Road with a one way drive that also serves the MS/HS Gymnasium, Dining Building and the 9-12 High School Academic Building. The site is accessed for parent drop and staff parking with an additional one way drive along East Dublin Granville Road. The staffs parking area entry drive shares access with the 2-5 parent drop-offs at the south of the 2-5 building as well as access to the parking area for the Administrative Building. The site is bounded by the MS/HS Gymnasium, Dining Building, undeveloped open green space, and the 2-5 play areas to the North, the Performing Arts Building and administrative parking areas to the East, East Dublin Granville Road to the South, and the shared MS/HS bus drive to the West. Site amenities include both staff and

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visitor parking for 160 cars, separate bus/parent student drop off areas, and a dedicated small hard surface student play area north of the building adjacent to the MS/HS Gymnasium Dining Building. Natural gas is supplied by a 1-1/4" buried gas line which enters the building along the south end of the west face adjacent to the science labs. The gas service piping runs directly south, aligned with the western face of the building, to a curb valve and box on the north side of East Dublin Granville Road. Primary electric service is supplied by 2-5" buried conduits from the MS/HS Gymnasium, Dining Building electric service which runs along the north side and south along the east side of the MS/HS Gymnasium Dining Building to a pad mounted transformer, owned by the electric company, at the north side of the 6-8 Academic Building. The emergency generator, to power life safety systems, for the 6-8 Academic Building and the MS/HS Gymnasium, Dining Building is located in the service courtyard at the northwest corner of the MS/HS Gymnasium, Dining Building. Water is provided by a 6" service from the campus 8" service that serves the 6-8 Academic Building and the MS/HS Gymnasium, Dining Building. The 6" water service enters the building along the north side at the first floor mechanical room. The site contains a buried piping downspout drainage system that loops the entire building. Communications and telephone is served by conduits which follow the campus promenade and are accessed by the communications manhole directly north of the building at the north edge of the promenade. Conduits run from the manhole into the building to several communication closets. Sanitary sewer is provided by 6" piping which exits the building along the west face at the north edge of the vehicular drive. The green space in the center of the bus loop contains several sanitary manholes which also serve the MS/HS Gymnasium, Dining Building. The east face of the building contains storm, sanitary and gas lines between the building and parking areas.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

Due to adjacencies of utility services, vehicular access drives, and dedicated green space to the south, the 6-8 Academic Building has limited opportunities for building expansion along the north academic wing only.

- Undersized outdoor play areas for the 6-8 students.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- 6-8 building is out of academic space.
- Classrooms in the high school are being used for 6-8 instruction.
- Wellness classrooms are located in MS/HS Gymnasium, Dining Building.
- Insufficient number of student lockers. Locations for additional lockers reduce corridor widths.
- Lack of large group meeting space for staff meetings or other larger groups.

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6-8 ACADEMIC BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

6-8 ACADEMIC BUILDING SUMMARY

The 6-8 Academic Building and Site will physically support an addition.

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OVERVIEW

The MS/HS Gymnasium, Dining Building, constructed in 2000, is a two story, 60,477 square foot brick clad and metal sided, sloped shingle and minimal low sloped membrane roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational and A-4 Assembly with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The Middle School total building capacity is 850 students (731 in the Academic Building and 119 in the Gymnasium/Dining Building). The building features conventional masonry partitioned spaces. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of slab on grade. The roof structure is sloped metal joists, steel decking and insulated composite panels. The roofing system is asphalt shingles with minimal areas of low-sloped membrane roofing. Physical education spaces include a competition gymnasium space with locker room support areas on a lower level. The competition gymnasium is approximately 9,600 square feet. The student dining areas are separated into two spaces, one for the middle school students and the other for high school students. A single food preparation area serves two separate serving lines which serve the two student dining areas. The middle school dining area is approximately 4,000 square feet and the high school student dining area is approximately 5,600 square feet.

CURRENT ENROLLMENT and CAPACITIES

The MS/HS Gymnasium, Dining Building currently shares enrollment with middle school and high school students. The capacity of the building is 244 students.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the MS/HS Gymnasium, Dining Building is a ducted air delivery system comprised of mezzanine mounted Air Handling Units (AHU) above the food service preparation areas with wall and cupola mounted intake and relief louvers. Cooling is provided by chillers located behind and adjacent to the first floor mechanical room in the chiller courtyard. Chilled water piping and hot water piping from the MS/HS Gymnasium, Dining Building exits the building on the northeast corner and follows the existing hard surface play area on the north and east edge then southward into the north side of the 6-8 Academic Building at the first floor mechanical room on the north side. Natural gas fired water boilers provide heated water to the AHU's and are located in the first floor mechanical room in the back of the building. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chillers, natural gas fired boilers, and circulating pumps are at capacity will not support additional loads.

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MS/HS GYMNASIUM, DINING BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

SITE DESCRIPTION and SITE UTILITIES

The site contains 3.16 acres and is located in the middle of the Learning Community Campus along East Dublin Granville Road. The site is accessed for buses and visitor parking from East Dublin Granville Road with a one way drive that also serves the 6-8 Middle School Academic Building and the 9-12 High School Academic Building. The site is accessed from an internal service drive from State Route 605 along the north side of the 2-5 Elementary Building. The site is bounded by parking and tennis courts to the North, undeveloped green space to the East, middle school and high school academic building to the South, and mechanical courtyards and undevelopable green space, due to underground utilities, to the West. Site amenities include both staff and visitor parking for 88 cars, bus drop off areas, and a small dedicated hard surface student play area east of the building. Natural gas is supplied by a 3" buried gas line, from the undevelopable green space to the west of the building, which enters the building at the north-west corner at the first floor mechanical room. Primary electric service is supplied by buried conduits, from the undevelopable green space to the west of the building, to a pad mounted transformer, owned by the electric company, within the mechanical courtyard at the rear of the building. An emergency generator, to power life safety systems, for the 6-8 Academic Building and the MS/HS Gymnasium, Dining Building is located in the service courtyard. Water is provided by a 6" service from the campus 8" service that serves the 6-8 Academic Building and the MS/HS Gymnasium, Dining Building. The 6" water service enters the building along the north side at the first floor mechanical room. The site contains a 6" water line that loops the entire building and provides service to perimeter fire hydrants. The site contains a buried piping downspout drainage system that loops the entire building. Communications and telephone is served by conduits which follow the campus promenade and are accessed by the communications manhole directly south of the building in the promenade. Conduits run from the manhole into the building to several communication closets. Sanitary sewer is provided by two (2) 6" sanitary pipes which exit the building along the south side. The green space in the center of the bus loop contains several sanitary manholes which also serve the 6-8 Academic Building.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

Due to adjacencies of utility services, vehicular access drives, parking areas and adjacent building locations, the MS/HS Gymnasium, Dining Building does not have opportunities for building expansion.

- Undersized outdoor play areas for the 6-8 students.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- 80% prepared lunch participation (MS/HS).
- 3 lunch periods (MS/HS).
- Long lines in cafeteria.
- Dry storage at capacity.
- Pizza only service line in cafeteria seating area.
- Wellness classroom in basement level.
- Wellness classroom in stage "green room".
- Former book room converted to a food line.
- Noise from gymnasium limits use of cafeteria for some activities during gymnasium events.
- Glass in gymnasium limits use for baseball and lacrosse practice.

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MS/HS GYMNASIUM, DINING BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

MS/HS GYMNASIUM-DINING BUILDING SUMMARY

The MS/HS Gymnasium, Dining Building and Site **will not** physically support an addition.

The inability for this building to support an addition is based upon the following criteria;

- Physical site area available, including easements, setbacks, and no-build zones
- Ability to provide required site amenities
- Mechanical and utility capacity or ability to provide additional required capacity
- Cost / benefit analysis of relocating existing utilities

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9-12 HIGH SCHOOL ACADEMIC BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

OVERVIEW

The 9-12 High School Academic Building, constructed in 1994 with a 2004 addition is a two story 139,933 square foot brick clad, sloped shingle roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The High School total building capacity is 1,355 students (802 in the Academic Building, 105 in the Gymnasium Dining Building, 150 in the Arts Building, 159 in the Media Building, and 139 in the Gymnasium Building). The building features conventional masonry partitioned classrooms and metal stud framed, gypsum board clad administrative spaces. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of first floor slab on grade and elevated concrete slab flooring on steel composite decking. The roof structure is sloped metal joists, steel decking and insulated composite panels. The roofing system is asphalt shingles. The average classroom area is 766 square feet. The building contains classrooms as well as the 9-12 administrative office areas.

CURRENT ENROLLMENT and CAPACITIES

The 9-12 High School Academic Building currently houses 297 ninth graders, 265 tenth graders, 311 eleventh graders, and 275 twelfth graders for a total of 1,148 students.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the original 9-12 High School Academic Building, as designed, was above ceiling heat pumps. A renovation to the HVAC system removed the above ceiling heat pump system and installed chilled and hot water fan coil units. Cooling is provided by an evaporative water cooled chiller located behind and adjacent to the Central Plant Building just north of the 9-12 Academic Building. Natural gas fired water boilers provide heated water to the AHU's. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing HVAC system for the 2004 addition to the 9-12 Academic Building is a ducted air delivery system comprised of Air Handling Units (AHU) with wall and cupola mounted intake and relief louvers. Cooling is provided by chillers located behind and adjacent to the MS/HS Gymnasium, Dining Building in the chiller courtyard. Natural gas fired water boilers provide heated water to the AHU's and are located in the MS/HS Gymnasium, Dining Building mechanical room in the back of the building. Chilled water piping and hot water piping from the MS/HS Gymnasium, Dining Building exits the building on the northwest corner and south to the north side of the 9-12 Academic Building. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chillers, natural gas fired boilers, and circulating pumps are at capacity will not support additional loads.

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K-1 ELEMENTARY BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

OVERVIEW

The K-1 Elementary Building, constructed in 2002, is a two story, 69,066 square foot brick clad, sloped shingle roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational, A-2 Assembly and A-4 Assembly with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The building capacity is 489 students. The building features conventional masonry partitioned classrooms and metal stud framed, gypsum board clad administrative spaces. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of first floor slab on grade and elevated concrete slab flooring on steel composite decking. The roof structure is sloped metal joists, steel decking and insulated composite panels. The roofing system is asphalt shingles with minimal areas of low-sloped membrane roofing. The average classroom area is 1,100 square feet in the kindergarten classrooms and 941 square feet (which includes a separate tutor area) in the first grade classrooms. Physical education and student dining share a single space of approximately 8,000 square feet which contains an operable wall to divide the space into separate spaces of 3,700 square feet for physical education and 4,300 square feet for student dining.

CURRENT ENROLLMENT and CAPACITIES

The K-1 Elementary Building currently houses 310 half day kindergarten students and 314 first grade students for a total number of students housed at any one time in the building of 469 students. The capacity of the building at any one point in time is 489 students.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the K-1 Elementary Building is a ducted air delivery system comprised of three (3) attic mounted, one mezzanine mounted, and one mechanical room mounted Air Handling Units (AHU) with wall and cupola mounted intake and relief louvers. Cooling is provided by a single 220 ton water cooled chiller located behind the building in the service courtyard. Two (2) - 2,500 MBU (thousand/BTU/Hour) natural gas fired water boilers provide heated water to the four AHU's and are located in the mechanical room in the back of the building. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing water cooled chiller and natural gas fired boilers contain design capacity for the planned eight classrooms only. Additional Air Handling Units, controls, piping, ductwork and devices would be required to distribute air into additional space.

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9-12 HIGH SCHOOL ACADEMIC BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

9-12 HIGH SCHOOL ACADEMIC BUILDING SUMMARY

The 9-12 Academic Building and Site **will not** physically support an addition.

The inability for this building to support an addition is based upon the following criteria;

- Physical site area available, including easements, setbacks, and no-build zones

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OVERVIEW

The 9-12 High School Gymnasium Building, constructed in 1994, is a one story 67,928 square foot brick and metal siding clad, sloped metal roofed building. The building is designed under Ohio Building Code (OBC) as Use Group A-3 Assembly with a Construction Classification of Type 2C (Non-Combustible / Unprotected). The High School total building capacity is 1,355 students (802 in the Academic Building, 105 in the Gymnasium Dining Building, 150 in the Arts Building, 159 in the Media Building, and 139 in the Gymnasium Building). The building features conventional masonry and metal stud framed-gypsum board clad partitions. The structure consists of a steel frame with exterior metal siding. The floor system consists of concrete slab on grade. The roof structure is sloped metal joists, steel decking, insulation and prefinished metal standing seam roofing. The competition gymnasium is approximately 13,900 square feet. The building contains a natatorium of approximately 7,400 square feet.

CURRENT ENROLLMENT and CAPACITIES

The 9-12 High School Gymnasium Building has the ability to house 139 students in the educational spaces.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the 9-12 Gymnasium Building is a ducted air delivery system comprised of Air Handling Units (AHU) with wall and cupola mounted intake and relief louvers. Cooling is provided by an evaporative water cooled chiller located behind and adjacent to the Central Plant Building just north of the 9-12 Academic Building. Natural gas fired water boilers provide heated water to the AHU's. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chillers, natural gas fired boilers, and circulating pumps are at capacity will not support additional loads.

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9-12 HIGH SCHOOL GYMNASIUM BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

SITE DESCRIPTION and SITE UTILITIES

The site contains 4.26 acres and is located on the western side of the Learning Community Campus. The site is accessed from Fodor Road with one way entry. The site is bounded by the football stadium to the North, undevelopable green space to the east, dedicated green space and the campus promenade to the South, and parking to the West. Site amenities include both staff and visitor parking for 143 cars, a single one way student drop off area, and dedicated green space to the south. Natural gas is supplied by a buried gas line which runs along the eastern side of the 2004 Academic Building and enters the Central Plant Building on the north side. Electric service is supplied by 1-5" buried conduit which runs between the 1994 and 2004 Academic Buildings, along the east side of the Central Plant Building to a pad mounted transformer behind the Central Plant Building. There is a transformer located indoors on the north-west corner of the building which serves the stadium. Water is provided by an 4" line that tee's from the 8" campus loop and enters the Central Plant Building on the south side. The site contains a buried piping downspout drainage system that loops the entire building. Communications and telephone conduit is located along the campus promenade and enters the building in several locations. Sanitary sewer is provided by 4" piping which exits the building in several locations and runs southward to the campus 8" sanitary sewer.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

Due to adjacencies of the football stadium and track, parking areas, dedicated green space, and adjacent building locations, the only opportunity for expansion of the 9-12 High School Gymnasium Building is to the west adjacent to the existing lobby area.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- Congested lobby outside gymnasium.
- Wellness classroom in weight room.
- Lack of storage areas.
- Undersized weight room.
- Lack of lockers around weight room.
- Single gymnasium lengthens practice schedules. Need for varsity, JV, and freshman for both boys and girls.

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9-12 HIGH SCHOOL GYMNASIUM BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

9-12 HIGH SCHOOL GYMNASIUM BUILDING SUMMARY

The 9-12 High School Gymnasium Building and Site **will** physically support an addition to the current lobby area adjacent to the existing gymnasium. The potential addition would alleviate congestion in the current lobby are adjacent to the current high school gymnasium. The addition may also provide additional student dining space during the school day to reduce the current population in the MS/HS Gymnasium, Dining Building.

The ability for this building to support an addition is based upon the following criteria, listed in order of evaluation;

- Physical site area available, including easements, setbacks, and no-build zones
- Ability to provide required site amenities
- Mechanical and utility capacity or ability to provide additional required capacity
- Cost / benefit analysis of relocating existing utilities

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9-12 HIGH SCHOOL ARTS BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

february 2010

OVERVIEW

The 9-12 High School Arts Building, constructed in 1994, is a one story 22,890 square foot brick clad, sloped shingle roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational with a Construction Classification of Type 2C (Non-Combustible / Unprotected). The High School total building capacity is 1,355 students (802 in the Academic Building, 105 in the Gymnasium Dining Building, 150 in the Arts Building, 159 in the Media Building, and 139 in the Gymnasium Building). The building features conventional masonry partitioned classrooms. The structure consists of a steel frame with exterior masonry composite wall construction infill and load bearing masonry construction. The floor system consists of concrete slab on. The roof structure is sloped metal joists and steel beams, steel decking and insulated composite panels. The roofing system is asphalt shingles. The building contains two large music studios of 1,500 and 2,700 square feet. The building also contains an art studio of 1,800 square feet.

CURRENT ENROLLMENT and CAPACITIES

The 9-12 High School Arts Building has the ability to house 150 students in the educational spaces. *(Refer to CURRENT – Program of Requirements)*

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the 9-12 High School Arts Building, as designed, was above ceiling heat pumps. A renovation to the HVAC system removed the above ceiling heat pump system and installed chilled and hot water fan coil units. The building contains a natural gas fired boiler for HVAC hot water and chilled water from a water cooled self contained air conditioner. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chillers, natural gas fired boilers, and circulating pumps are at capacity will not support additional loads.

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SITE DESCRIPTION and SITE UTILITIES

The site contains 5.51 acres and is located on the southwest corner of the Learning Community Campus. The site is accessed from Fodor Road with a one way entry drive which access's the parking area to the west of the building. The site is bounded by the campus promenade to the North, dedicated green space to the East, a large easement to the South at the corner of Fodor Road and East Dublin Granville Road, and parking to the West. Site amenities include both staff and visitor parking for 134 cars, a single one way student drop off area, and dedicated green space to the east and south. Natural gas is supplied by a buried gas line which runs along the western edge of the building and enters along the west face in the center of the building. Electric service is supplied by 1-5" buried conduits which run along the western side of the building. A pad mounted, utility company owned, transformer is located on the south-west corner of the building. Water is provided by 4" piping from the 8" service loop that runs along the eastern face of the building. The site contains a buried piping downspout drainage system that loops the entire building. Communications and telephone conduit is located along the campus promenade and enters the building at the northeast corner. Sanitary sewer is provided by 4" piping which exits the building on the southeast corner and ties into the 8" campus sanitary sewer to the south of the building.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

Due to adjacencies of the parking areas, dedicated green space, and adjacent building locations, the only opportunity for expansion of the 9-12 High School Arts Building is on the north side between the existing building and promenade.

- Music instruction and lack of adjacency to the Performing Arts Building.
- Art studio and adjacency to art curriculum in 9-12 High School Academic Building.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- Undersized music studios.
- Mini theater too small for many applications. Unable to seat an entire grade level. Soon unable to seat ½ grade level.
- Music studio will not accommodate entire marching band.

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9-12 HIGH SCHOOL ARTS BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

9-12 HIGH SCHOOL ARTS BUILDINGSUMMARY

The 9-12 High School Arts Building and Site **will** physically support additions. The potential additions, although physically feasible, will require educational program curriculum delivery review and adjustment which is not a part of this physical facility study.

The ability for this building to support an addition is based upon the following criteria, listed in order of evaluation;

- Physical site area available, including easements, setbacks, and no-build zones
- Ability to provide required site amenities
- Mechanical and utility capacity or ability to provide additional required capacity
- Cost / benefit analysis of relocating existing utilities

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OVERVIEW

The 9-12 Media Building, constructed in 1994, is a two-story, 24,044 square foot brick clad, sloped shingle and metal roofed building. The building is designed under Ohio Building Code (OBC) as Use Group E-Educational with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The High School total building capacity is 1,355 students (802 in the Academic Building, 105 in the Gymnasium Dining Building, 150 in the Arts Building, 159 in the Media Building, and 139 in the Gymnasium Building). The building features conventional masonry and metal stud framed-gypsum board clad partitioning. The structure consists of a steel frame with exterior masonry composite wall construction infill. The floor system consists of first floor concrete slab on grade and elevated concrete slab flooring on steel decking. The roof structure is sloped metal joists and steel beams, steel decking and insulated composite panels. The roofing system is asphalt shingles and prefinished metal standing seam roofing. The building serves as the 9-12 media center, conference space and classrooms.

CURRENT ENROLLMENT and CAPACITIES

The 9-12 High School Media Building has the ability to house 159 students in the educational spaces.

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the 9-12 High School Media Building, as designed, was above ceiling heat pumps. A renovation to the HVAC system removed the above ceiling heat pump system and installed chilled water from a water cooled self contained air conditioner. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chillers, natural gas fired boilers, and circulating pumps are at capacity will not support additional loads.

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9-12 HIGH SCHOOL MEDIA BUILDING
New Albany – Plain Local School District
Opportunities and Constraints
february 2010

SITE DESCRIPTION and SITE UTILITIES

The site contains 2.07 acres and is located on the south-west corner of the Learning Community Campus. The site is accessed by pedestrian walks that surround the dedicated green space. The site is bounded by dedicated green space to the North, the 9-12 Academic Building and green space to the East, a large easement to the South along East Dublin Granville Road, and the 9-12 Arts Building and dedicated green space to the West. Site amenities include a dedicated green space on all four sides of the building. The site contains an easement to the south is required to remain natural without improvements. Natural gas is supplied by a buried gas line which runs between the Arts Building and Media Building and enters the building on the north-east corner. Electric service is supplied by 1-5" buried conduits which runs along the northern face of the building to an electric manhole on the west side of the building. The pad mounted transformer west of the Arts Building serves the Media Building. Water is provided by a 6" service loop that is served by the campus 8" water loop and runs along the north side of the building and enters at the northeast corner. The site contains a buried piping downspout drainage system that loops the entire building. Communications and telephone conduit enter the building on the south face and are served from telephone and communications services along East Dublin Granville Road. Sanitary sewer is provided by 4" piping in two locations. The two 4" sanitary pipes exit the building along the north face, tie into a 6" line along the north face of the building and travels west tying into the 8" campus sanitary sewer piping.

KNOWN SITE DEFICIENCIES and IMPLICATIONS

Due to adjacencies of dedicated green space and adjacent building locations the 9-12 High School Media Building does not have opportunities for building expansion.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

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9-12 HIGH SCHOOL MEDIA BUILDING

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9-12 HIGH SCHOOL MEDIA BUILDING SUMMARY

The 9-12 High School Media Building and Site **will not** physically support an addition.

The inability for this building to support an addition is based upon the following criteria;

- Physical site area available, including easements, setbacks, and no-build zones

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PERFORMING ARTS BUILDING

New Albany – Plain Local School District

Opportunities and Constraints

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OVERVIEW

The Performing Arts Building, constructed in 2007, is a 35,303 square foot structure with 4,539 square feet on the lower level, 27,370 square feet on the first floor level, and 3,394 square feet on the balcony level. The building is clad with brick and cement board siding, and sloped shingle and low sloped membrane roofing. The building is designed under Ohio Building Code (OBC) as Use Group A-1 Assembly with a Construction Classification of Type 2B (Non-Combustible / Unprotected). The building features conventional masonry and metal stud framed-gypsum board clad partitions. The structure consists of steel framing with exterior masonry composite wall construction infill and load bearing masonry with brick and cement board cladding. The floor system consists of first floor slab on grade and elevated concrete slab flooring on steel decking. The roof structure is sloped metal joists and steel framing, steel decking and insulated composite panels. The roofing system is asphalt shingles with minimal areas of low-sloped membrane roofing. The building contains educational spaces available for curriculum delivery of a rehearsal studio of 1,900 square feet, two classrooms at approximately 430 square feet, and a dance studio of 1,200 square feet which

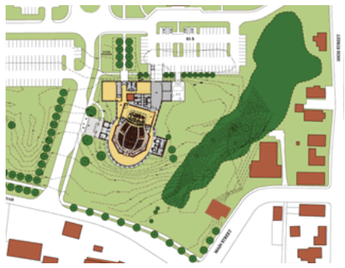
CURRENT ENROLLMENT and CAPACITIES

The Performing Arts Building has the ability to house 56 students in the educational spaces. *(Refer to CURRENT – Program of Requirements)*

BUILDING MECHANICAL DESCRIPTION and CAPACITIES

The existing HVAC system for the Performing Arts Building is a ducted air delivery system comprised of Air Handling Units (AHU), condensing units, and air conditioning units. Cooling is provided by a 166 ton water cooled chiller located behind the building in the service courtyard. Two - 2,200 MBU (thousand/BTU/Hour) natural gas fired water boilers provide heated water to the AHU's and are located in the mechanical room in the back of the building. The system provides 15 CFM per person outdoor air requirements of the Ohio Building Code.

The existing chiller and natural gas fired boilers, are at capacity will not support additional loads.



SITE DESCRIPTION and SITE UTILITIES

The site contains 5.56 acres and is located on the southeast corner of the Learning Community Campus. The site is accessed from the administration parking area and the 6-8 Academic Building parent/staff entry drive. The site is bounded by the administration parking and building to the North, retail properties along State Route 605 to the East, East Dublin Granville Road to the South, and the 6-8 Academic Building parking areas to the West. Site amenities include both shared parking with the administrative building for 88 cars, and a drop off area along the entry drive. Electric service is supplied by 2-2" buried conduits which run directly from the administration building into the first floor electrical room. Water is provided by a 6" line that taps the existing 8" water line south of the 2-5 Annex Building. The 6" water line runs east of the administration parking area and through the green space north of the building into the north-east corner of the building. The site contains a buried piping

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downspout drainage system that loops the entire building. Sanitary sewer is provided by 6" piping from the east side of the building to the existing 8" campus sanitary line on the eastern edge of the property line.

KNOWN BUILDING DEFICIENCIES and IMPLICATIONS

Current identified building deficiencies identified include the following;

- Location makes it difficult for daily use by middle school or high school.
- Classroom spaces within the building are too small for a 25 student class.
- Community uses of nearly the entire building limit the ability to have classes "permanently" occupy a space.

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PERFORMING ARTS BUILDING
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PERFORMING ARTS BUILDING SUMMARY

The Performing Arts Building and Site will not physically support an addition.

The inability for this building to support an addition is based upon the following criteria;

- Physical site area available, including easements, setbacks, and no-build zones
- Ability to provide required site amenities

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