

EASTWOOD LOCAL SCHOOLS



Community Meeting No.2

June 17, 2026

Facilitated by



Welcome



Brian Hughes
Superintendent



2026 general timeline

February 12

Task Force Meeting #1

February 16

Building & site assessment validation review

February 18

Program of Requirement (POR) Meeting

March 4

Task Force Meeting #2

March 24

Task Force Meeting #3

April 15

Community Meeting #1

April 28

Task Force Meeting #4

May 28

Task Force Meeting #5

→ **June 15**

Community Meeting #2

June 25

BOE review & potentially approve OFCC master facility plan

July 9

OFCC Commission approves master facility plan

July 20

State Controlling Board approves master facility plan

November 3

Earliest ballot opportunity

Task Force Members

Brianna Allegier
Carolyn Ashby
Jason Back
Corey Bettenbrock
Jillan Bodey
Matt Bostdorff
Roger Bostdorff
Dr. Bratwurst
Matthew Brinker
Jaycee Brown
Nichole Brown
Jared Cooper
Ashley Culp
David Dennis
Dwight Fertig
Sarah Frank

Gary Gardner
Janel Gerwin
AJ Haas
Nick Hannan
Denny Helm
Andrew Hemminger
Jamie Henline
Trent Henline
Adam Hoffmann
Brian Hughes
Jim Kieper
Dean Krukemyer
Rebecca Krukemyer
Kevin Leady
Monica Leppelmeier
Amy Miller

Christy Miller
Dan Mundrick
Brian Myers
Skip Recker
Brian Sabo
Nikki Sabo
Brytanne Strayer
Jason Unger
Garrett Vetter
John Wagner
Missy Wagoner
Katie Ward
Luke Ward
Corey Weiland
Arik Witker
Kyle Wright

Agenda



Recap:
Why we're here



Preferred
Design Option



Cost
Review



Next Steps

We are



- Established 1993 in Minster
- Top 50 K-12 planning & design firm; 130+ professionals
- No. 1 in U.S. for Client Experience



An aerial photograph of a suburban area, including a stadium, schools, and roads, is shown with a semi-transparent blue overlay. The text "Why are we here?" is centered in white. A red horizontal line is positioned below the text. Various labels are visible on the map, including "FREEDOM FIELD AT JERRY RUTHERFORD STADIUM", "BEDROCK AT 42"-60\"", "LUCKEY ROAD/CO RD 11", "EASTWOOD HIGH SCHOOL", "EASTWOOD MIDDLE SCHOOL", "EASTWOOD ELEMENTARY SCHOOL", and "SUGAR RIDGE ROAD".

Why are we here?

Eastwood's challenge

What does the
“Eastwood Experience”
look like today?

- Traditional classrooms
- Limited collaboration space
- Minimal dedicated breakout areas
- Technology used primarily for productivity

Bridging the gap with
**facilities that support
the experience**

- Flexible Learning Spaces
- Dedicated Collaboration Spaces
- Technology Enhanced Classrooms
- Dynamic Learning Environments

What is the
“Eastwood Experience”
of tomorrow?

- Student-centered interactive lessons
- Innovative content creation
- Enhanced teamwork
- Real world problem solving
- Ability to adapt to rapidly changing technology

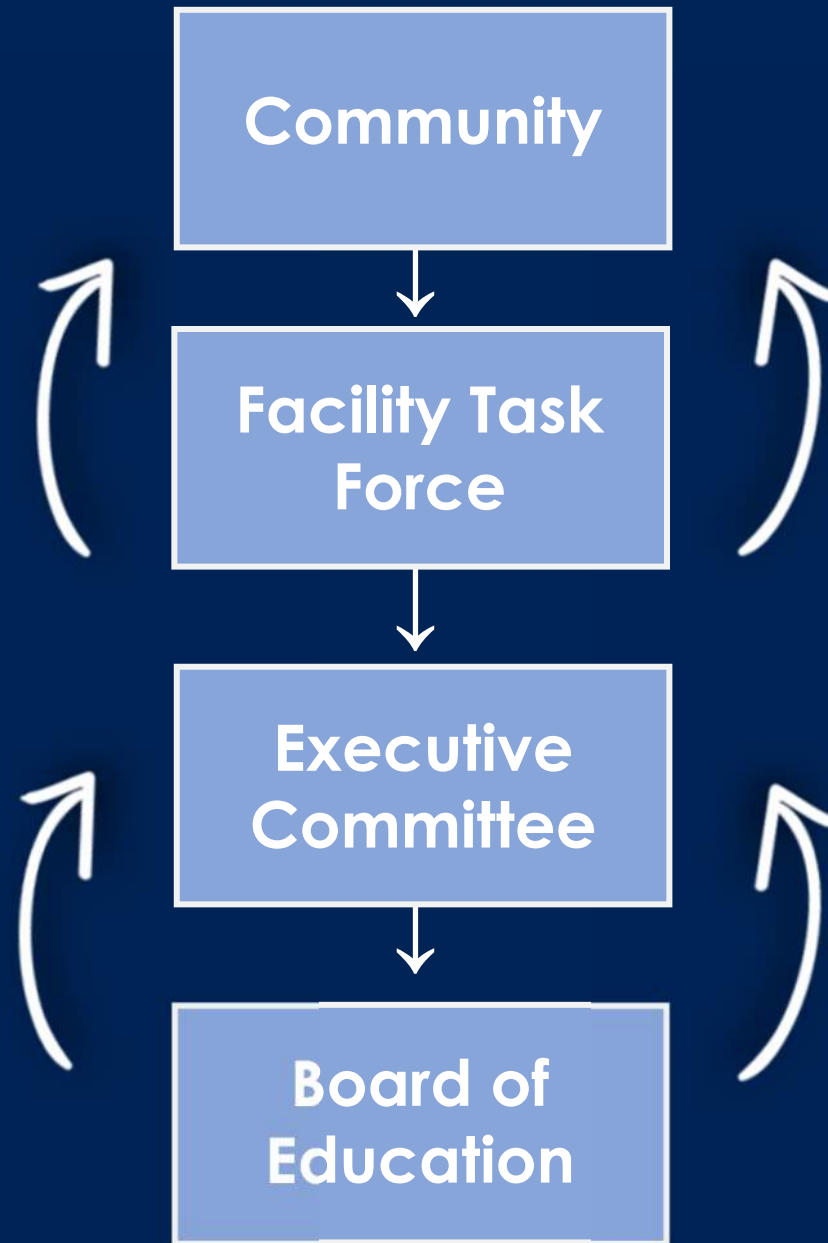


Planning process

Guiding principles

- ▶ Heavy emphasis on transparency
- ▶ Open, community-driven process
- ▶ No predetermined outcomes

Who's who in facility planning process





**Facilities
Construction
Commission**

The Ohio Facilities Construction Commission (OFCC) manages Ohio's school facility programs that provide support for construction and renovation of public K-12 schools.



**Facilities
Construction
Commission**



Enrollment



Facility
assessments



Master plan

Eastwood's Enrollment

- ▶ The 10-year state projection anticipates a slight decline
- ▶ In 2025, rural districts throughout Ohio lost 2.2% on average
- ▶ 1,423 students in PK-12 in 2030-2031 for Master Facility Plan
- ▶ **For districts with less than 1,500 students, the OFCC recommends a single building solution**

Current facilities



Current facilities (MS & HS)

- ▶ The high school (9-12) opened in 1961
- ▶ A high school addition project in 2000 added an academic wing, gymnasium, locker rooms, weight room and the Eagle's Nest
- ▶ The middle school (*5-8) opened in 1970
- ▶ *Currently, 5th grade utilizes the MS for lunch / specials

Facility assessments

1. Heating system
2. Roofing
3. Ventilation/air conditioning
4. Electrical systems
5. Plumbing and fixtures
6. Window
7. Structure: foundation
8. Structure: walls and chimneys
9. Structure: floors and roofs
10. General finishes
11. Interior lighting
12. Security systems
13. Emergency/egress lighting
14. Fire alarm
15. Handicapped access
16. Site condition
17. Sewage system
18. Water supply
19. Exterior doors
20. Hazardous material
21. Life safety
22. Loose furnishings
23. Technology

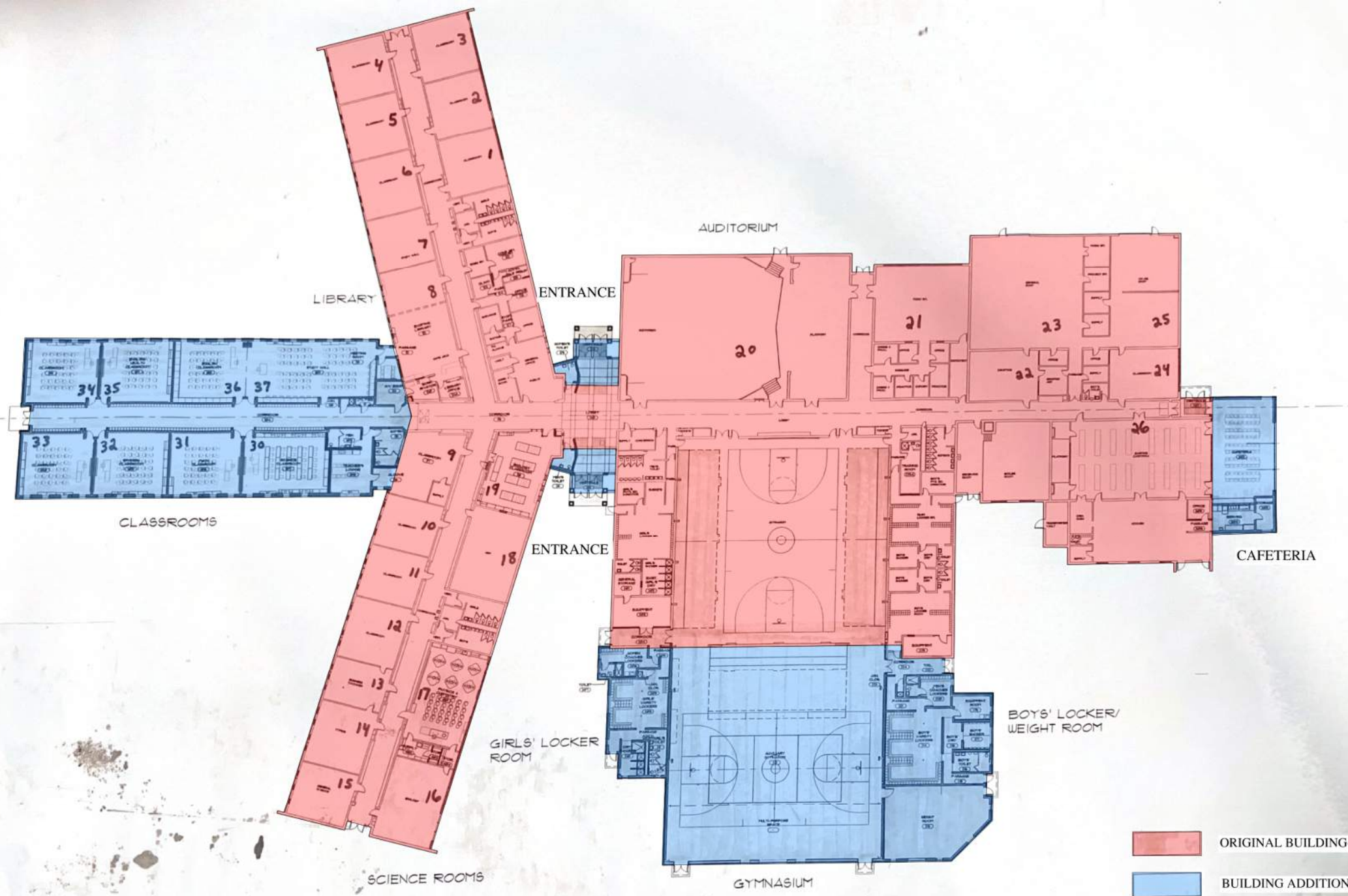
Existing conditions



Existing High School Building

RED
is original building
from 1961

BLUE
was added
in 2000



Existing High School

▶ \$33.0 million to renovate the High School

Heating system	\$6.7 million
General finishes	\$4.3 million
Electrical	\$3.8 million
Roofing	\$1.7 million

▶ 74% Renovate to Replace Ratio

-The OFCC recommends replacing when over 66%

Existing Middle School Building



Existing Middle School

- ▶ **\$22.8 million to renovate the Middle School**

Heating System	\$4.4 million
General Finishes	\$2.9 million
Electrical	\$2.5 million
Roofing	\$1.3 million

- ▶ **77% Renovate to Replace Ratio**
 - The OFCC recommends replacing when over 66%

Renovation Costs

- ▶ To renovate **BOTH** the High School and the Middle School to code and required standards:

\$55.0 million - \$57.0 million

Renovation life expectancy – 25 years

New construction life expectancy – 50 years+



Segment 2 CFAP Master Facility Plan

Add 100,111 sq. ft. to Elementary to make PK-12,
total size 180,922 sq. ft.

Abate/Demolish Pemberville ES (optional)

Abate/Demolish Eastwood MS (optional)

Abate/Demolish Eastwood HS (optional)

\$49,041,057 co-funded cost

\$31,386,276 Local Share (64%)

\$17,654,781 State Share (36%) Maximum state contribution

Eastwood's footprint today

As of today, the Elementary,
Middle School and High School
combine for a total of

244,941

square feet



Eastwood's potential footprint

- New 5-12 building
- Keep existing HS gym, auditorium, surrounding spaces
- Eastwood PK-4 elementary school

297,741

square feet



Priority rankings activity

Garage sale stickers

\$5

\$3

\$2

\$1

50¢

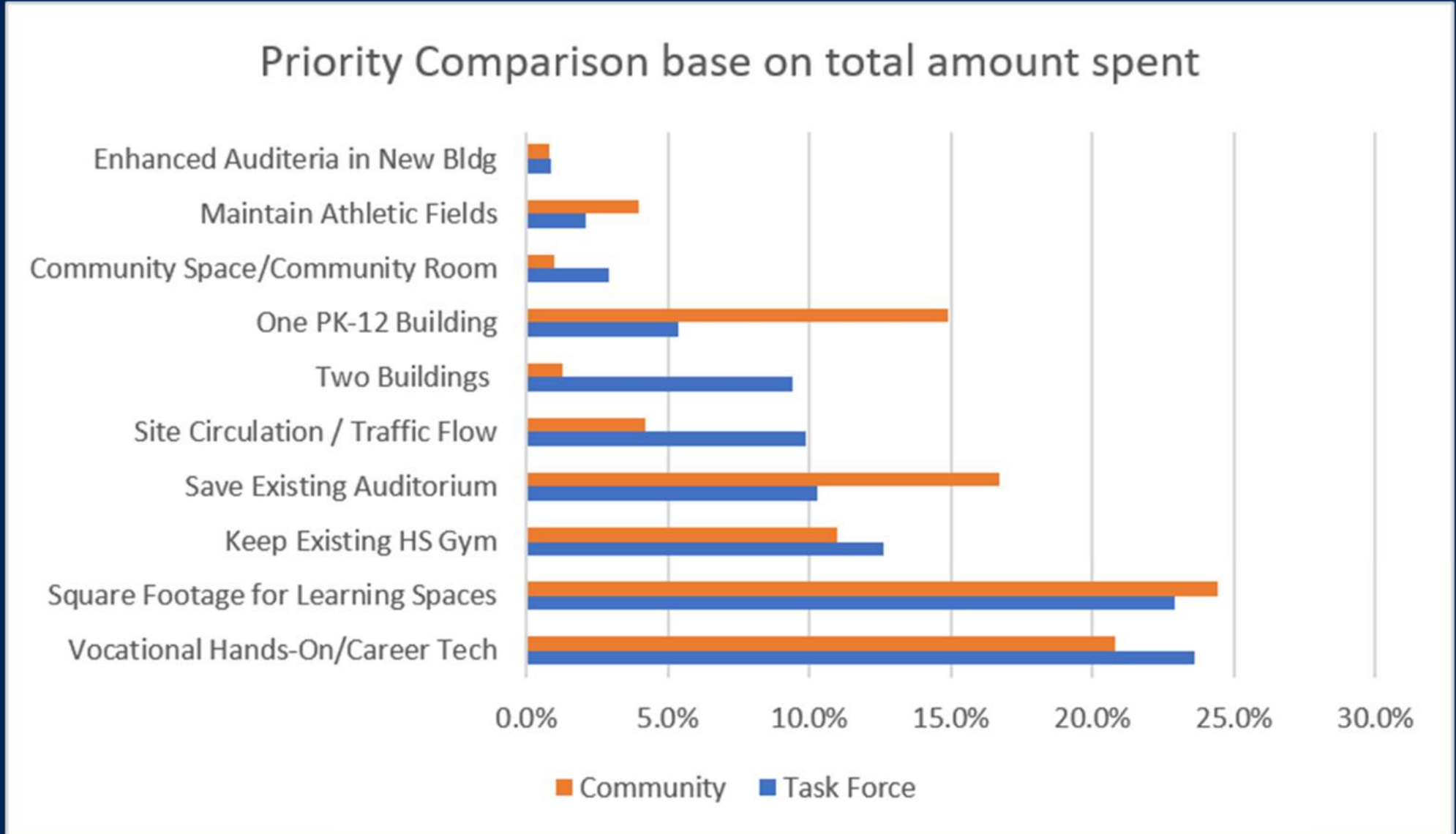


Priority Options

- Two separate buildings
- One PK-12 building
- Save existing HS auditorium
- Enhanced auditoria in new building
- Site circulation / traffic flow
- Vocational/career-tech space
- Keeps existing HS gym
- Square footage for learning spaces
- Maintain athletic field location
- Community space/room
- Other

Security/Safety is #1 and
will be at the forefront of
every decision

Priority rankings results



The Eastwood campus

Design the site
activity





Preferred Design Option

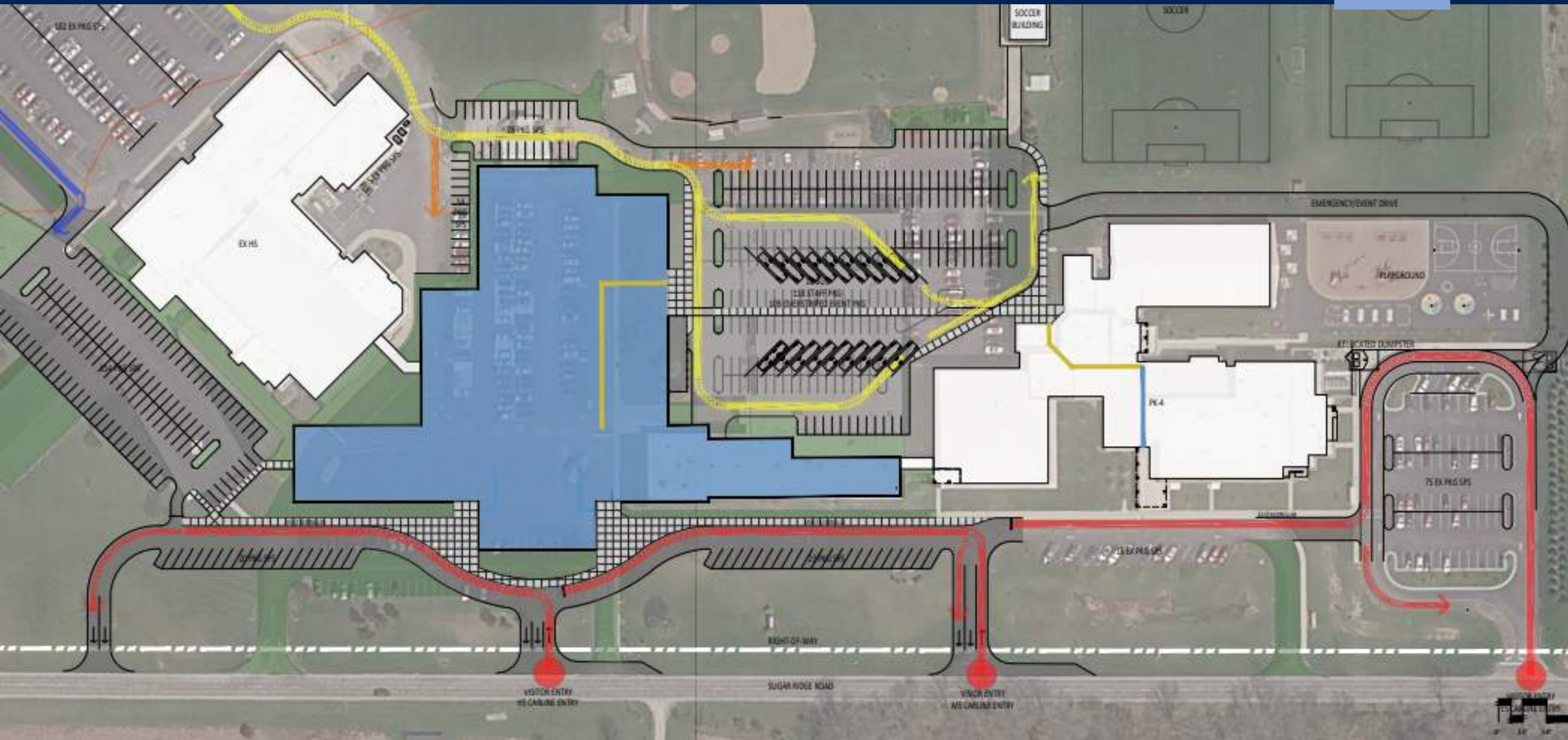
COLUMBIA BLUE OPTION

- BUS
- CARLINE
- STAFF
- STUDENT

PARKING
215 CO-FUNDED SPACES
+290 EXISTING SPACES
+109 OVERSTRIPPED EVENT SPACES
+102 LFI SPACES
716 PROPOSED PARKING
[EXISTING SPACES=536]



COLUMBIA BLUE OPTION



What's included

- 48,580 sf of classrooms, special education and academic support spaces (11,715 sf for 5th graders)
- Separate space for MS and HS media center, art, instrumental, computer rooms
- Vocal room
- 16,300 sf HS competition gym (+/-1,600 seats) with 4 locker rooms
- HS life skills lab
- MS tech lab (Wagner)
- New offer for STEM for MS and HS
- HS Ag-Ed lab with CAD lab adjacent



Cost Review

Segment 2 CFAP Base Master Facility Plan

Add 100,111 sq. ft. to Elementary to make PK-12,
total size 180,922 sq. ft.

Abate/Demolish Pemberville ES (optional)

Abate/Demolish Eastwood MS (optional)

Abate/Demolish Eastwood HS (optional)

\$49,041,057 co-funded cost

\$31,386,276 Local Share (64%)

\$17,654,781 State Share (36%) Maximum state contribution

* Updated to 2026 costs



New Project Costs

Upgrades,
additional SF, etc.

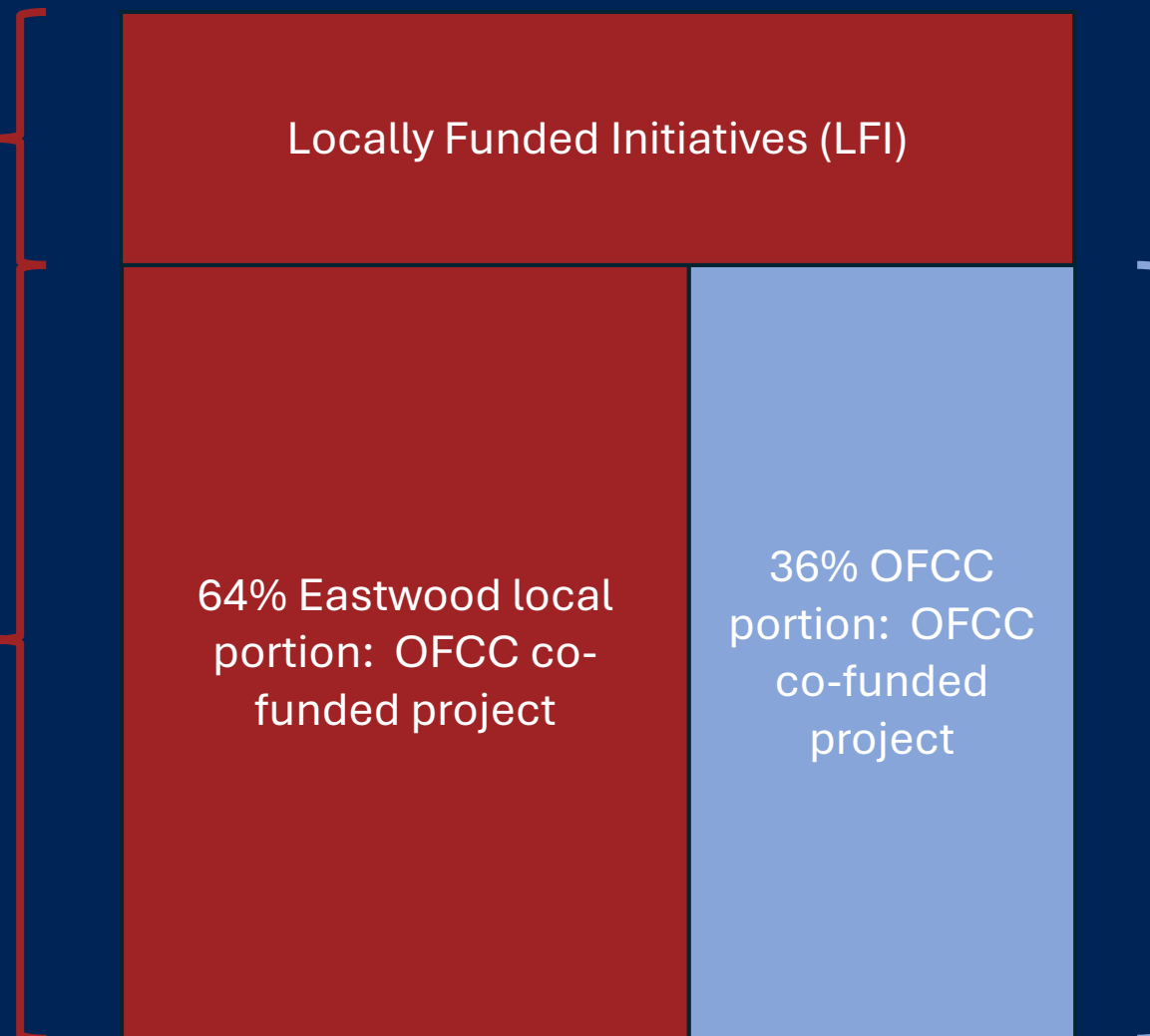
Locally Funded Initiatives (LFI)

OSDM-bound
square footage and
programming

64% Eastwood local
portion: OFCC co-
funded project

36% OFCC
portion: OFCC
co-funded
project

OSDM-bound
square footage and
programming



New Project Costs

OFCC total co-funded project cost:	\$49,041,057
Local share (64%)	\$31,386,276
State share (36%)	\$17,654,781

co-funded square footage (100,111 SF @ +/- \$453/SF)	\$45,341,105
emergency responder radio system	\$ 141,157
fire pump allowance	\$ 62,069
site safety access allowances (1 at \$300,000)	\$ 300,000

Abatement / demolition of existing school buildings (co-funded):	
Pemberville elementary abate / demo	\$ 578,928
middle school building abate / demo	\$ 928,838
high school building abate / demo	\$ 1,688,959

Additional Costs (LFIs)

Locally Funded Initiatives (LFIs) – Integral to Building

(100% local district costs above and beyond OSDM)

additional LFI square footage – academic (56,966 sf @ \$455/sf)	\$25,919,530
standing seam metal roofing system (110,000 sf @ \$15/sf)	\$1,650,000
terrazzo flooring in commons & event corridors (20,000 sf @ \$25/sf)	\$500,000
brick veneer upgrade (0.4% of total sf @ \$5/sf)	\$314,155
interactive monitor upgrades (67 monitors @ \$3,000 each)	\$201,000

Additional Costs (LFIs)

Locally Funded Initiatives (LFIs) – Site

(100% local district costs above and beyond OSDM)

miscellaneous site demo. & improvements (utilities, infrastructure)	\$500,000
parking above OSDM minimum (\$1,500/space x 156 spaces)	\$234,000
additional driveway around Elementary School	\$100,000
off-site roadway contingency allowance	\$300,000
bedrock contingency allowance	\$250,000
well and/or water collection and storage system allowance	\$1,000,000

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Existing HS Costs (LFIs)

Locally Funded Initiatives (LFIs) – Existing Buildings to Remain

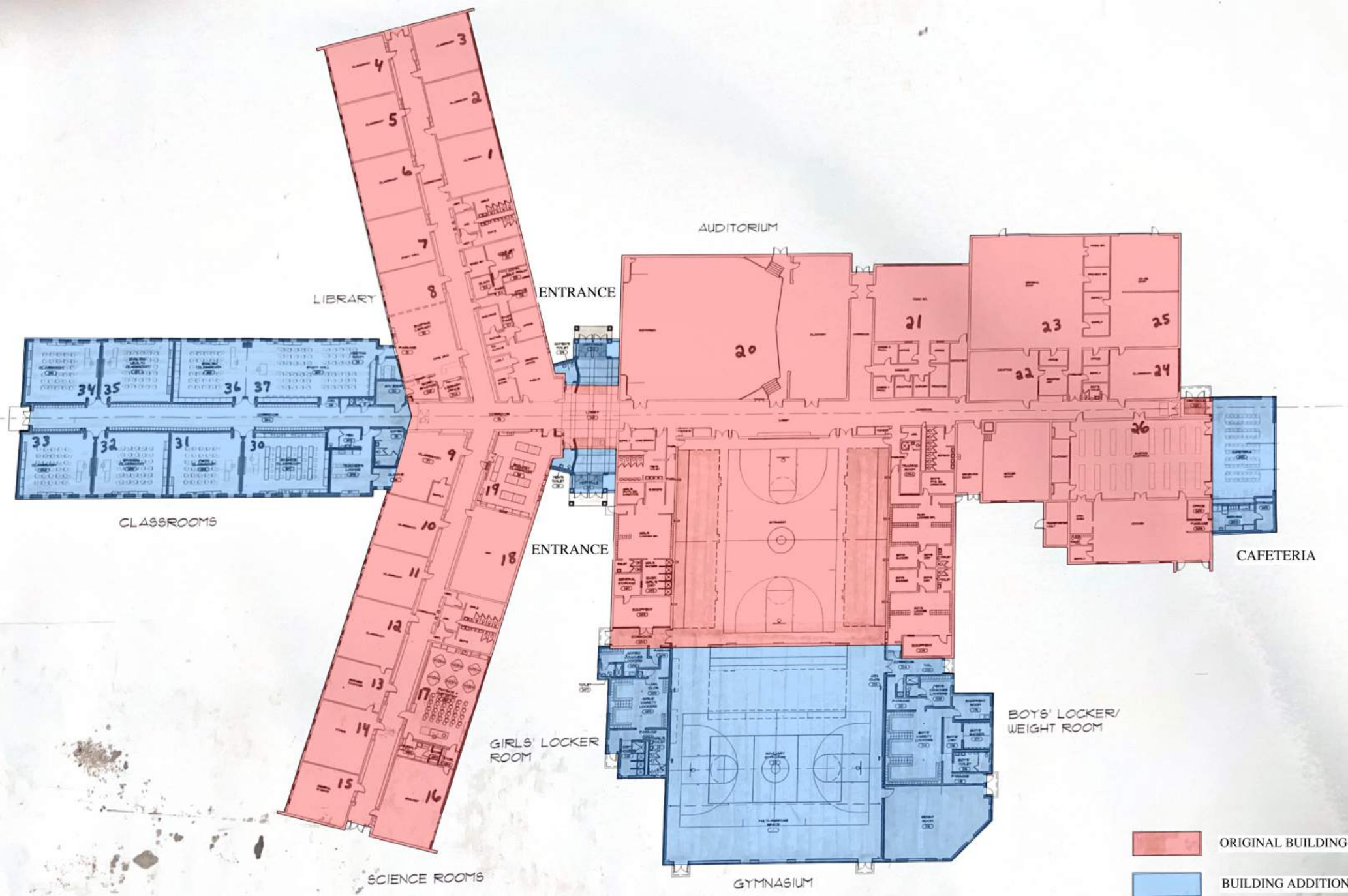
(100% local district costs above and beyond OSDM)

button-up of existing HS building (after partial demolition occurs)	\$150,000
existing HS renovations - HVAC, electrical upgrades, and associated ceiling revisions associated with upgrades	\$6,883,095
existing HS renovations – roof replacement	\$1,316,766
existing HS renovations – Auditorium upgrades	\$1,015,700
existing HS renovations - district office, board room, and conference room reprogramming	\$708,726
existing HS renovations – misc. auxiliary gym renovations	\$210,000
future building connector to HS (after OFCC project complete)	\$500,000

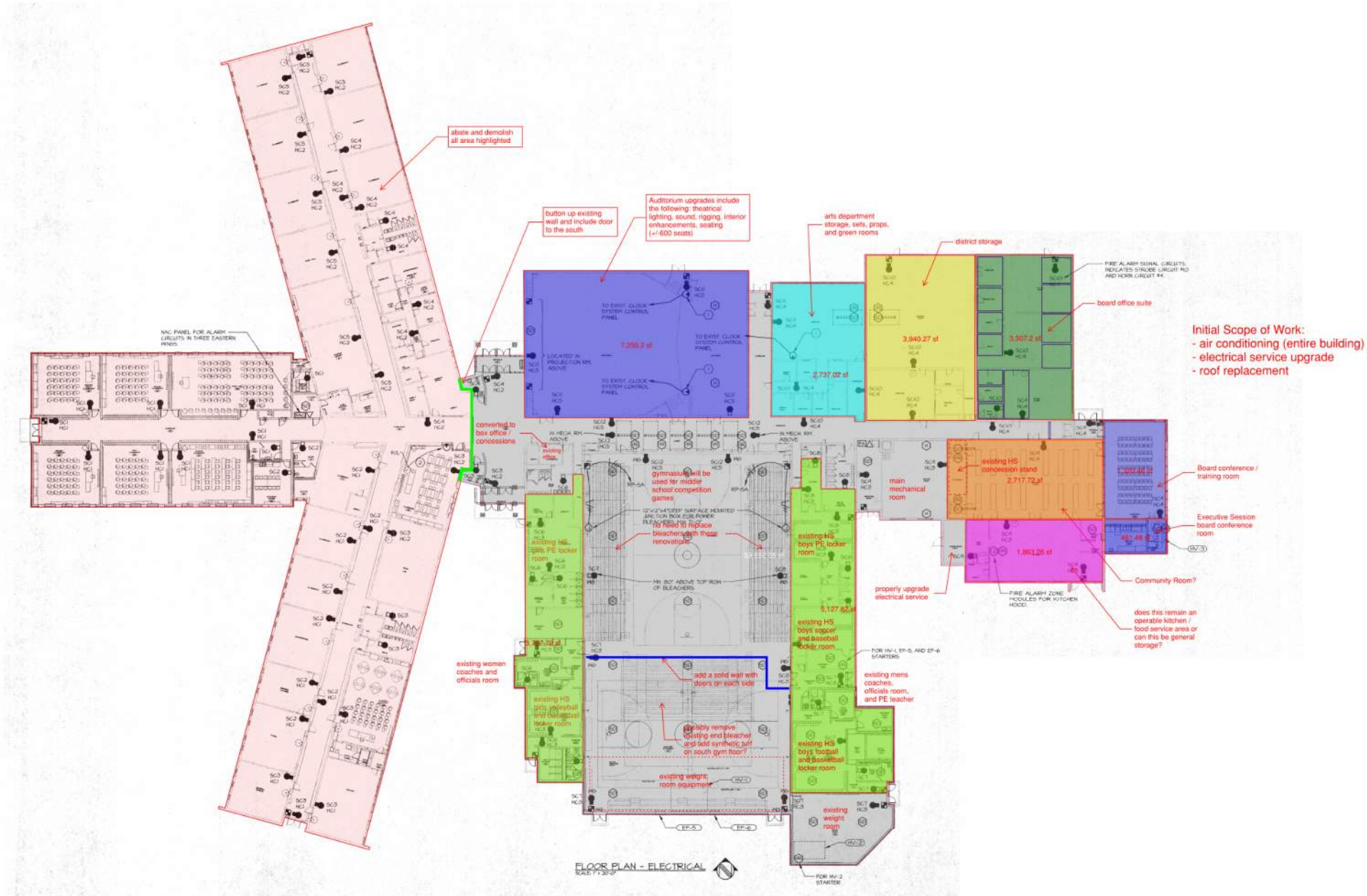
Existing High School Building

RED
is original building
from 1961

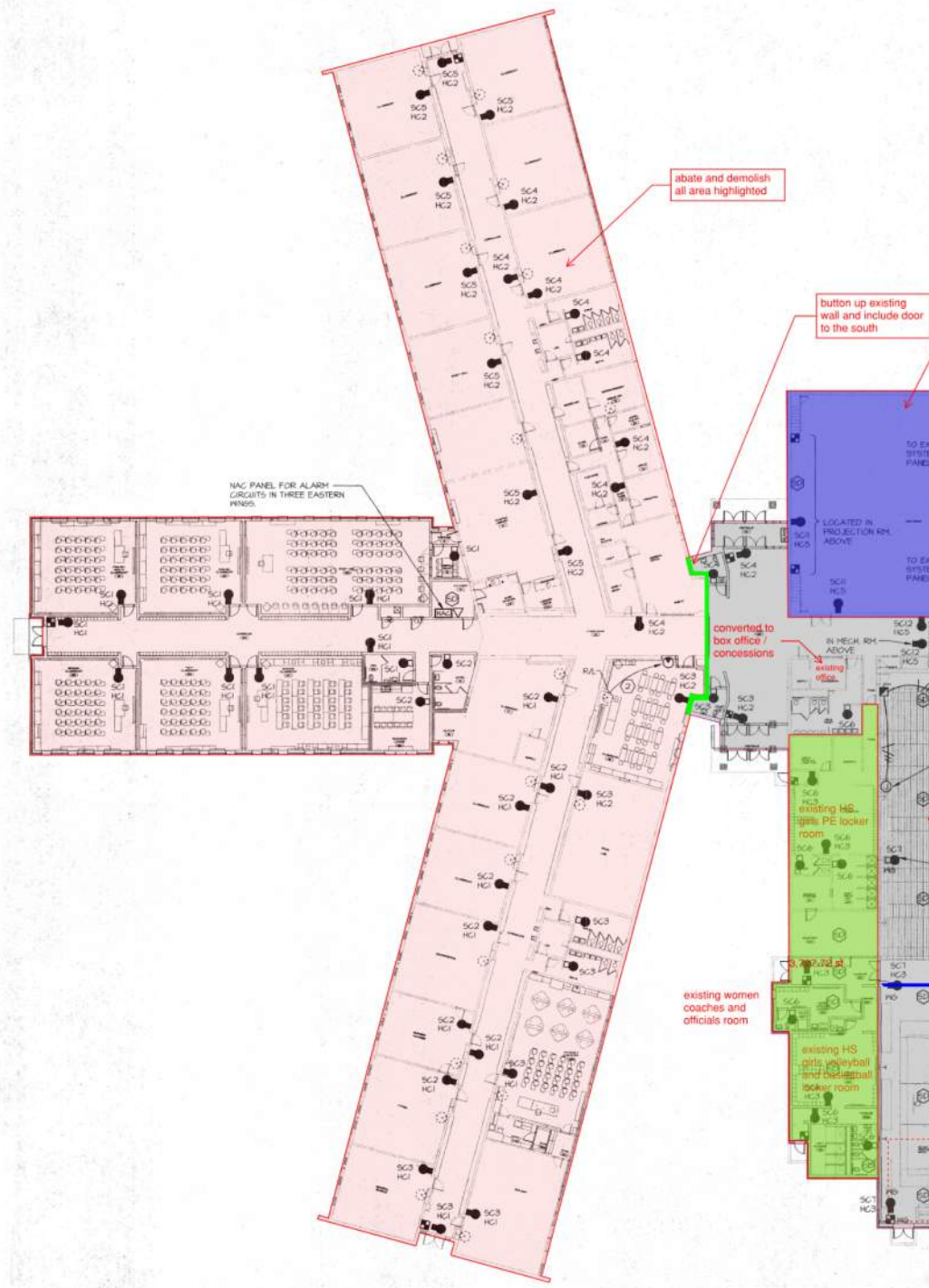
BLUE
was added
in 2000



Existing High School Building

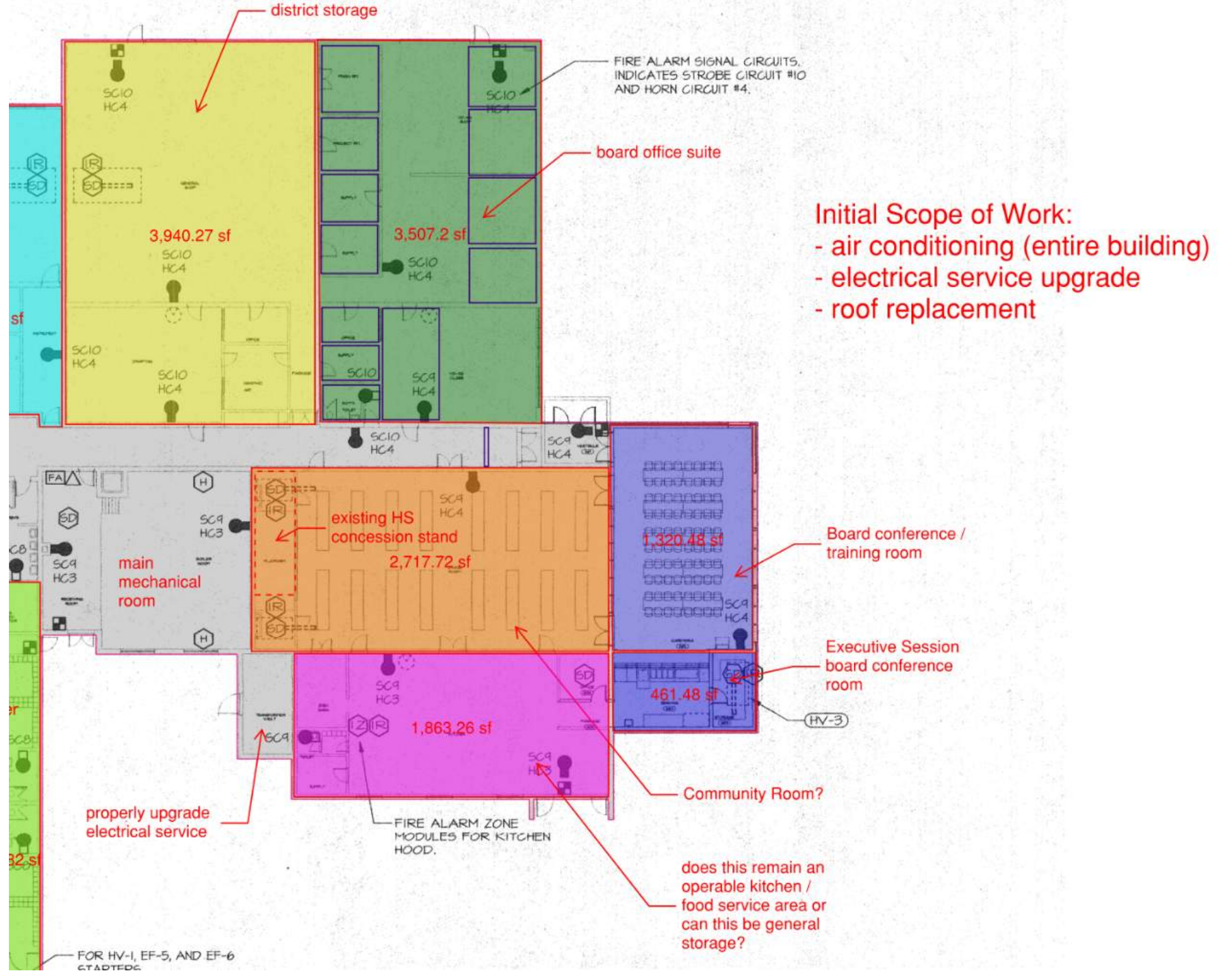


Existing High School Building

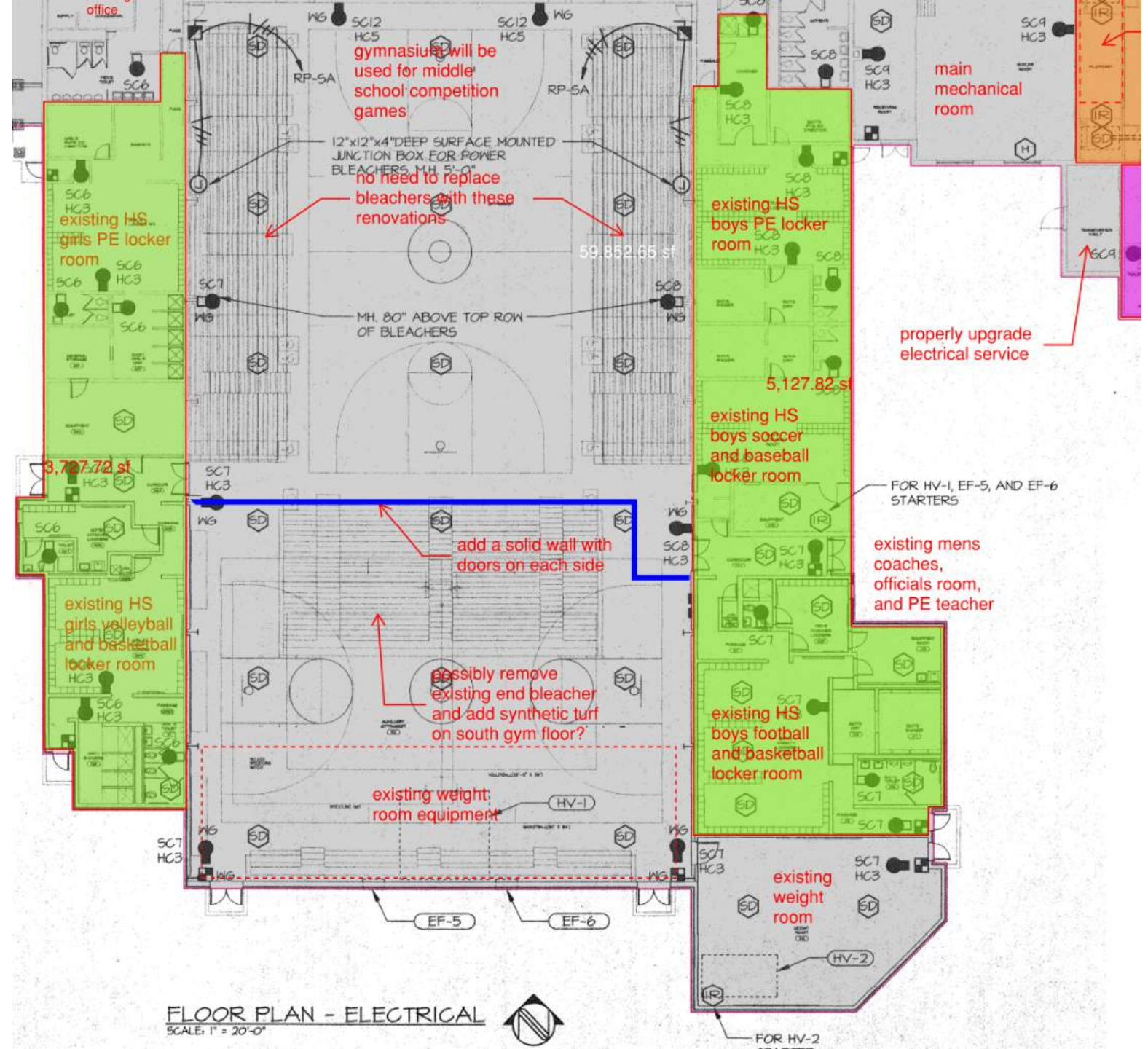


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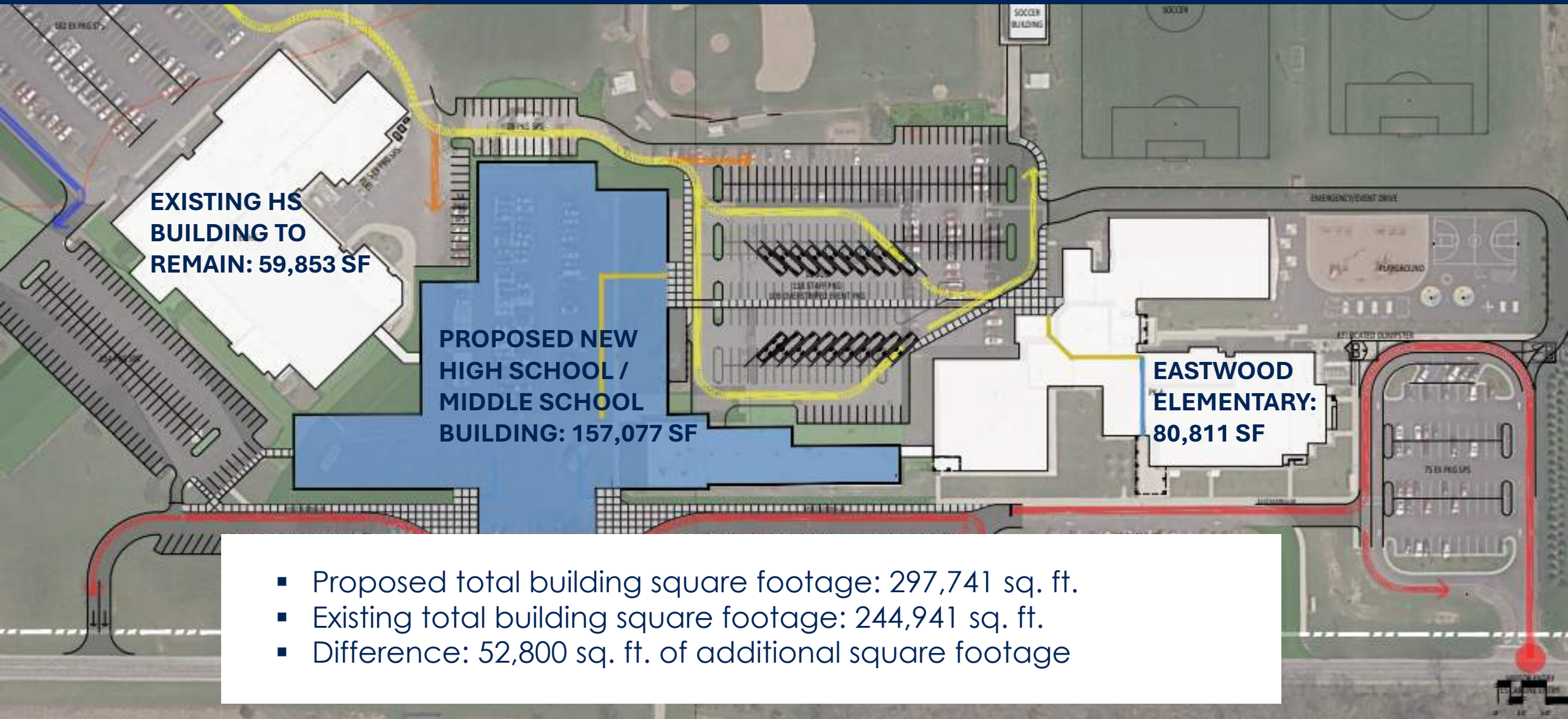
Existing High School Building



Existing High School Building



Columbia Blue Option



Additional Costs (LFIs)

Locally Funded Initiatives (LFIs) – Miscellaneous

(100% local district costs above and beyond OSDM)

construction phasing / logistics premium

\$500,000

Additional Costs (LFIs)

Locally Funded Initiatives (LFIs) – Miscellaneous (NOT INCLUDED)

(100% local district costs above and beyond OSDM)

waterline extension (outside levy project)	\$3,000,000
modular classrooms – 50 students per unit (temporary)	\$100,000/unit

Project Costs

Co-funded Project Cost (local cost only)	\$31,386,277
Locally Funded Initiatives (LFIs) – integral to building	\$28,584,685
Locally Funded Initiatives (LFIs) – site	\$2,384,000
Locally Funded Initiatives (LFIs) – existing buildings to remain	\$10,784,287
Locally Funded Initiatives (LFIs) – miscellaneous	\$500,000
10% inflation / contingency for LFIs	\$4,225,297
District's project cost	\$77,864,546
State's project cost	\$17,654,780
Total project cost	\$95,519,326



Financing Structure Review

District financing alternatives

Eastwood Local School District Combined Earned Income Tax & Bond Issue

Combined Income Tax & Bond Issue

Earned Income Tax Rate	30 Year COPS Borrowing Capacity	Bond Issue Size	Bond Issue Millage	Cost Per \$100,000 Appraised Value	Total Project
0.50%	\$22,900,000	\$37,100,000	4.33	\$152	\$60,000,000
0.50%	\$22,900,000	\$42,100,000	4.91	\$172	\$65,000,000
0.50%	\$22,900,000	\$47,100,000	5.50	\$193	\$70,000,000
0.50%	\$22,900,000	\$52,100,000	6.08	\$213	\$75,000,000
0.50%	\$22,900,000	\$55,100,000	6.43	\$225	\$78,000,000

COP assumptions: 30 year income tax backed COPS, current market rates as of 6/16/26, 5 year call option, 0% growth years 1-5 then 1.00% after, 1.03x coverage ratio, capitalized interest and no principal in year 1 to account for ramp up in collections
Bond Issue assumptions: 2026 AV (\$441.1 M), 37 years, 4.75% interest rate assumption)



Preliminary financing estimates provided by Sudsina & Associates, LLC.

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→ **June 15**

Community Meeting #2

June 25

BOE review & potentially approve OFCC master facility plan

July 9

OFCC Commission approves master facility plan

July 20

State Controlling Board approves master facility plan

November 3

Earliest ballot opportunity

Next steps

PLANNING

June 2026

July 2026

July – November

November 2026

February-March 2027

Board review and approve master plan with OFCC

Final ballot language and resolutions complete

District shares information with community

November ballot date

Bond issuance

POST-BOND

January-December 2027

Late fall 2027

Late summer 2029

Fall 2029

Design

Construction to begin (early site package only first)

Construction completion

Occupancy of new building

EASTWOOD LOCAL SCHOOLS



Questions & Answers



creategm.com



EASTWOOD LOCAL SCHOOLS



Thank you!



creategm.com

