



# Built on Tradition. Designed for Tomorrow.

## MASTER FACILITIES PLANNING

Eastwood Local Schools has been thoughtfully exploring the future of our facilities for many years, with a focus on creating learning environments that best support our students now and into the future.

This work is centered on ensuring students have safe, welcoming, and effective spaces that support collaboration, hands-on learning, and preparation for life after graduation. As education continues to evolve, so do the spaces needed to support it.

Today's students—primarily from Generation Z and Generation Alpha—are growing up in a world shaped by constant access to technology, global connectivity, and rapidly changing career pathways. Effective learning environments support not only academic growth, but also critical thinking, problem-solving, social-emotional development, and the executive functioning skills needed for success in life and work.

As student needs continue to evolve, it is important to consider how well our current facilities support this type of learning. Today, our district operates a mix of facilities, including the elementary school, middle school, and high school. These buildings have served generations of Eastwood students well, and our maintenance team has taken great care in keeping them safe and functional. However, with the middle school now 56 years old and portions of the high school reaching 65 years of age, these facilities require increasing maintenance and ongoing updates. Because of this, the district has begun a formal process to study facility needs, gather input, and explore options for the future.



## Facilities Master Planning Process



Gather input



Assess current facilities



Explore options



Develop design concepts



Create a Master Facilities Plan



Eastwood Local Schools began exploring the future of its facilities in 2023 in partnership with the Ohio Facilities Construction Commission (OFCC). Since that time, the district has worked to gather input and information through Facilities Task Force meetings, community meetings, staff surveys, site visits, and facility assessments.

Community input gathered



In December 2025, the Board of Education voted to enter into a contract with Garmann Miller to support the next phase of this work. That phase provided the district with the information needed to make informed decisions before committing to detailed architectural plans or construction. The process focused on understanding facility needs, exploring options, evaluating potential impacts through assessments of current facilities, developing design concepts, and creating a Master Facilities Plan that included cost estimates, conceptual renderings, and a projected timeline.

Community input gathered



In June 2026, the Board of Education approved the district's Master Facilities Plan, allowing the project to move into the next phase of the process.



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## Facility Planning Timeline

2023

**September 20:** Initial communication with OFCC  
**November 1:** Facilities Task Force meeting  
**December 7:** Facilities staff survey

2024

**January:** Site visits conducted for middle and high school staff and administration  
**February 1:** Meeting with OFCC  
**February 6:** Facilities Task Force meeting  
**May 20:** Facilities Task Force meeting  
**July 2:** Facilities meeting to review three new construction options  
**August 5:** Administrative in-service focused on staff visioning  
**August 19:** Staff in-service on district vision and future planning  
**September 3:** Staff in-service focused on aligning instruction to the district vision  
**September 25:** Community visioning session and special Board of Education meeting

2025

Engaged Garmann Miller to refine options and develop a Master Facilities Plan

2026

**February 12:** Facility Task Force meeting  
**February 16:** Facility assessment validation  
**March 4:** Facility Task Force meeting  
**March 24:** Facility Task Force meeting  
**April 15:** Community meeting  
**April 28:** Facility Task Force meeting  
**May 28:** Facility Task Force meeting  
**June 17:** Community meeting  
**June 25:** Board of Education approves final Master Facilities Plan and project scope  
**June 25:** Board of Education passes first resolution to go on the ballot Nov. 3  
**July 8:** Board of Education passes second resolution to go on the ballot Nov. 3  
**July 9:** OFCC Commission approval of Master Facilities Plan  
**July 20:** State Controlling Board approval of Master Facilities Plan  
**November 3:** On the ballot for local funding for Master Facilities Plan



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## EASTWOOD LOCAL SCHOOLS MASTER FACILITIES PLANNING



### Listening to Our Community

Community and staff feedback have been central to this process. The district has gathered input in a variety of ways, including a 48-member Facilities Task Force, community meetings, a districtwide survey, feedback collected through exit tickets at community sessions, and building tours.

#### FEEDBACK SOURCES



48-member  
Facilities Task Force



Community  
meetings



Districtwide  
survey



Exit-ticket  
feedback



Building  
tours

#### CONSISTENT THEMES WE HEARD



Ensure safe, welcoming  
learning environments for  
all students



Create flexible, modern  
spaces that support  
collaboration and hands-on  
learning



Expand career technical,  
vocational, and STEM  
learning opportunities



Prepare students for success  
in both college and career  
pathways



Right-size learning spaces  
to effectively meet student  
needs



Incorporate natural light  
and adaptable design to  
enhance learning



Maintain valued facilities,  
including the high school  
gym and auditorium



Improve site circulation and  
traffic flow for safety and  
efficiency



Focus on long-term,  
sustainable solutions for the  
future



These insights continue to guide the district's planning process and help ensure future decisions reflect the needs of students, staff, and the broader Eastwood community.



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## Our Current Facilities

School facilities play an important role in supporting student learning. As buildings age and educational needs evolve, it becomes important to evaluate how well current spaces support instruction, safety, and daily operations.



### Elementary School (K-5)

- Opened in 2017.
- Consolidated Pemberville and Luckey Elementary Schools.



### Middle School (6-8)

- Built in 1970.
- More than 50 years old with increasing maintenance needs.
- Original heating and ventilation systems have exceeded their expected service life and require replacement, including the addition of air conditioning.
- Roof has exceeded its expected service life and requires full replacement.
- Electrical system requires replacement and cannot support future classroom technology needs.
- Foundation drainage and waterproofing improvements are needed to address water infiltration.
- Exterior walls and chimneys require repairs.
- Security, fire alarm, fire suppression, and exterior lighting systems need replacement to meet current Ohio School Design Manual guidelines.
- Portions of the building do not meet current accessibility standards.



### High School (9-12)

- Built in 1961.
- Addition completed in 2000 added an academic wing, gymnasium, locker rooms, weight room, and the Eagle's Nest.
- Major building systems are nearing the end of their lifespan.
- Original heating and ventilation systems require replacement, including the addition of air conditioning.
- A significant portion of the roof requires replacement.
- Foundation drainage and waterproofing improvements are needed to address water infiltration.
- Portions of the original building do not meet current accessibility standards.
- Facility assessments identified the need for major building system upgrades to meet current Ohio Building Code and Ohio School Design Manual standards.

## CHALLENGES:



Aging infrastructure  
(HVAC, roofing,  
electrical, plumbing)



Limited space for  
modern instructional  
practices



Opportunity for  
improved safety and  
security features



Inflexible classroom  
layouts that limit  
collaboration



Increasing  
maintenance costs  
over time



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## RECOMMENDED FACILITY IMPROVEMENTS

In addition to these ongoing challenges, recent facility assessments have identified several significant system priorities in both the high school and middle school buildings. At the high school, major investments are required to address heating and ventilation systems, interior finishes, electrical infrastructure, roofing, and technology issues. The middle school faces similar needs, including updates to heating systems, electrical infrastructure, roofing, interior finishes, and technology.



Emergency crawl space repairs identified in spring 2026 required an investment of approximately

**\$185,000.**

## OFCC RENOVATION ESTIMATES



APPROX.  
**\$33  
MILLION**

to renovate the  
high school



APPROX.  
**\$22.8  
MILLION**

to renovate the  
middle school



APPROX.  
**\$55  
MILLION**

total estimated  
renovation cost

## RENOVATION VS NEW CONSTRUCTION



Renovation would  
extend usable life by  
approximately  
**25 YEARS**



New construction is  
designed with a  
**50-YEAR**  
life expectancy



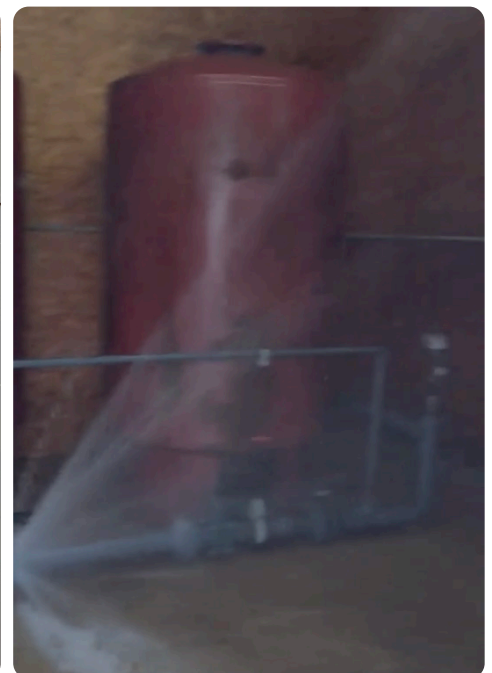
A look inside the High School crawl space. While the identified joist has been repaired, additional structural needs are anticipated in the High School and Middle School crawl spaces.



The Middle School roof is expected to need replacement within the next five years.



Middle School electrical panel. Replacement parts for this aging equipment are no longer manufactured, making repairs and component replacement increasingly difficult.



August 2026 leak at watershed where pump from well comes up.



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## EASTWOOD LOCAL SCHOOLS MASTER FACILITIES PLANNING

A key part of master planning is understanding how well current facilities support today's learning experiences. While many school buildings were designed for more traditional instruction, today's classrooms emphasize collaboration, hands-on learning, communication, critical thinking, and real-world problem solving. This creates a need to ensure our facilities align with and support the evolving Eastwood educational experience.

Today's learners are growing up in a rapidly changing world and preparing for careers that may not yet exist. Our schools are placing greater emphasis on helping students develop the knowledge and skills needed for future success, including collaboration, communication, adaptability, and real-world application of learning.

### AN IDEAL LEARNING ENVIRONMENT



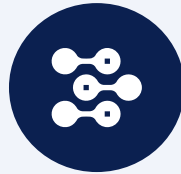
Hands-on, project-based learning



Collaboration and teamwork



Flexible, adaptable learning spaces



Integration of technology

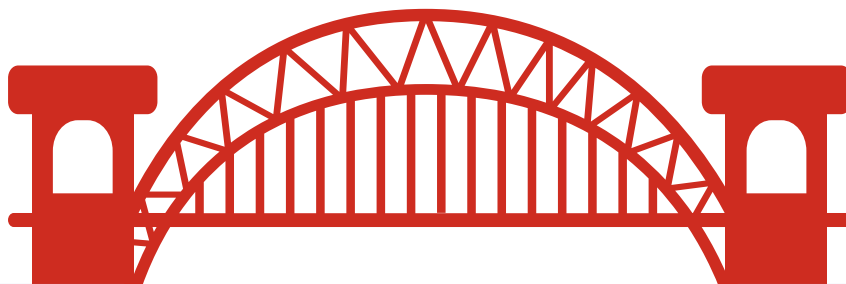


Career-focused, real-world experiences



Development of interpersonal and problem-solving skills

### 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



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## Facilities Plan Recommendation

After considering multiple options, incorporating recommendations from the Facilities Task Force, and reviewing community feedback, **the Eastwood Local Schools Board of Education approved the following Master Facilities Plan on June 25, 2026:**



Construct a new building serving students in grades 5–12, designed to support modern learning, career-focused programming, technology integration, and flexible instructional spaces.



Continue utilizing the elementary school, which was extensively renovated and reopened in August 2017.



Repurpose portions of the current high school facility by removing the academic wing while renovating and preserving key spaces such as the gymnasium, auditorium, and cafeteria for community use.

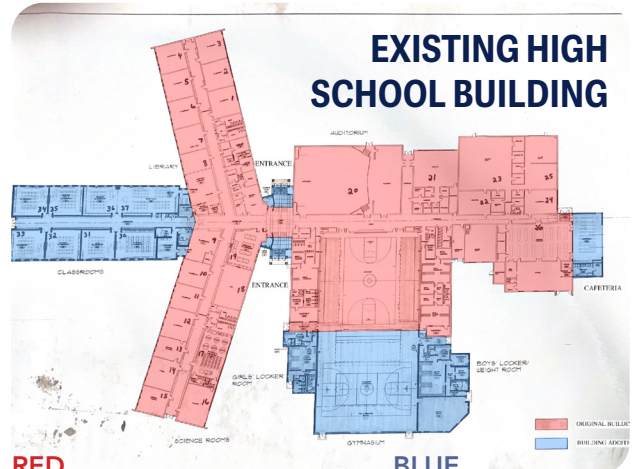


Convert existing high school classroom areas into Board of Education offices, district administrative offices, and community-use spaces, allowing the district to maximize existing resources while reducing overall project costs.



Provide dedicated spaces for STEM, the arts, career-technical programs, athletics, agricultural education, and collaborative learning to better prepare students for college, careers, and future workforce opportunities.

This recommendation was developed through a comprehensive review of facility needs, educational priorities, financial considerations, and input gathered throughout the planning process.



**RED** is original building from 1961 **BLUE** was added in 2000

## PRIORITIES IDENTIFIED THROUGHOUT THE PROCESS



Hands-on and career-tech learning opportunities



Adequate instructional space



Preservation of key community spaces



Improved site circulation and traffic flow



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## How the OFCC Partnership Supports Eastwood's Facility Planning

### How School Facility Projects Are Funded

School facility projects of this scale are typically funded through a combination of local and state resources. The Ohio Facilities Construction Commission (OFCC) is the state agency that works with public school districts across Ohio to help fund the construction and renovation of school buildings.

Local funding, often through a bond issue, allows a district to invest in long-term improvements while also making it eligible to receive state support through the OFCC. Without local participation, the state does not provide funding for these types of projects.



Contribution  
**\$17.65 million**



Local contribution

**\$77.86 million**

Local share includes both the district's portion of the OFCC project and additional locally funded improvements identified through the planning process.

### Why OFCC Recommends a Single-Building Solution



OFCC provides guidance to help districts align facility plans with enrollment and long-term needs.



For districts with fewer than **1,500 students**, OFCC typically recommends a single-building solution.



Eastwood's 10-year enrollment projection estimates approximately 1,423 students in grades PK–12 by the 2030–2031 school year, placing the district within this range.



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## What Happens Next

EASTWOOD VOTERS WILL CONSIDER A COMBINED FUNDING PROPOSAL THAT INCLUDES A BOND ISSUE AND AN EARNED INCOME TAX TO SUPPORT THE PROPOSED BUILDING PROJECT.



BALLOT DATE:

**November 3, 2026**

1



Voters consider the combined funding proposal.

2



If approved, the ballot issue would provide **\$77.86 million** in local funding for the proposed project.

3



Voter approval would also allow the district to receive **\$17.65 million** in funding from the OFCC.

4



The project can move forward with both local and state support.



## STAY INFORMED

Additional information about the planning process is available on the district's Facilities Updates webpage at

[www.eastwoodschoools.org/facilities-updates](http://www.eastwoodschoools.org/facilities-updates)