

Worthington City School District Board Meeting January 14, 2019



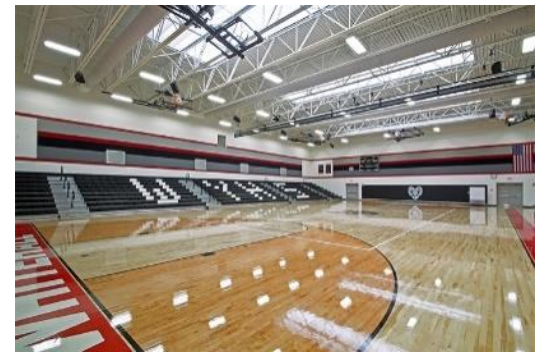
Schorr Architects, Inc. (SAI)

SAI

- Established in 1988
- (17) employees
- 99% of all work has been public projects
- Over (560) projects for (37) School Districts across Ohio
- Began working with Worthington City Schools in 1998, and have been involved in (40) projects
- 85% of our projects are for repeat clients

Tony Schorr, AIA, President

- Principal Architect and Primary Contact
- (36) years of experience providing architectural services
- Principal Architect for (30) years on over 1,200 projects
- Role: Oversee schedule, budget and quality control. Participate in majority of design meetings



Community Design Alliance (CDA)

CDA (Associate Architects)

- Lead programming, conceptual design and building design
- Interior Designer, including furniture
- Over (40) projects for School Districts across Ohio
- (7) employees

Michael Dingeldein, AIA, LEED AP, CNU-A, Owner

- (34) years of experience
- Established in CDA 2012 after retiring as Principal Partner and Vice President from SHP
- Involved in over \$1.5 billion in public and private projects
- Role: Lead programming and schematic design stages



Consultants

Roger D. Fields Associates - MEP Engineering

Sands Decker - Civil Engineering & Survey

SMBH, Inc. - Structural Engineering

Reitano Design Group - Food Service Design

M-Engineering - Technology Design





Founded in 1945

Columbus - Based
Fourth Generation Family Business
74 years in Business (est. 1945)
80% of clients are repeat customers
8.6 miles from WEC!



SAFETY FIRST!



Ruscilli's Safety Record	2015	2016	2017
OSHA Recordable Incident Rates (RIR)	1	0	3.25
Lost Time Accidents (LTR)	0	0	0
Fatalities	0	0	0
Experience Modification Rate (EMR)	.55	.51	.49
Industry Average	1.00	1.00	1.00





Canal Winchester High School
Dublin City Schools (Multiple Projects)
Ohio Expo Center Agriculture Pavilion
SWCS Buckeye Woods Elementary School
SWCS Darby Woods Elementary School
Whitehall Beechwood Elementary School
Whitehall Etna Road Elementary School
Whitehall Kae Avenue Elementary School
Whitehall Rosemore Middle School
Whitehall-Yearling High School
Worthington City Schools!



Leadership



Tony Ruscilli, LEED AP
President and Principal-In-Charge
28 Years of Experience



Bill Mullett, LEED AP
Senior Project Manager
19 Years of Experience

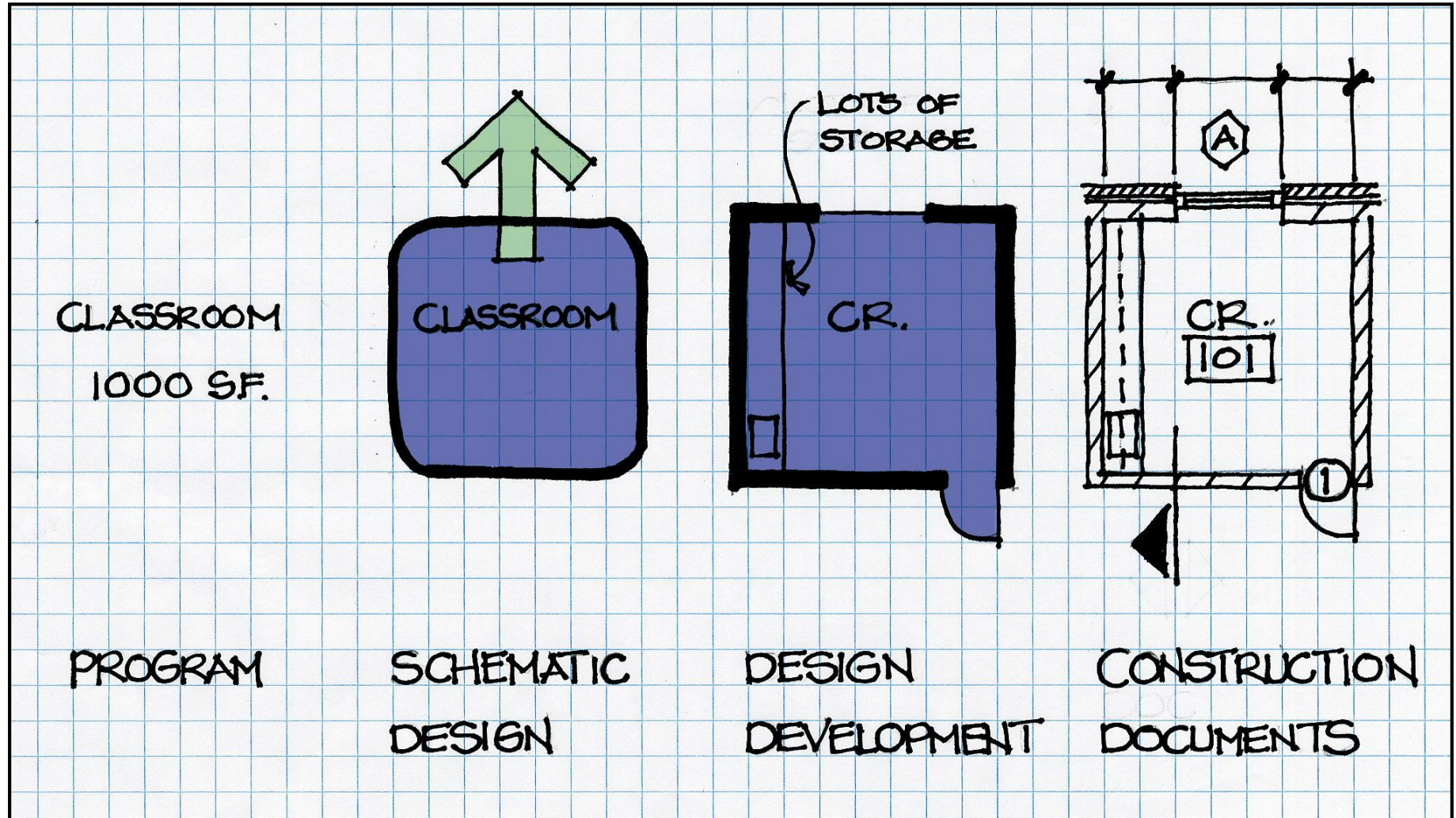


Significant K-12 Education Experience

- 286 Schools
- 21 Districts
- Over \$3 Billion!



The Design Process



Programming and Concept Design

CHAPTER 2: BRACKETING

SUMMARY OF SPACES

The following is an example of three sizes of middle schools.

The examples are intended to assist in the development of the summary of spaces.

EXAMPLE	450 Students	600 Students	750 Students
	SF	SF	SF
Grade Configuration: 6-8			
Number of Students	450	600	750
Square Feet Per Student	151.00	142.88	141.00
Total Gross Square Feet Funded	67,950	85,725	105,750
PROGRAM AREA			
M-AC Academic Core Spaces	18,450	24,450	29,850
M-SE Special Education Spaces	1,750	2,350	3,700
M-AD Administrative Spaces	2,237	2,705	3,415
M-MC Media Center Spaces	3,795	4,473	5,145
M-VA Visual Arts Spaces	1,400	1,450	2,700
M-MU Music Spaces	1,600	2,900	3,000
M-TE Technology Education Spaces	1,450	1,450	2,750
M-FCS Family and Consumer Science Spaces	0	1,200	1,200
M-PE Physical Education Spaces	9,300	10,325	11,100
M-SD Student Dining Spaces	4,150	4,300	5,732
M-FS Food Service Spaces	1,825	2,350	2,875
M-CU Custodial Spaces	300	400	500
M-BS Building Services	14,960	18,876	23,304
Facility Total	61,216	77,229	95,270
Construction Factor	0.11	0.11	0.11
Gross Square Feet Developed	67,950	85,725	105,750

WORKSHEET

Enter Grade Configuration:		652	
Enter Student Capacity:		141.00	
Square Feet Per Student from Page 2000-3			
Total Gross Square Feet Funded		91,932	
SELECT ONE → <input type="radio"/> Single Story Building <input checked="" type="radio"/> Multistory Building			
Plus Vertical Circulation (for Multistory Buildings) Area Allowable		934	
Total Adjusted POR Gross Square Footage		92,866	
PROGRAM AREA	New SF	Existing SF*	TOTAL SF
M-AC Academic Core Spaces	23,700	0	23,700
M-SE Special Education Spaces	4,150	0	4,150
M-AD Administrative Spaces	3,825	0	3,825
M-MC Media Center Spaces	4,802	0	4,802
M-VA Visual Arts Spaces	1,355	0	1,355
M-MU Music Spaces	3,200	0	3,200
M-TE Technology Education Spaces	2,000	0	2,000
M-FCS Family and Consumer Science Spaces	1,200	0	1,200
M-PE Physical Education Spaces	10,888	0	10,888
M-SD Student Dining Spaces	4,535	0	4,535
M-FS Food Service Spaces	2,532	0	2,532
M-CU Custodial Spaces	450	0	450
M-BS Building Services	21,117	0	21,117
Facility Total	83,754	0	83,754
Construction Factor (11% multiplied by the facility total)	0.11	na	na
Actual Gross Square Feet Developed	92,864	0	92,864
Minus existing Oversize Area from Master Plan	0		
Adjusted Existing Area	0		
Total Adjusted Gross Square Footage Developed (without Oversize Area)			92,864
Difference of SF developed from SF allowable			(-386)

NOTES

1. Existing Gross Square Feet taken from assessment report.

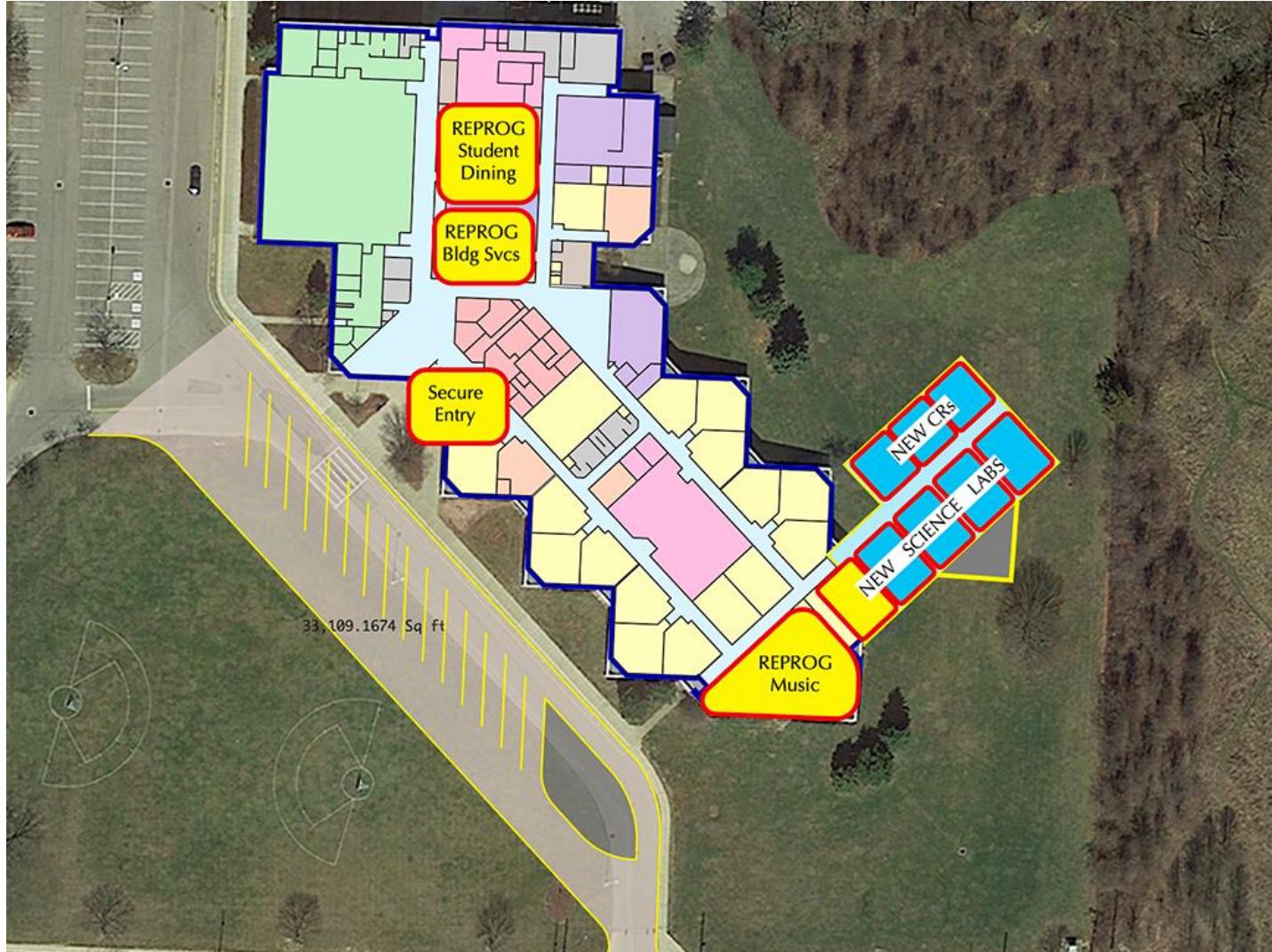
2. Oversize Area also taken from assessment report.

* The Existing SF column is only used in projects where there are to be building additions.

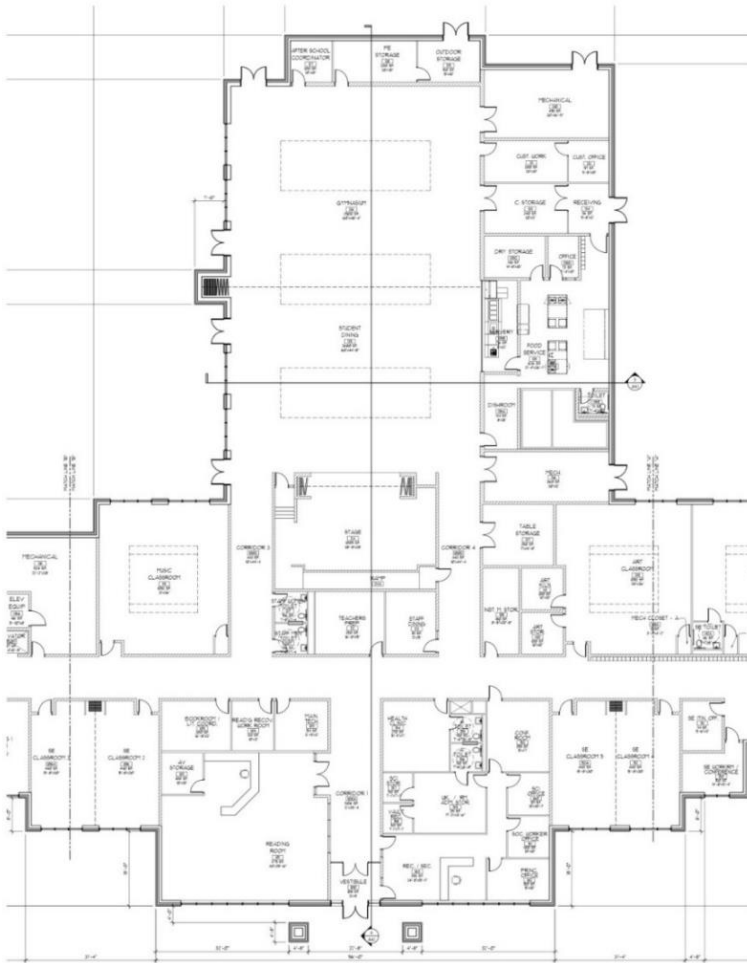
- Programming Committee Meetings
- Site Design Committee Meeting
- Community Meetings to update the status of the project and to review conceptual floor plan and site options
 - January 30th: McCord/ Perry/Phoenix at McCord
 - January 31st: Worthingway/ Kilbourne at Worthingway
- February 11th: Update School Board on status of the project and review conceptual floor plan and site options
- Submit documents to the Ohio Facilities Construction Commission (OFCC) for review



Concept Design



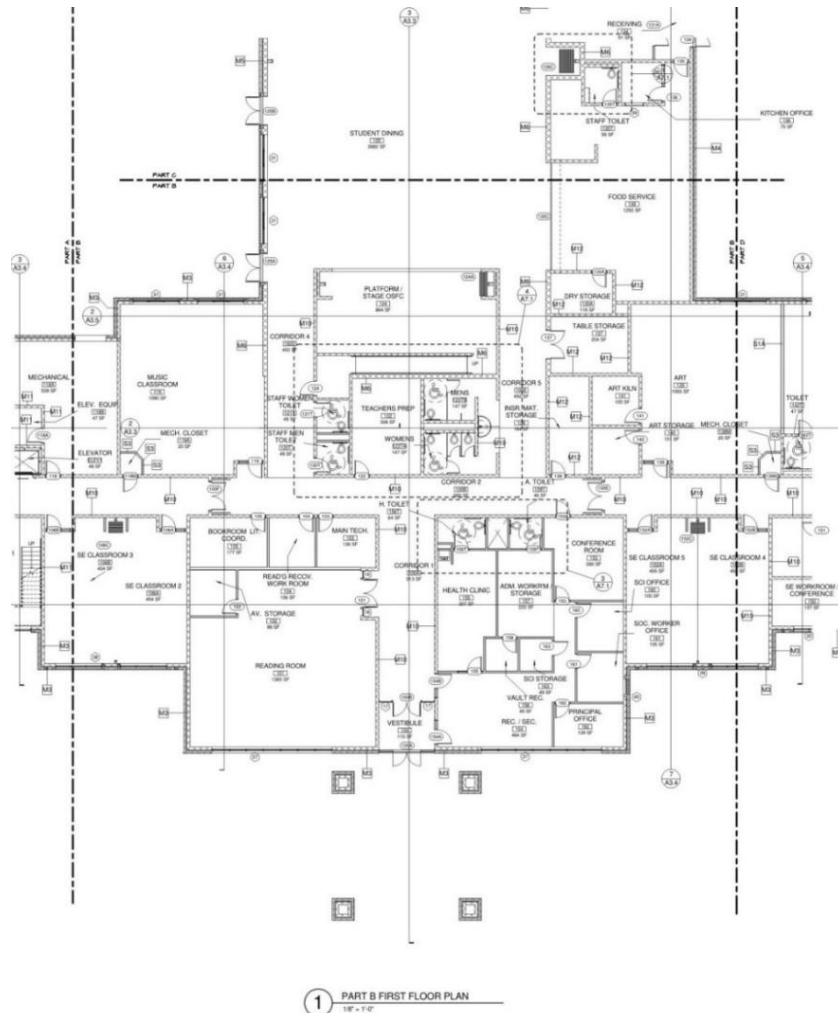
Schematic Design



- Site Design Committee Meetings
- Focus Group Meetings (academics, school administration, physical education, media center, food service, etc.)
- Community Meetings to update the status of the project and to review schematic floor plans, site plans, and exterior elevations
- Meetings with District Administration regarding various building systems
- Present to School Board
- Submit documents to Construction Manager at Risk (CMR) for review and for estimating
- Submit documents to the OFCC for review



Design Development



- Site Design Committee Meetings
- Meetings with District Administration to review various building systems and materials and to review documents
- Focus Group Meetings (as needed)
- Community meetings to update the status of the project and to review floor plans, site plans and 3D images of the interior and exterior spaces
- Present to School Board
- Submit documents to Construction Manager at Risk (CMR) for review and for estimating
- Submit documents to the OFCC for review



Design Development Section

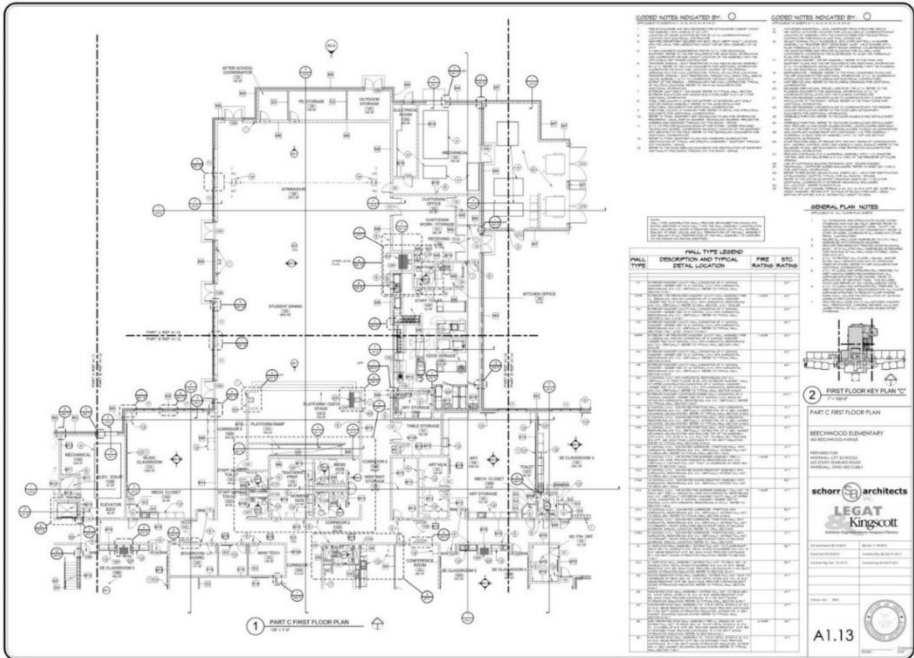


Design Development Perspective

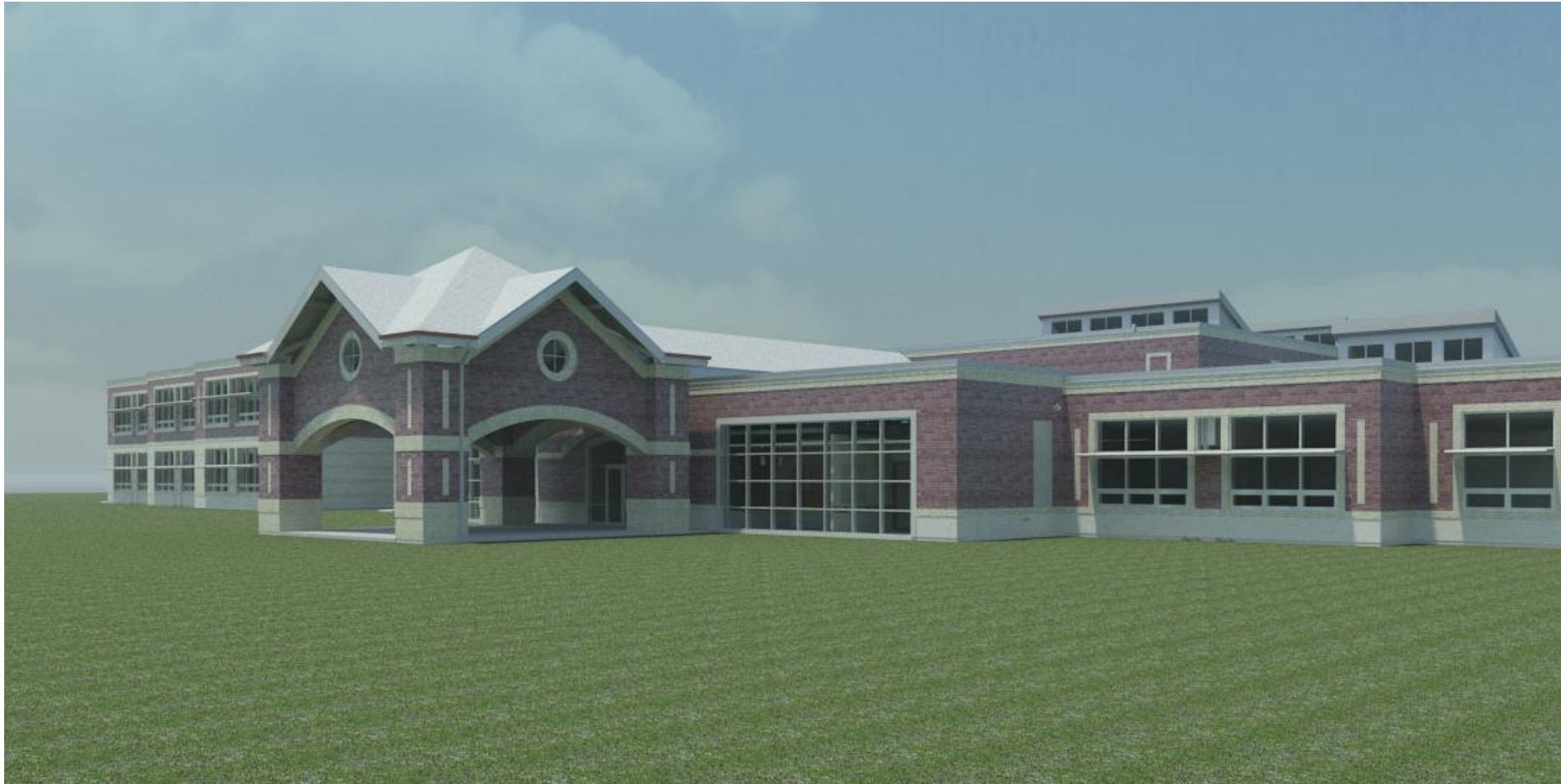


90% Construction Documents

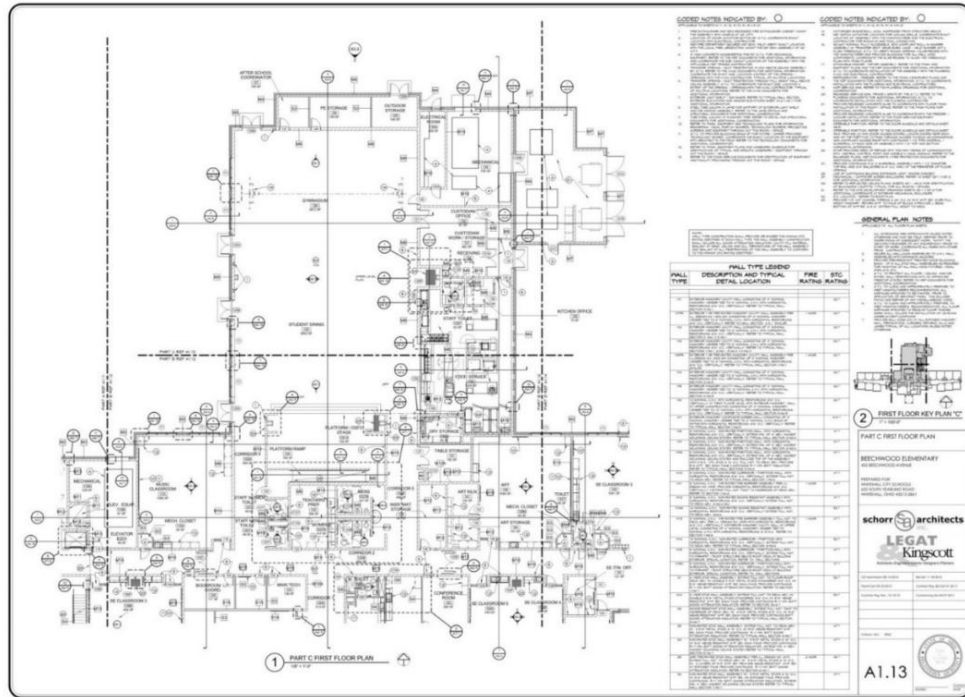
- Meetings with District Administration
- Meeting with Site Design Committees (if needed)
- Community meetings to update the status of the project and to review floor plans, site plans and 3D images of the interior and exterior spaces
- Update School Board
- Submit documents to CMR to prepare the Guaranteed Maximum Price (GMP) for the building
- Present GMP to the School Board



Construction Document Phase Perspective



Subcontractor Buy-Out/Completion of Construction Documents/Permitting/Construction



- CMR obtains bids from subcontractors
- CMR goes into contract with selected subcontractors
- Design Team completes construction documents
- Design Team obtains permits
- CMR commences construction





OFCC

OHIO FACILITIES CONSTRUCTION COMMISSION

CFAP

Classroom Facilities Assistance Program

OFCC Ohio School Design Manual

Types & sizes of spaces
(program equity)

Building materials & systems
(building performance equity)



2017

Ohio School Design Manual

Volume 1:
Educational Facility Planning Guide

Sustainability

- **Healthy environments**
- **Long life cycle building materials**
- **Daylighting**
- **Lowest operating costs**
- **Flexible teaching & learning spaces that change over time**



Essential Elements of an Educational Specification

Sustainability, Safety, Site Standards, & Technology

Participants were asked to frame the most important aspects of each of four elements, following a presentation on their meanings and potential implementations. The topics were: Sustainability, Safety, Site Standards, and Technology.

SITE STANDARDS



TECHNOLOGY



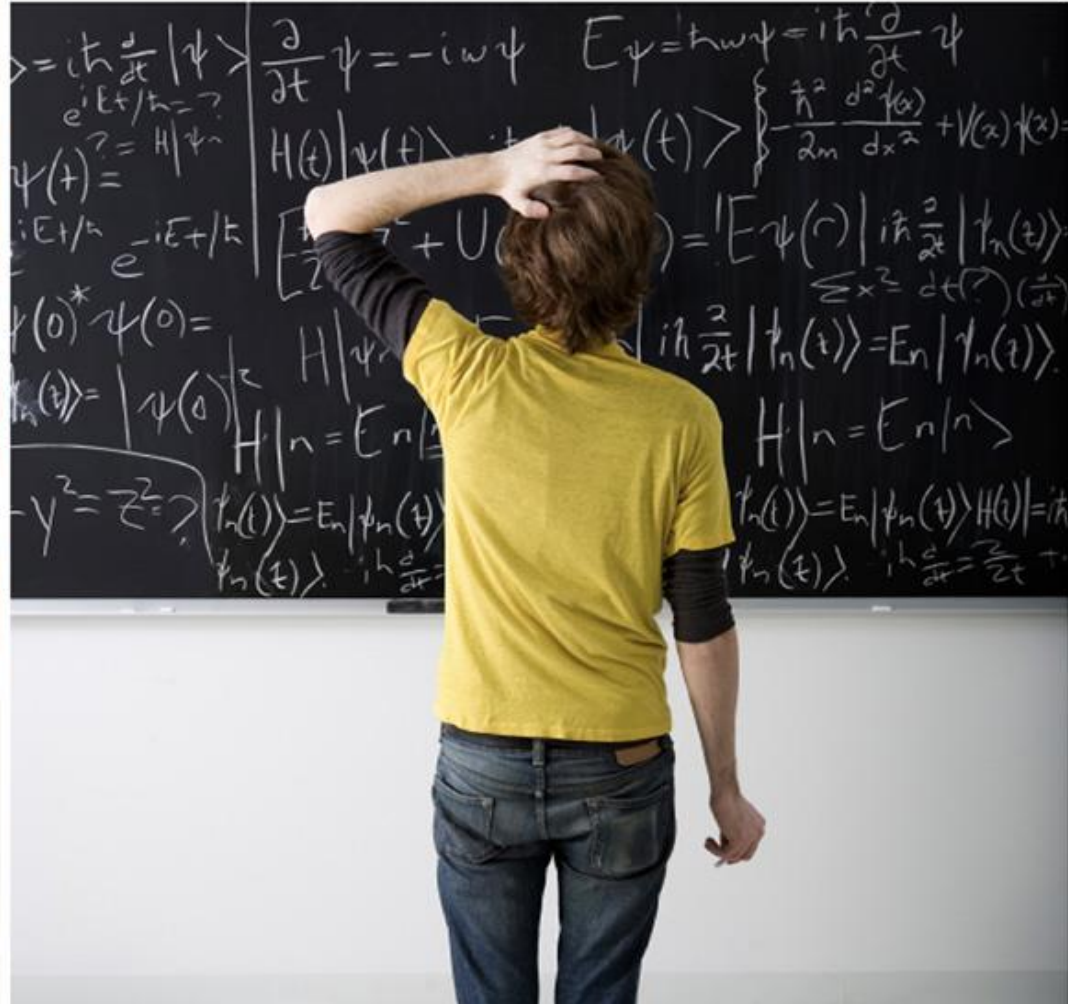
SAFETY

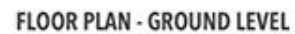


SUSTAINABILITY



Design Opportunities: 21st Century Learning Environments



[illegible]

51,799 Gross Sq ft

97,392 Gross Sq ft TOTAL

5,592 GSF Oversize (Auditorium)

5,274 GSF Oversize (Corridors)

1,360 GSF Oversize (Media Ctr)

5,444 GSF Oversize (Const Factor)

1,000 GSF Oversize (Phys Ed)

78,722 OFCC Gross Sq Ft


$$1/16^{\circ}=1'-0"$$

36,425 Gross Sq ft

$$1/16^{\circ} = 1^{\circ}-0'$$

9,141 Gross Sq ft

Floor Plan
Program of Requirements Phase

Kilbourne Middle School

50 E. Oakton-Cornville Road
Stratford, CT 06355

PREPARED FOR:
Warrington Schools
200-L Wilcox Bridge Road
Warrington, Ohio 43085

schorr  **architects**
inc.

CDA COMMUNITY
DESIGN ALLIANCE

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An aerial photograph of the McCord Middle School campus. A color-coded floor plan is overlaid on the central part of the image, showing various building footprints in shades of green, pink, purple, yellow, and blue. The campus includes a large parking lot to the left, a basketball court above the main building, and a grassy area with a soccer field below. To the right, there is another building complex with its own parking lot and a road.

McCord Middle School

600

OPPORTUNITIES / NEEDS

- ease of site accomodation
- new science labs
- secure entry/admin location
- expand student dining
- site drop-off separation

CHALLENGES

- land-locked existing dining
- natural daylighting deficiencies
-
-
-

Linbrook Blvd

Perry / Phoenix Middle School

600 + 240

OPPORTUNITIES / NEEDS

- clarity of program entry
- secure entry/admin location
- shared Core spaces

CHALLENGES

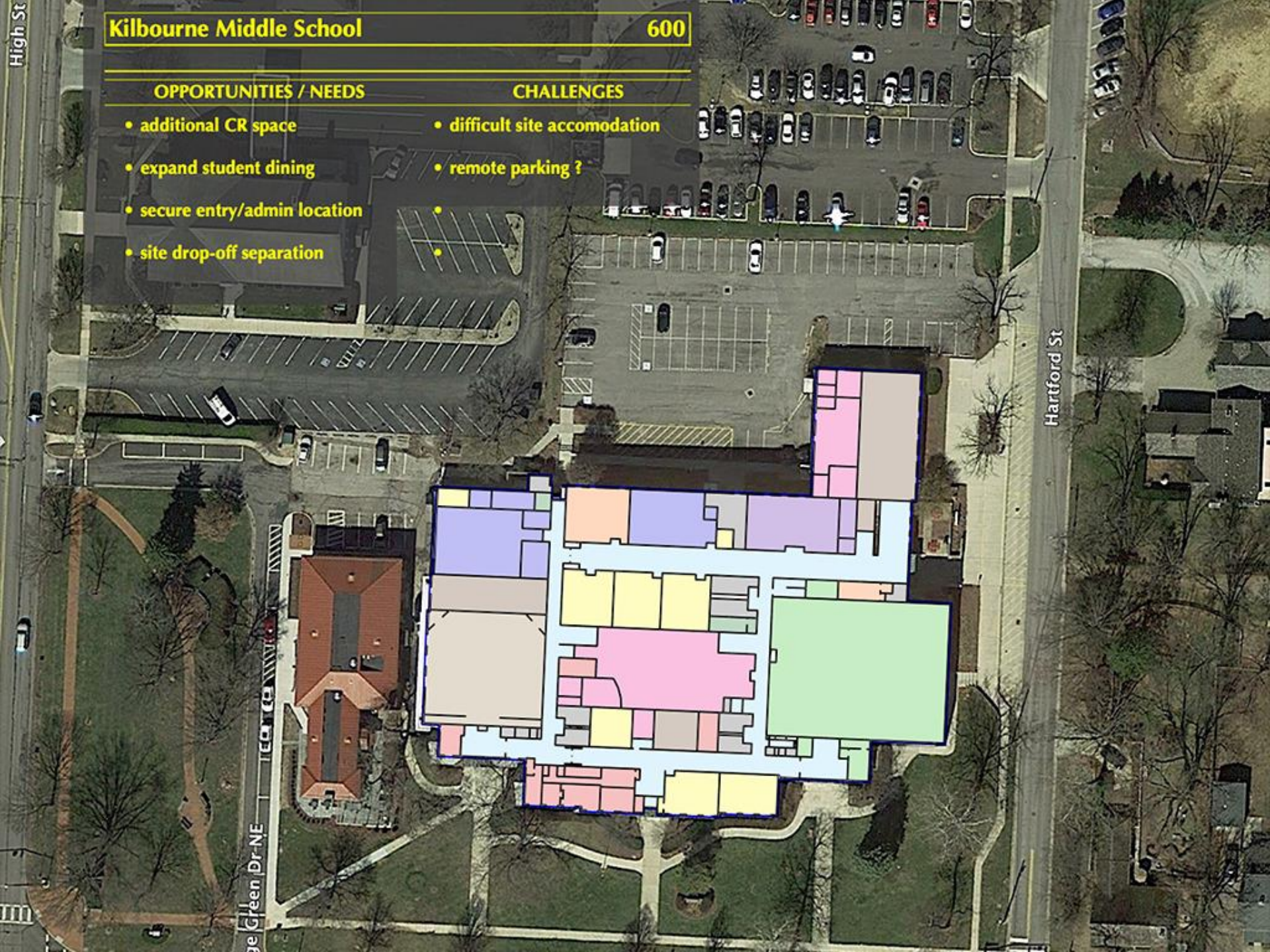
- undersized exist Core spaces
- site wayfinding (multi-tenant)
- natural daylighting deficiencies

Kilbourne Middle School**600****OPPORTUNITIES / NEEDS**

- additional CR space
- expand student dining
- secure entry/admin location
- site drop-off separation

CHALLENGES

- difficult site accomodation
- remote parking ?





Worthingway Middle School

750

OPPORTUNITIES / NEEDS

- ADD academic classrooms
- larger student dining
- secure entry/admin location
- site drop-off separation

CHALLENGES

- tight site accomodation
- existing traffic patterns
- relocation of track ?
-