

A paradigm shift in how we think about education facilities

- **THE CLARK HALL STORY**

Gahanna Jefferson Public Schools – Julio Valladares

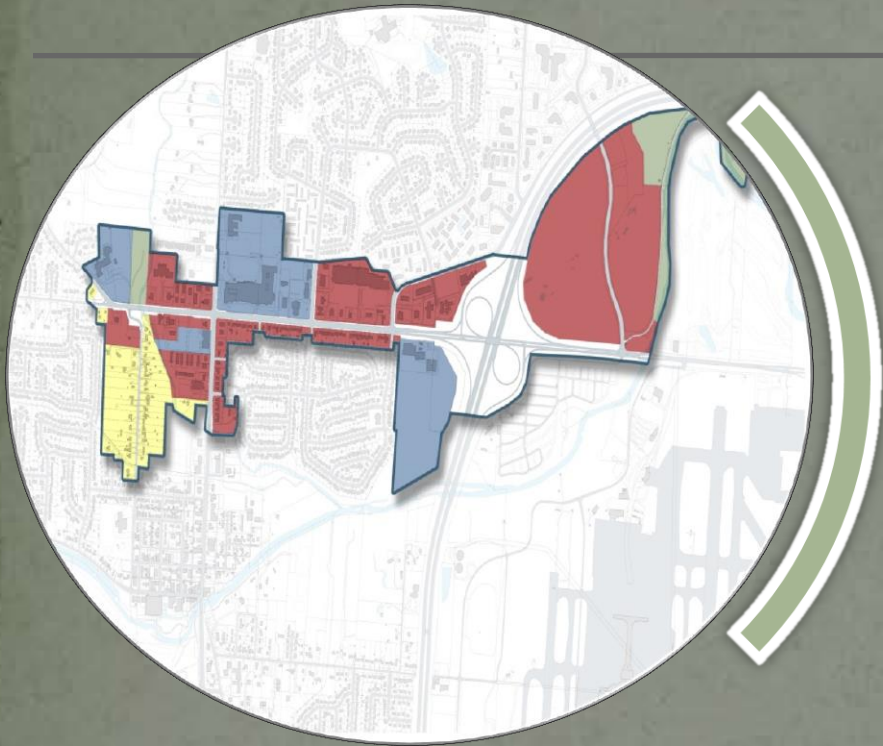
Regency Construction Services, Inc. – Monica Bruaw

- Gary Sebach



Architects, Engineers, Planners

Innovative Project: Partnerships, Finance, and Education



A Creative City

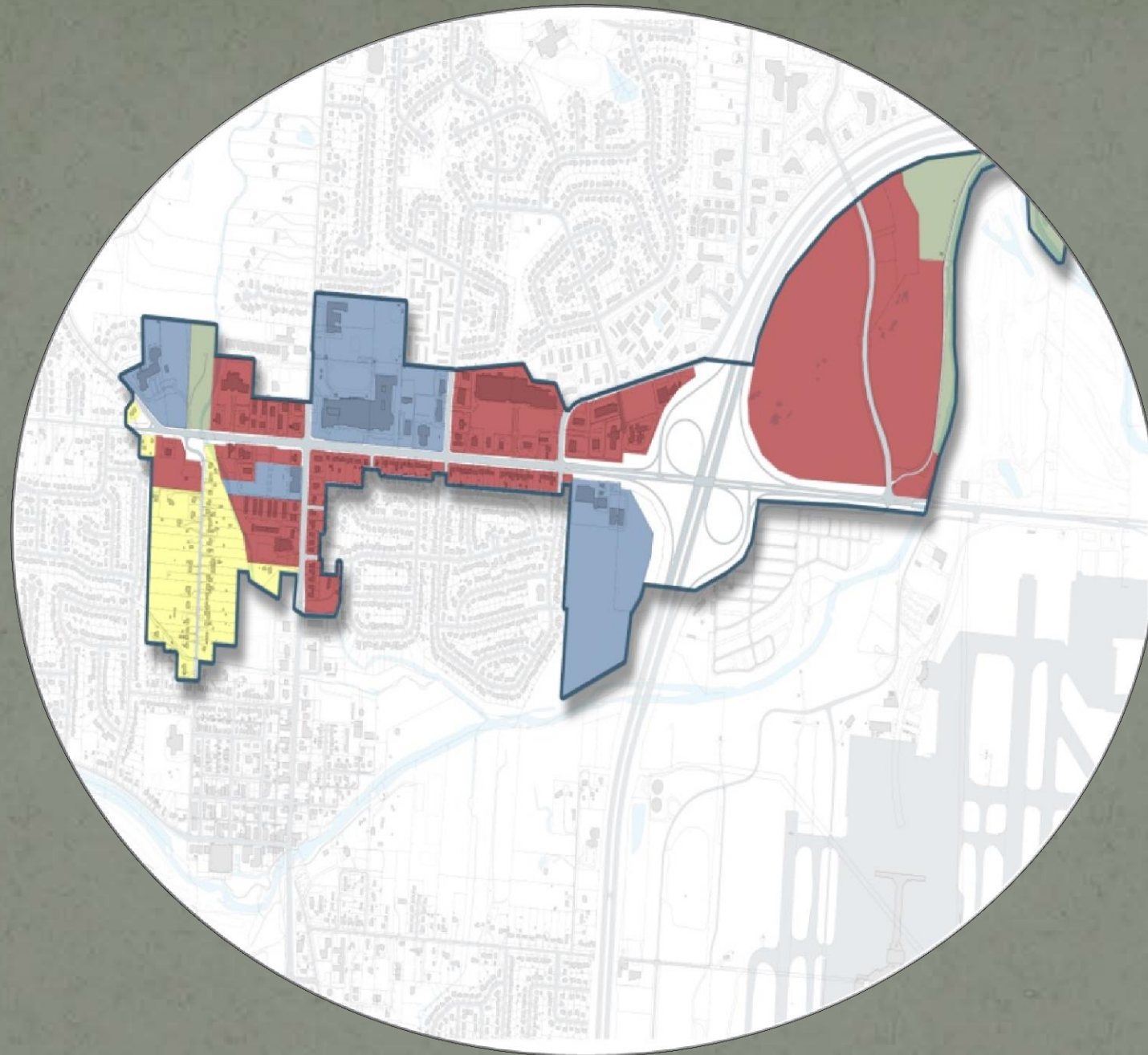


A Creative District



A Creative Solution

A Creative City....



Investing in the Hamilton Road Corridor

Potential Development Areas

PROMOTE A RANGE OF HOUSING TYPES

Encourage a range of housing types to attract and serve a variety of age groups.

PROMOTE CREATIVE DEVELOPMENTS

Transform underutilized and vacant buildings into vibrant mixed-use development.

IMPROVE PEDESTRIAN MOBILITY

Enhance the pedestrian experience with streetscape improvements. Promote pedestrian connectivity and safety, while encouraging walkability.

ACCOMMODATE DENSITY

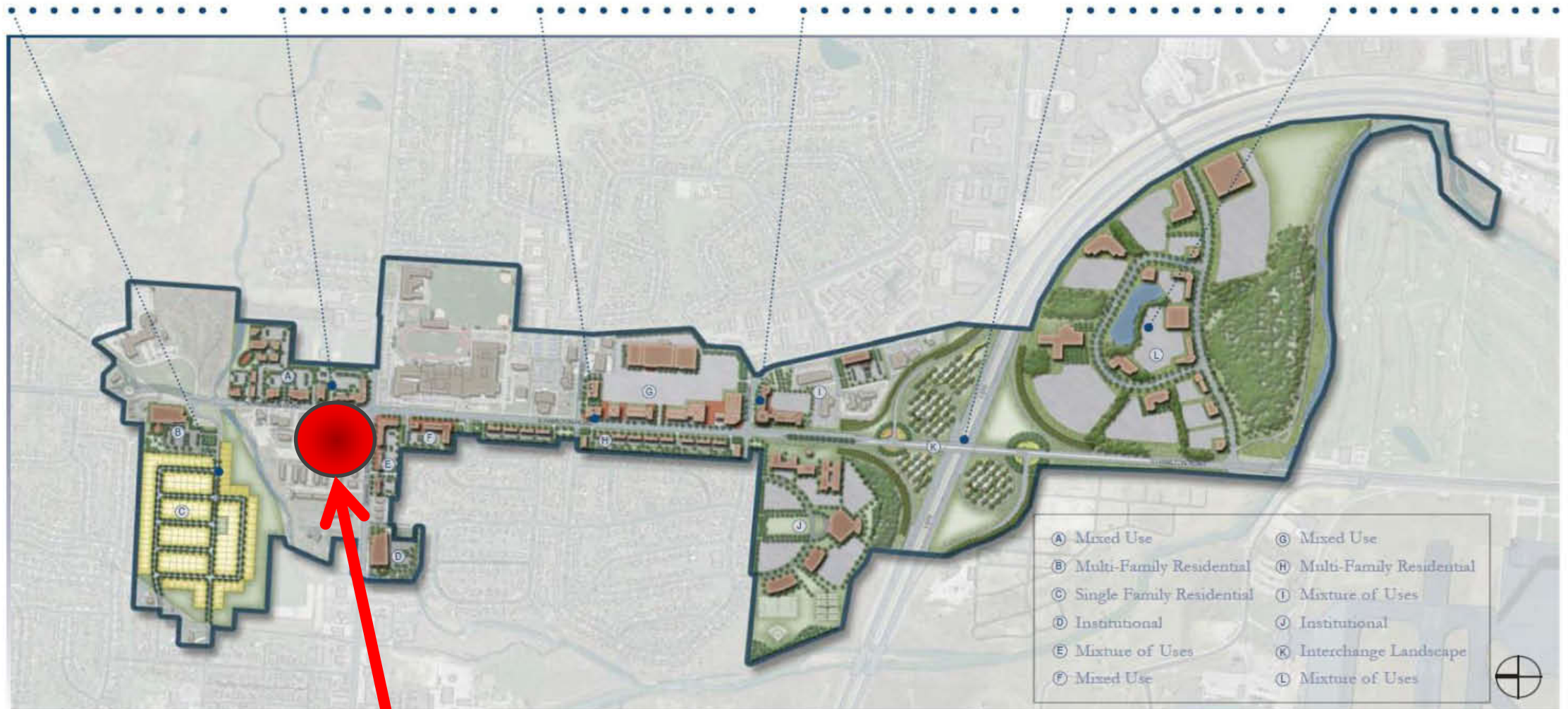
Allow density levels in the corridor to vary and in strategic locations reach a critical mass to create walkable areas and new economic clusters.

DEFINE AND ENHANCE THE GATEWAYS

Beautify gateway areas with new landscaping, signage, and infill development to create a unique arrival experience from the surrounding areas.

PROMOTE THE CORRIDOR AS A REGIONAL DESTINATION

Encourage new development along the I-270, and attract regional uses that will attract residents from across the central Ohio region.



Vacant Kroger/retail site

The Reality



The Vision



Potential Partnership..?

Gahanna Jefferson Public Schools

- 7,200 students
 - Lincoln High School
 - 2,400 students

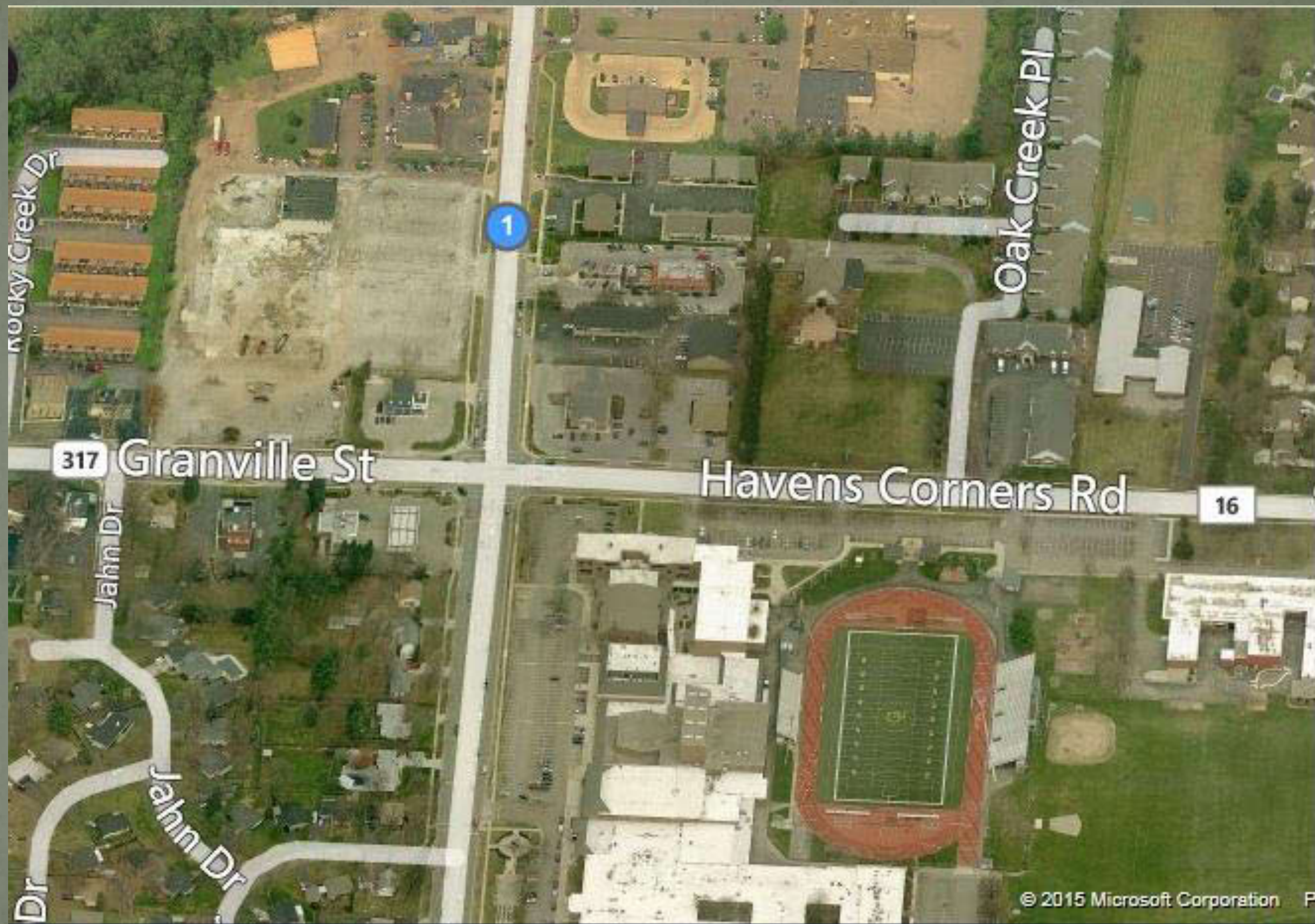
A Creative District...

1. Needed to address a spike in enrollment
2. Did not want two separate high schools
3. Embracing innovations in pedagogy

The Big Question. . . What are our options?"

Recognize the opportunity





The Project

- 6.88 acre site
- Adjacent to existing Gahanna Lincoln High School
- Site includes 3 new buildings
 - Clark Hall 75,000 sf. (School owned)
 - Clark Commons (Developer owned)
 - Building 1 – retail 19,200 sf.
 - Building 2 – retail 8,400 sf.



Cost Breakdown

• Land Cost	\$ 5,669,472
• Demolition	\$ 112,000
• New Building	<u>\$13,529,339</u>
• Total Cost	\$ 19,310,811

Innovative Finance.....ROI

- Revenue sources
 - Ground lease from developer
 - Leases from Clark Hall First Floor
 - Expanded real estate taxes
- City - expanded payroll income tax from jobs creation. Estimated retail jobs 110
- OSFC building credit - \$8.7 million toward new construction.

Projected Break Even Point – 26 Years

Projected Cost for Clark Hall:		
Land		5,669,472
Building Construction		13,529,339
Furniture and Technology		112,000
Total Projected Investment		19,310,811

Clark Hall Projected Return On Investment - 26years	
	Total
Fairfield Eastland Career Technical School	2,690,665
Columbus State Community College	5,921,316
Education First Credit Union	336,082
Ground Lease With Developer	3,957,037
Buildings Real Estate Taxes	2,254,179
Federal Reimbursement	3,142,800
OSFC Credit	<u>1,400,000</u>
Total Projected Revenues	19,702,079

Ground Lease Tenants



Ground Lease Tenants

Clark Commons		
	Tenants List	Open Date
1	Rusty Bucket	Nov-12
2	Panera	Dec-12
3	Chipotle	Dec-12
4	AT&T	Dec-12
5	Smash Burger	Feb-13
6	Gahanna Vision	Feb-13
7	Menchie's Yogurt	Feb-13

Market Need Easily Adaptable ROI



More Partnerships. . .

- Eastland Fairfield Career Center
- Columbus State Community College
- Education First Credit Union
- YMCA



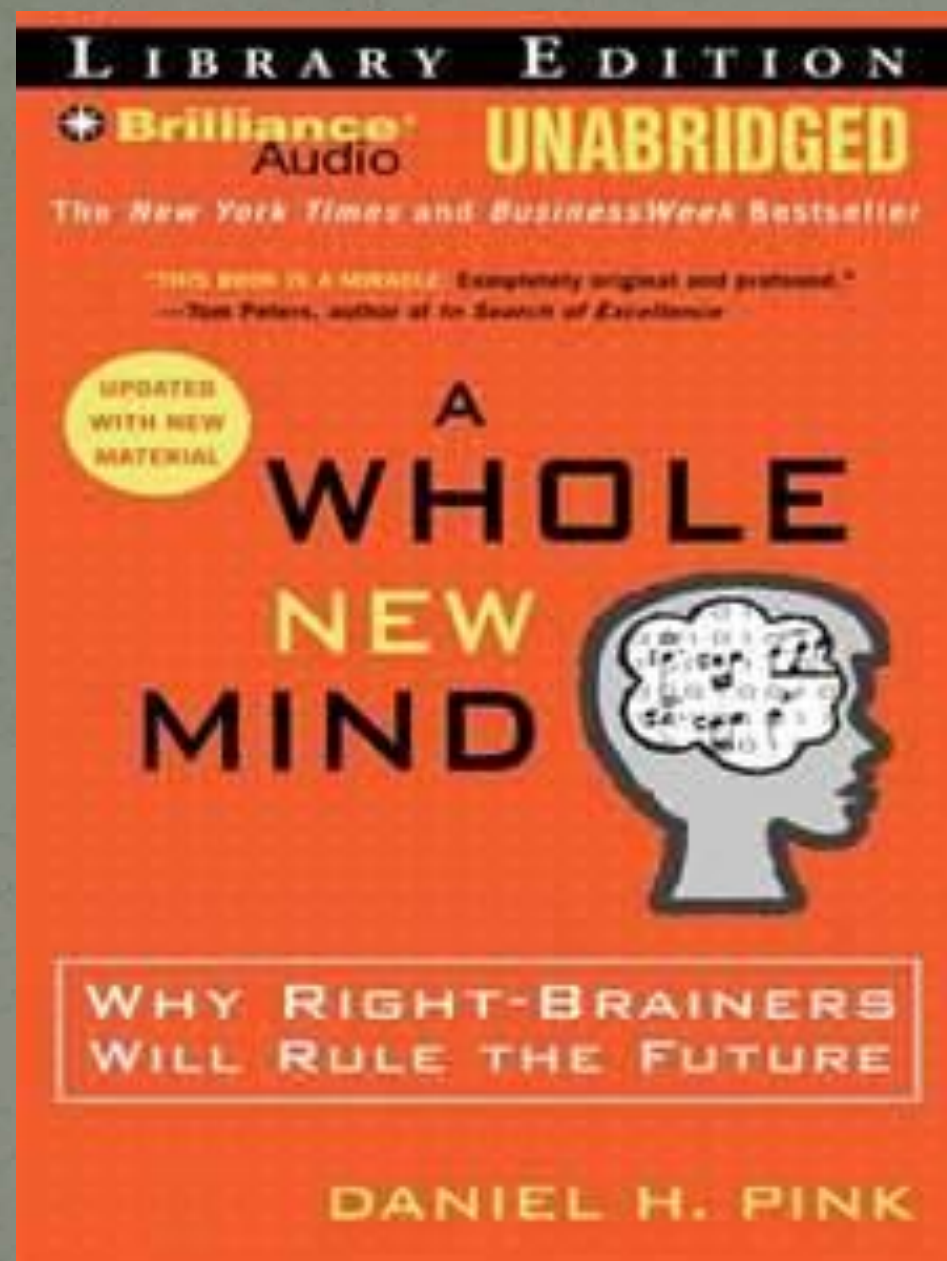
Clark Hall

A 21st Century School





. . . through the lens of an architect. . .



Teaching the Digital Generation

No More Cookie-Cutter High Schools

Carnegie Unit charter classes classroom classroom management
comprehensive school content counselor courses curriculum
cyber school digital discipline distance learning dual credit
educated education funding e-learning gifted
grades grade levels graduation high school
instruction knowledge learning learning style
library periods programs schedule schooling
school day school year security sections
architecture student subject skills online

FRANK S. KELLY TED McCAIN IAN JUKES

Foreword by Michael Hinojosa

21ST CENTURY EDUCATION

21ST CENTURY EDUCATION

THE CREATIVE AGE

21ST CENTURY EDUCATION

THE CREATIVE
21ST CENTURY SKILLS
AGE

DIGITAL LEARNERS

21ST CENTURY

AGE

SKILLS

21ST CENTURY LEARNING

21ST CENTURY LEARNING

THE DIGITAL NATIVES
LEARNERS

21ST CENTURY
AGE

DIGITAL NATIVES

STUDENT CENTERED LEARNING ENVIRONMENTS

21ST CENTURY AGE

DIGITAL NATIVES

21ST CENTURY LEARNING ENVIRONMENTS

STUDENT CENTERED

21ST CENTURY AGE

21ST CENTURY SCHOOL?

21st Century Skills

Four C' s

Critical Thinking

Communication

Collaboration

Creativity

...We must change the way we approach Education

Insanity:

Doing the same thing over and over
again and expecting different results.

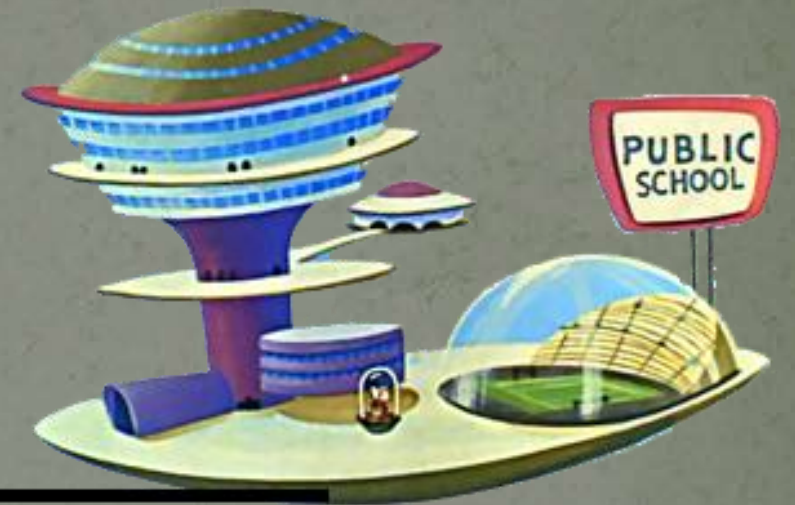
- Albert Einstein

21st Century Learning



TRADITIONAL

EDUCATION

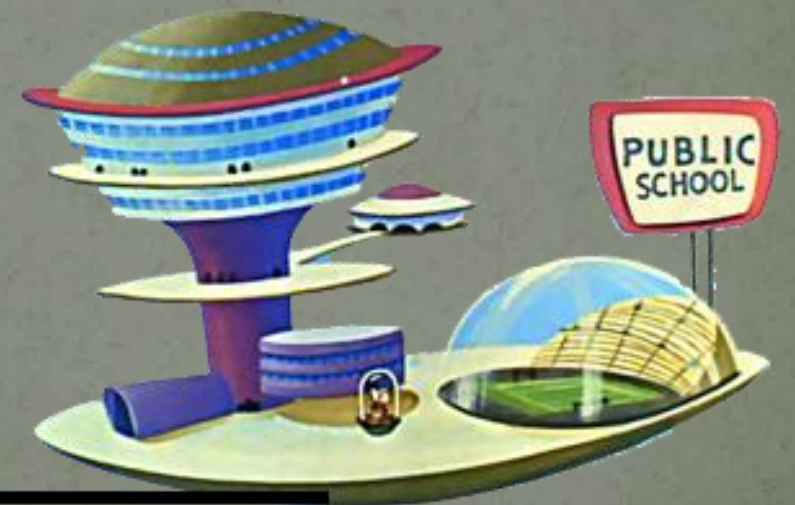


21st CENTURY



TRADITIONAL

FACILITIES



21st CENTURY

How should we teach in the 21st century?

- Interdisciplinary
- Project based
- Large group and Small group
- Collaborative (students and mentors)
- Individualized learning
- Access (technology, mentors, information - Anytime, Anywhere)
- Interactive (participatory)
- Student focused

How do we inspire and engage students?

- Challenge them (critical and creative thinking)
- Make it relevant (real world, project based, issues)
- Make it interactive
- Make it comfortable
- Create an inspiring environment (non-institutional)

How do we support 21st Century Learning?

- Give them their own place (and space) to work
- Give them places to collaborate and communicate
- Give them places to explore ideas
- Give them places for critical thinking
- Give them easy access to information, teachers, mentors
- Give them flexible/adaptable space
- Make it comfortable
- Create an inspiring environment (non-institutional)

En-vi-ron-ment:

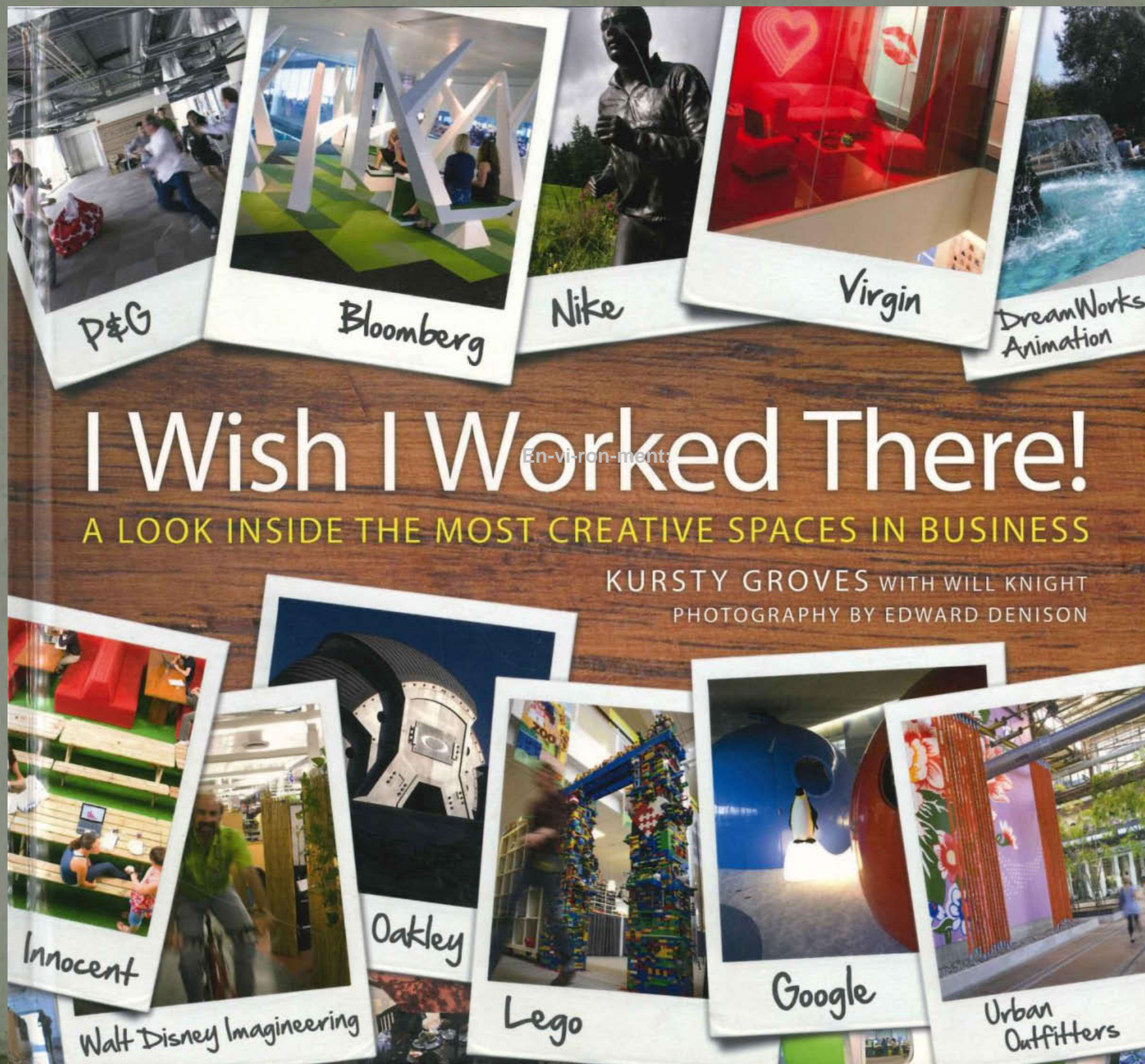
Noun

1. the aggregate of surrounding things, conditions or influences.
2. The social and cultural forces that shape the life of a person or a population.

...To be playful and serious at the same time is possible, and it defines the ideal mental condition...

- John Dewey, How We Think

21st Century Office Space



21st Century Office Space

OHM Office, Gahanna, Ohio



21st Century Office Space

Cardinal Health, Dublin, Ohio



21st Century Office Space

IGS Headquarters, Dublin, Ohio



21st Century Office Space



21st Century Office Space



21st Century Office Space



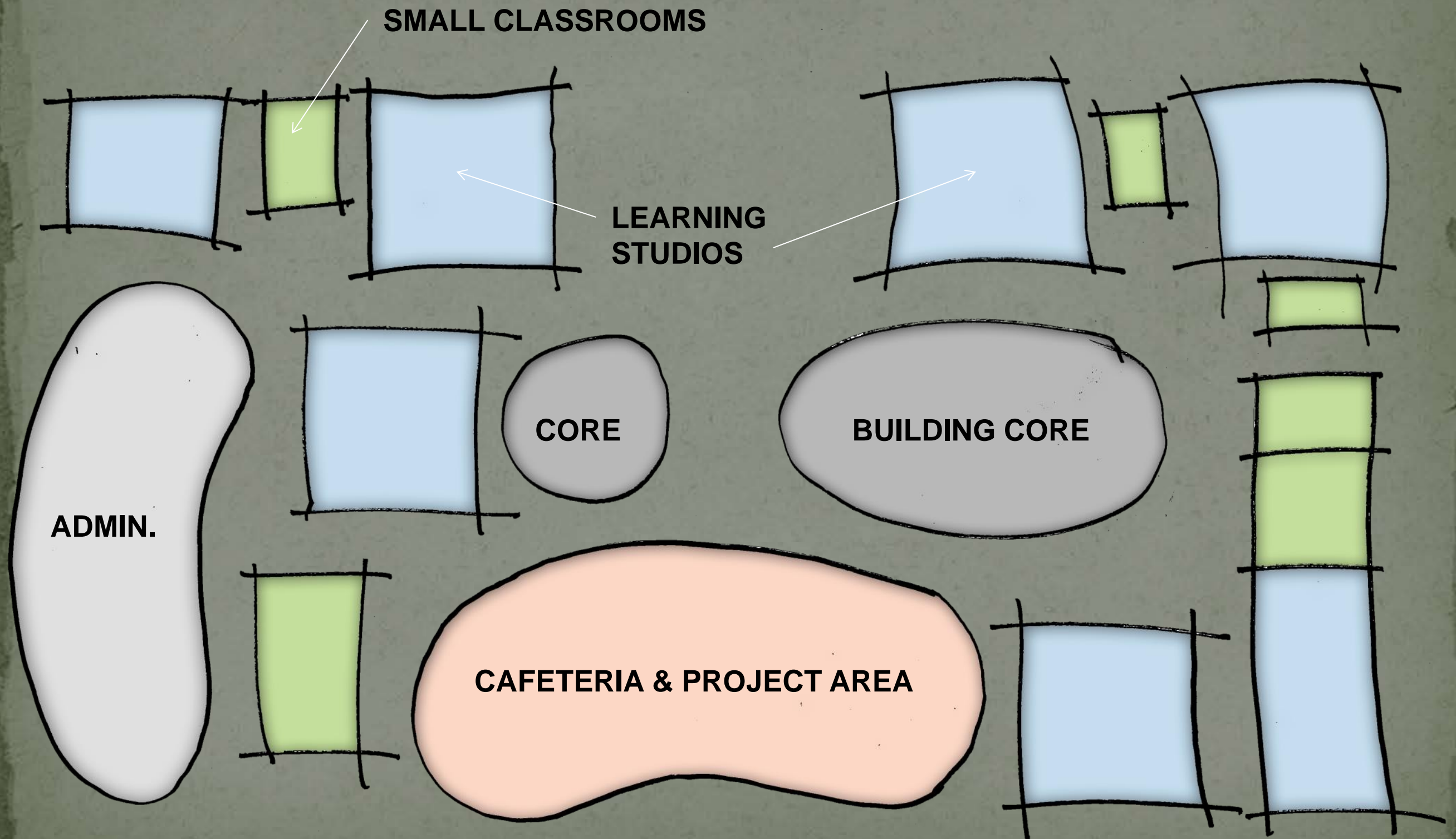
21st Century Office Space



21st Century Learning Environments



Clark Hall

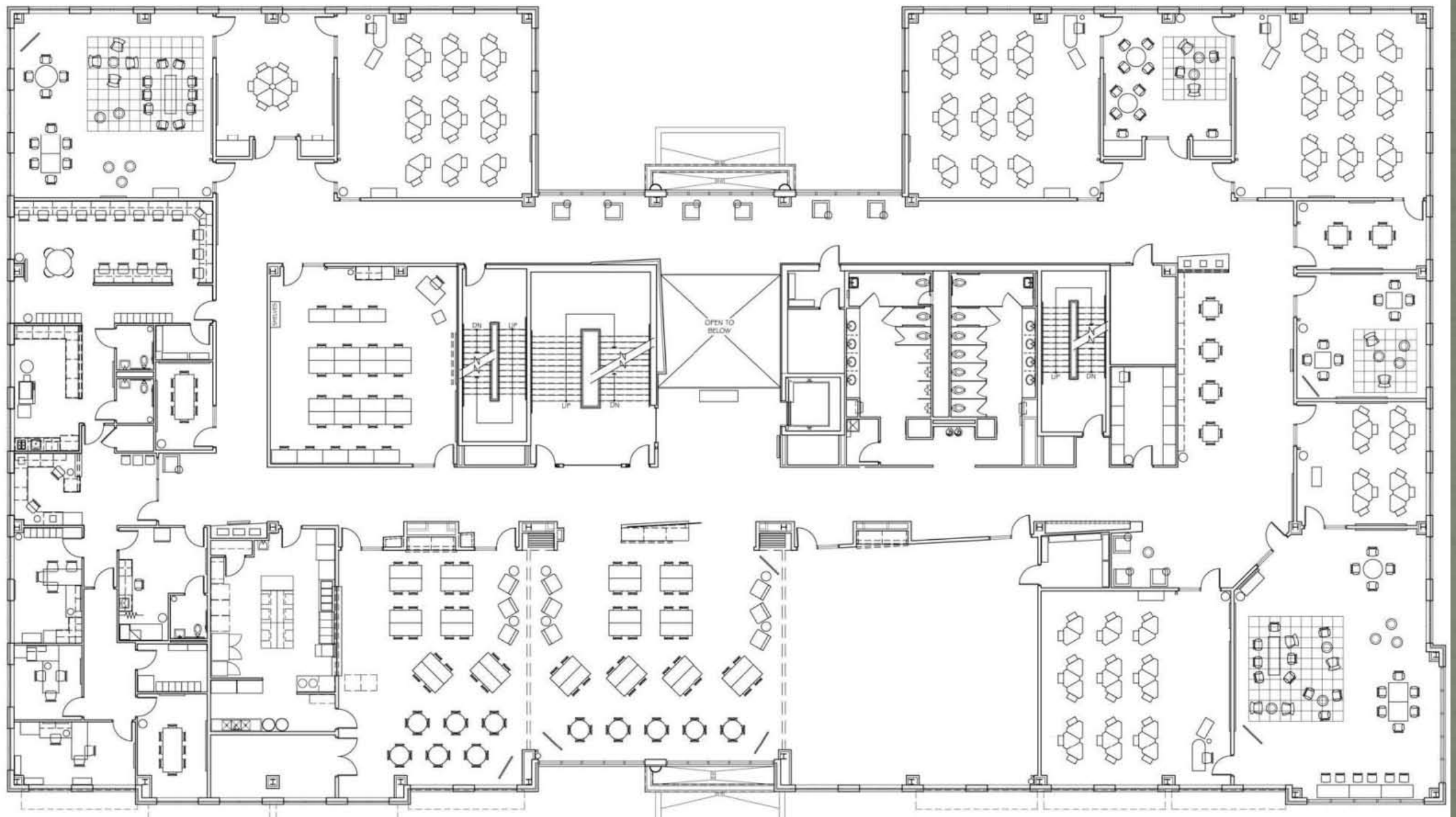


Clark Hall

FLEXIBLE

ADAPTABLE

MARKET RELATIVE



21st Century Learning

NEW CLASSROOM PARADIGM

- Daylight
- Flexible/Adaptable
- Technology to research, display, share, and present
- Variety of spaces and layouts
- Space to work
- Comfortable furniture
- Non-Institutional environment
- Transparency
- Connectivity

21st Century Learning

NEW CLASSROOM PARADIGM

- "The Connected Classroom":
 - Visibility / Transparency
 - Physically
 - Technology
 - Collaboration (teachers, mentors, students)
 - Community, Colleges, Businesses
 - Individual education pathway
 - Culture & Environment for learning

Clark Hall



Clark Hall



Clark Hall



Clark Hall



Clark Hall



Clark Hall



Clark Hall



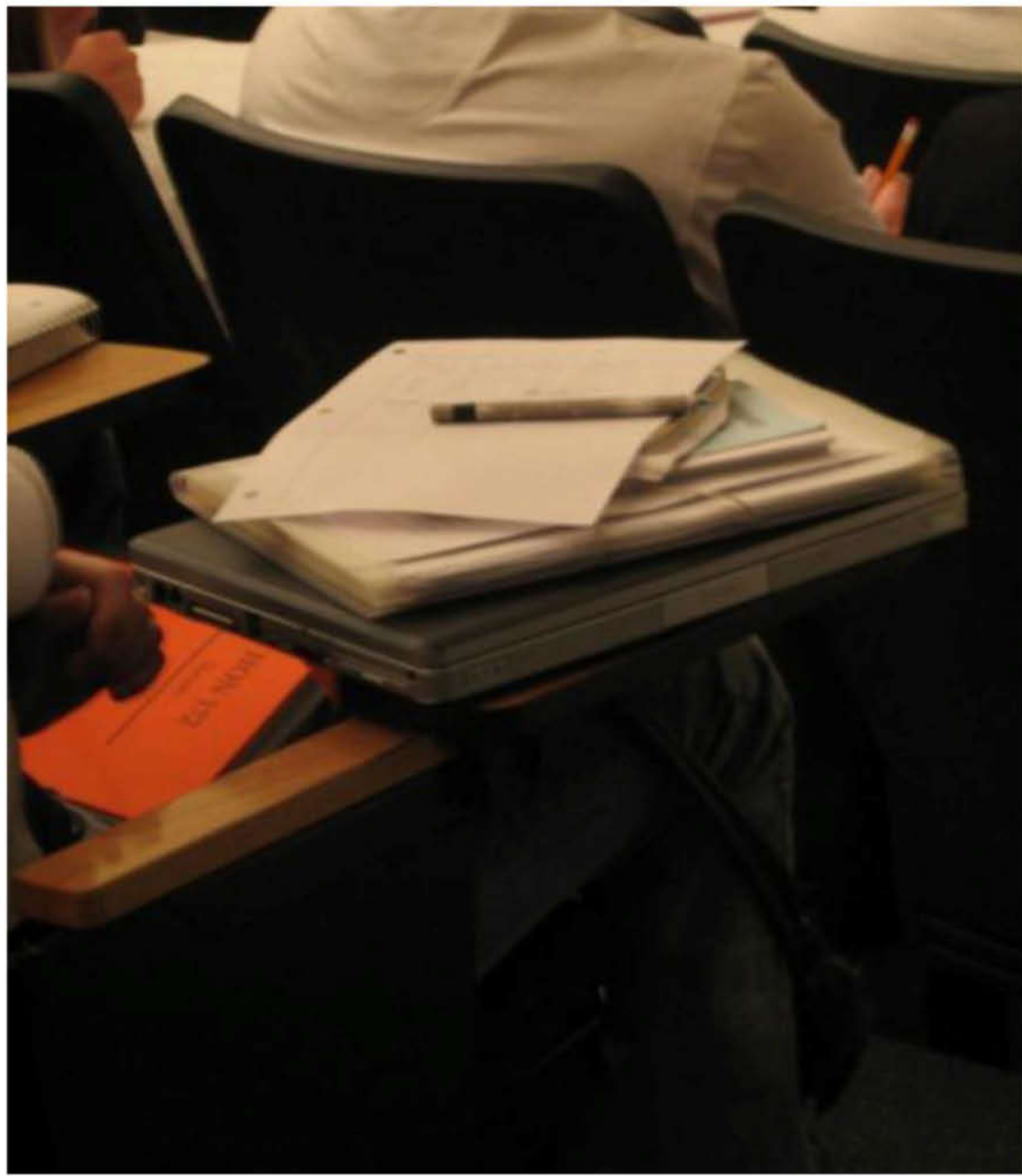


Clark Hall



Clark Hall





Modern Classroom



Clark Hall



What Else ?

OSFC compliant !

Environmentally Responsible:

- LEED or Green
- Daylight
- Acoustics
- Air quality
- Leadership in Energy and Environmental Design



What Else ?



