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

1. Kroger Redevelopment (School project)
2. Credit Union Site
3. Public Library (future expansion)
4. McDonald's (renovation/relocation)
5. Residential houses (city owned)
6. Gas Station (renovation/expansion)
7. Buckle's Tract (I-270 interchange opportunities)
8. Residential Cluster (redevelopment opportunity)
9. Property Redevelopment (Carpenter and Clark State)

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: $13,529,339
- 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 Cost for Clark Hall:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>5,669,472</td>
</tr>
<tr>
<td>Building Construction</td>
<td>13,529,339</td>
</tr>
<tr>
<td>Furniture and Technology</td>
<td>112,000</td>
</tr>
<tr>
<td><strong>Total Projected Investment</strong></td>
<td><strong>19,310,811</strong></td>
</tr>
</tbody>
</table>

## Clark Hall Projected Return On Investment - 26 years

<table>
<thead>
<tr>
<th>Item</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield Eastland Career Technical School</td>
<td>2,690,665</td>
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<tr>
<td>Columbus State Community College</td>
<td>5,921,316</td>
</tr>
<tr>
<td>Education First Credit Union</td>
<td>336,082</td>
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<tr>
<td>Ground Lease With Developer</td>
<td>3,957,037</td>
</tr>
<tr>
<td>Buildings Real Estate Taxes</td>
<td>2,254,179</td>
</tr>
<tr>
<td>Federal Reimbursement</td>
<td>3,142,800</td>
</tr>
<tr>
<td>OSFC Credit</td>
<td>1,400,000</td>
</tr>
<tr>
<td><strong>Total Projected Revenues</strong></td>
<td><strong>19,702,079</strong></td>
</tr>
</tbody>
</table>
# Clark Commons

<table>
<thead>
<tr>
<th>Tenants List</th>
<th>Open Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rusty Bucket</td>
<td>Nov-12</td>
</tr>
<tr>
<td>Panera</td>
<td>Dec-12</td>
</tr>
<tr>
<td>Chipotle</td>
<td>Dec-12</td>
</tr>
<tr>
<td>AT&amp;T</td>
<td>Dec-12</td>
</tr>
<tr>
<td>Smash Burger</td>
<td>Feb-13</td>
</tr>
<tr>
<td>Gahanna Vision</td>
<td>Feb-13</td>
</tr>
<tr>
<td>Menchie's Yogurt</td>
<td>Feb-13</td>
</tr>
</tbody>
</table>
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...
A Whole New Mind

Why Right-Brainers Will Rule the Future

Daniel H. Pink

Teaching the Digital Generation
No More Cookie-Cutter High Schools

Frank S. Kelly  Ted McCain  Ian Jukes

Foreword by Michael Hinojosa
21\textsuperscript{st} CENTURY EDUCATION
21st Century Education

The Creative Age
21st Century Education

The Creative Age

21st Century Skills
21st Century Education

21st Century Digital Learners

21st Century Skills
21st Century Education

Digital Natives

21st Century Skills Learners
DIGITAL NATIVES
STUDENT CENTERED LEARNING ENVIRONMENTS
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

FACILITIES

TRADITIONAL

21st CENTURY

21st CENTURY

21st CENTURY

PUBLIC SCHOOL

PUBLIC SCHOOL
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

I Wish I Worked There!
A LOOK INSIDE THE MOST CREATIVE SPACES IN BUSINESS

KURSTY GROVES WITH WILL KNIGHT
PHOTOGRAPHY BY EDWARD DENISON
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
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
What Else?

OSFC compliant!

Environmentally Responsible:

- LEED or Green
- Daylight
- Acoustics
- Air quality
- Learning opportunities
What Else?