

RESOLUTION 26-14

THE OHIO FACILITIES CONSTRUCTION COMMISSION JULY 9, 2026

APPROVING THE BASE MASTER FACILITY PLAN POLICY

WHEREAS, pursuant to Chapter 123 of the Ohio Revised Code (ORC), the Ohio Facilities Construction Commission (Commission) administers the design and construction of improvements to public facilities of the state; and

WHEREAS, ORC Chapter 3318 granted the Commission authority to administer the Classroom Facilities Assistance Program (CFAP), and any other program created by legislative enactment, and to distribute funds appropriated by the General Assembly for construction of new school buildings, reconstruction, and renovation of existing buildings; and

WHEREAS, as part of its powers to administer public improvements through programs designed to benefit Ohio school districts, Commission Staff assess classroom facility needs and determine base costs for school districts to construct additional facilities or make renovations; and

WHEREAS, as part of the assessments, Commissions Staff use a uniform set of standards to ensure consistent support across districts and to maximize the state and local investment in new and renovated facilities; and

WHEREAS, the Commission desires to publish those standards in policies to make them easily accessible; and

WHEREAS, the Commission Staff has drafted the proposed Base Master Facility Plan Policy (attached and incorporated by reference into this Resolution) and has requested approval and adoption of the policy.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Commission approves and adopts the Base Master Facility Plan Policy.

In witness thereof, the undersigned certifies the foregoing Resolution was duly adopted at an open meeting held on July 9, 2026, by the members of the Ohio Facilities Construction Commission.



Kimberly A Murnieks, Chair



PL-19 Base Master Facilities Plan Policy

SUBJECT: FUNDING LIMITATIONS FOR MASTER FACILITY PLANS	ISSUED:
APPROVAL: COMMISSION	OWNER: PLANNING

APPLIES TO:

Participants in the following OFCC K-12 Programs: CFAP, ENP, AFAP, VFAP, STEM, ELPP, VFA-ELPP, and Accelerated Urban Initiative Programs

I. PURPOSE

The Ohio Facilities Construction Commission (“OFCC” or “Commission”) performs on-site visits and assessments to determine a school district’s classroom facilities needs pursuant to Chapter 3318 of the Ohio Revised Code. This policy provides the Commission’s guidelines for the size of buildings in master facility plans and the impact on overall costs for the project scope.

A glossary of terms can be found at the end of the policy in Appendix A – Definitions. The first occurrence of a defined term is in ***bold italics***.

II. NEW CONSTRUCTION

When the ***project scope*** of the master facilities plan is all new construction, the ***Base Master Facilities Plan*** (“Base MFP”) is based on enrollment per building, as follows:

<1,500 = 1 new building
1,501 to 2,200 = 2 buildings
2,201 to 3,000 = 3 buildings

For every additional 700 students beyond 3,000 students, another new building may be provided.

III. RENOVATION

When the project scope of the master facilities plan is entirely renovation, the Base MFP must include a minimum of 350 students per building, as required by Revised Code Section 3318.03.

IV. COMBINATION OF RENOVATION AND NEW CONSTRUCTION

When the project scope of the master facilities plan is a combination of renovation and new construction, the Base MFP will fill the existing available square footage per policy PL-07 before

any new square footage can be built. As previously stated, each existing building must include a minimum of 350 students.

If the total enrollment is less than 1,500 and requires new square footage after using all of the square footage in the existing building(s), the additional square footage to accommodate the students in Base MFP will be addition(s) onto the existing building(s).

If enrollment is greater than 1,500 and after filling existing square footage, the required Base MFP for any new construction of a standalone building will be a minimum of 701 students.

V. DEVIATIONS FROM BASE MASTER FACILITY PLAN

The cost of any deviation from the Base MFP is born solely by the district and will result in a project agreement locally funded initiative, which is included in the budget of a ***Preferred Master Facilities Plan***. At the discretion of the Executive Director, exceptions may be considered for circumstances and factors that make the Base MFP impracticable.

Appendix A – Definitions

Base Master Facilities Plan: The Base Master Facilities Plan prepared by the OFCC establishing the maximum state share (i.e., co-funding amount) for the district's master facility plan. The Base MFP is developed using the available school facilities to their maximum Ohio School Design Manual bracketing capacity and allocating new square footage based on enrollment.

Preferred Master Facilities Plan: The district's desired master facilities plan that differs from the Base MFP due to an increased budget. The difference in the Base MFP and the Preferred MFP budget is shown in a project agreement locally funded initiative in the Preferred MFP.

Project Scope: There are six possible building scope scenarios for K-12 projects that OFCC utilizes in preparing a Master Facility Plan (MFP).

These are:

- (a) A New Building;
- (b) Renovate an existing Building;
- (c) Add Only to an existing Building;
- (d) Renovate/Add to an existing Building;
- (e) Renovate/Demolish to an existing Building; or
- (f) Renovate/Add/Demolish to an existing Building.

Authority & Cross References

- Ohio Revised Code Chapter 3318
- OFCC Policy PL-07: Excess Square Footage in Renovated Facilities