

UNION ACADEMY

MAIN OFFICE



Union Academy Charter School

2023 Master Plan Update | September 29th, 2023

Letter from the Steering Committee

Updated Master Plan
September 2023

675 N MLK Jr. BLVD
Monroe, NC 28110

On behalf of the Campus Master Planning Steering Committee at Union Academy, we want to extend our heartfelt gratitude for your unwavering dedication and invaluable contributions to the planning process for our future campus.

Over the past months, we have embarked on an exciting journey together, one that will have a profound and lasting impact on our school community. Your commitment to shaping the vision of our future campus has been nothing short of inspiring, and we are deeply thankful for the time, effort, and expertise you have generously shared with us.

Throughout this process, we have witnessed the passion and dedication that each of you brings to the table. Your insights, ideas, and feedback have been instrumental in guiding us toward a vision that truly represents the aspirations of our entire school community. We have seen how your thoughtful input has helped us navigate complex decisions and ensure that our future campus will be a place that fosters learning, innovation, and inclusivity.

As we move forward with the implementation of our master plan, we remain committed to incorporating your feedback and ideas into every facet of the project. Your involvement has not only enriched the planning process but has also strengthened the bonds within our school community. We firmly believe that your contributions will continue to shape the future of Union Academy for generations to come.

Once again, thank you for your unwavering support and commitment to Union Academy. Together, we are building a campus that will inspire and empower our students, teachers, and staff for years to come.

The Following individuals served on the Steering Committee:

Jack James	Chief Operating Officer
Christi Bramhall	Chief of Staff
Mark Conley	Director of Facilities/Maintenance
Drew Lawrence	Union Academy Foundation
John Wiggins	Union Academy Foundation
Kim Tyson	Union Academy Foundation
Ray Black	Union Academy Foundation
Tripp Melton	Union Academy Pre-K Board
Jeremiah Blow	Union Academy School Board
Mike Kopp	Union Academy School Board
Todd Buyck	Union Academy School Board
Linda Hodges	Grandparent
TJ Goforth	Parent

Prepared By:
Morris-Berg Architects
1018 Jay Street, Suite 130
Charlotte, NC 28208
704.552.5800

Matt Hart, AIA, NCARB - President
Chris Muryn, AIA, CNU - Project Manager

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PLANNING PROCESS AND GOALS

Planning Process



Overview of the Institution

Our first step is to talk through the challenges and opportunities of the Master Plan with the Steering Committee. As a group we developed a mission, vision and/or core values for the process to help guide our process together in the Union Academy (UA) community.



Existing Condition Review

Our second step is to walk the site and the buildings of the school. We take inventory and develop a hierarchy of needs from a maintenance standpoint that will be recorded in a report. This will help to define buildings that might need more renovation than others or upgrading of services.



Campus and Community Engagement

Our third step focuses on working with the community to dig into their goals and aspirations for the future of Union Academy. The step starts with interviewing the leaders of the school. Then we take what we heard as a starting point to engage the greater community through surveys to hear the reinforcement or pivoting of what is desired in the school's community.



Development of Concepts

Our fourth step aimed to tie all the feedback together and turn them into guiding principles. This drove the design phase when pen started to go to paper and the Master Plan started to take shape.



Master Plan

The final step was to develop a plan that captures the communities voice and aspirations for the future of the school! This is getting together the collective voice of the community and pointing in the direction of where they want to go through a development plan for 5, 10 and 20 years out.

Master Plan Goals

In our first meeting of the Steering Committee after personal introductions were made, we jumped right into the process in highlighting the Master Plan Goals. We talked through the challenges and opportunities of the Master Plan. We looked to bring out the strengths and weaknesses where dialog has fallen off or become divisive in the school community's past. The Master Plan Goals help create a starting point that we can always point back to, to ensure we are on task through the varying steps of the process. This step is an opportunity to outline why Union Academy is pursuing a master plan and what the hopes are for this process. The Steering Committee focused on three main directives: "this (process) is for the students"; "We need to find smarter utilization on campus"; "UA needs to embrace futuristic trends and methods in learning".

Students First. Just like in the founding charter and the spirit of the school when it was created by Dr. Tim and Maureen Laniak, the students come first. Everything that we are pursuing with the Master Plan needs to

reinforce the student's best interest at its core. In parallel, the master plan needs to uphold the three founding principles of Challenge, Character and Community. This way, in every piece that comes from the master plan, the students will have more tools for learning than they had before. This intertwines with the third goal of being visionary. Putting students first is to support their learning in future trends.

Utilization of Space. The growth of the school is inspiring. The entrepreneurial spirit of the school has been extremely strong since the day of its founding. It has driven the school into its current footprint that is the culmination of tremendous growth since the first building was built on site in 2004 for 5th through 7th graders. Through the continued growth, everything was built with a need in mind. Now, through reflection, is the time to look at what synergies and spaces can better thrive together on campus. Strategies like vertical teaching can help bring classes and subjects closer together. By having certain classes closer to each other there is a greater possibility of collaboration within the school.

Utilization also comes down to how the spaces are being used. Some spaces that are currently being used for classes might be better located on campus for storage and vice versa. This will focus on efficient and effective uses of spaces with a holistic approach. Most of these projects will be strategic renovations to the existing buildings. When a new building is built, it is a goal to ensure that the new construction is purposeful in its location into the future vision of the school.

Visionary. The school was founded to be innovative and above the existing landscape of education in the area. The future spaces of the school need to embody that pillar of the school and embrace new ways of teaching and learning in the community. These new trends are to push the education norm to sharing a dream and building a future. New spaces are to be flexible for future learning technologies and making sure students are being challenged with the newest ideas of learning environments.





Existing Conditions Review

The existing conditions review consisted of the site and 10 categories that encompass the 18+ structures on Campus. The conditions review is a snap shot of the campus to see what opportunities may exist with current maintenance projects. Even with yearly maintenance, there are situations where a replacement of a building or program will be more cost effective than the renovation of a current space. The conditions review is looking for where on campus that might be the case. This opens up opportunities to where it is appropriate for **strategic renovations** and

for **purposeful new construction.**

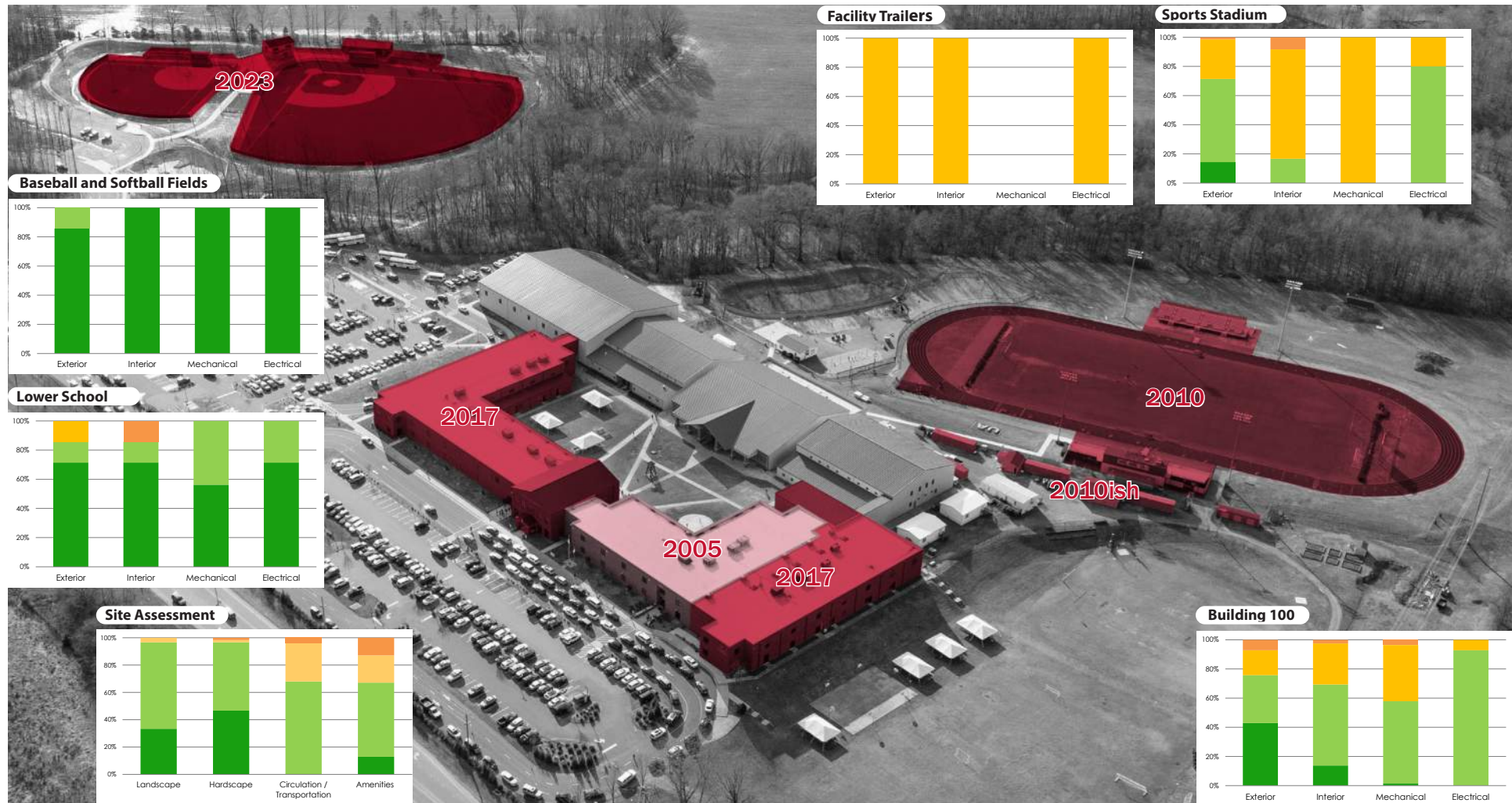
The buildings were evaluated into four categories, Excellent, Good, Fair and Poor.

● An Excellent designation is defined as: Overall Condition of the facility is at an exemplary and “like new” level for the intended use and function. Limited issues may be identified in lesser conditions; however, no issues identified require immediate attention. Standard maintenance processes and procedures required to maintain the overall condition rating.

● A Good designation is defined as:

Overall condition is at a sufficient level for intended building use and function. Some issues identified in the report are/should be addressed; however, none are considered immediate. Standard maintenance processes and procedures as well as targeted upkeep and appropriate funding is required to maintain this level.

● A Fair designation is defined as: Overall condition of the facility is at a minimally sufficient level for intended building use and function. The building systems, materials and finishes are beginning to reach their



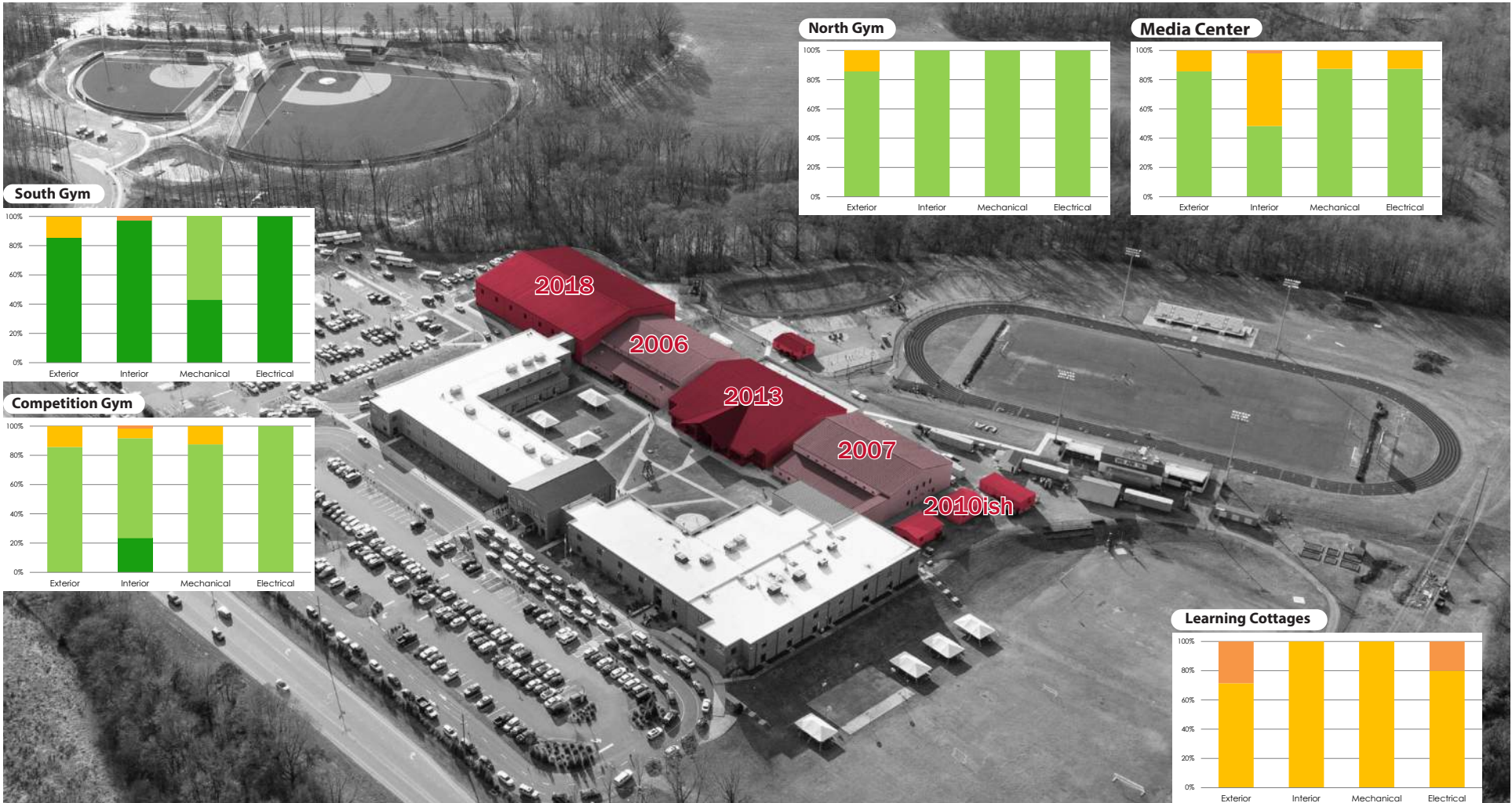
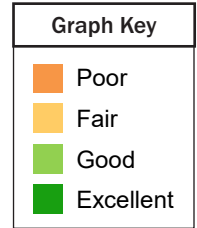
life expectancy and usefulness. Specific improvements to targeted issues to be replaced or renovated appropriately that are greater than routine maintenance to the overall facility should begin.

● A Poor designation is defined as: Overall condition of the facility is below minimally sufficient levels for intended building use and function. The building systems, materials and finishes are beyond their life expectancy and in need of upgrade or full replacement. Immediate improvements to multiple issues identified including greater than routine maintenance to

the overall facility is recommended.

Overall, the campus is in Excellent/Good shape. There are a couple of buildings, like the Learning Cottages and the Facility Trailers that are in need of a replacement. The majority of structures are in good condition and any future uses can be achieved easily through renovations.

Please reference Appendix A for further information.



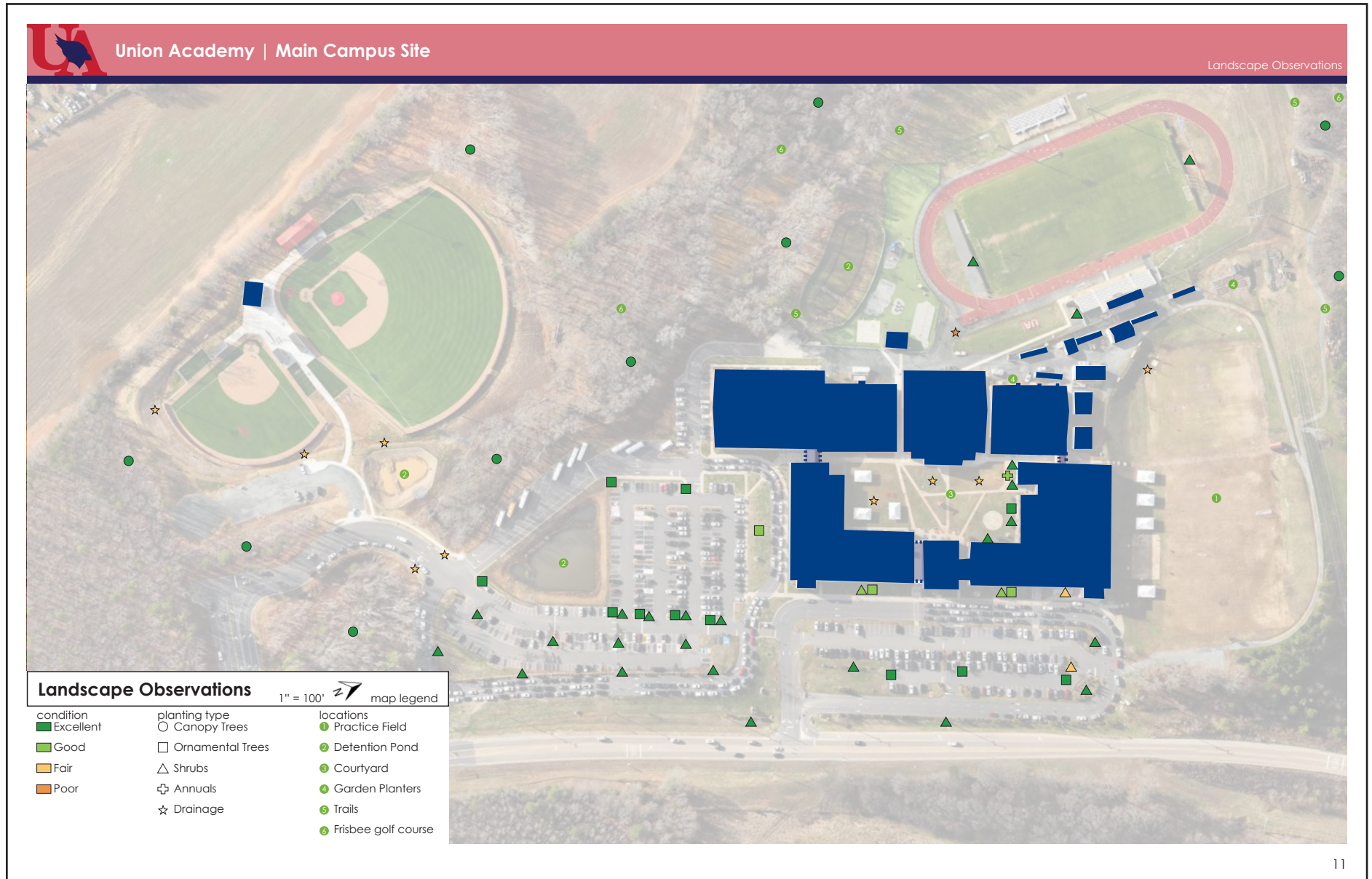
The site was evaluated into the same four categories as the buildings: Excellent, Good, Fair and Poor. The site assessment looked for both locations and breaking down of larger topics into more granular ideas. This way smaller items like Trees, Shrubs and Annuals could be evaluated at the scale of the site.

Overall, the site is in very good condition

and has been maintained well. There are opportunities to build on landscape and outdoor furnishings around the campus to create a greater sense of place while also preventing future erosion issues at the building's foundation.

Parking lot maintenance was an existing concern, so attention was paid to these areas.

There is minimal cracking that needs to be patched but it is only in limited spaces and none of the cracks are big enough to warrant replacement. Seal coating dramatically improves curb appeal, and does provide some deterioration protection from oils, gas, and UV rays, however it is typically recommended it be done within six months of installation.

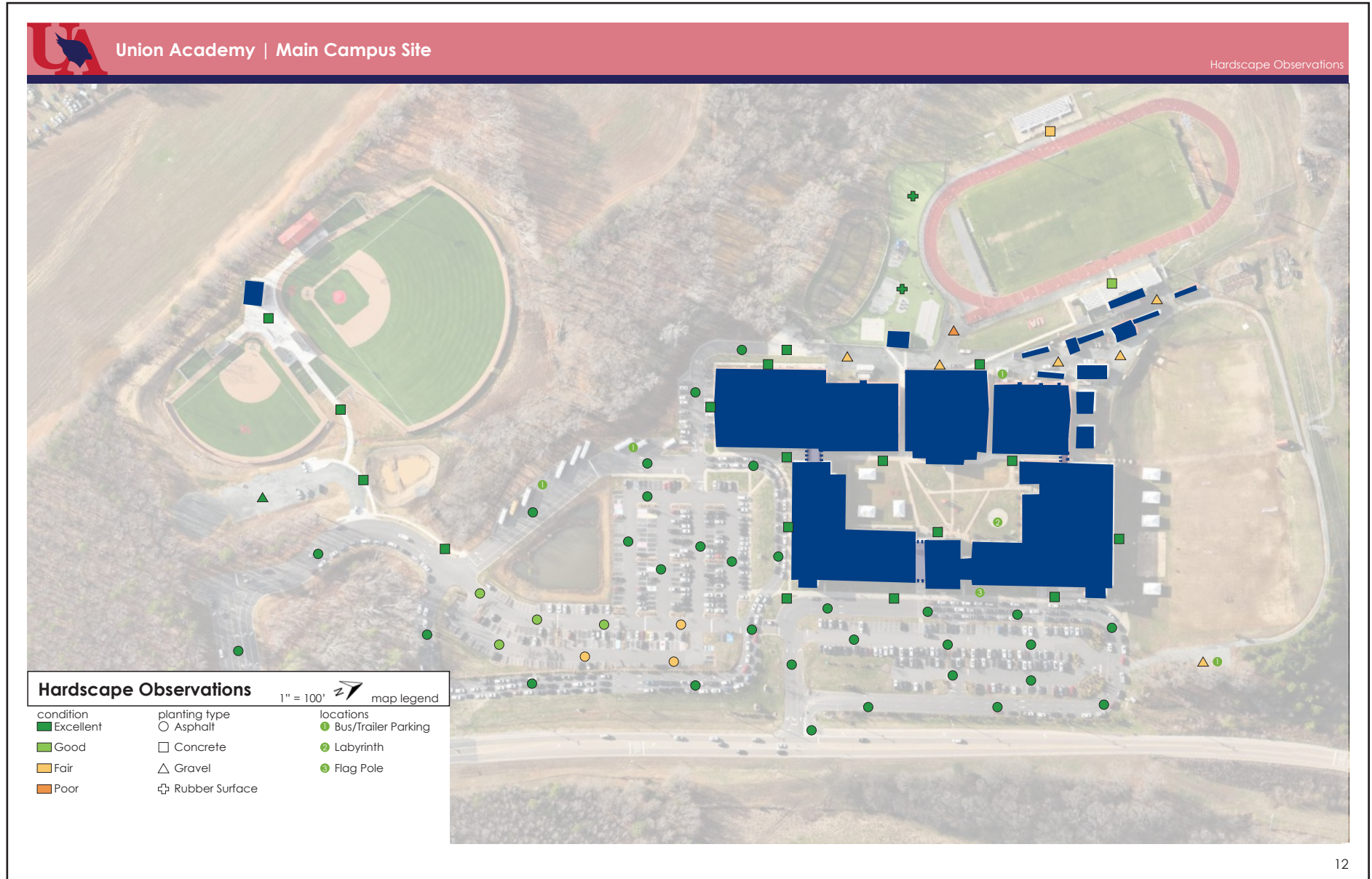


Seal coating asphalt does not prevent movement and cracking from overweight vehicles, equipment, thermal expansion and contraction, or age. The useful life of an asphalt lot is 20 years (but can last 30). Sealing can extend that life, but not indefinitely, and it does not overcome a poor installation or nature's own effects.

The practice and competition fields are another concern for the school. The three fields for football and soccer teams are not holding up to the wear and tear from everyday practice throughout their sports season. The master planning processed looked at other strategies for keeping all fields competition ready through the use of multiple teams

needing to use them regularly throughout the year.

Please reference Appendix A for further information.





Campus Engagement

721 Participants

45

UA leaders

met for in-person interviews, representatives from: School Board, Foundation Board, School Faculty, School Staff, Parents + Grandparents, Community Leaders.

143

High School students

participated in the online survey .

120

School Faculty

participated in the online survey.

413

Parents

participated in the online survey.

The Campus Engagement process was kicked off with a series of interviews with distinguished leaders in the Union Academy family. Forty-five interviews were held in person at school and remotely from the following groups: School Board, Foundation Board, School Faculty, School Staff, Parents, Grandparents and Community Leaders. The goal of these interviews was to hear from the UA family what was on their mind. The traditional hierarchy of departments of the school helped foster a voice for everyone to be part of this original collection of ideas.

Through the interview process, themes

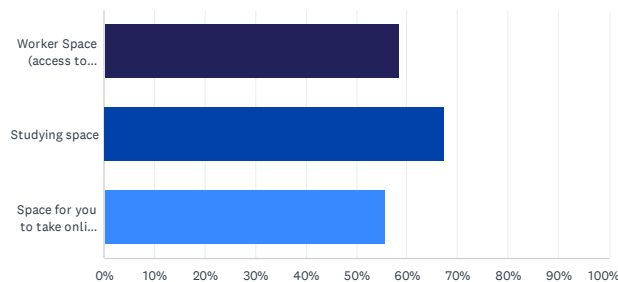
started to emerge that then became the focus of the survey to reach the rest of the community for the Upper School Students, Faculty and Parents of the whole school.

Some of the comments we heard from the interviews were: “It shows that the school has a sincerity for the care of the children”. “Students want to come to this school to learn and that is not evident in families of our friends at other schools”. “There is more opportunity to learn and for personal growth provided to these students”. “The Teachers and staff want to be here and work at Union Academy”. “The Mission of the 3 C’s (Challenge, Character,

Community), as well as the involvement of families in community was a real draw to the Union Academy family”.

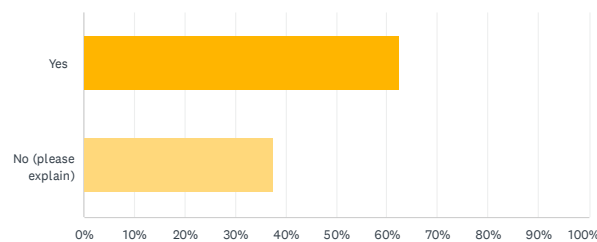
In all, our campus engagement reached 721 voices in the school community! The breakdown is above with the interviews in navy and the survey respondents in red. For reference, the participation in the survey was excellent as 1,995 surveys were sent out with 676 responses.

What are some of the new uses you would like to see in the Media Center?



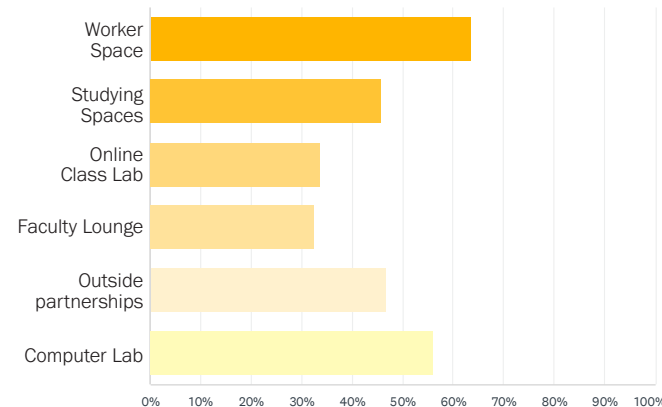
Student Survey Question

Does the Media Center fulfill your needs?



Faculty Survey Question

What are some of the new uses you would like to see in the Media Center?



Faculty Survey Question

The interviews were the groundwork for the questions in our survey. Three online surveys were distributed to all the High School Students, Staff and Faculty of the school, as well as sent to all of the parents in the school. The survey focused on topics that were repeated throughout the interviews and dug deeper to find more information to be able to build up the programing and reasoning later in the process. The surveys' topics were specific for their audience, and covered different topics. While some topics were covered across all surveys,

the questions were different depending the audience (see above example regarding the Media Center). There were a couple questions that were fill in the blank to make sure we were allowing the individual to use their voice not be pigeonholed in their selection. The surveys are a platform, and failsafe in the process, for all ideas in the community to be heard. Most of the questions had a write in area so the survey taker could expand on their thoughts, which most took advantage of.

A sample of some of the topics for

opportunity that the survey looked to explore more in are:

Conference rooms needs across the campus. Conference rooms needs range from small meeting groups of teachers, conferences with a student and their parents all the way to a space with the ability to hold fifty people;

Opportunities to bring the outside community in to teach (SPCC, sign language, etc). This could be a classroom or another kind of space needed to facilitate a group and

welcome in guest speakers for class lectures or host continuing education for teachers and staff;

Future opportunities in and around the courtyard. Looking at future programming in the daily life of the school as well as bigger community gatherings like the hot dog cookout and potential movie nights.

Updating lighting and their controls as well as color/branding through hallways. Branding in some parts of campus need to be updated to the standard seen in newer buildings on campus.

Optimizing the utilization of existing spaces with flexibility. This was focused on the Exceptional Children (EC) program and opportunities to grow for their needs in the Media Center and in the other buildings on campus.

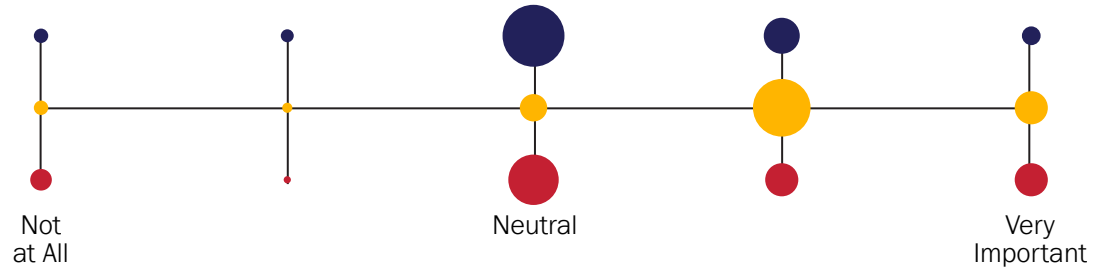
Differentiating the different experiences of Lower, Middle and High School students. They are the same person at the same place for thirteen years of their personal and educational development. What can be done to delineate the educational process into the traditional segments of Lower, Middle and High School. Some of the comments received mentioned the Media Center and how students use these spaces differently, specifically the Middle School and High School students.

What are the opportunities to learn in and out of the class room. An Agriculture Center can be more than a barn to focus on livestock. It can also have greenhouses for farm to table foods, hydroponics, science labs and technological spaces focused on the

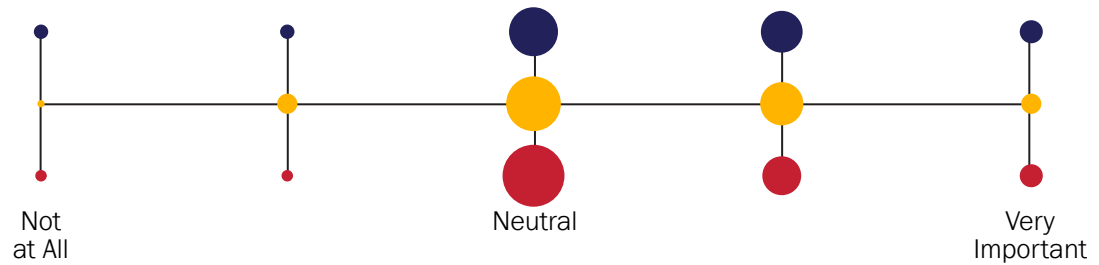
Survey Question:

How important is it that the campus plan address the following:

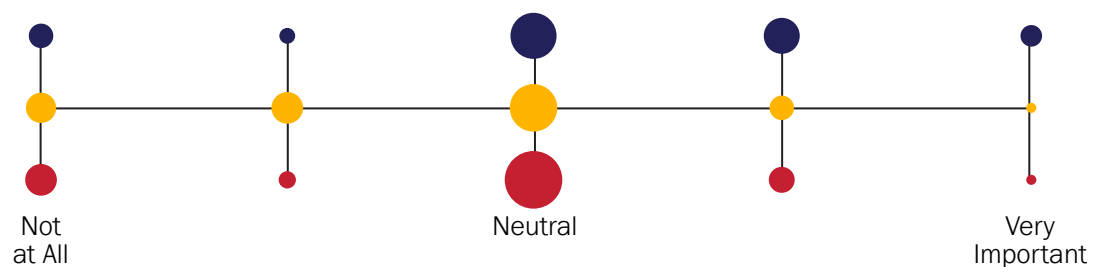
Cover Walkways



Science Building with Agriculture focus



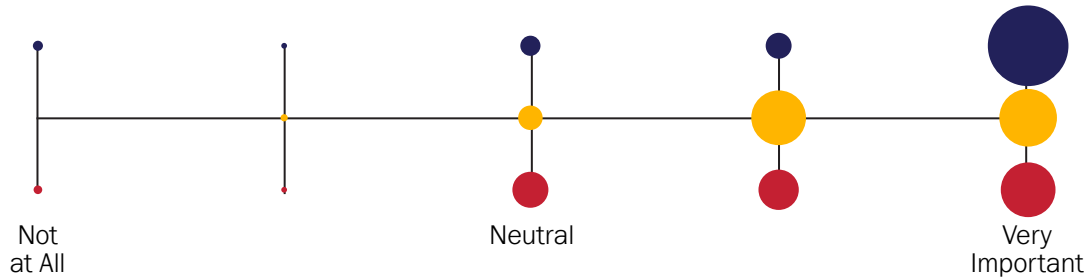
Tennis Courts



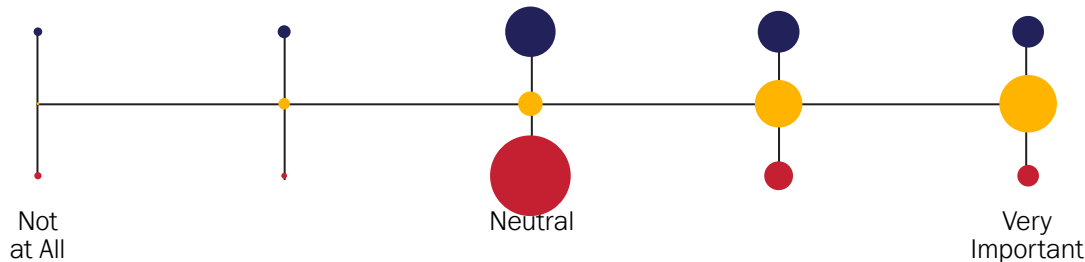
Survey Question:

How important is it that the campus plan address the following:

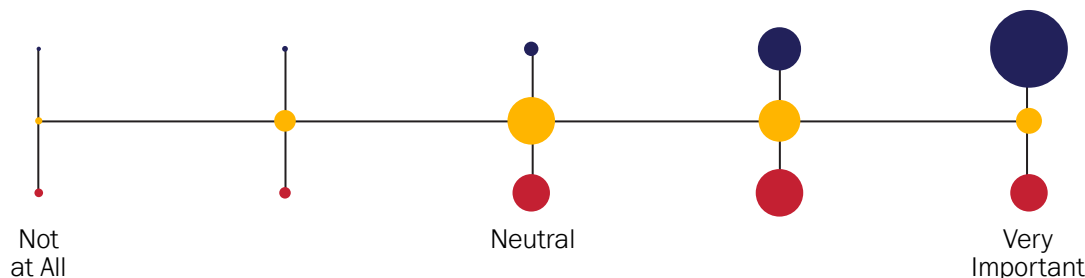
An Auditorium



EC Spaces



Parking



future in the field in the county;

Competitive technology in and around the campus. The WIFI network has its strengths and weaknesses both in the students' daily classroom spaces as well as after hour activities on campus. There is a need in several curriculum's to embrace more computer use in the classroom and in a more formalized computer lab. The growth of technology also brings with it an education piece for students and faculty and a need for a place where people can come to get that information.

There is a need to foster collaboration among staff and departments. The most obvious is in and around the sciences in programs like STEM and STEAM. But other opportunities for vertical teaching are applicable to all departments.

We formed a question for all three surveys to find the "importance" of the topic for the master plan to address. Those six topics are the graphics on page 16 and 17 of this document. The responses ranged from "Not Important at All" to "Most Important". The responses created a scale to visualize where the groups fell on the topic with the bigger the ball, the bigger the responses to the question. This allowed us to see that a project like an Auditorium (Performance Arts Center) was important to the majority of the entire community who responded, while an issue like parking was most relevant to the students.

Please reference Appendix B for all of the survey results.



Development of Concepts

Development of Concepts

The final step before drawing is the Development of Concepts to formulate Guiding Principles. The principles are developed by the Steering Committee from common themes received from the survey results. These concepts are developed to give us a goal to achieve in every design move we make. This becomes guidance in order to make sure all

feedback collected to this point is captured in the master plan before we start to draw. Every move that is made in the master plan will look to embody all three concepts when possible.

Guiding Principles

Cultivate for Community: This theme creates placemaking that supports Union Academy’s story, goals and brand.

Redefine with Purpose: This theme addresses the two decades of remarkable enrollment and facilities growth and aims to transform of older spaces and develop new spaces to embrace new technologies and ideas.

Strategize for Growth: This theme develops a flexible framework that future expansion is a proactive response within financial means.





Plan Recommendations



Master Plan Recommendations



Main Campus

1 Middle School Drop off + Canopies

2 Lower School Drop off + Canopies

The canopies accentuate the building and provide shelter from the weather for staff and students waiting for their rides. They provide a focal point of entry to visitors and along with wayfinding can help direct people to a meeting or after-hours event.

3 Performing Arts Center,

A new facility to showcase the Lower School Music Programs, Band, Choir and Drama programs of the school. (More on page 27)

4 Agriculture Center

This Center will be the focus of all the Agricultural studies at the school. (More on page 29)

5 New Classroom Building

Spaces for classes in science and higher education environments that will be used for Middle and High School students. (More on page 34)

6 High School Drop Off and Canopies

See above for Lower + Middle School Drive Canopies. (More on page 34)

7 Circulation Road

This road aims to unlock the campuses road infrastructure and link the north side of the campus to the southern signaled intersection of MLK Boulevard. The drive can be one way during school hours and then function as two-way circulation for evening and weekend activities. (More on page 30)

8 Media Center Storage Addition

The renovation of the Media Center will provide the opportunity to update current programing while expanding their offerings and its ability to increase the general storage capacity on campus. (More on page 32)

9 Courtyard Renovation

The Courtyard is vastly underutilized on the campus. When it is used, it has become a maintenance nightmare with tracking dirt and mud into the school throughout the day. Through new programming and permanent structures, to replace the temporary ones that were put in place during COVID, the Courtyard can be a more welcoming place with seating elements for multiple groups of people at a time.

10 Alumni Plaza

The speed table and at grade crossing across the circulation road sets up a nice entry courtyard to the Sports Stadium from the circulation for parking and public restrooms in the North Gym. (More on page 32)

11 Turf Fields

The upgraded fields from grass to turf are to make possible all of the site updates to the school and not have the expense be at the athletic competition. The future development shrinks down the current practice fields and puts more strain on the maintenance and growing of these fields year round for Middle and High School Competition. The turf fields can be used for competition and practice every day of the year without the worry of maintaining healthy grass.

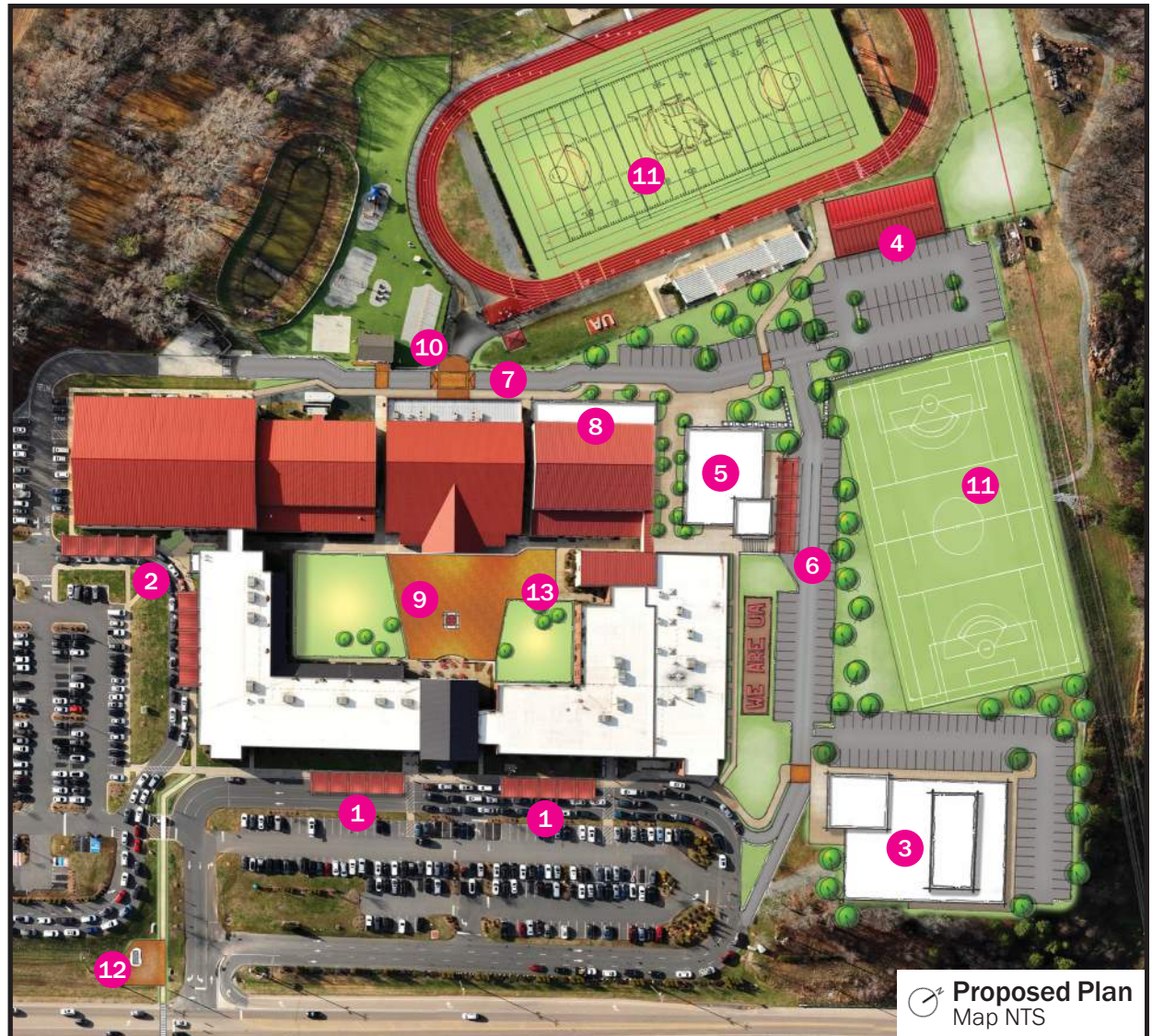
12 Welcoming Plaza

This plaza builds on the current visual welcoming to the school at the existing digital monument sign. As current adjacent farm land is developed into residential neighborhoods, this is a welcoming point for alternate modes

of transportation like walking and biking. This strategy leads the school to embrace the Town of Monroe's "Forward Monroe" 2018 Land Use and Transportation Plan (see appendix C excerpt) that calls for designated bike lanes along MLK Jr Blvd. that leads North, to the "Proposed Multi-Use Path". This path ties into a much larger infrastructure network across the town of Monroe.

13 Future Bike Racks

These plan for the future, when the bicycling infrastructure is built out in Monroe from the 2018 "Forward Monroe" Land Use and Transportation Plan (see appendix C excerpt) , and will provide space for students to park their bikes when they ride to school.



Front Drop off Canopies



Perspective of Main Office from the South



Perspective of Main Office from the North

School Canopies

The canopies would be located at three locations throughout the campus. They are shown to be both in front and behind the main entries on campus. They would aim to protect the sidewalk along with the first lane of cars as the canopies extend out over the cars. They frame the drop off points for the Lower School, Middle School and new High School offices. The current main office would be broken into three locations so students would be able to identify with their grade and associated privileges more easily as they advance grades.

Through our interview process, it was brought up that the students between Middle School and High School can be confused for one another easily and sometimes permissions are given to those in Middle School that are only reserved for High Schoolers. The dividing of these three groups of children will help the schools staff to better keep track of what the students privileges are at different ages.

The splitting of the school entry points then gives a more delineated point of entry for visitors of each school. These new entry areas will have conference rooms associated with it for visiting prospective students as well as parents that come in for conferences with faculty and staff during the school day.

Lower School Addition and Canopies



AVAdesk.com



AVAdesk.com

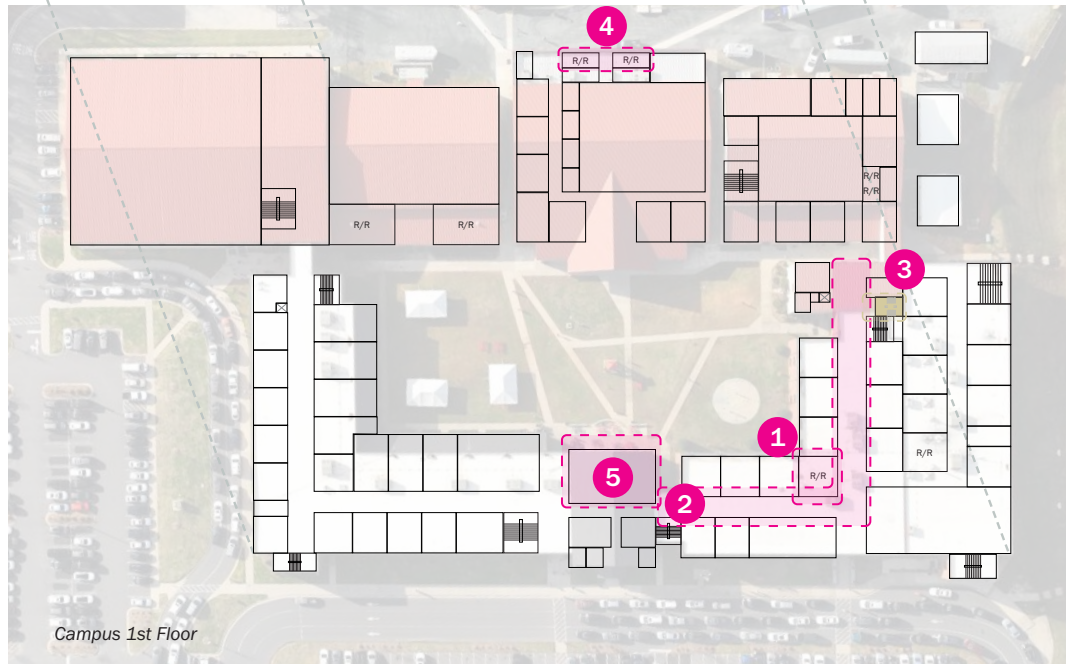
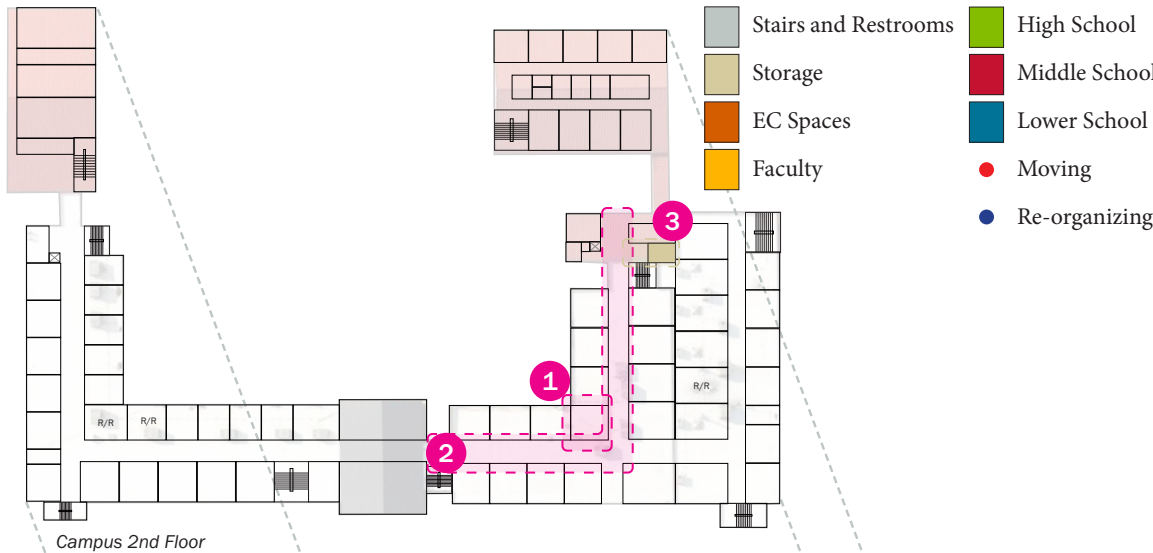


Sanchez Elementary School - Austin, TX



Carolyn Park Middle School - Slidell, LA

School Renovations and Updates



The original bathrooms and hallway in the original Classroom Building from 2004 is in need of a refresh. This is to bring the space, its lighting, fixtures and finishes up to the level throughout the campus. The standard is established through new construction in the Lower School Building along with the expansion to Building 100.

The Public Restrooms on the backside of the North Gym are also in need of updating and renovation due to extensive use.

The Main Office renovation is to update its HVAC strategy and remove the return plenum for the space that currently allows sound to transfer easily from one room to another. This will add privacy to these leadership offices when needed for calls and internal discussions. This renovation also includes an upfit to be adjacent to the school nurse, for student mental health. The direction of the school understands the unprecedented times we are in for mental health and looks to provide its students with the same care as it does for bodily injuries. The proximity of the school nurse to the mental health services, will not distinguish these two services as different but as equal in the school community in hopes to further diminish any negative, global stigmas with mental health.

Building 100

- 1 Restroom Renovations
- 2 Hallway Renovations
Lockers, paint, lighting fixtures, flooring.
- 3 Removal of Locked Staircase and addition of a floor for two storage areas

North Gym

- 4 Restroom Renovations

Main Office

- 5 HVAC replacement of the Plenum for privacy in the office suite

Plan Legend

Stairs and Restrooms	High School
Storage	Middle School
EC Spaces	Lower School
Faculty	Moving
	Re-organizing



Charlotte Catholic - Charlotte, NC



Forest Hills Public Schools - Grand Rapids, MI



Canton High School - Canton, SD



Mustang High School - Ezzell, TX

Plan Details

1 Performing Arts Center

The Center will give the students an opportunity to practice on stage during every class period. On stage practice won't just be on the week before their performance. Being on stage more and in the performance hall will give the students a greater familiarity of the performance space and make them more confident in their talents. The Center will have on-site storage for all departments that perform there. A shop will be available for set design and construction along with the opportunity for future curriculum for Industrial Design and Construction. Its location on campus is close to the majority of the Middle School and High School students' classroom. The further the center is from the classroom hub, the more time-consuming it will be for students to change classes. It can become a hindering if the students waste too much time going to and from the central core of classes on campus.

Performing Arts Center

2 Crossing Plaza

This is an at grade crossing that will be a speed table for traffic calming.

3 Entry Plaza

A welcoming room outside for the day of events as well as a place for teachers to wait and see their students cross from the main campus.

4 Parking

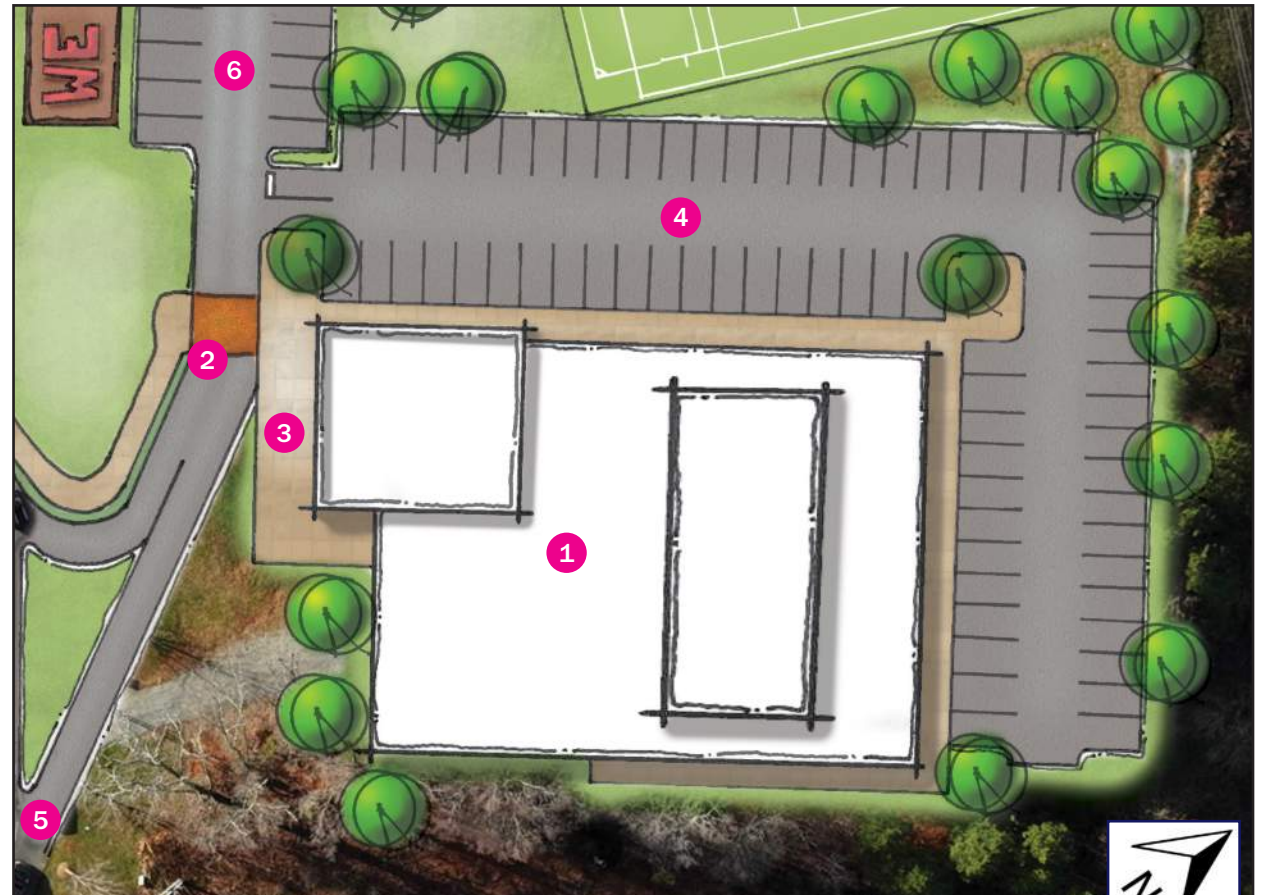
To be used for events along with High School permitted parking during school hours: which would allow the students to get closer to their classes than currently.

5 Turn off from Main Circulation Loop

Connection to the existing road infrastructure on campus.

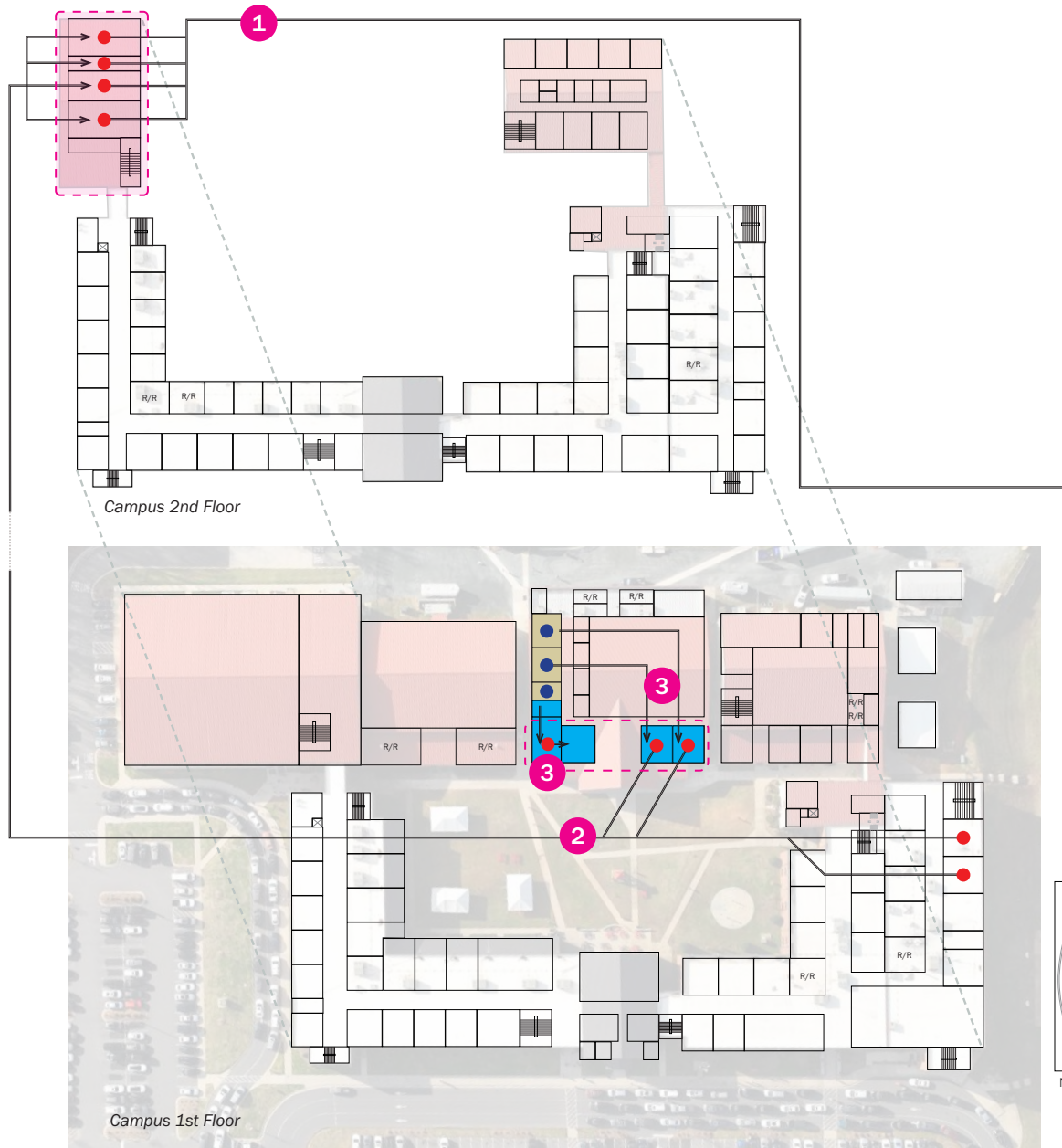
6 Time Sensitive One-way Traffic

During school hours this can be one-way for queuing cars in the morning for drop off.



Addition of Performing Arts Center

The Performing Arts Center on Campus is a commitment to the students' development in the arts. The Performing Arts Center makes room elsewhere in the school for developing non-performance art in an arts node on campus for teacher and student collaboration. The introduction of the Performing Arts Center on campus has a trickle down effect that will affect more students than those in Choir, Band and Drama, i.e., the Lower School Music Programs. The moving over of the classes in the South Gym makes spaces for bringing together all of the art classes except those of the Lower School.



1 Rooms to Performing Art Center

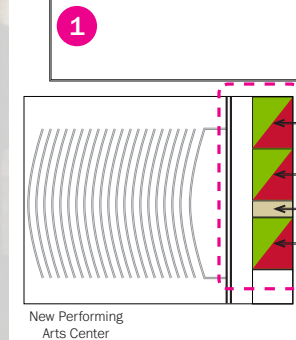
- Band (and storage)
- Drama
- Orchestra/Chorus

2 Art Room Node

- Lower School Art (from North Gym)
- Middle School Art (from North Gym)
- High School Art (from Bldg 100)
- High School Digital Art (from Bldg 100)

3 Rearrangement in the North Gym

- Lower School World Cultures to be moved to Front of the building
- Lower School Spanish to be moved to Front of the building
- Lower School STEM to occupy Middle School STEM
- Lower School Music to be moved to front of the building, grow as needed into the new space with the balance for storage.
- Vacated spaces in hallway to become storage for school opposite of existing storage.



Plan Legend

Stairs and Restrooms	High School
Storage	Middle School
EC Spaces	Lower School
Faculty	Moving
	Re-organizing

Agriculture Center

Plan Details

1 Agriculture Center

The building and site around it will have the following: grazing fields and pens for livestock, above ground planters and greenhouses for plants, room for hydroponic expansion, classrooms for students, storage and facilities necessary for learning in the sciences. The facility will support the current Agriculture curriculum along with possibly future programming space for technology in Agriculture, Veterinary program, Biology and Botany among others. The building's location will give the Center a great presence at the Sports Stadium and can lead to opportunities for distinguished guests in the community to have a unique experience on the Front Porch of the center that opens out to the sporting competition area.

2 Entry Plaza

A place of collection as students make their way over from the walking paths by the New Classroom Facility. This can help teachers on both end of the journey keep an eye on younger students as they navigate safely to and from class.

3 Stadium View

The Front Porch of the facility can be embellished for the entry sequence into the building but also with the proximity to the Sports Stadium can be home to elements of game day hospitality, for example, distinguished students, their families, alumni and faculty of the school.

4 Path from Main Academic Buildings

Safe crossing in close proximity from the New Classroom Building over to the Agriculture Center.

5 Parking

To be used for day of events with the center along with High School permitted parking during school hours that is closer to all of their classes.

6 Green Houses

Refurbishing the existing green houses on campus

7 Field #1

Multiple grazing fields for rotating livestock to ensure the fields grass is maintained. Currently being drawn inside and sharing the outside fence line of the Sports Stadium

8 Field #2

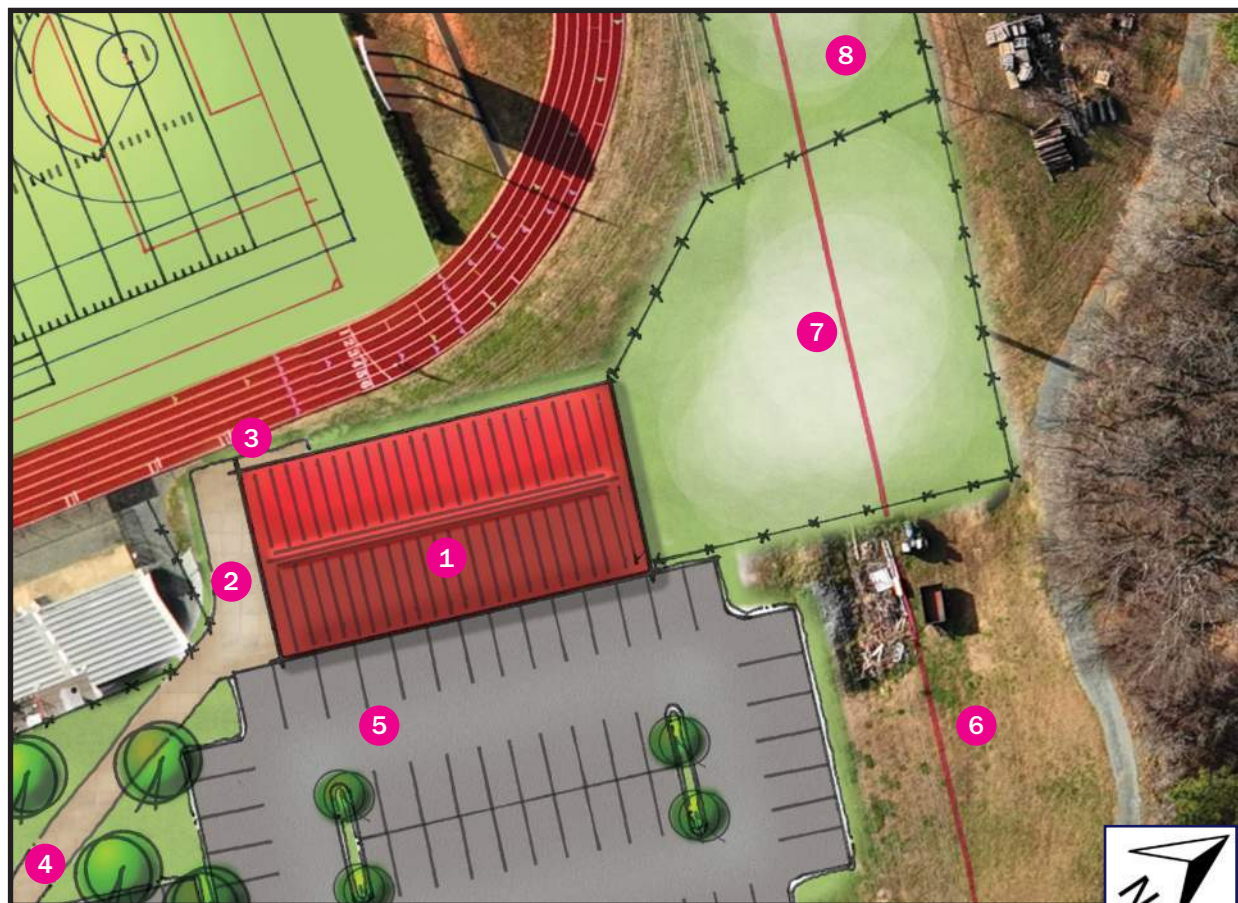
This is the further away field from the barn that can handle the moving of livestock to rotate the fields. The grazing fields are in the Duke easement with the nature of the fences currently allowed in their setback. Currently the fields are being drawn sharing the existing outside fence line of the Sports Stadium.



Arlington School District - Arlington, TX



Okaw Valley Agriculture Complex - Bethany, IL



NTS

Agriculture Center Perspective



Stanford Educational Farm - Stanford, CA



Tivy High School Ag Barn - Kerrville, TX



Ronnie Davis Agriculture Center - Sugar Land, TX



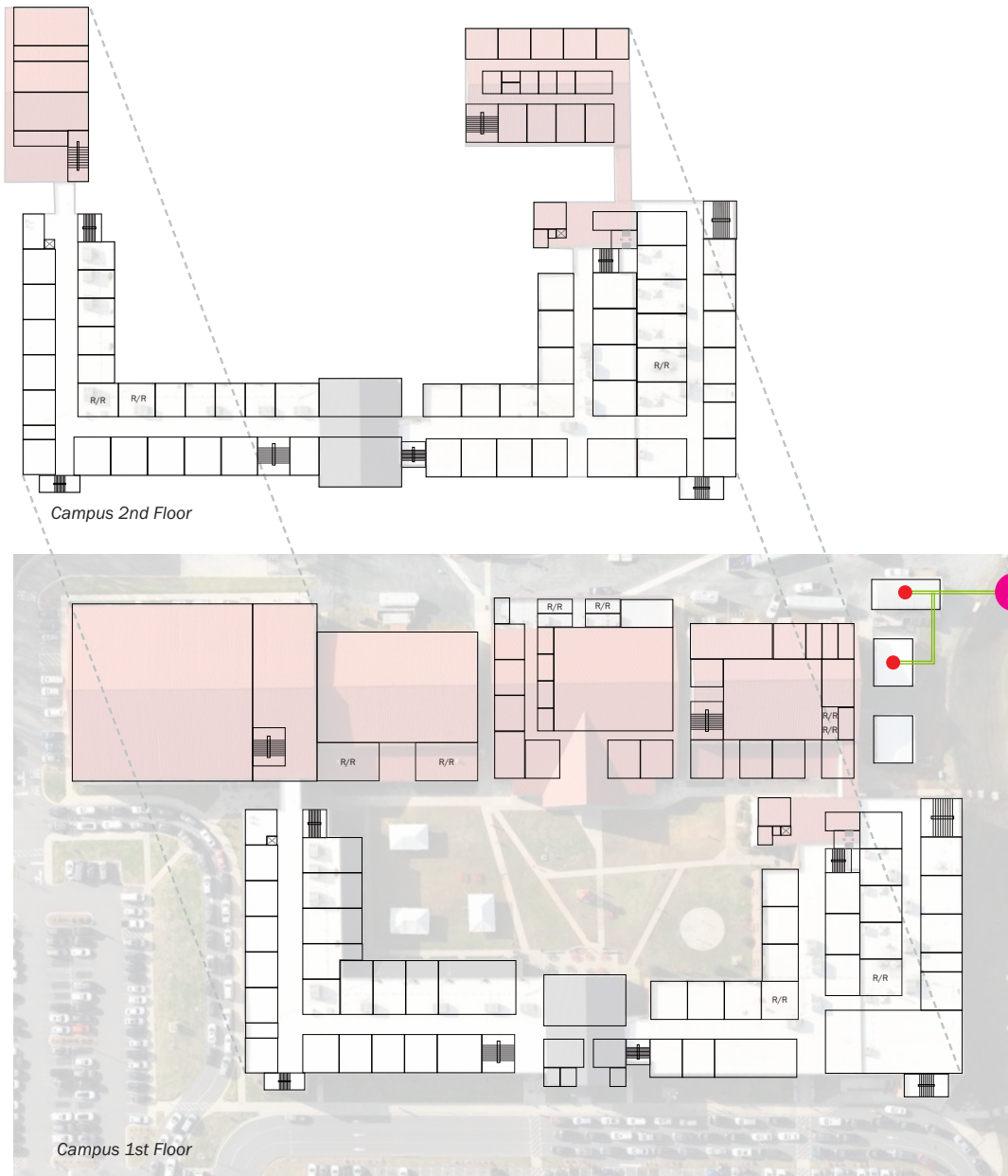
Tulare Agriculture Complex - Tulare, CA

Addition of Agriculture Center

The Agriculture Center becomes a new home to the hands-on learning of the students in Agriculture. Current programs can grow into more robust offerings for the students while embracing future technologies in the field in a major economic sector of the county.

The Development of the Agriculture Center gives a much needed upgrade to this program in the school from their current classroom in the Learning Cottages. This Center will also facilitate collaboration between teachers at various grade levels and subject matters to build on the class offerings and curriculum for the students.

The center can give real world experience working with animals in the field and plants in the soil. The Center will give the classes proper storage areas for their teaching tools along with upgraded technology limits. Most important of which is to upgrade the intermittent WIFI connection points in the current classroom. This program has brought state and national attention to the school in the form of 13 state champions, 8 state champion teams, 3 All-Americans and a National Champion in 4-H Livestock Skillathon.



1 Classes to AG Center

- High School Health Science
- Middle School/High School Agriculture

Plan Legend			
	Stairs and Restrooms		High School
	Storage		Middle School
	EC Spaces		Lower School
	Faculty		Moving
			Re-organizing

Circulation Road

Plan Details

- 1 Chicane**
This is one strategy of many to slow down eager new drivers coming around the building in a hurry to leave campus. These strategies are needed along with the new pedestrian pattern to slow down for those crossing to the Learning Cottage, Lower School Playground and Sports Stadium.
- 2 Accessible vehicle Drop off**
A designated drop off lane for students that may require additional time getting out of their vehicles or accompanied into school will be located at the New Classroom Building. This drop off area is also close to additional accessible parking at the Sports Stadium.
- 3 Accessible Student Entrance**
The renovation of the Media Center will upgrade student spaces along with adding more space for bigger build outs. Instructional space will be updated including the

- addition of an “apartment” to teach life-skills in a more hands-on environment.
- 4 Grounds Storage**
The removal of the Facility Trailers for the Circulation Road creates a need for storage on campus that will be fulfilled with the Grounds Storage and the first floor of the New Classroom Building.
- 5 Courtyard Renovation**
Reference page 21 for detail
- 6 Speed Table Crossing**
Another strategy to slow down traffic is a speed table at the crossing point from the Stadium Plaza and Public Restrooms in the North Gymnasium. This also provides an at grade crossing for those who park in the south parking lot and need to walk around.

- 7 Alumni Plaza**
Building on the arrival at the stadium, the Boggs Field sign will be surrounded by enhanced landscape and furnishings before you enter the field. This can lead to a fundraising opportunity with options for alumni to buy bricks in the plaza to fund this project and other upgrades to the Stadium.
- 8 Concessions**
A permanent concessions structure that is located between the stadium seating and public restrooms in the North Gymnasium gives great visibility for a permanent point of sale. This structure can also be a sale point for tickets with proper WIFI access and needed technology for the patrons. Repurposed shipping containers currently being used as storage on campus, would be a great solution.
- 9 Crossing for Health Classroom**
Another speed table crossing to slow down traffic in between Chicanes.
- 10 Entry to Stadium Restrooms**
A canopy and proper signing and branding will let people know they are in Cardinal Country and where the public facilities are.



Chicane - Austin, TX



Speed Table Example, location Unknown



Circulation Road Perspective



Shipping Container Concessions - Los Angeles, CA



Oakland County FC - Royal Oak, MI



Union Academy



Mishawaka High School - Mishawaka, IN

New Classroom Building

Plan Details

1 Classroom Building

The New Classroom Building will bring together and update the Science Labs, Business Classrooms and new technology focused classrooms. The proximity of the building on campus will allow it to have complementary classes with the Agriculture department. There will be a High School office for student drop off and check out. The bottom floor will house the Facility Maintenance office, shop and storage. These uses will be relocated with the addition of the Circulation Road along the North and West side of the Campus.

2 Drop off

The Circulation road can be one-way during school hours that will help facilitate this expansion of the road for drop-off and pick-up of students.

3 Canopy

The canopy will help establish an entry point for visitors into the school. This will provide a clear point of entry to those visiting for the first time. Enhanced wayfinding on the campus can help further navigate visitors between Lower, Middle and High School offices along with extra curricular activities.

4 High School Office

This will help Staff understand the proper privileges of students versus the current singular entry where Middle School students can more easily poise as their High School peers. This entry is distinguished by a beacon holding the corner of the building and visible upon the turn off of the Middle School cue.

5 Plaza

This is a High school plaza that collects the traffic coming out of the school courtyard and Media Center before

the students head to the practice fields or wait on a family member to pick them up from the drive below.

6 Muse

A meandering path for students from the main collection of classroom buildings surrounding the courtyard that connects to the Agriculture Center. This muse will make the most of the building setbacks needed for glazing openings in the New Classroom Building and Existing Media Center.

7 EC Student Drop-Off (More on page 32)

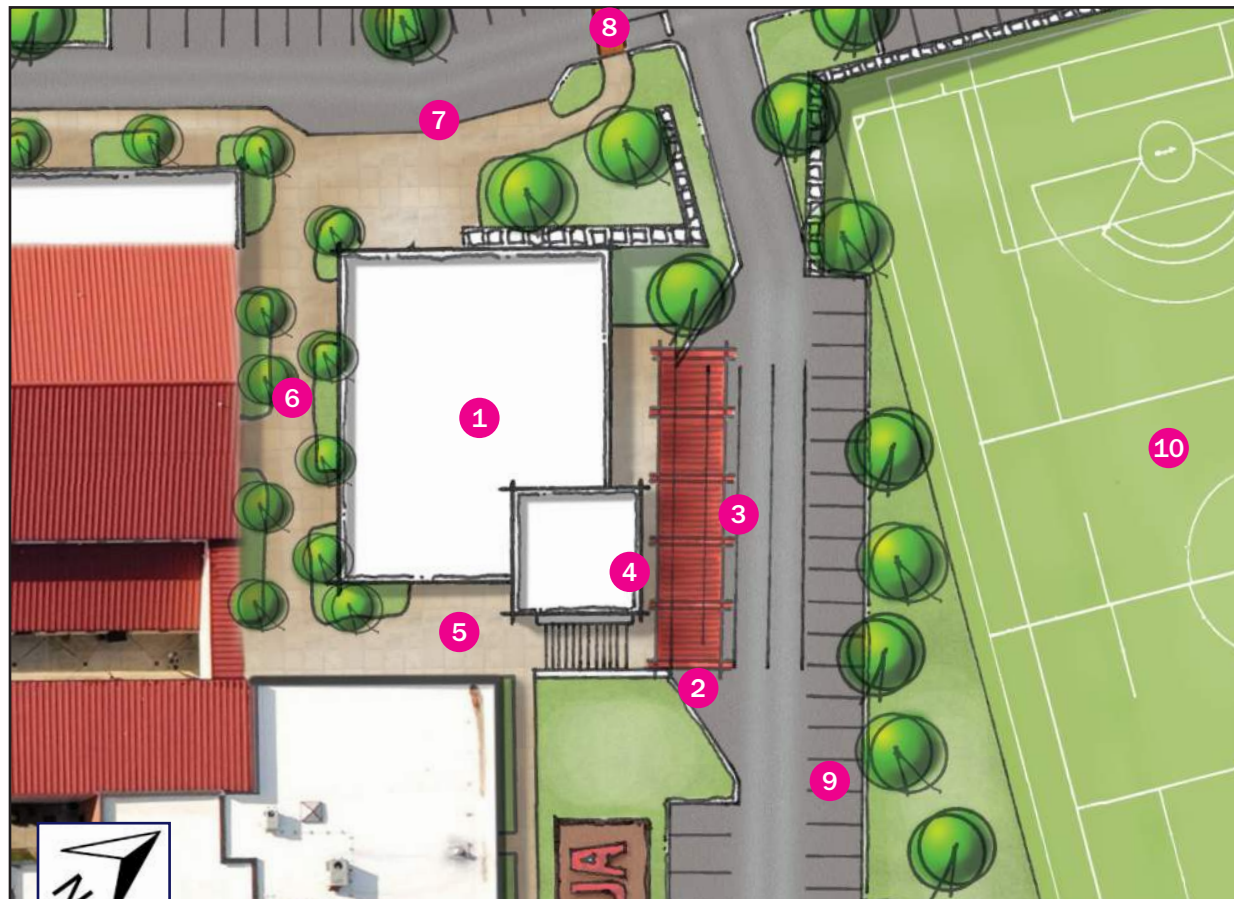
8 Path to Agriculture Center

Provides a safe crossing point to the Agriculture Center in proximity to the New Classroom Building.

9 Parking

To be used for day of events with the Center along with High School Permitted parking during school hours that is closer to all of their classes.

10 Turf Field (More on page 23)



Mandeville High School - Mandeville, LA



Greenfield High School - Greenfield, CA

New Classroom Building



Shepard High School - Palos, IL



Northview High School - Grand Rapids, MI

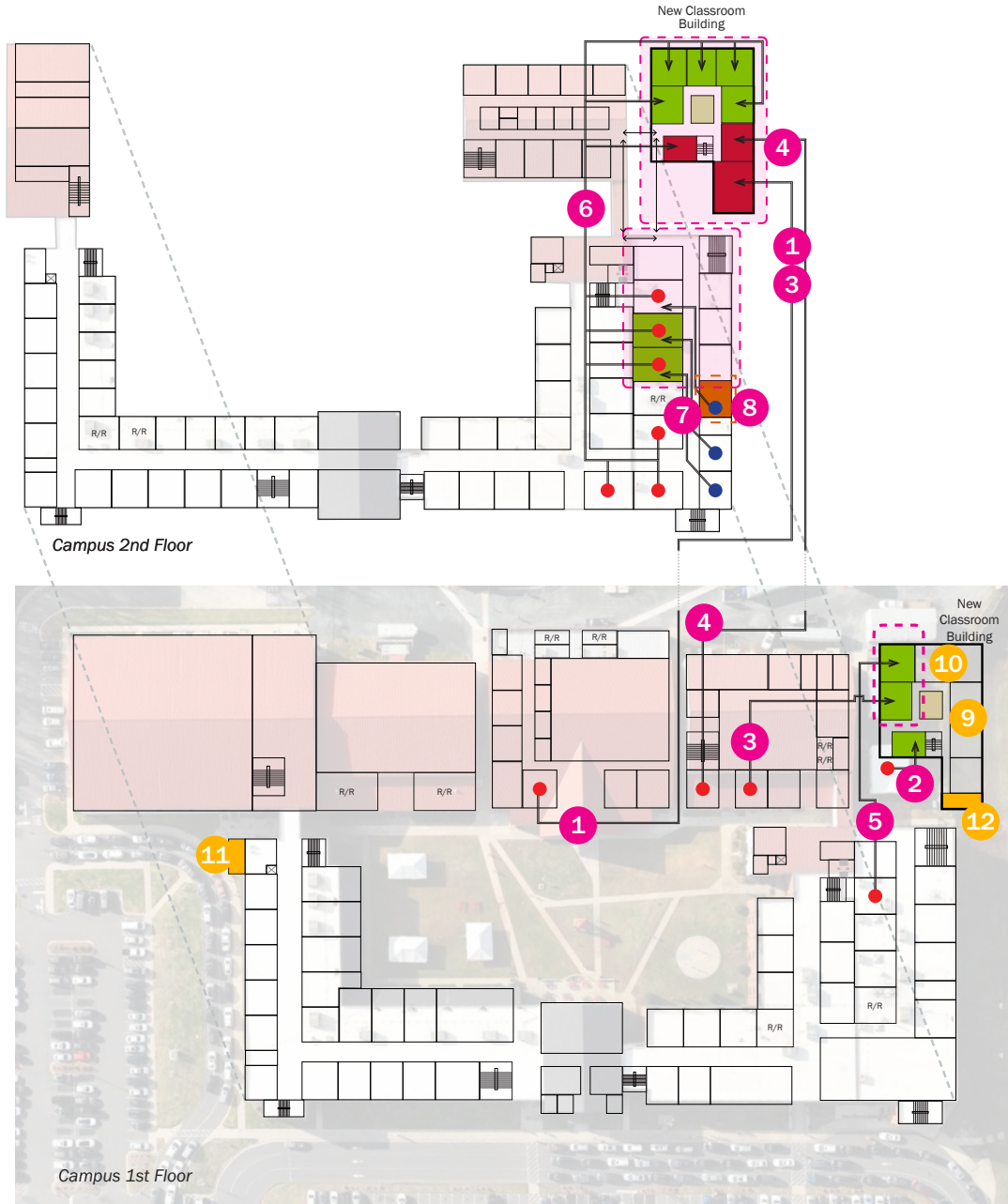


Midland-Valley High - Graniteville, SC



Northview High School - Grand Rapids, MI

Addition of New Classroom Building



The New Classroom Building enhances the offering capability of the school curriculum while contributing to the students' challenging and dynamic classwork in the sciences and college preparatory subjects in a higher education atmosphere.

The top floor of the New Classroom Building will focus on bringing together the sciences with new updated classroom space and storage needed for their curriculum. The main floor will be dedicated to higher education classrooms for the Business program and a lecture classroom. The Lecture Classroom will be for approximately eighty students in tiered seating that is to simulate higher education learning environments. This space can also welcome guest lectures and teachers for trending classes in the educational landscape. This space also fills a conference need on campus for bringing groups of teachers together on their continuing education mornings, faculty meetings and parent orientation.

From North Gym

- 1 Middle School STEM

From Learning Cottages

- 2 High School Social Studies

From the Media Center

- 3 High School Business
- 4 Middle School Science

Building 100

- 5 High School Business
- 6 Middle School Science
- 7 5 High School Science Class
- 8 Relocation of 3 High School Math Class
- 9 New EC programming

New Spaces

- 10 Computer labs for Middle and High School students
- 11 College Lecture classroom for 80 students
- 12 Lower School Front Desk
- 13 High School Front Desk and parking

Plan Legend			
	Stairs and Restrooms		High School
	Storage		Middle School
	EC Spaces		Lower School
	Faculty		Moving
			Re-organizing

Renovation of Media Center

The Media Center renovation updates this prominent service to the student in order to meet their needs in an ever-changing learning environment.

The IT and EC departments will have room to grow in their services and offerings to the students with additional square footage. All other student classrooms currently in the Media Center will be moved to other areas of campus closer to other classes of the same subject matter. This added space allows the Media Center to be re-imagined for the current needs of the students in Middle and High School.

Bookshelves can be put on casters/wheels to conserve space when not in use while multi-media can be accessed on new server-based technologies. Books delineated for Middle School and High School students will have their location in the space to ensure they have the appropriate access to topics for their age. These book areas will be in a more strategic layout as the needs of the student are prioritized.

New seating typologies can be introduced that will meet the needs of students looking to work individually or in groups ranging from 2-10 people. Spaces can cater to groups of students taking online classes through local community colleges in between their curriculum at Union Academy. This space will be a better alternative to taking classes at home. The new Media Center will cultivate their learning and energy as they foster the community at UA even when remote learning from other Colleges or Universities. New glass conference rooms and "phone booths" will give students the privacy for taking a virtual class while not disrupting others. Staff will be able to monitor the overall environment to ensure a safe space. They will also continue being the learning resource when needed. The IT department can help with any technical difficulties in the space with online learning and other new technologies.



Media Center

- 1 High School Business
- 2 6th Science
 - 6th Social Studies
- 3 6th Math
 - 6th English
- 4 Middle School Spanish
- 5 IT Renovation
- 6 EC Renovation

Building 100

- 7 High School Business
- 8 Consolidate Spanish Classrooms
- 9 New Conference/Storage

Plan Legend

Stairs and Restrooms	High School
Storage	Middle School
EC Spaces	Lower School
Faculty	Moving
	Re-organizing

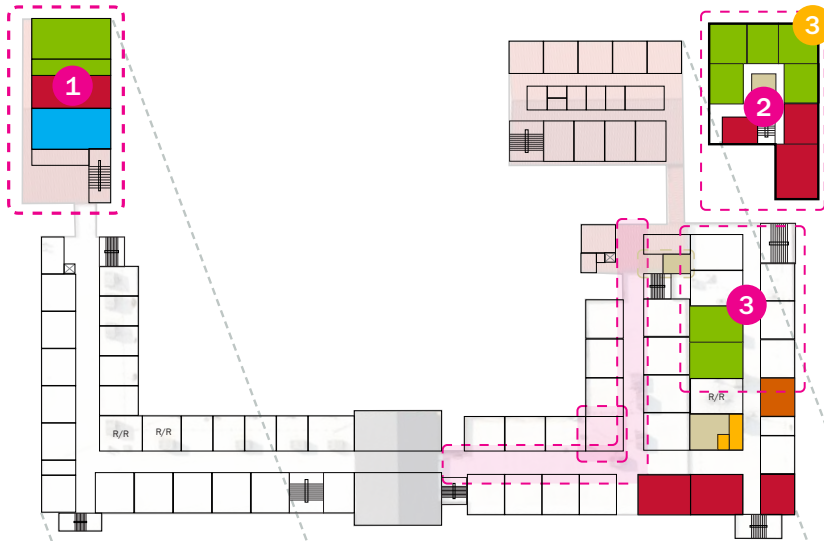
Main Campus Final Build Out

Plan Explanation

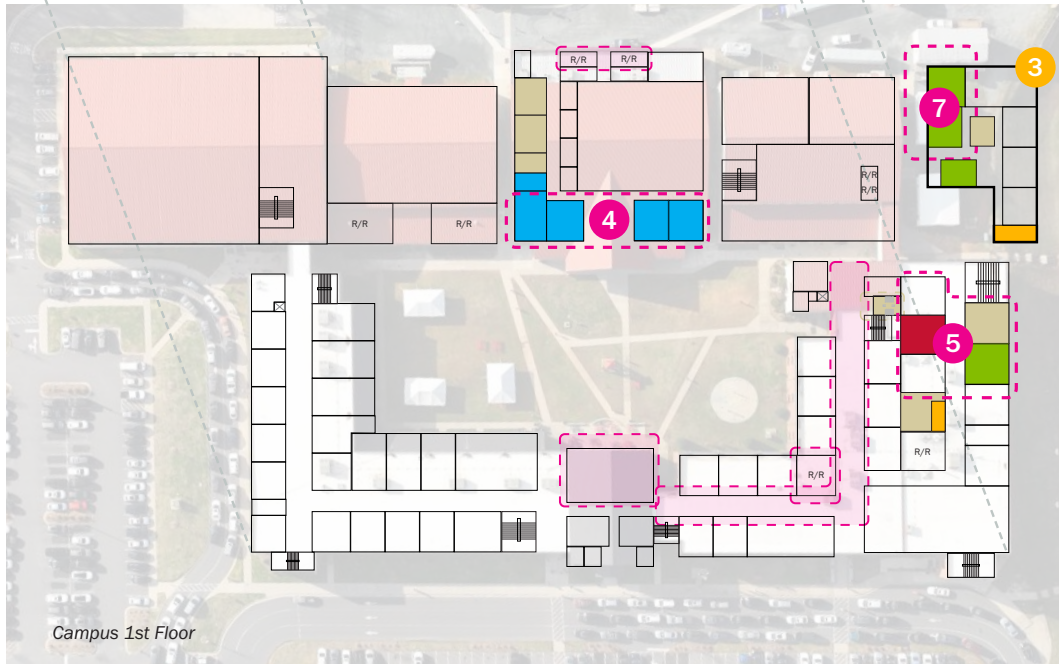
The master plan developed three new buildings for the campus, they are:

- 1** Performing Arts Center
24,000 Square Feet (850 seats)
4 New Classrooms
- 2** Agriculture Center
8,000 Square Feet
2 New classrooms
- 3** Classroom Building
24,000 Square Feet
15 New Classrooms

Along with the new buildings, the master plan grouped similar departments into nodes. These nodes will help bring department faculty closer together for vertical learning opportunities while allowing the student to see the future challenges in their studies and giving them guidance seeing the development of others. The nodes in the school are:



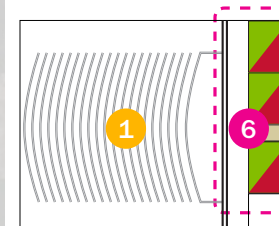
Campus 2nd Floor



Campus 1st Floor

New School Nodes

- 1** Art Node
- 2** Science and Technology Node
- 3** High School Math Node
- 4** Lower School Elective Node
- 5** Spanish Node
- 6** Band and Drama Node
- 7** High School Business Node



Plan Legend

- | | |
|----------------------|---------------|
| Stairs and Restrooms | High School |
| Storage | Middle School |
| EC Spaces | Lower School |
| Faculty | Moving |
| | Re-organizing |

Campus Expansion

1 Campus Intersection

This intersection provides improvements from its current state to help ease traffic throughout the day. In the morning traffic coming to the Lower School will enter and exit through this intersection. This intersection will also have vehicles from the new Circulation Road that runs past the High School drop off point and behind the school and will provide more exits from campus with the new curb cut onto Weddington Road. This will alleviate the current traffic circulation on campus while getting cars from MLK Jr Boulevard to exit elsewhere.

2 Entry/Exit from Weddington Road

This gives the school a secondary road and provides for additional exiting to ease the burden on MLK Jr Boulevard. This will aid in the major traffic volume arrival and dismissal of students for the school day along with major events on campus.

3 Sports Stadium

This sports field builds a unique twist on a typical facility type in the High School landscape. The removal of the track around the field allows fans to be up close to all of the action. Since there is no track, fans will be louder than in a traditional stadium offering a better home field advantage. The turf field for competition also allows for daily use for practice and competition that will be needed with the re-purposing of

some of the current practice fields to the northwest of the academic buildings. The location is right on MLK Jr Boulevard for high visibility on all game days and nights. It also is next to the Field house for access to girl and boy locker rooms, weight training center and alumni hospitality.

4 Field House and Aquatic Center

The Aquatic Center strives to bring all of Union Academy's sports teams to the campus. During our interviews we heard a need in the area for more pool space that could be proven in a market study. There might be opportunities for future partners in the area that can help finance and run the Aquatic Center giving Union Academy priority to practice times for their teams. The Field House programming would consist of girls and boys locker rooms, weight training center, sports medicine and alumni facilities. The Field House helps continue the development of the growth of athletics. The weight training center and locker rooms can be sized for all varsity sports. This would not replace the existing facilities as those would be repurposed for Junior Varsity or Middle School sports along with winter varsity sports.

5 Tennis Courts

The Tennis Courts continues to bring all of Union Academies teams to the main campus. At this location they will have access to the girls and boys locker rooms in the Field House along with parking right next to the courts.

6 Parking Lot

The parking lot looks to affect as little of the existing tree canopy as possible. The primary internal campus road coming from the main campus will still be asphalt due to its heavy use. The parking field will be crushed stone with wood barriers for the cars. This allows the cars to be as noninvasive in the setting. The gravel can be used as a running surface to continue in the area with existing running paths for the cross country team.

7 Cardinal Hill

Cardinal Hill is the gathering place for spectators for cheering on the softball team. It offers a unique perspective of the ball field that would be Union Academy's own. The Hill also connects to future parking to tie around the baseball and softball fields to ease congestion when a baseball and softball game are going on simultaneously.



Proposed Plan
Map NTS

Sports Stadium

Plan Details

- 1 Home Stand**
Built closest to the parking and right up on the playing field this can be the new home field advantage.
- 2 Away Stand**
Up against the road, the stands are more spread out to dissipate noise as well as ensure visiting fans can get their steps in.
- 3 Turf Field**
The field can take daily use to help facilitate all teams a proper practice environment.

- 4 Aquatic Center/Field House**
This provides access to girls and boys locker rooms, weight training facility and alumni hospitality. It also can house concessions and facilities for home and away fans.
- 5 Drop off Court**
Access to the stadium and field house for fans that may need a little more help or time to gather their belongings. They can be dropped off if accessible parking stalls are all taken up.
- 6 MLK Jr Boulevard Access**
This right in/right out give access to the site to MLK Jr Boulevard. The street can be time controlled through bollards for security.
- 7 Welcoming Plaza**
The plaza can provide a space for pre-game activity. It will be a gathering point for fans and students coming from

the main campus. It can showcase past champions and other accomplishments from the school with high visibility to anyone coming to this side of campus.

- 8 Pedestrian Access from Main Campus**
The inter-campus sidewalk network includes a protective lighted path across campus at all hours of the day.



Salinas High School - Salinas CA



Derby High School - Derby CT



UNCC - Charlotte NC



NTS

Tennis Courts, Aquatic Center/Field House

Plan Details

- 1 Aquatic Center/Field House**
This provides access to girls and boys locker rooms, weight training facility and alumni hospitality. It also can house concessions and facilities for home and away fans.
- 2 Tennis Courts**
Practice and competition courts for both boys and girls teams.
- 3 Building Plaza**
Welcoming plaza for the Aquatic Center and Field House with amenities.
- 4 Circulation Road**
Access from the Main Campus to Weddington Road. A more durable surface will be used versus the parking areas.

- 5 Drop off Court**
Access to the stadium and field house for fans that may need a little more help or time to gather their belongings. They can be dropped off if accessible parking stalls are unavailable.
- 6 MLK Jr Boulevard Access**
This right in/right out give access to the site to MLK Jr Boulevard. The street can be time controlled through bollards, cones, etc. for security.
- 7 Weddington Road Access**
This curb cut on Weddington Road gives access to the site. This gives relief to the Main Campus during the high volume times of pick up and drop off as well as during events.



Mecklenburg County Aquatic Center - Charlotte NC



Russellville Aquatic Center - Russellville AR



Huntsville Aquatic Center - Huntsville AL



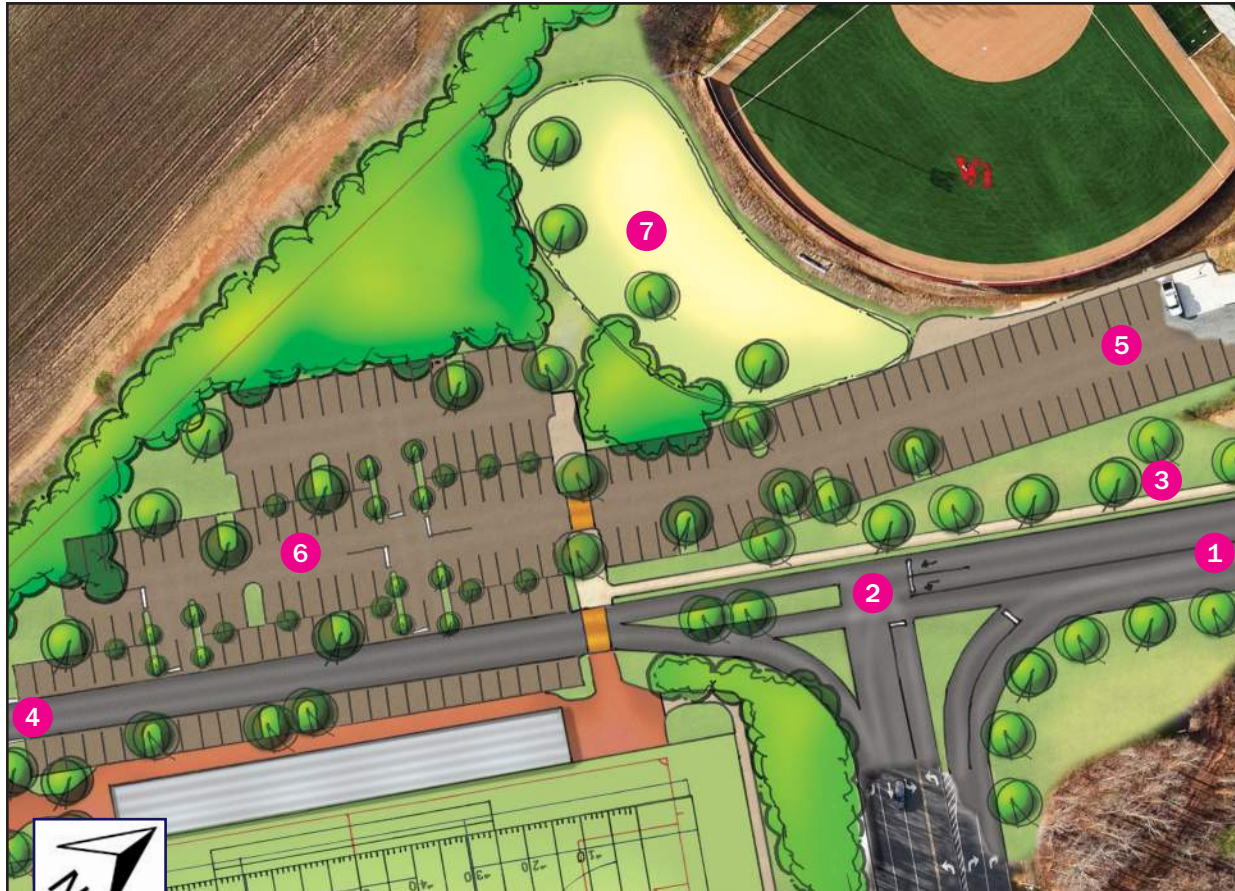
Queens College, Charlotte NC



Parking Lot Plan Details

- 1 Existing Road Infrastructure**
Existing road infrastructure on campus for the Lower School drop-off lane and providing access cars from the same place as well as the High School with the new circulation road.
- 2 Updated Intersection**
Updated traffic flow for traffic to turn on and off of MLK Jr Boulevard as well as continue onto the Campus Expansion to the south.
- 3 Pedestrian Access from Main Campus**
The inter-campus sidewalk network highlights a protective lighted path across campus at all hours of the day.

- 4 Access to Weddington Road**
Campus access to Weddington Road from internal circulation on campus.
- 5 Existing Parking**
Existing Parking for Baseball and Softball Fields.
- 6 New Parking**
Continuation of existing parking along with new parking with tree save as current topography will allow.
- 7 Cardinal Hill**
Unique spectator experience for the girls softball field. Embracing the topography change of the site for a natural seating landscape into the tree line. This would back up to more parking with access by trail.



OMB Brewery, Charlotte NC



OMB Brewery, Charlotte NC



Keeneland, Lexington KY



Theatre Gardens Reserve - Subiaco Australia

The development of the master plan was pursued with for a vision leading to a final build out. It targeted a plan where the development of buildings and projects can come at any time. This was discussed as the current environment of fundraising, grants, donors, etc. require projects to be more nimble. To do so, there will be associated swing spaces while buildings are in planning and construction.

It is in the advice of this process that the following phasing be considered with certain caveats along the way. The phasing looks at building development and not years as a timeline.

(All projects listed on page 23 + 39 Master Plan)

Phase 1

Current Renovations (Page 26)

These projects are currently happening now in the school. They will not interfere or be part of a removal on the campus for future projects. The spaces are being updated to meet the standard of the current spaces on campus built in the last five years.

Agriculture Center (Page 29)

This project needs to align with community demand and interests to happen now. As such, this project was brought up several times through our interviews with the schools faculty and staff. The project's location is open on the campus. High School Science and Middle/High School Agriculture can move from the Learning Cottages to the Agriculture Center when complete.

Circulation Road (Page 32)

The parking associated with this project will help reorganize the campus and put High School parking to the north, closer to where students attend class. This will reduce their walk through the Lower School on rainy days from where their cars are currently parked.

Road to Weddington Road

Access to Weddington road will help manage the surge traffic for drop off and pick up. Currently the only traffic that could use this would be from the Lower School. The Circulation Road project would also give access to this campus exit to the High School as well.

Phase 2

Performing Arts Center (Page 27)

This project aligns with the demand in the community for this project to happen now. However, the cost associated with this project will take time to achieve through fundraising, strategic partnerships and gift giving in the community.

New Classroom Building (Page 34)

There is a need in the school for these classroom spaces now. The updating of the science classrooms (and more importantly the associated storage) along with the need to have greater technology capabilities (in teaching and curriculum) are driving this project. Like the Performing Arts Center, there is the associated cost with the project will take time to achieve through fundraising, strategic partnerships and gift giving in the community. The Agriculture Center needs to be built before this so the classes in the Learning Cottages can be moved and not affected by this building. High School Social Studies in the Learning Cottages require a flex classroom to move into during construction.

Media Center Renovation (Page 37)

This project aligns with the demand in the community for this project to happen now for the future spaces it will create for the students' current needs. That being said, this renovation needs to happen after moving the Middle School Spanish, 6th grade Science and Social Studies, High School Business, 6th Grade Math and 6th Grade English. These uses are not coming back into the space. This makes it contingent on the New Classroom Building, or temporary swing spaces. Some of these classes that don't move into the New Classroom Building may need a temporary space until the Performing Arts Center goes online. There will be some future storage spaces in Building 100 that can house the class until the time comes. The new storage spaces can replace the facility trailers on campus when this project is complete. The Facility Trailers can be moved as necessary after the Circulation Road is complete and is not contingent on this project.

Phase Flex

Lower, Middle and High School Offices

The Middle School office is existing. The Lower School office can be built when needed. The High School office will be built with the New Classroom Building.

Drive Canopies (Page 24)

The Middle School and Lower School canopies can be completed at any point and are independent of other projects on campus. The High School canopies must be installed after the New Classroom Building is built and the High School offices are available.

Turf fields

This project will be dependent on how the fields hold up and how space is used for practices on campus. The future build shows the location of the project and can be set for final location at a later date. With the reorganization of the north practice field, when it becomes one field, the Sports

Stadium will need to be retrofitted for turf so the field does not become unusable if the grass cannot recover in time with the sports calendar.

Courtyard Renovation

As new programming is designed for the space and the temporary shelters are looking for a more permanent solution this project is insulated in the fact it is not dependent on anything else to begin.

Alumni Plaza

The beginning of this project and safe crossing with the speed table will be built with the Circulation Road. This project will be a further build out of the Boggs Field sign along with a permanent concession space and tickets sales booth. The project is independent of everything else and can happen when needed to resolve existing water issues in and around the field. Fundraising can play a big part of this project and Stadium work in the selling of bricks with donors names on them for the building of Alumni Plaza. The concessions can be repurposed Facility Trailers with MEP upfitting the current shipping containers on campus.

Welcoming Plaza

As residential development is built closer to campus other modes of transportation to get people to school should be embraced. Currently the need is not prevalent but when Forward Monroe finds traction and MLK Jr BLVD is up-fitted, there will be an increased need for transportation alternatives. This plan ensures the school will be ready.

Future Bike Racks

When the need arrives on campus, an area has been designated for alternative transportation. Future partnerships with cycling in the county may find revenue opportunities for this project. The bike racks, plaza, even possible bike sharing programs could all be revenue generating to be put towards this entity of campus.

Sports Stadium, Tennis and Aquatic Center/Field House

All of these projects on the Campus Expansion can come when the need arises. Tennis Courts were mentioned several times during interviews as well as write in responses for the surveys.



Appendix

Union Academy | Building 100 Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Good condition.

Signage and door hardware replacement is recommended. Security should be addressed (door hardware, security alarm and/or monitoring systems) before it becomes a required safety or costly retrofit endeavor. The roofing on the original 2005 part of the building is reaching its useful life. Storage areas need to be contained and identified within the building to avoid safety issues. Many areas not intended (or permitted) for storage use are being utilized. Some electrical rooms also double as janitorial spaces with equipment encroaching on required clearances in front of electrical or fire alarm panels.

Building 100 Building Summary

Gross SF: +/- 53,143
 Year Built: 2005/2017
 Stories Above Grade: 2
 Stories Below Grade: 0
 Date Inspected: December 19, 2022
 January 5, 2023
 Condition: Good

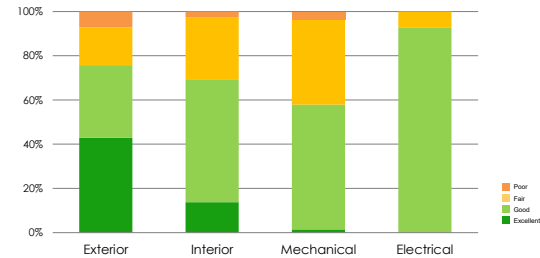
General Function

The building houses offices, classrooms, science lab, Art Rooms, Cafeteria and Faculty Gym and classrooms are for the Middle and High School students. The building was permitted for a primary occupancy of Education. The building is connected to the Media Center and Lower School Building.

Union Academy | Building 100 Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	300	230	120	50	700
Interior	110	445	225	20	800
Mechanical	10	395	270	25	700
Electrical	0	650	50	0	700
Totals	420	1720	665	95	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	43%	33%	17%	7%	100%
Interior	14%	56%	28%	3%	100%
Mechanical	1%	56%	39%	4%	100%
Electrical	0%	93%	7%	0%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
1	10/2007	5	Trane	2TWA3060B4000AA	74023FE1F	16
2	8/2016	5	Trane	4TWA3060B4000AA	16343RA94F	7
RTU-1A	3/2014	25	Trane	YSD300F4RHA03000000	122610542D	9
RTU-2A	2/2015	25	Trane	YSD300F4RHA04D00000	150510438D	8
RTU-1B	2/2015	17.5	Trane	YSD210F4RHBOSD	150510458D	8
RTU-2B	2/2015	20	Trane	YSD240F4RGA04D	150510448D	8
MINI SPLIT	12/2016		MITZ			7
RTU 1	2/2017	15	Trane	YHC120F4RLA0HD0B	170810323L	6
RTU 2	2/2017	17.5	Trane	YHC120F4RLA0HD0B	170810327L	6
RTU 3	2/2017	10	Trane	YHD180G4RLA04D0B	170710602D	6
RTU 4	2/2017	10	Trane	YHD210G4RLA04D0B	170710650D	6
RTU 5	2/2017	3	Trane	YZC036E4RMA06D60	170810101L	6
RTU 6	2/2017	3	Trane	YZC036E4RMA06D60	170810111L	6
RTU 7	2/2017	3	Trane	YZC036E4RMA06D60	170810131L	6
RTU 8	2/2017	3	Trane	YZC036E4RMA06D60	170810141L	6
RTU 9	2/2017	3	Trane	YZC036E4RMA06D60	170810121L	6

Appendix A Building Conditions Assessment

Lower School

Union Academy | Lower School Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Excellent condition.

Signage and door hardware replacement is recommended. Security should be addressed (door hardware, security alarm and/or monitoring systems) before it becomes a required safety or costly retrofit. The wooden "lofts" in the kindergarten classrooms should be removed due to several code violations. The areas below the stairs need to be modified to strictly storage (NCSBC 2018, section 1011.7.3). It was noted some electrical rooms also double as janitorial spaces with equipment restricting on required clearances in front of electrical or fire alarm panels. Efforts should also be made to remove below accessible sinks, within egress travel paths, and other areas not designed for storage.

Lower School Building Summary

Gross SF: +/- 73,026
 Year Built: 2017
 Stories Above Grade: 2
 Stories Below Grade: 0
 Date Inspected: December 19, 2022
 January 5, 2023
 Condition: Excellent

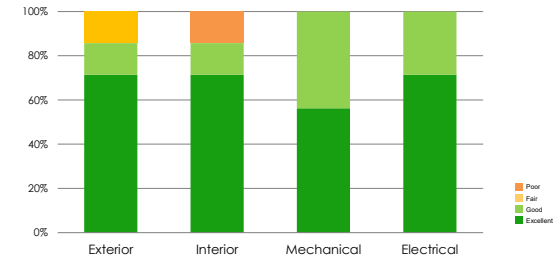
General Function

The building is used for Lower School students and houses Administration offices, conference rooms, Lower School classrooms, Lower School cafeteria and the main entrance to the school. The building was permitted for a primary occupancy of Education and is connected to both the South Gym and Building 100.

Union Academy | Lower School Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	500	100	100	0	700
Interior	500	100	0	100	700
Mechanical	450	350	0	0	800
Electrical	500	200	0	0	700
Totals	1950	750	100	100	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	71%	14%	14%	0%	100%
Interior	71%	14%	0%	14%	100%
Mechanical	56%	44%	0%	0%	100%
Electrical	71%	29%	0%	0%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
RTU-1	2/2018	12.5	Trane	YHD150G4RHBOEFEB100060	180510691D	5
RTU-2	2/2018	15	Trane	YHD180E4RHB0EFEB1D0060	180510715D	5
RTU-3	2/2018	12.5	Trane	YHD150G4RLB0EFG81D0060	180510519D	5
RTU-4	2/2018	12.5	Trane	YHD150G4RHBOEFEBID0060	180510707D	5
RTU-5	2/2018	15	Trane	YHD180E4RGB0EFEBID0060	180510794D	5
RTU-6	2/2018	17.5	Trane	YHD210E4RGB0EFEBID0060	180510802D	5
RTU-7	2/2018	15	Trane	YHD180E4RGB0EFEB1D0060	180510723D	5
RTU-8	2/2018	15	Trane	YHD180E4RHBOEFG8ID0060	180510520D	5
MINI SPLIT	9/2018		MITZ			5
MINI SPLIT	9/2018		MITZ			5
MINISPLIT	12/2019		MITZ			4

Union Academy | South Gym Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Excellent condition.

Acoustic spaces for the Band, Choir and Drama rooms are in need of an upgrade and retrofitting to help the classes using those spaces. There is some environmental staining on the exterior of the building that needs to be cleaned appropriately as general maintenance. The HVAC units drain right around the base of the unit. This should be remediated with piping to daylight elsewhere or a French drain between the sidewalk and HVAC units. The back egress stairs also has water ponding issues that needs to be addressed.

South Gym Building Summary

Gross SF:	40,360
Year Built:	2018
Stories Above Grade:	2
Stories Below Grade:	0
Date Inspected:	December 19, 2022 January 5, 2023
Condition:	Excellent

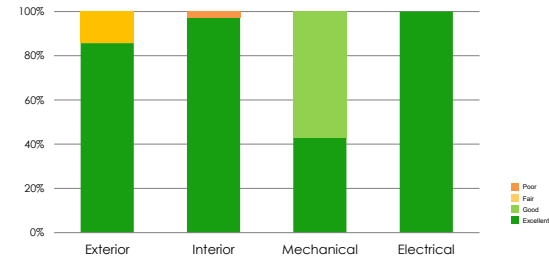
General Function

The two-story prefabricated metal building built in 2017 houses primarily a large gym with associated locker rooms, showers, training/team/multi-purpose rooms, storage, and athletic offices on the main floor. The upper floor is primarily an open two-story volume consisting of a running track surrounding the main gym. There is also a hallways outside of the gym with band, drama, and choral class, practice, and storage rooms above the locker and shower rooms. The building is connected to both the Competition Gym and Lower School Building.

Union Academy | South Gym Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	600	0	100	0	700
Interior	680	0	0	20	700
Mechanical	300	400	0	0	700
Electrical	700	0	0	0	700
Totals	2280	400	100	20	

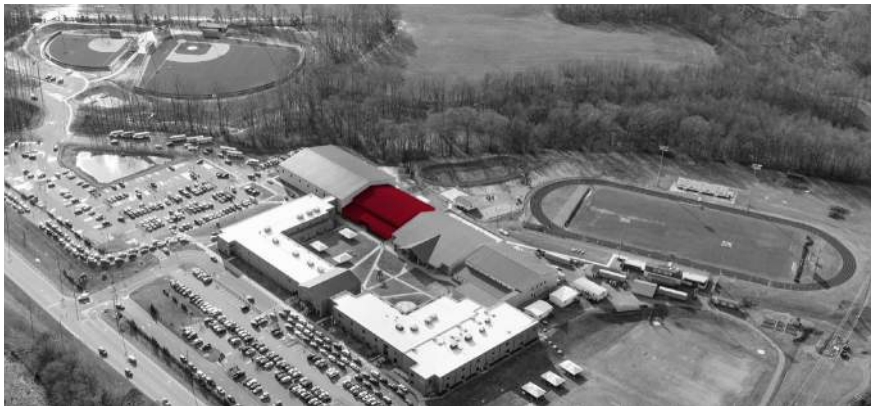
Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	86%	0%	14%	0%	100%
Interior	97%	0%	0%	3%	100%
Mechanical	43%	57%	0%	0%	100%
Electrical	100%	0%	0%	0%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
1	1/2018	5	Trane	YSH210G4RLA0E06B100070	180510473L	5
2	1/2018	7.5	Trane	YHC092F4RLA0LD6B100070	180510104L	5
3	1/2018	17.5	Trane	YSC036G4RLB01DOB100070	180510651D	5
4	1/2018	15	Trane	YSC060G4RLB01DOB100070	180510691D	5
5	1/2018	7.5	Trane	YSC092F4RLA1W00B100070	180510715D	5
6	1/2018	3	Trane	YSH180G4RHA0E0FB100070	1180510519D	5

Appendix A Building Conditions Assessment

Union Academy | Competition Gym Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Good condition.

The building is one of the older on campus and through routine maintenance has been kept up well. Drawings were not provided on the building. Life safety issues are present around the court as it appears storage was added after building occupancy. Since this is a building used for public events the entries should be evaluated for accessibility and should be updated soon.

Competition Gym Building Summary

Gross SF: +/- 14,544
 Year Built: 2006
 Stories Above Grade: 1.5
 Stories Below Grade: 0
 Date Inspected: December 19, 2022
 January 5, 2023
 Condition: Good

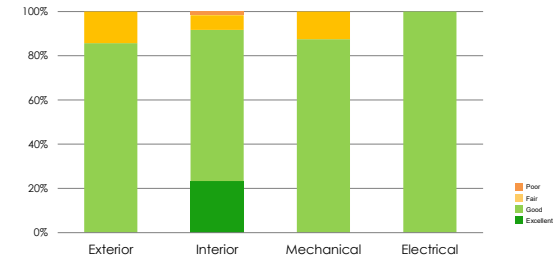
General Function

The building houses a gym, with a small amount of telescoping bleachers, and restrooms with showers and changing area. Newer amenities are present in the adjoining building (South Gym), while termed an "expansion" was an attached construction in 2018 and does provide additional access to restrooms, showers, and locker rooms. Additional wood "sheds" have been constructed within the gym shell (on the gym floor) and serve as chair storage.

Union Academy | Competition Gym Building Report Card Analysis

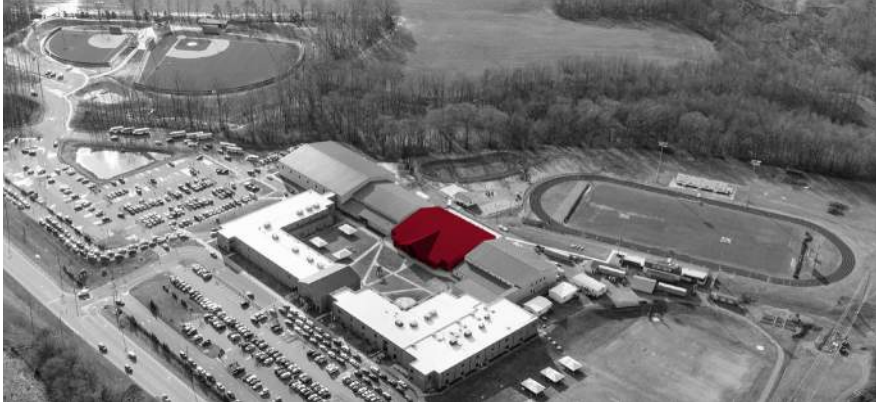
Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0	600	100	0	700
Interior	140	410	40	10	600
Mechanical	0	700	100	0	800
Electrical	0	800	0	0	800
Totals	140	2510	240	10	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0%	86%	14%	0%	100%
Interior	23%	68%	7%	2%	100%
Mechanical	0%	88%	13%	0%	100%
Electrical	0%	100%	0%	0%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
1	12/20021	40	Trane	VY3B*51551243	C21J06911	2
2	4/2017	10	Trane	YSC120F3ELA1W	171613846L	6

Union Academy | North Gym Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Good condition.

There are some dissimilar points that have been chosen for touch up. This along with ongoing maintenance projects need to be updated to provide uniformity. Since the restrooms in this building are used by the public during events at the Sports Stadium, the entries should be evaluated for accessibility and should be updated. There are also issues with finishes in the restrooms ranging from updates to the partitions and ceiling tiles along with proper blocking for the partitions in the walls.

North Gym Building Summary

Gross SF:	+/- 28,000
Year Built:	2013
Stories Above Grade:	1.5
Stories Below Grade:	0
Date Inspected:	December 19, 2022 January 5, 2023
Condition:	Good

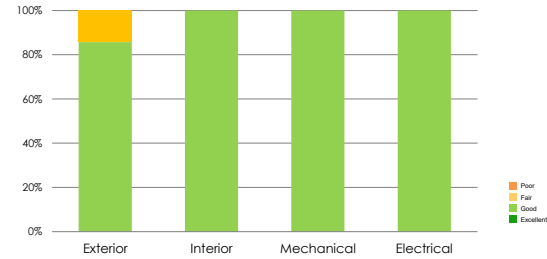
General Function

The building houses offices, classrooms, lofted space for the wrestling team, Locker Rooms for the Sports Stadium and Restrooms for the Sports Stadium. For the Lower School, there are classrooms for World Cultures, Spanish, Music, STEM, art and a gym for physical education. For the Middle School, there are classrooms for STEM and art. The wrestling loft was locked and not observed.

Union Academy | North Gym Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0	600	100	0	700
Interior	0	700	0	0	700
Mechanical	0	800	0	0	800
Electrical	0	800	0	0	800
Totals	0	2900	100	0	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0%	86%	14%	0%	100%
Interior	0%	100%	0%	0%	100%
Mechanical	0%	100%	0%	0%	100%
Electrical	0%	100%	0%	0%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
RTU-1	6/2013	10	York	ZF300N32B4QACIB	NID3617983	10
RTU-2	6/2013	5	York	ZF048N06P4AAC2A	NID3603509	10
RTU-3	6/2013	20	York	ZF240N32P4QAC2A	NID3617971	10
RTU-4	6/2013	4	York	ZF048N06P4AAC2A	NID3603510	10
RTU-5	12/2022			ZF078N12P4A1AAA1A2	N2G2658023	1

Appendix A Building Conditions Assessment

Union Academy | Media Center Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Good condition.

There is some upgrades that is needed through some of the maintenance projects in the building where dissimilar paint was used for the final coat. The Exceptional student spaces are dated and in need of a refresh. The classrooms were placed around the media center on the first floor that has lead to circulation issues limited daylighting. The connection to Building 100 on the second floor has been observed and relayed to us as a big pinch point in the flow of students in the High school between classes.

Media Center Building Summary

Gross SF: +/- 29,300
 Year Built: 2007
 Stories Above Grade: 2
 Stories Below Grade: 0
 Date Inspected: December 19, 2022
 January 5, 2023
 Condition: Good

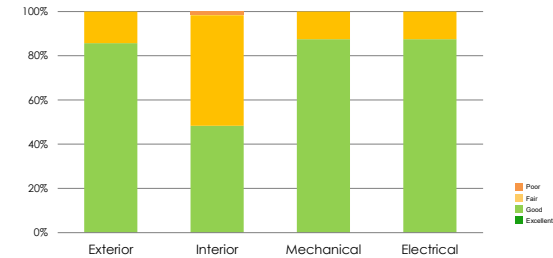
General Function

The building houses the Middle and High school media center, data center for the school, classrooms and Exceptional Student working labs and classrooms. The first floor has classrooms for Middle School Spanish, Science, Social Studies, Math and English. There is also High School Business on the first floor as well. The second story are classrooms for High School. The building is connected to Building 100 on the second story.

Union Academy | Media Center Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0	600	100	0	700
Interior	0	290	300	10	600
Mechanical	0	700	100	0	800
Electrical	0	700	100	0	800
Totals	0	2290	600	10	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0%	86%	14%	0%	100%
Interior	0%	48%	50%	2%	100%
Mechanical	0%	88%	13%	0%	100%
Electrical	0%	88%	13%	0%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
1	11/2007	15	Trane	YC180B4LOHB	746101560D	16
2	11/2007	8.5	Trane	YSC102A4ELA07P6	746101542L	16
3	2/2022	12.5	Trane	YSH150G4RLC0000	214710836D	3
4	11/2007	8.5	Trane	YSC102A4ELA07P6	746101546L	16
5	11/2007	12.5	Trane	YSH150G4RLC15	204710522D	16
6	11/2007	20	Trane	YCH240B4L0JB	746101577D	16

Union Academy | Learning Cottages Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Fair condition.

There is very heavy weathering on LC-4. The other three buildings are not showing the signs of age like LC-4. The decking associated with all of the Learning Cottages is past its prime and will be needed to be replaced. There is limited natural lighting in the space, there is not enough storage for the uses in the classroom and it was reported to us that WIFI does not connect all the computers at all times.

Learning Cottages Building Summary

Gross SF:	+/- 4,400 (combined)
Year Built:	N/A
Stories Above Grade:	1
Stories Below Grade:	0
Date Inspected:	December 19, 2022 January 5, 2023
Condition:	Fair

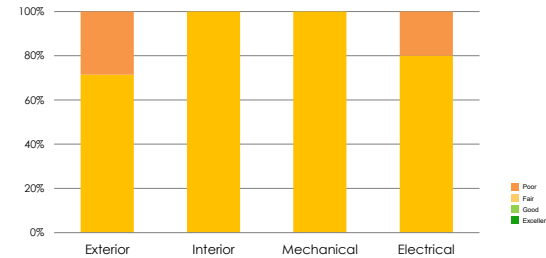
General Function

There are four individual classrooms outside of the principle buildings on the campus. Three of them are located next to the Media Center. One classroom is dedicated to High School Science (LC-1), another one to Middle and High School Agriculture (LC-2) and the third is to High School Social Studies (LC-3). The fourth classroom (LC-4) is behind the Competition and North Gym by the playground. It is used for Middle school health and visiting programs like when Discovery Place brings workshops for different ages.

Union Academy | Learning Cottages Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0	0	500	200	700
Interior	0	0	400	0	400
Mechanical	0	0	400	0	400
Electrical	0	0	400	100	500
Totals	0	0	1700	300	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0%	0%	71%	29%	100%
Interior	0%	0%	100%	0%	100%
Mechanical	0%	0%	100%	0%	100%
Electrical	0%	0%	80%	20%	100%



Unit #	Date	Tons	Make	Model #	Serial #	Age in 2023
RTU-1	2/2018	12.5	Trane	YHD150G4RHBOEFEB100060	180510691D	5
#700	1/2010	5	MARVAIR	AVPA36HPA100N7U-A5-EUB-100	AZ-f120173-0-1	13
#701	10/2019	5	MARVAIR	AVPA36HPA100N7U-A5-EUB-100	KE-F154524-0-6	4
#702	12/2000	5	MARVAIR	AVPA36HPA100N7U-A5-EUB-100		23

Appendix A Building Conditions Assessment

Union Academy | Facility Trailers Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Fair condition.

These are temporary structures that are being used in a permanent way. More storage space is needed on campus. This series of structures has been set to resolve the storage issues on the campus. There are still things that don't fit in the trailers ranging from machinery to desks to pieces of a slide that was once in the Lower School media center.

Facility Trailers Building Summary

Gross SF:	+/- 4,120
Year Built:	N/A
Stories Above Grade:	1
Stories Below Grade:	0
Date Inspected:	December 19, 2022 January 5, 2023
Condition:	Fair

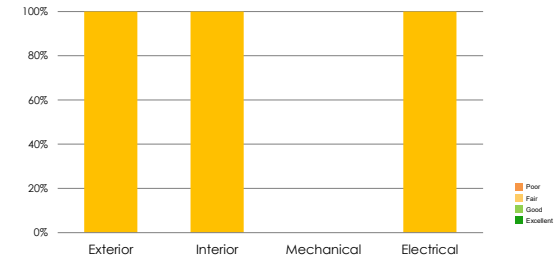
General Function

The building houses Admin offices, conference rooms, Lower School classrooms, Lower School cafeteria and the main entrance to the school. All of the student spaces are for the Lower School students. The building was permitted for a primary occupancy of Education. The building is connected to both the South Gym and Building 100.

Union Academy | Facility Trailers Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0	0	400	0	400
Interior	0	0	400	0	400
Mechanical	0	0	0	0	0
Electrical	0	0	300	0	300
Totals	0	0	1100	0	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	0%	0%	100%	0%	100%
Interior	0%	0%	100%	0%	100%
Mechanical	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Electrical	0%	0%	100%	0%	100%



Union Academy | Sports Stadium Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Good/Fair condition.

The grounds are in Excellent condition. The press box, goalposts and scoreboard are showing their age and are in Fair/Poor condition. The stands are starting to show their age as well. Everything functions per its original intent but in the not to distant future renovations will be needed to ensure public safety.

Sports Stadium Building Summary

Gross SF: +/- 4 acres
 Year Built: N/A
 Stories Above Grade: 1
 Stories Below Grade: 0
 Date Inspected: December 19, 2022
 January 5, 2023
 Condition: Good/Fair

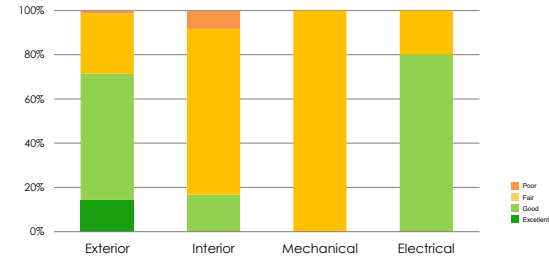
General Function

The Sports stadium is set to host Track and Field events along with Junior Varsity and Varsity sports.

Union Academy | Sports Stadium Building Report Card Analysis

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	100	400	190	10	700
Interior	0	100	450	50	600
Mechanical	0	0	100	0	100
Electrical	0	400	100	0	500
Totals	100	900	840	60	

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	14%	57%	27%	1%	100%
Interior	0%	17%	75%	8%	100%
Mechanical	0%	0%	100%	0%	100%
Electrical	0%	80%	20%	0%	100%



Appendix A Building Conditions Assessment

Union Academy | Baseball and Softball Fields Building Observations



OVERALL BUILDING CONDITION SUMMARY:

The building is in Excellent condition.

This is a brand new facility that is opening this spring.

Baseball and Softball Fields Building Summary

Gross SF: +/- 5.5 Acres
 Year Built: 2023
 Stories Above Grade: 1
 Stories Below Grade: 0
 Date Inspected: December 19, 2022
 January 5, 2023
 Condition: Excellent

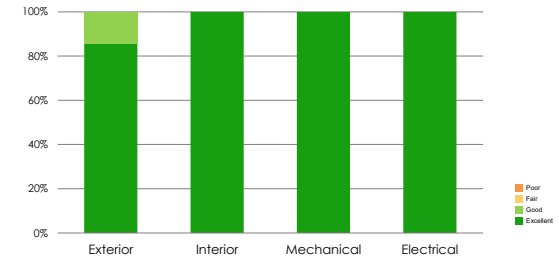
General Function

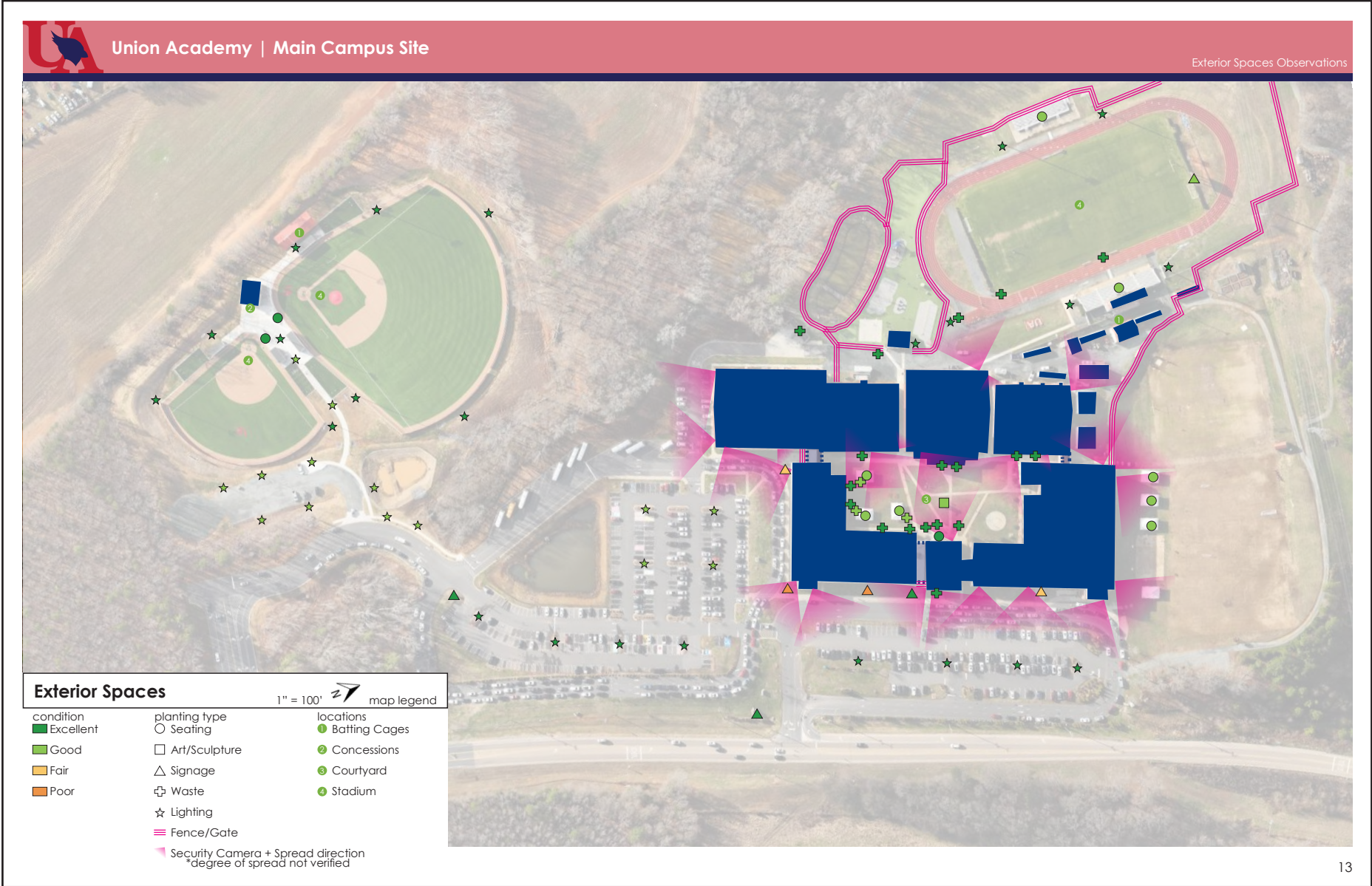
Baseball and Softball fields that can also be used for multi-sport or band practice due to the artificial turf installed.

Union Academy | Baseball and Softball Fields Building Report Card Analysis

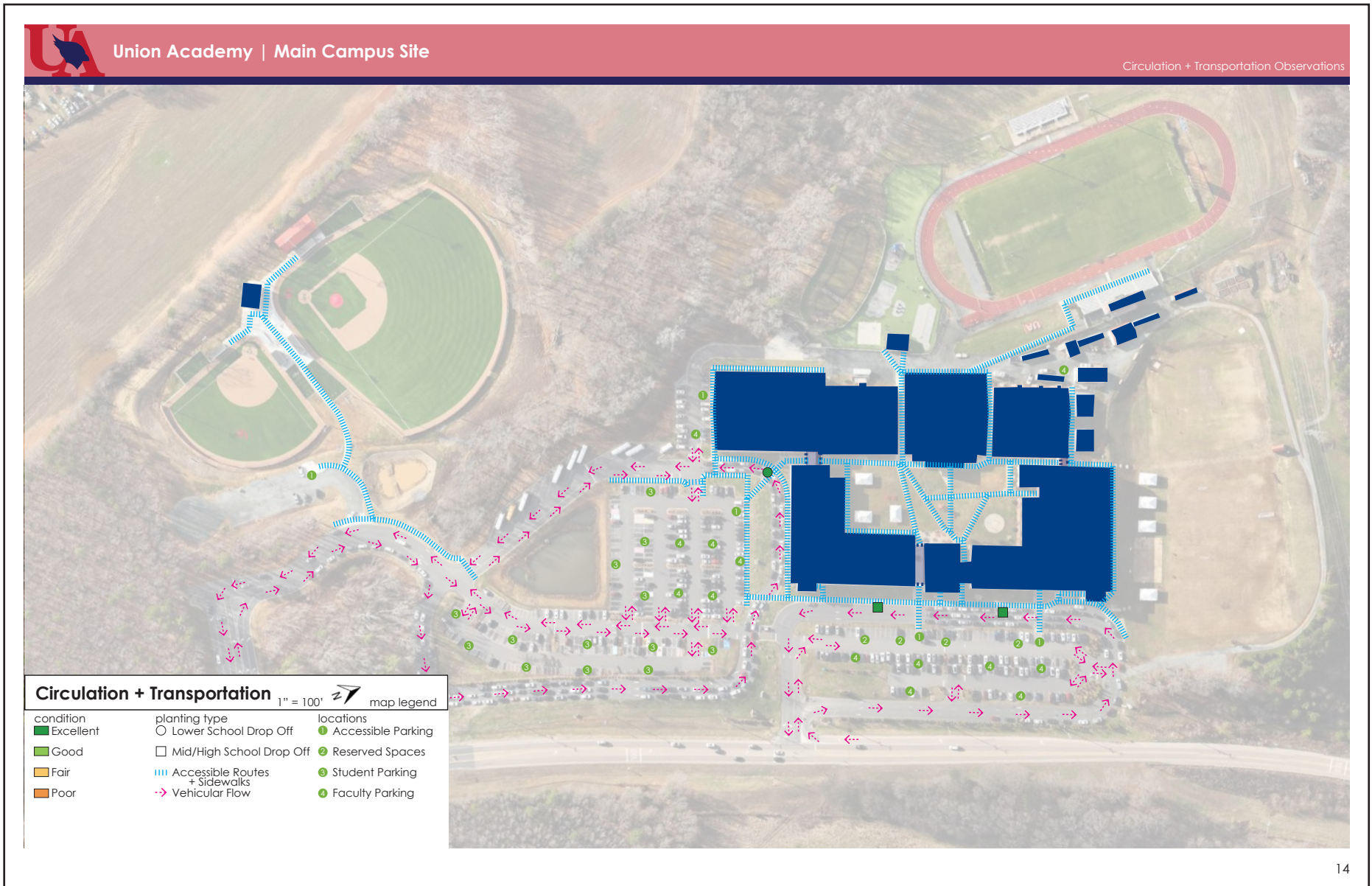
Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	600	100	0	0	700
Interior	700	0	0	0	700
Mechanical	700	0	0	0	700
Electrical	500	0	0	0	500
Totals	2500	100	0	0	0

Building Component	Excellent	Good	Fair	Poor	TOTAL
Exterior	86%	14%	0%	0%	100%
Interior	100%	0%	0%	0%	100%
Mechanical	100%	0%	0%	0%	100%
Electrical	100%	0%	0%	0%	100%



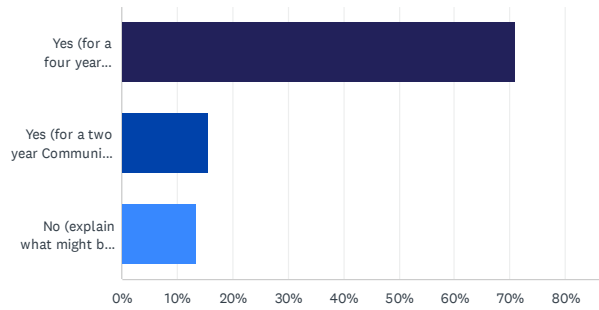


Appendix A Site Conditions Assessment

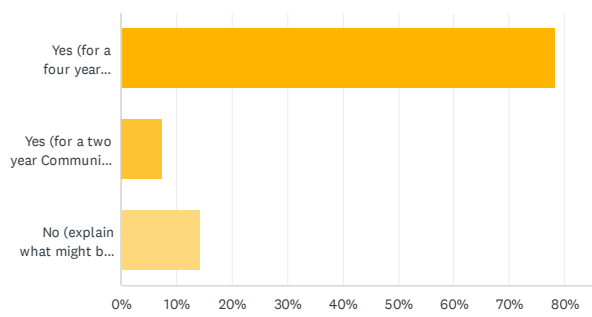


Appendix B - Survey Questions and Results

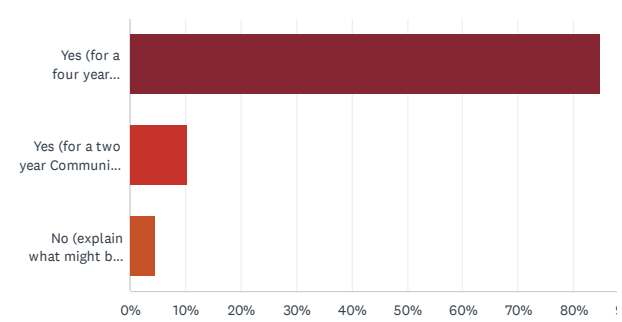
Question: Do you feel like UA prepares you for college?



Student Survey



Faculty Survey



Parent Survey

Appendix B - Survey Questions and Results

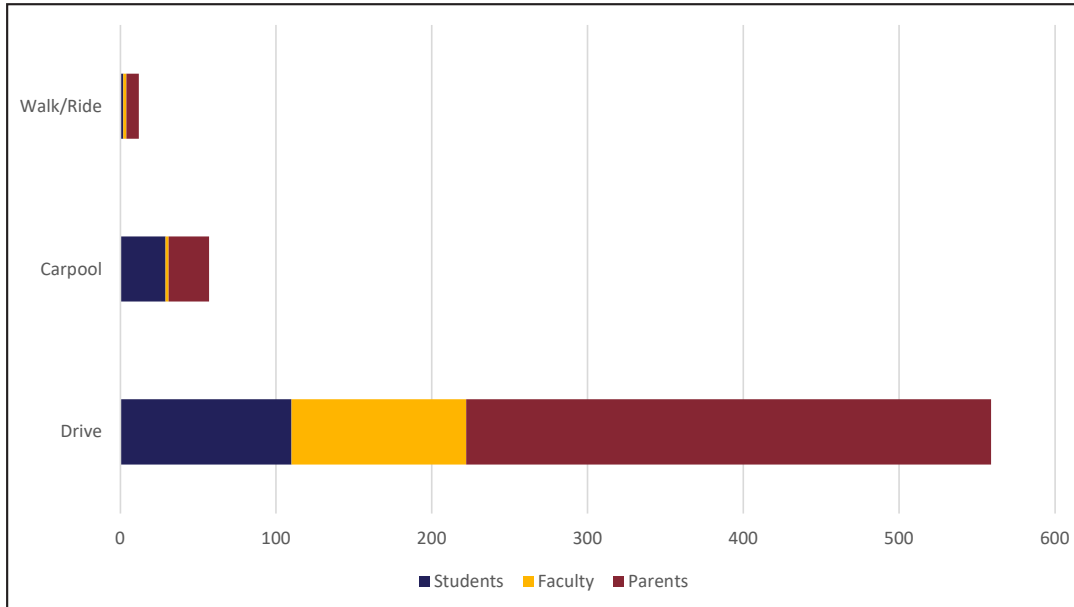
Question: In addition to those already served in the community, are there groups or organizations you would like to see UA partner with for community service hours?



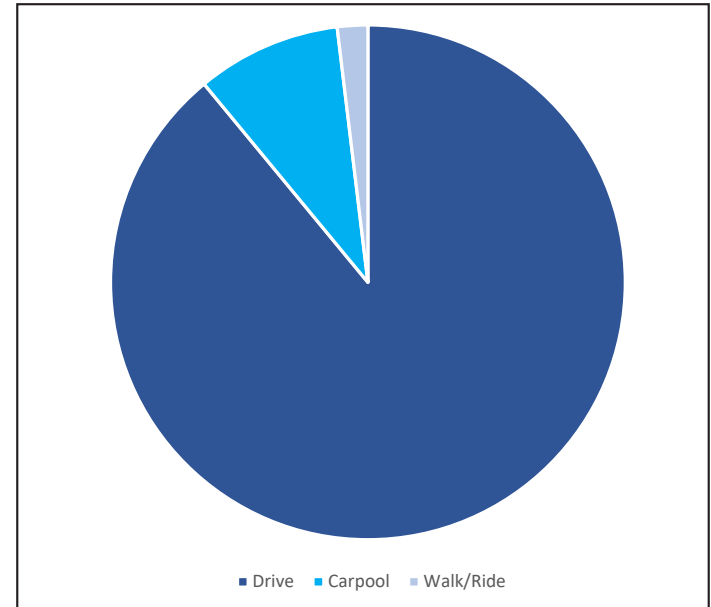
Scale Reference: **Animal Shelter** = 32 write ins
Local Churches = 11 write ins

Appendix B - Survey Questions and Results

Question: How do you get to campus?



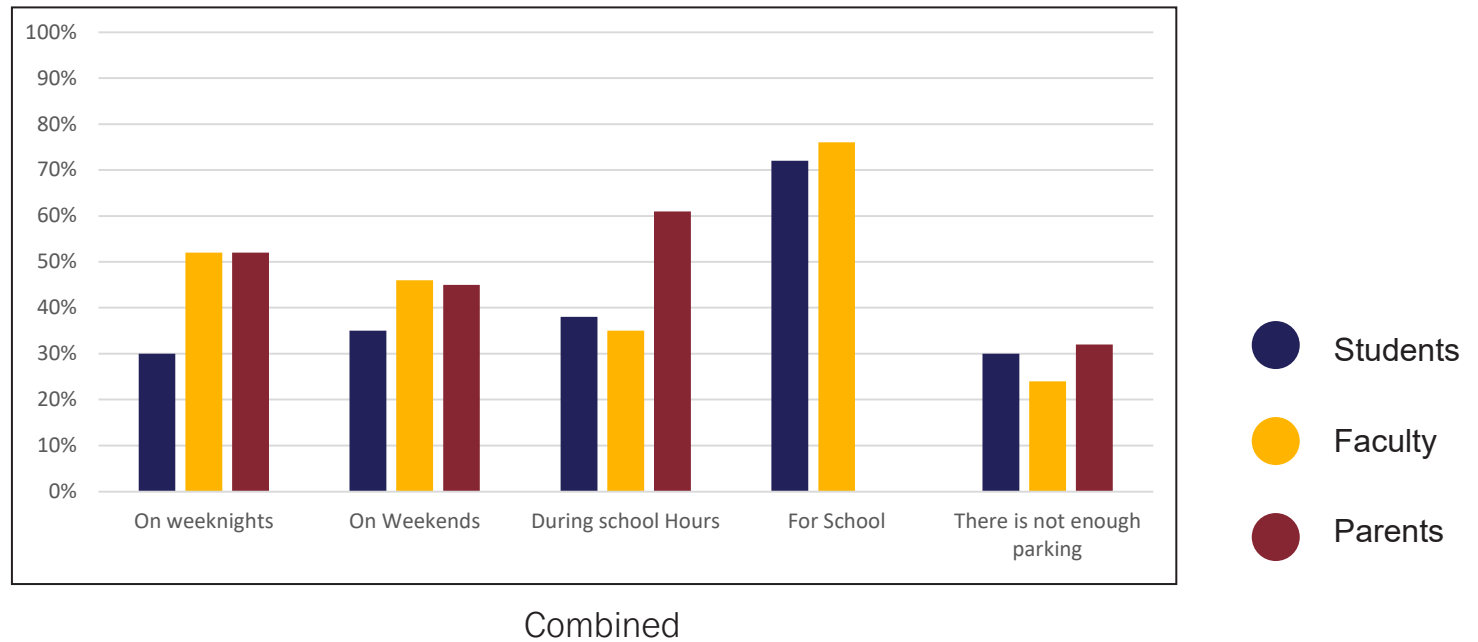
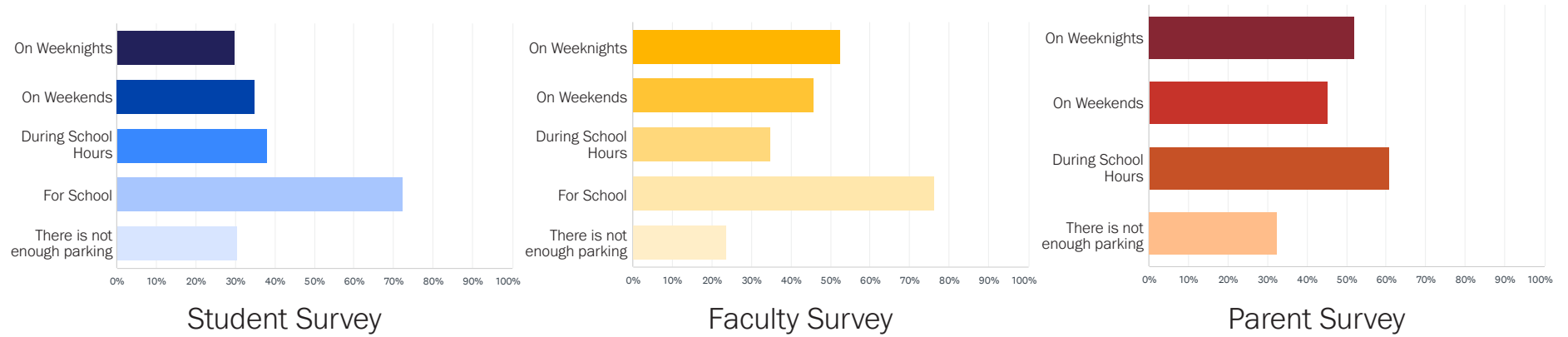
- Students
- Faculty
- Parents



Combined Results

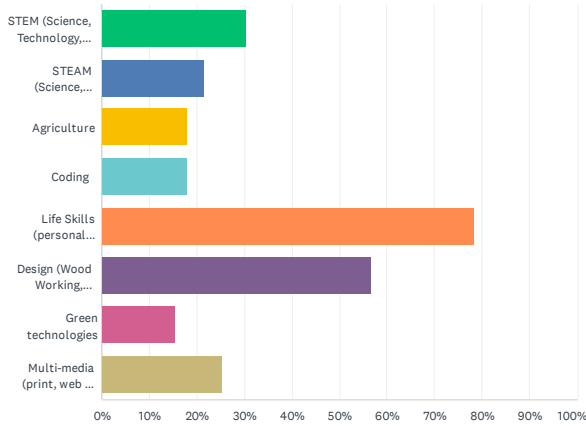
Appendix B - Survey Questions and Results

Question: Is there enough parking on campus?

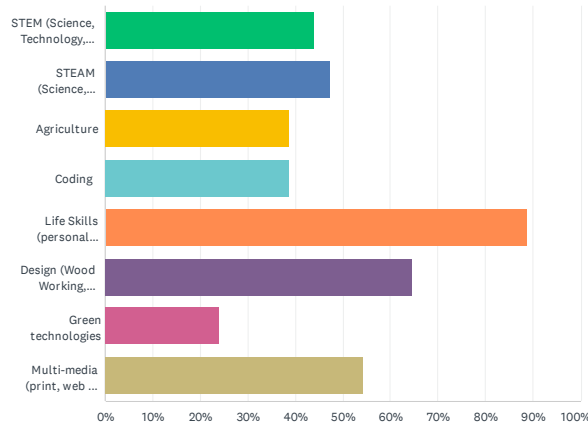


Appendix B - Survey Questions and Results

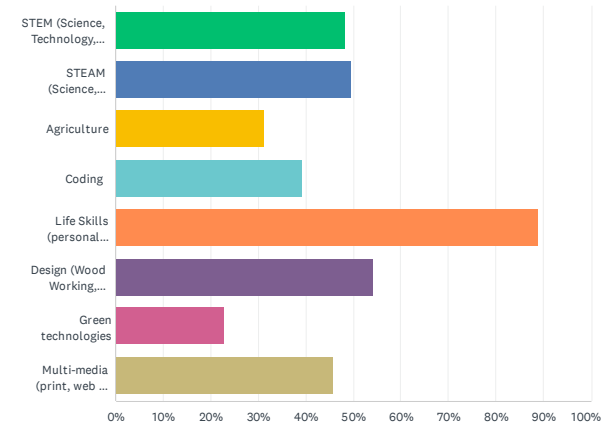
Question: What classes would you like to see the school offer?



Student Survey



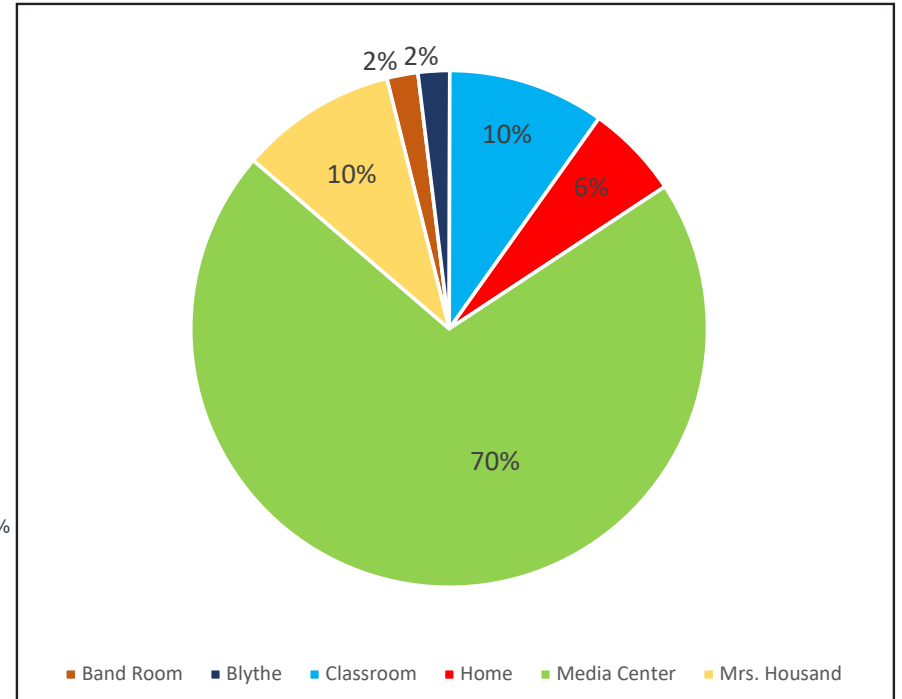
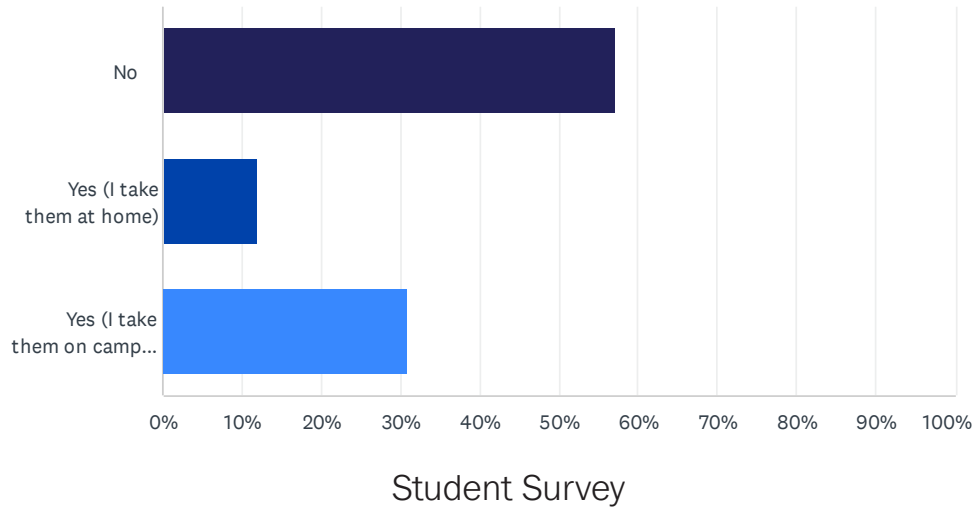
Faculty Survey



Parent Survey

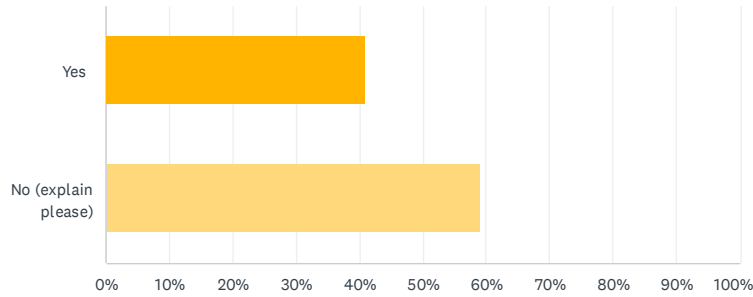
Appendix B - Survey Questions and Results

Question: Are you enrolled in an online class? Where do you take it?



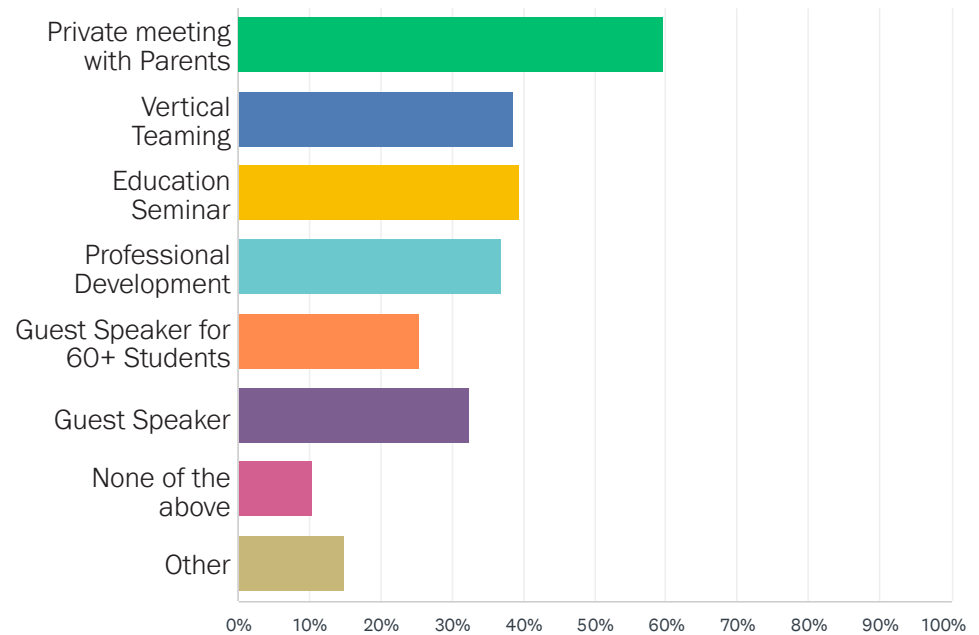
Appendix B - Survey Questions and Results

Question: Is there a collaboration place on campus?



Faculty Survey

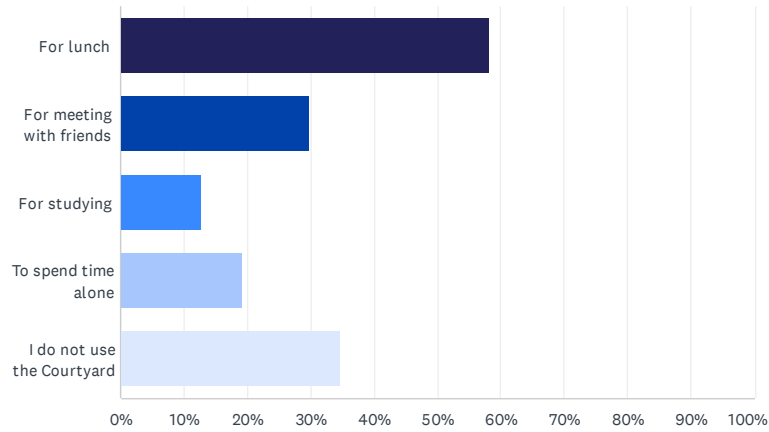
Do you have a good space to meet currently for....



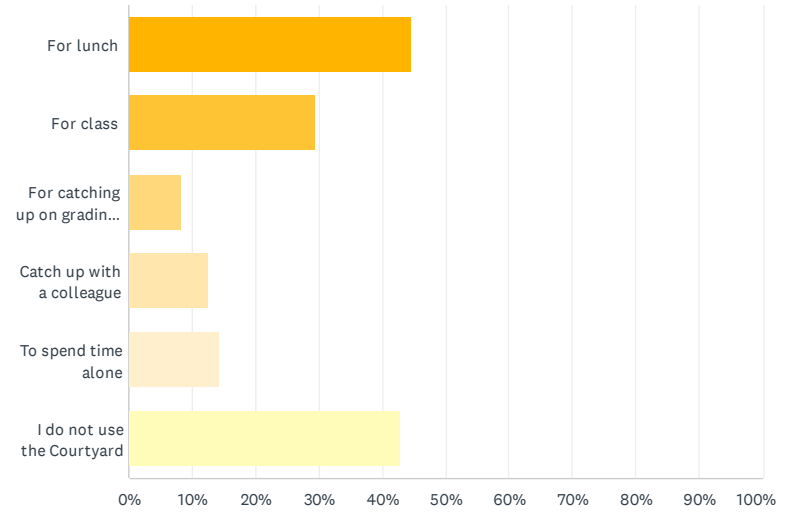
Faculty Survey

Appendix B - Survey Questions and Results

Question: How do you use the School Courtyard?



Student Survey



Faculty Survey

Appendix B - Survey Questions and Results

Question: What spaces would you like to see in an Auditorium/Performance Hall?

Adjoining shop for stage/prop construction	78%	78%	78%
A place for in house field trip presentations	69%	91%	81%
A place for guest lectures	89%	92%	85%
A place for student performances and assemblies	93%	97%	97%
A place close by for band, music, choir and drama classrooms	77%	88%	85%
Dressing rooms	84%	87%	82%
Storage areas	87%	91%	86%
Graduation ceremonies	92%	94%	91%
Grandparents Day	64%	78%	75%
Orientation	86%	92%	88%
Information meetings for perspective families, etc.	86%	92%	87%

● Students
 ● Faculty
 ● Parents

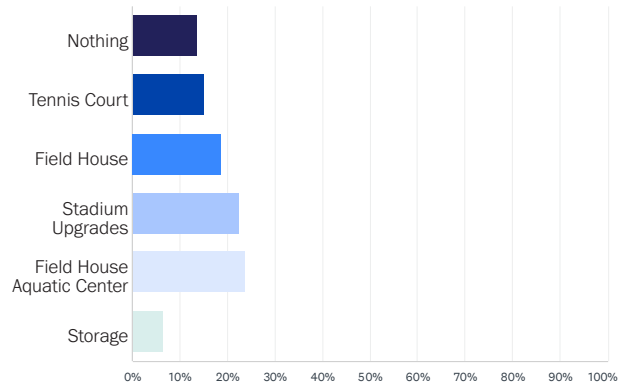
Question: How many people should the Auditorium/Performance Hall be made for? (Slider from 250 to 750)

618 - Faculty Survey Result

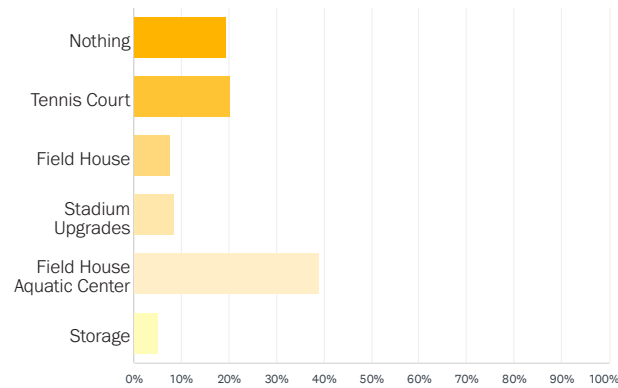
597 - Parent Survey Result

Appendix B - Survey Questions and Results

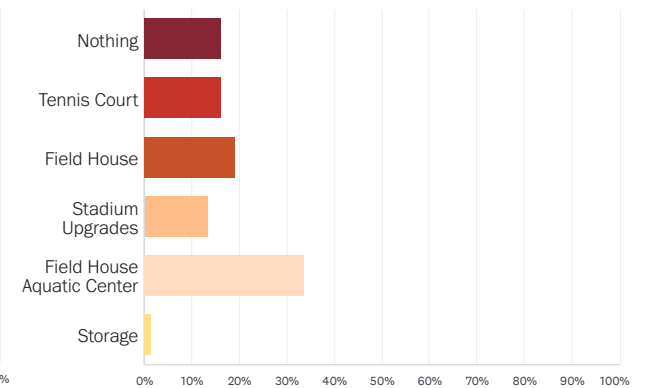
Question: What do you think the Campus Plan should address from a sports facilities standpoint?



Student Survey



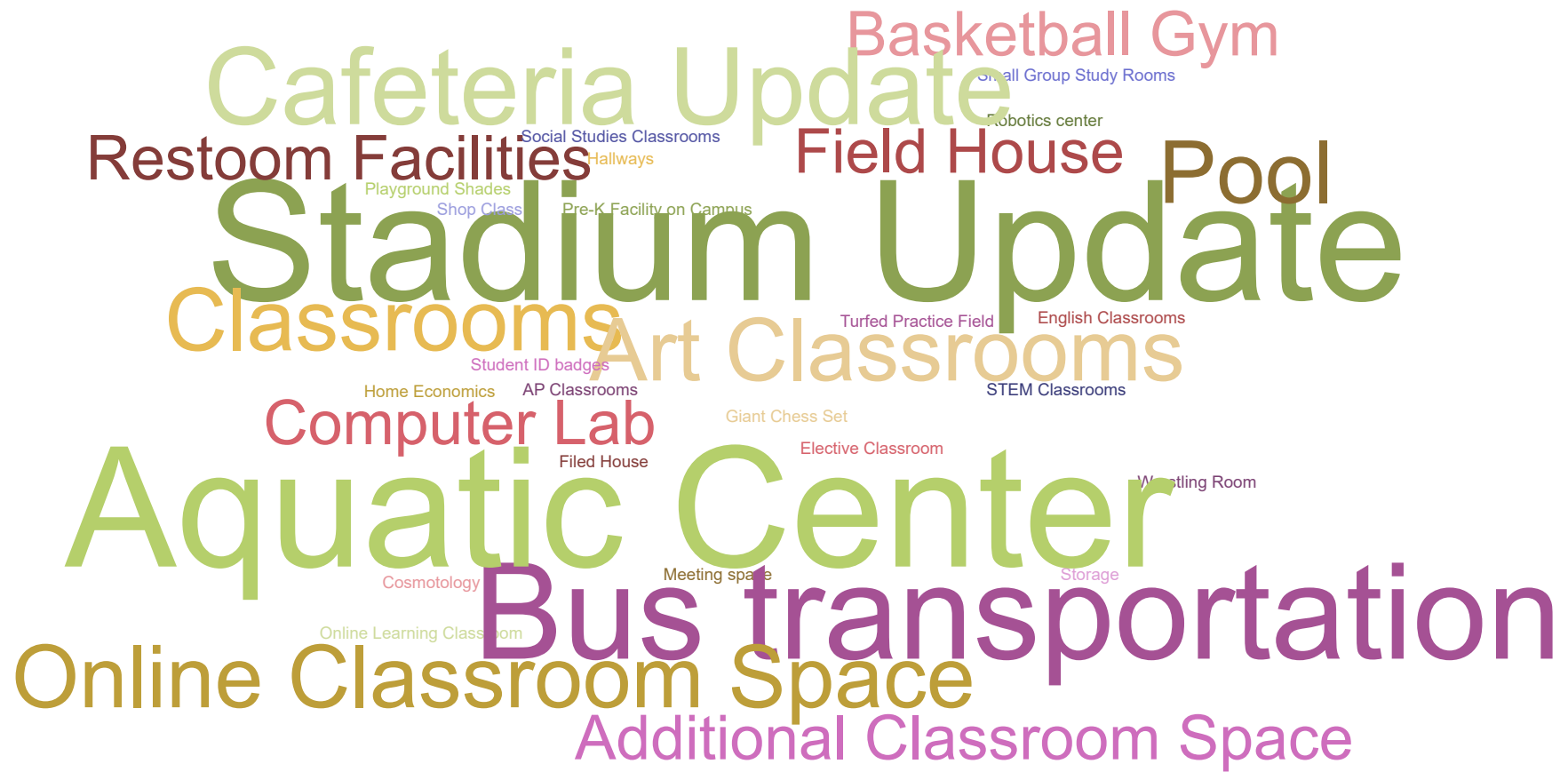
Faculty Survey



Parent Survey

Appendix B - Survey Questions and Results

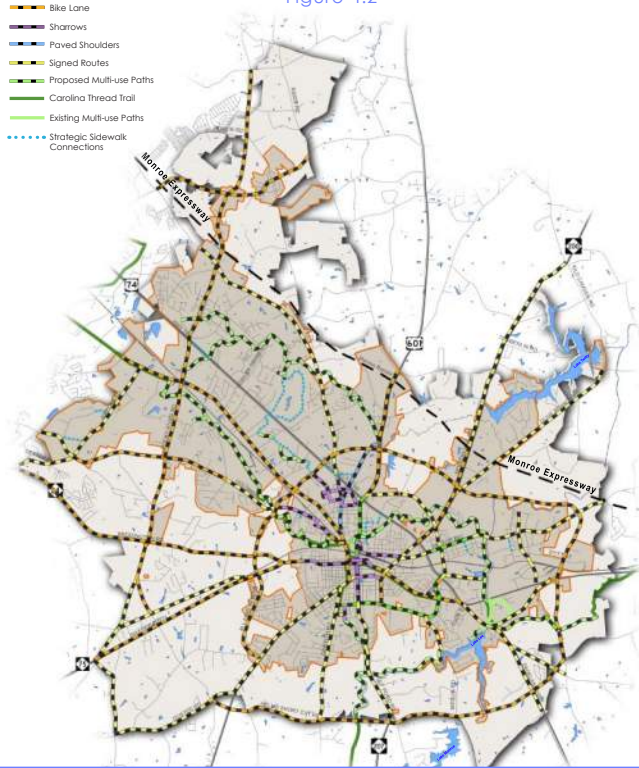
Write in answer word cloud from question addressing “How important is it that the Campus Plan address the following”



Scale Reference: **Aquatic Center** = 10 write ins
Stadium Update = 10 write ins

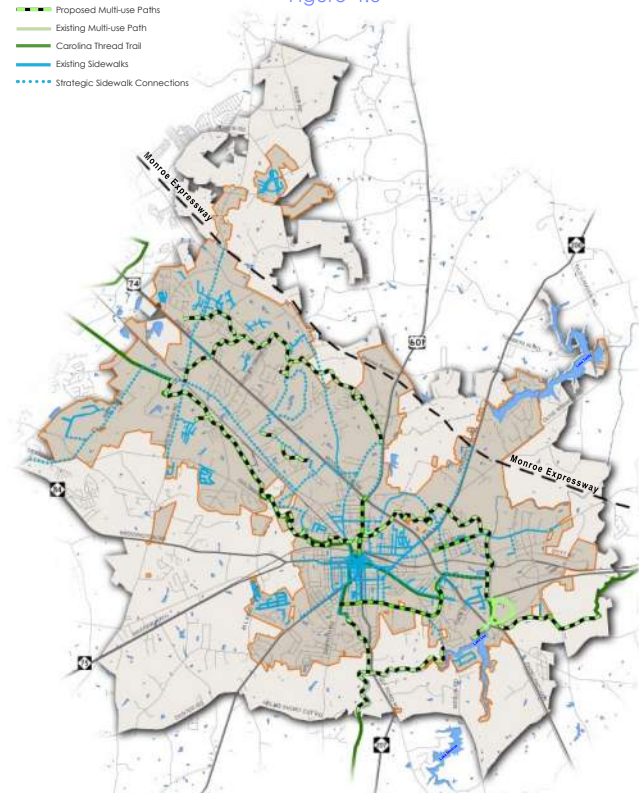
Appendix C - Forward Monroe 2018 Master Plan excerpt

Bicycle Recommendations
Figure 4.2



The recommendations shown here were drawn from previous community plans or identified through the *Forward Monroe* process. The recommendations have been reviewed to ensure they address the guiding statements and have been coordinated with roadway recommendations to allow most bicycle improvements to occur as part of the widening or reconstruction of the roadway. The city is encouraged to complete a standalone bicycle plan to identify and further prioritize specific improvements.

Strategic Sidewalk Connections
Figure 4.3



The recommendations shown here focus on strategic pedestrian connections, including select sidewalk segments and proposed multi-use paths based on the 2015 Greenway Master Plan. These recommendations are not intended to be a comprehensive set of sidewalk recommendations. The city is encouraged to complete a standalone pedestrian plan to identify and further prioritize specific improvements.

Appendix D - Projected Costs

As of 5/10/2023

Project	Myers + Chapman cost	Soft Cost %	Project total
Renovations			
Media Center Renovation	\$2,625,000	35%	\$3,543,750
Turf and drainage Practice Field	\$1,495,000	10%	\$1,644,500
Turf Stadium Field	\$1,150,000	10%	\$1,265,000
Renovating Courtyard	\$690,000	35%	\$931,500
3k Storage to Media Center	\$615,000	30%	\$799,500
Tennis Courts	\$603,750	15%	\$694,313
100 LN FT Dropoff Canopies x 3	\$126,500	15%	\$145,475
New Building			
24k Performing Arts Center (Next to MLK)	\$9,600,000	35%	\$12,960,000
22k New Classroom Building	\$6,050,000	35%	\$8,167,500
18k Auditorium replacing Comp Gym	\$5,850,000	35%	\$7,897,500
210 Space Parking Deck	\$8,400,000	12%	\$9,408,000
8K AG Center Building	\$2,000,000	35%	\$2,700,000
5k Storage and Maintenance	\$1,000,000	30%	\$1,300,000
Site Work			
Underground Detention (precast)	\$1,725,000	10%	\$1,897,500
AG Center Parking Lot (100) spaces	\$1,581,250	12%	\$1,771,000
Road Infrastructure	\$1,265,000	12%	\$1,416,800
Soccer Field Parking (75 Spaces)	\$1,125,000	12%	\$1,260,000
Parking Parallel with building (75 Spaces)	\$1,125,000	12%	\$1,260,000
			\$7,605,300

Current market escalation is 1.5% per quarter or 6% a year.