

Facilities Master Planning Phase Two

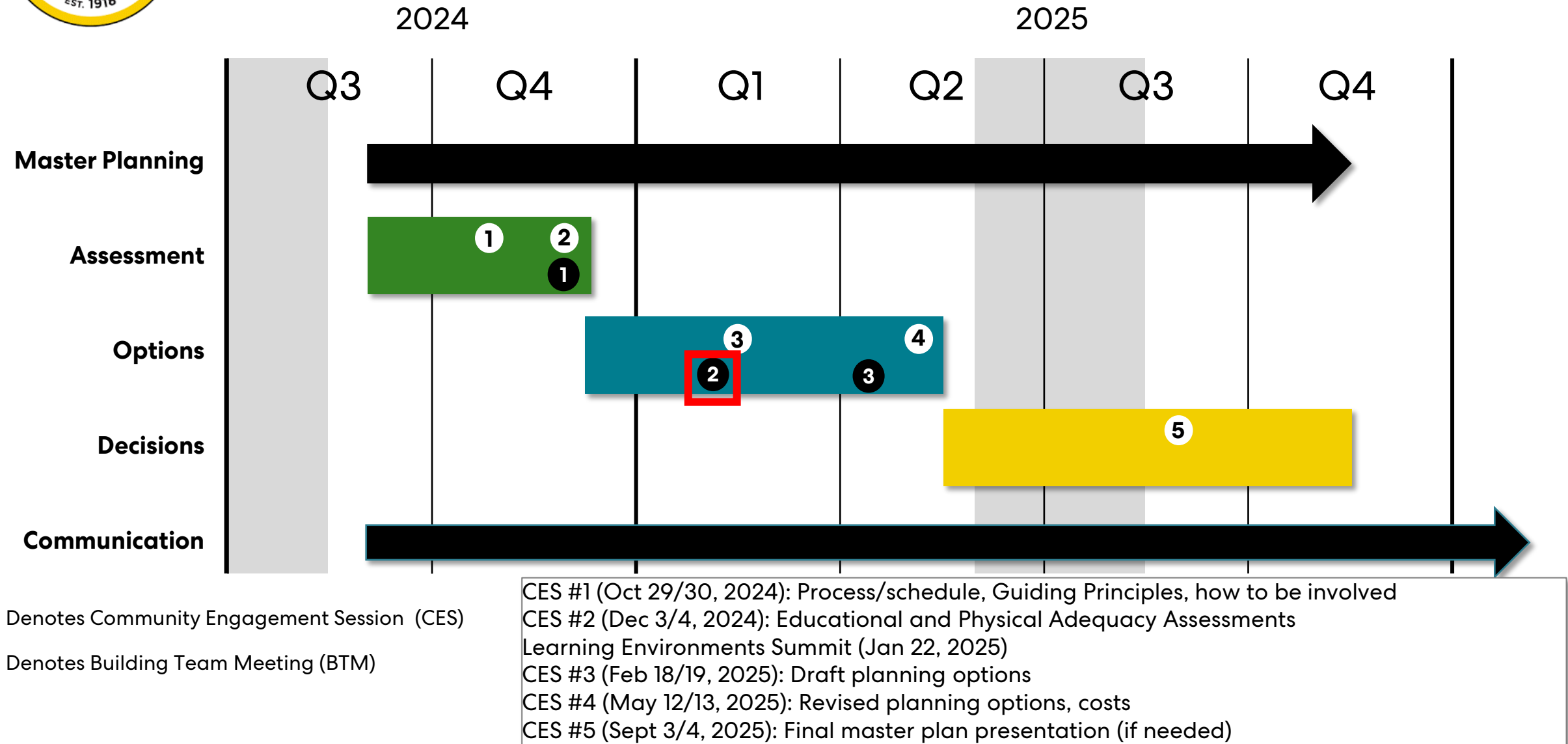
February 4-5, 2025

BUILDING TEAM MEETING #2





Phase II - Facilities Master Plan Schedule



Repair



Renovate



Rebuild



Building Team Meeting 2 Goals:

- Present applicable repair, renovate, rebuild options with draft construction duration, incorporating community, BTM #1 and Learning Environments Summit Feedback
 - Options today will not have cost projections associated with them
- Group discussions and feedback on options

Building Team Meeting 3:

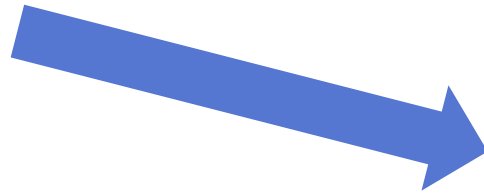
- Present **revised** applicable repair, renovate, rebuild options, with construction duration **incorporating community and BTM #2 feedback**
- Present **order-of-magnitude cost projections associated with each option**
- Group discussions and feedback on options

Repair



Address the needs
identified in the **physical
facility assessments**

Renovate



Address the needs
identified in the **physical
facility assessments
PLUS** the needs identified
in the **educational
adequacy assessment**.
Spaces are sized using the
'model program'

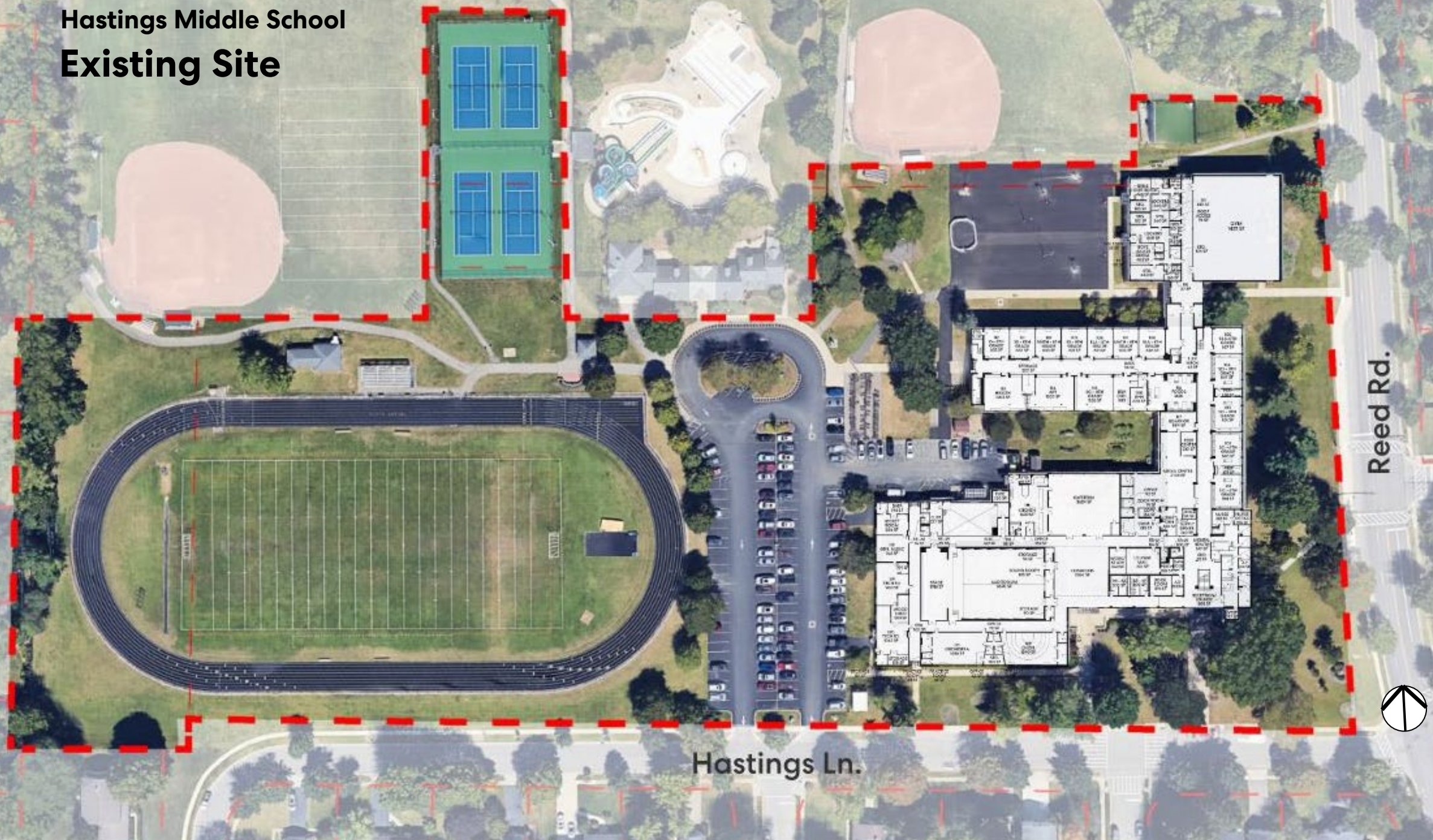
Rebuild



Hastings Middle School



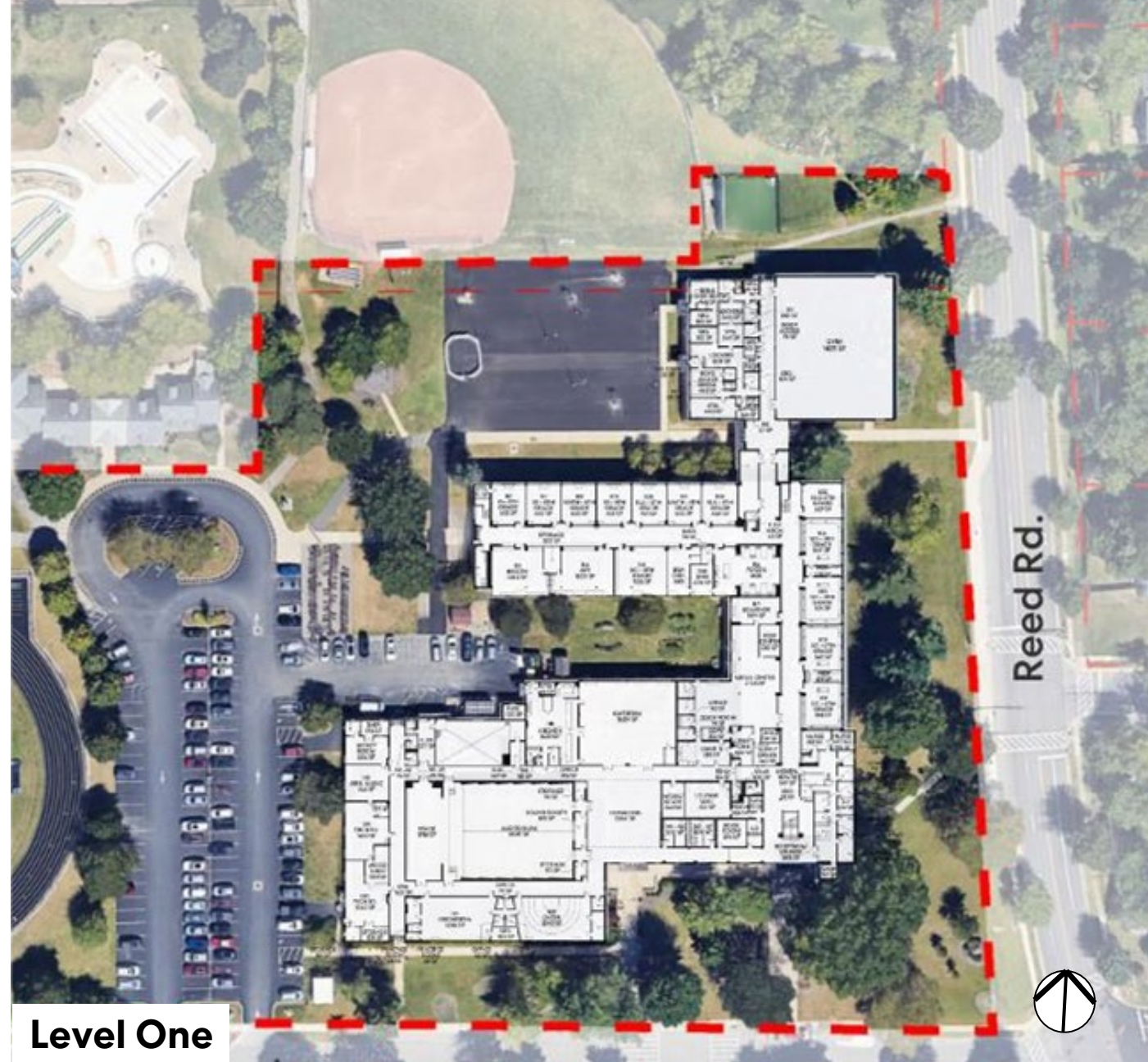
Hastings Middle School Existing Site



Hastings Middle School Existing Plans



Level Two



Level One

■ Repair
 ■ Renovate
 ■ Rebuild

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Hastings Middle School Repair Option

Cost

\$49,593,512

Key attributes:

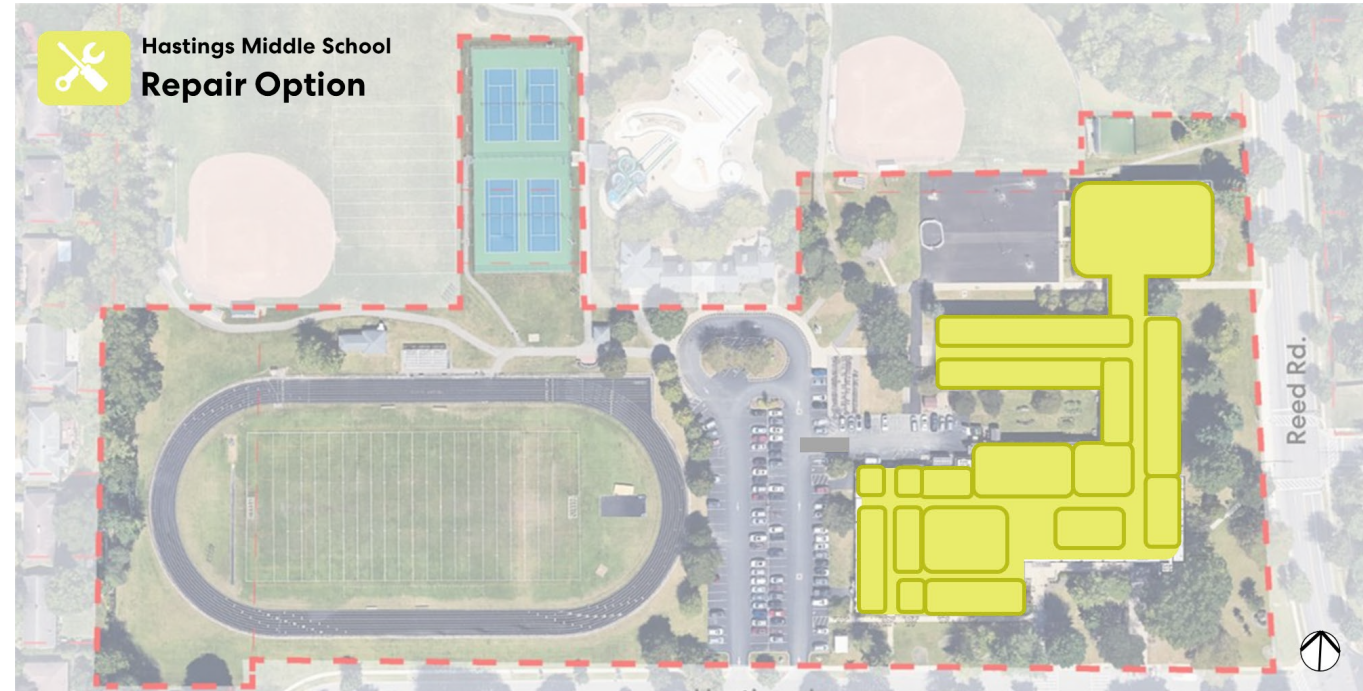
- Only physical adequacy repairs are addressed

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Repair



Renovate

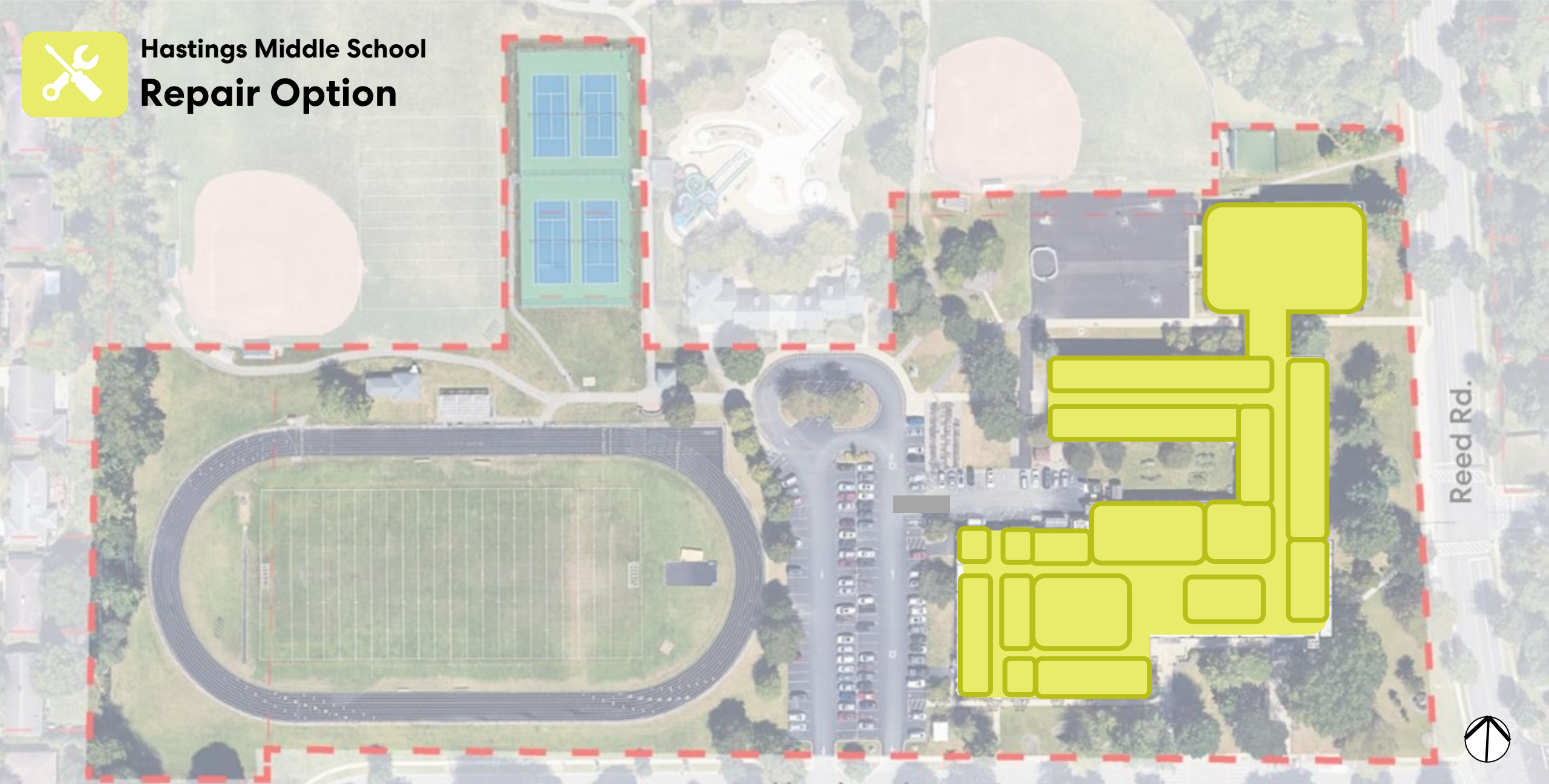


Rebuild

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Hastings Middle School
Repair Option



Reed Rd.



 Repair  Renovate  Rebuild

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Hastings Middle School

Challenges

BUILDING:

- Does have best practices secure vestibule
- **Many classrooms undersized**, limited storage
- Mechanical units hamper **acoustics** in classrooms
- PE – **No A/C in gym, ceiling too low**, distant from parking
- Limited collaboration / informal interaction space
- Lack of overall flexibility
- Location of limited restrooms within classroom wing/MH restroom on L2
- Weightroom considerable undersized (former modest storage area)
- Trainers room undersized
- No dedicated wrestling room
- Prior window replacement removed select classroom windows
- General lack of storage (some student storage in corridors)
- Tech Ed not enough storage

Educational Adequacy Issues Addressed in

Renovate and Rebuild Options



Right-size classrooms, support spaces and specialty spaces (cafeteria, arts, athletics, IS, library, offices etc.)



Create collaborative spaces and teacher workspaces



Improve daylight



Address accessibility



Address adjacency / circulation issues



Improve restrooms (size and location)



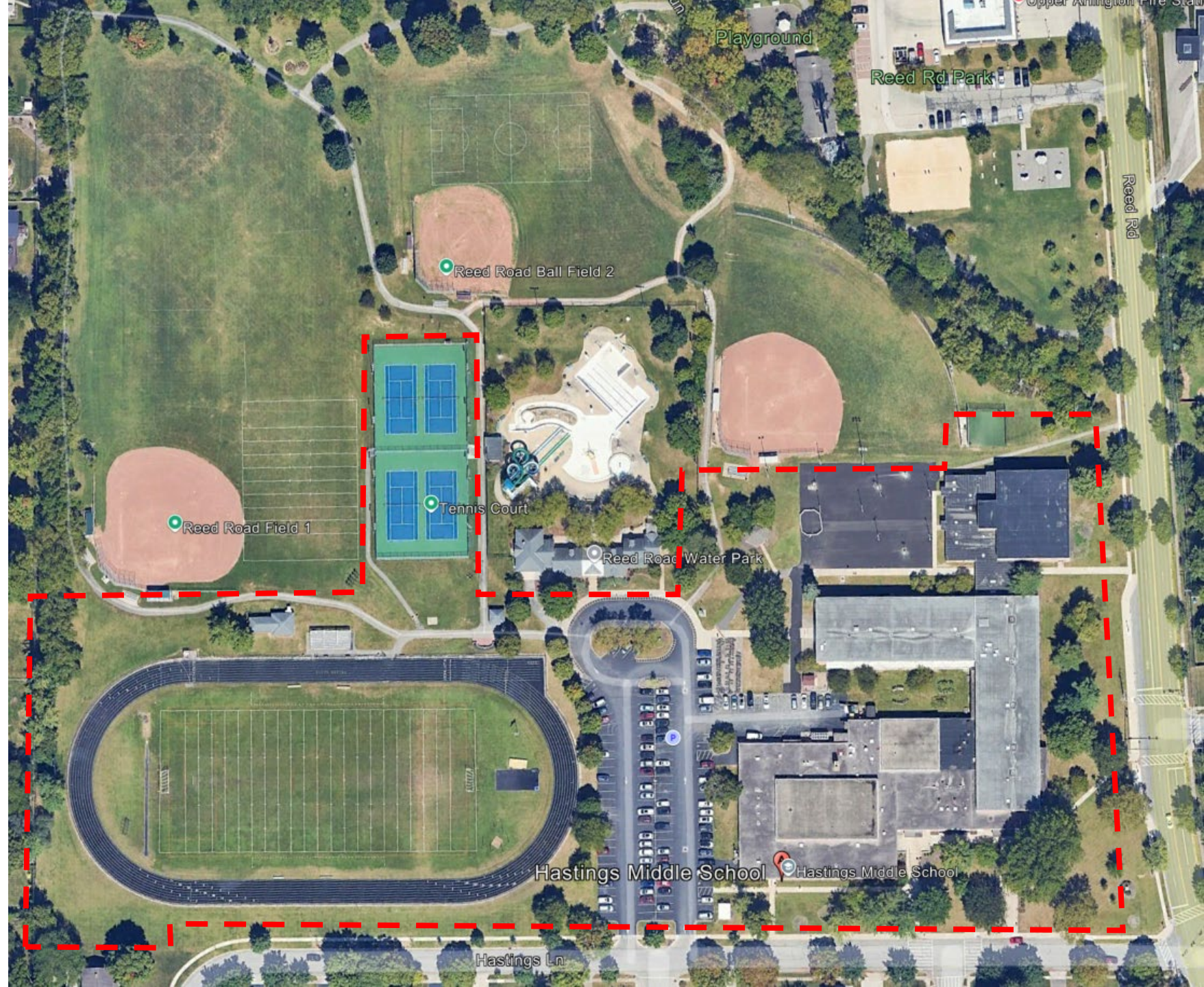
Improve site amenities (parking, play, fields, circulation) where possible

Hastings Middle School

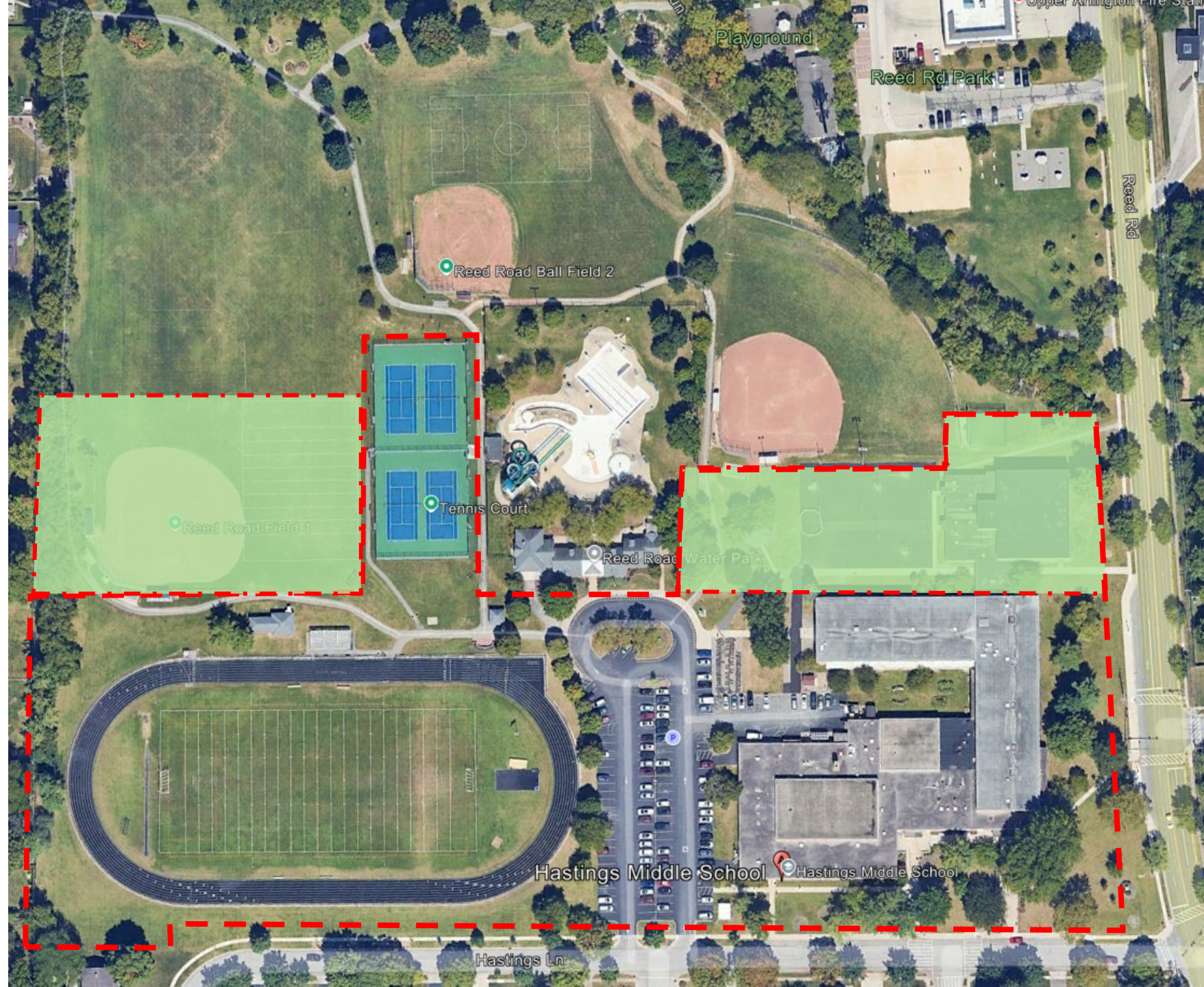
Model Program

SPACE DESCRIPTION		HASTINGS ACTUAL AREA PROGRAM						MODEL HASTINGS MIDDLE SCHOOL PROGRAM						NOTES
773	6 year projected students, grades 6-8 ('29-'30)	SPACES		STUDENTS		NET SQUARE FEET		SPACES		STUDENTS		NET SQUARE FEET		
807	10 year projected students, grades 6-8 ('33-'34)	teaching	total	each	total	each	total	teaching	total	each	total	each	total	
759	current enrollment (2024-2025)													
T STUDENT LEARNING SPACES														
A. Academic Areas														
1.	Classroom	23	23	25	575	635	13,338	26	26	25	650	800	20,800	cludes gifted ,counseling, reading see area 5 for health one per team, 2 per grade
2.	Commons / Collaborative Project Area	-	-	-	-	-	-	-	6	-	-	600	3,600	
3.	Small group rooms	-	-	-	-	-	-	-	6	-	-	120	720	
4.	Individual learning areas	-	-	-	-	-	-	-	6	-	-	40	240	
5.	Student Locker Commons	-	-	-	-	-	-	-	6	-	-	200	1,200	included in regular classroom count
6.	Gifted / Counseling	-	2	-	-	628	1,255	-	-	-	-	-	-	
7.	Studio Storage	-	1	-	-	92	92	-	-	-	-	-	-	
8.	Toilets	-	4	-	-	268	1,072	12	-	-	-	250	3,000	
9.	Toilets - single occupancy	-	2	-	-	73	146	3	-	-	-	60	180	
	Sub-Total:	23	32	25	575	1,696	15,903	26	65	25	650	2,070	29,740	
B. Science														
1.	Science Studio/Lab	7	7	25	175	850	5,950	7	7	25	175	1,100	7,700	
2.	Science Prep Room	-	2	-	-	175	350	-	7	-	-	100	700	
	Sub-Total:	7	9	-	175	-	6,300	7	14	25	175	1,200	8,400	
C. Exploratory Arts														
1.	Tech ed	-	2	-	-	1,011	2,022	-	1	-	-	1,400	1,400	can flex with programs or enrollment
2.	Wood Shop	-	1	-	-	353	353	-	1	-	-	800	800	
3.	Green screen	-	-	-	-	-	-	-	1	-	-	400	400	
4.	Storage	-	2	-	-	148	296	-	1	-	-	600	600	
5.	Tech ed classroom	-	1	-	-	1,282	1,282	-	1	-	-	1,000	1,000	
6.	Office	-	1	-	-	99	99	-	-	-	-	-	-	
7.	Storage	-	-	-	-	-	-	-	-	-	-	-	-	
8.	Life Skills	-	2	-	-	1,289	2,578	-	2	-	-	1,300	2,600	
9.	Storage	-	-	-	-	-	-	-	1	-	-	100	100	
10.	Global Language Classrooms	-	5	-	-	632	3,161	-	5	-	-	800	4,000	
11.	Flex Lab	-	-	-	-	-	-	-	1	-	-	1,100	1,100	
12.	STEAM commons	-	-	-	-	-	-	-	1	-	-	800	800	
	Sub-Total:	-	14	-	-	-	9,791	-	15	-	-	-	12,800	
D. Special Education														
1.	Intervention classroom	-	3	-	-	636	1,908	-	3	-	-	600	1,800	see section 3 for OT/coffee shop
2.	Deaf / Hard of hearing	-	2	-	-	452	903	-	1	-	-	800	800	
3.	Behavior classroom	-	2	-	-	620	1,239	-	2	-	-	600	1,200	
4.	Self-contained classroom	-	2	-	-	604	1,207	-	2	-	-	800	1,600	
5.	Restroom	-	1	-	-	220	220	-	2	-	-	80	160	
6.	Sensory room	-	1	-	-	90	90	-	2	-	-	80	160	
	Sub-Total:	-	11	-	-	-	5,567	-	12	-	-	-	5,720	
Total student learning spaces:		30	66	25	750	-	37,561	33	106	-	825	-	56,660	19,099 nsf difference

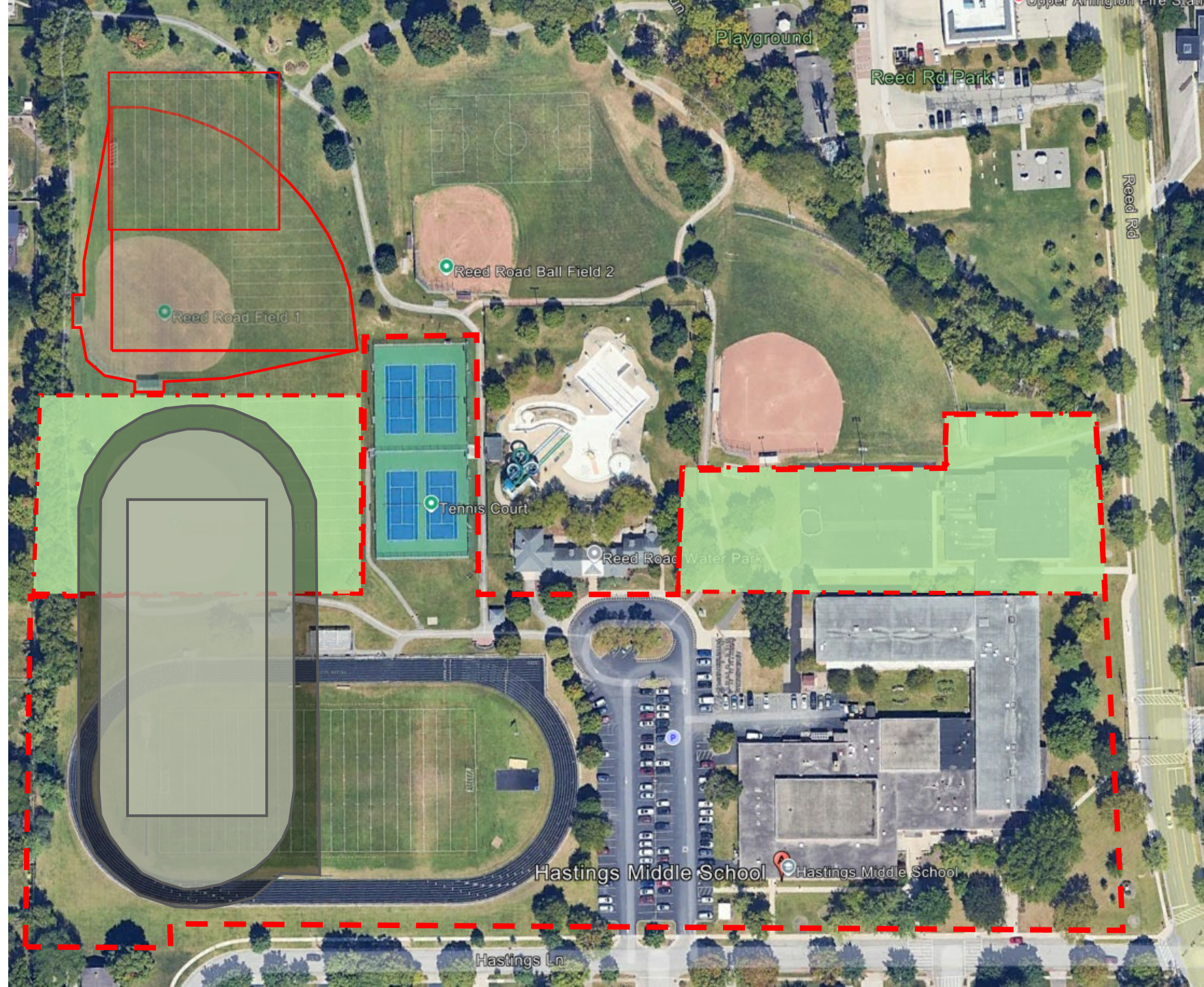
**Hastings Middle School
Reed Road Park
Site Diagram**



**Hastings Middle School
Reed Road Park
Site Diagram**

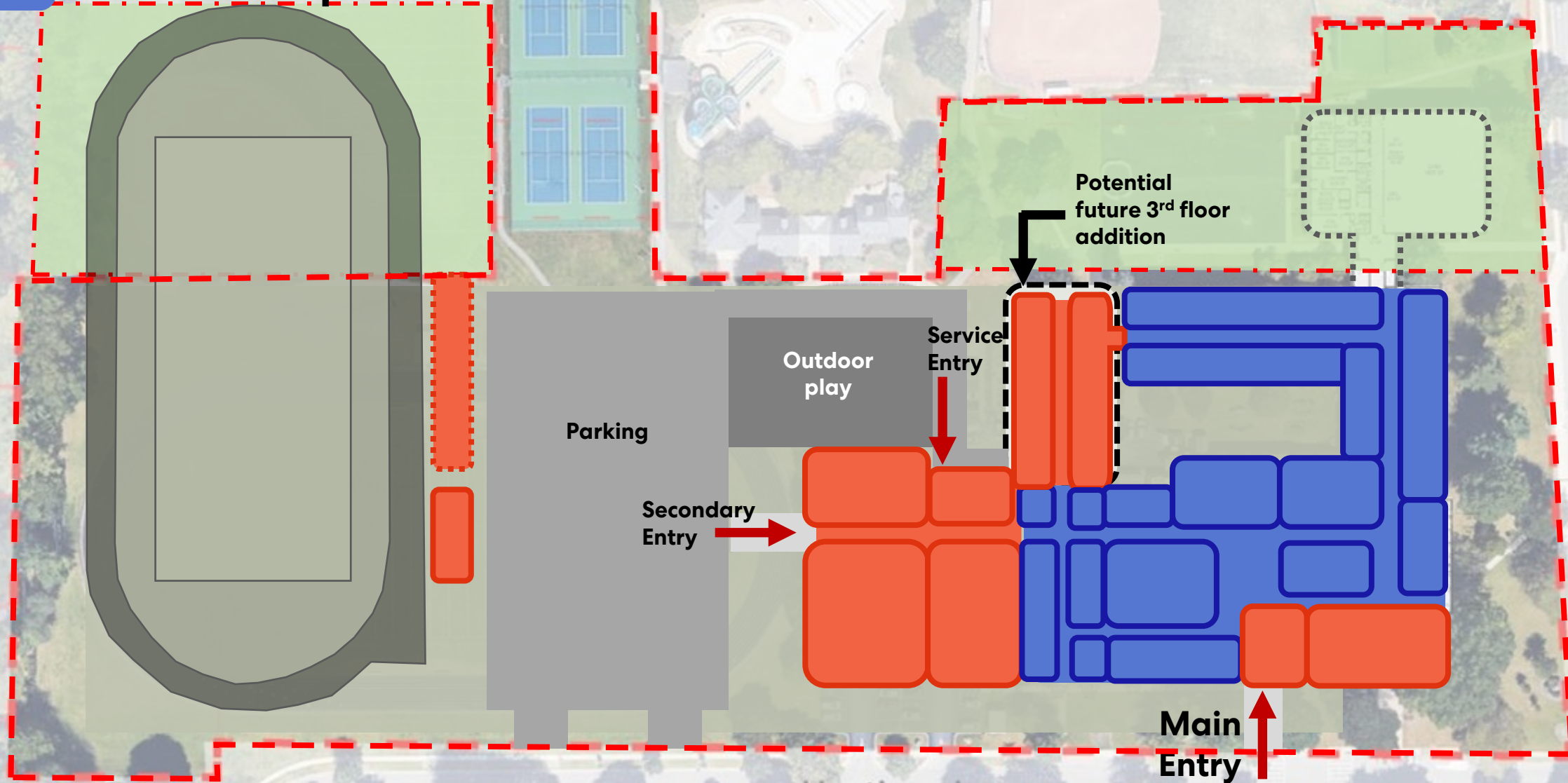


**Hastings Middle School
Reed Road Park
Site Diagram**





Hastings Middle School Renovate Option A

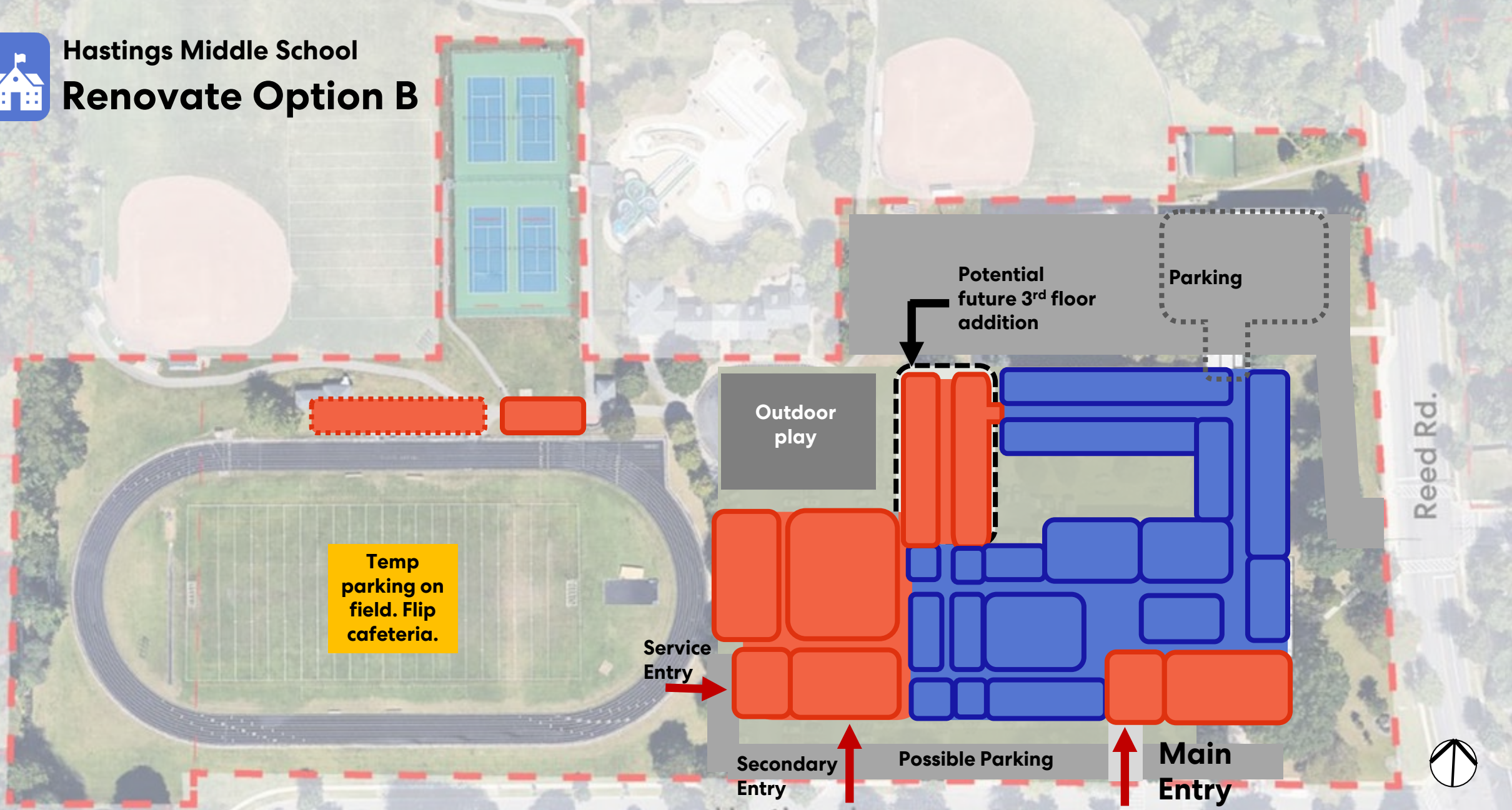


 Repair  Renovate  Rebuild

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Hastings Middle School Renovate Option B

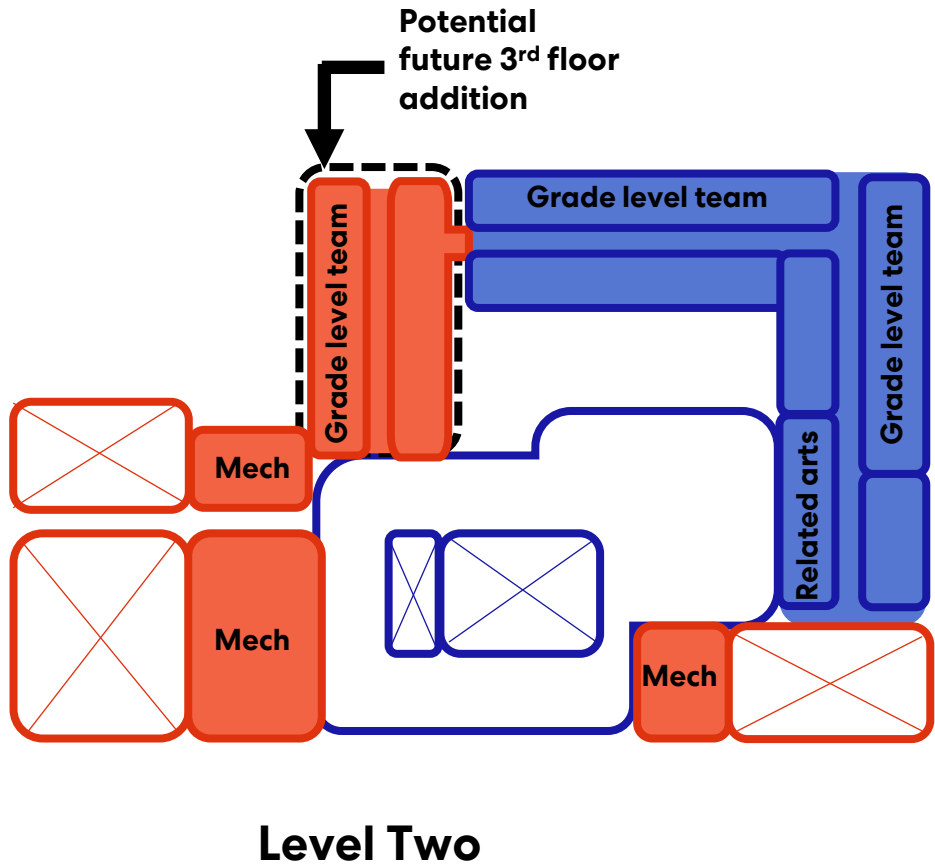


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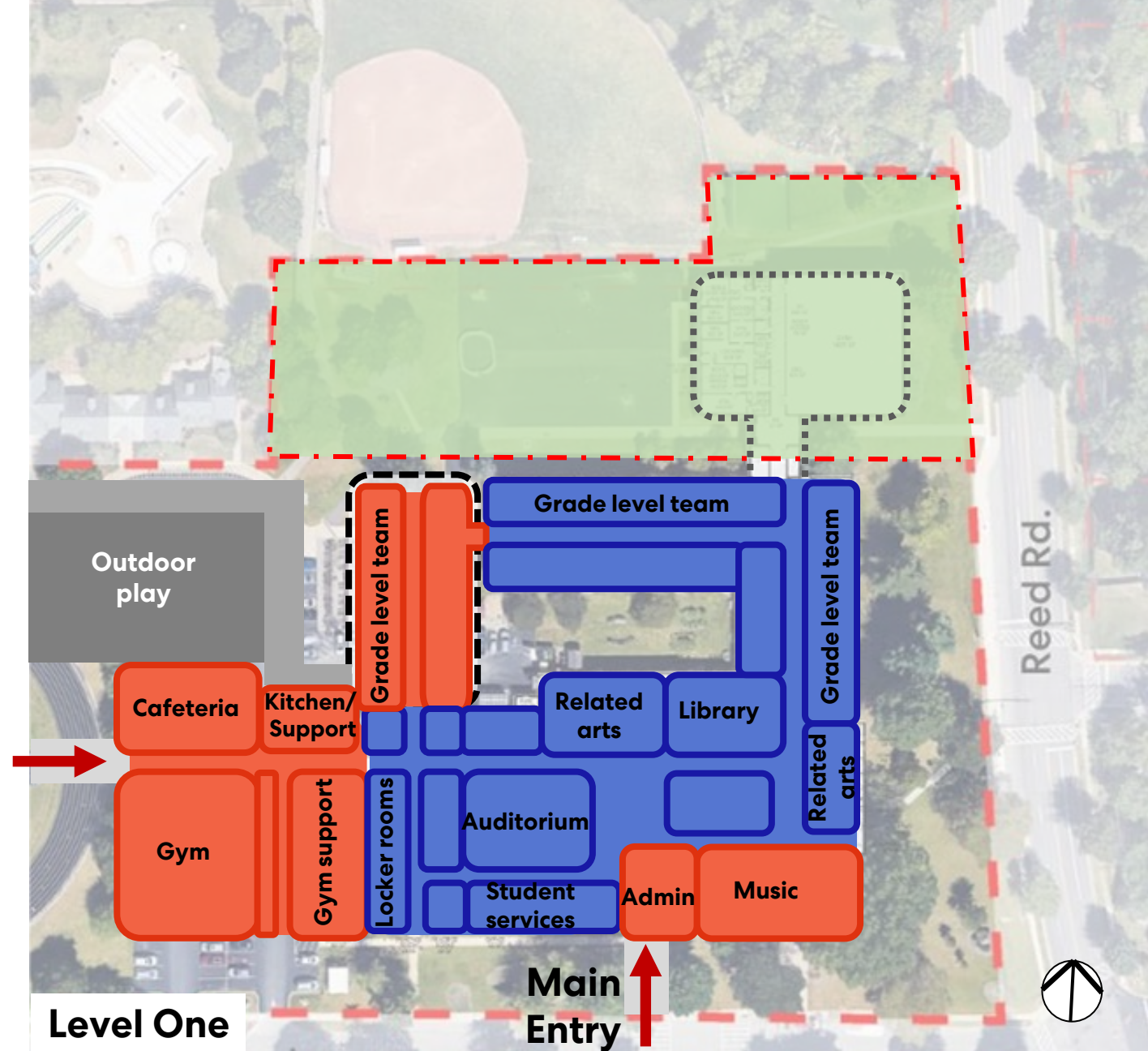
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Hastings Middle School Renovate Option A/B



Repair Renovate Rebuild



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Hastings Middle School Renovate Option A

Cost
\$TBD

Key attributes:

- Land swap allows north/south facing field and parking to occur first, will have associated costs
- Larger parking area than existing
- Zoned for after hours use
- Low ceiling heights may mean less efficient new HVAC system
- Grade level teams are zoned together, but limited by existing structure, must circulate through grade level teams

Estimated Construction Phasing:

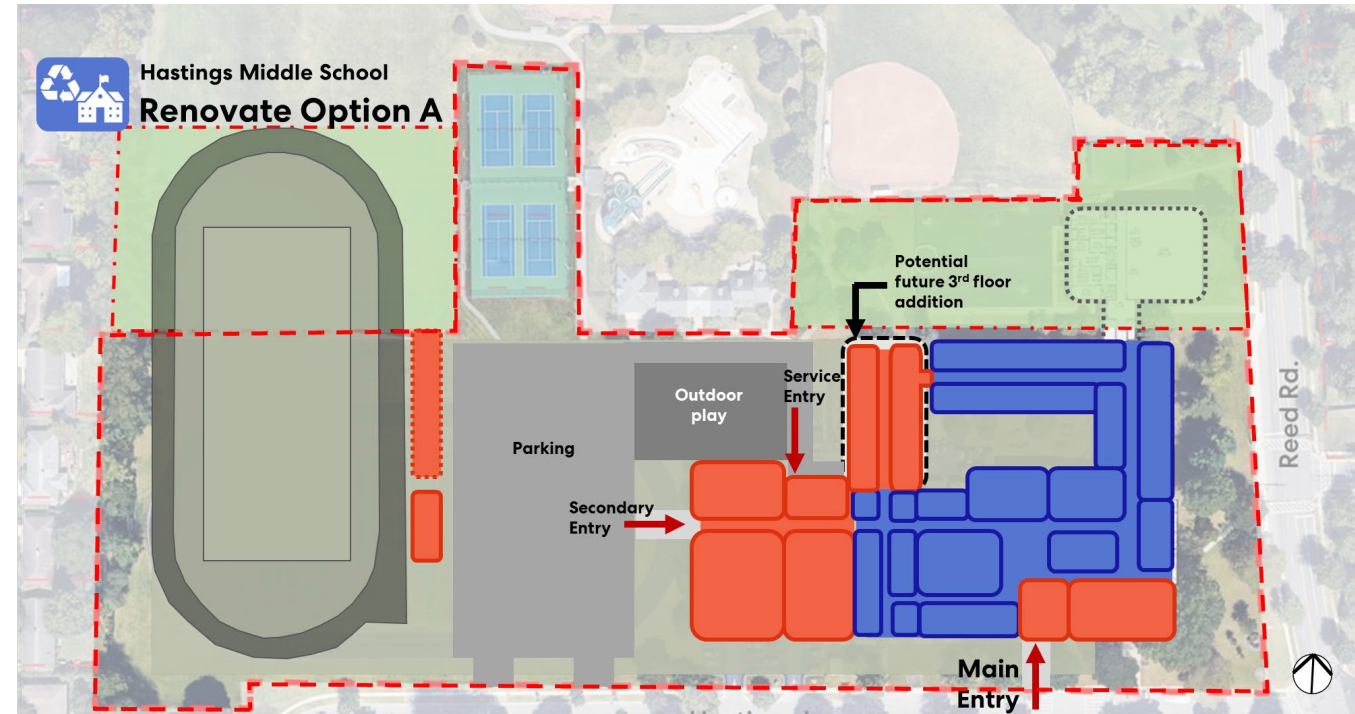
- Three academic years plus four summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



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Hastings Middle School Renovate Option B

Cost
\$TBD

Key attributes:

- Field to remain in current location, needs to be offline during construction to accommodate temporary parking
- Larger parking area than existing, located behind the school away from public functions. Limited visitor parking on Hastings Road.
- Zoned for after hours use
- Low ceiling heights may mean less efficient new HVAC system
- Grade level teams are zoned together, but limited by existing structure, must circulate through grade level teams

Estimated Construction Phasing:

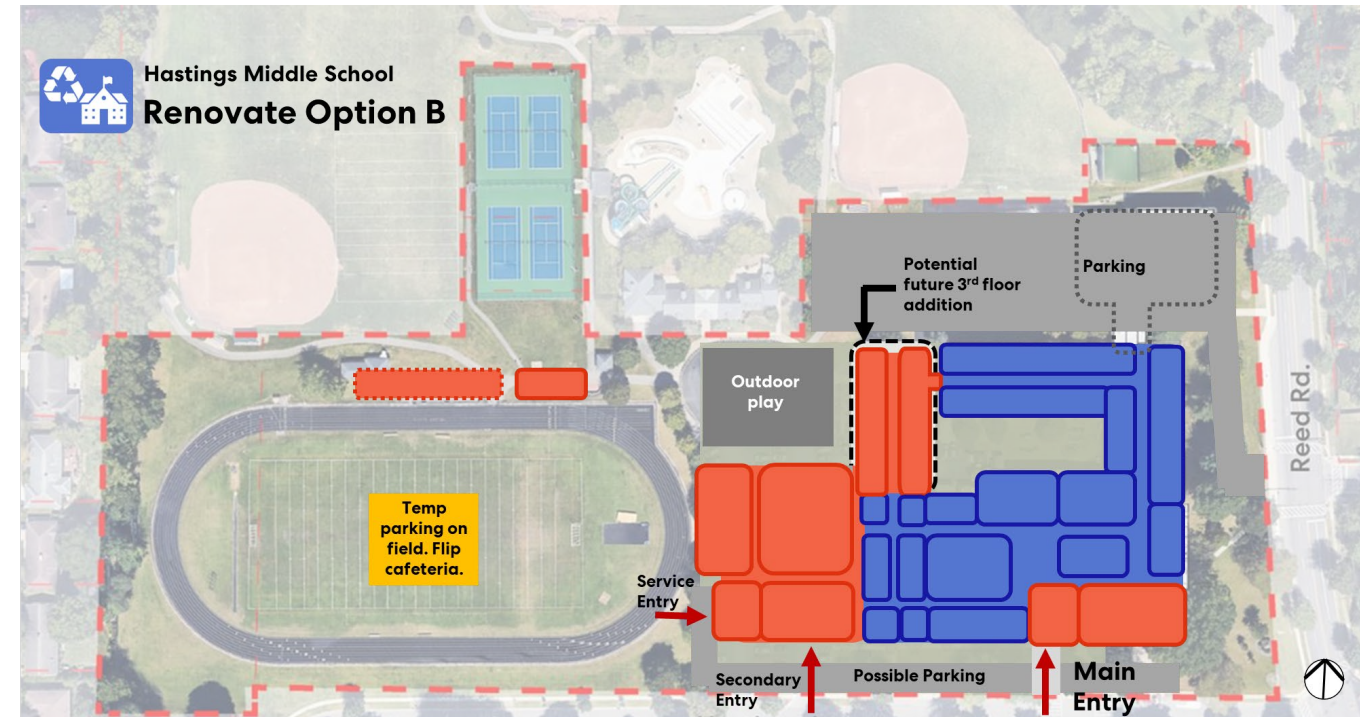
- Three academic years plus four summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Repair



Renovate

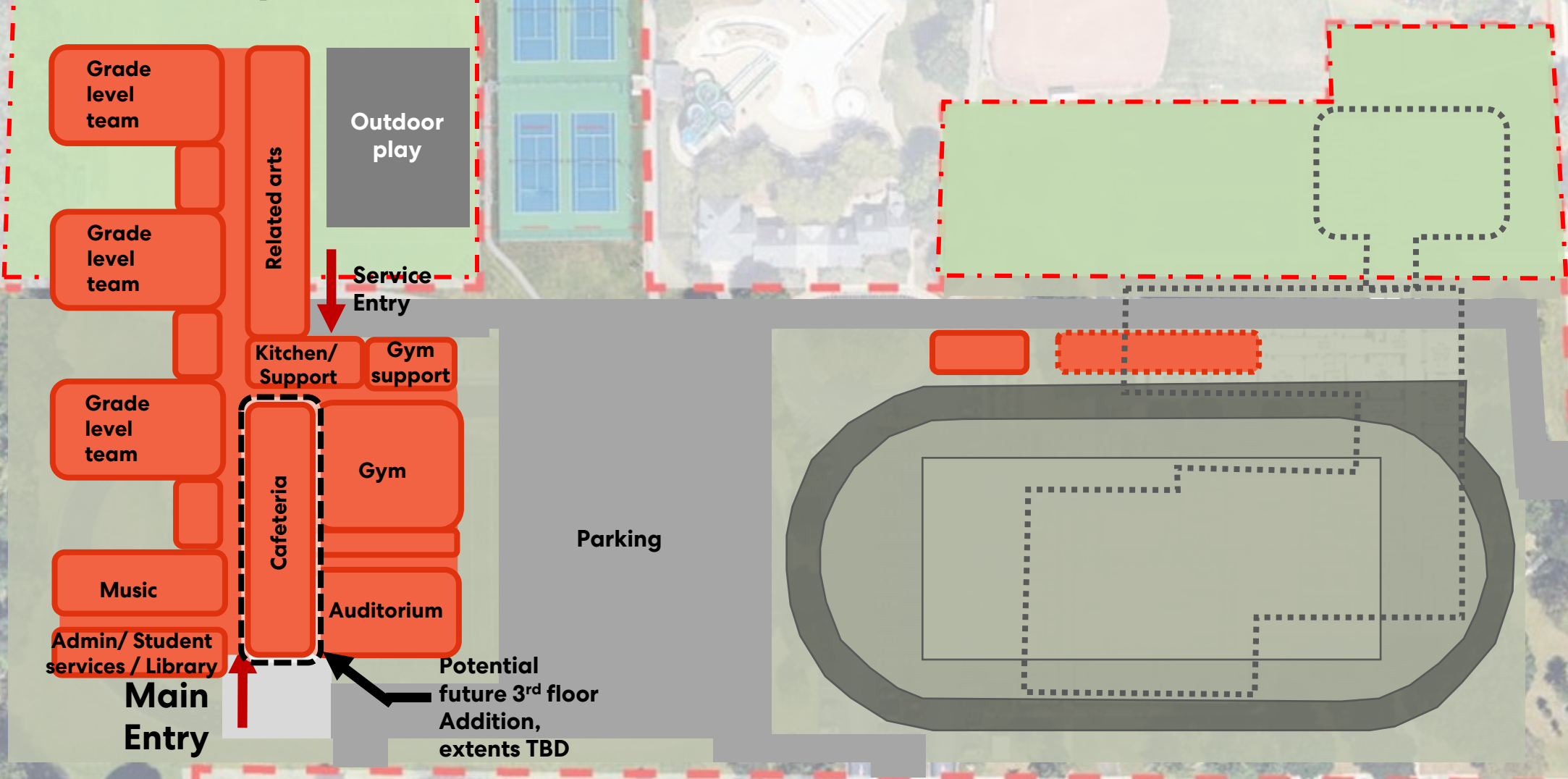


Rebuild

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Hastings Middle School Rebuild Option A

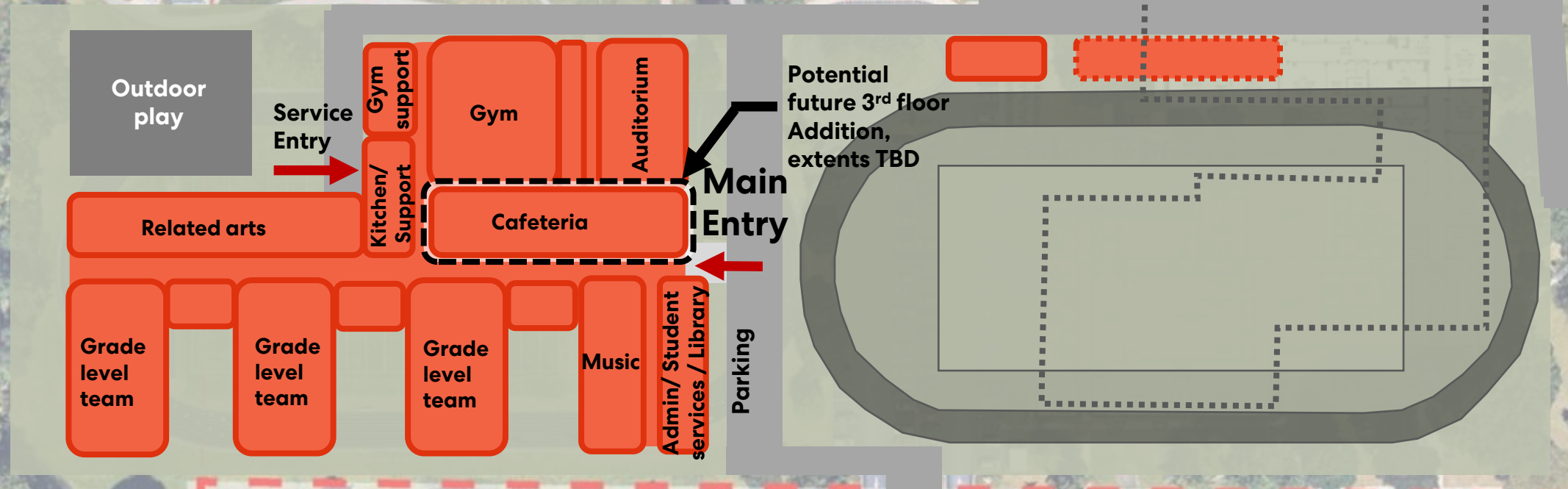


Repair Renovate Rebuild

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Hastings Middle School Rebuild Option B



 Repair  Renovate  Rebuild

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Hastings Middle School Rebuild Option A

Cost
\$TBD

Key attributes:

- Building orientation requires land swap, will have associated costs
- New building has more frontage to adjacent neighbors
- Zoned for after hours use
- Ideal adjacencies and ceiling heights
- Larger parking area than existing
- Grade level teams are zoned together, do not need to circulate through team area

Estimated Construction Phasing:

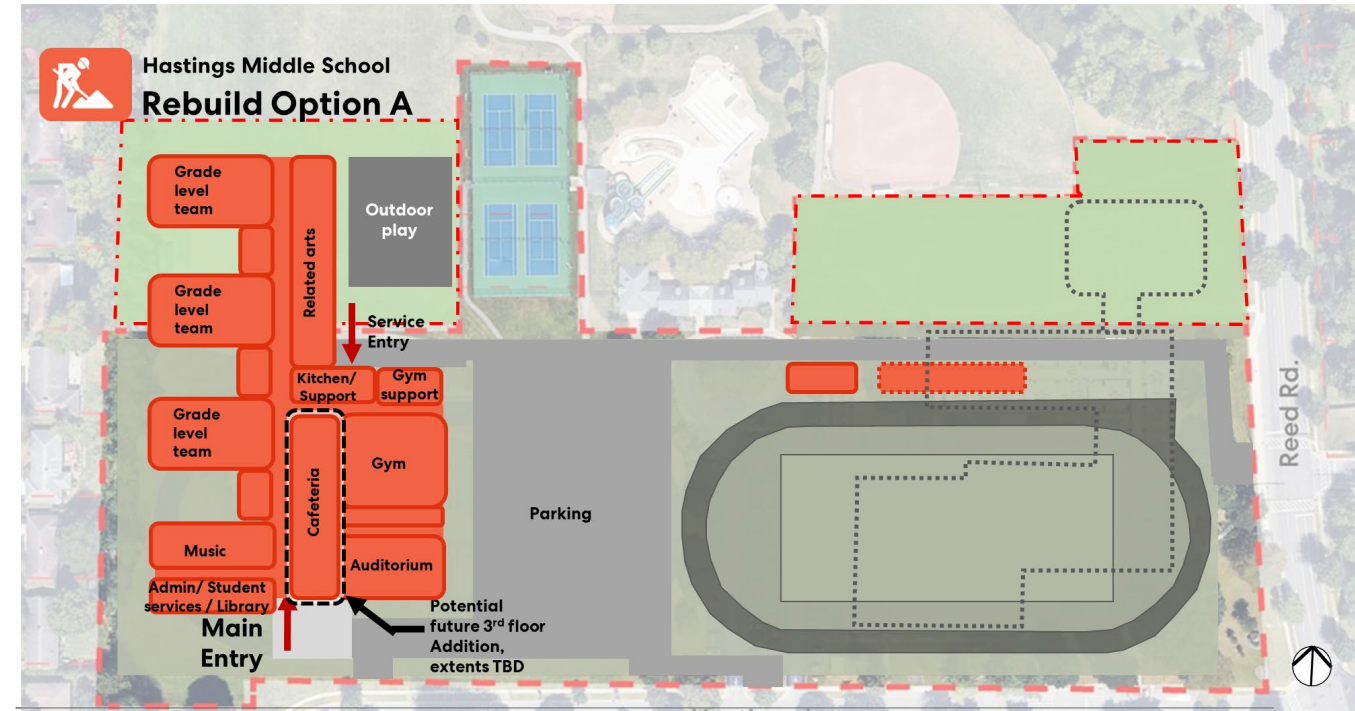
- Two academic years plus three summers (new building)
one additional academic year plus one summer (site)

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated





Hastings Middle School Rebuild Option B

Cost
\$TBD

Key attributes:

- No land swap required
- New building has some frontage to adjacent neighbors
- Zoned for after hours use
- Ideal adjacencies and ceiling heights
- Larger parking area than existing
- Grade level teams are zoned together, do not need to circulate through team area

Estimated Construction Phasing:

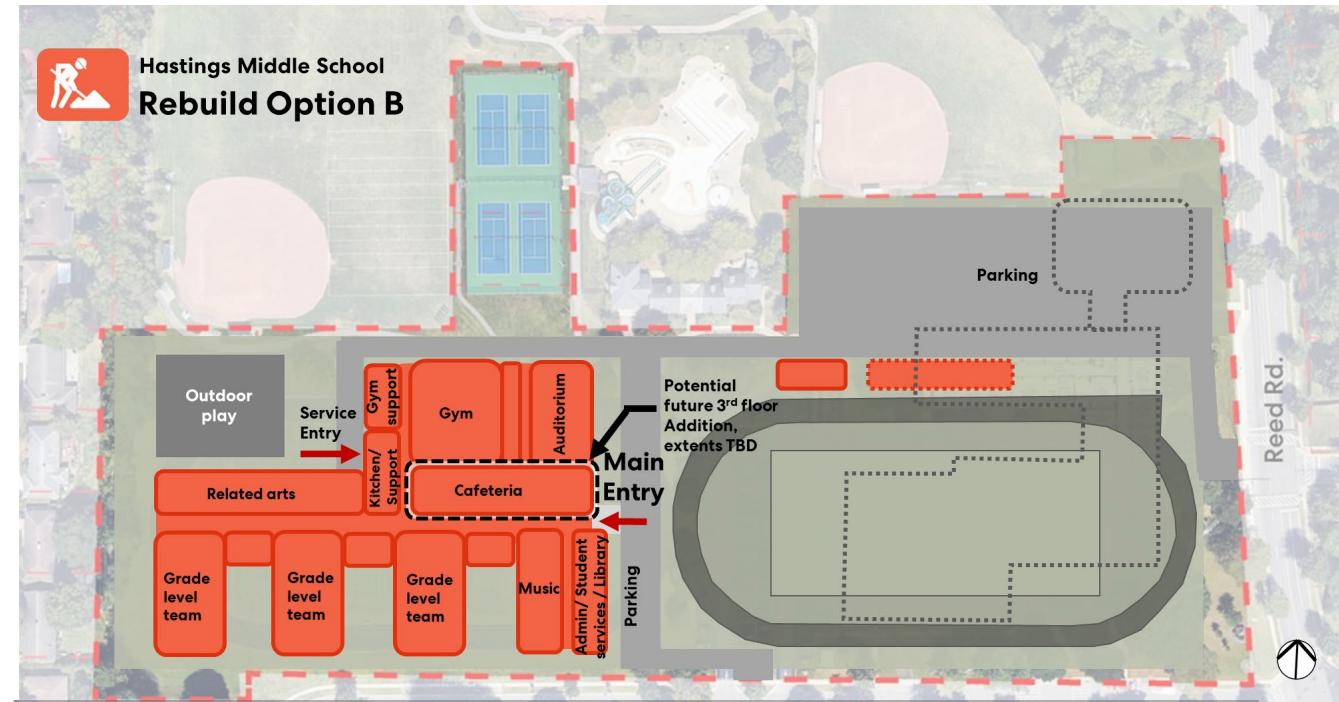
- Two academic years plus three summers (new building)
one additional academic year plus one summer (site)

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Repair



Renovate



Rebuild

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Hastings Middle School Rebuild Option C

Key attributes:

- Land swap required, will have associated costs
- Simplifies construction phasing
- Zoned for after hours use
- Ideal adjacencies and ceiling heights
- Larger parking area than existing
- Grade level teams are zoned together, do not need to circulate through team area

Estimated Construction Phasing:

- Two academic years plus three summers

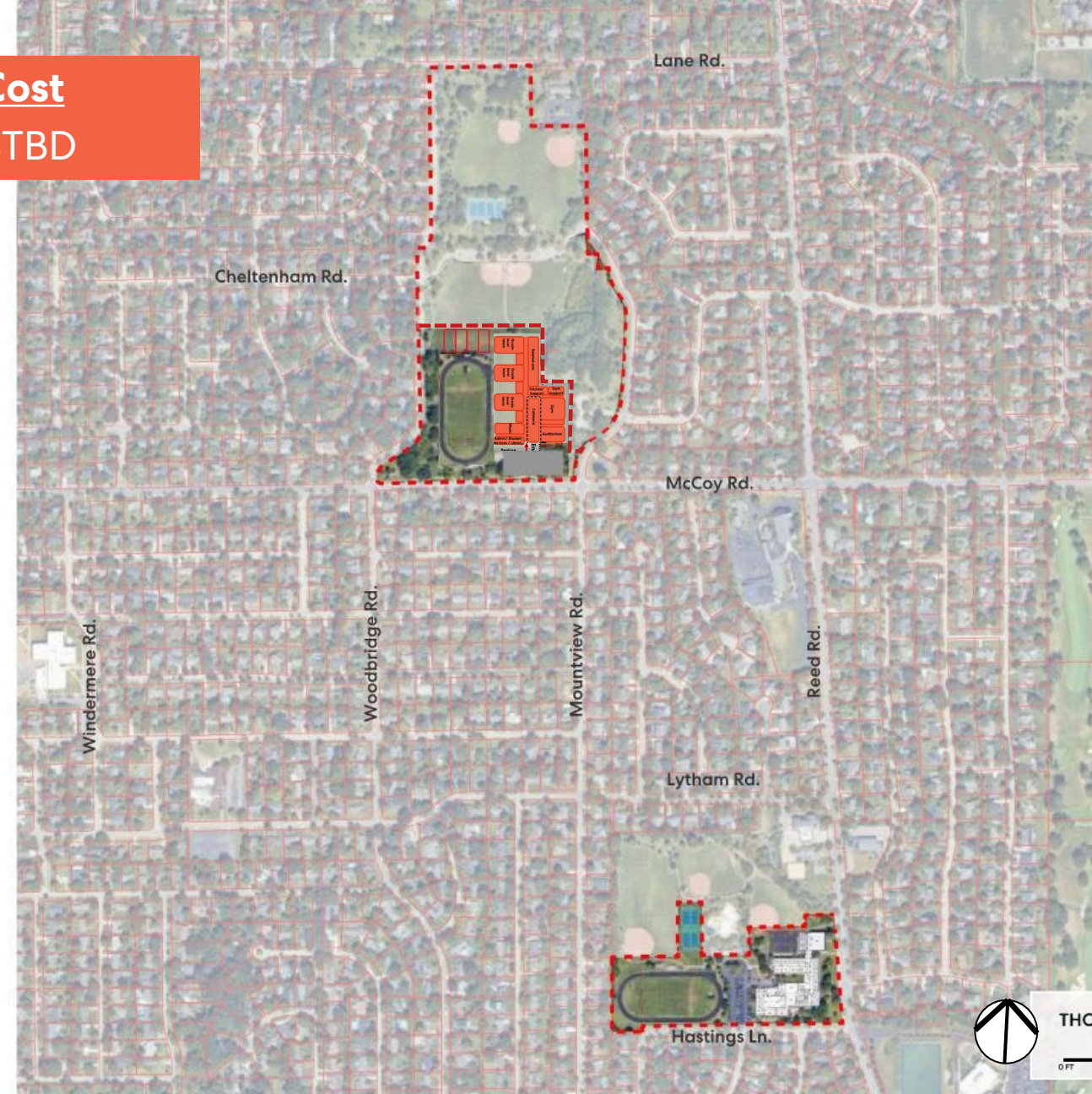
Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated

Cost
\$TBD



Repair



Renovate

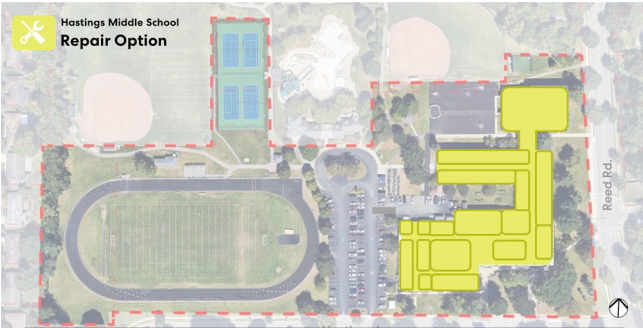


Rebuild

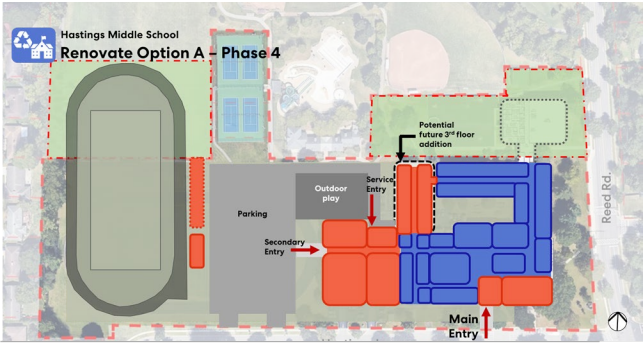
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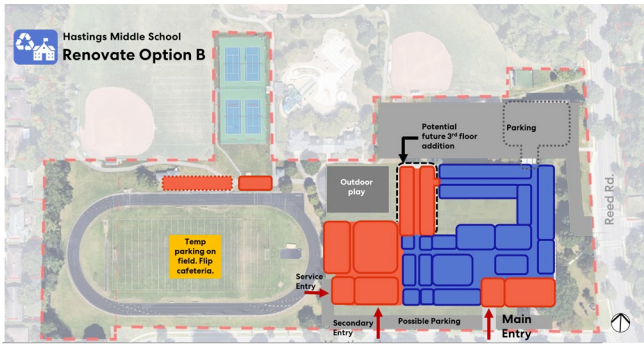
Option Comparison



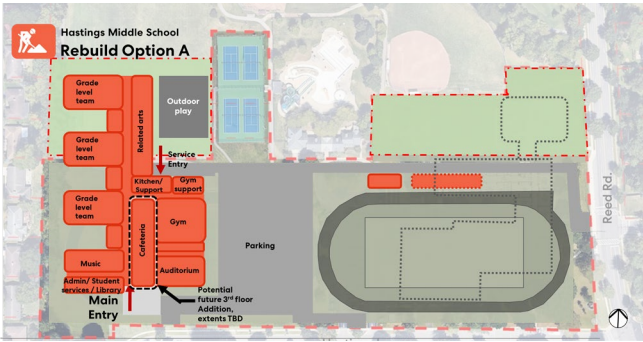
Repair \$49,593,512
TBD Mills



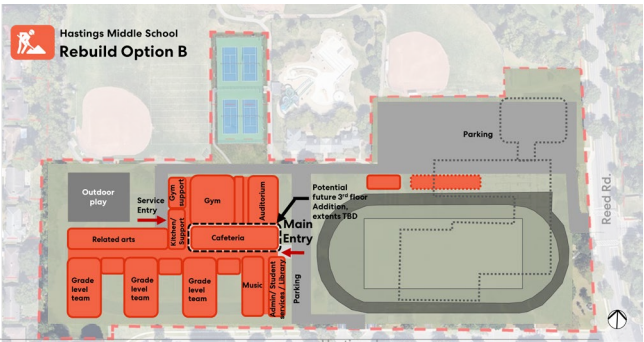
Renovate A \$TBD
TBD Mills



Renovate B \$TBD
TBD Mills



Rebuild A \$TBD
TBD Mills



Rebuild B \$TBD
TBD Mills



Rebuild C \$TBD
TBD Mills

 Repair  Renovate  Rebuild

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Small group work (25 minutes):

- What do you like or dislike about each of the options? Why?
- Are there any other thoughts or options we should be considering?

Large group discussion (20 minutes)

<https://tinyurl.com/HastingsBTM2>

