

Facilities Master Planning Phase Two

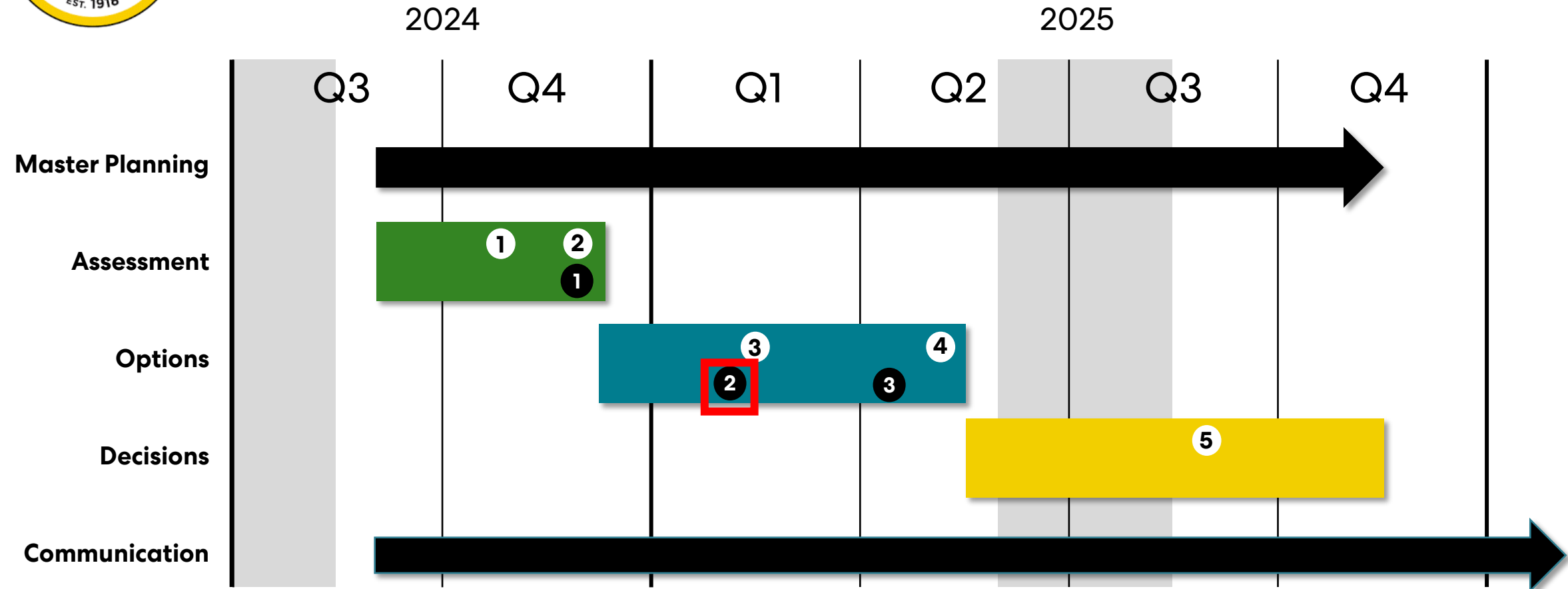
February 4-5, 2025

BUILDING TEAM MEETING #2





Phase II - Facilities Master Plan Schedule



Denotes Community Engagement Session (CES)
Denotes Building Team Meeting (BTM)

CES #1 (Oct 29/30, 2024): Process/schedule, Guiding Principles, how to be involved
CES #2 (Dec 3/4, 2024): Educational and Physical Adequacy Assessments
Learning Environments Summit (Jan 22, 2025)
CES #3 (Feb 18/19, 2025): Draft planning options
CES #4 (May 12/13, 2025): Revised planning options, costs
CES #5 (Sept 3/4, 2025): Final master plan presentation (if needed)

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:

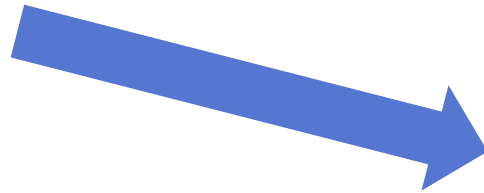
- Present **revised** applicable repair, renovate, rebuild options, with construction duration **incorporating community and BTM #2 feedback**
- Present **order-of-magnitude cost projections associated with each option**
- Group discussions and feedback on options

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



Jones Middle School



Jones Middle School Existing Site





Jones Middle School Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

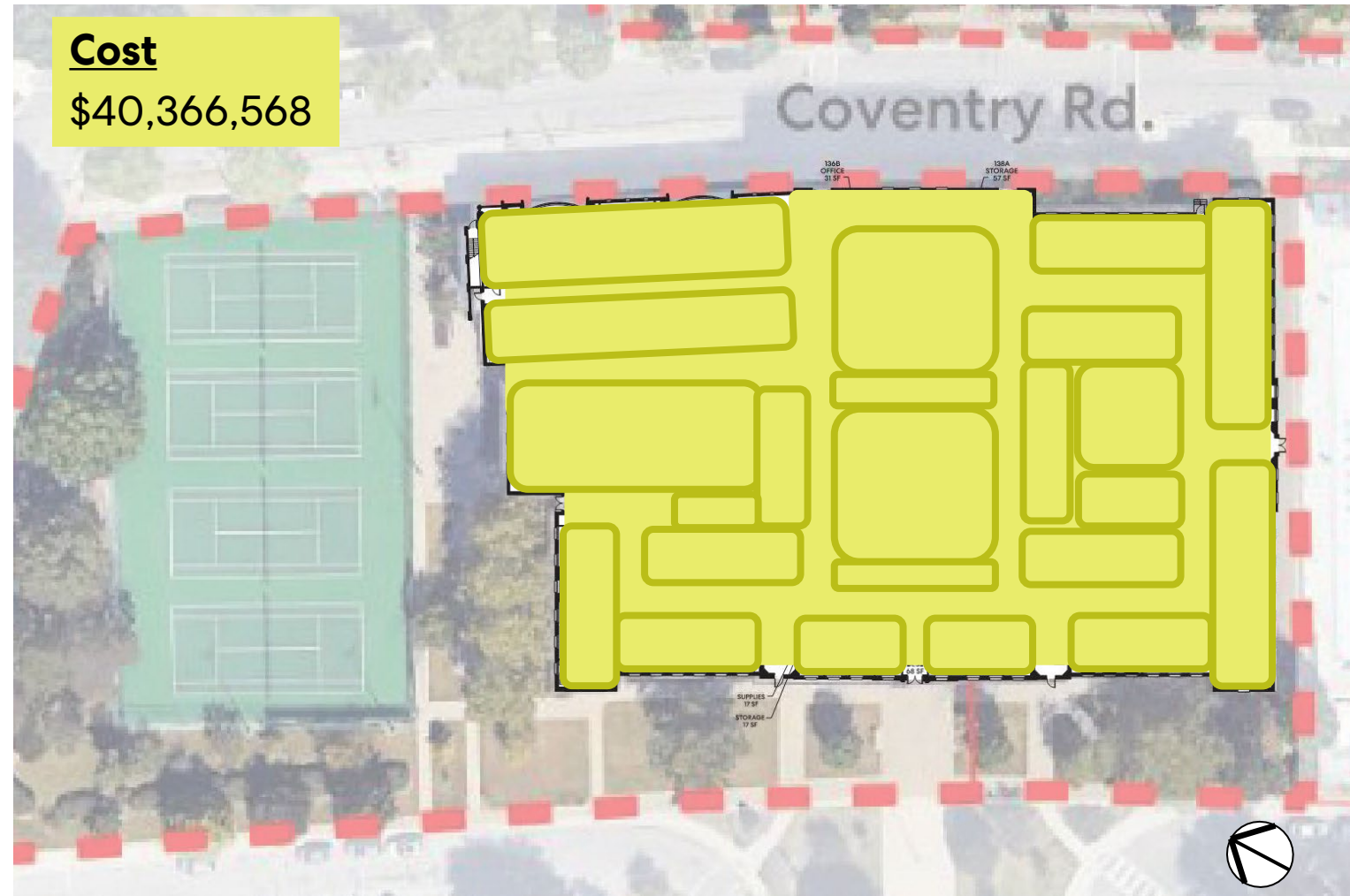
- 2-3 stories

Use of modular classrooms (trailers):

- Not anticipated

Cost

\$40,366,568



Repair



Renovate



Rebuild

Working Draft – Conceptual Diagram – Not a Final Design Plan
February 4-5, 2025

Jones Middle School

Challenges

Partial Summary of Identified Issues - Building

- Lack of best practices **secure entry** vestibule
- Building honors past well, but not future focused facility
- Lack of overall flexibility
- Many **classrooms undersized**, lack flexibility, some **daylight-locked**
- No collaboration / informal interaction space
- **Gym** – small and simultaneous use as stage (need for more seating)
- **Theater stage** leans on gym for larger performances
- Disconnect from music to main performance space
- Lack of secured zoning of building for after hours use
- Typically older inflexible student and teacher furniture
- Narrow interior circulation, however, limited locker use helps
- Tech ed spaces not properly vented

Jones Middle School

Model Program

SPACE DESCRIPTION		JONES MS ACTUAL AREA PROGRAM						MODEL JONES MS PROGRAM						NOTES
839	6 year projected students, grades 6-8 ('29-'30)													
779	10 year projected students, grades 6-8 ('33--'34)													
733	current enrollment (2024-2025)													
		SPACES		STUDENTS		NET SQUARE FEET		SPACES		STUDENTS		NET SQUARE FEET		
		teaching	total	each	total	each	total	teaching	total	each	total	each	total	
T STUDENT LEARNING SPACES														
A. Academic Areas														
1.	Classroom	26	26	25	650	685	16,554	26	26	25	650	800	20,800	
16.	Commons / Collaborative project area	-	-	-	-	-	-	6	-	-	-	600	3,600	
17.	Small group rooms	-	-	-	-	-	-	6	-	-	-	120	720	
18.	Individual learning areas	-	-	-	-	-	-	6	-	-	-	40	240	
19.	Student locker commons	-	-	-	-	-	-	6	-	-	-	200	1,200	
20.	Toilets		8		-	180	1,438	12			-	250	3,000	
21.	Toilets single occupancy		-		-	-	-	3			-	60	180	
	Sub-Total:	26	34		650	865	17,992	26	65		650	2,070	29,740	
B. Science														
1.	Science Studio/Lab	7	7	25	175	1,005	7,036	7	7	25	175	1,100	7,700	
2.	Science Prep Room	-	6		-	236	1,414	-	7	-	-	100	700	
	Sub-Total:	7	13		175		8,450	7	14		175	1,200	8,400	
C. Related Arts														
1.	Tech ed classroom	-	1	-	-	1,227	1,227	-	1	-	-	1,400	1,400	
2.	Wood Shop	-	1	-	-	549	549	-	1	-	-	800	800	
3.	Green screen / video production	-	1	-	-	108	108	-	1	-	-	400	400	
4.	Storage	-	-	-	-	-	-	-	1	-	-	600	600	
5.	Tech ed classroom	-	1	-	-	890	890	-	1	-	-	1,000	1,000	coding / robotics
6.	Office		-			-	-	-	-	-	-	-	-	
7.	Storage		-			-	-	-	-	-	-	-	-	
8.	Life Skills - cooking	-	1	-	-	1,364	1,364	-	1	-	-	1,300	1,300	
9.	Laundry	-	-	-	-	-	-	-	-	-	-	-	-	
10.	Storage	-	-	-	-	-	-	-	-	-	-	-	-	
11.	Life Skills - sewing	-	1	-	-	1,302	1,302	-	1	-	-	1,300	1,300	
12.	Storage	-	1	-	-	84	84	-	1	-	-	100	100	shared with cooking
13.	Global Language Classroom	-	5	-	-	667	3,335	-	5	-	-	800	4,000	
14.	Flex lab	-	-	-	-	-	-	-	1	-	-	1,100	1,100	can flex with programs or enrollment
15.	STEAM commons	-	-	-	-	-	-	-	1	-	-	800	800	
	Sub-Total:	-	12		-		8,859	-	15		-		12,800	
D. Special Education														
1.	Intervention classroom	2	2	-	-	628	1,255	-	3	-	-	600	1,800	one per grade level
2.	SpEd flex classroom	-	-	-	-	-	-	-	1	-	-	800	800	
3.	SpEd flex classroom	-	-	-	-	-	-	-	2	-	-	600	1,200	
4.	Self-contained classroom	-	2	-	-	560	1,120	-	2	-	-	800	1,600	
5.	Restroom	-	1	-	-	46	46	-	2	-	-	80	160	
6.	Sensory room	-	1	-	-	250	250	-	2	-	-	80	160	
	Sub-Total:	2	6		-		2,671	-	12		-	2,960	5,720	
Total student learning spaces:		35	65	-	825		37,972	33	106		825		56,660	18,688 nsf difference

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)

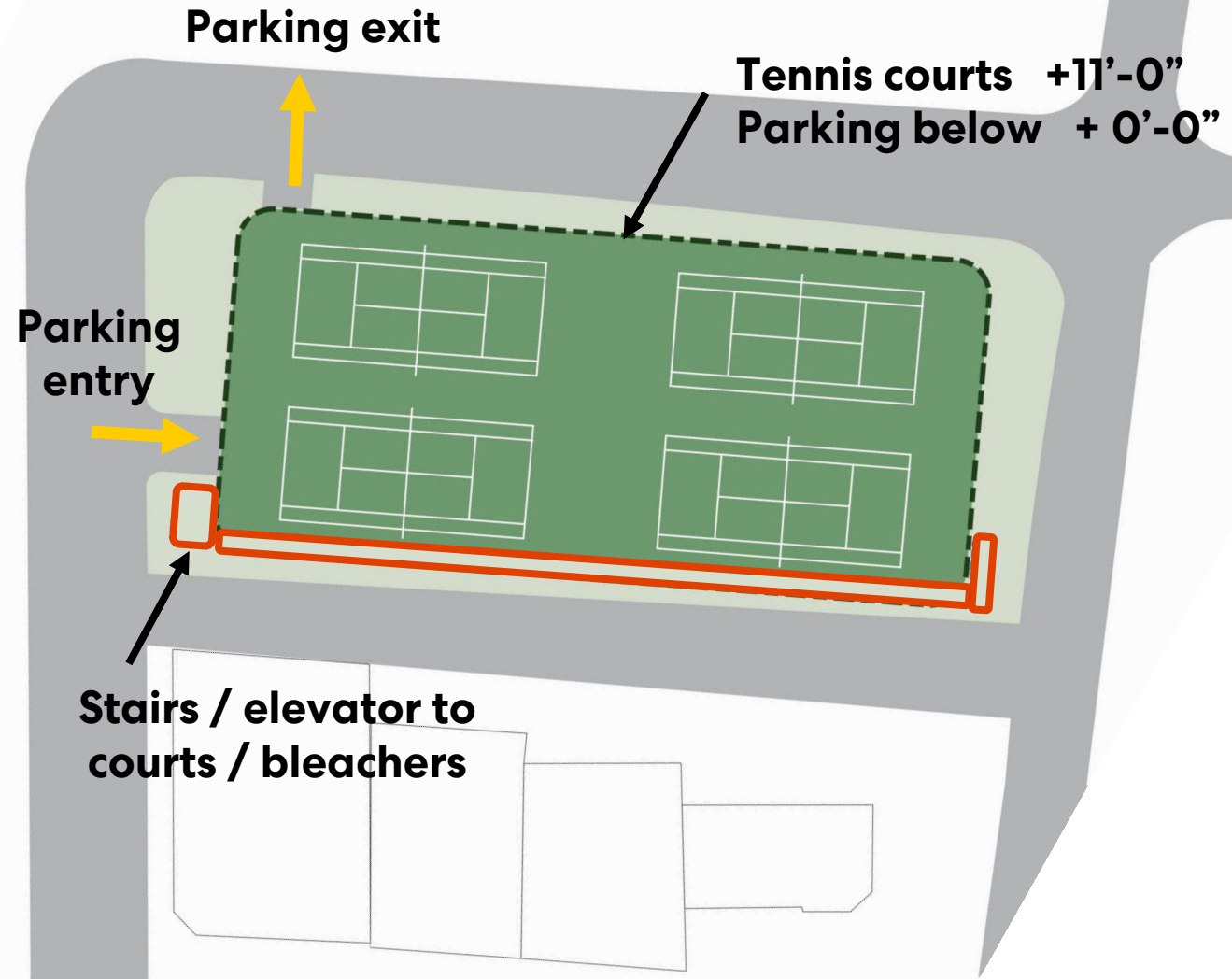
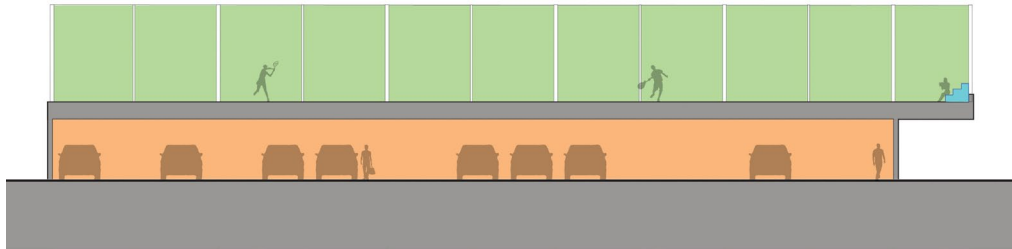


Improve site amenities (parking, play, fields, circulation) where possible

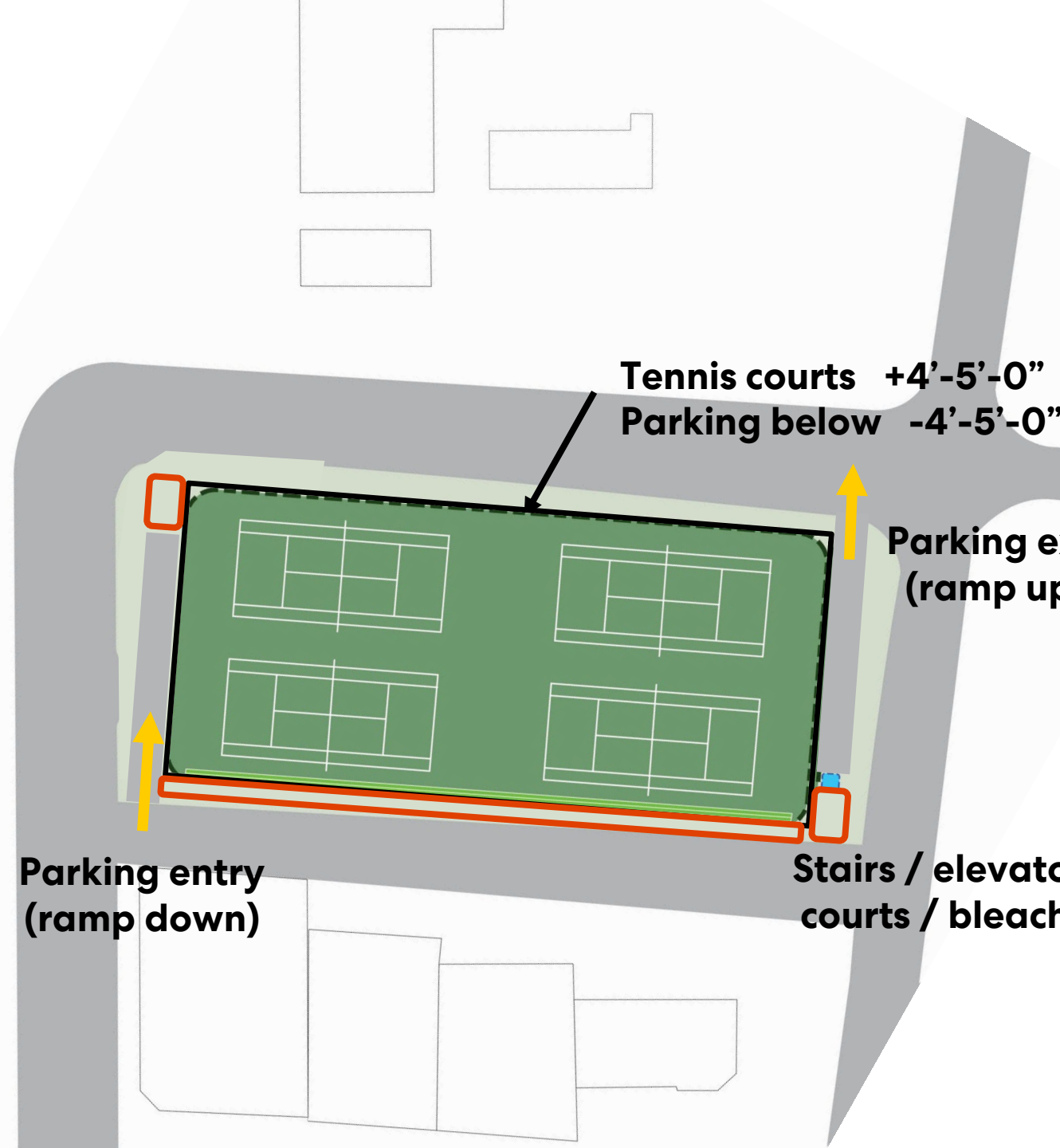
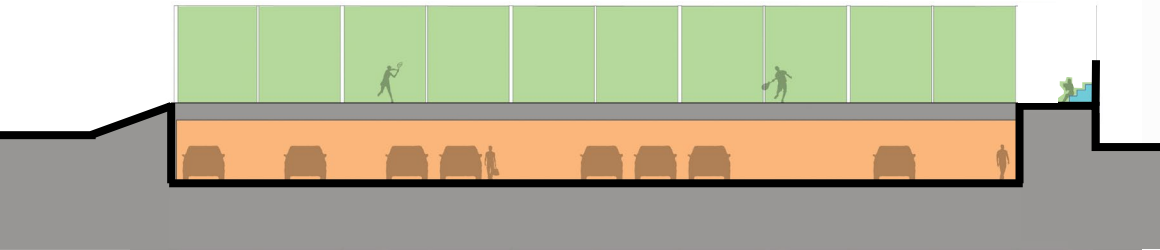
Jones Middle School Proposed New Footprint



Jones Middle School
**Potential Tennis/
Parking Stacked
Option A**



Jones Middle School
**Potential Tennis/
Parking Stacked
Option B**





Jones Middle School

Renovate Option A – Renovation Area





Jones Middle School Renovate Option A

Key attributes:

- New gym, cafeteria, kitchen and classrooms (2 stories)
- Right-sized stage
- Music on level one near stage
- Low ceiling heights (in existing building) may mean less efficient new HVAC system
- Ideal adjacencies are limited by existing footprint
- Co-located related arts
- Some offices and classrooms remain “buried” without natural light, some with possible skylights
- Improved internal circulation
- Improved zoning for public entry for gym
- Auditorium challenging to zone for public entry

Estimated Construction Phasing:

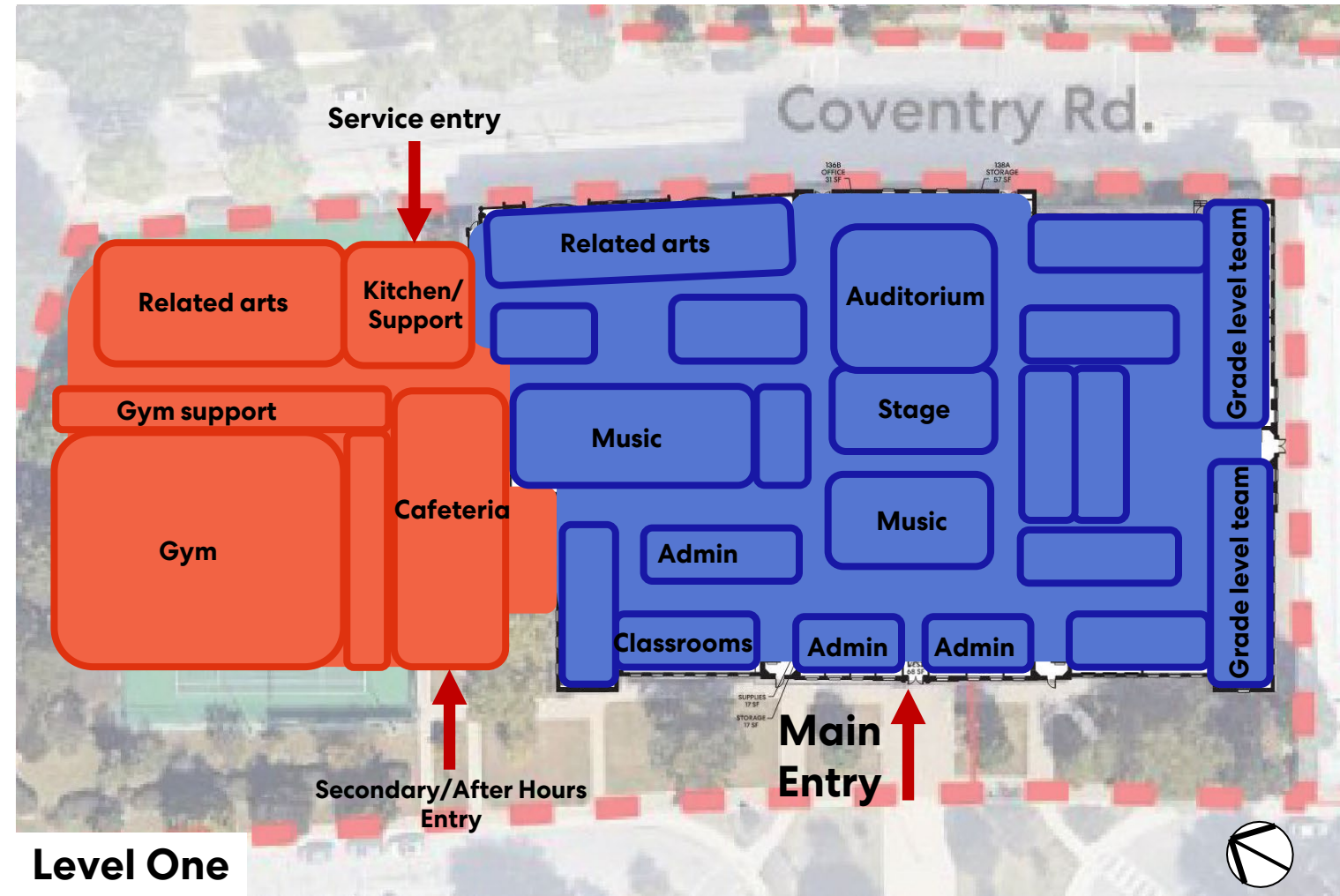
- Two academic years plus three summers (Assumption: Students will be off site for two academic years)

Height:

- 2 stories new, 3 stories renovation

Use of modular classrooms (trailers):

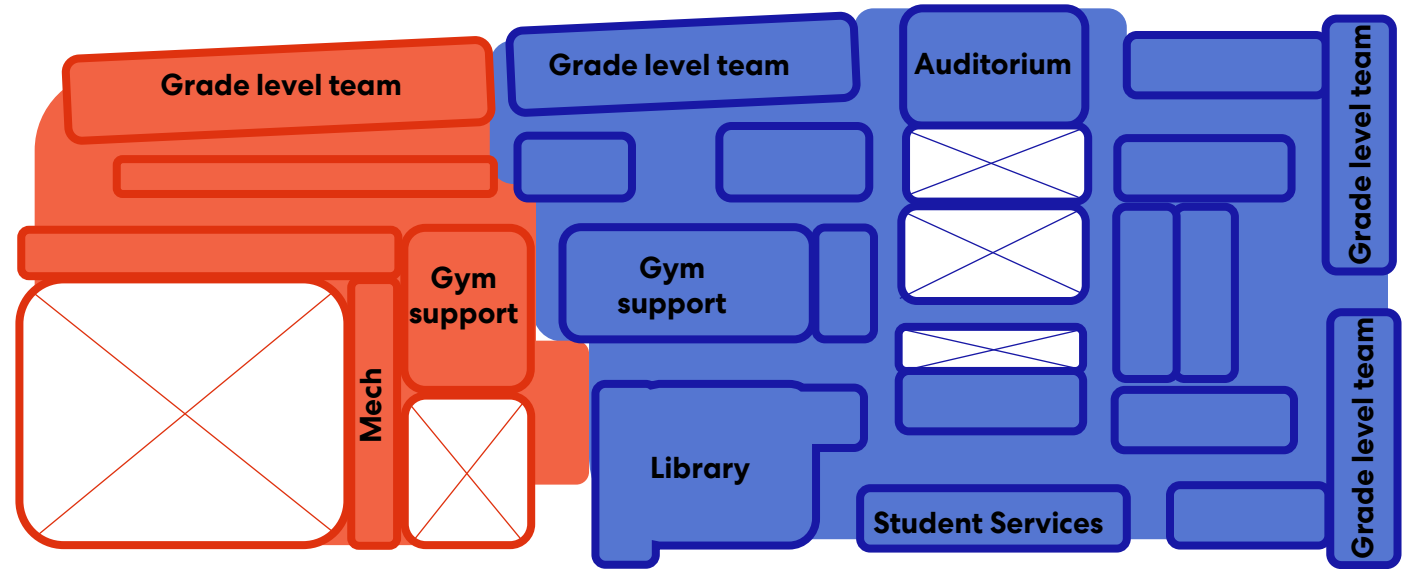
- Not anticipated





Jones Middle School

Renovate Option A – Level Two



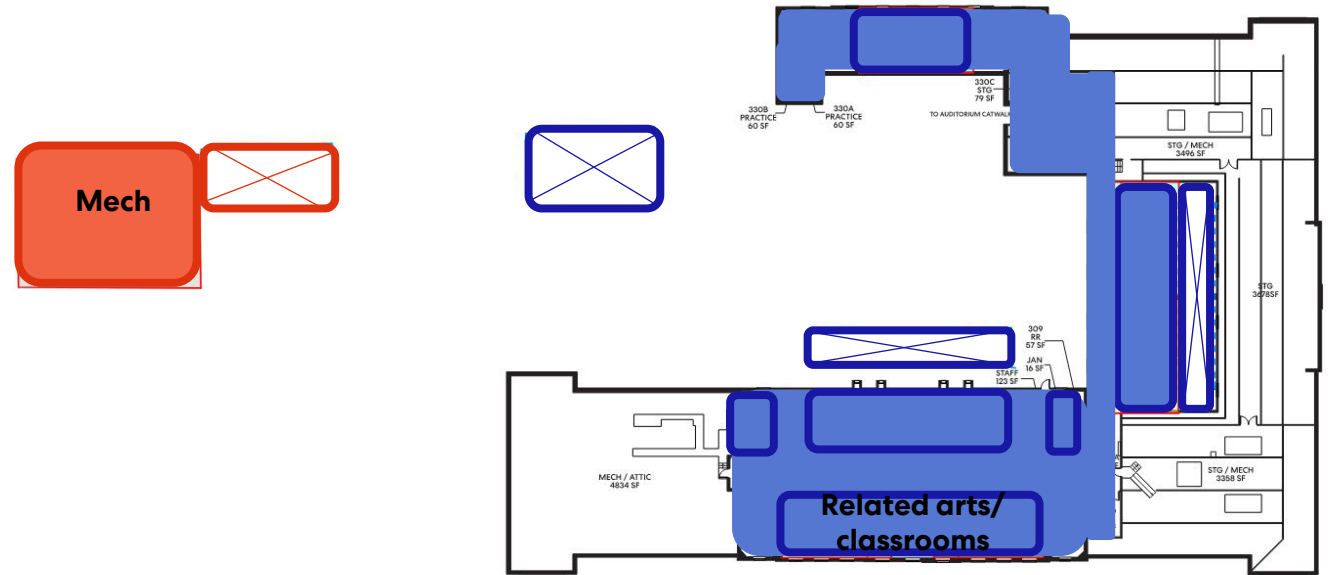
Level Two





Jones Middle School

Renovate Option A – Level Three



Level Three

 Repair  Renovate  Rebuild

Working Draft – Conceptual Diagram – Not a Final Design Plan
February 4-5, 2025



Year	Percentage of Population Aged 65 and Over
1997	~15.5%
1967	~12.5%
1960	~11.5%
1936	~9.5%
1930	~8.5%
1926	~7.5%
1923	~6.5%





Jones Middle School

Renovate Option B - Site Plan

Key attributes:

- New gym, cafeteria, kitchen and classrooms (3-stories)
- Public functions can enter from Mallway and Coventry
- New right-sized auditorium/stage with pre-function space
- Music on level one near stage
- Low ceiling heights (in existing building) may mean less efficient new HVAC system
- Ideal adjacencies are limited by existing footprint
- Co-located related arts
- Courtyards or large skylights provide daylight to most occupied spaces
- Improved internal circulation including new corridor where theater was
- Kitchen/service is near exterior but internal

Estimated Construction Phasing:

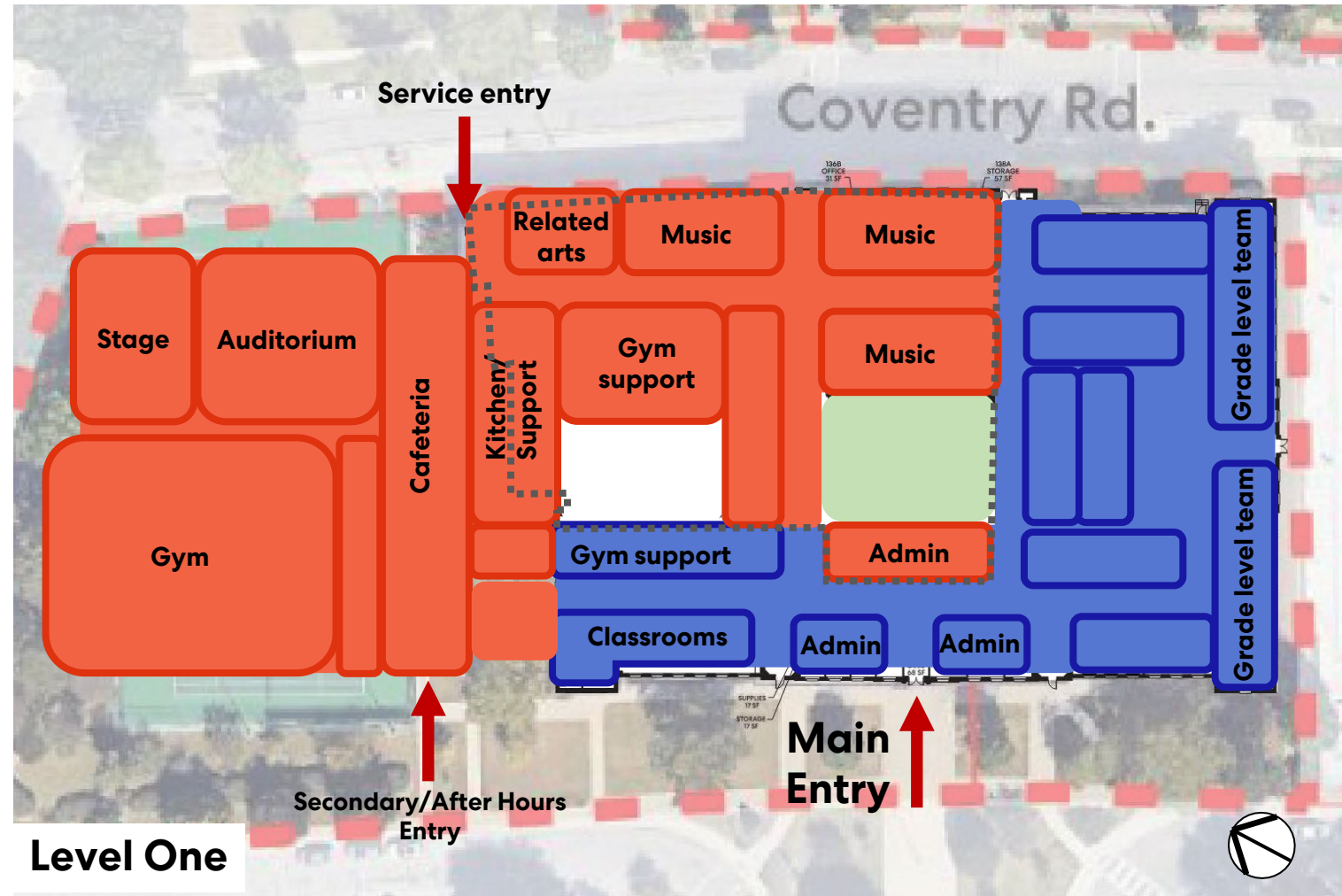
- Two academic years plus three summers (Assumption: Students will be off site for two academic years)

Height:

- 3 stories new, 3 stories renovation

Use of modular classrooms (trailers):

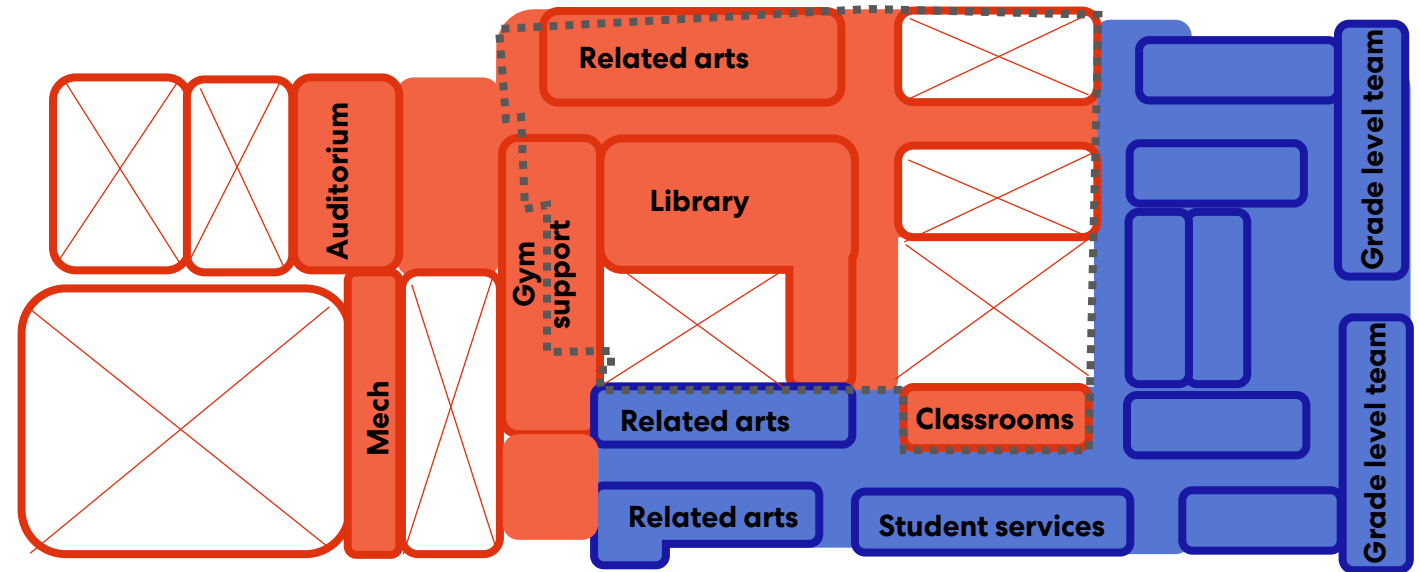
- Not anticipated





Jones Middle School

Renovate Option B – Level Two



Level Two



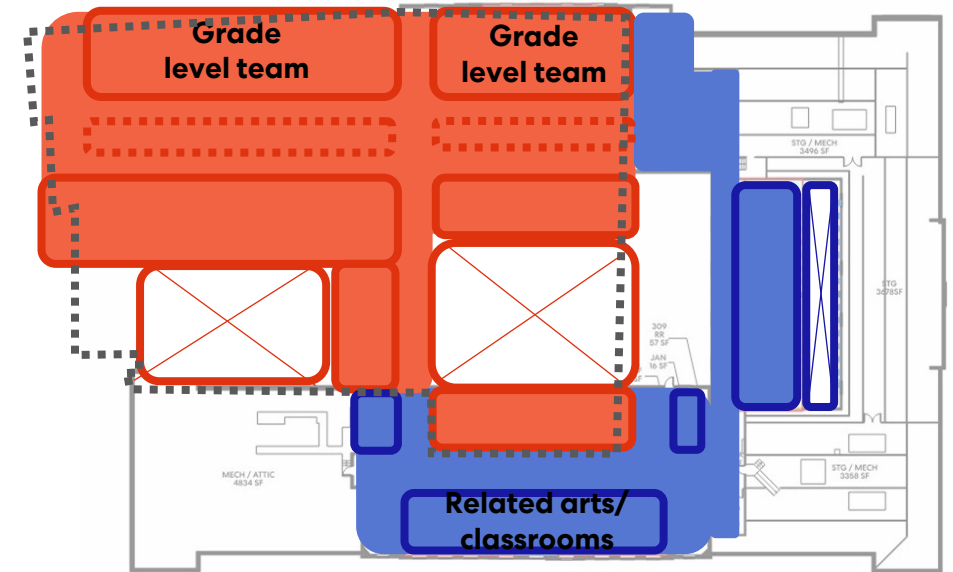
 Repair  Renovate  Rebuild

*Working Draft – Conceptual Diagram – Not a Final Design Plan
February 4-5, 2025*



Jones Middle School

Renovate Option B – Level Three



Level Three



Repair



Renovate



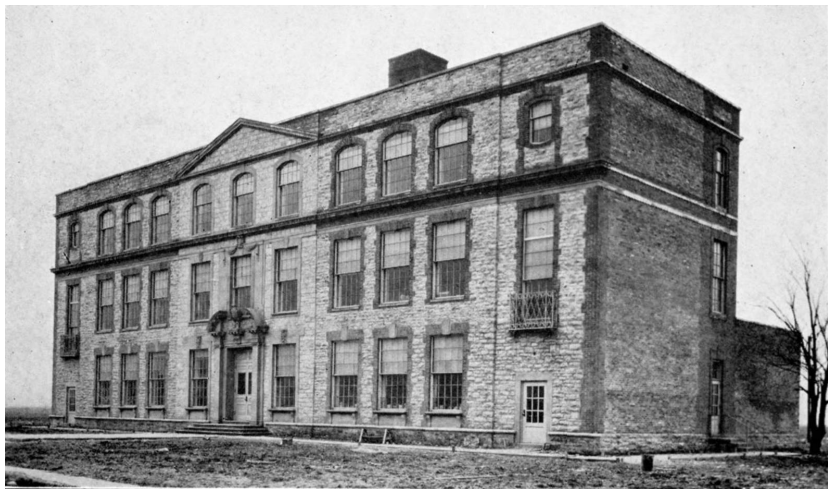
Rebuild

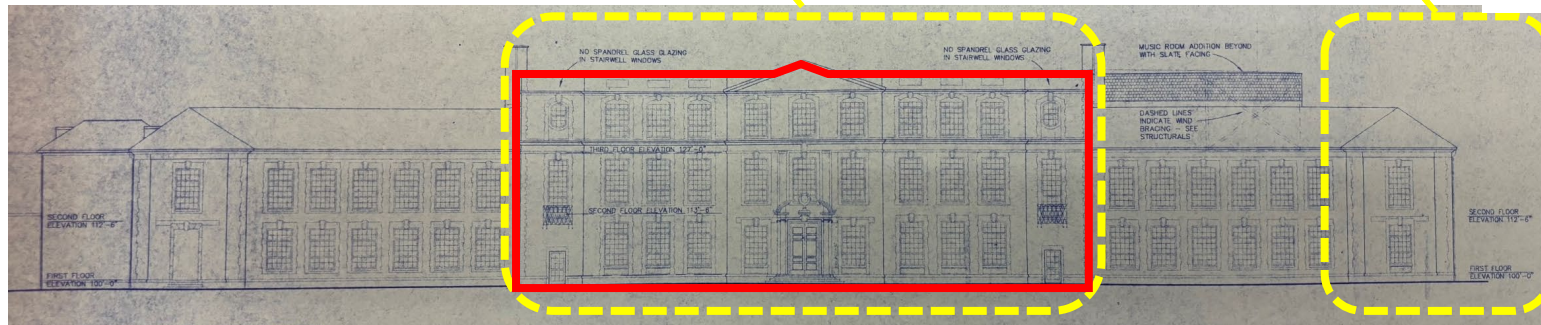
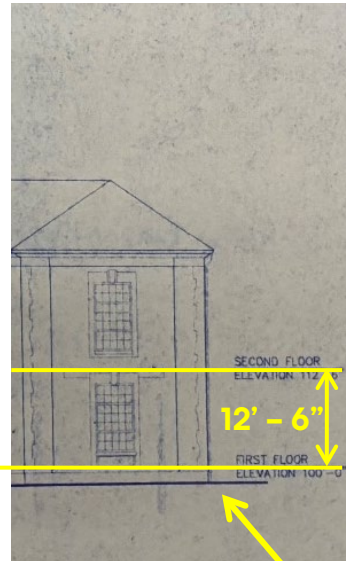
Working Draft – Conceptual Diagram – Not a Final Design Plan
February 4-5, 2025



Jones Middle School

Rebuild Option





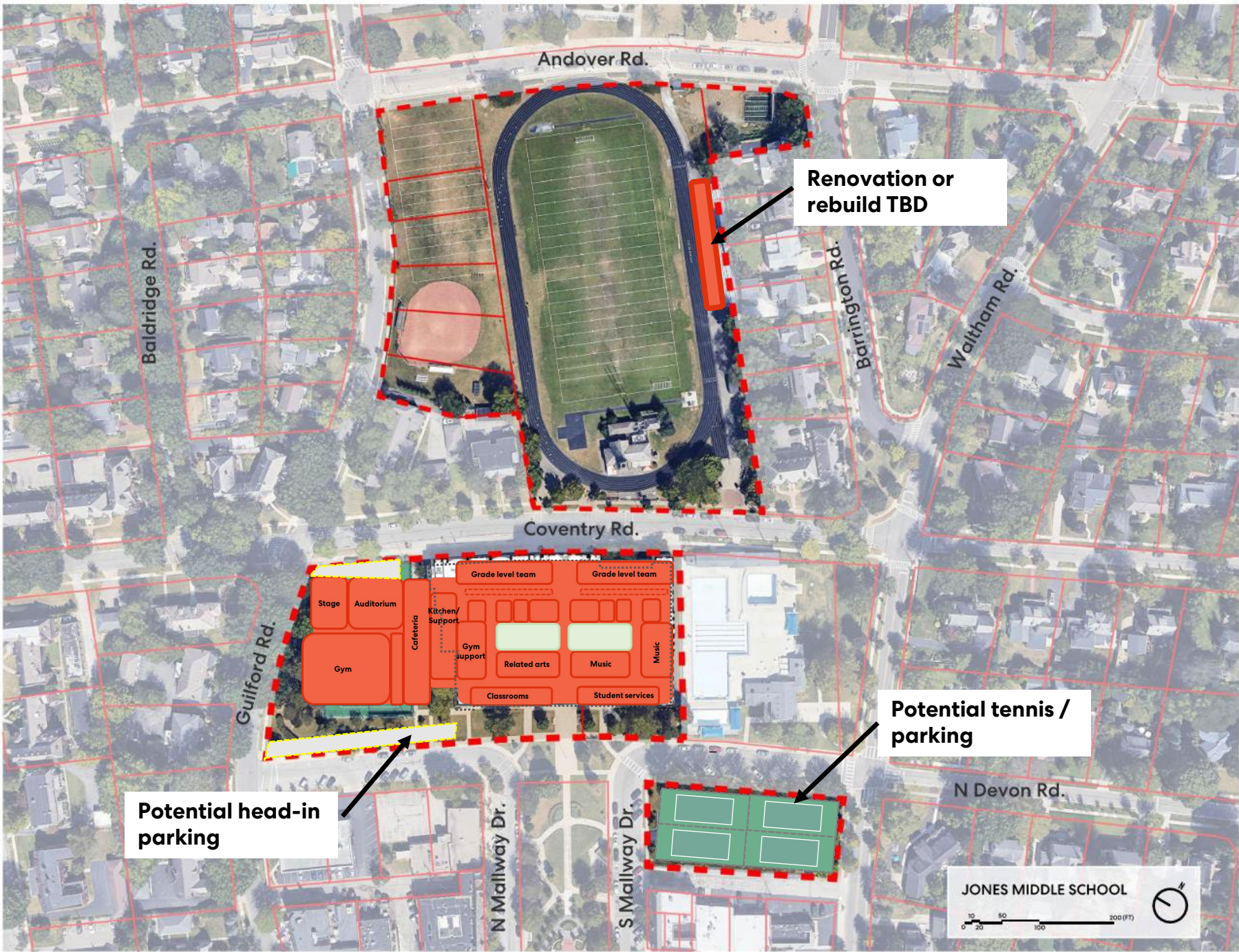
West Elevation







Jones Middle School Rebuild Option





Jones Middle School Rebuild Option

Key attributes:

- New gym, cafeteria, kitchen and classrooms (3-stories)
- Public functions can enter from Mallway and Coventry
- New right-sized auditorium/stage with pre-function space
- Music on level one near stage
- New building not limited by existing ceiling heights for HVAC
- Most Ideal adjacencies not limited by existing structure
- Improved internal circulation
- Zoned for public use
- Kitchen/service is near exterior but internal

Estimated Construction Phasing:

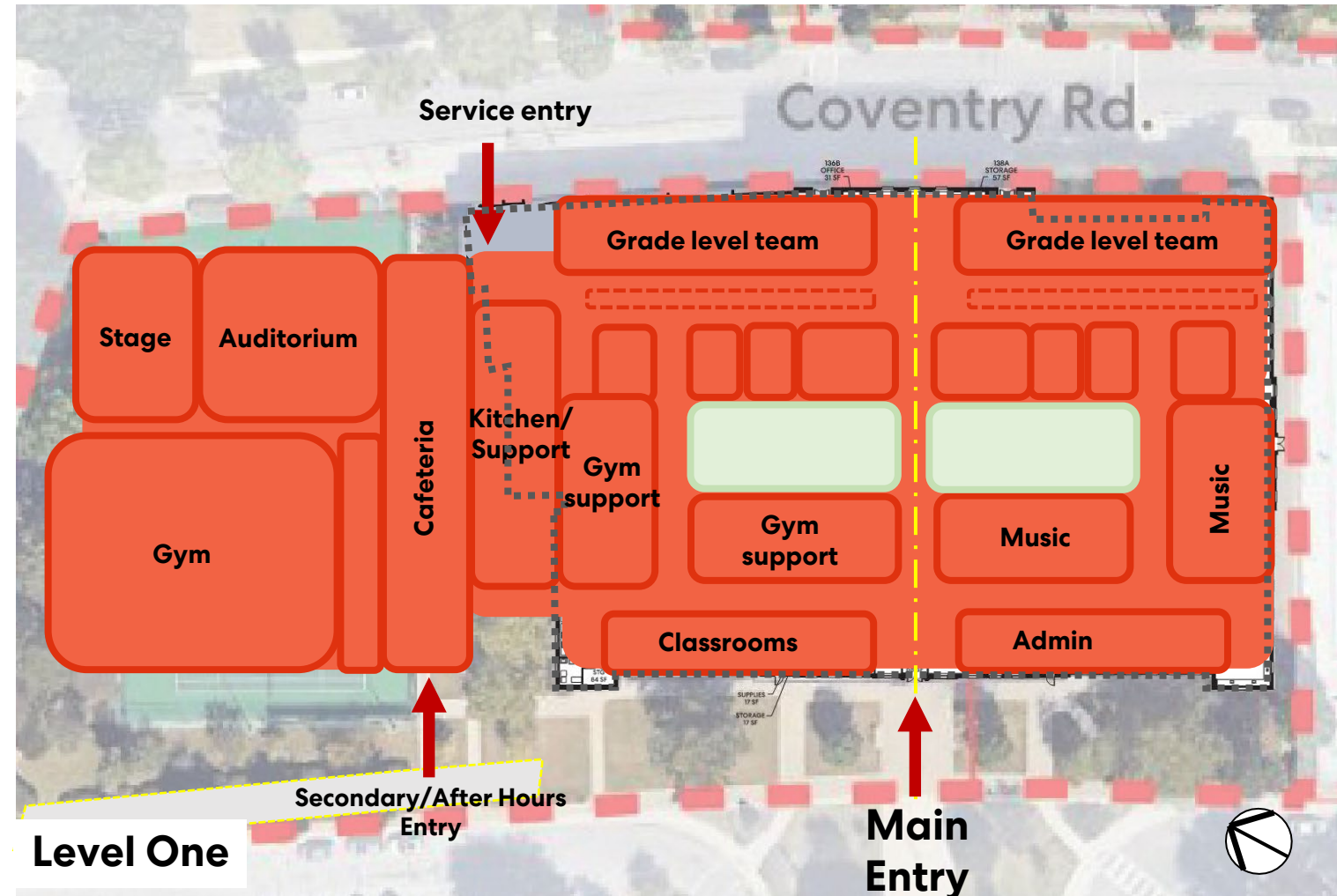
- Two academic years plus three summers (Assumption: Students will be off site for two academic years)

Height:

- 3 stories new, renovated façade

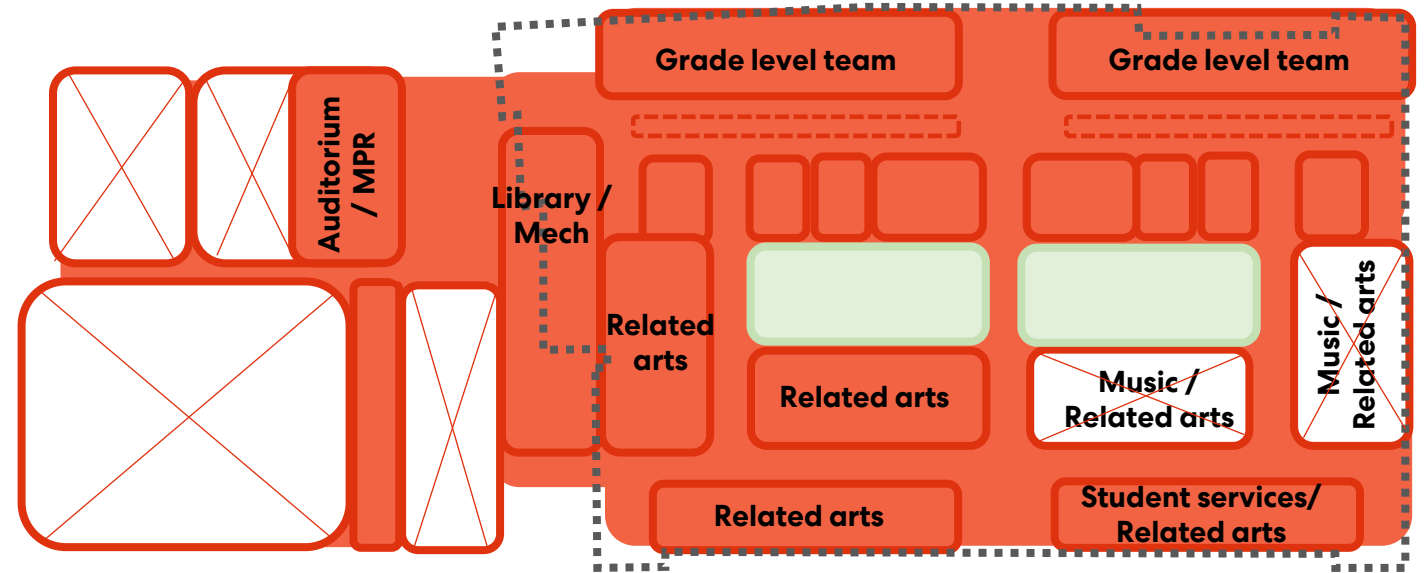
Use of modular classrooms (trailers):

- Not anticipated





Jones Middle School Rebuild Option

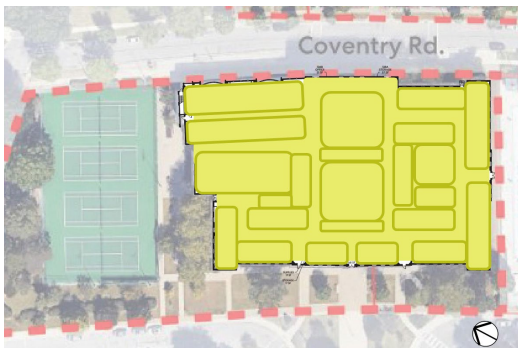


Level Two / Three

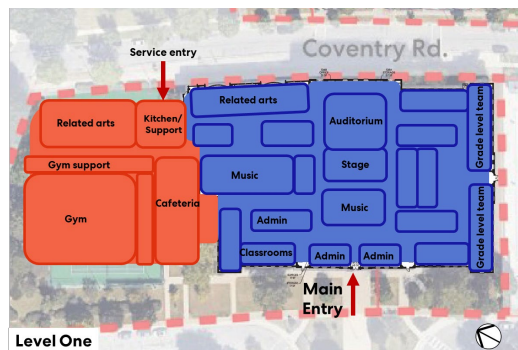


Jones Middle School

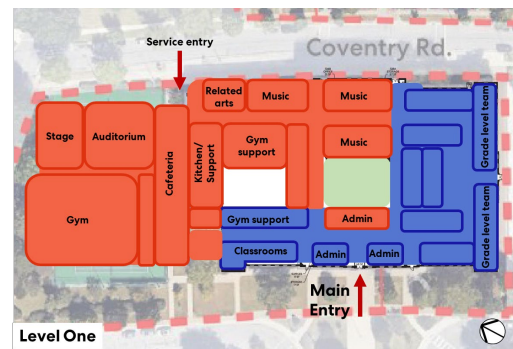
Option Comparison



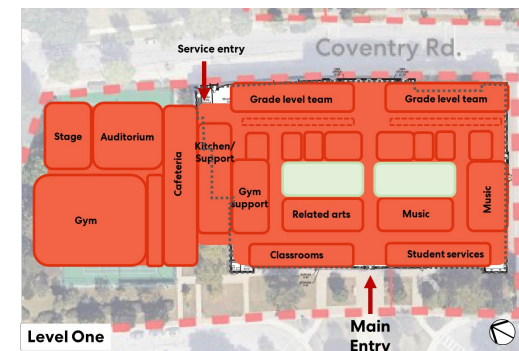
Repair \$40,366,568
TBD Mills



Renovate A \$TBD
TBD Mills



Renovate B \$TBD
TBD Mills



Rebuild \$TBD
TBD Mills

 Repair  Renovate  Rebuild

Working Draft – Conceptual Diagram – Not a Final Design Plan
February 4-5, 2025

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/JonesBTM2>

