



Burbank Early Childhood School,
Hastings Middle School &
Jones Middle School
Physical Assessment Executive Summary

January 24, 2025



UPPER ARLINGTON SCHOOLS 2025 FACILITIES ASSESSMENT



Executive Summary

The Moody Nolan/Heapy Engineering/Turner (AEC) team is pleased to present the Upper Arlington Board of Education with this report of its findings for the existing facility assessments of Burbank Early Childhood School, Hastings Middle School and Jones Middle School. These schools were originally assessed as part of the Phase 1 Master Planning process in 2014 by the Ohio Facilities Construction Commission (OFCC) prepared by VAA, LLC; Future Think; and Regency Construction Services, Inc. The AEC team then reviewed, made additional recommendations and updated the OFCC report to create the official building assessment report presented to Upper Arlington Schools dated November 4, 2015. This report helped inform the direction of the Phase One Facilities Master Plan effort.

On October 7, 2024, the AEC team met with Greg Thompson, Chief Operating Officer; Mike Abbott, Executive Director of Operations; and Phil DeRoche, Director of Operational Services, to identify improvements that have occurred at Burbank Early Childhood School, Hastings Middle School and Jones Middle School between 2015 and 2024. The AEC team then performed another physical walk through and assessment of the buildings on October 29 & 30, 2024. The AEC teams findings were then compared to the 2015 assessment report.

The new physical assessment report followed the 2015 formatting which broke the building into 26 categories. Each category includes a summary of findings, photographic support, quantities and costs associated with repairing and maintaining the building. The 2015 report included a section for 'Repairs and Replacements' which projected costs to maintain and repair into future time frames when the work should be performed based on urgency and life cycle. These projections were broken down into three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). This report includes a similar section based on the latest physical assessment.

The Process:

Between September 25, 2024, and November 22, 2024, the Moody Nolan/Heapy Engineering/Turner team reviewed the existing documentation and assessment reports from 2015, conducted a thorough assessment of each facility on October 29 & 30, 2024 to evaluate the condition of the buildings and site features as well as to confirm the notations from our October 7, 2024, meeting. The team photo-documented its findings as well as made notations on printed floor plans. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions. Moody Nolan, Heapy Engineering, and Turner then reviewed and compiled notes to develop building specific assessments and cost projections. As the team evaluated each system and component of the buildings, it used the following assumptions/clarifications to govern the decisions:

- The OFCC's Ohio School Design Manual (OSDM) standards would be the basis of the design for replacement solutions. Except for LED lighting, no "higher" quality solutions were assumed. If such solutions were to be desired by the community, these would be decided upon in a later phase of planning.
- No educational adequacy evaluations are contained in this physical facilities assessment report. Therefore, our assessment does not include any monies for renovations to facilitate reprogramming of existing spaces or building additions.

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- The cost information provided was initially based on the 2024 OFCC cost guidelines, which are updated every year with input from construction managers, contractors, and architects from across the state. The estimated cost for each recommended work item and category was evaluated and either confirmed, or adjusted, based on current market pricing for similar projects. As one of the largest construction management firms in Ohio, Turner regularly receives bids for projects in the K-12 and higher education markets. Through this process, Turner maintains an extensive database of that pricing for reference when preparing estimates on future projects, and for pricing building assessments.
- Maintaining a safe environment for students and staff is the highest priority, and construction activities should be planned in a way to minimize disruption to school operations. These costs include premiums for working in smaller areas of the building at a time (in lieu of working in all areas at the same time) and setting up temporary facilities. Temporary facilities could take the form of temporary classrooms within existing space, modular units on site, or temporary walls to separate students and staff from construction work. These costs are included.
- Contingencies have been included. The OFCC assessment included a 7% construction contingency but did not include design, estimating, and owner contingencies. Construction contingency is used to cover unforeseen costs incurred during construction. Prior to construction, industry convention is to also include design, estimating, and owner contingencies to address scope refinement through the design process. We have included these contingencies at an aggregate value of 10% in addition to the 7% construction contingency.
- Other Project Related Costs, also known as “soft costs”, have been included as well. The table below outlines the scope and cost percentages included as Other Project Related Costs.

<u>OTHER PROJECT RELATED COSTS</u>	Multiple Phase Design & Construction
Land Survey	0.03%
Soil Borings/Phase I Environmental Report	0.10%
Agency Approval Fees (Bldg. Code)	0.25%
Construction Testing	0.40%
Printing - Bid Documents	0.15%
Advertising for Bids	0.02%
Builders Risk Insurance	0.12%
Bond Fees	0.00%
Design Professional Services	7.75%
Construction Manager Services	6.00%
Commissioning and Maintenance Plan Advisor	0.60%
Other Project Related Costs Contingency	1.12%
	16.29%

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Cost Summary

Based on the above methodology, the total cost to repair, maintain and/or update each building's current infrastructure and mechanical systems for Burbank Early Childhood School, Hastings Middle School and Jones Middle School in 2024 dollars is estimated as follows:

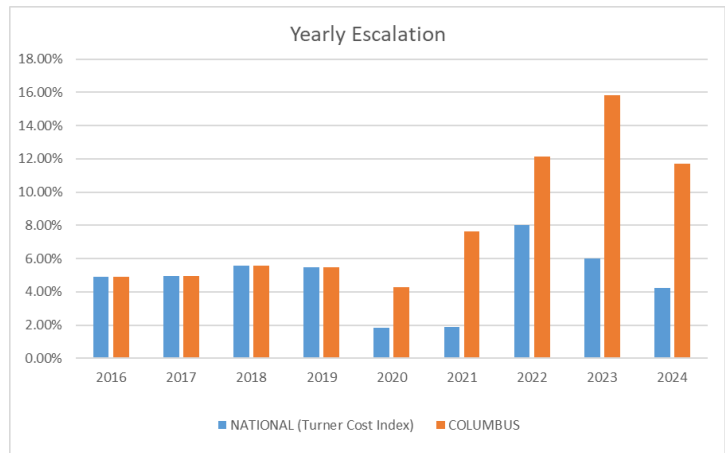
2024 Physical Adequacy

Cost Summary by School

	Burbank Early Childhood Center	Hastings Middle School	Jones Middle Schools	Total All Schools
Building Enclosure	\$584,612	\$4,262,881	\$1,843,125	\$6,690,618
Mechanical and Electrical Systems	\$4,918,121	\$17,569,678	\$15,512,637	\$38,000,436
Interior Finishes, Furnishings, Technology	\$3,240,016	\$10,925,618	\$8,050,905	\$22,216,539
Accessibility, Health, Safety	\$593,604	\$1,955,073	\$1,925,932	\$4,474,609
Site and Outdoor Play Areas	\$218,955	\$508,850	\$997,544	\$1,725,349
Other Project Related Costs	\$4,177,293	\$14,371,830	\$12,036,425	\$30,585,548
	\$13,732,600	\$49,593,512	\$40,366,568	\$103,693,099

Inflation and Escalation

Deferment of the renovations results in a higher overall capital expenditure due to inflation in the construction market, which is like consumer inflation, but subject to influence by different factors. The primary factors influencing inflation in the construction market are changes in material and equipment pricing, labor costs and the availability of skilled labor, and the impact of market conditions on the level of overhead and profit that contractors will include when they bid on the work (contractors will increase margins during a busy market and decrease margins in a slower market). Turner tracks inflation in the construction market and publishes the Turner Cost Index on a quarterly basis, which is included with this executive summary. Over the last 10 years, the cost index has indicated inflation of varying degrees due to the pandemic and subsequent economics. Central Ohio construction costs have consistently exceeded national averages due to robust sustained capital improvement investments in the area which is likely to continue for the foreseeable future. The assessment values captured within are in 2024 dollars and are subject to annual escalation rates ranging between 4.5% and 6.5%, depending on when those costs would be incurred.

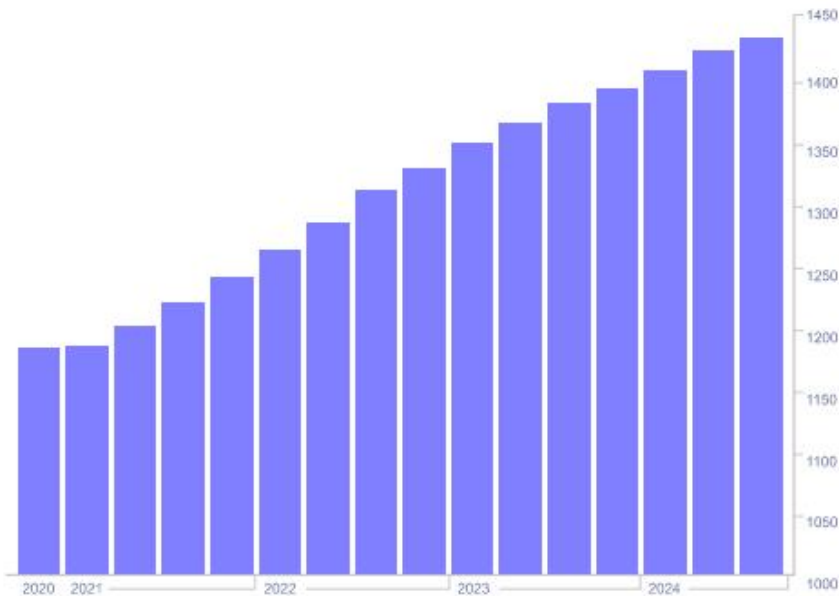


Turner Building Cost Index

2024 Third Quarter Forecast

“Material prices over the past two quarters of 2024 remain stable overall. Mechanical and electrical equipment continue to experience longer lead times as well as continued cost increases due to high demand. Projects across various geographic regions are experiencing cost increases at higher rates than others due to localized robust construction activity in these markets as well as driven by numerous mega projects underway.”

Attilio Rivetti
Vice President



Trinity University, Dicke Hall
San Antonio, Texas

Quarter	Index	Δ%
3rd Quarter 2024	1432	0.77
2nd Quarter 2024	1421	0.92
1st Quarter 2024	1408	0.93
4th Quarter 2023	1395	1.01

Year	Average Index	Δ%
2023	1373	6.0
2022	1295	8.0
2021	1199	1.9
2020	1177	1.8
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.