

Facilities Master Planning Phase Two

February 18-19, 2025

Community Engagement Session #3



Agenda – CES 3

Welcome – Dr. Robert Hunt

Understanding where we've been and where we're going

Options summaries - Design Team

What's next – Dr. Robert Hunt

Opportunity to review options in detail

Feedback opportunity





Your Voice Matters

FACILITIES MASTER PLANNING: PHASE TWO

ASSESSMENT PHASE

JUL 2024 → DEC 2024

OPTIONS PHASE

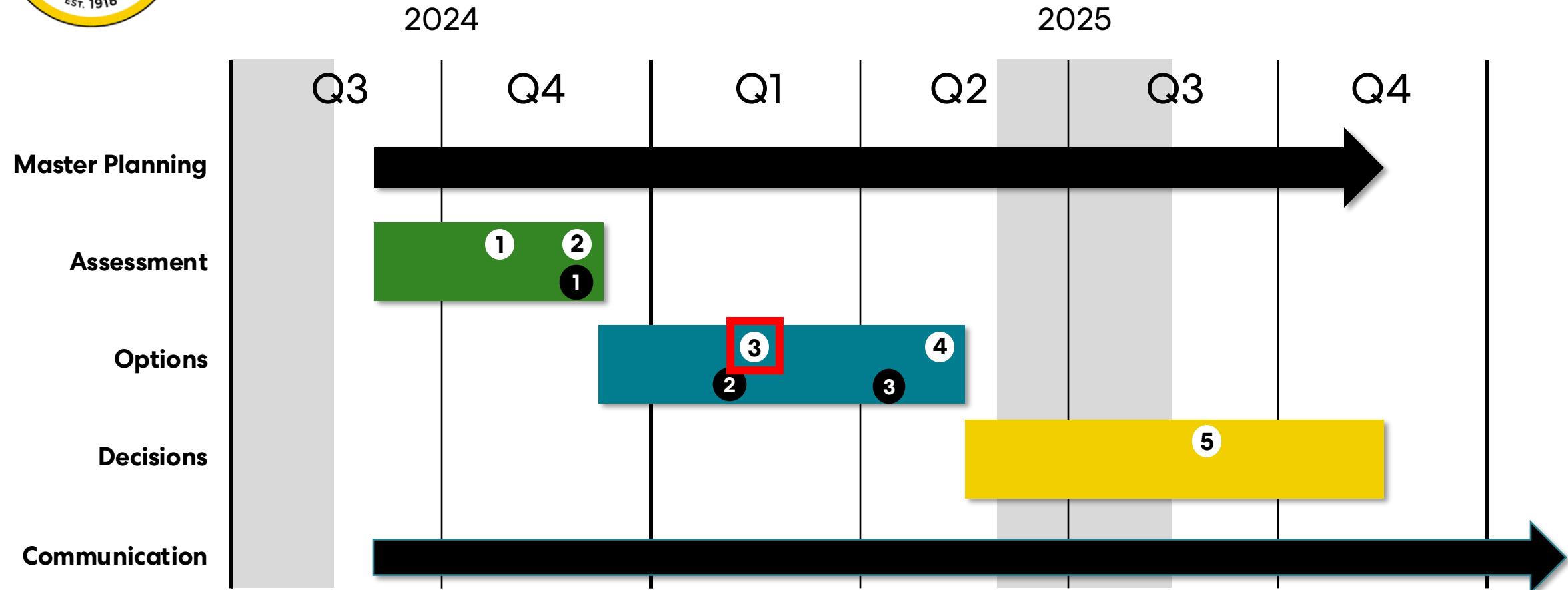
DEC 2024 → JUN 2025

DECISIONS PHASE

JUN 2025 → OCT 2025



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)

How Will Decisions Be Made?

Inform

Upper Arlington Community
Building & Student Teams
Facilities Task Force
Financial Advisory Board
Surveys / Feedback Forms



Recommend

Oversight Committee /
Superintendent



Decide

Board of Education

Guiding Principles (2024)

Our district's educational environments will:

1. Champion uniquely accomplished learners
2. Be fiscally responsible and community responsive
3. Foster and engage relationships
4. Bolster collaboration and creativity
5. Recognize the need for a safe place to learn and work



Planning Parameters

- Maximize community involvement in a process to create a sensible long-term plan for Hastings Middle School, Jones Middle School and Burbank Early Childhood School.
- Ensure a transparent process with no preconceived plans.
- Address current and future enrollment as well as possible future program requirements.
- Retain a two-middle school model; no redistricting.
- Any new construction or renovations should include modern-day, future-ready learning environments.
- Balance initial costs and lifecycle costs in construction standards to ensure any renovations or new construction will be long lasting and reasonable.
- Include easily accessible gender-specific and single-occupancy restroom facilities in each school.
- New or renovated facilities should provide spaces for learning, gathering, arts, athletics and activities that are comparable to both the current facility and other facilities in the same grade-level band.



Repair



Renovate



Rebuild



CES 3 Goals:

- Design team to 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

Next Steps - CES 4:

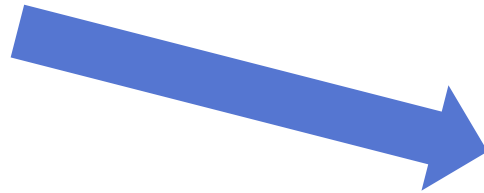
- Design team to present **revised** applicable repair, renovate, rebuild options, with anticipated construction duration **incorporating community and BTM #2 feedback**
- Present **order-of-magnitude cost projections associated with each option**
- Group discussions and feedback on options

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



Educational Adequacy Issues Addressed in

Renovate and Rebuild Options



Right-size classrooms, support spaces and specialty spaces (cafeterias, library, MPR, gross motor, IS, offices etc.)



Create collaborative spaces and teacher workspaces



Improve daylight



Address accessibility



Address adjacency / circulation issues



Improve restrooms (directly adjacent to classrooms)



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

Burbank Early Childhood Model Program

SPACE DESCRIPTION		BECS ACTUAL AREA PROGRAM						NEW BECS PROGRAM						NOTES
259	current students, ages 2-5	SPACES		STUDENTS		NET SQUARE FEET		SPACES		STUDENTS		NET SQUARE FEET		
		teaching	total	each	total	each	total	teaching	total	each	total	each	total	
1 STUDENT LEARNING SPACES														
A. Classrooms														
1.	Classroom (2-3 year old)	2	2	21	42	853	1,705	-	-	-	-	-	-	
2.	Classroom (Tuition-based)	7	7	21	147	723	5,061	9	9	21	189	1,050	9,450	50 sf per student
3.	Classroom (Intervention)	5	5	16	80	723	3,615	6	6	16	96	800	4,800	50 sf per student
4.	Student toilet (classroom)		2			24	48		8	-	-	100	800	Jack and Jill' shared between rooms
5.	Classroom storage closet		-			-	-		-	-	-	-	-	included in classroom area
6.	Storage		-			-	-		8	-	-	100	800	
7.	Small group rooms - speech therapist etc.		4		-	219	874		8		-	100	800	ideally between classrooms (1:1)
8.	Evaluation classroom / observation		1			355	355		1	-	-	550	550	
7.	Psych / OT office		-			-	-		1	-	-	180	180	3 people office and observation, 2 way mirror
8.	1:1 small group room		-			-	-		1	-	-	80	80	
9.	Storage		1			92	92		-	-	-	-	-	
Sub-Total:		14	22		269		11,750	15	42		285		17,460	
B. Classroom Support														
1.	Sensory room	-	1		-	95	95	-	1	-	-	80	80	labeled "drop in" on current plan
2.	Multi-purpose room (language /kitchen / art	-	-		-	-	-	-	1	-	-	800	800	
3.	MPR storage	-	-		-	-	-	-	1	-	-	100	100	
4.	Laundry	-	-		-	-	-	-	1	-	-	20	20	
5.	Outdoor play area toilet	-	-		-	-	-	-	2	-	-	60	120	
6.	Outdoor play area storage	-	-		-	-	-	-	1	-	-	100	100	
Sub-Total:		-	1		-		95	-	7		-		1,220	
Total Student Learning Spaces:		14	23		269	-	11,845	15	49		285		18,680	6,835 nsf difference

Burbank Early Childhood



Burbank Early Childhood Existing Site





Burbank Early Childhood Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

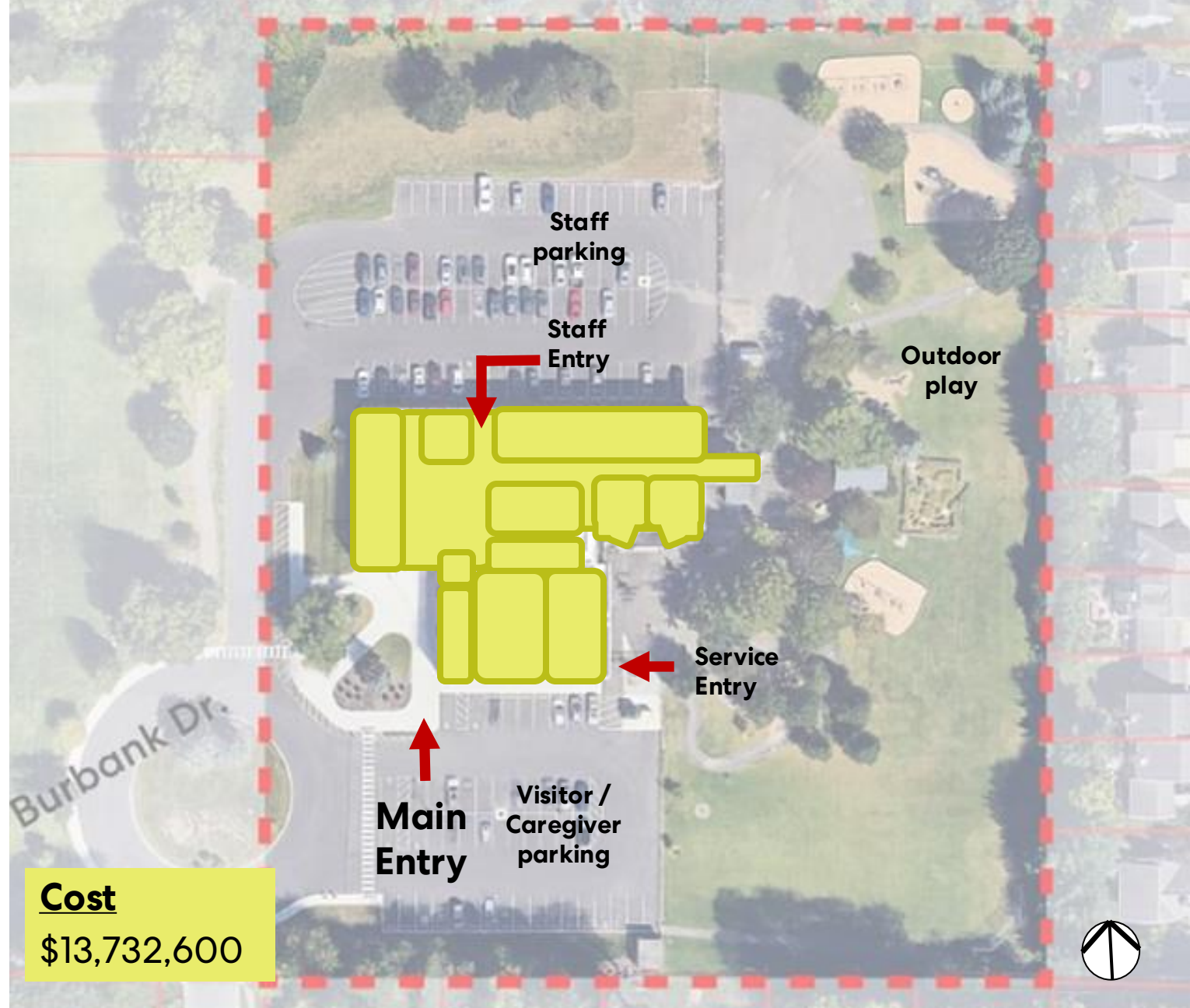
- 2 stories

Use of modular classrooms (trailers):

- Not anticipated

Cost

\$13,732,600



Repair



Renovate



Rebuild

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February 18-19, 2025

Burbank Early Childhood School

Building Challenges

- Lack of best practices **secure entry** vestibule
- **Classrooms undersized**
- **Some intervention spaces undersized or non-existent**
- **Lack of toilets and storage in classrooms**
- Toilet accessibility issues
- Mechanical units hamper **acoustics** in classrooms
- Limited / no **daylight** in classrooms
- General lack of storage (some student storage in corridors)
- No student or adult collaborative space
- Use of building by other district functions takes up program space for early childhood
- No dedicated art room
- Scale / acoustics of multipurpose room (too tall for youngest learners) / use of stage
- Lack of dedicated / organized display areas
- Library location difficult to find



Burbank Early Childhood Renovate Option

Key attributes:

- Existing outdoor play area to remain
- New “front door”, expands footprint for needed right-sizing
- Low ceiling heights may mean less efficient new HVAC system
- Ideal adjacencies are limited by existing footprint
- Cafeteria and some offices remain “buried” without natural light
- Improved internal circulation
- Add more classroom windows to improve daylight

Estimated Construction Phasing:

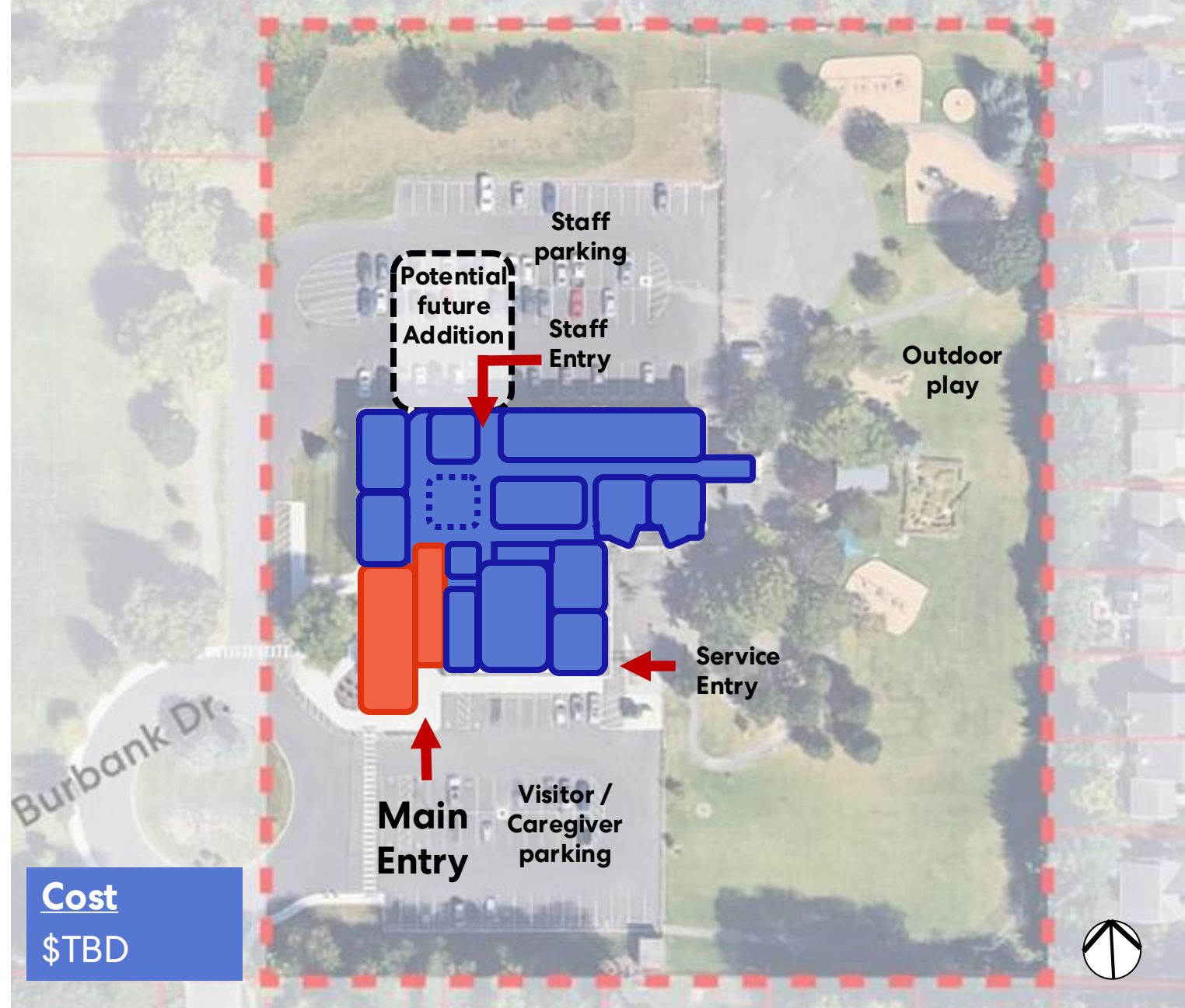
- One academic year plus three summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Repair



Renovate



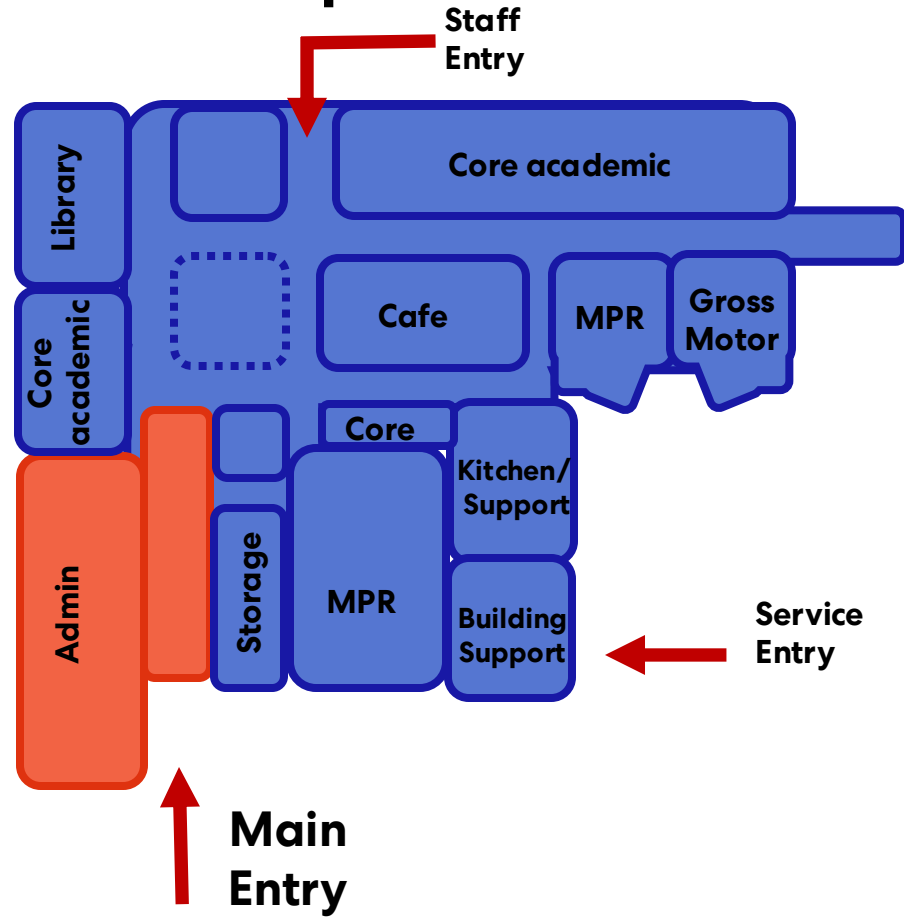
Rebuild

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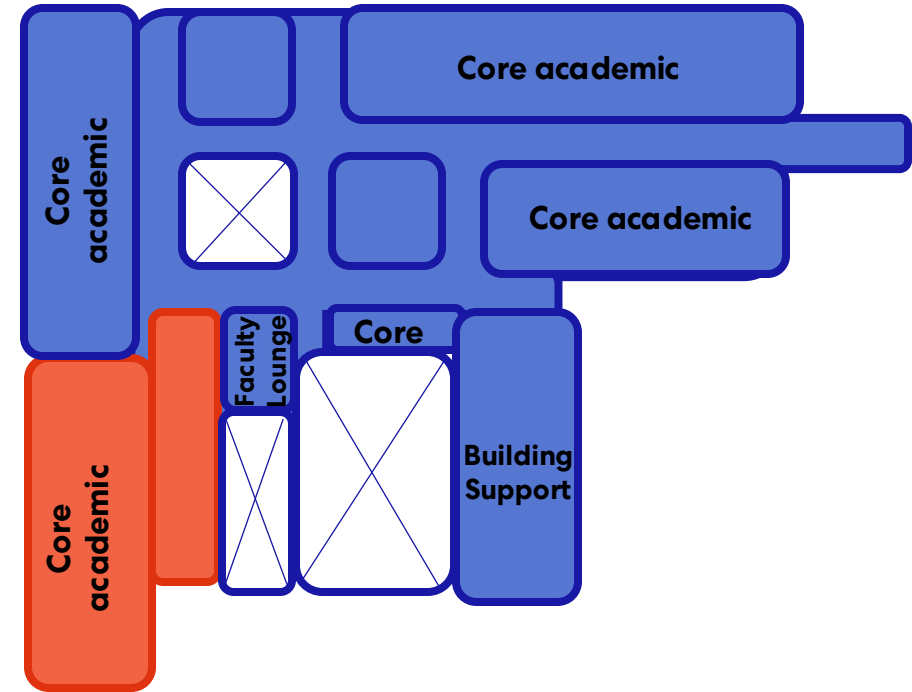


Burbank Early Childhood

Renovate Option Floor Plans



Level One



Level Two

 Repair  Renovate  Rebuild

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- Existing outdoor play area to remain
- Ideal adjacencies and ceiling heights
- One academic year of construction, plus summers
 - Staff parking relocated to south during construction
 - Some outdoor play area may not be available during construction
- Potential future addition would require relocation of some outdoor play space

- One academic year plus two summers

- 2 stories

- Not anticipated

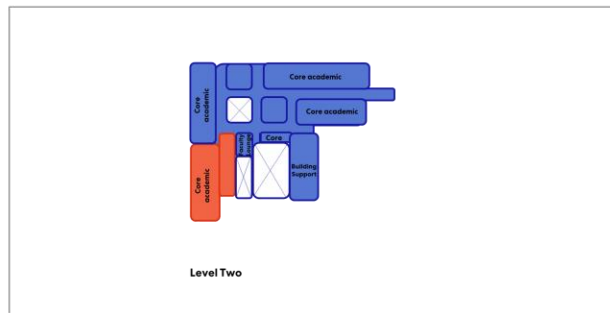
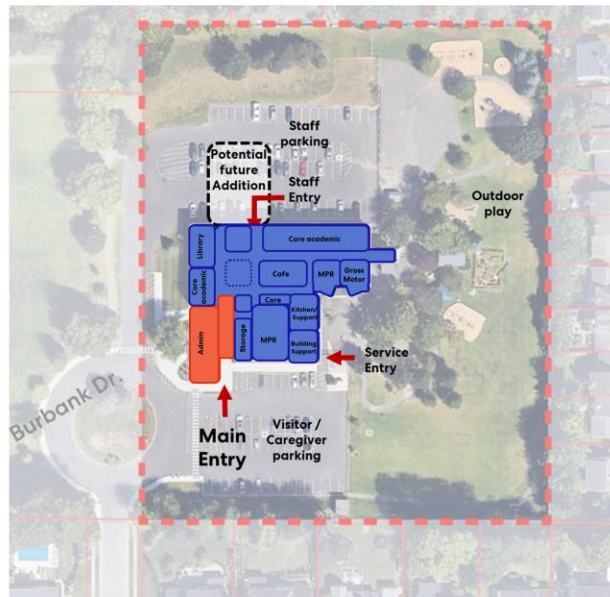


Burbank Early Childhood Option Comparison

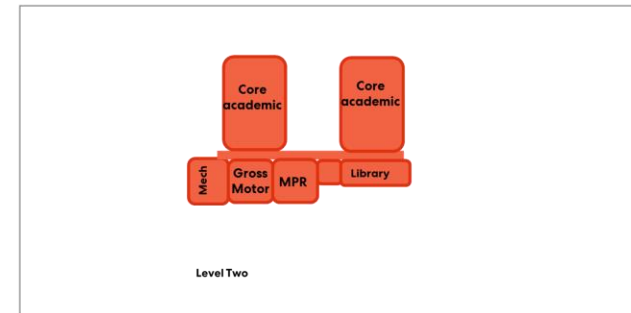
Repair \$13,732,600
TBD Mills



Renovate \$TBD
TBD Mills



Rebuild \$TBD
TBD Mills



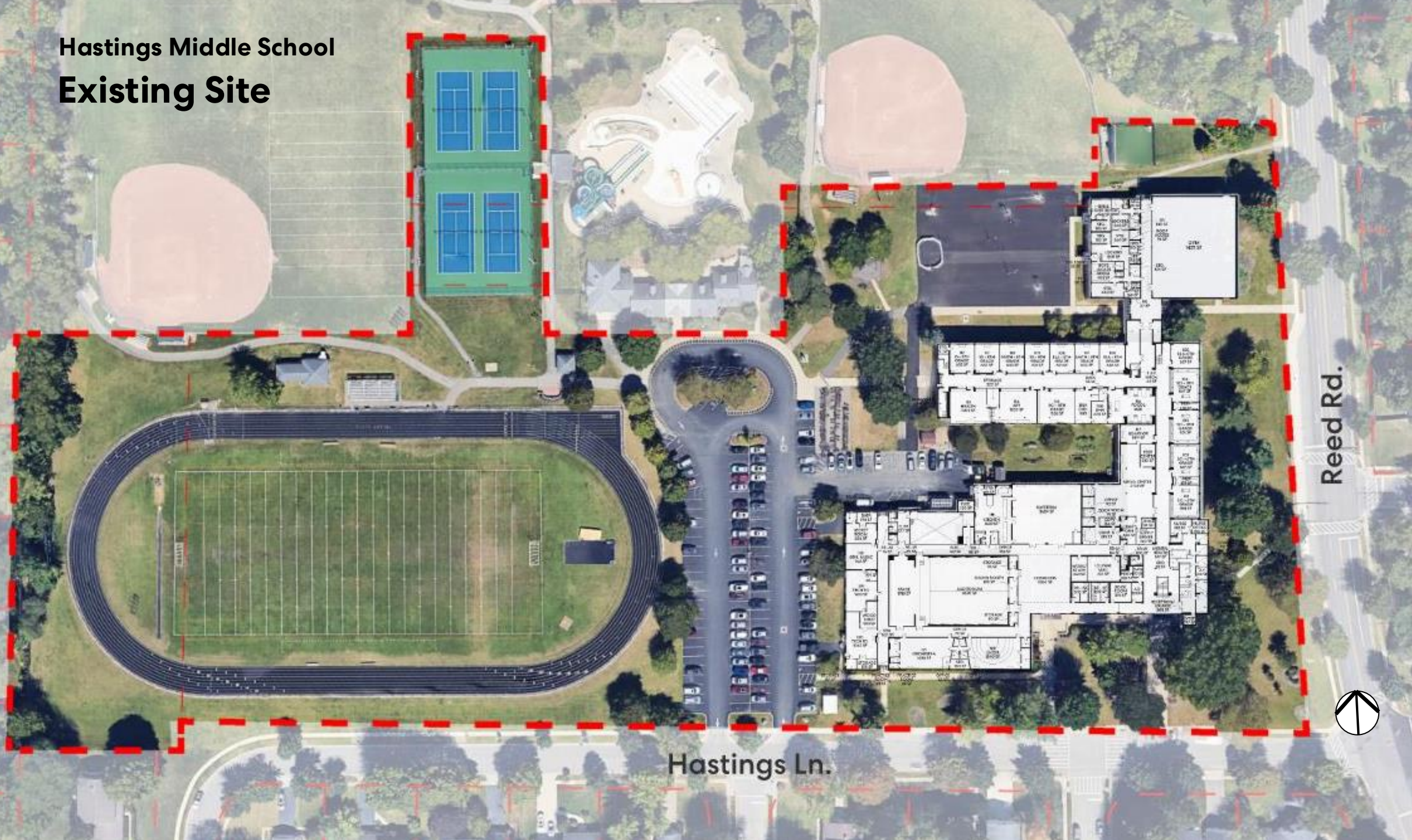
■ Repair ■ Renovate ■ Rebuild

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Hastings Middle School



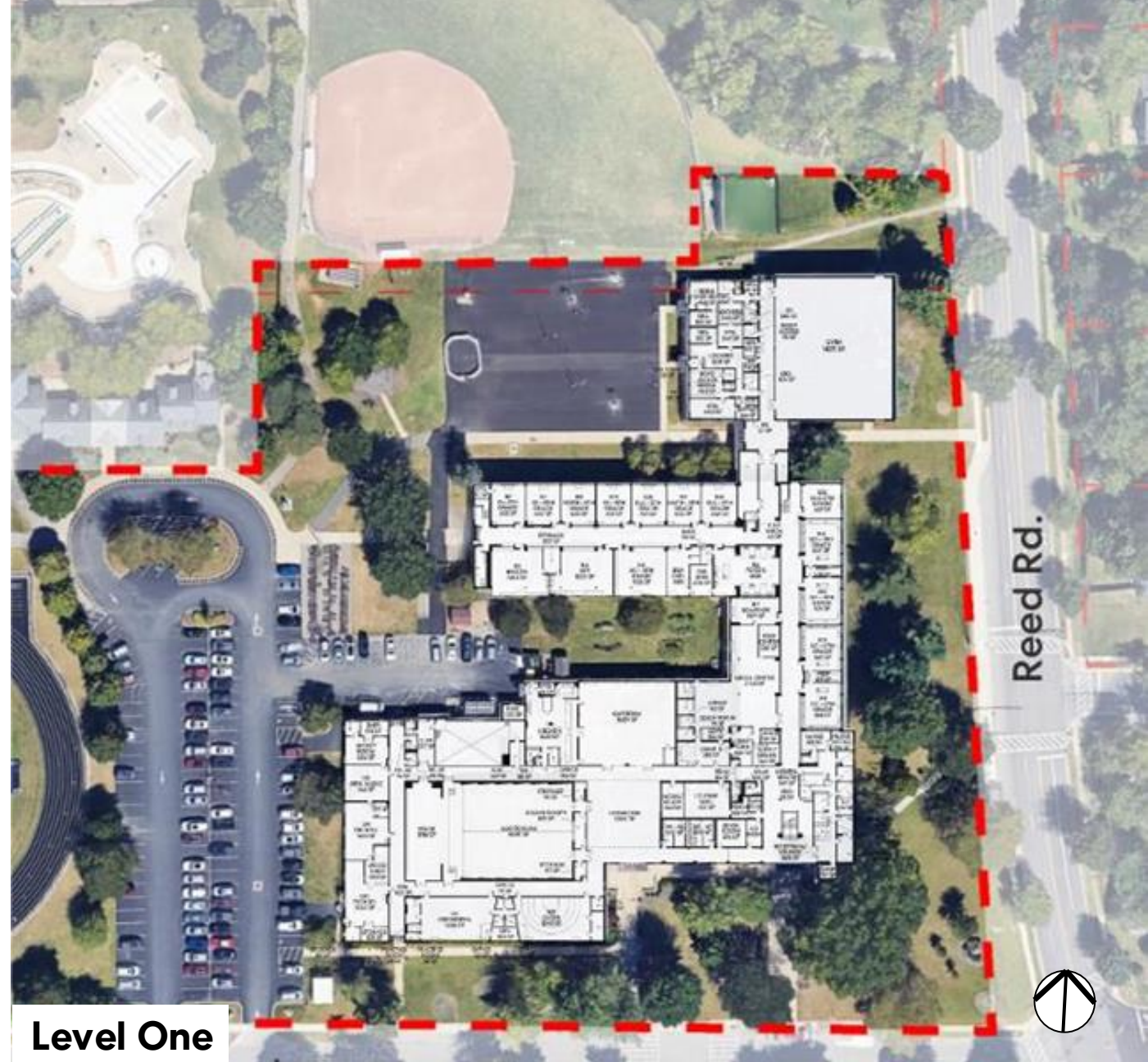
Hastings Middle School Existing Site



Hastings Middle School Existing Plans



Level Two



Level One

Repair **Renovate** **Rebuild**

February 18-19, 2025



Hastings Middle School Repair Option

Cost

\$49,593,512

Key attributes:

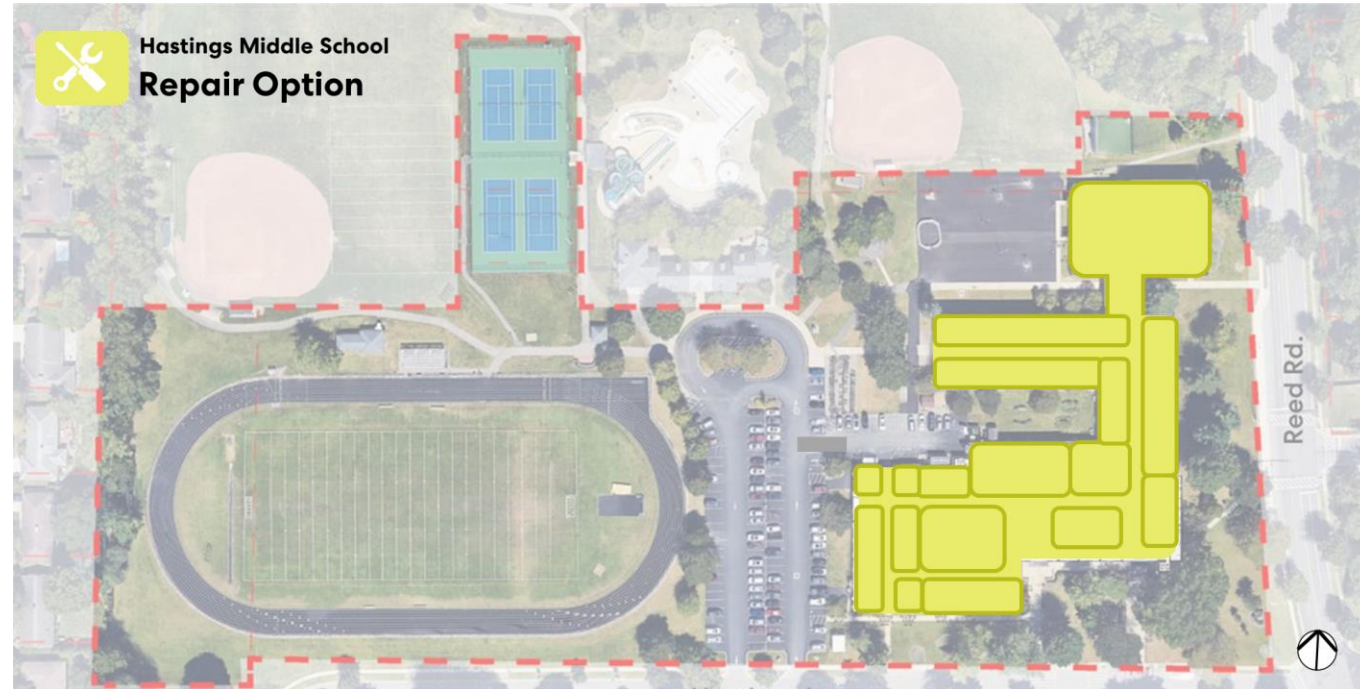
- Only physical adequacy repairs are addressed

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



Repair



Renovate



Rebuild

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Hastings Middle School

Challenges

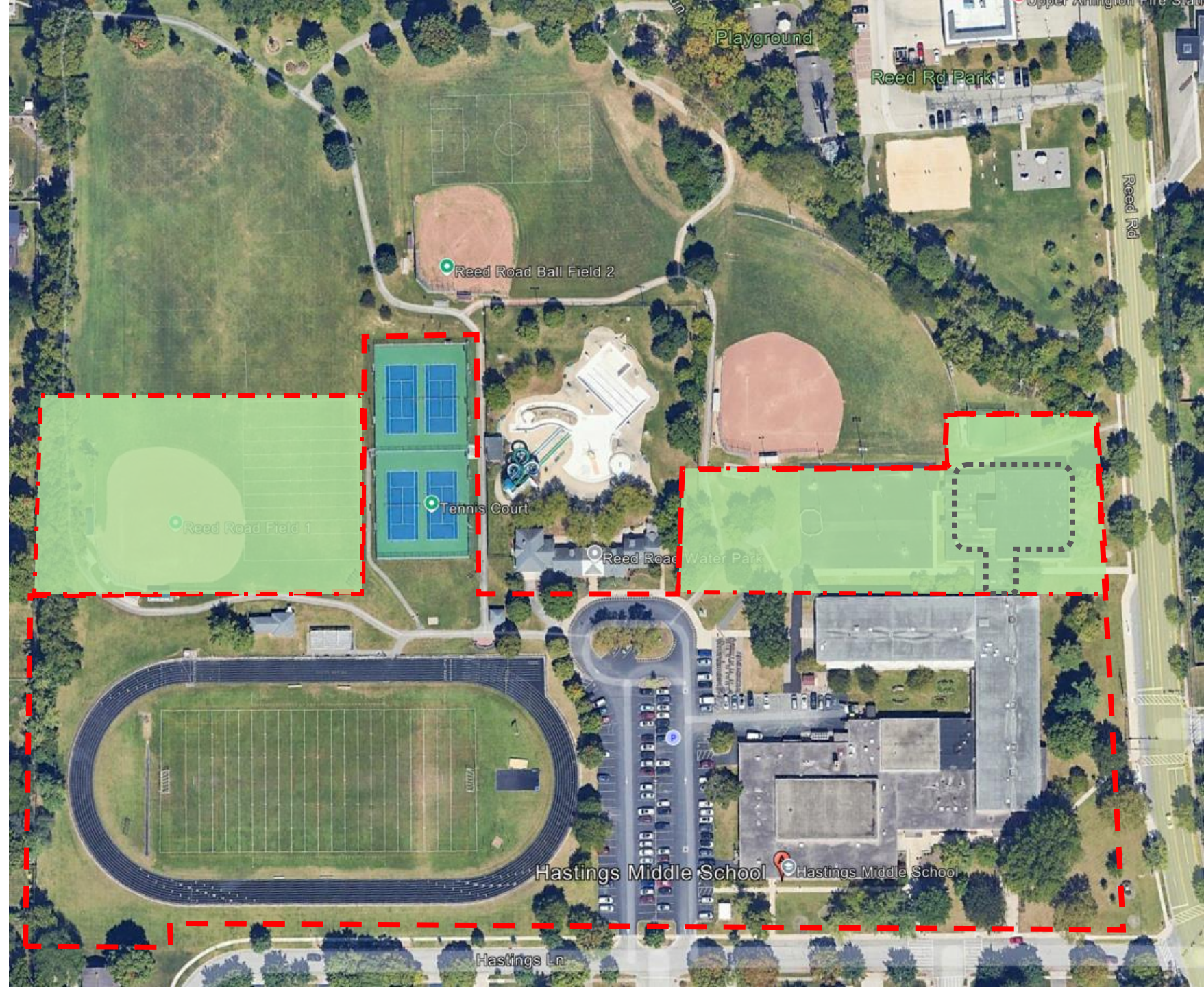
BUILDING:

- 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

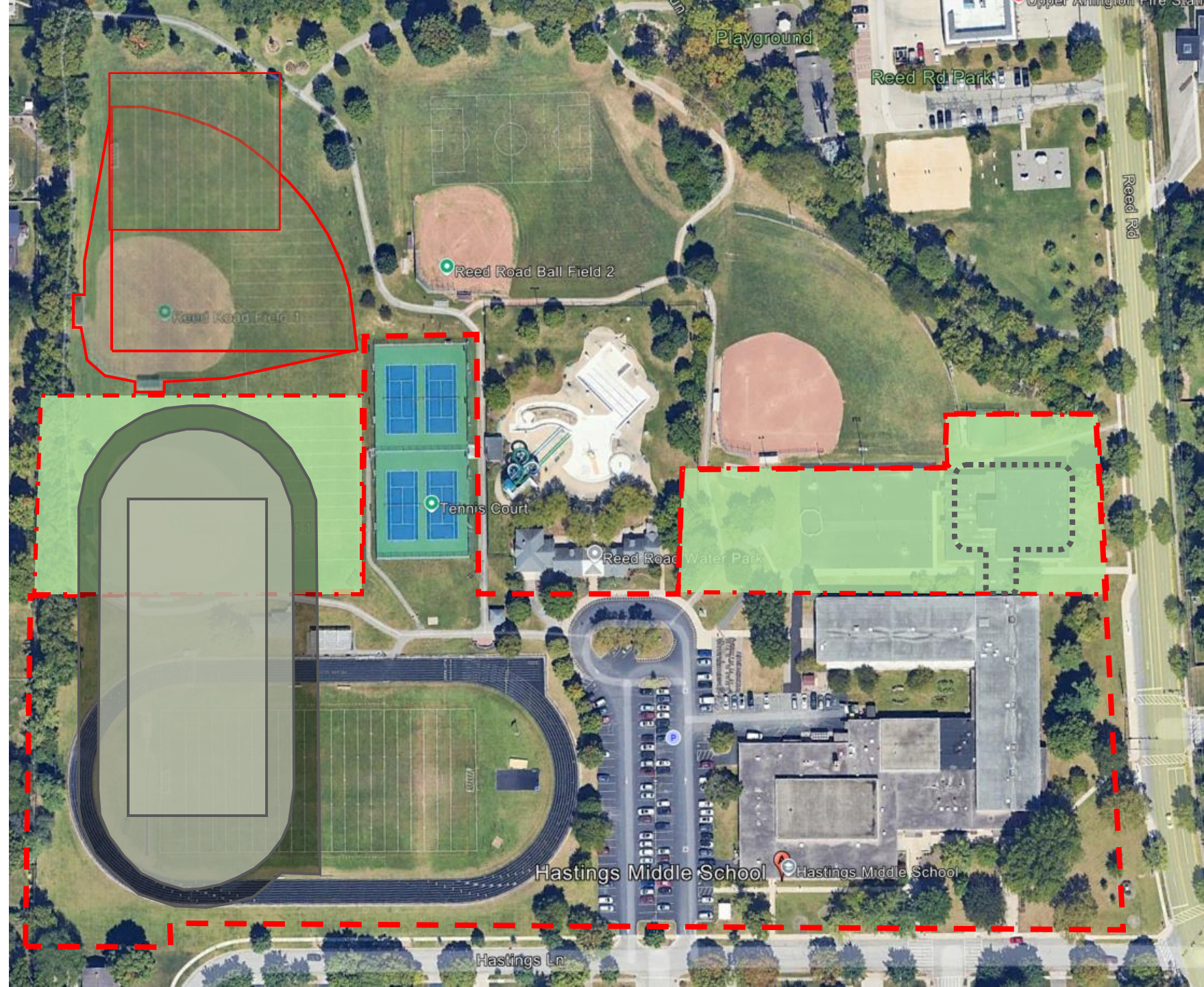
**Hastings Middle School
Reed Road Park
Site Diagram**



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

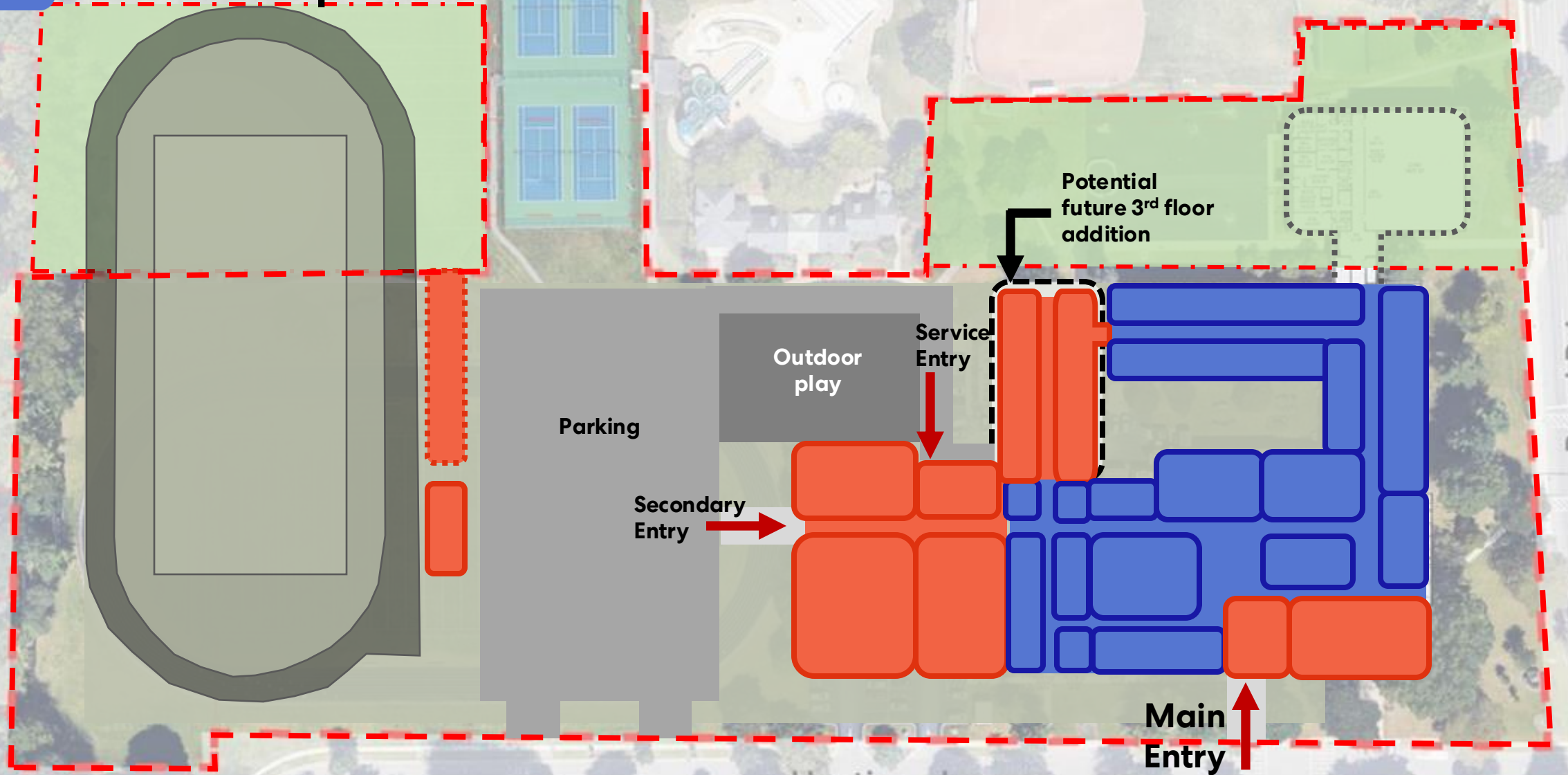


**Hastings Middle School
Reed Road Park
Site Diagram**





Hastings Middle School Renovate Option A

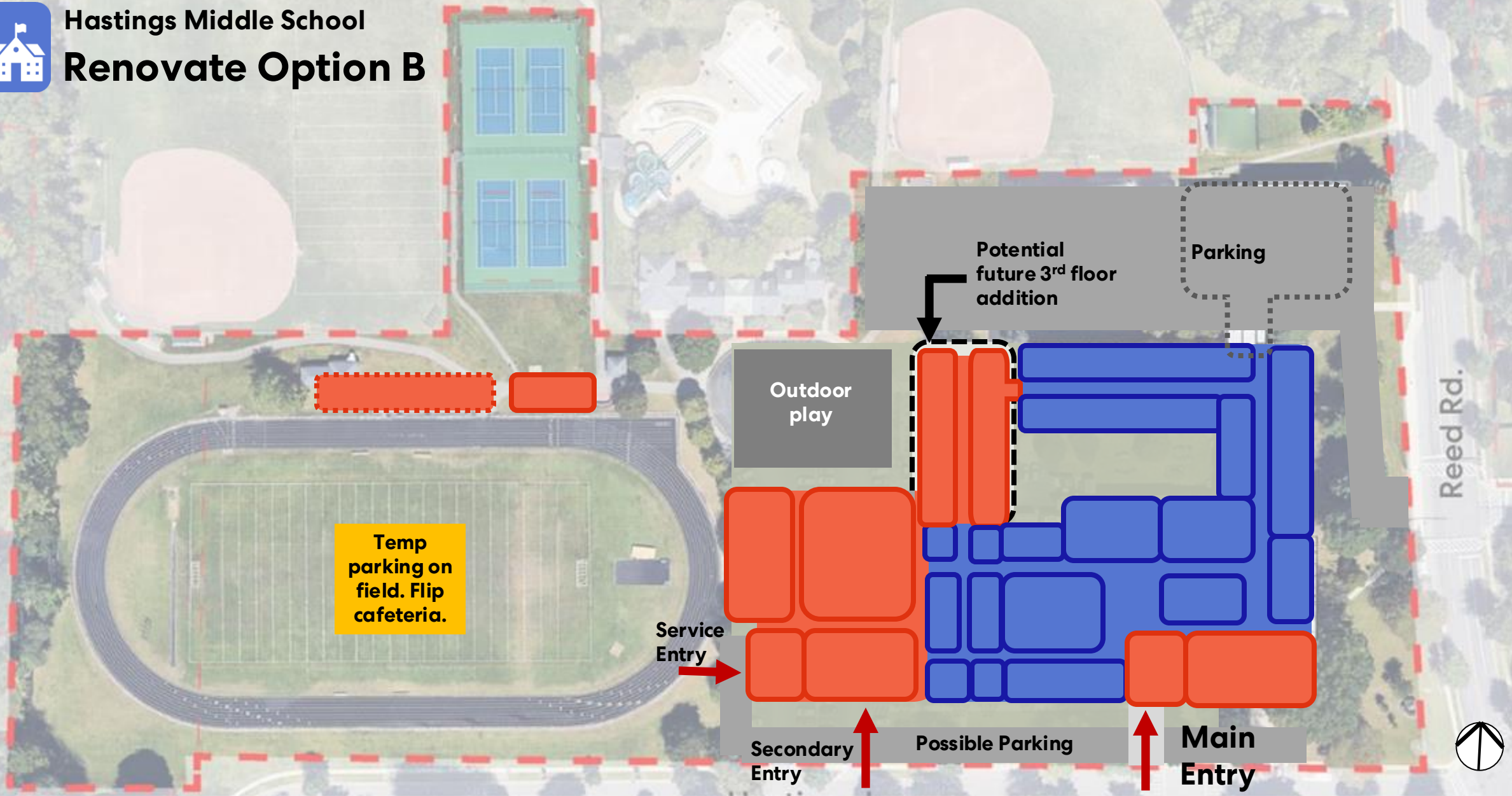


 Repair  Renovate  Rebuild

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Hastings Middle School Renovate Option B

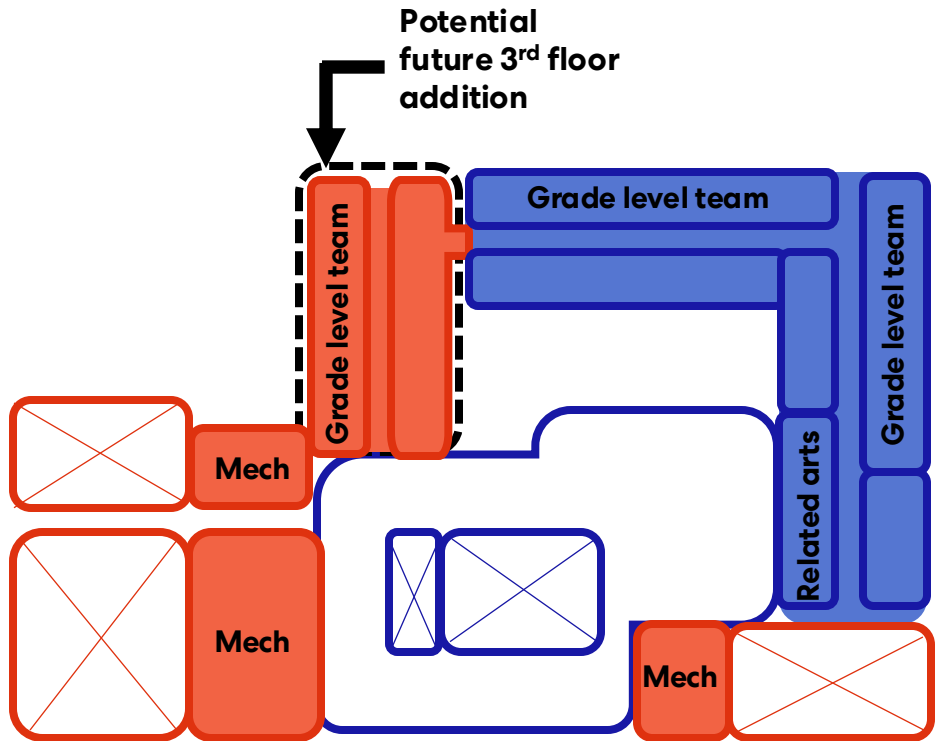


 Repair  Renovate  Rebuild

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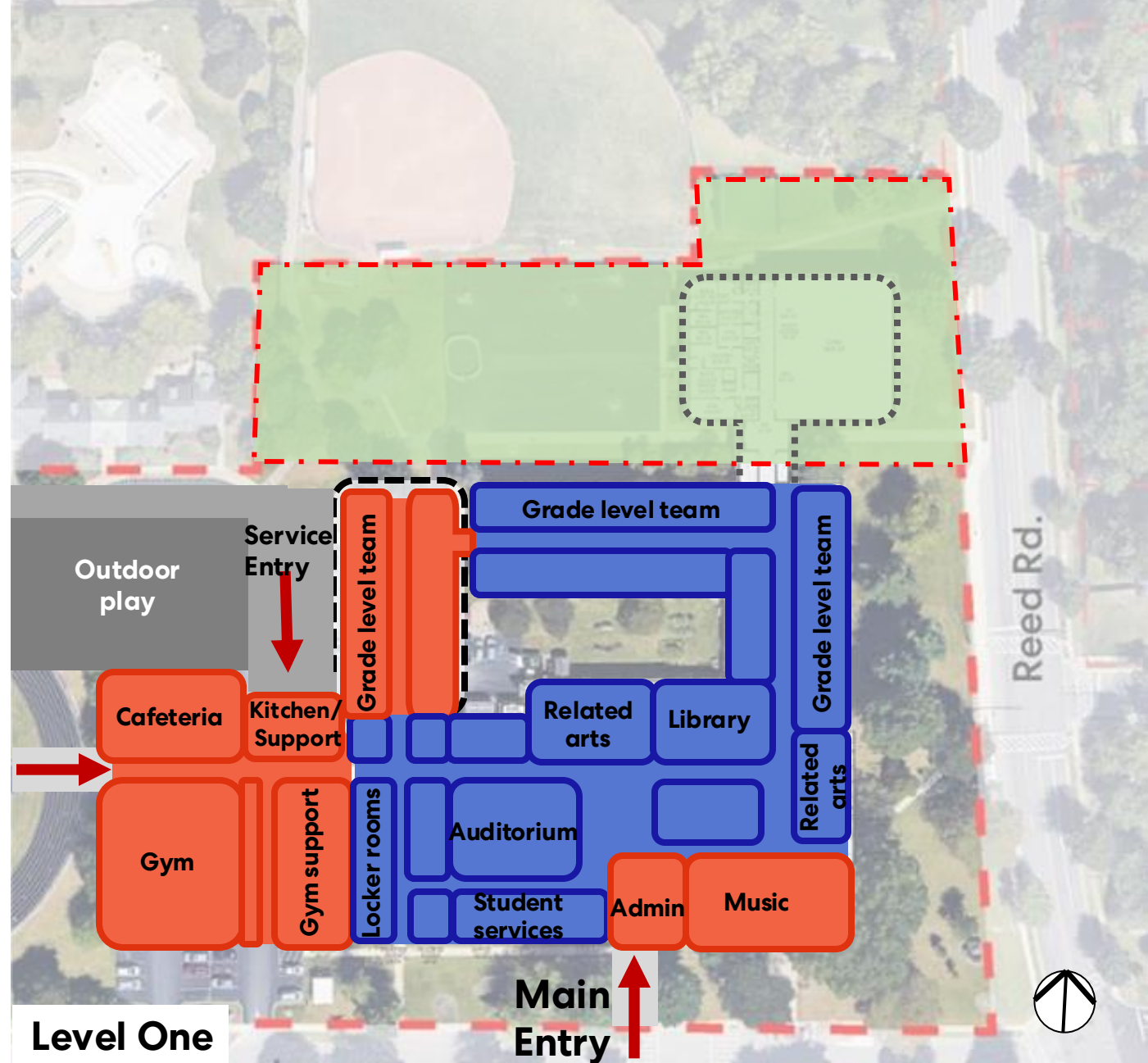


Hastings Middle School Renovate Option A/B



Level Two

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:

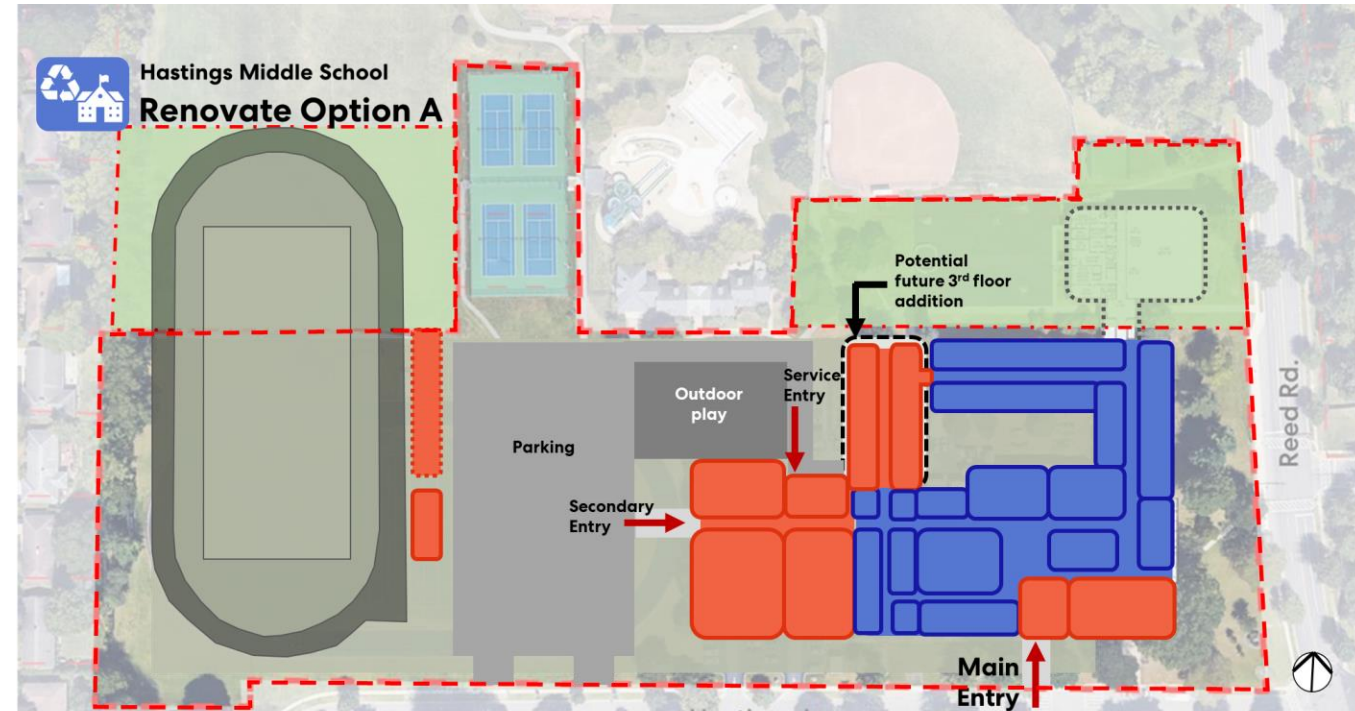
- Three academic years plus four summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated



 Repair  Renovate  Rebuild

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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:

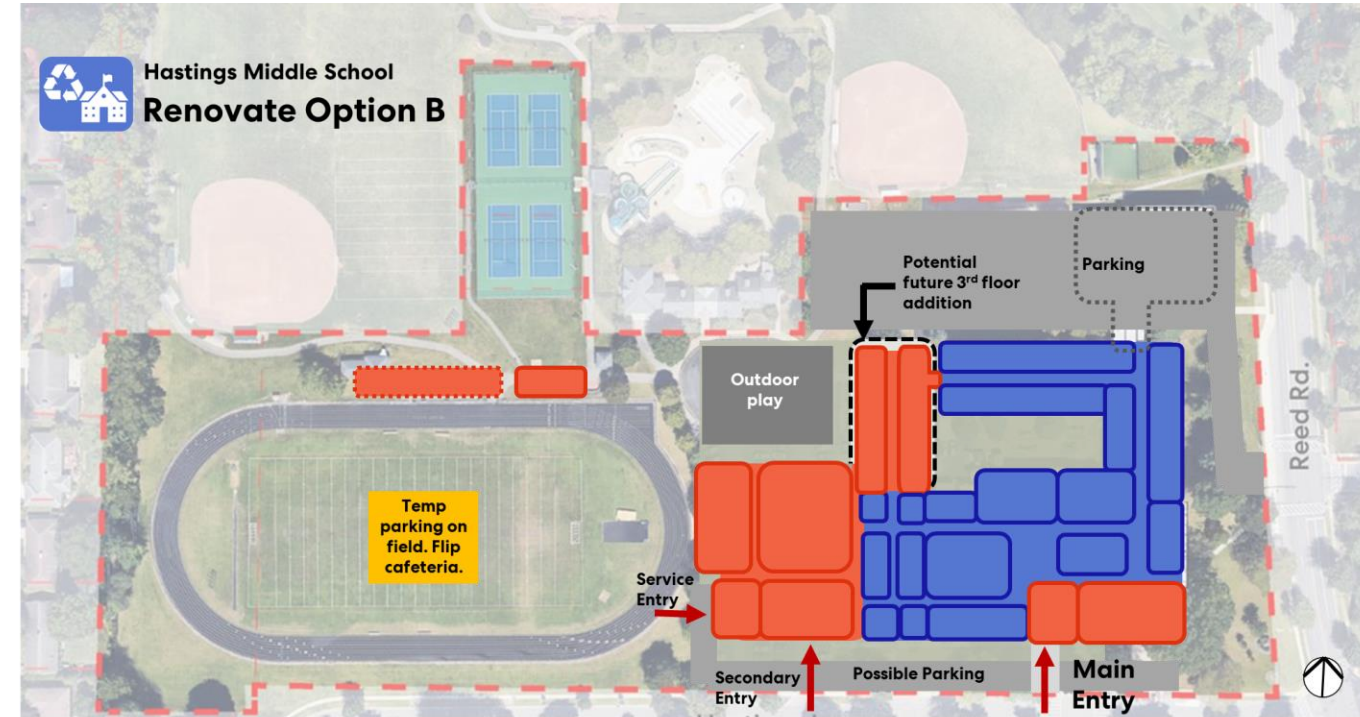
- Three academic years plus four summers

Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated

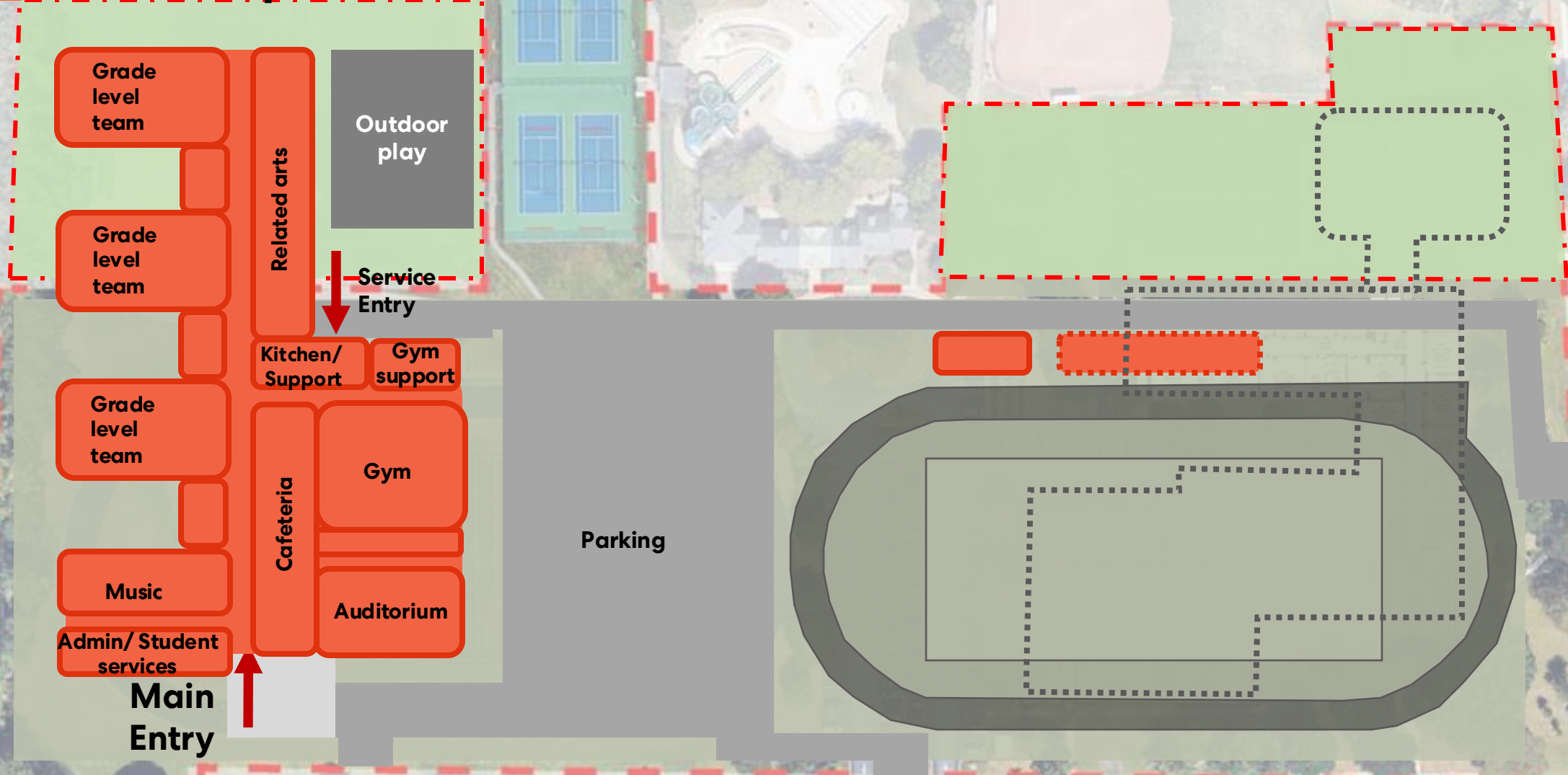


 Repair  Renovate  Rebuild

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Hastings Middle School Rebuild Option A

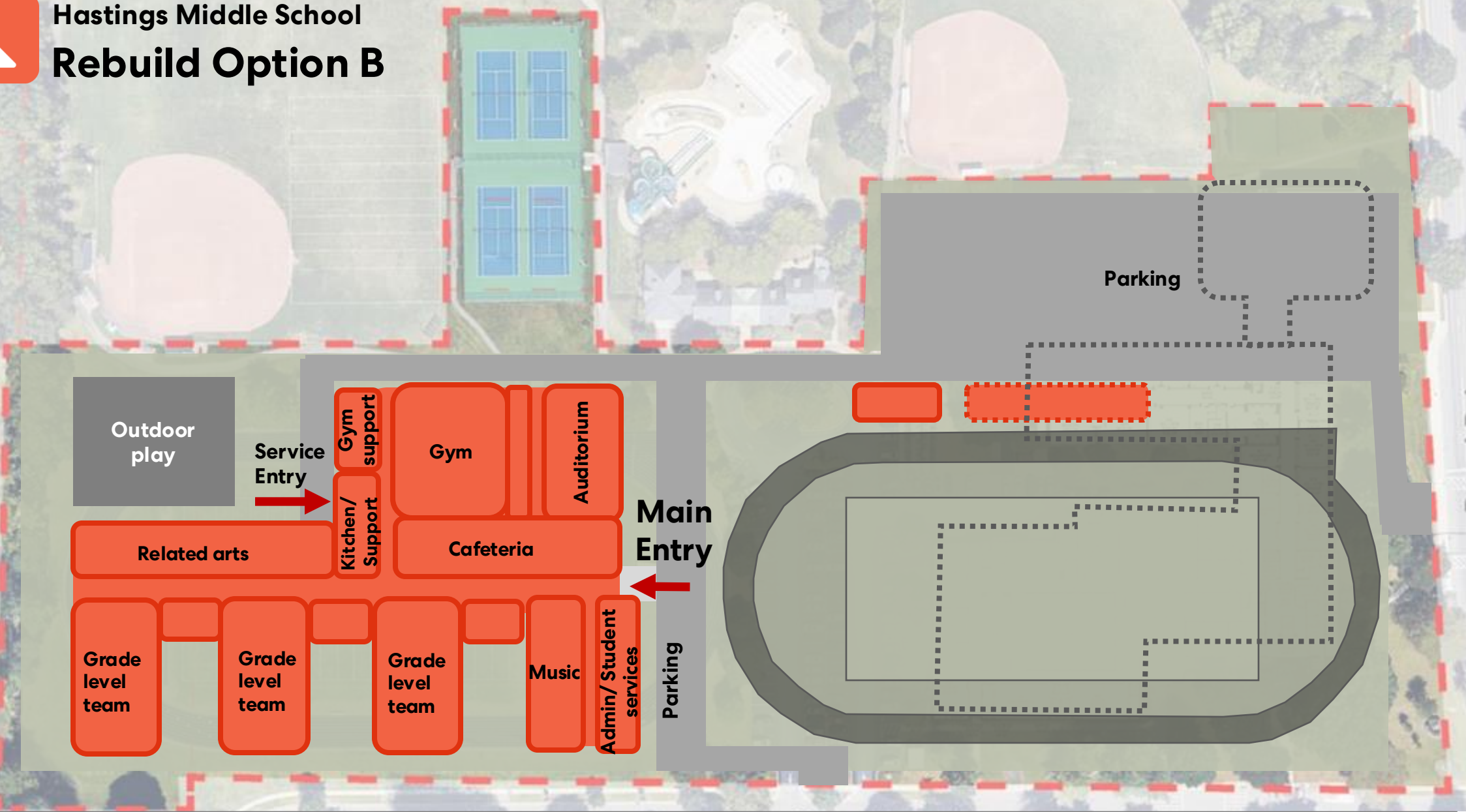


 Repair  Renovate  Rebuild

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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:

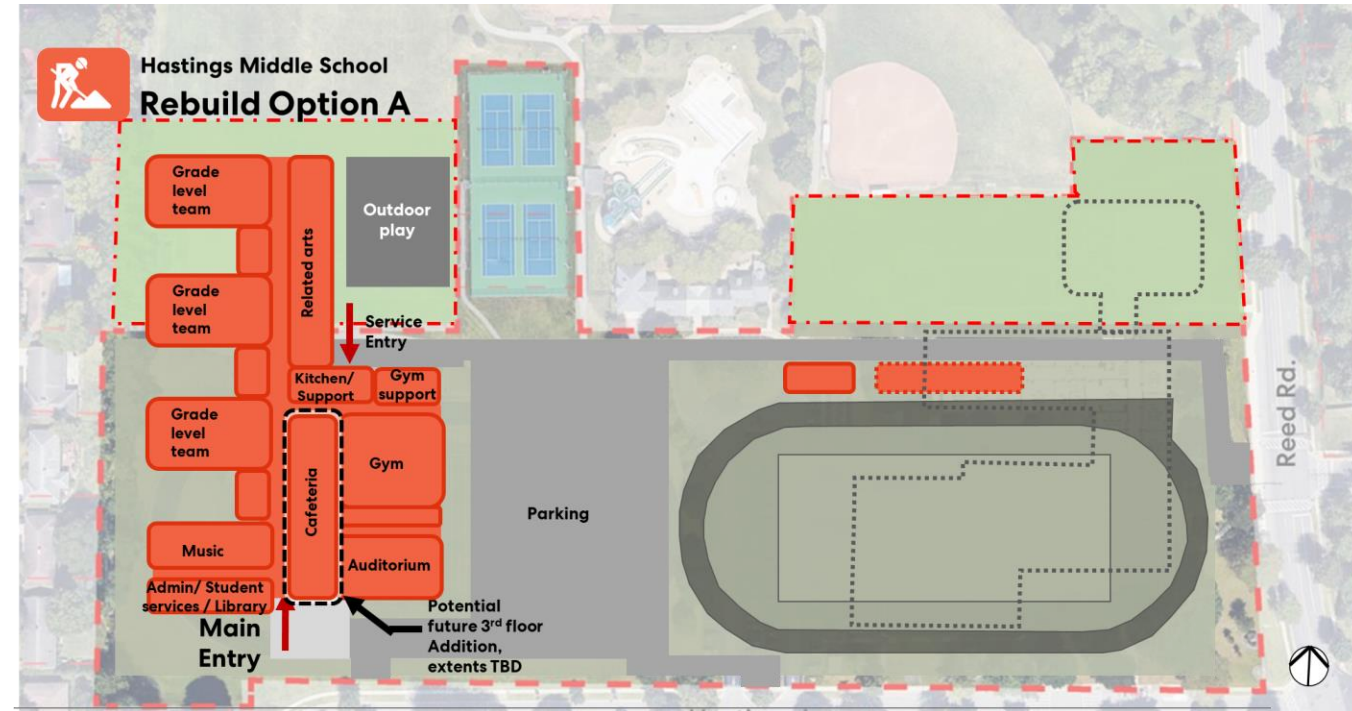
- Two academic years plus three summers (new building)
one additional academic year plus one summer (site)

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:

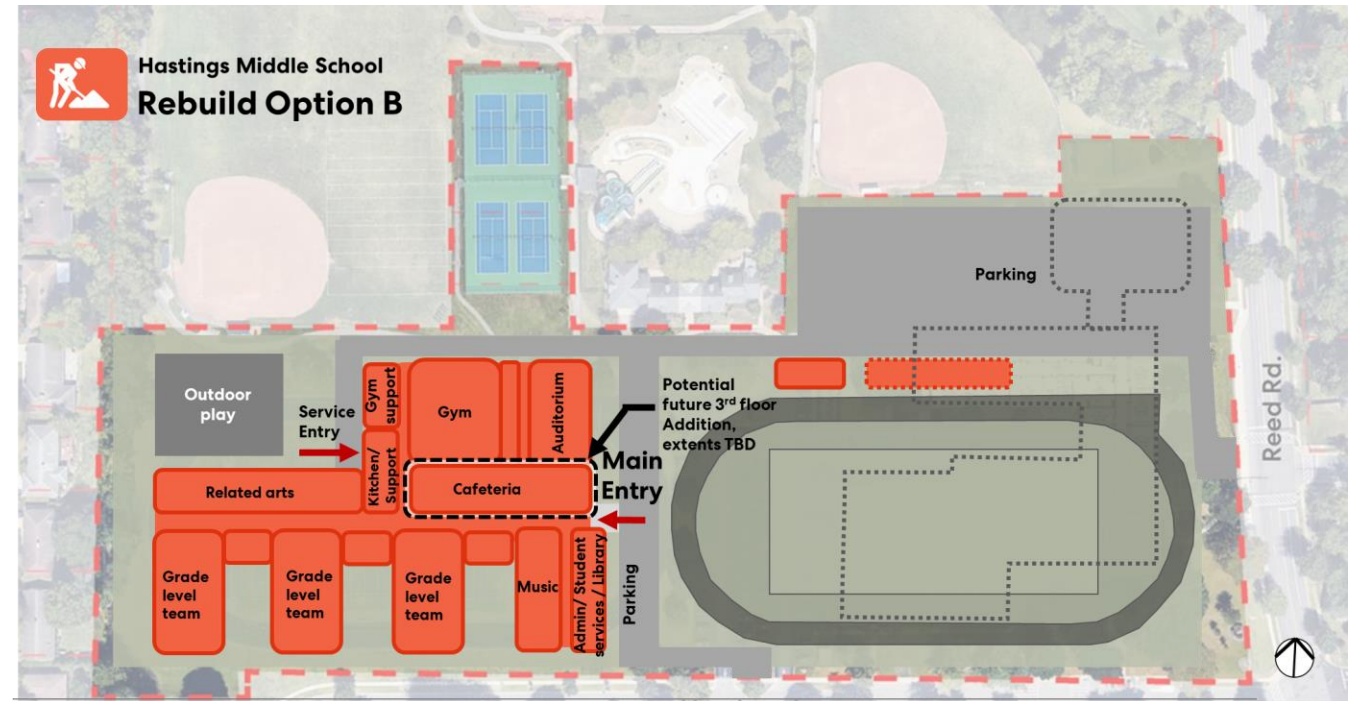
- Two academic years plus three summers (new building)
one additional academic year plus one summer (site)

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

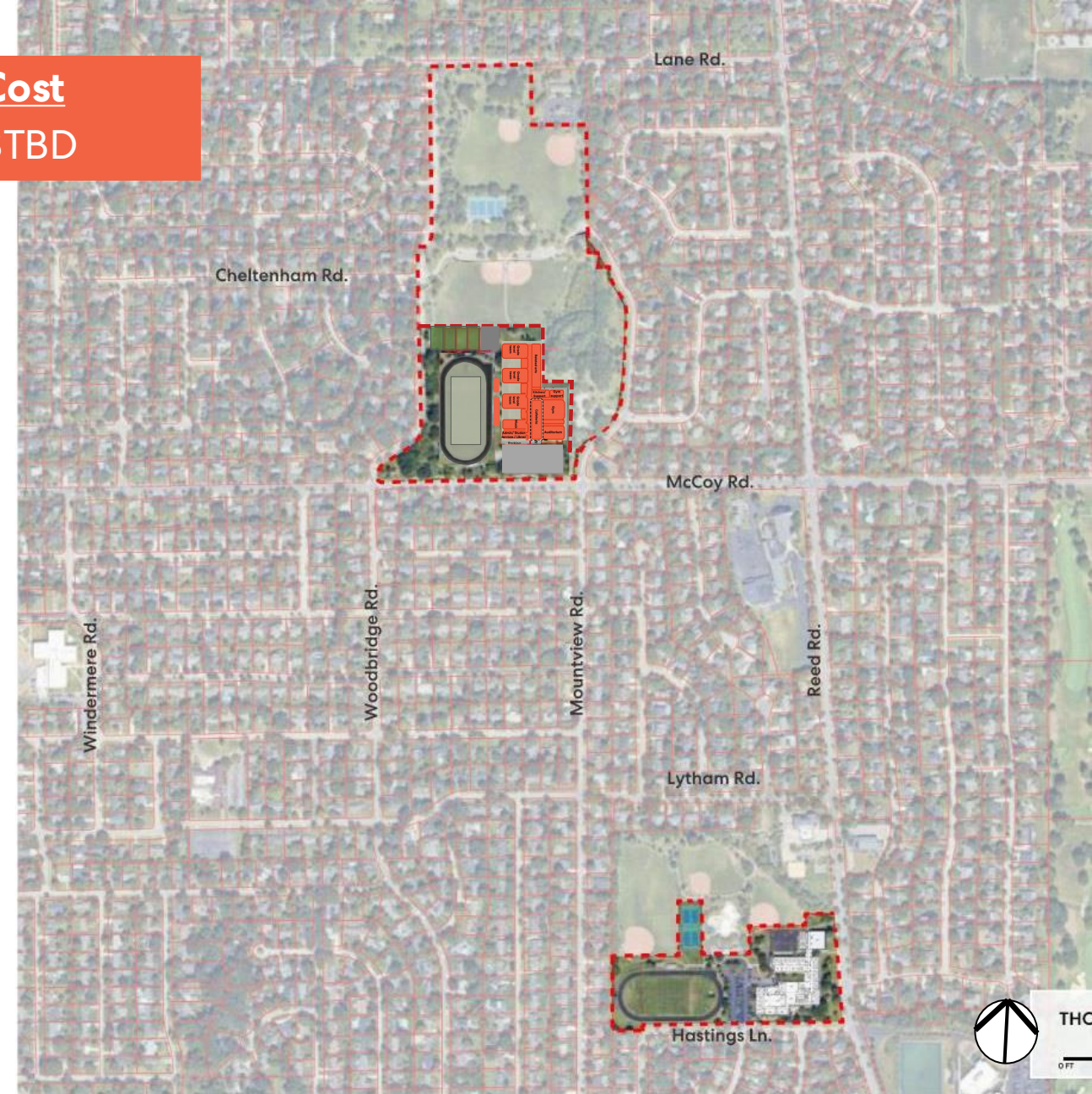
Height:

- 2 stories

Use of modular classrooms (trailers):

- Not anticipated

Cost
\$TBD



■ Repair ■ Renovate ■ Rebuild

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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



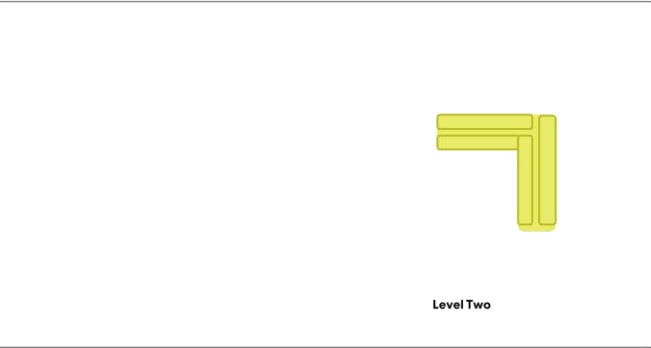
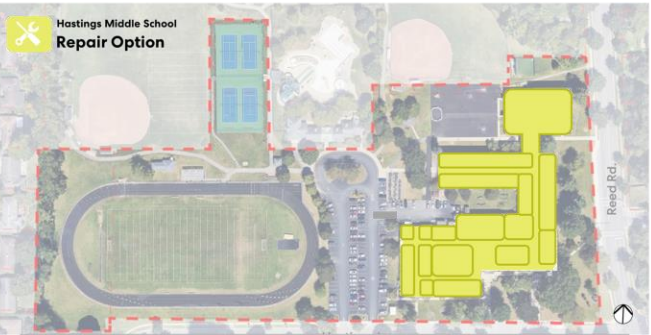
Rebuild

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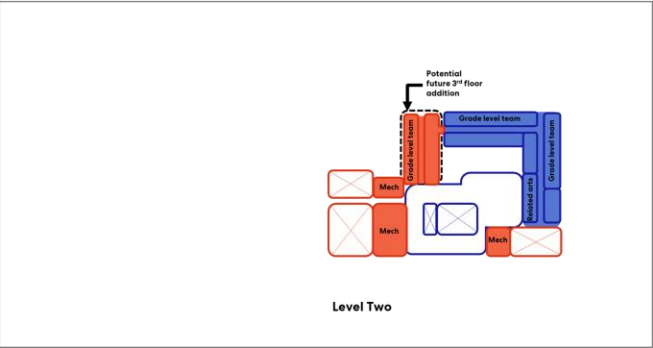
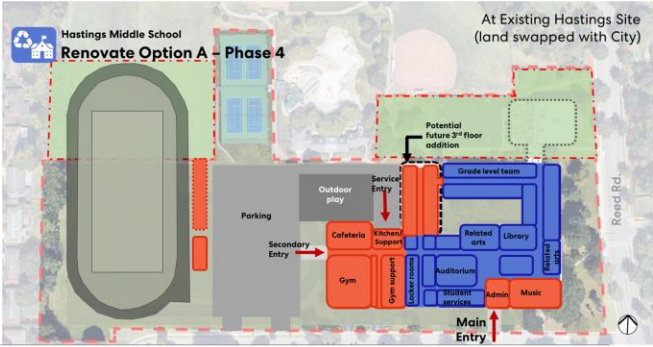
Hastings Middle School

Option Comparison

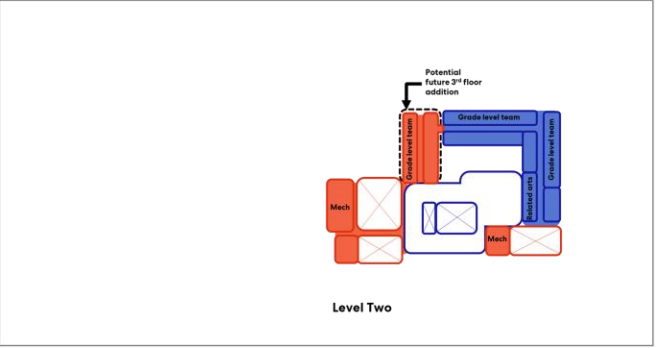
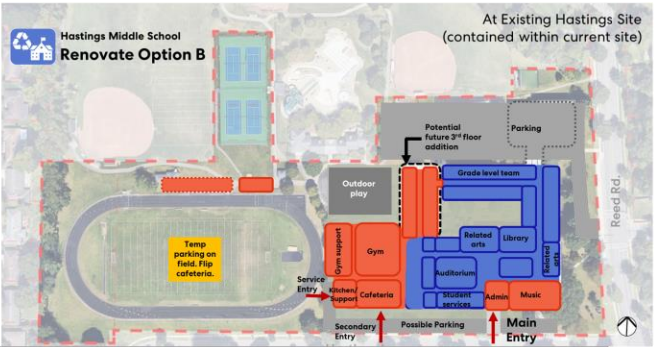
Repair \$49,593,512
TBD Mills



Renovate A \$TBD
TBD Mills



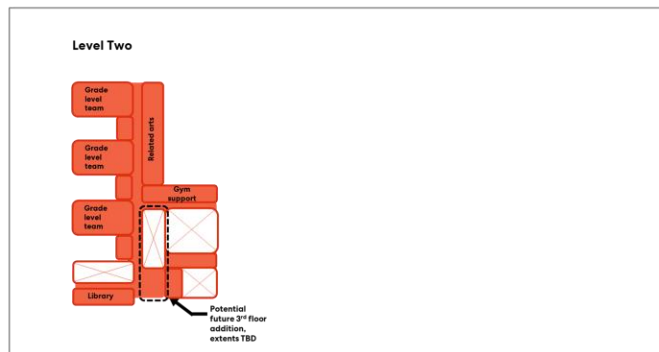
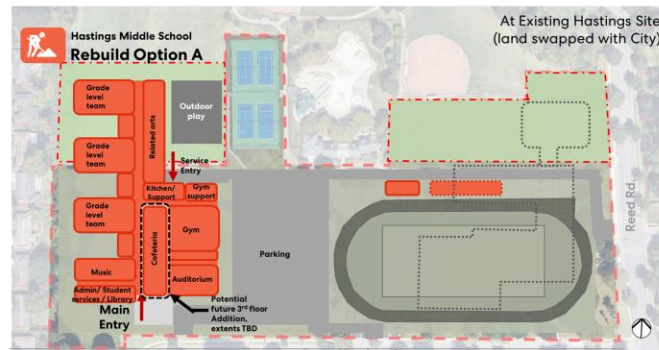
Renovate B \$TBD
TBD Mills



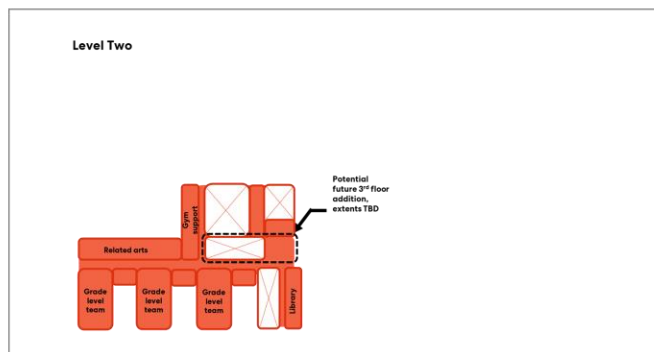
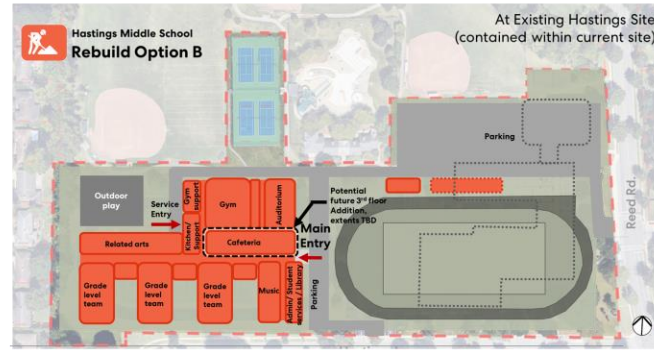
Hastings Middle School

Option Comparison

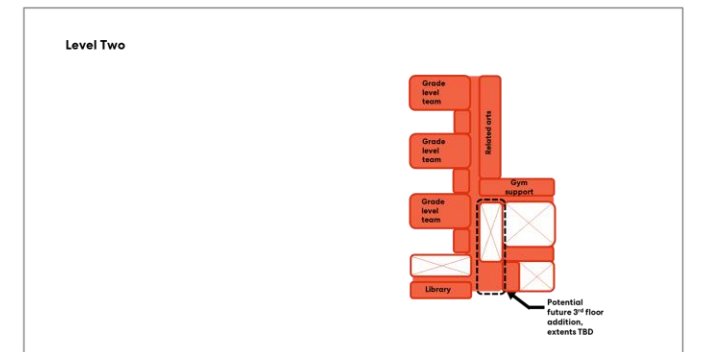
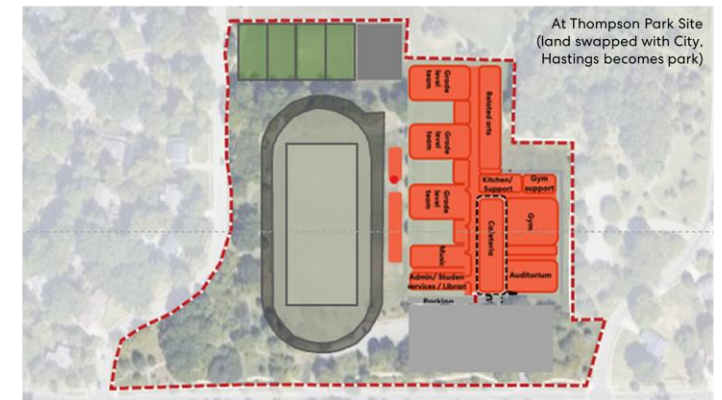
Rebuild A \$TBD
TBD Mills



Rebuild B \$TBD
TBD Mills



Rebuild C \$TBD
TBD Mills



■ Repair ■ Renovate ■ Rebuild

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Jones Middle School



Jones Middle School Existing Site





Jones Middle School Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

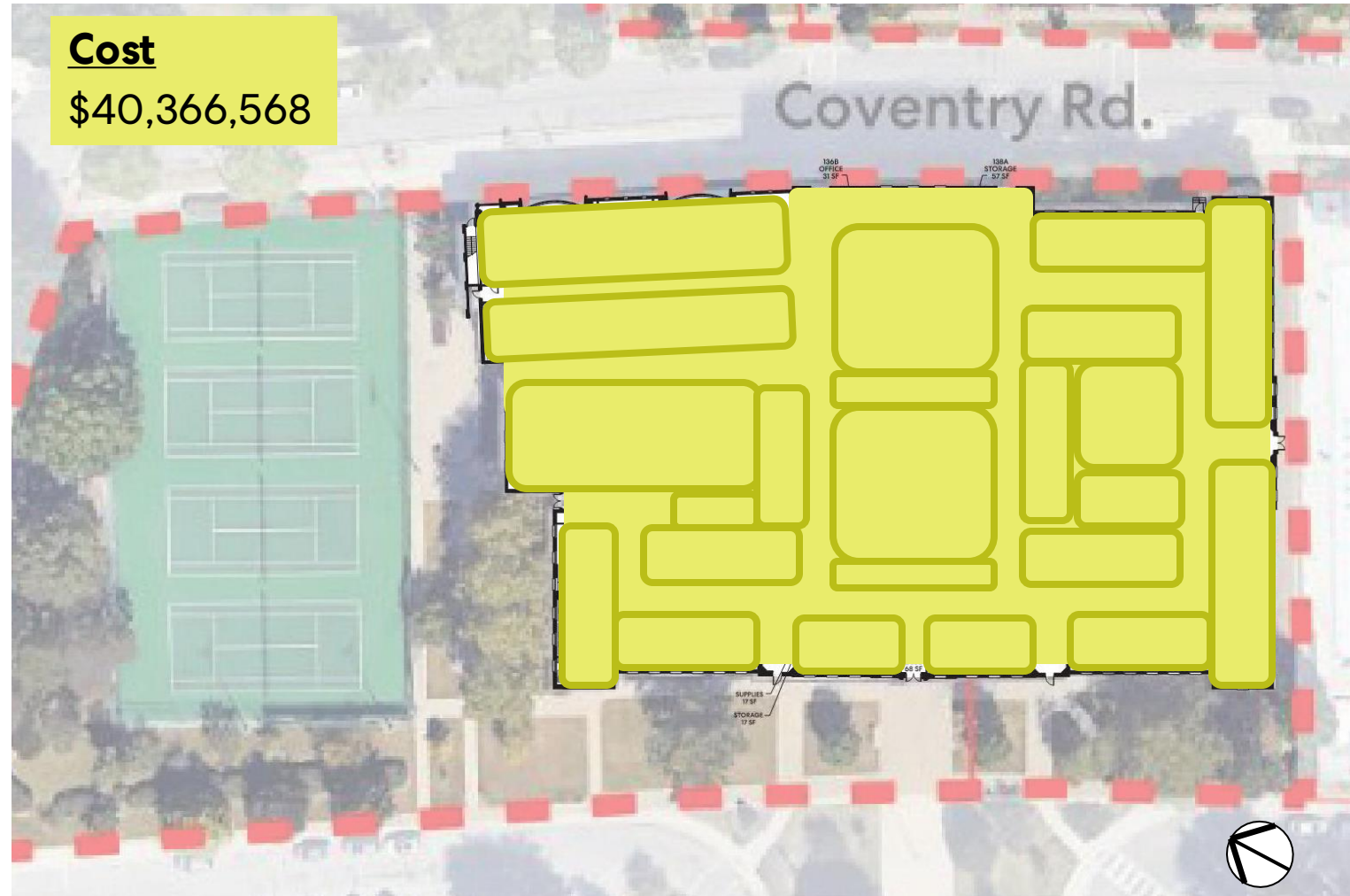
- 2-3 stories

Use of modular classrooms (trailers):

- Not anticipated

Cost

\$40,366,568



Repair



Renovate



Rebuild

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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 Proposed New Footprint



Jones Middle School Proposed New Footprint





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:

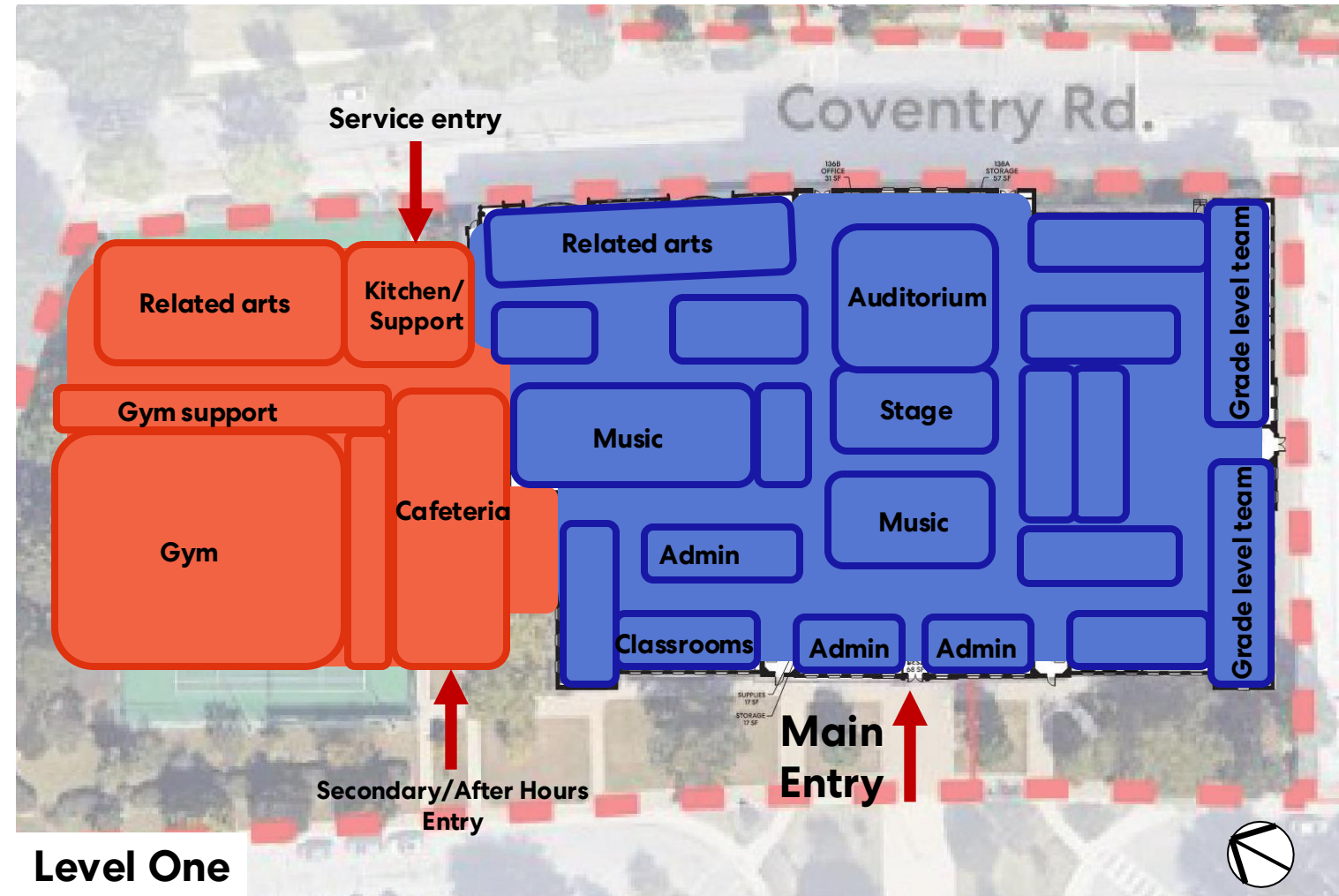
- Two academic years plus three summers (Assumption: Students will be off site for two academic years)

Height:

- 2 stories new, 3 stories renovation

Use of modular classrooms (trailers):

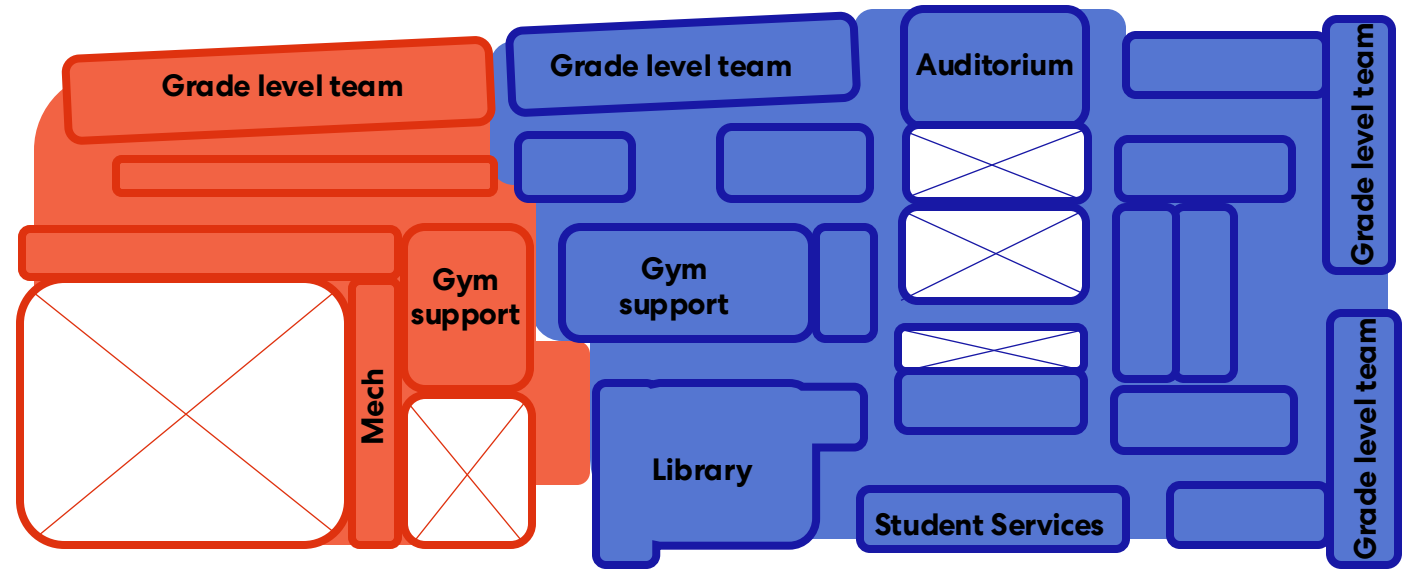
- Not anticipated





Jones Middle School

Renovate Option A – Level Two



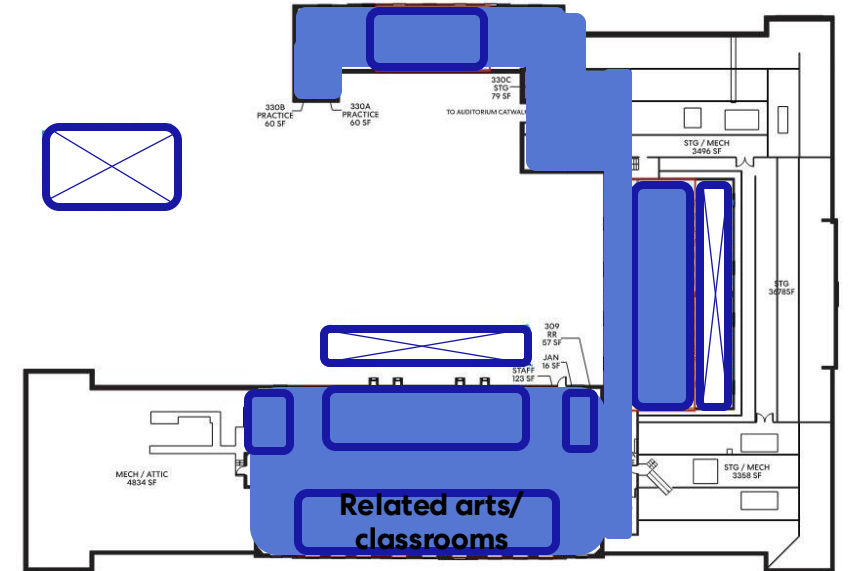
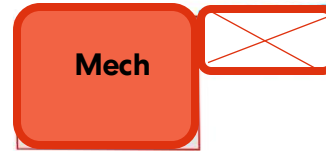
Level Two





Jones Middle School

Renovate Option A – Level Three



Level Three





Jones Middle School

Renovate Option B – Renovation Area





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:

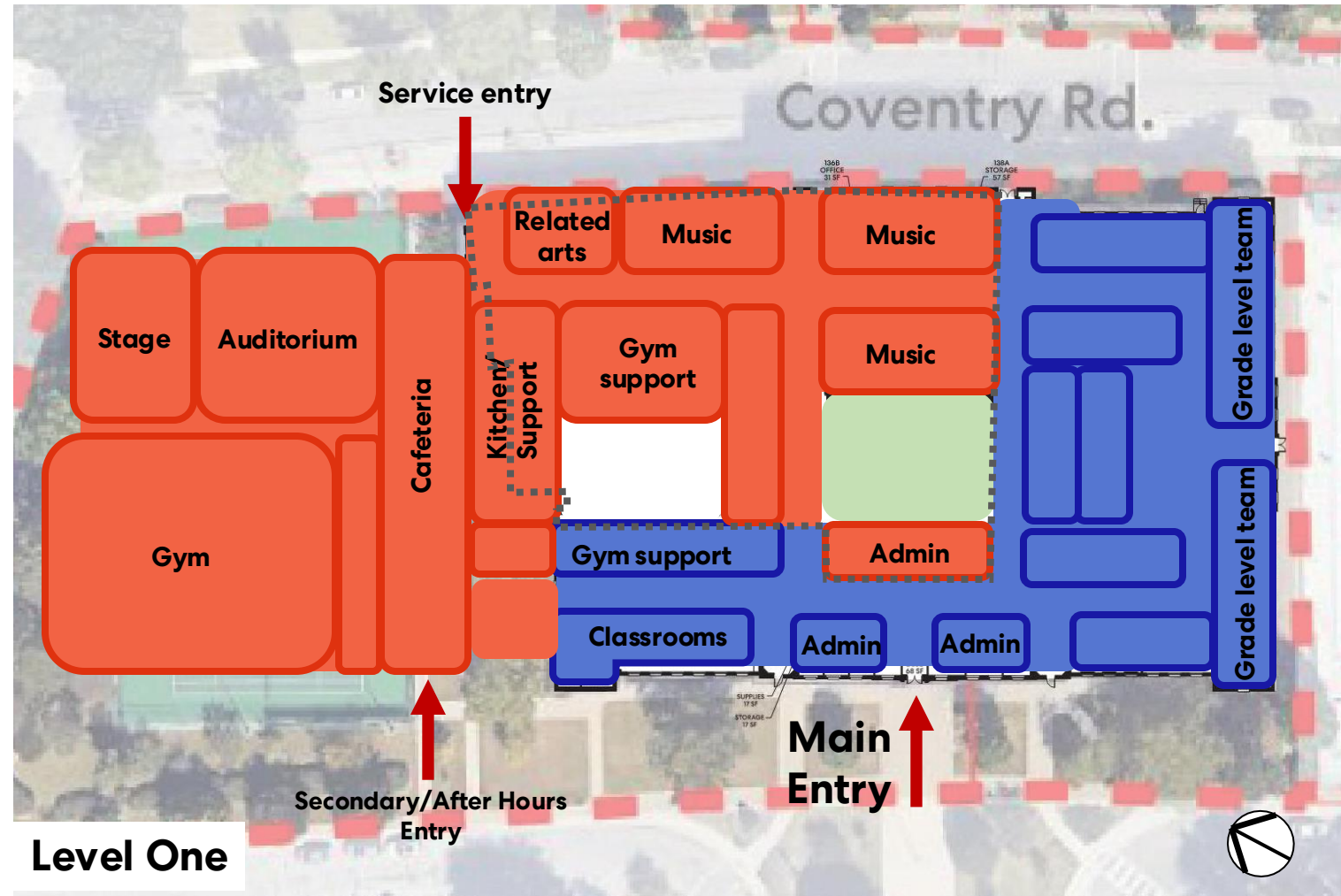
- Two academic years plus three summers (Assumption: Students will be off site for two academic years)

Height:

- 3 stories new, 3 stories renovation

Use of modular classrooms (trailers):

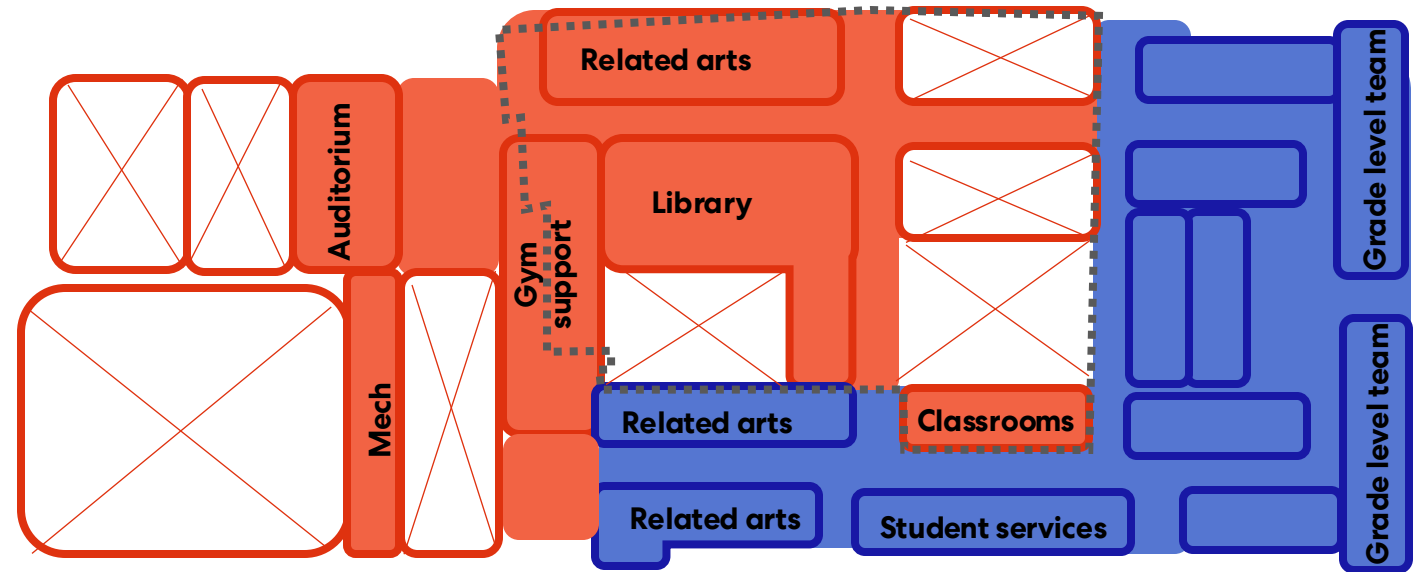
- Not anticipated





Jones Middle School

Renovate Option B – Level Two



Level Two

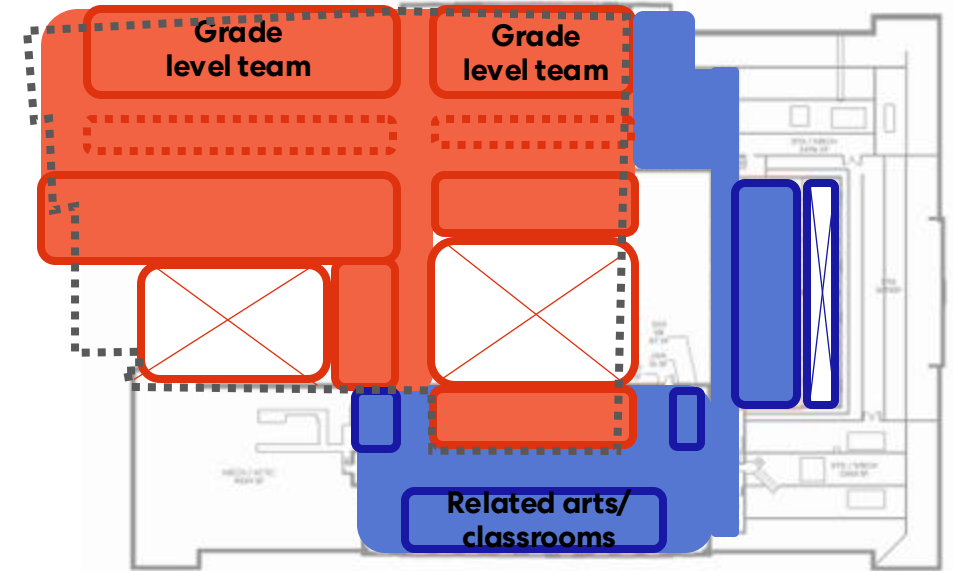
 Repair  Renovate  Rebuild

*Working Draft – Conceptual Diagram – Not a Final Design Plan
February 18-19, 2025*



Jones Middle School

Renovate Option B – Level Three

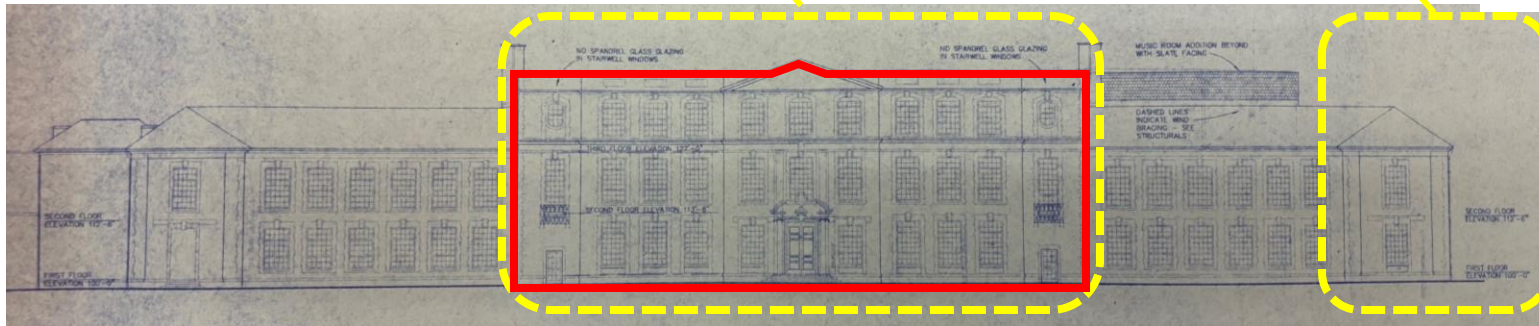
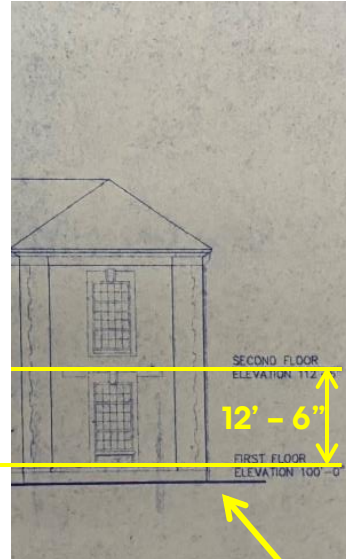


Level Three

 Repair  Renovate  Rebuild

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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



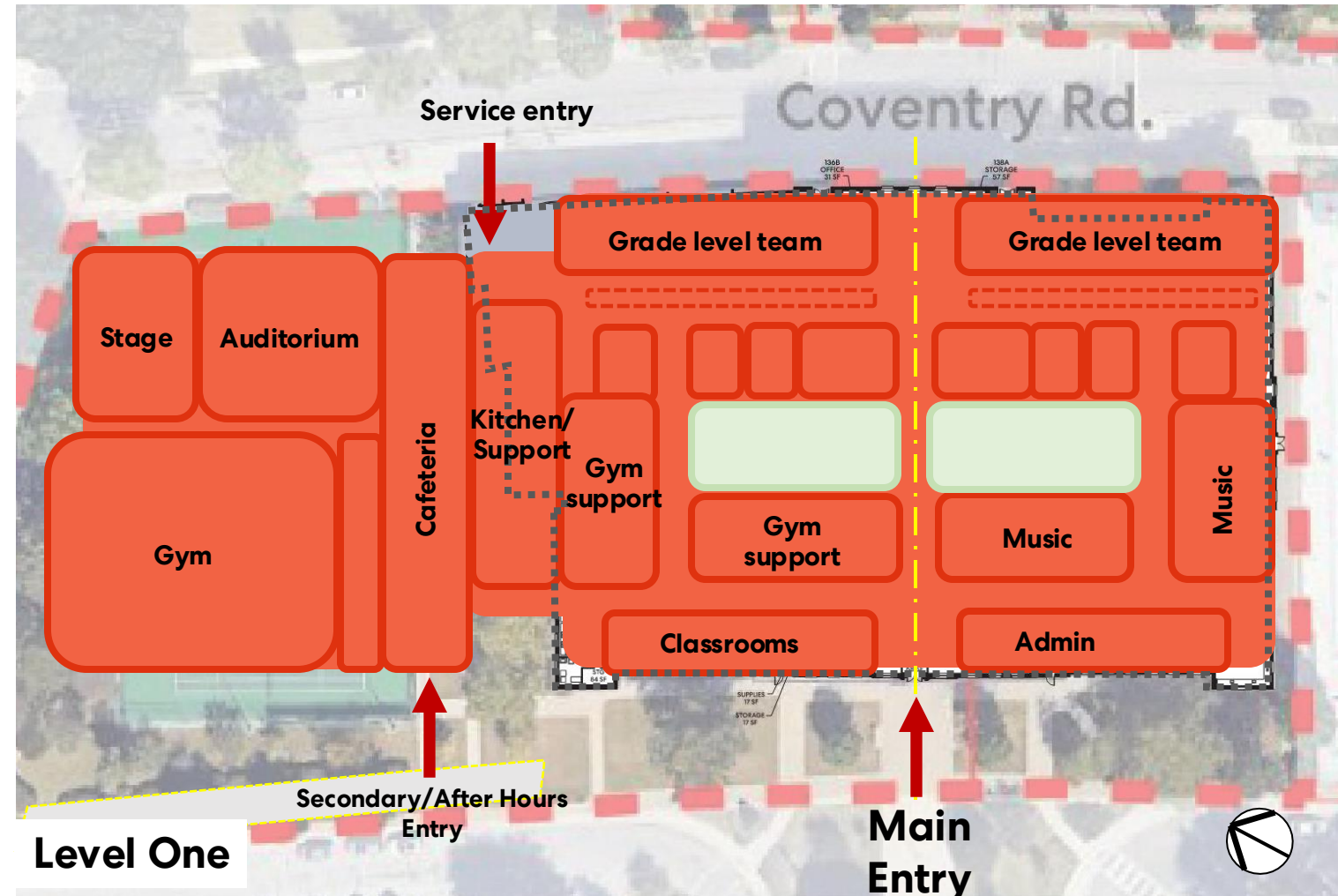
Repair



Renovate



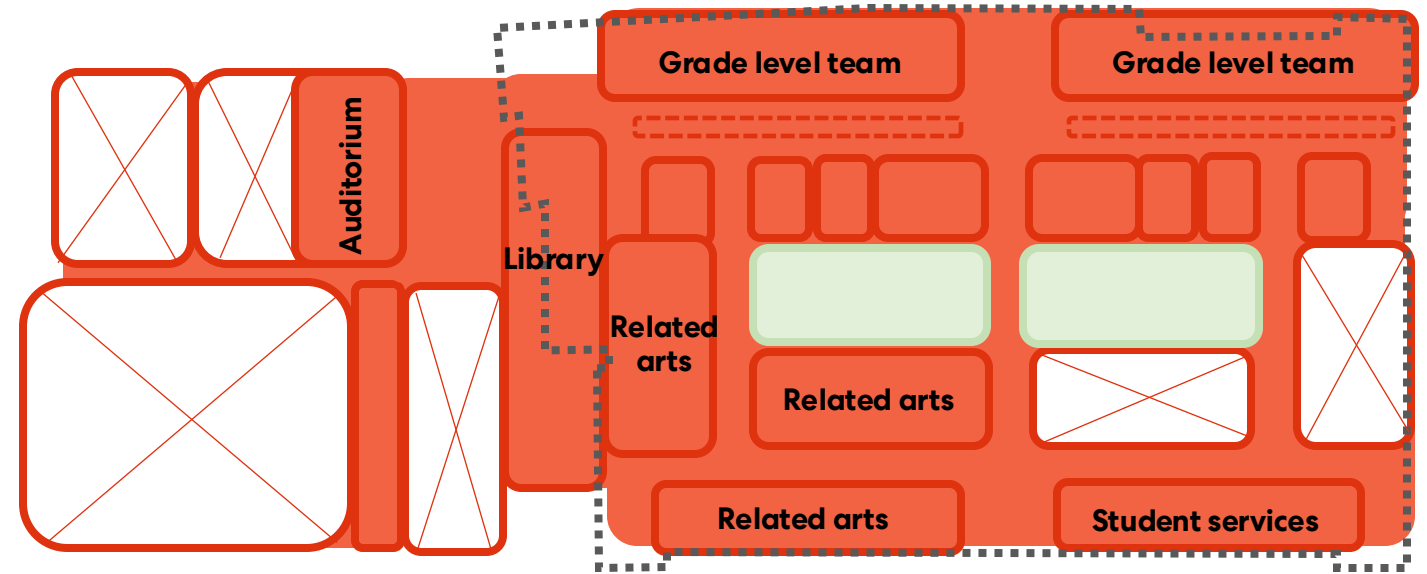
Rebuild



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Jones Middle School Rebuild Option

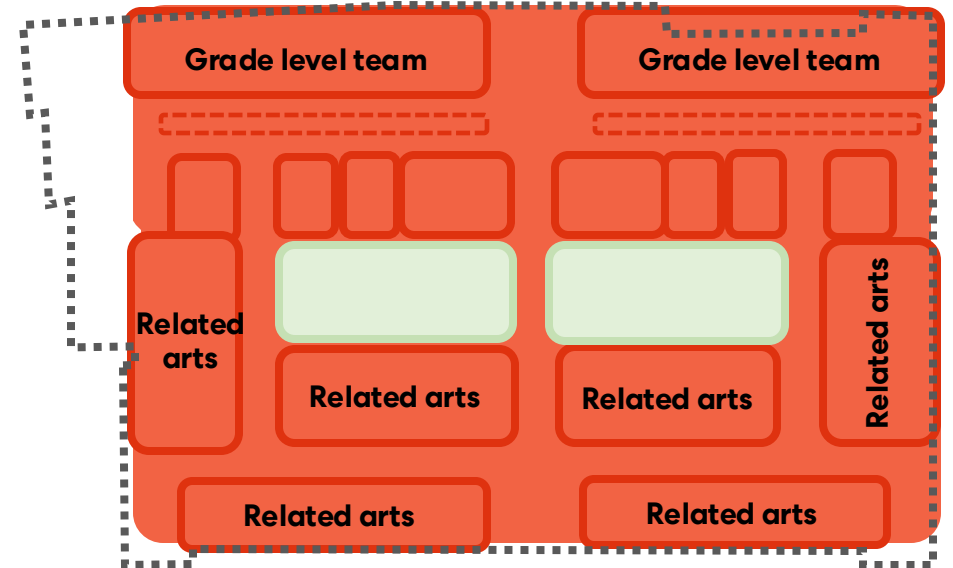


Level Two





Jones Middle School Rebuild Option



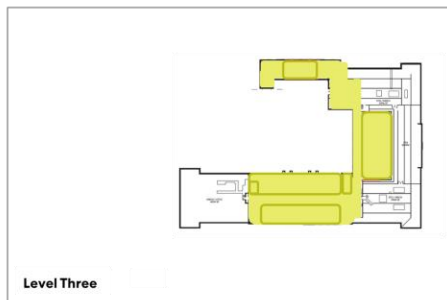
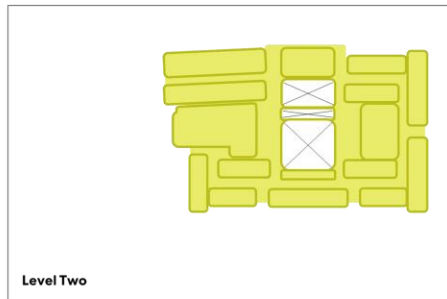
Level Three



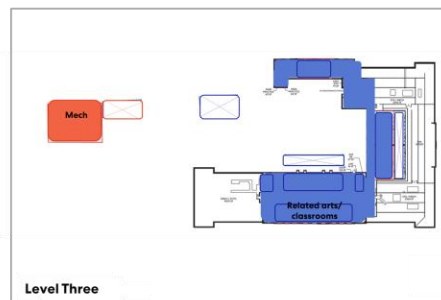
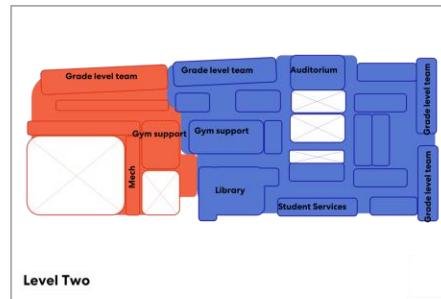
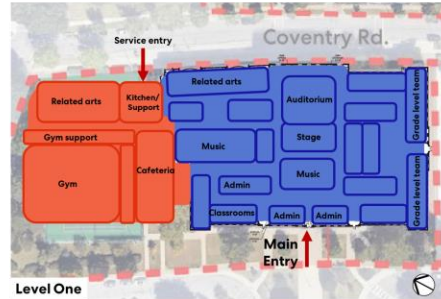
Jones Middle School

Option Comparison

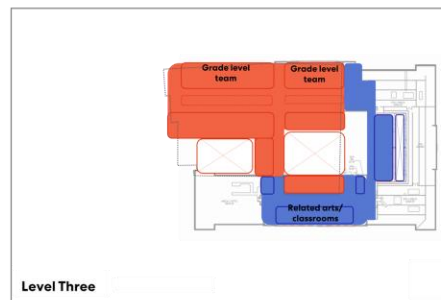
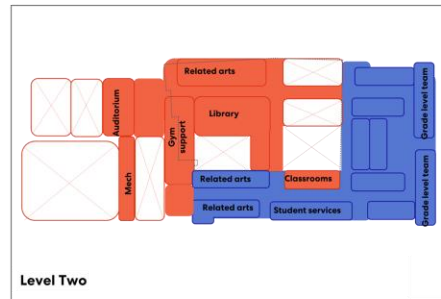
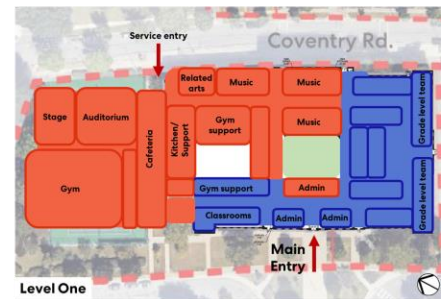
Repair \$40,366,568
TBD Mills



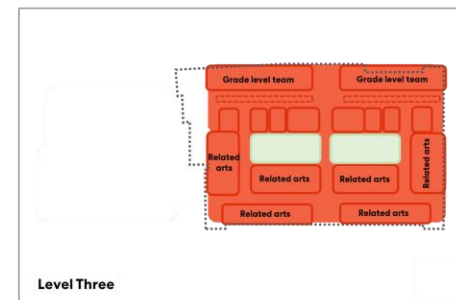
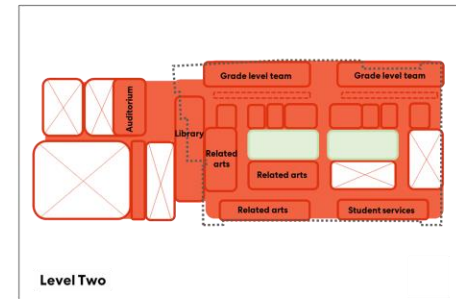
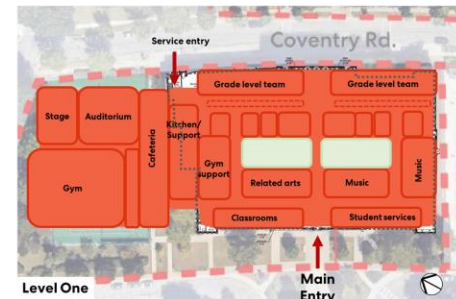
Renovate A \$TBD
TBD Mills



Renovate B \$TBD
TBD Mills



Rebuild \$TBD
TBD Mills



■ Repair ■ Renovate ■ Rebuild

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**Each option is displayed at the stations around the room.
We invite you to take a look in more detail and ask questions.**

Feedback Opportunity

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

Community Engagement 03 Feedback at:
<https://tinyurl.com/CES3Feedback>



Learn more at:
www.uaschools.org/facilities





Thank you

