

# Facilities Master Planning Phase Two

April 8-9, 2025

Building Team Meetings #3



# Agenda – Building Team Meeting 3

Welcome – Dr. Robert Hunt

Budget Context - Turner

Options summaries and ROM Budgets and Phasing - Design Team and Turner

Funding Overview – Andy Geistfeld

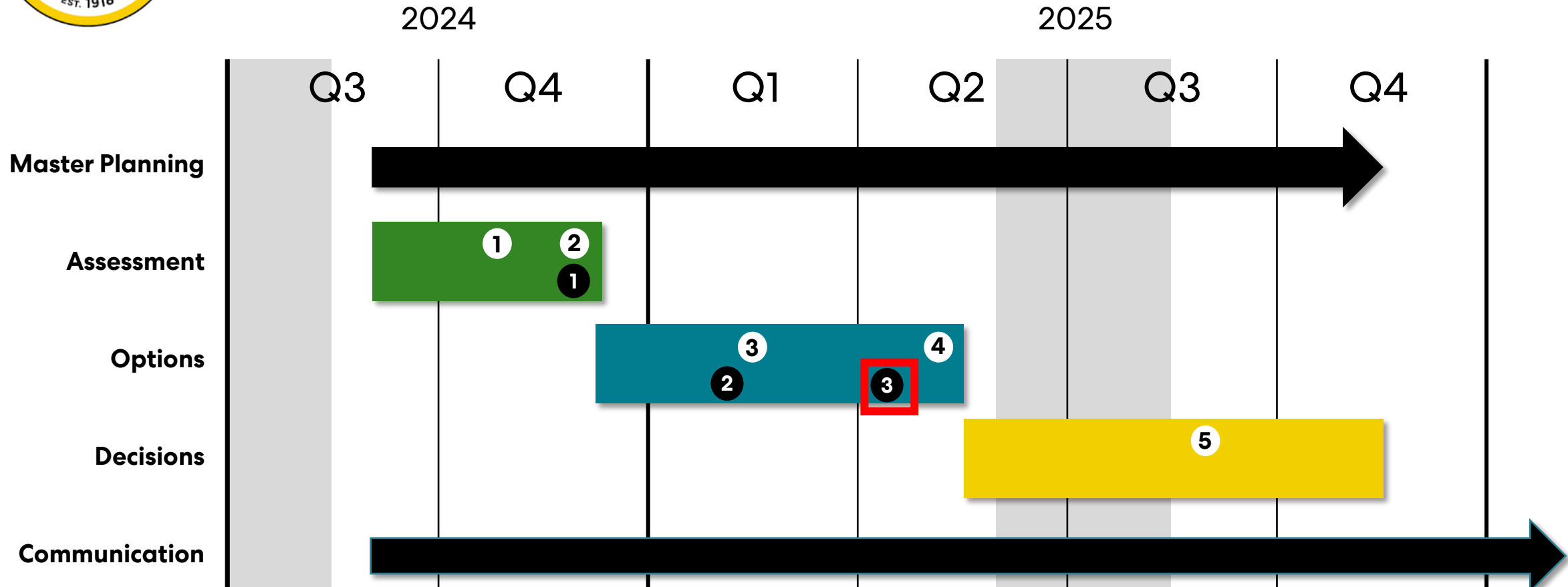
Opportunity to review options in detail

Feedback opportunity





# 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

Repair



Renovate



Rebuild



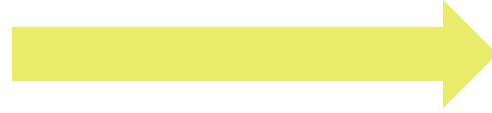
## Building Team Meeting 3:

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

## Building Team Meeting 4?

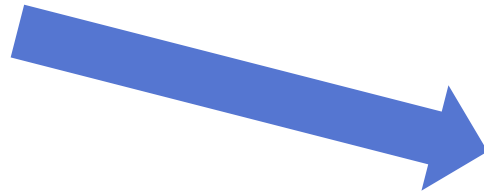
- Currently not planned, will add if becomes necessary

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



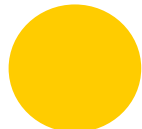
Improve daylight



Address accessibility



Address adjacency / circulation issues



Improve restrooms (directly adjacent to classrooms)



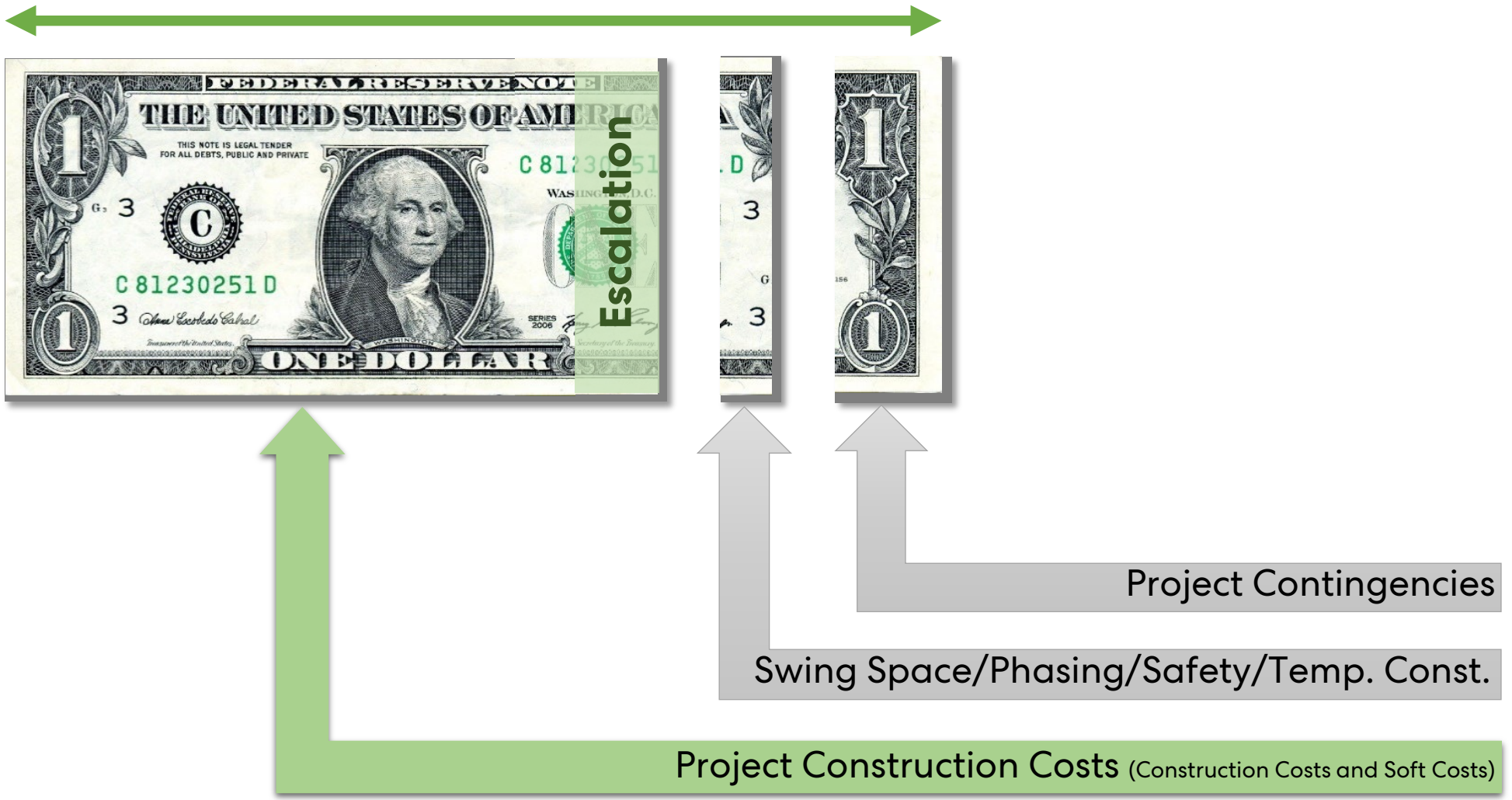
Improve site amenities (parking, play, circulation) where possible

# Burbank Early Childhood Model Program

SPACE DESCRIPTION	BECS ACTUAL AREA PROGRAM						NEW BECS PROGRAM						NOTES	
	SPACES		STUDENTS		NET SQUARE FEET		SPACES		STUDENTS		NET SQUARE FEET			
259 current students, ages 2-5	teaching	total	each	total	each	total	teaching	total	each	total	each	total		
<b>1 STUDENT LEARNING SPACES</b>														
<b>A. Classrooms</b>														
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>B. Classroom Support</b>														
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		
<b>Total Student Learning Spaces:</b>	<b>14</b>	<b>23</b>		<b>269</b>	<b>-</b>	<b>11,845</b>	<b>15</b>	<b>49</b>		<b>285</b>		<b>18,680</b>	<b>6,835 nsf difference</b>	

# Total project construction costs

What is in the total project construction cost?



## Key Facts:

- UA is committed to reporting the total project construction costs.
- Costs include escalation aligned with phasing - Assumption is successful November 2026 levy

# Construction Activity in Columbus Market

- Construction Market and Competing Projects

- Subcontractor / Labor / Material availability
- Intel – \$20B,                      Honda EV Plant– \$4.6B
- Google \$1.7B                      Airport – \$1.6B
- Ohio Expo - \$1.3B                      OhioHealth – \$2B,
- OSU - \$1B                      County Courthouse- \$0.5B
- Scioto Peninsula- \$0.3B                      Microsoft - \$4.4B

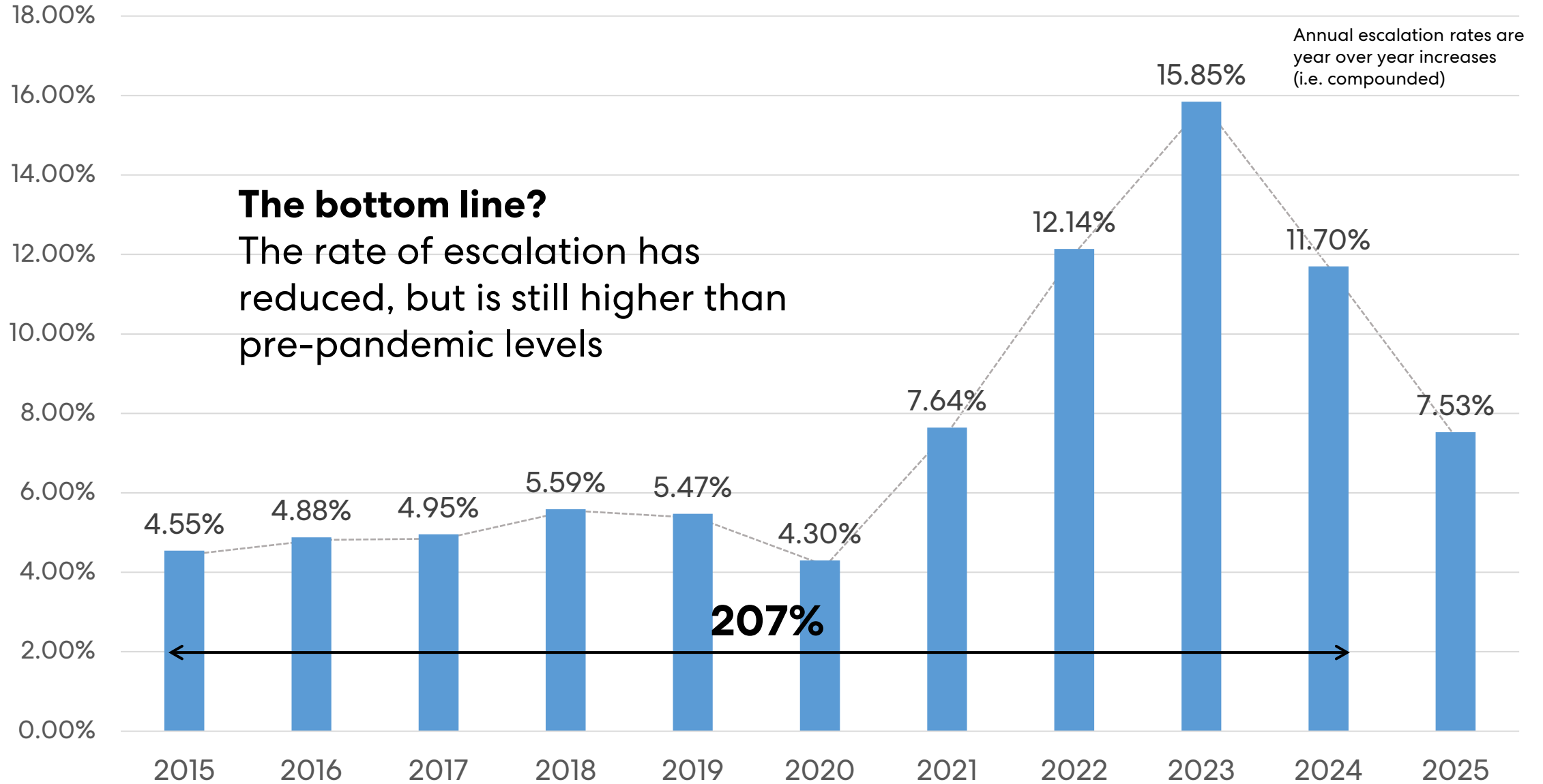
- School Construction Market

- Dublin – \$145M
- Grandview - \$69.5M
- Hilliard - \$142M
- New Albany – \$135M
- Worthington - \$234M



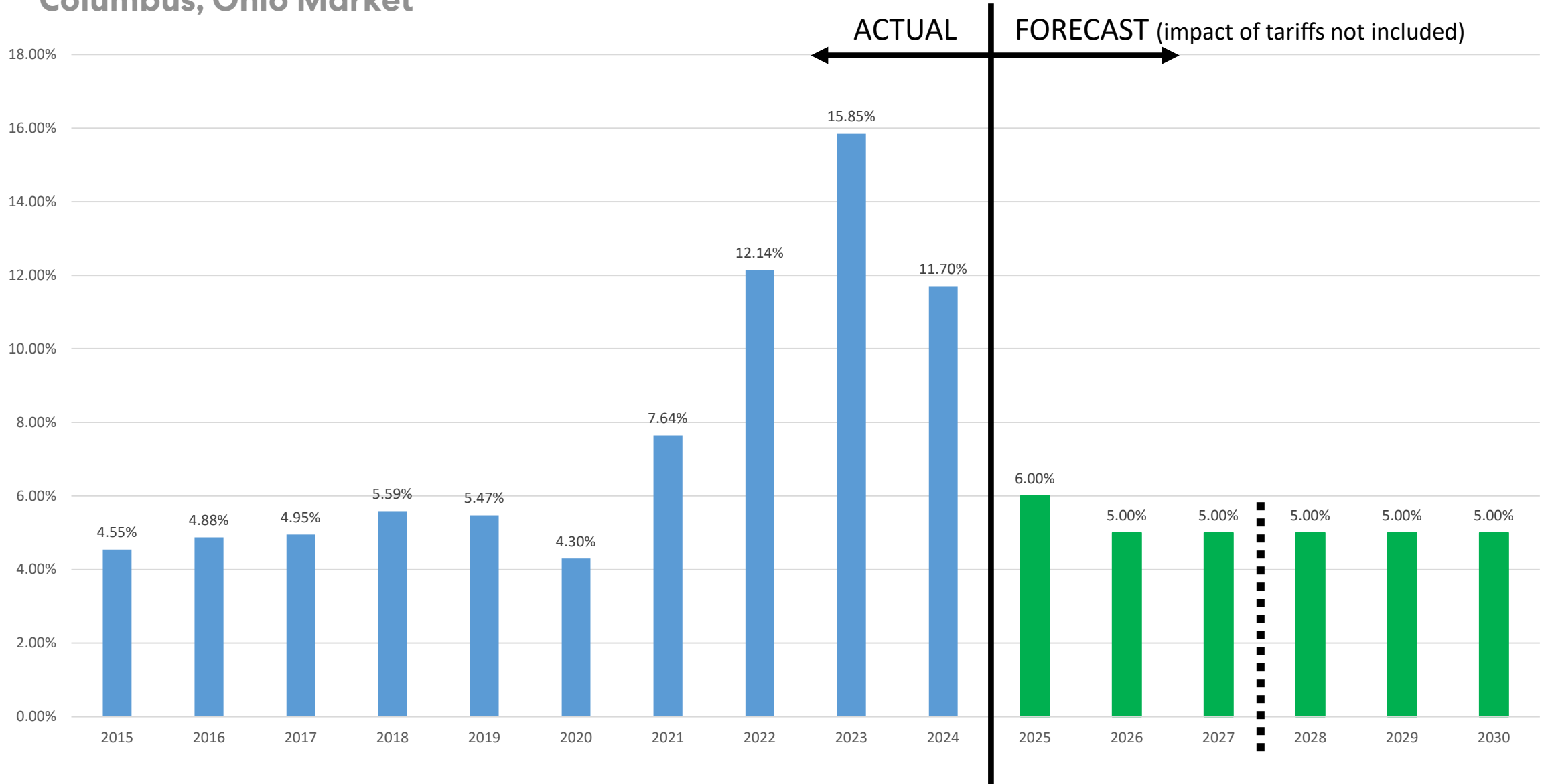
# Historical and Projected Construction Cost Escalation

## Columbus, Ohio Market



# Historical and Projected Construction Cost Escalation

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# Historical and Projected Construction Cost Escalation

## Columbus, Ohio Market

### TARIFF INFLUENCE ON \$100M SAMPLE PROJECT

INCREASE IN TARIFFS	10%	15%	20%	25%	30%
Building Systems					
Substructure & Structure	\$2,640,000	\$2,760,000	\$2,880,000	\$3,000,000	\$3,120,000
Building Envelope	\$1,320,000	\$1,380,000	\$1,440,000	\$1,500,000	\$1,560,000
Mechanical Systems	\$2,112,000	\$2,208,000	\$2,304,000	\$2,400,000	\$2,496,000
Electrical / Communications	\$1,584,000	\$1,656,000	\$1,728,000	\$1,800,000	\$1,872,000
General Construction	\$2,376,000	\$2,484,000	\$2,592,000	\$2,700,000	\$2,808,000
<b>INCREASE IN DIRECT COST</b>	<b>\$912,000</b>	<b>\$1,368,000</b>	<b>\$1,824,000</b>	<b>\$2,280,000</b>	<b>\$2,736,000</b>
<b>PLUS OVERHEAD @ 20%</b>	<b>\$182,400</b>	<b>\$273,600</b>	<b>\$364,800</b>	<b>\$456,000</b>	<b>\$547,200</b>
<b>TOTAL COST INCREASE</b>	<b>\$1,094,400</b>	<b>\$1,641,600</b>	<b>\$2,188,800</b>	<b>\$2,736,000</b>	<b>\$3,283,200</b>
<b>TOTAL % COST INCREASE</b>	<b>1.1%</b>	<b>1.6%</b>	<b>2.2%</b>	<b>2.7%</b>	<b>3.3%</b>
(\$100M Sample Project)					

**UA COST PROJECTIONS  
INCLUDE A  
3% PROVISION  
FOR TARIFF IMPACTS**

*Due to the volatile and uncertain nature of tariffs and on-going geopolitical influences, this data is for informational purposes only and should not be considered legal, financial, or professional advice. Turner Construction Company disclaims any liability for actions taken or decisions made based on the information provided herein.*

## **Construction Cost Escalation: 2017 Bond**

**2019 high school total project cost:  
\$142,111,000 = \$235,800,000  
escalated to today's dollars (through 2024)**

**2019 high school total project cost:  
\$142,111,000 = \$283,800,000  
escalated to 2028 dollars (with tariff provisions)**

**2017 Bond Amount:  
\$230,000,000 = \$502,000,000  
escalated to 2028 dollars (with tariff provisions)**

# Burbank Early Childhood



# Feedback survey

- Open February 21 - March 9
  - E mails to staff, families and community
  - UAIiNSIGHT article
  - S ocial media posts and ads
  - 965 responses



## Burbank Initial Survey Results

Option	General Sentiment	Main Reason For	Main Concern
Repair	Mixed (slightly more negative)	Lower cost, reduces tax burden, still functional	Short-term fix, building limitations, long-term costs may be higher
Renovate	Split (somewhat positive)	Balanced approach, modernizes without full rebuild, less disruption	Potentially high costs, difficulty modernizing an old structure
Rebuild	Mixed (leaning positive)	Best long-term solution, modern facilities, better for students	High cost, taxpayer concerns, necessity of a standalone early childhood center



# Burbank Early Childhood Repair Option

### Key attributes:

- Only physical adequacy repairs are addressed

### Height:

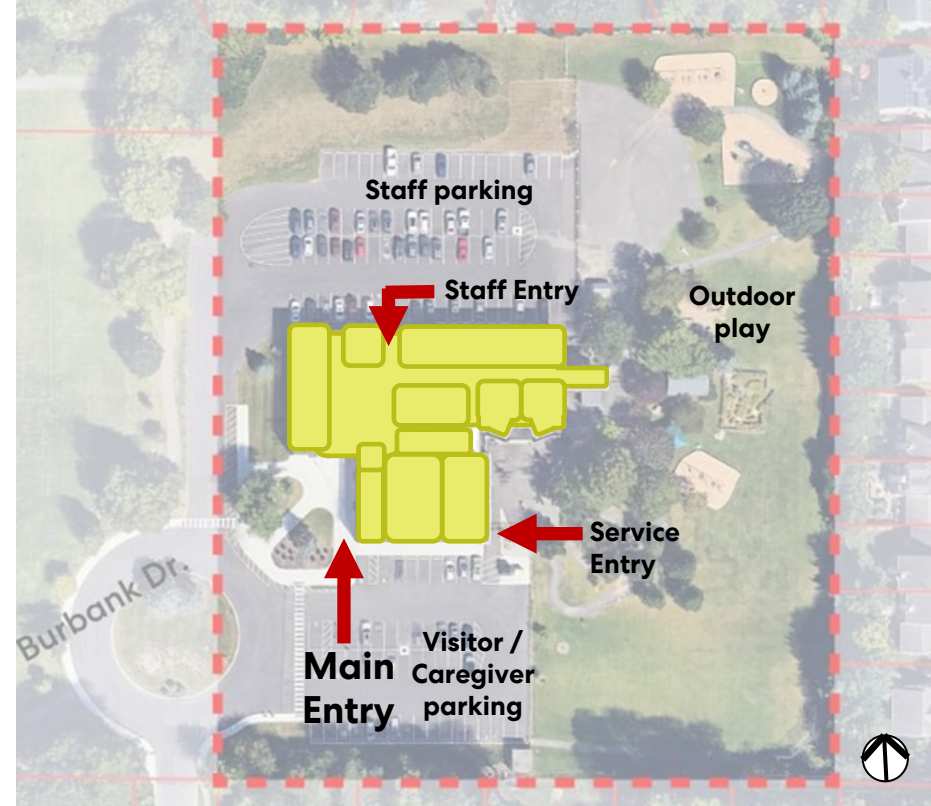
- 2 stories

### Use of modular classrooms:

- Not anticipated

**REPAIR**

**\$16,530,000**



### **COST ASSUMPTIONS**

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2028 dollars.



# Burbank Early Childhood Renovate Option

**RENOVATE** \$36,790,000

**RENOVATE** \$41,560,000  
with added classrooms

### Key attributes:

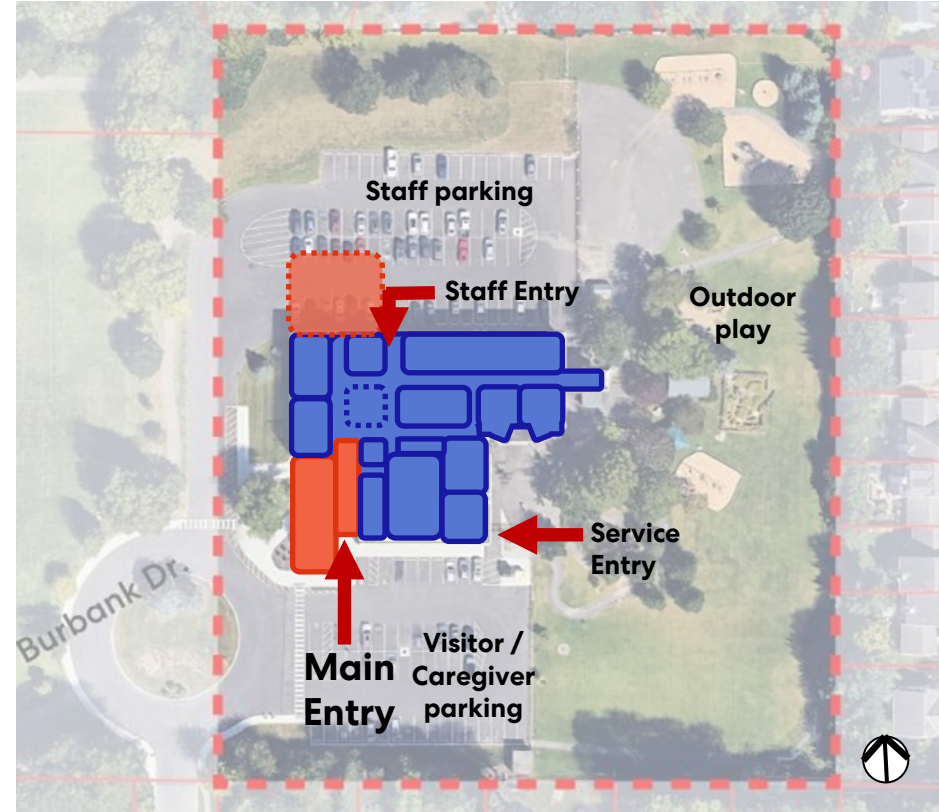
- Existing outdoor play area to remain
- New “front door”, expands footprint for needed right-sizing
- Low ceiling heights may mean less efficient new HVAC system
- Ideal adjacencies are limited by existing footprint
- Cafeteria and some offices remain “buried” without natural light
- Improved internal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

### Height:

- 2 stories

### Use of modular classrooms:

- Not anticipated



### COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2028 dollars.



■ Repair   
 ■ Renovate   
 ■ Rebuild

**Working Draft – Conceptual Diagrams –  
Not a Final Design Plan April 8-9, 2025**



# Burbank Early Childhood Rebuild Option

**REBUILD** \$35,330,000

**REBUILD with added classrooms** \$39,450,000

### Key attributes:

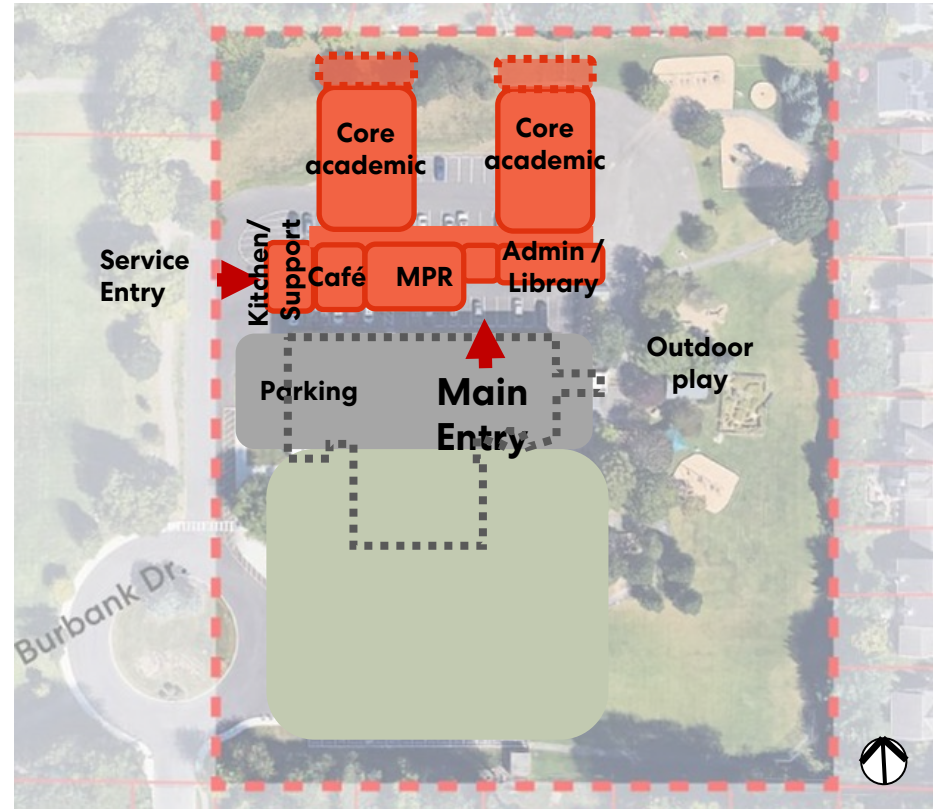
- Existing outdoor play area to remain
- Ideal adjacencies and ceiling heights
- One academic year of construction, plus summers
  - Staff parking relocated to south during construction
  - Some outdoor play area may not be available during construction

### Height:

- 2 stories

### Use of modular classrooms:

- Not anticipated



### COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2028 dollars.



■ Repair   
 ■ Renovate   
 ■ Rebuild

**Working Draft – Conceptual Diagrams – Not a Final Design Plan April 8-9, 2025**

# Funding Overview



# How are facilities projects funded?

- Common practice throughout Ohio is issuing bonds
- District has issued bonds in the past – last new issuance was 2018 during the first phase.
- Bonds are similar to home mortgages
- Allows district to spread cost over a period of years

# Bond Issue

- Requires approval (vote) of taxpayers
  - Pay-back period up to 38 years
  - Interest rate impacted by bond rating
    - Bond rating similar to credit rating
    - UA Schools' Standard and Poor's (S&P) AAA rating – best possible
    - Key factors: community support and financial planning
-

# Bond Example

- A district issues bonds in the amount of \$100,000,000 for a facilities project and plans to pay them off over 38 years with level principal payments at a 5% interest rate:
  - Using our current property valuation, with the above variables:
    - Approximate millage for the above example would be 1.76 mills (not 100 mills as some may assume)
    - 1 mil = \$140/yr per \$400,000 of auditor's market valuation, therefore, 1.76 mils would equal \$246/yr
- *This is an example to illustrate millage related to bonds. Amounts were chosen for simplicity and are not related to any specific project. Millage is impacted by valuation changes, interest rate at time of issuance and duration of pay-back period.*

# Burbank Early Childhood Option Comparison

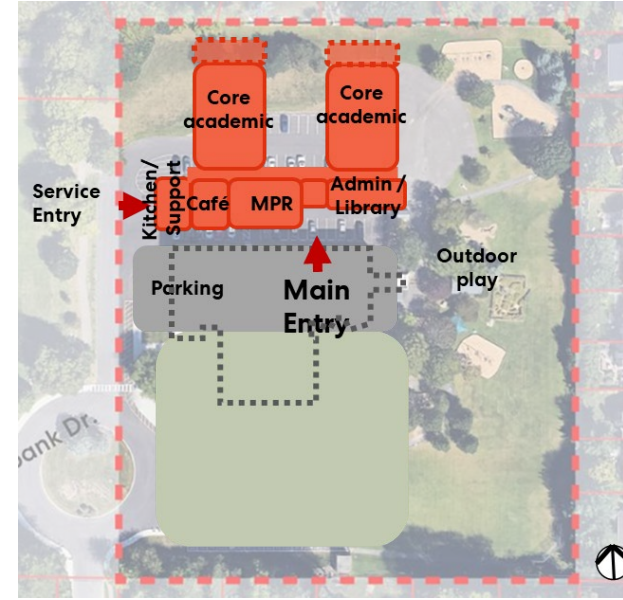
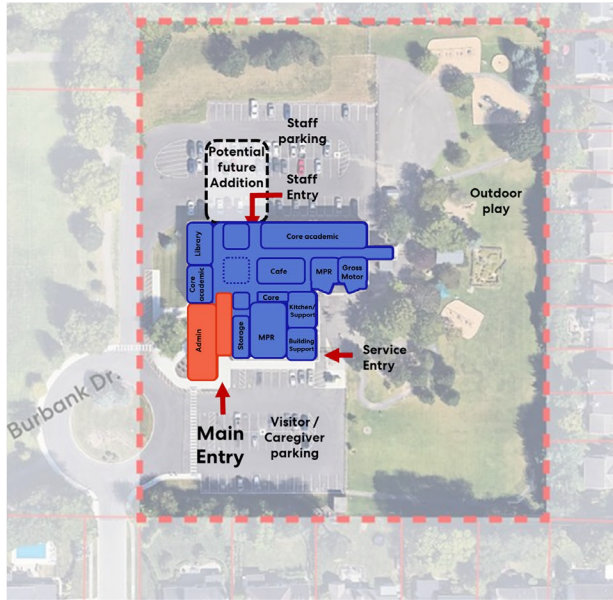
**REPAIR** \$16,530,000  
.29 mills, \$40.60/year

**RENOVATE** \$36,790,000  
.65 mills, \$91.00/year

**REBUILD** \$35,330,000  
.62 mills, \$86.80/year

**RENOVATE** \$41,560,000  
with added classrooms .73 mills, \$102.20/year

**REBUILD** \$39,450,000  
with added classrooms .69 mills, \$96.60/year



## COST/MILLAGE ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2028 dollars.
- Yearly cost based on auditor appraised home value of \$400,000.
- Millage assumes bonds financed over 38 years at 5% interest with level principal payment structure and no change in district's total property valuation for 38 years.

# Cost Option Comparison Summary – Burbank Early Childhood School

BURBANK	GSF	TODAY'S DOLLARS		ESCALATED DOLLARS*		APPROXIMATE CONSTRUCTION MILESTONES		
		\$/GSF	Total	\$/GSF	Total	Start	Open	Finish Site
REPAIR	37,453	\$ 366.66	\$ 13,732,600	\$ 441.35	\$ 16,530,000			
RENOVATE	47,761	\$ 639.85	\$ 30,560,000	\$ 770.29	\$ 36,790,000	Spring 2028	Fall 2029	Fall 2029
REBUILD	47,761	\$ 614.52	\$ 29,350,000	\$ 739.72	\$ 35,330,000	Spring 2028	Fall 2029	Fall/Winter 2029
RENOVATE w/Added Program	54,201	\$ 637.07	\$ 34,530,000	\$ 766.78	\$ 41,560,000	Spring 2028	Fall 2029	Fall 2029
REBUILD w/Added Program	54,201	\$ 604.60	\$ 32,770,000	\$ 727.85	\$ 39,450,000	Spring 2028	Fall 2029	Fall/Winter 2029

\*Anticipated provisions for tariffs included

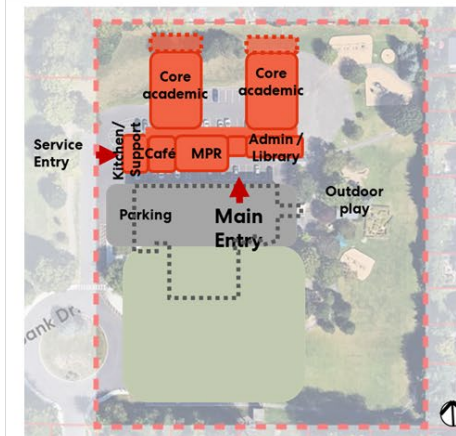
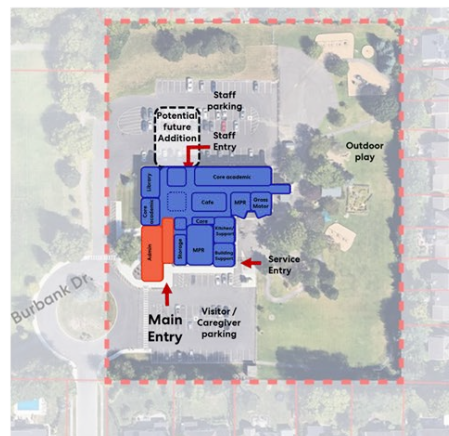
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# Next Steps

- Facility Task Force Meeting
- Community Engagement Sessions - May 12th and 13th
- Summarize feedback from buildings, task force, staff and community
- Board retreat to discuss next steps - June

## **Burbank Early Childhood School Feedback Opportunity**

- What is your reaction to the financial information?
- For our school community, what option, or options make the most sense?
- Based on this new information are there any options that should be eliminated?
- What additional information do you need - or do you think the community needs - to better understand the options and the financial information presented?

<https://uacs.fyi/BurbankBTM3>

**Learn more at:**

**[www.uaschools.org/facilities](http://www.uaschools.org/facilities)**



**Community Engagement Session #4 – May 12<sup>th</sup> and 13<sup>th</sup>**





**Thank you**