

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

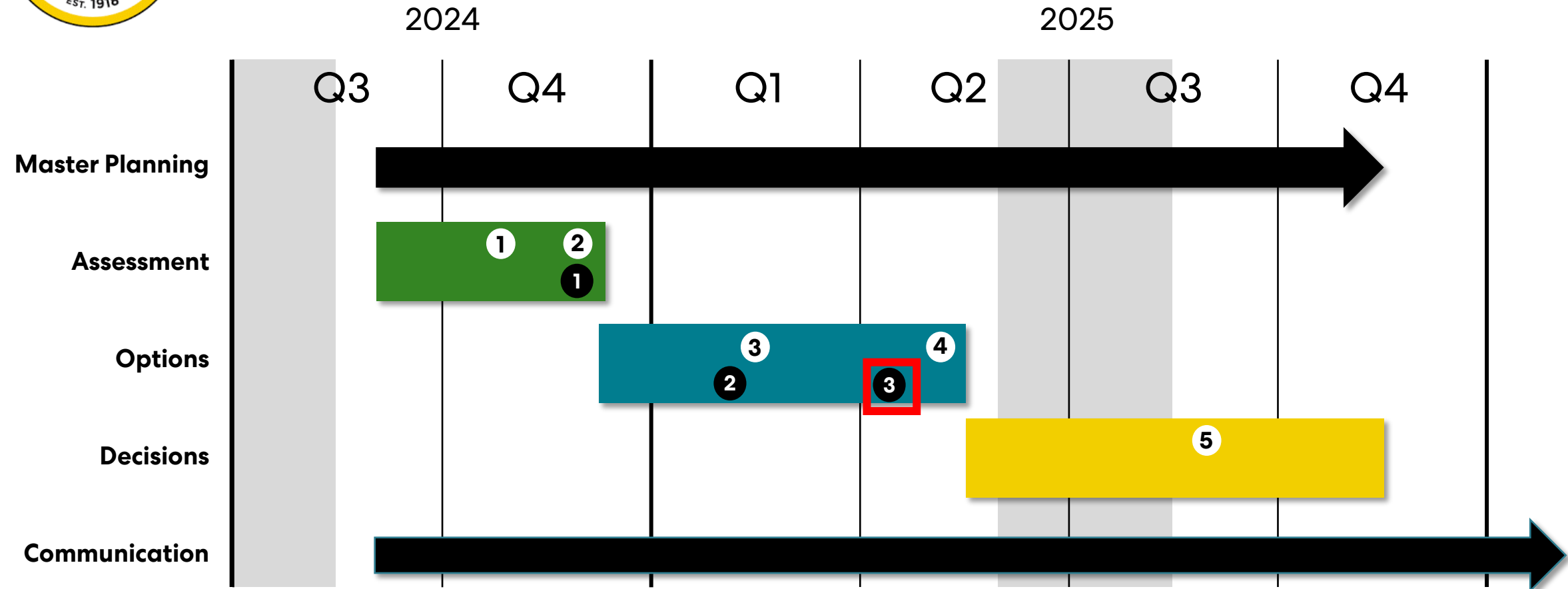
Opportunity to review options in detail

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?

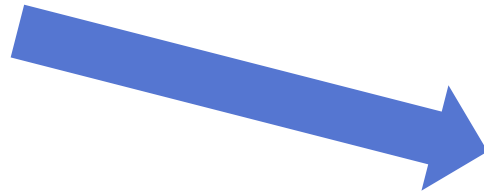
- Currently not planned, will add if becomes necessary

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)



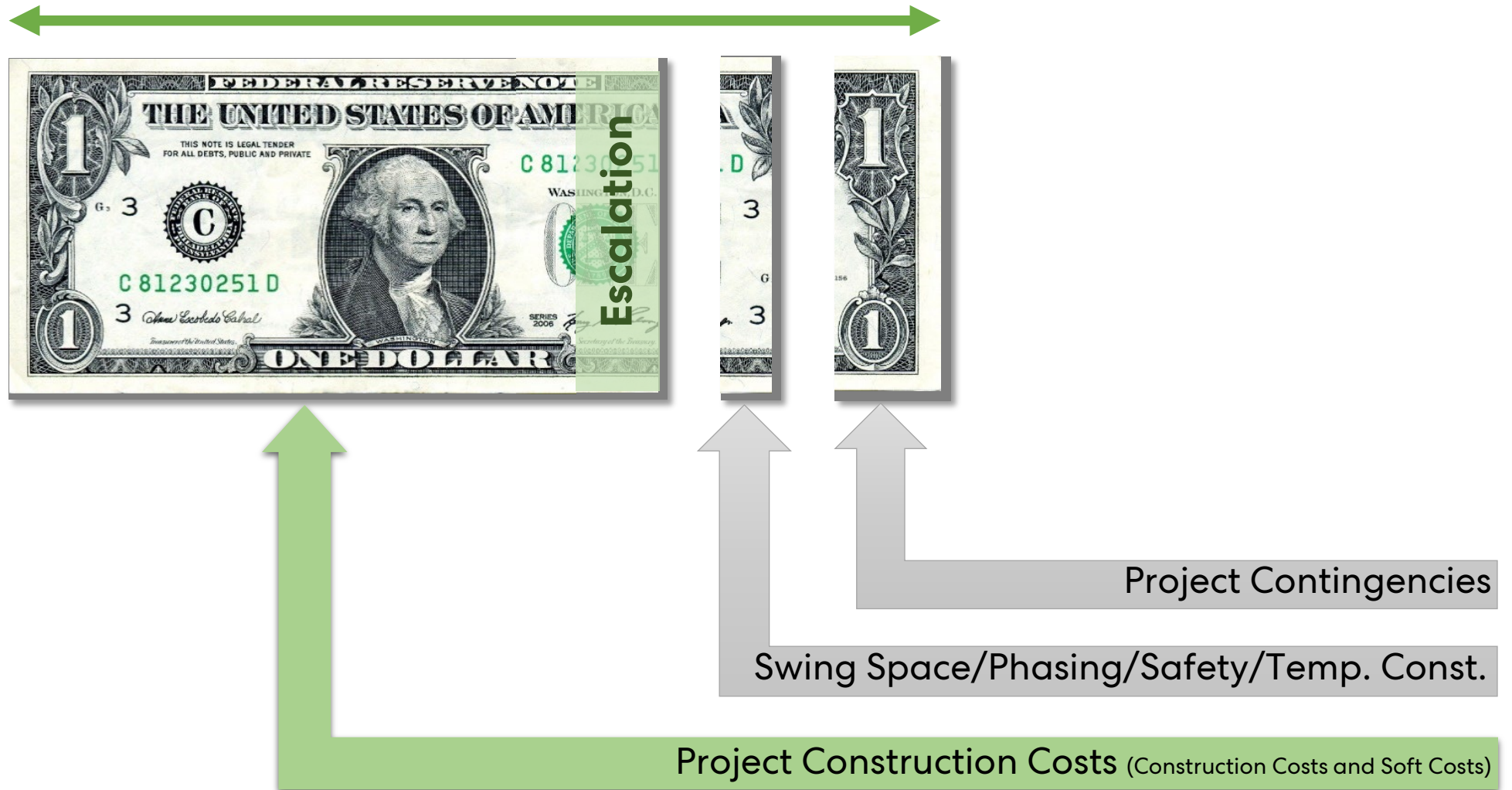
Improve site amenities (parking, play, circulation) where possible

Burbank Early Childhood Model Program

SPACE DESCRIPTION		BECS ACTUAL AREA PROGRAM						NEW BECS PROGRAM						NOTES
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

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- \$.5B
- Scioto Peninsula- \$.3B Microsoft - \$4.4B

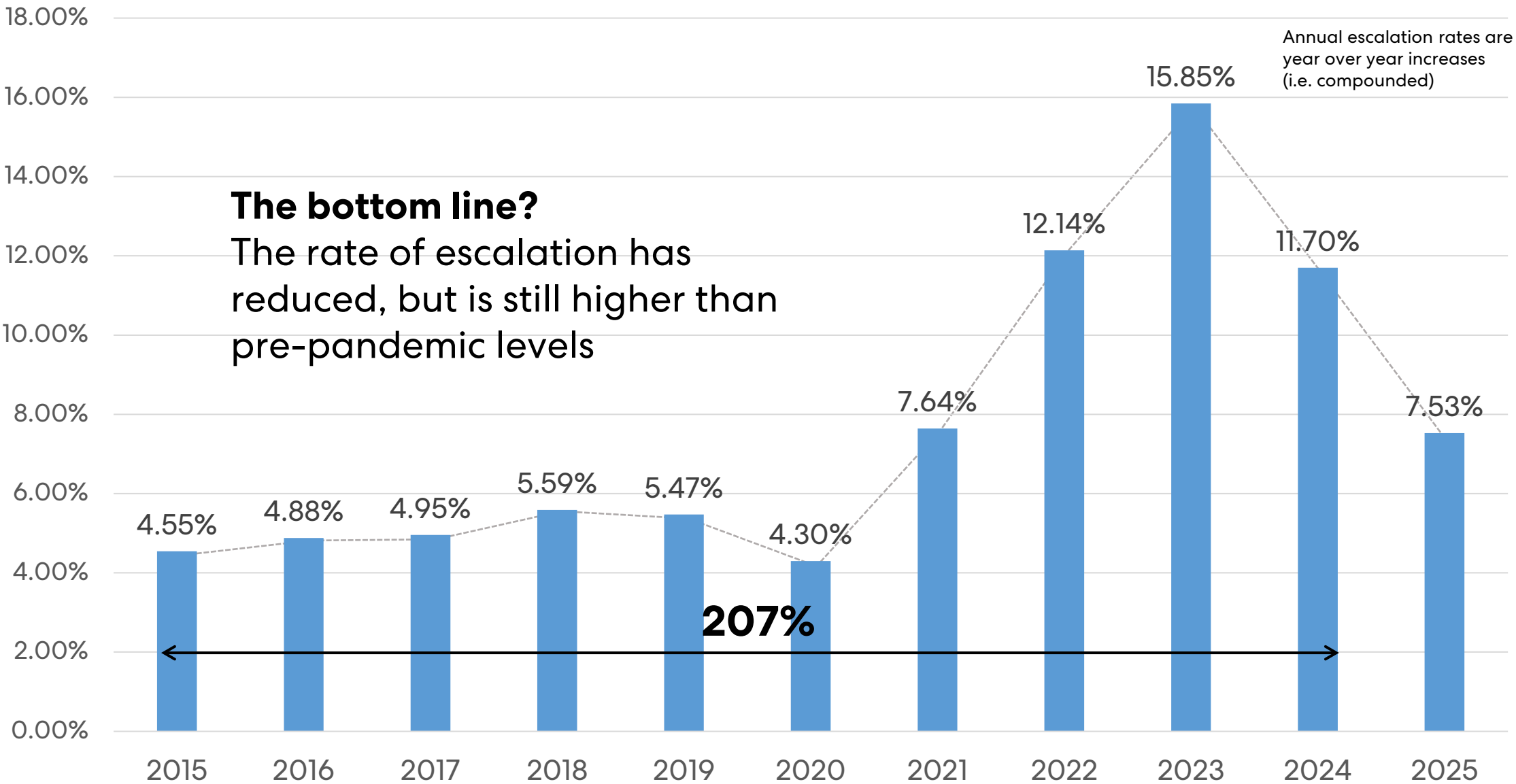
- School Construction Market

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



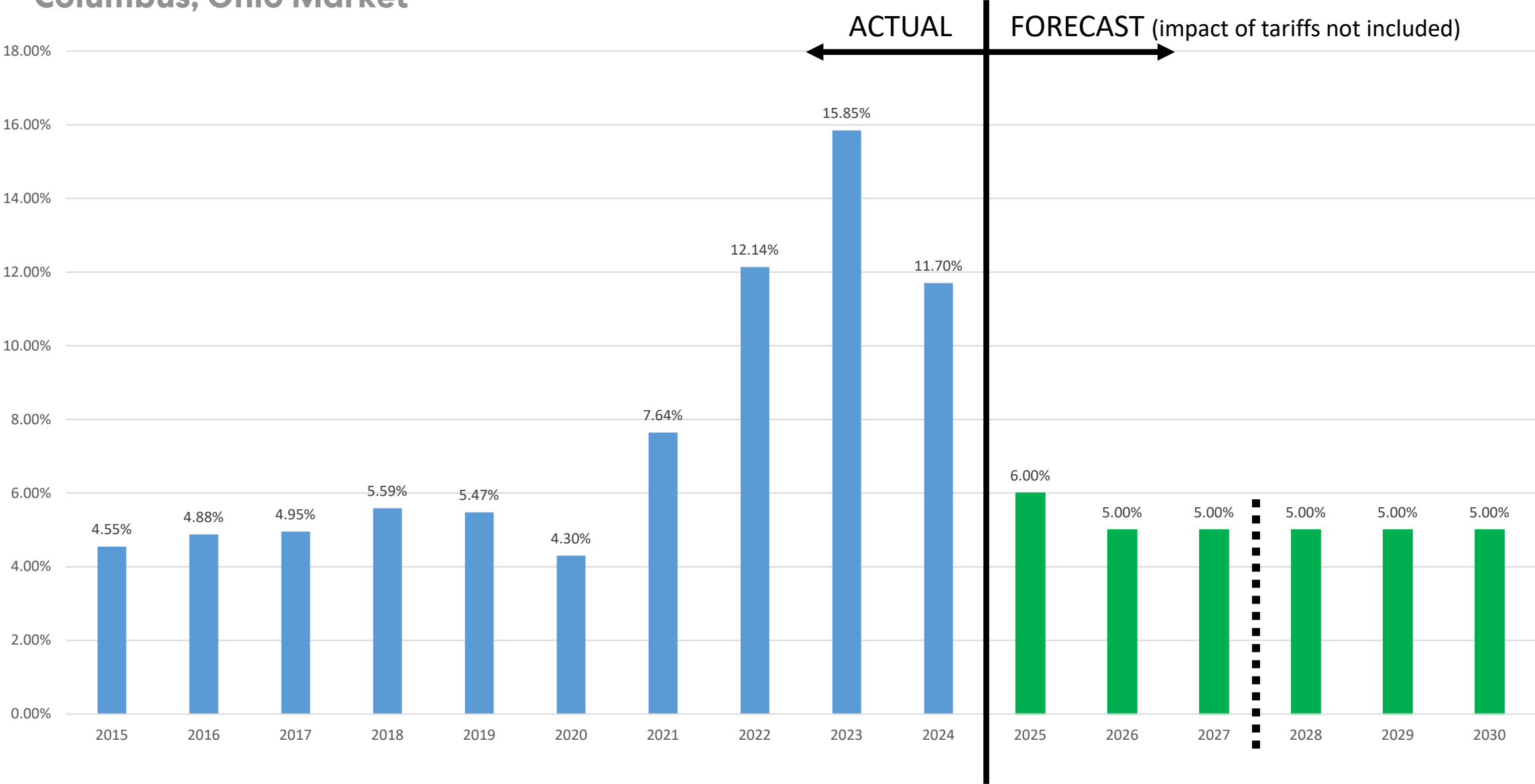
Historical and Projected Construction Cost Escalation

Columbus, Ohio Market



Historical and Projected Construction Cost Escalation

Columbus, Ohio Market



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
INCREASE IN DIRECT COST	\$912,000	\$1,368,000	\$1,824,000	\$2,280,000	\$2,736,000
PLUS OVERHEAD @ 20%	\$182,400	\$273,600	\$364,800	\$456,000	\$547,200
TOTAL COST INCREASE	\$1,094,400	\$1,641,600	\$2,188,800	\$2,736,000	\$3,283,200
TOTAL % COST INCREASE	1.1%	1.6%	2.2%	2.7%	3.3%
(\$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 advise. 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)

Hastings Middle School



Feedback survey

- Open February 21 - March 9
- Emails to staff, families and community
- UAIⁱNSIGHT article
- Social media posts and ads
- 965 responses



Hastings Initial Survey Results

Option	General Sentiment	Main Reason For	Main Concern
Repair	Mostly Negative	Lower cost, reduces tax burden	Not a long-term fix, outdated infrastructure
Renovate	Mixed to slightly positive	Balanced approach, improves facilities without total rebuild	High potential costs, may not address fundamental issues
Rebuild (on current site)	Mostly positive	Best long-term solution, modern facilities, traffic flow improvements	High cost, apparent confusion regarding student location
Rebuild (at Thompson Park)	Mixed to negative	More space, potential traffic improvement	Loss of parkland, impact on neighborhood, unclear land swap details



Hastings Middle School Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

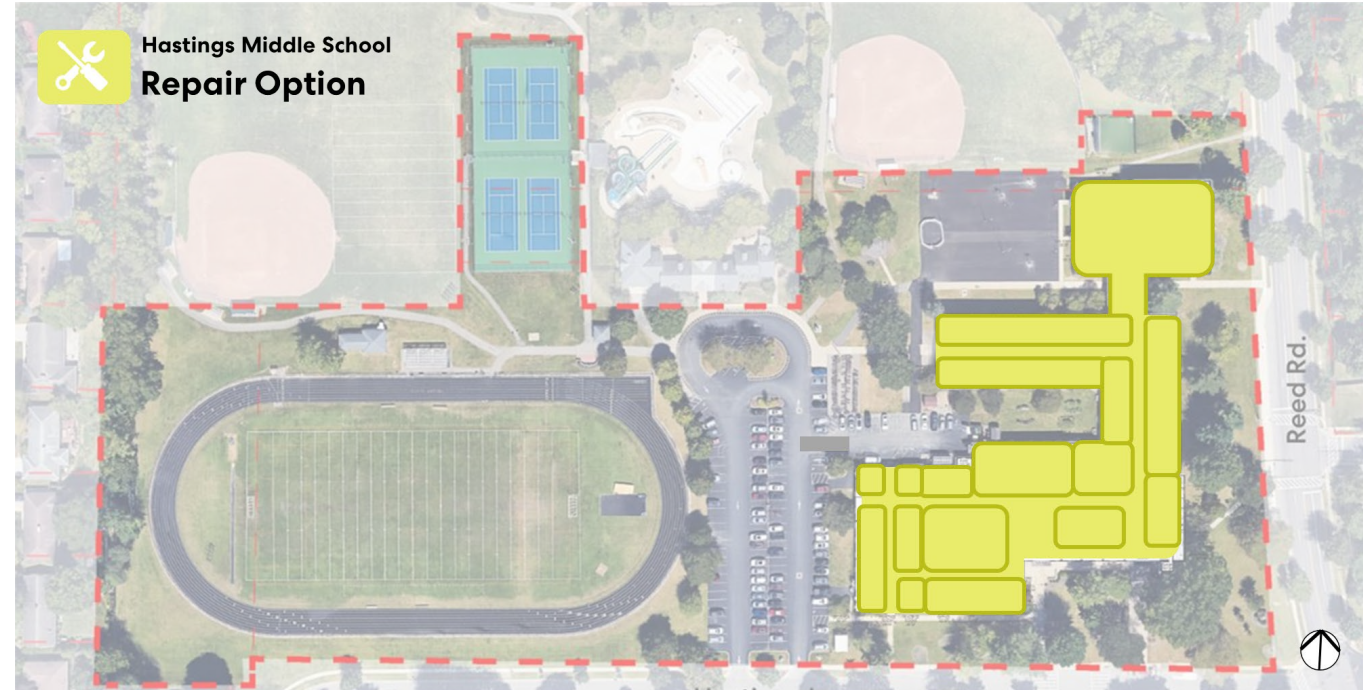
- 2 stories

Use of modular classrooms:

- Not anticipated

REPAIR

\$59,700,000*



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.



Repair



Renovate



Rebuild



Hastings Middle School Renovate Option A

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

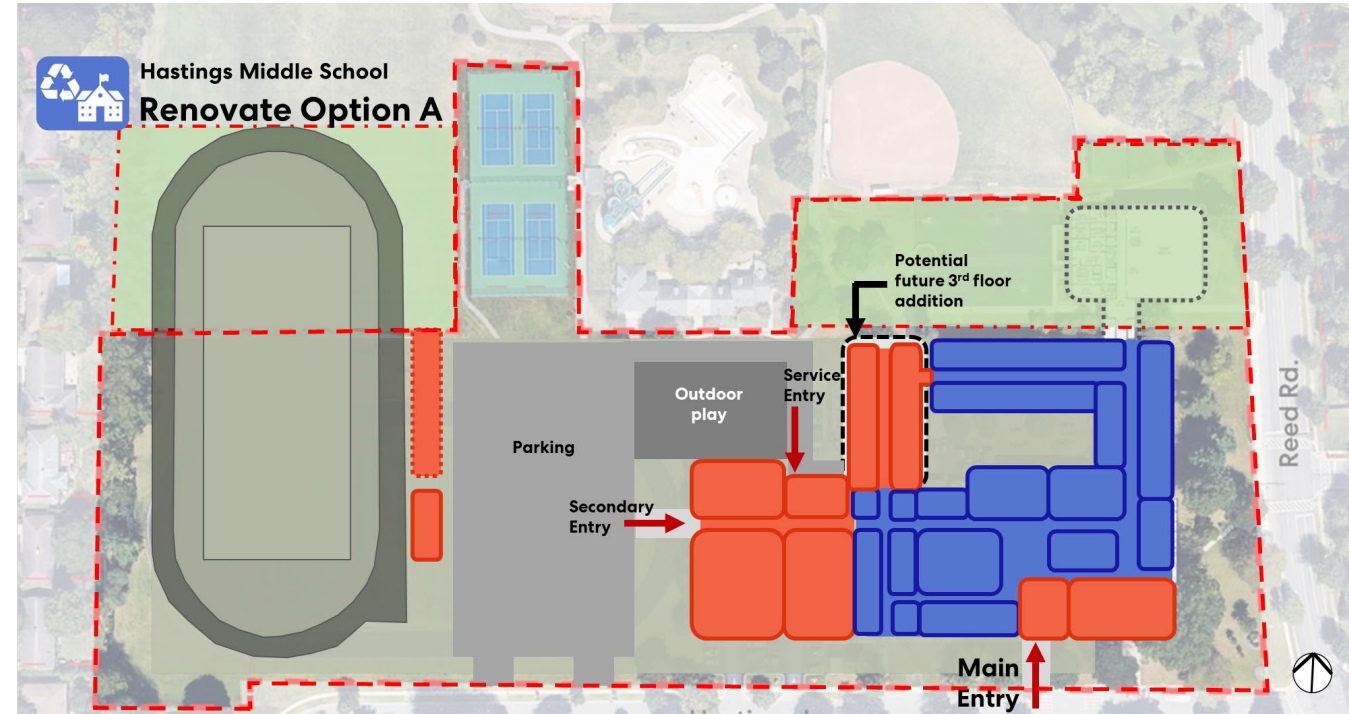
Height:

- 2 stories

Use of modular classrooms:

- Not anticipated

RENOVATE A \$159,690,000



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.



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



Hastings Middle School Renovate Option B

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

Height:

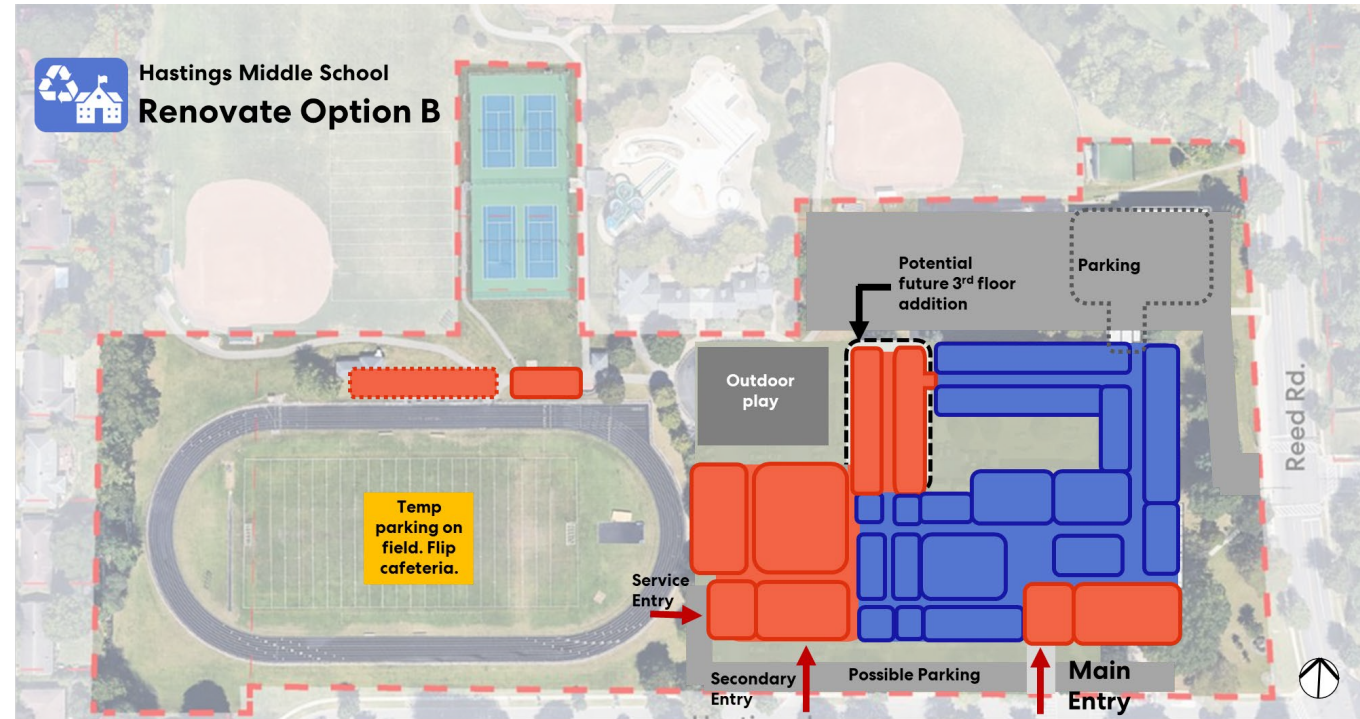
- 2 stories

Use of modular classrooms:

- Not anticipated

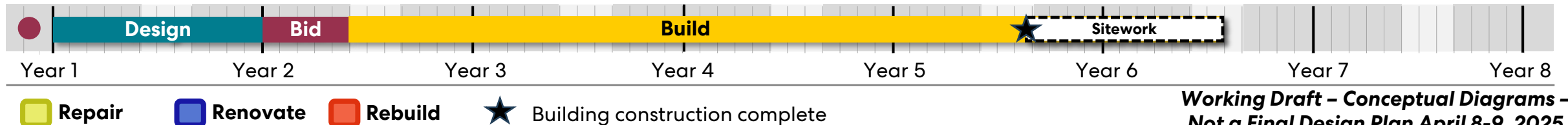
RENOVATE B

\$155,280,000



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.



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



Hastings Middle School Rebuild Option A

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

Height:

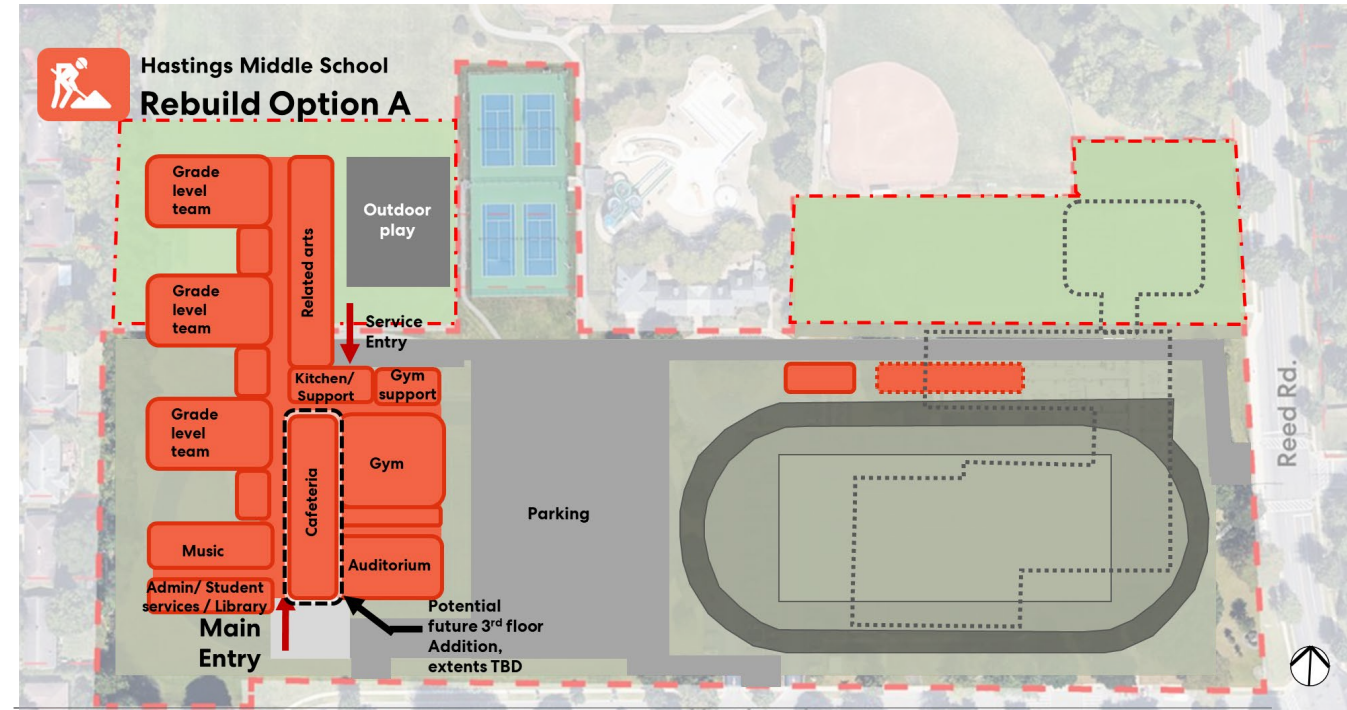
- 2 stories

Use of modular classrooms:

- Not anticipated

REBUILD A

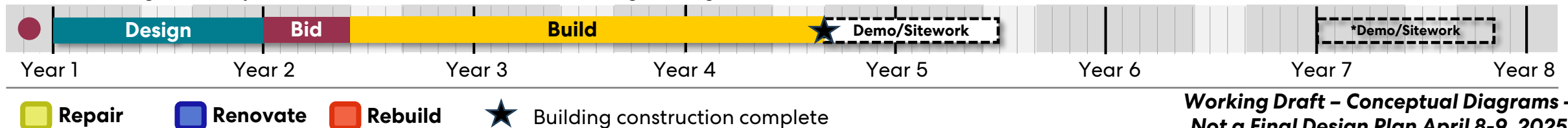
\$111,370,000



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.

* Sitework lags min 2.5 years if Jones students housed at Hastings during Jones construction



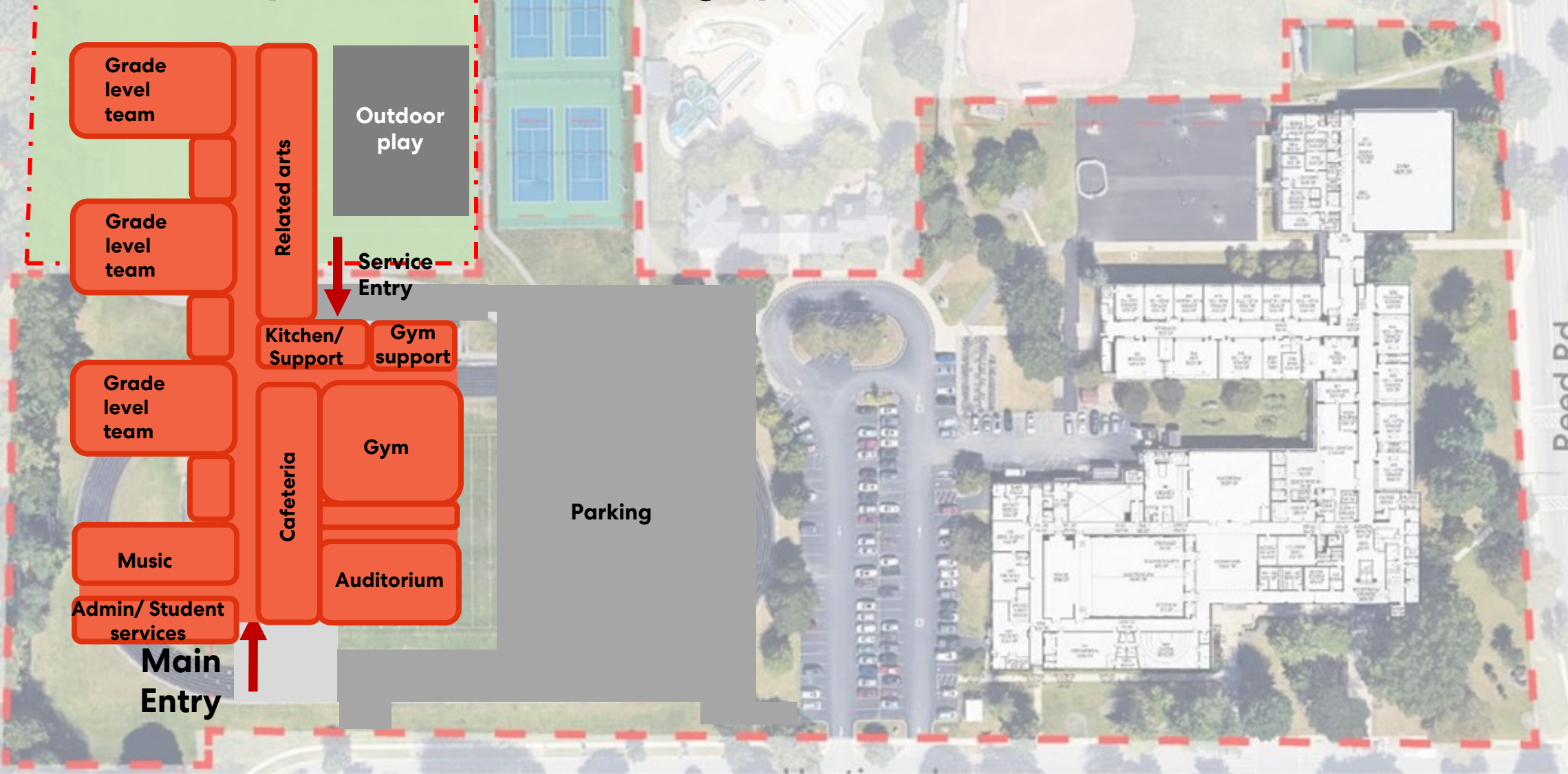
**Working Draft – Conceptual Diagrams –
Not a Final Design Plan April 8-9, 2025**



Hastings Middle School

Rebuild Option A / Jones Swing Space

Off-site stadium / track for four years



 Repair  Renovate  Rebuild

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



Hastings Middle School Rebuild Option B

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

Height:

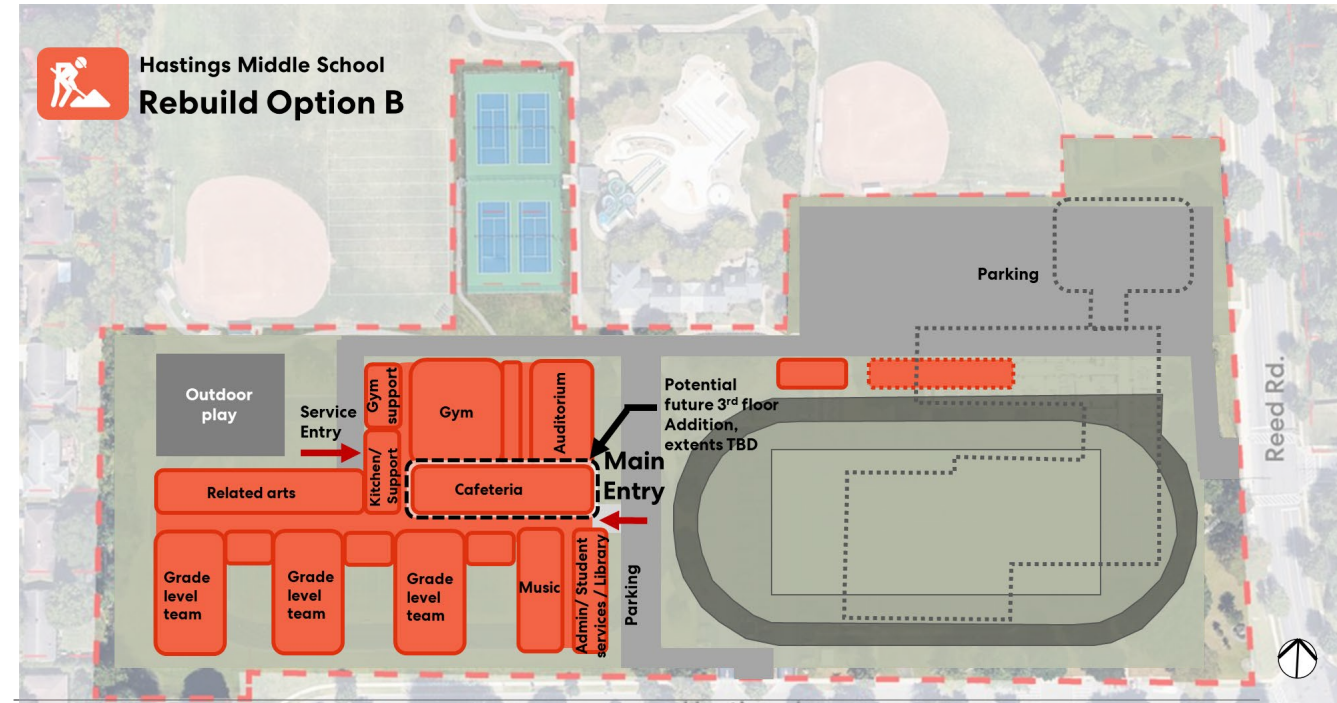
- 2 stories

Use of modular classrooms:

- Not anticipated

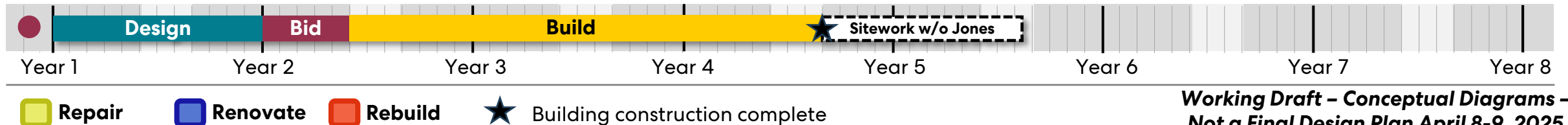
REBUILD B

\$112,860,000



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.



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



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

Height:

- 2 stories

Use of modular classrooms:

- Not anticipated

REBUILD C

\$122,640,000



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.

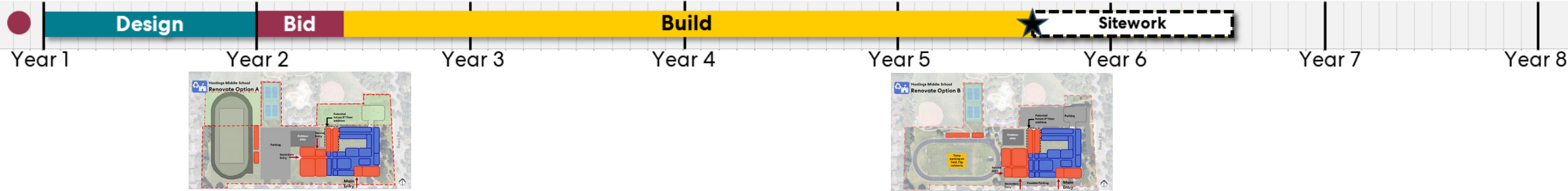


**Working Draft – Conceptual Diagrams –
Not a Final Design Plan April 8-9, 2025**

Hastings and Jones Outdoor Athletics During Construction			Tennis Courts	Stadium Athletics	Ball Diamond
HASTINGS MIDDLE SCHOOL	Repair	Fix physical adequacy items only		On Hastings Site	On Hastings Site
	Renovate A	Land swap, entire building renovated + addition		On Hastings Site	Off site
	Renovate B	NO land swap, entire building renovated + addition		On Hastings Site	Off site
	Rebuild A	Land swap, all new building		On Hastings Site	Off site
	Rebuild B	NO land swap, all new building		On Hastings Site	Off site
	Rebuild C	Thompson Park, all new building		On Hastings Site	On Hastings Site
JONES MIDDLE SCHOOL	Repair	Fix physical adequacy items only		On Jones Site	On Jones Site
	Renovate A , or Renovate B, or Rebuild (retain façade), or Rebuild (replace façade)	Student Location	All Students at Jones in Classrooms (works only with Renovate A)	Off Site	On Jones Site
			One Grade in Modulars, Balance in Classrooms (works only with Renovate A)	Off Site	On Jones Site
			All Students in Modulars	Off Site	Off site
			All Students at Hastings	Off Site or Moved On Jones Site	On Jones Site

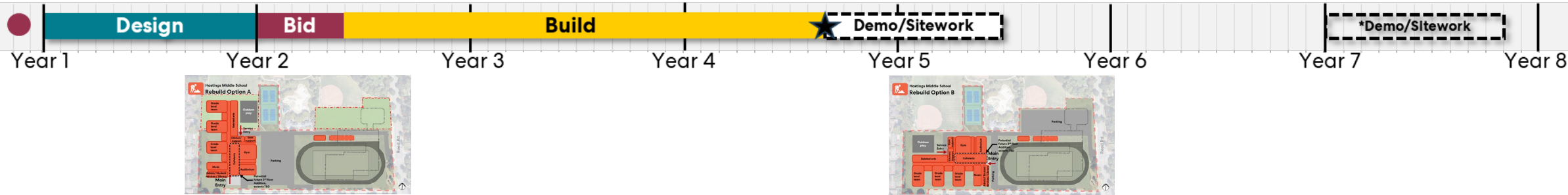
Hastings Option / Student Location / Cost / Schedule Duration Comparison

Renovate Option A / Hastings classrooms / \$159,690,000 – **OR** – Renovate Option B / Hastings classrooms / \$155,280,000

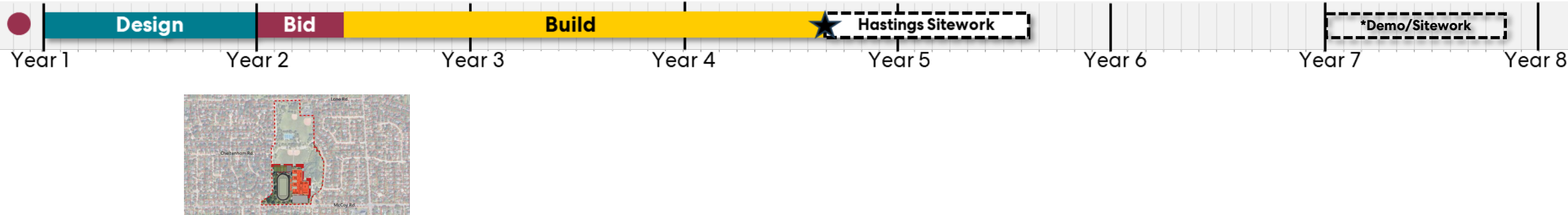


Rebuild Option A / Hastings classrooms / \$111,370,000 – **OR** – Rebuild Option B / Hastings classrooms / \$112,860,000

* Sitework delayed min 2.5 years if Jones students housed at Hastings during Jones construction



Rebuild Option C / Hastings classrooms / \$122,640,000



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.*
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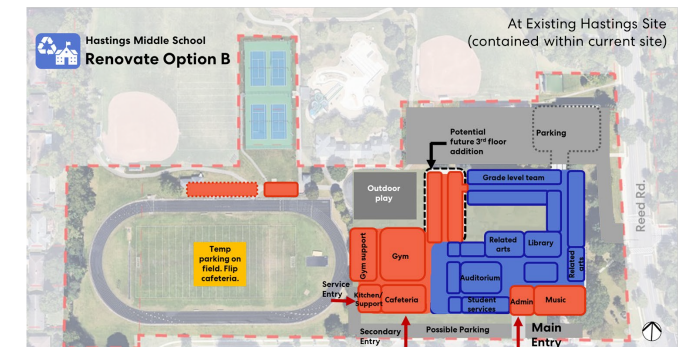
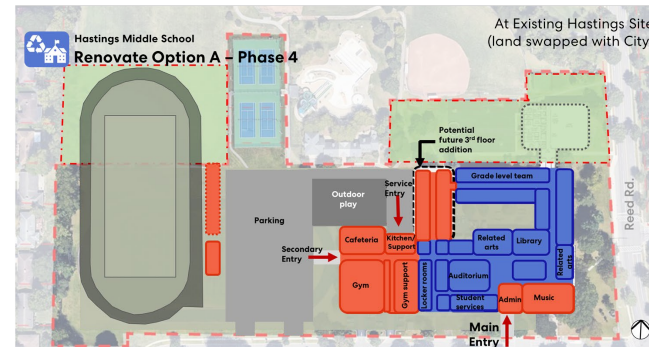
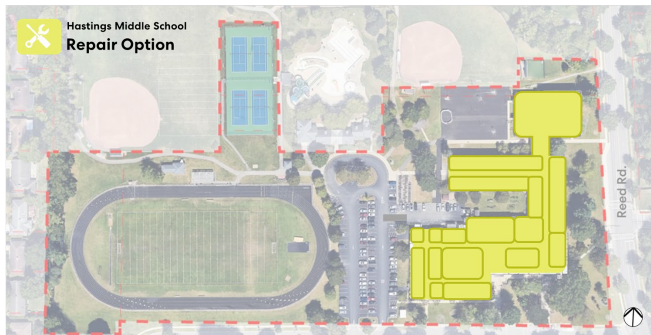
Hastings Middle School

Cost Option Comparison Summary

REPAIR \$59,700,000*
1.05 mills, \$147.00/year

RENOVATE A \$159,690,000
2.81 mills, \$393.40/year

RENOVATE B \$155,280,000
2.73 mills, \$382.20/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.

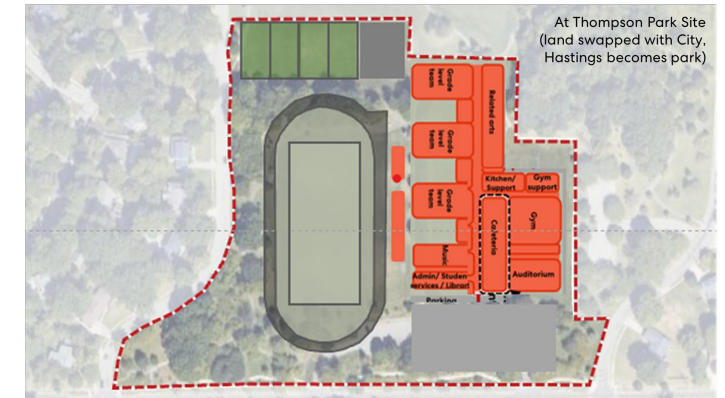
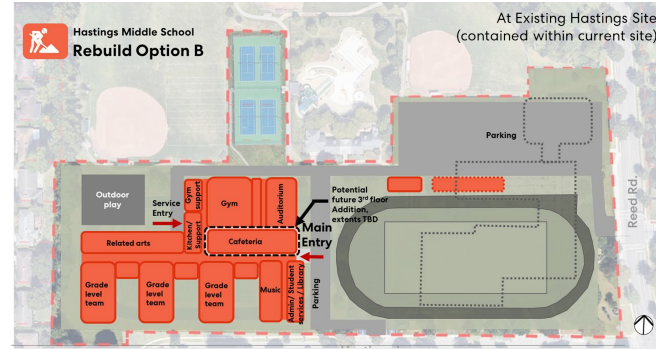
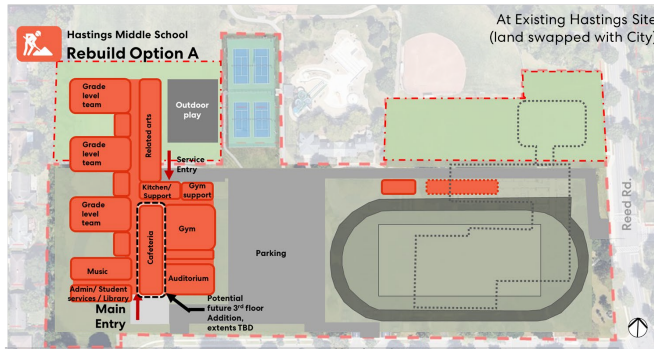
Hastings Middle School

Cost Option Comparison Summary

REBUILD A \$111,370,000
1.96 mills, \$274.40/year

REBUILD B \$112,860,000
1.98 mills, \$277.20/year

REBUILD C \$122,640,000
2.15 mills, \$301.00/year



COST/MILLAGE ASSUMPTIONS

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Cost Option Comparison Summary – Hastings Middle School

HASTINGS	GSF	TODAY'S DOLLARS		ESCALATED DOLLARS*		APPROXIMATE CONSTRUCTION MILESTONES		
		\$/GSF	Total	\$/GSF	Total	Start	Open	Finish Site
REPAIR	124,474	\$ 398.42	\$ 49,593,512	\$ 479.62	\$ 59,700,000			
RENOVATE A	175,770	\$ 754.74	\$ 132,660,000	\$ 908.52	\$ 159,690,000	Spring 2028	Fall 2031	Summer 2032
RENOVATE B	175,770	\$ 733.91	\$ 129,000,000	\$ 883.43	\$ 155,280,000	Spring 2028	Fall 2031	Summer 2032
REBUILD A	175,770	\$ 526.37	\$ 92,520,000	\$ 633.61	\$ 111,370,000	Spring 2028	Fall 2030	Summer 2031
REBUILD B	175,770	\$ 533.42	\$ 93,760,000	\$ 642.09	\$ 112,860,000	Spring 2028	Fall 2030	Summer 2031
REBUILD C	175,770	\$ 579.62	\$ 101,880,000	\$ 697.73	\$ 122,640,000	Spring 2028	Fall 2030	Summer 2031

*Anticipated provisions for tariffs included

REPAIR

\$59,700,000*

1.05 mills, \$147.00/year

RENOVATE A

\$159,690,000

2.81 mills, \$393.40/year

RENOVATE B

\$155,280,000

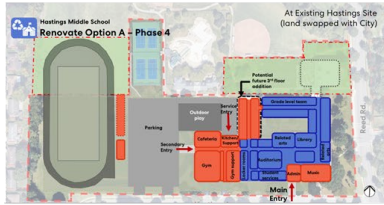
2.73 mills, \$382.20/year



REBUILD A

\$111,370,000

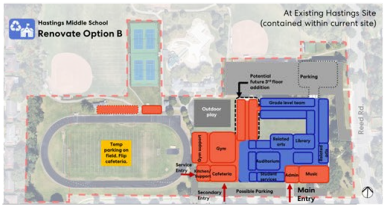
1.96 mills, \$274.40/year



REBUILD B

\$112,860,000

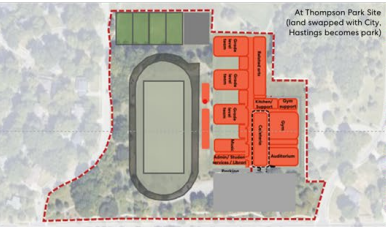
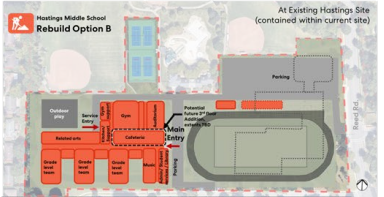
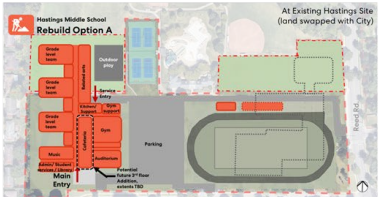
1.98 mills, \$277.20/year



REBUILD C

\$122,640,000

2.15 mills, \$301.00/year



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

Hastings Middle 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/HastingsBTM3>

Learn more at:

www.uaschools.org/facilities

Community Engagement Session #4 – May 12th and 13th





Thank you