

# 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

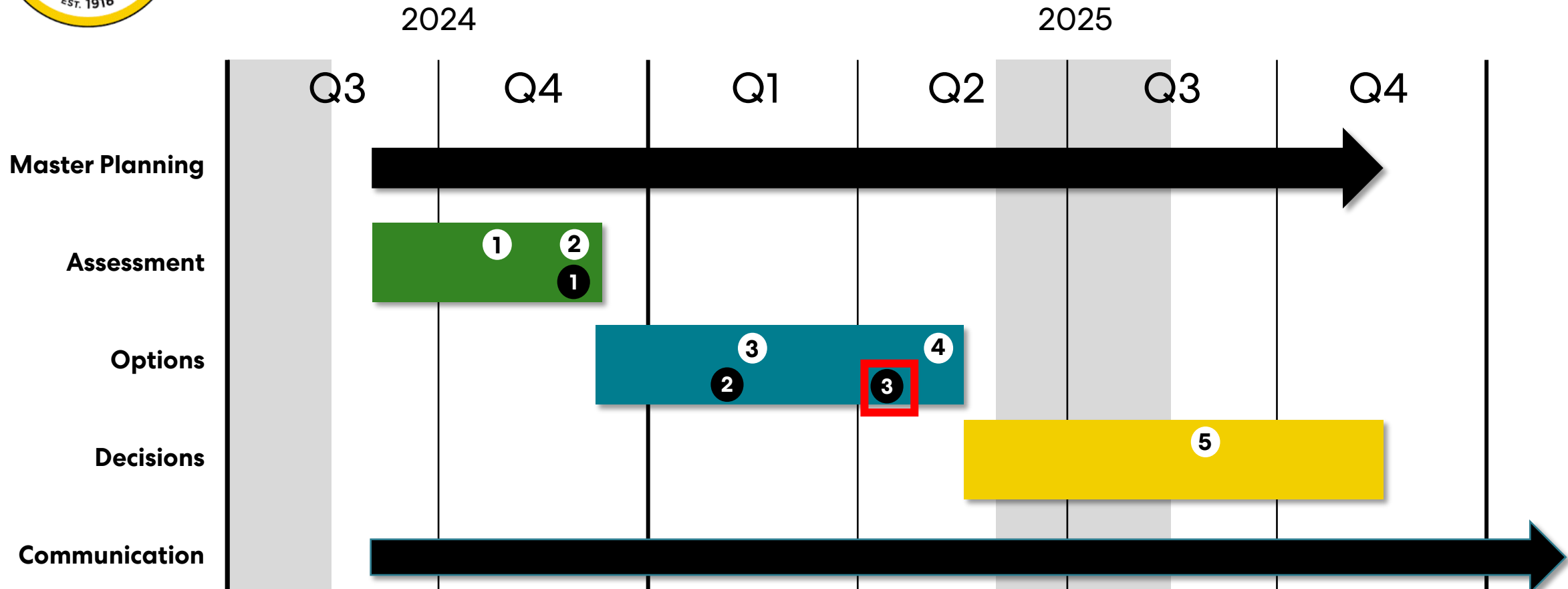
Opportunity to review options in detail

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?

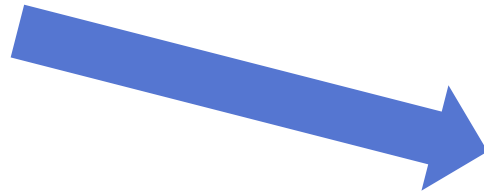
- Currently not planned, will add if becomes necessary

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



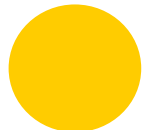
Improve daylight



Address accessibility



Address adjacency / circulation issues



Improve restrooms (directly adjacent to classrooms)



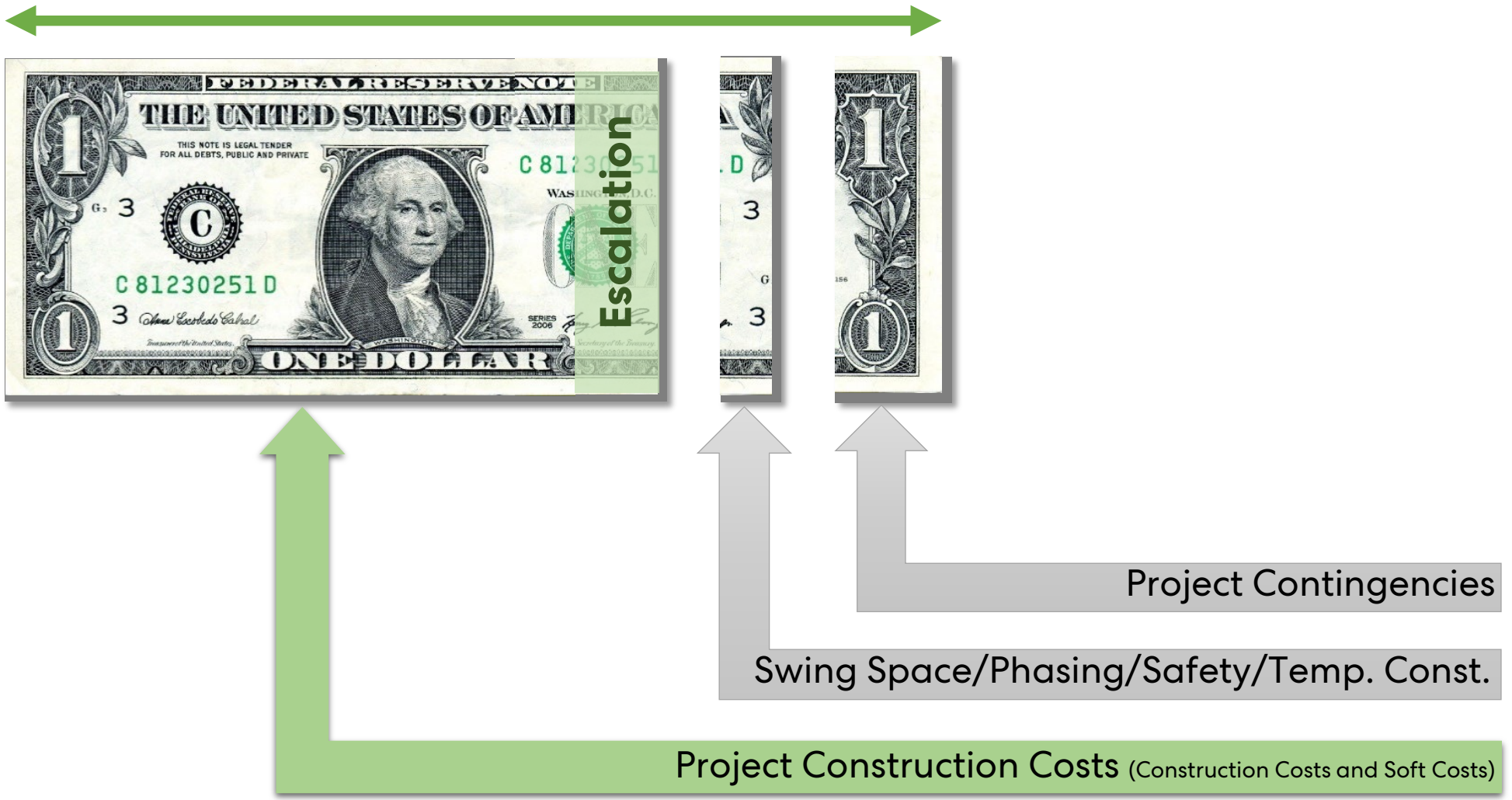
Improve site amenities (parking, play, circulation) where possible

# 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

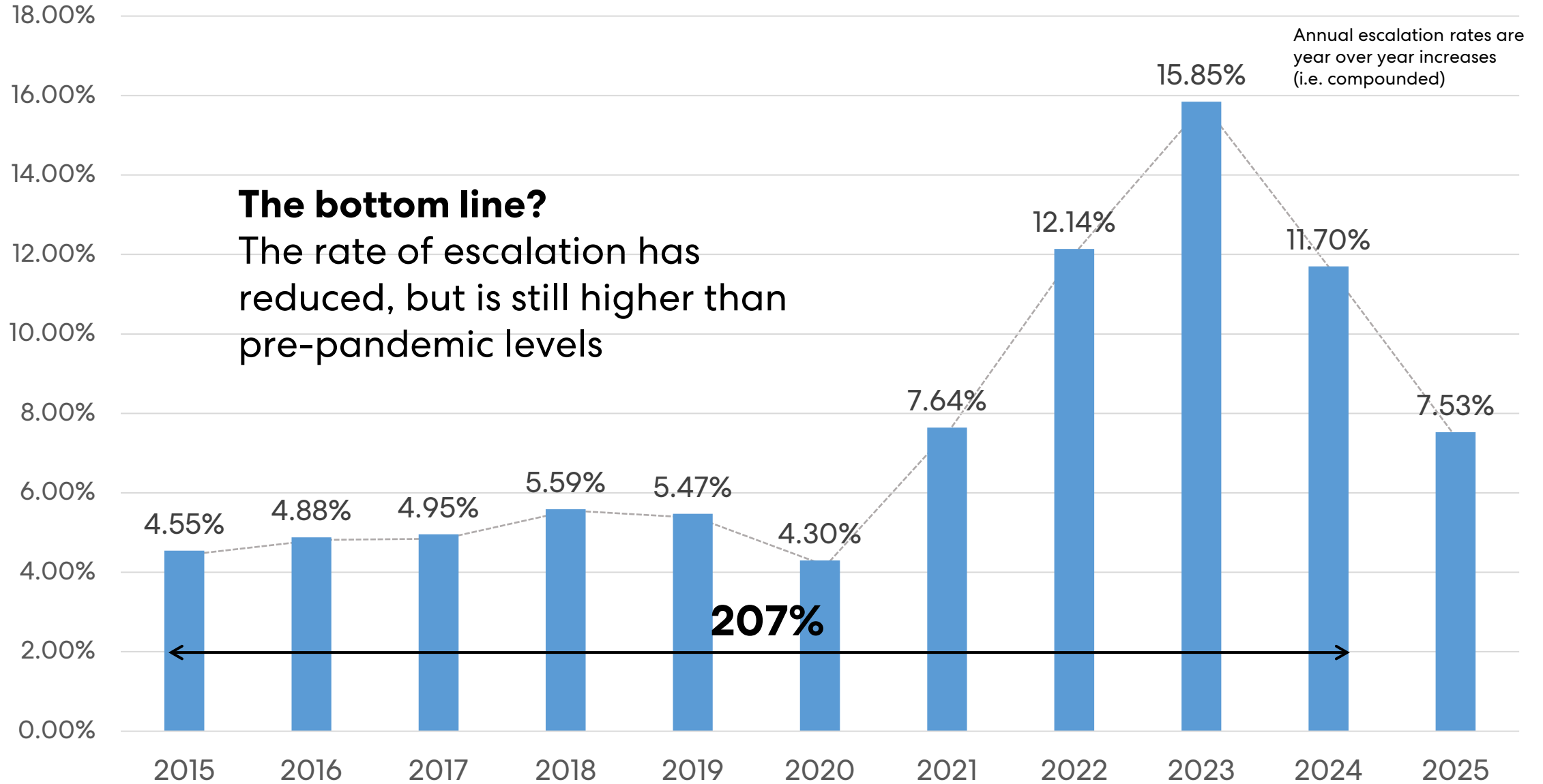
- School Construction Market

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



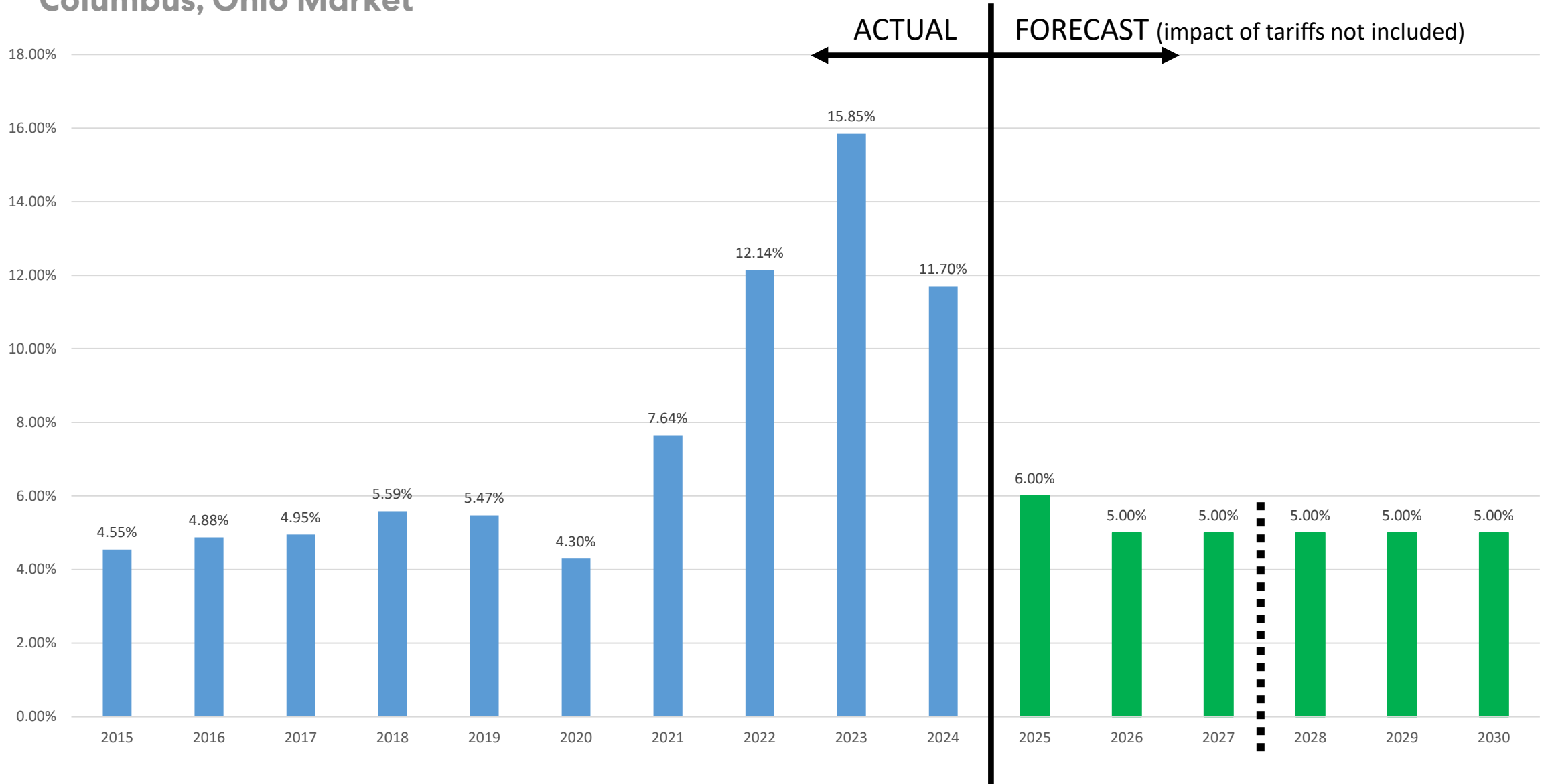
# Historical and Projected Construction Cost Escalation

## Columbus, Ohio Market



# Historical and Projected Construction Cost Escalation

## 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
<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)**

# Jones Middle School



# Feedback survey

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



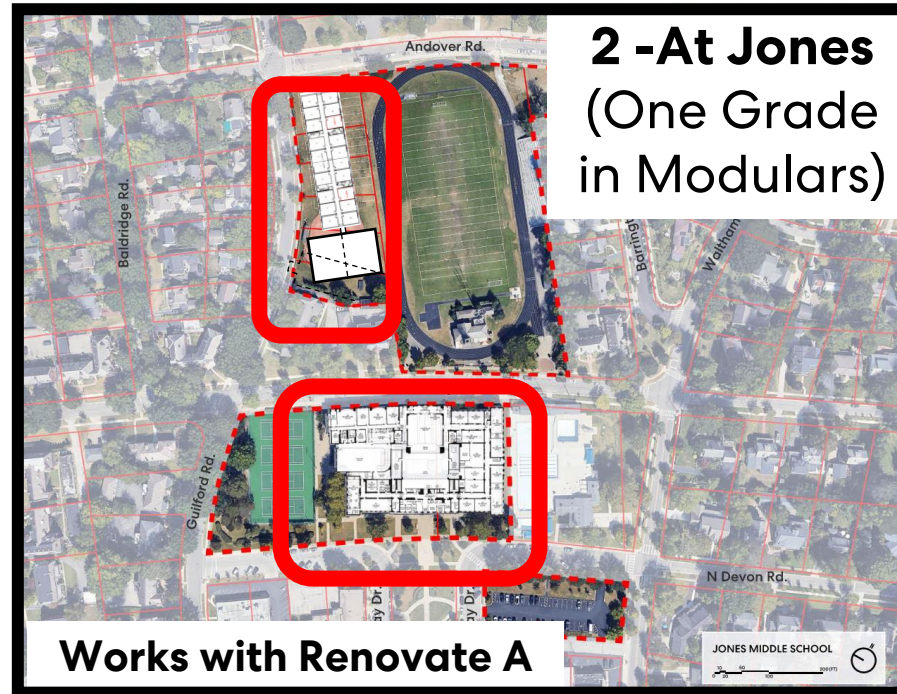
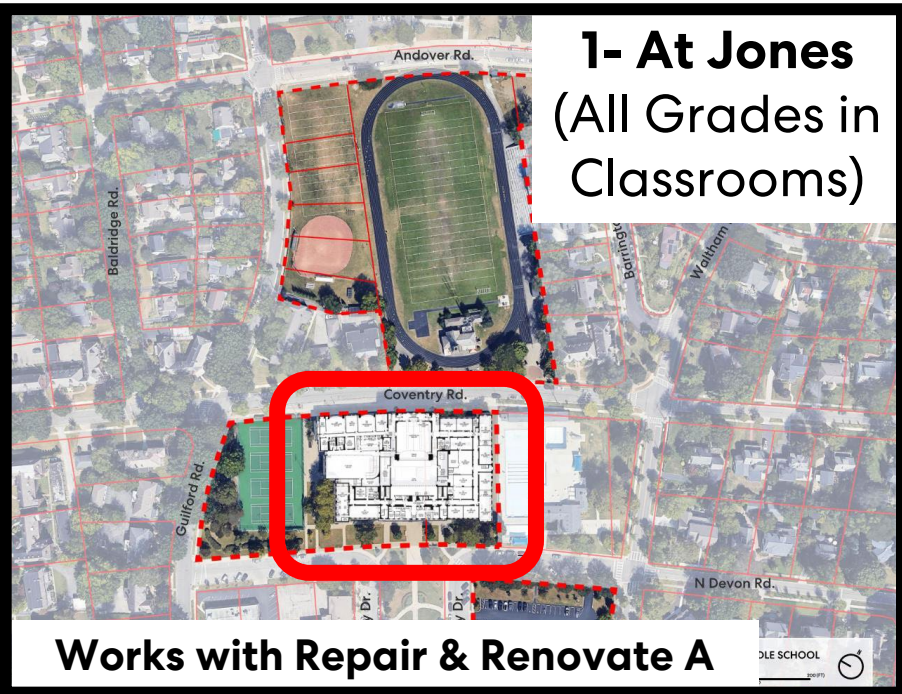
## Jones Initial Survey Results

Option	General Sentiment	Main Reason For	Main Concern
Repair	Mostly Negative	Lower cost, minimal disruption	Short-term fix, outdated infrastructure
Renovate	Mixed to slightly positive	Balances history with modernization, less costly than rebuilding	Could be expensive, may not solve long-term issues
Rebuild	Mixed to slightly positive	Best long-term solution, modern facilities, better space utilization	High Cost, historic façade concerns, student location during construction
Preserve Facade	Mostly positive	Maintains community identity, historic significance	Added cost, may complicate new building design

# Jones Middle School

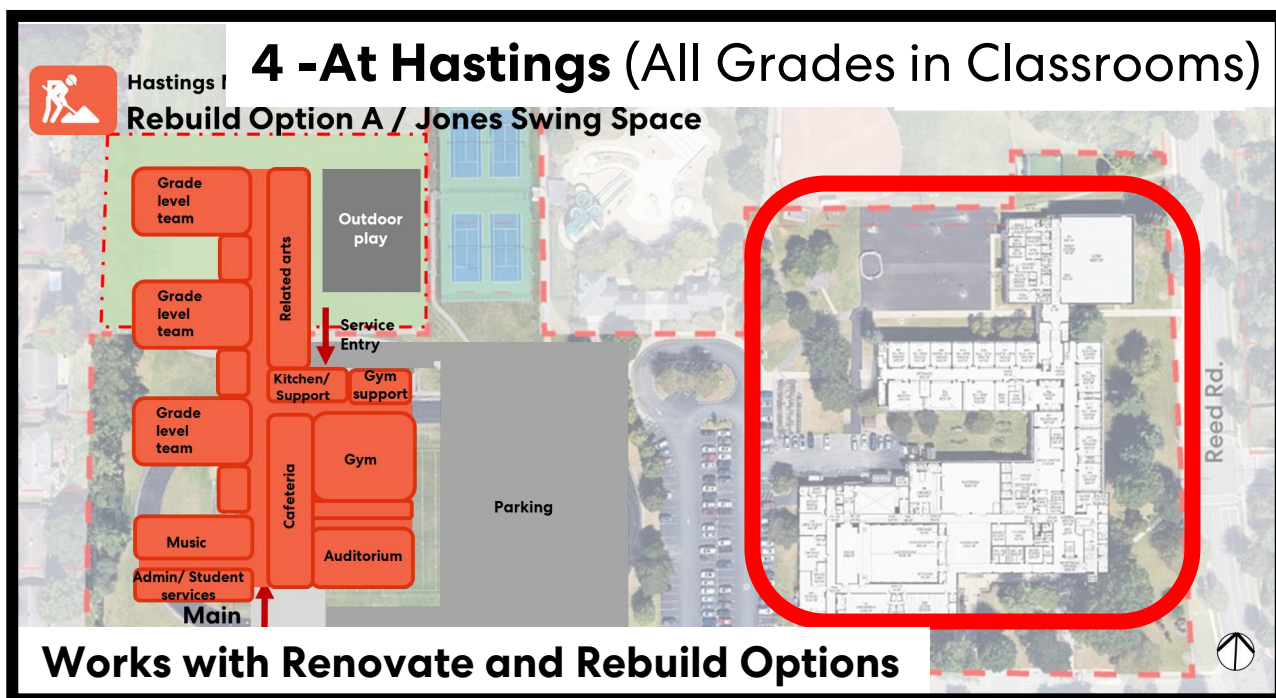
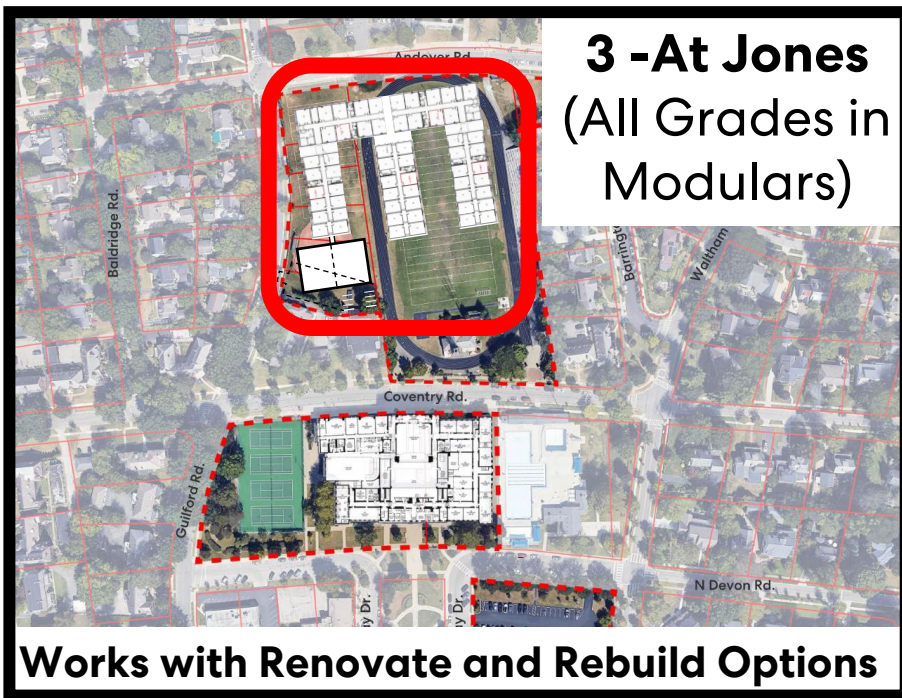
- 1**  Repair
- 2**  Renovate A
- 3**  Renovate B
- 4**  Rebuild –  
retain mall  
facade
- 5**  Rebuild –  
replace mall  
facade

**While there are multiple possible paths for Jones Middle School based on where students are housed during construction, there are currently FIVE “end state” conditions.**


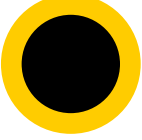

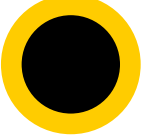
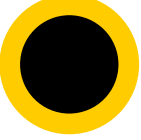
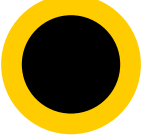
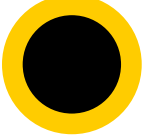

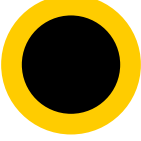
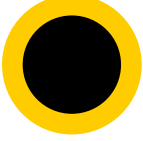


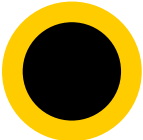

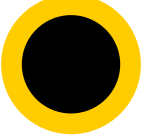
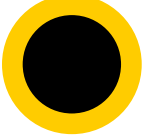


# Four Scenarios for Location of Jones Students During Construction

(Student location dependent on option selected)



## Student Location During Construction

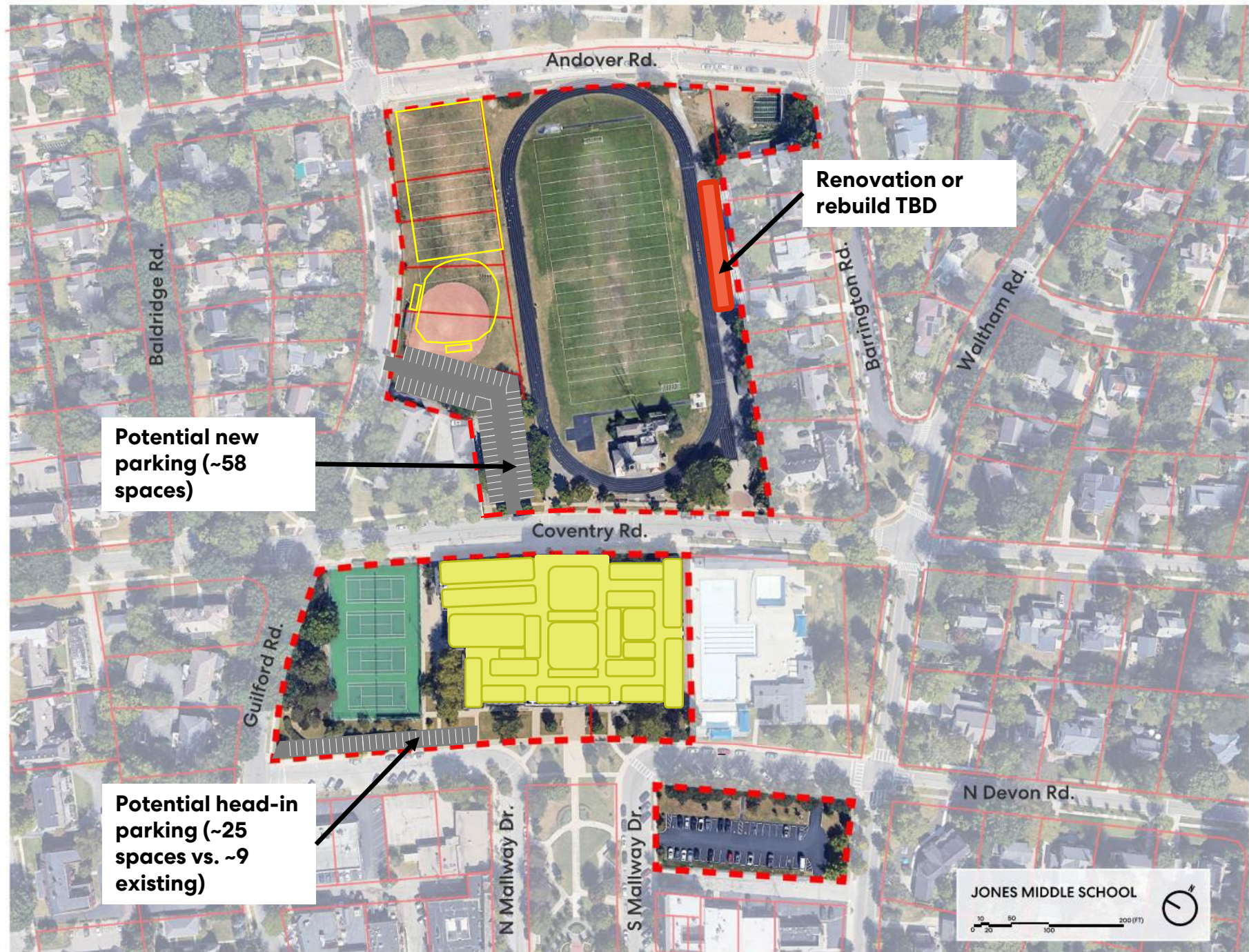
<b>Option (End State)</b>	<b>At Jones (All Grades in Classrooms)</b>	<b>At Jones (One Grade in Modulars)</b>	<b>At Jones (All Grades in Modulars)</b>	<b>At Hastings (All Grades in Classrooms)</b>
<b>1</b>  <b>Repair</b>				
<b>2</b>  <b>Renovate A</b>				
<b>3</b>  <b>Renovate B</b>				
<b>4</b>  <b>Rebuild - retain mall facade</b>				
<b>5</b>  <b>Rebuild - replace mall facade</b>				



# Jones Middle School Repair Option

## Key site attributes:

- Increase in parking
- Ball diamond shifts east to accommodate additional parking
- Tennis remains in current location



 Repair     Renovate     Rebuild



# Jones Middle School Repair Option

### Key attributes:

- Only physical adequacy repairs are addressed

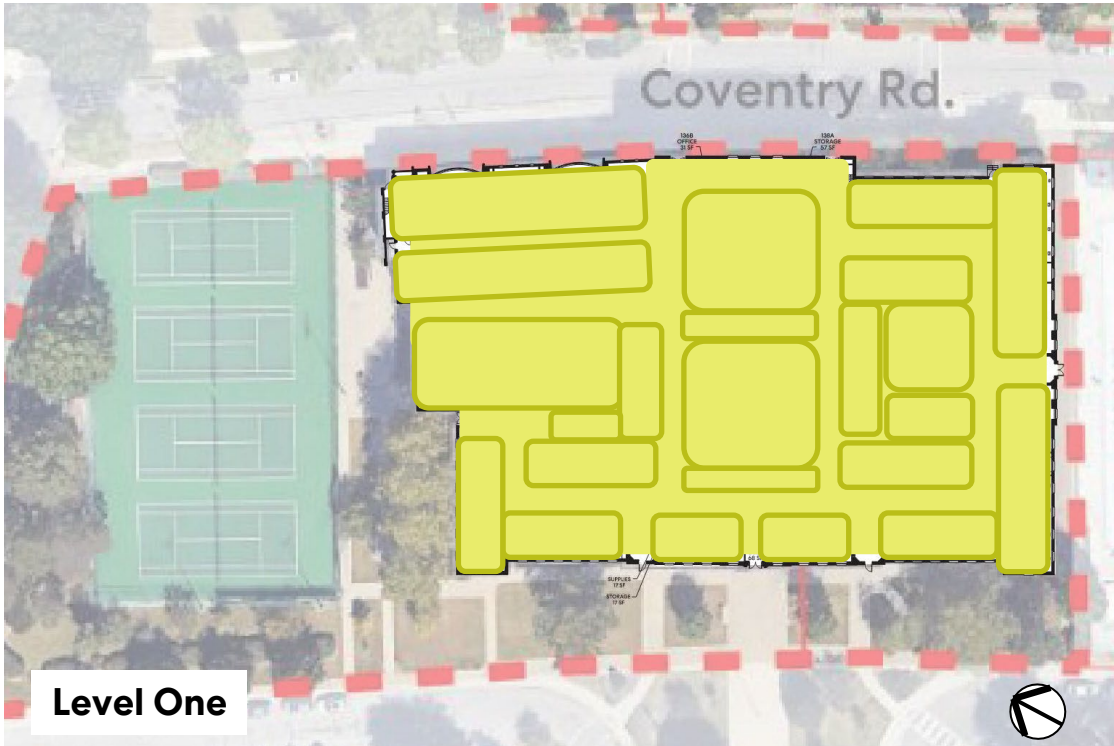
### Height:

- 2-3 stories

### Use of modular classrooms:

- Not anticipated

**REPAIR** \$48,590,000



### **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.

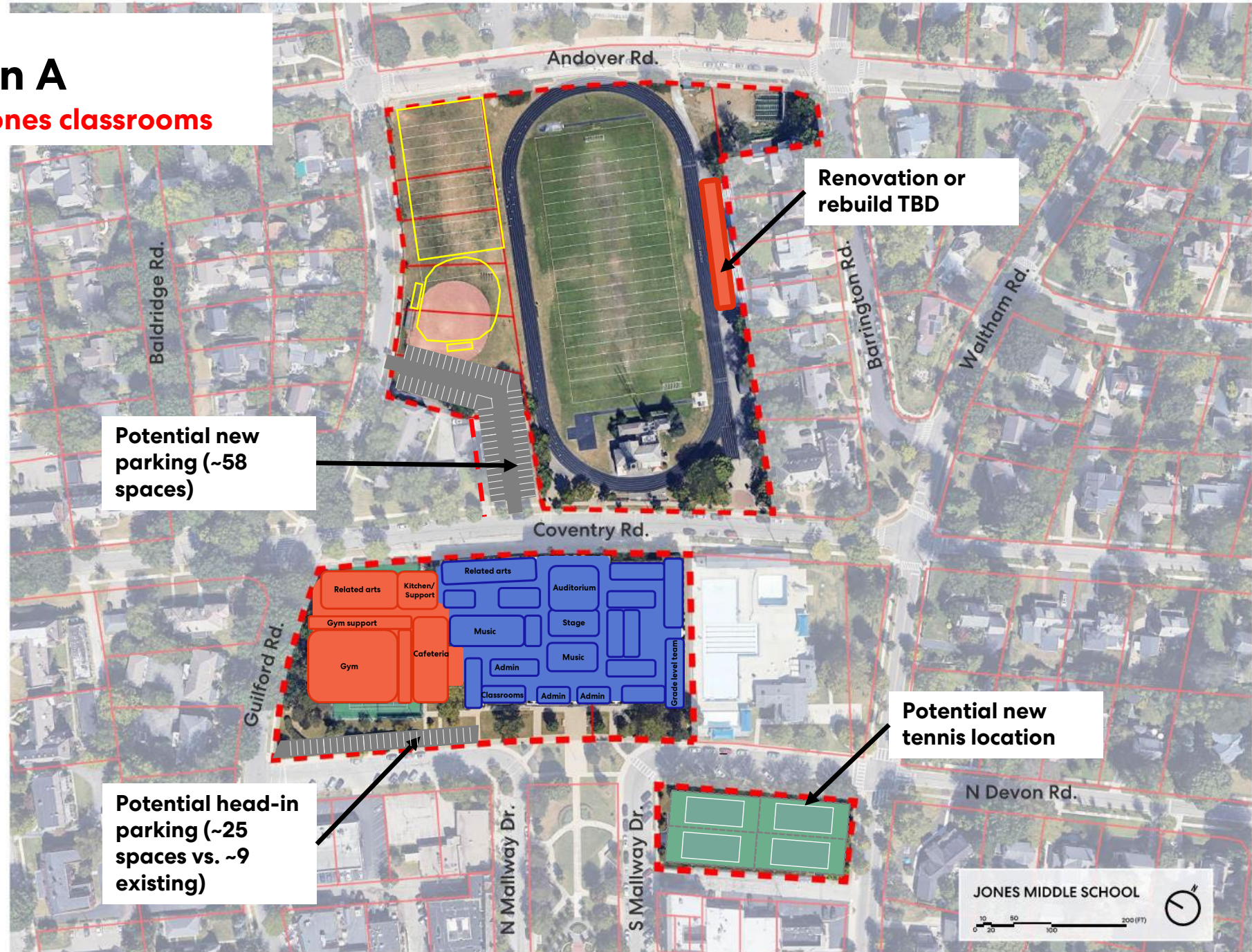


# Jones Middle School Renovate Option A

All students on site in Jones classrooms

## Key site attributes:

- Increase in parking
- Ball diamond shifts east to accommodate additional parking
- Tennis must relocate



■ Repair   
 ■ Renovate   
 ■ Rebuild



# Jones Middle School Renovate Option A

All students remain on site in Jones classrooms

### 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

### Height:

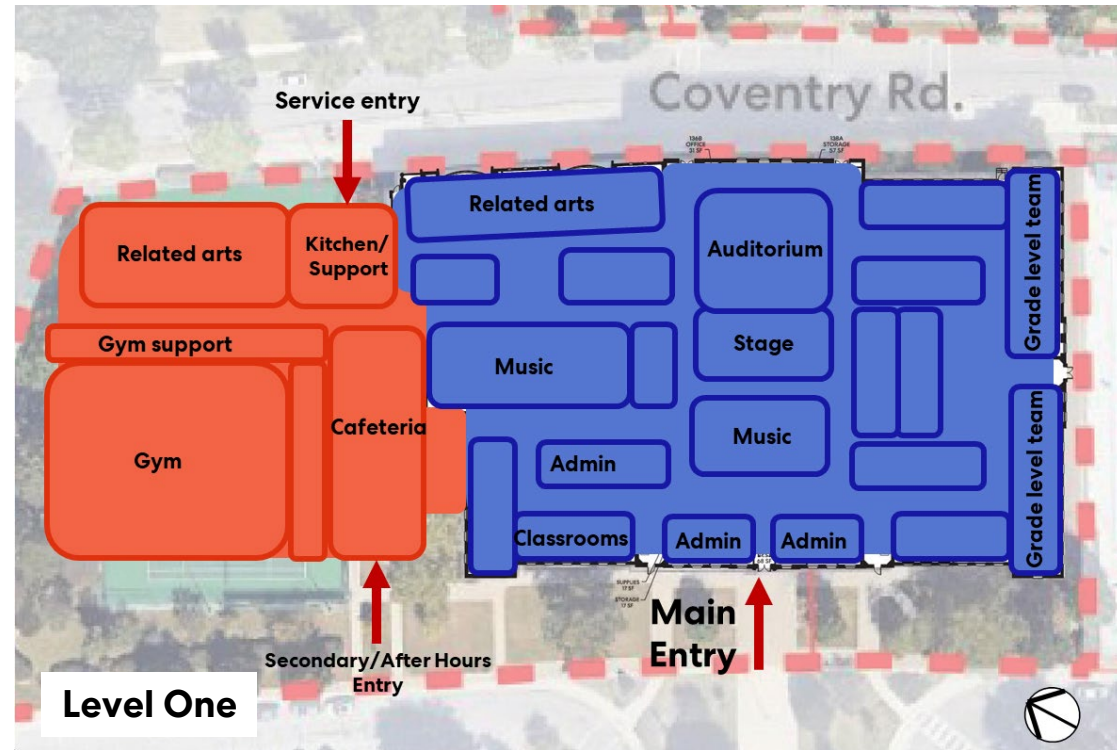
- 2 stories new, 3 stories renovation

### Use of modular classrooms:

- None

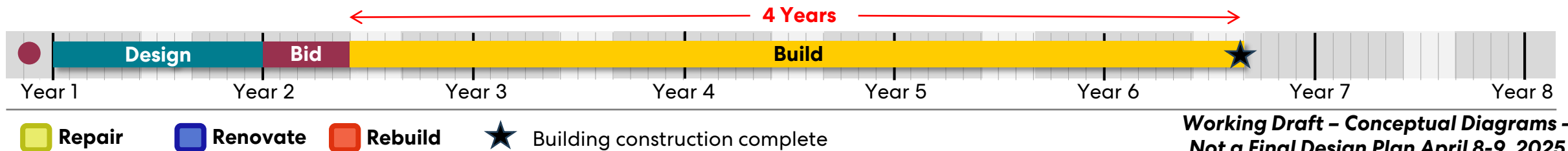
RENOVATE A

\$142,720,000



### 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

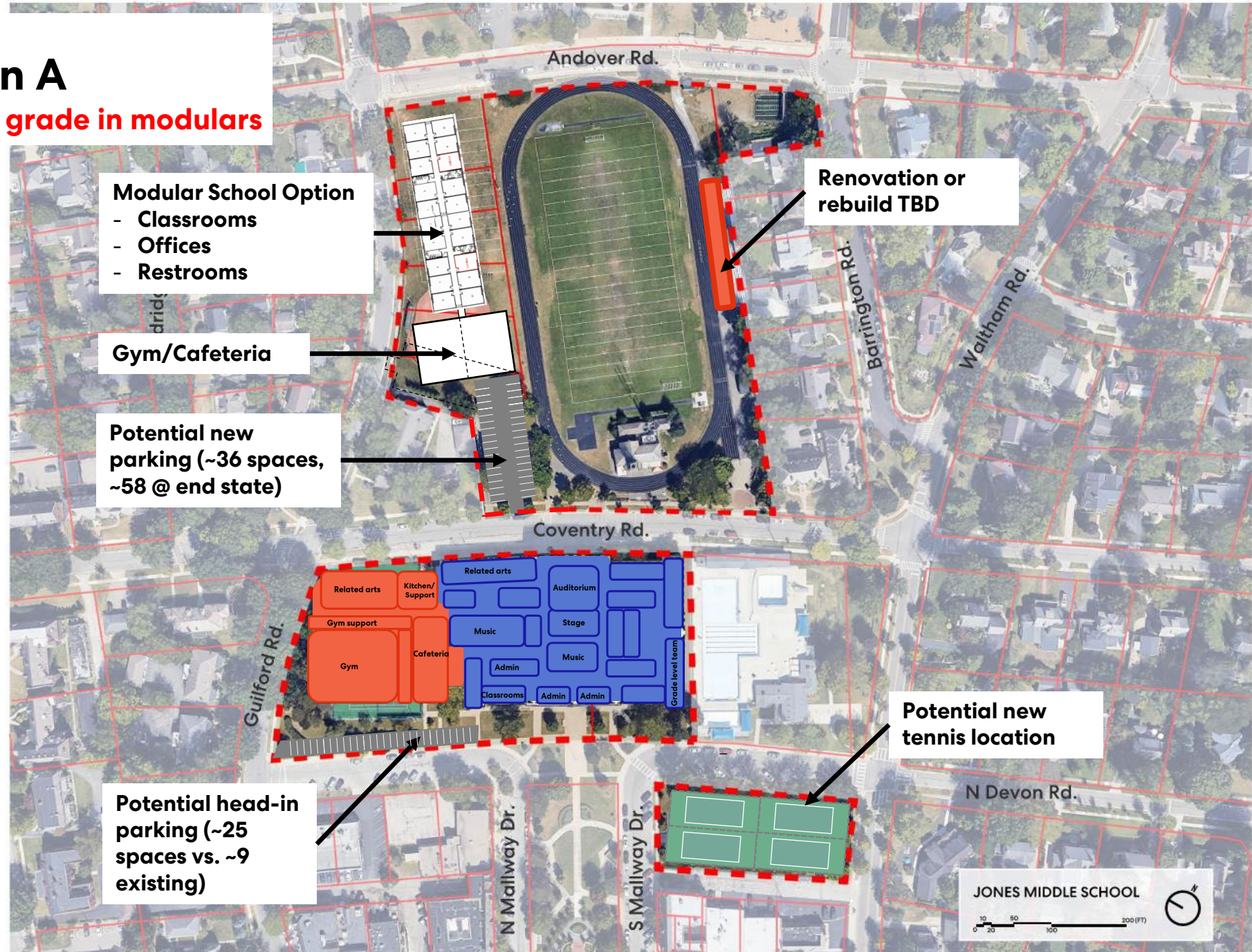


# Jones Middle School Renovate Option A

All students on site, one grade in modulares

## Key site attributes:

- Increase in parking
- Ball diamond shifts east (after modulares removed and parking further expanded)
- Tennis must relocate
- Ball diamond compromised during construction



Repair    Renovate    Rebuild



# Jones Middle School Renovate Option A

All students on site, one grade in modulars

### 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

### Height:

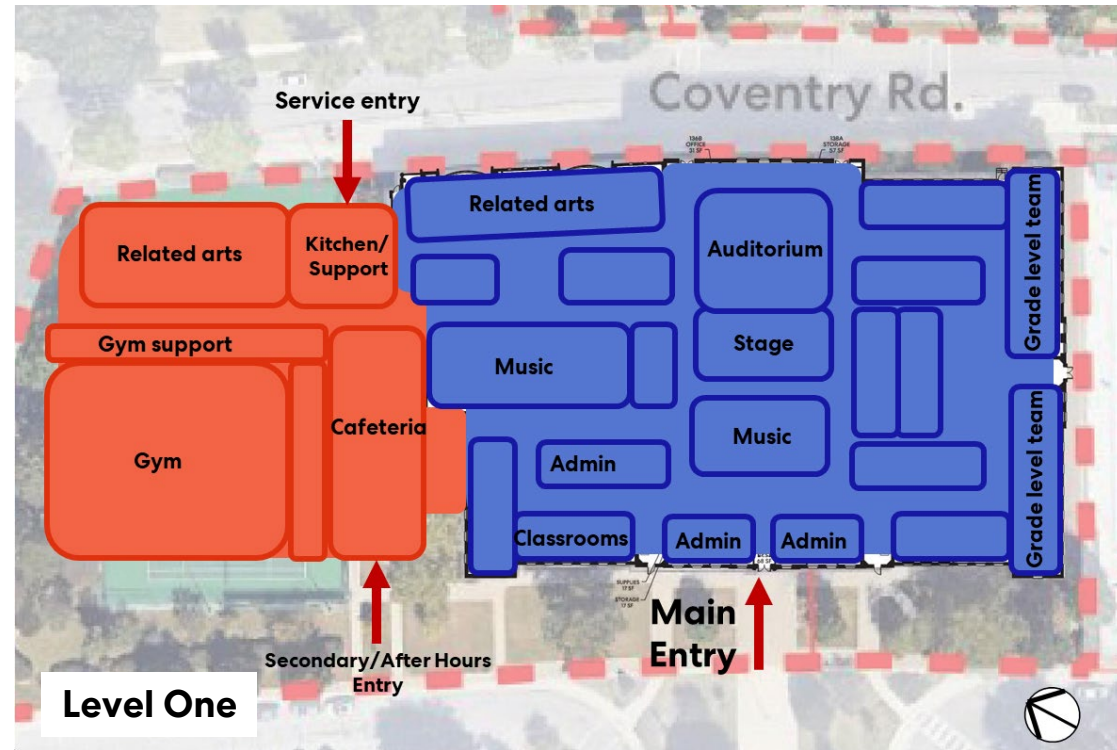
- 2 stories new, 3 stories renovation

### Use of modular classrooms:

- All grades on site, one grade in modular classrooms

RENOVATE A

\$138,370,000



### 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.



■ Repair   
 ■ Renovate   
 ■ Rebuild   
 ★ Building construction complete

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

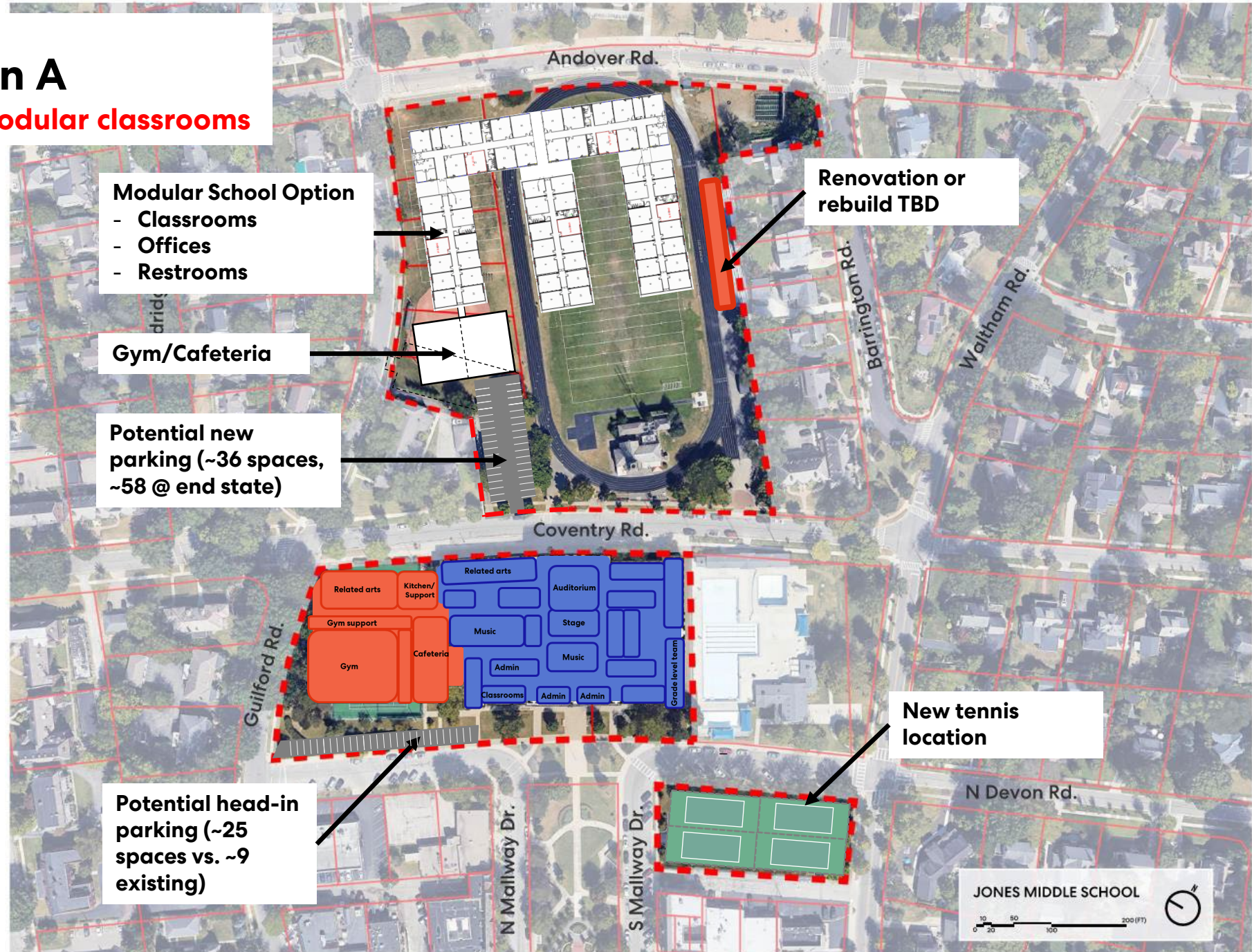


# Jones Middle School Renovate Option A

All students on site in modular classrooms

## Key site attributes:

- Increase in parking
- Ball diamond shifts east (after modulares removed and parking further expanded)
- Tennis must relocate
- Ball diamond, track and field compromised during construction





# Jones Middle School Renovate Option A

All students on site in modular classrooms

### 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

### Height:

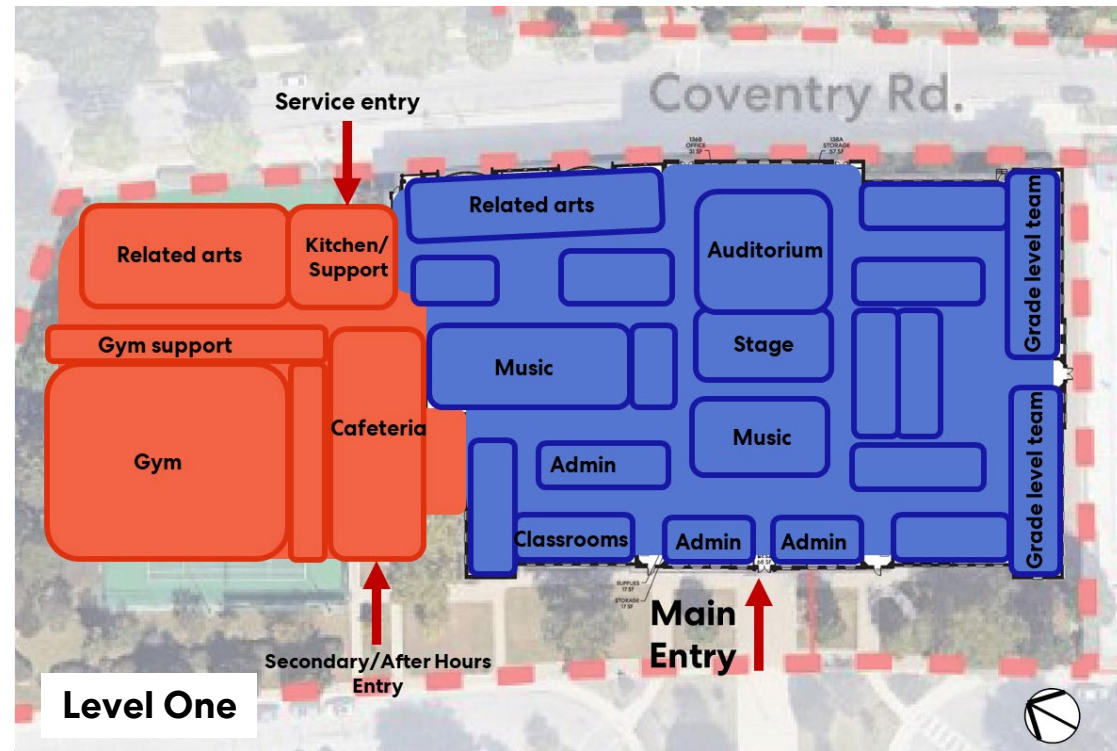
- 2 stories new, 3 stories renovation

### Use of modular classrooms:

- All students on site in modular classrooms

RENOVATE A

\$144,890,000



### 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   
 ★ Building construction complete

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

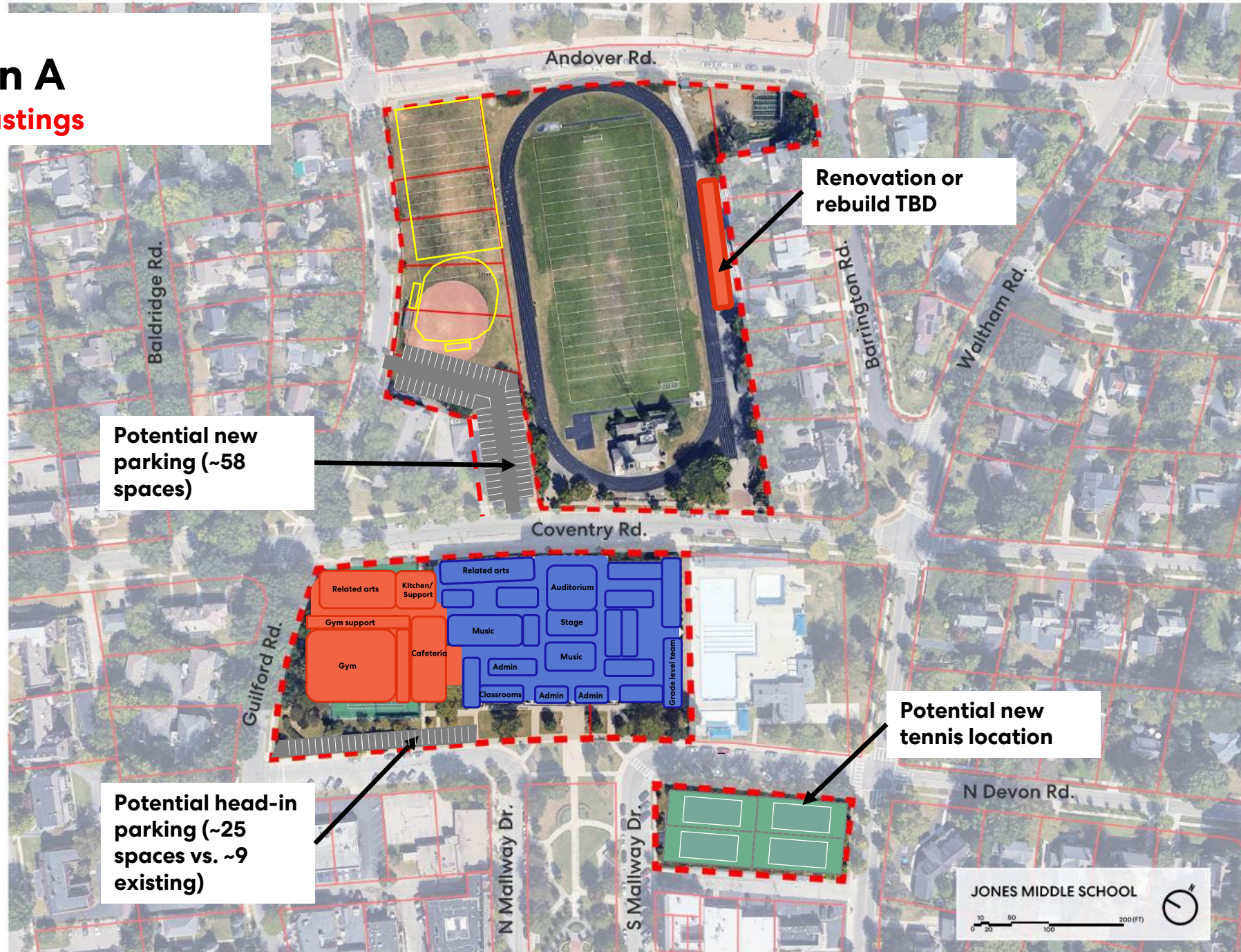


# Jones Middle School Renovate Option A

All students swing to Hastings

## Key site attributes:

- Increase in parking
- Ball diamond shifts east to accommodate additional parking
- Tennis must relocate



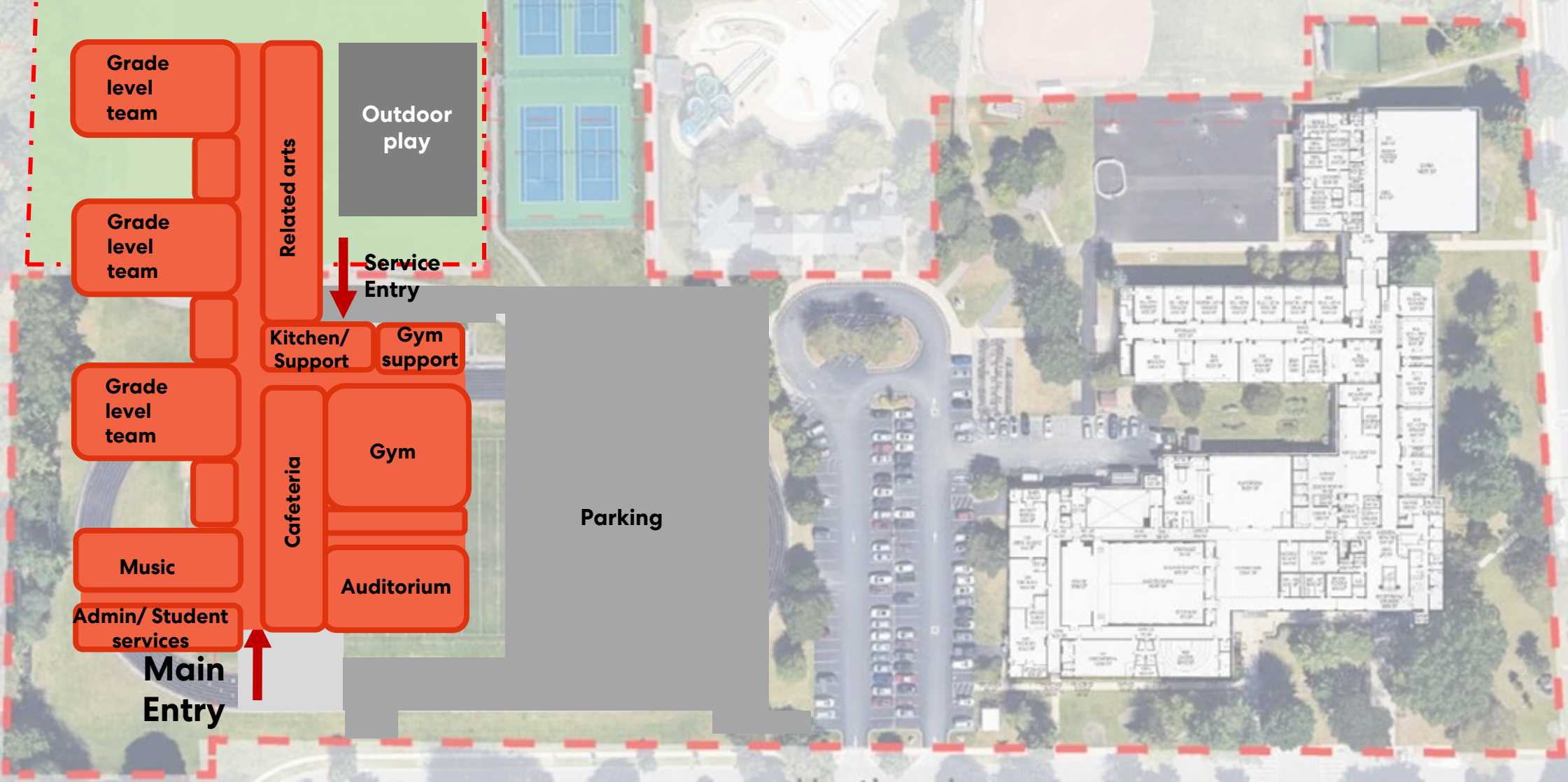
■ Repair   
 ■ Renovate   
 ■ Rebuild



# 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*



# Jones Middle School Renovate Option A

All students swing to Hastings

### 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

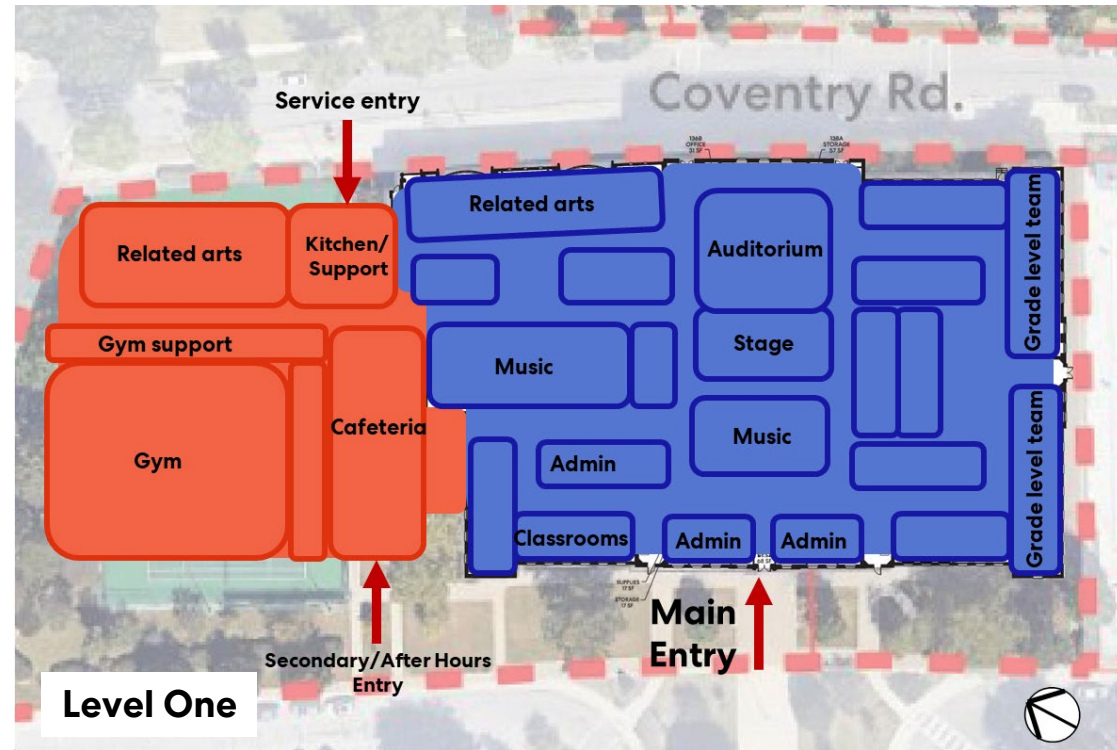
### Height:

- 2 stories new, 3 stories renovation

### Use of modular classrooms:

- No use of modular classrooms

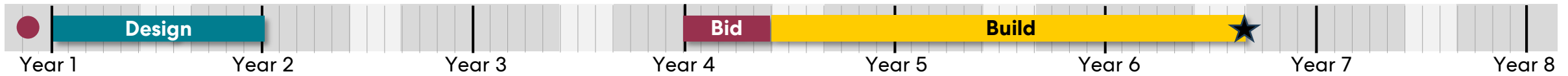
**RENOVATE A** \$135,190,000



### COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2030 dollars.

← Gap for Hastings Construction → ← Jones students at Hastings →



■ Repair   
 ■ Renovate   
 ■ Rebuild   
 ★ Building construction complete

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

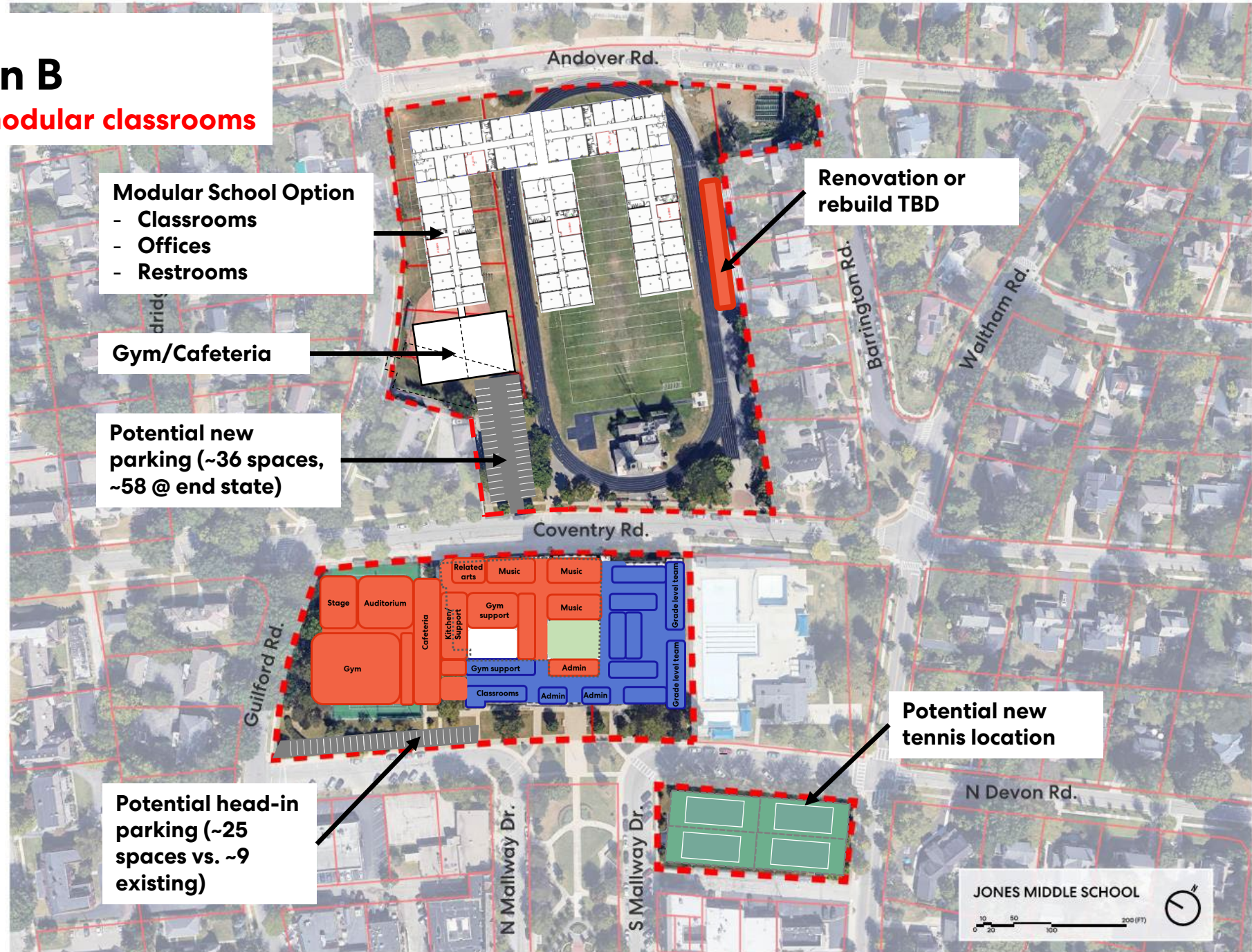


# Jones Middle School Renovate Option B

All students on-site in modular classrooms

## Key site attributes:

- Increase in parking
- Ball diamond shifts east (after modulares removed and parking further expanded)
- Tennis must relocate
- Ball diamond, track and field compromised during construction





# Jones Middle School Renovate Option B

All students on-site in modular classrooms

### 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

### Height:

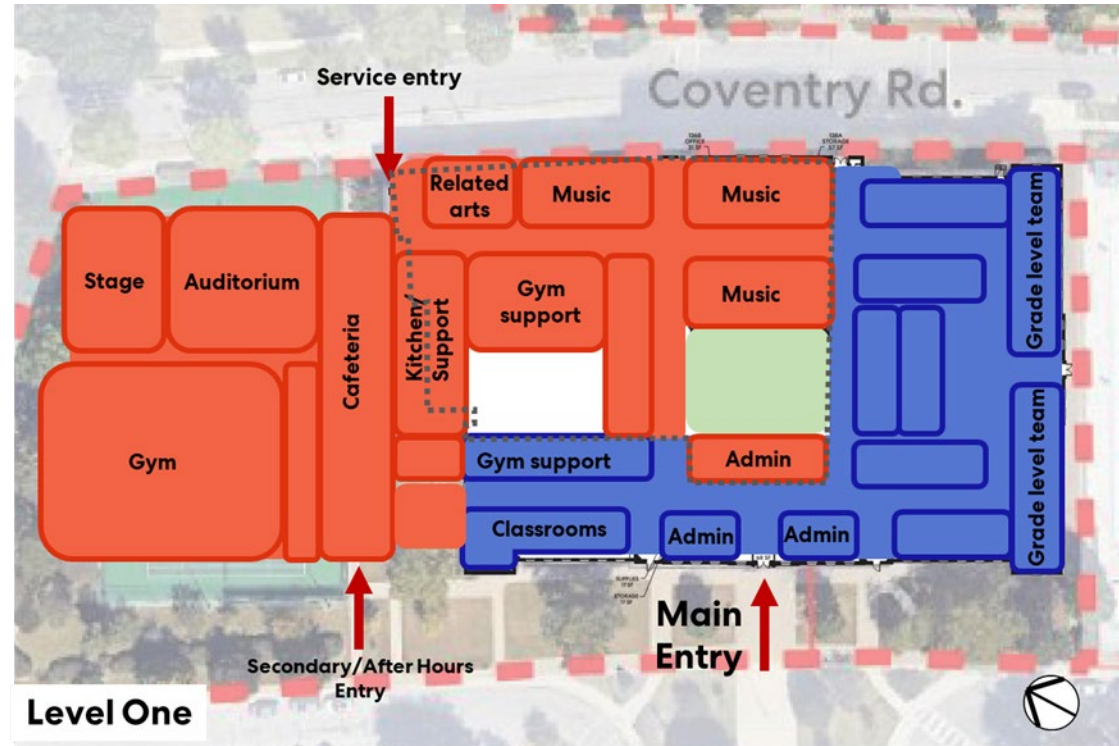
- 3 stories new, 3 stories renovation

### Use of modular classrooms:

- All students on site in modular classrooms

RENOVATE B

\$153,030,000



### 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   
 ★ Building construction complete

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



# Jones Middle School Renovate Option B

All students swing to Hastings)

### 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

### Height:

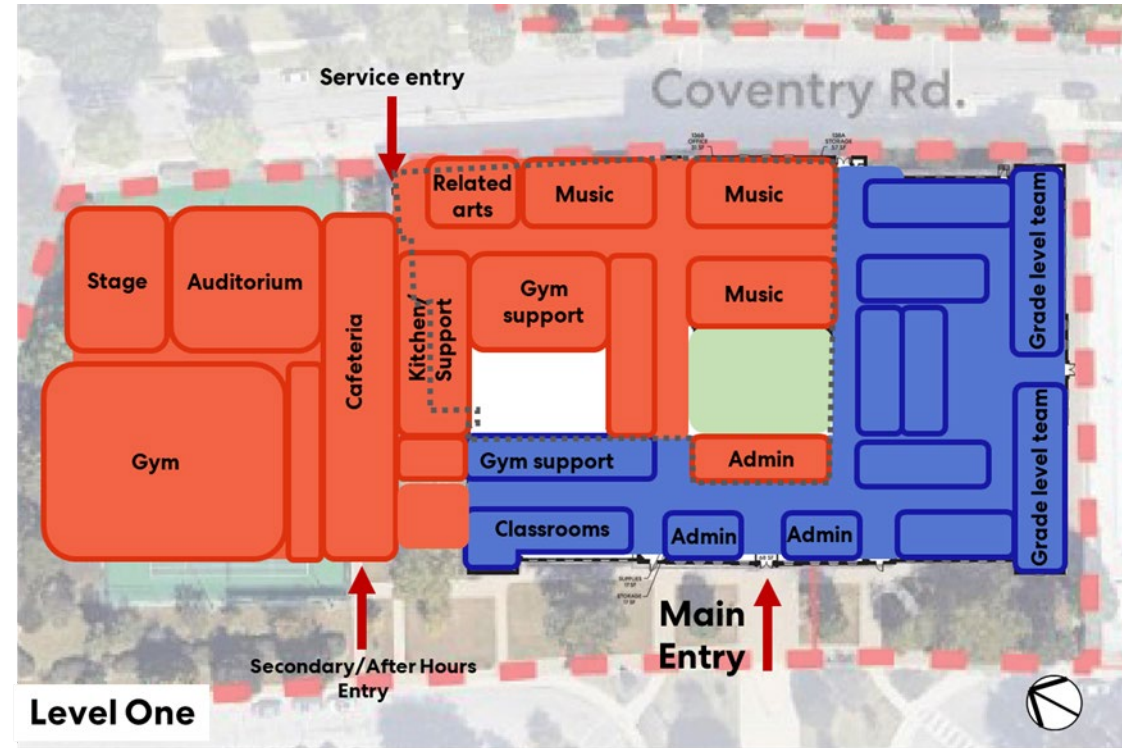
- 3 stories new, 3 stories renovation

### Use of modular classrooms:

- All students on site in modular classrooms

RENOVATE B

\$146,400,000



### COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2030 dollars.

← Gap for Hastings Construction → ← Jones students at Hastings →



■ Repair   
 ■ Renovate   
 ■ Rebuild   
 ★ Building construction complete

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

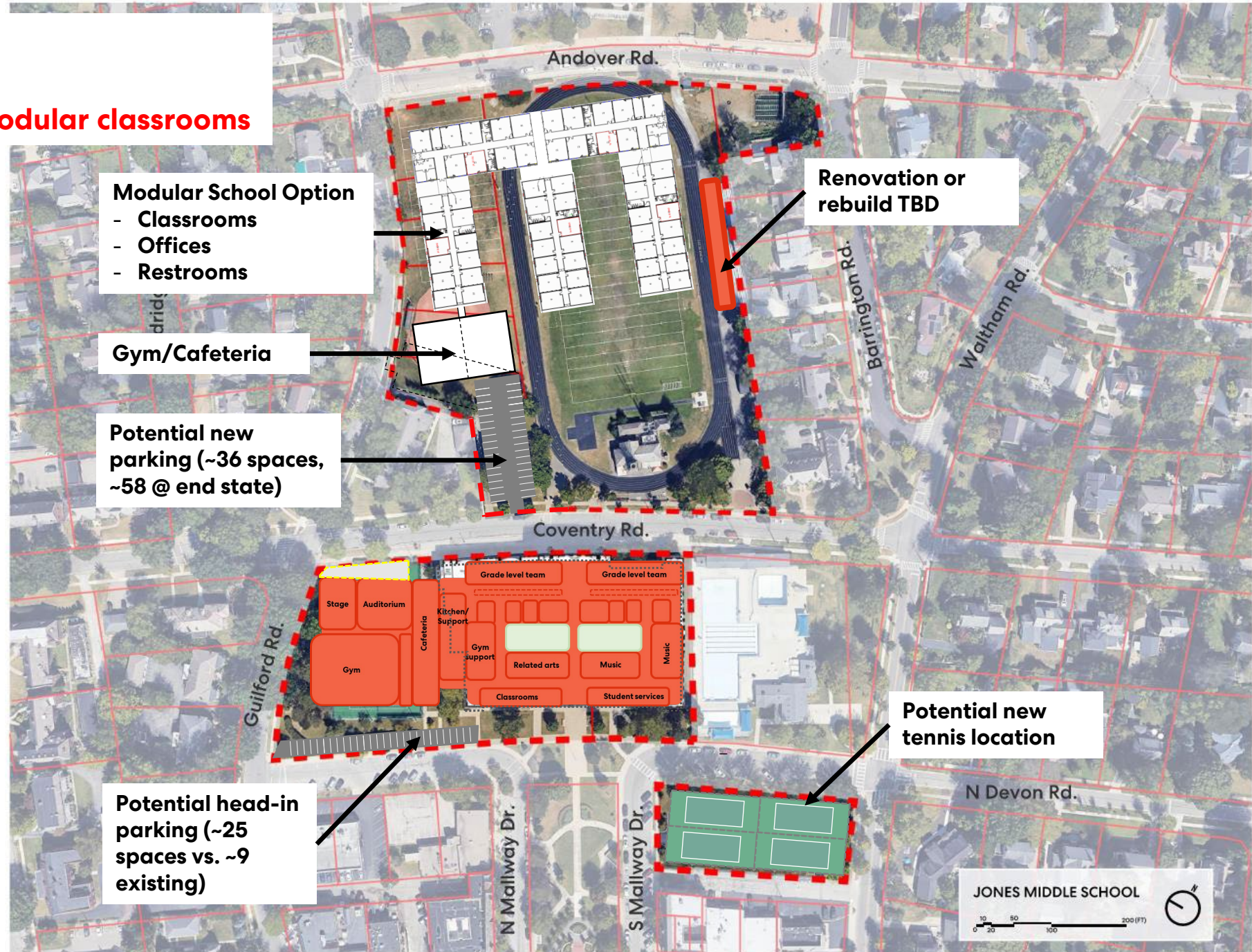


# Jones Middle School Rebuild

All students on site in modular classrooms

## Key site attributes:

- Increase in parking
- Ball diamond shifts east (after construction)
- Tennis must relocate
- Ball diamond, track and field compromised during construction





# Jones Middle School Rebuild

All students on-site in modular classrooms  
**RETAIN** existing mall façade

### 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

### Height:

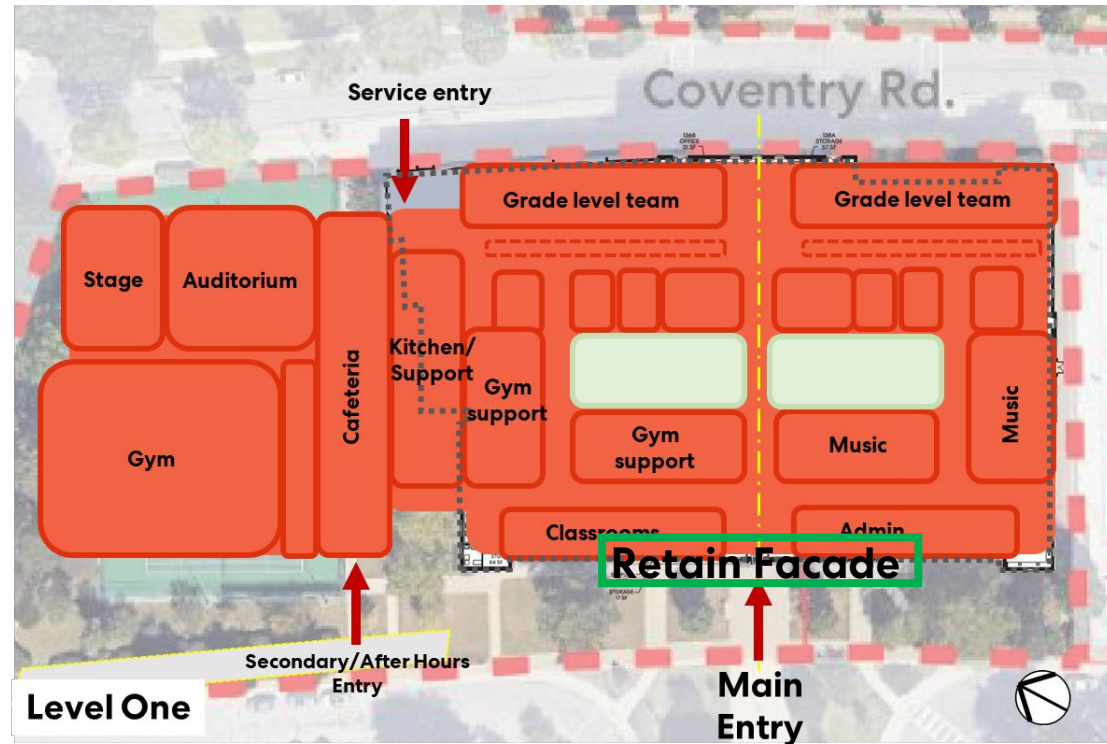
- 3 stories new, renovated façade

### Use of modular classrooms (trailers):

- All students on site in modular classrooms

REBUILD

\$144,750,000



### 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   
 ★ Building construction complete

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



# Jones Middle School Rebuild

All students on-site in modular classrooms  
**REPLACE** existing mall façade

### 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

### Height:

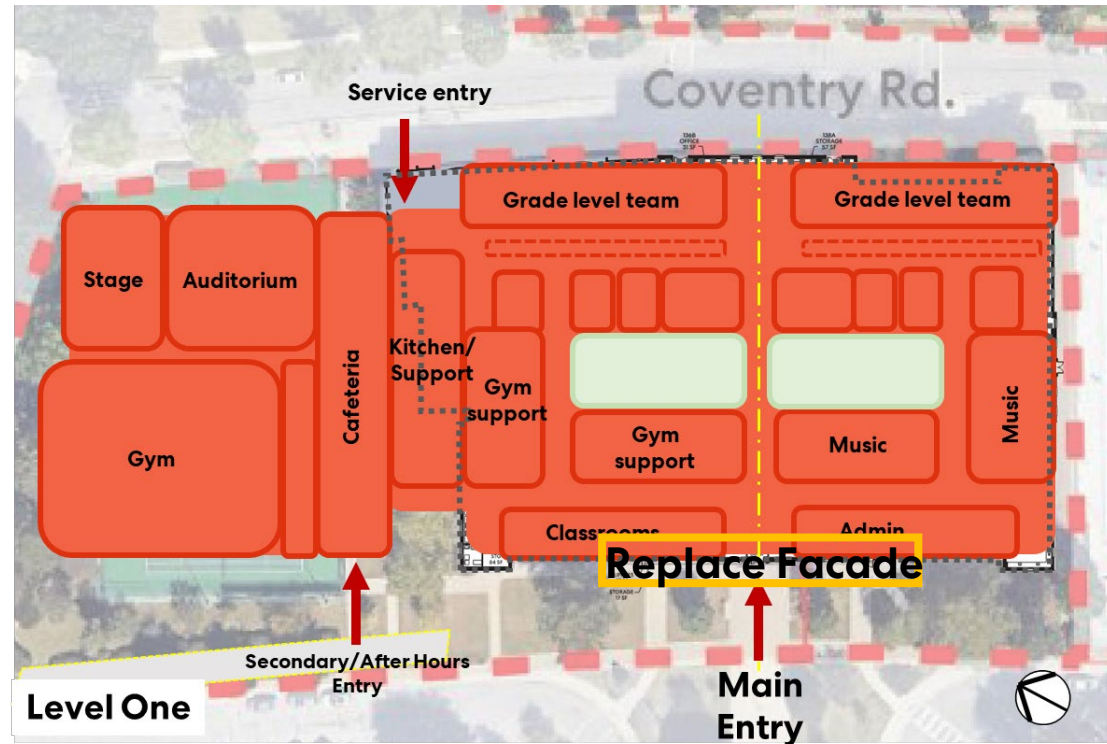
- 3 stories new, renovated façade

### Use of modular classrooms (trailers):

- All students on site in modular classrooms

**REBUILD**

\$134,740,000



### 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   
 ★ Building construction complete

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



# Jones Middle School Rebuild

All students swing to Hastings  
**RETAIN** existing mall façade

### 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

### Height:

- 3 stories new, renovated façade

### Use of modular classrooms (trailers):

- All students on site in modular classrooms

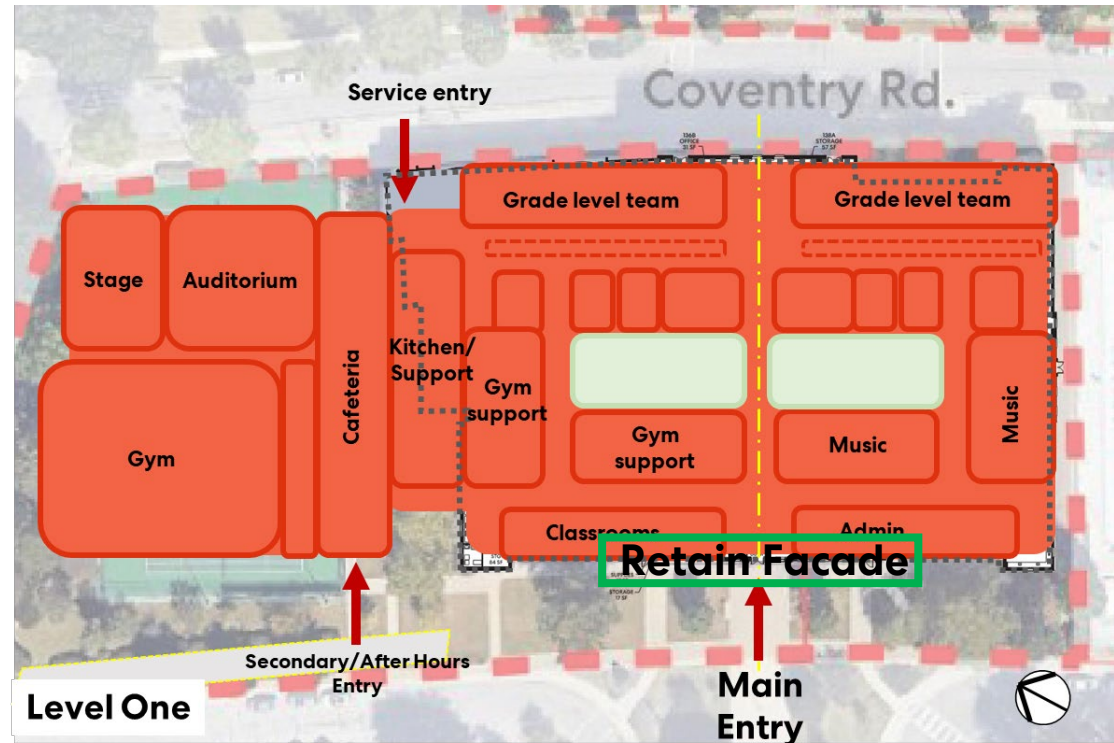
← Gap for Hastings Construction →



■ Repair   
 ■ Renovate   
 ■ Rebuild   
 ★ Building construction complete

**REBUILD**

\$138,430,000



### COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2030 dollars.

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



# Jones Middle School Rebuild

All students swing to Hastings  
**REPLACE** existing mall façade

### 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

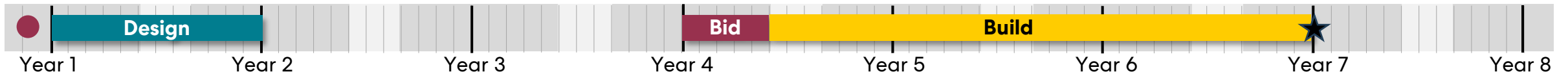
### Height:

- 3 stories new, renovated façade

### Use of modular classrooms (trailers):

- All students on site in modular classrooms

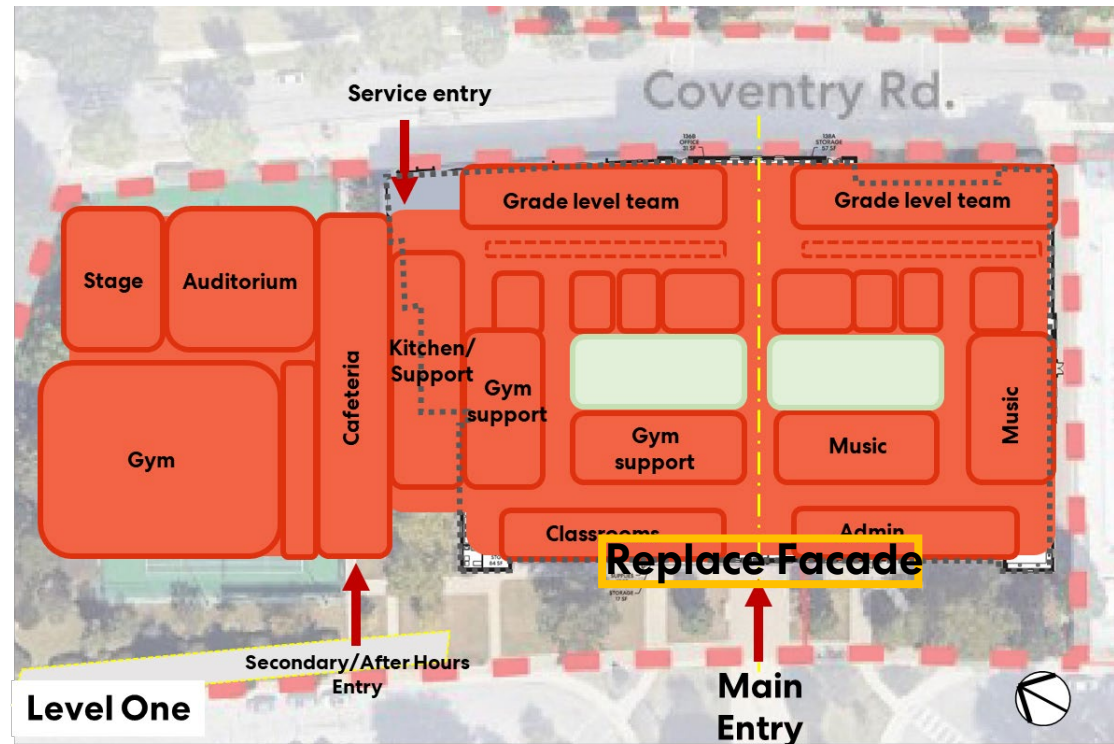
← Gap for Hastings Construction →



■ Repair   
 ■ Renovate   
 ■ Rebuild   
 ★ Building construction complete

**REBUILD**

\$127,020,000



### COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
- Costs represent draft estimates of total project costs in 2030 dollars.

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

# Jones Option / Student Location / Cost / Schedule Duration Comparison

## Renovate Option A / Jones classrooms / \$142,720,000



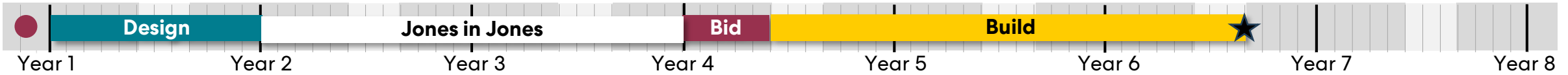
## Renovate Option A / Jones classrooms w/one class in modulares / \$138,370,000 – OR – Renovate B / All in modulares / \$153,030,000 OR – Rebuild (replace façade) / All in modulares / \$134,740,000



## Renovate Option A/ All in modular classrooms / \$144,890,00



## Renovate Option A Only – All students swing to Hastings - \$135,190,000



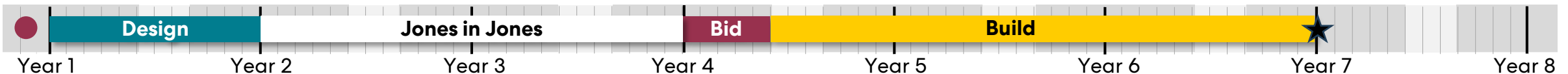
## Rebuild (retain façade) / All in modular classrooms / \$144,750,000



## Rebuild – All students in modular classrooms, replace façade) \$134,740,000



## Rebuild (replace façade) / At Hastings / \$127,020,000 – OR – Renovate B / At Hastings / \$146,400,000



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

# 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.*



Jones Scenario/Cost/Student Location/Building Opening Matrix		Student Location During Construction			
		All Students at Jones in Classrooms	One Grade in Modulars, Balance in Classrooms	All Students in Modulars	All Students at Hastings
Repair (fix physical adequacy items only)	Cost of Option	\$ 48,590,000			
	Millage + \$/year per \$400K value	.85 mills / 119.00/yr.			
	Building Opens				
Renovate A (entire existing building renovated + addition)	Cost of Option	\$ 142,720,000	\$ 138,370,000	\$ 144,890,000	\$ 135,190,000
	Millage + \$/year per \$400K value	2.51 mills / 351.40/yr.	2.43 mills / 340.20/yr.	2.55 mills / 357.00/yr.	2.38 mills / 333.20/yr.
	Building Opens	Fall 2032	Winter 2030	Fall 2030	Fall 2032
Renovate B (partial demo of existing building/renovation of balance + addition)	Cost of Option			\$ 153,030,000	\$ 146,400,000
	Millage + \$/year per \$400K value			2.69 mills / 376.60/yr.	2.57 mills / 359.80/yr.
	Building Opens			Winter 2030	Winter 2032
Rebuild (Retain Façade)	Cost of Option			\$ 144,750,000	\$ 138,430,000
	Millage + \$/year per \$400K value			2.54 mills / 355.60/yr.	2.43 mills / 340.20/yr.
	Building Opens			Fall 2031	Fall 2033
Rebuild (Replace Façade)	Cost of Option			\$ 134,740,000	\$ 127,020,000
	Millage + \$/year per \$400K value			2.37 mills / 331.80/yr.	2.23 mills / 312.20/yr.
	Building Opens			Winter 2030	Winter 2032

"Building Opens" denotes when the completed building is ready for occupancy. In some cases, sitework extends beyond this timeframe.

Costs represent draft estimates of total project construction costs in 2028 dollars, inclusive of tariff impact

  Lowest overall cost   Highest overall cost

### COST/MILLAGE ASSUMPTIONS

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

### Take-aways

- **Earlier completion dates do not align with lower costs**
- **Renovate A (all students in modulars) may offer less value when compared to one grade in modulars**
- **Cost of maintaining central mall façade ~\$11.4M**



Jones Scenario/Cost/Student Location/Building Opening Matrix		Student Location During Construction			
		All Students at Jones in Classrooms	One Grade in Modulars, Balance in Classrooms	All Students in Modulars	All Students at Hastings
<b>Repair (fix physical adequacy items only)</b>	Cost of Option	\$ 48,590,000			
	Millage + \$/year per \$400K value	.85 mills / 119.00/yr.			
	Building Opens				
<b>Renovate A (entire existing building renovated + addition)</b>	Cost of Option	\$ 142,720,000	\$ 138,370,000	\$ 144,890,000	\$ 135,190,000
	Millage + \$/year per \$400K value	2.51 mills / 351.40/yr.	2.43 mills / 340.20/yr.	2.55 mills / 357.00/yr.	2.38 mills / 333.20/yr.
	Building Opens	Fall 2032	Winter 2030	Fall 2030	Fall 2032
<b>Renovate B (partial demo of existing building/renovation of balance + addition)</b>	Cost of Option			\$ 153,030,000	\$ 146,400,000
	Millage + \$/year per \$400K value			2.69 mills / 376.60/yr.	2.57 mills / 359.80/yr.
	Building Opens			Winter 2030	Winter 2032
<b>Rebuild (Retain Façade)</b>	Cost of Option			\$ 144,750,000	\$ 138,430,000
	Millage + \$/year per \$400K value			2.54 mills / 355.60/yr.	2.43 mills / 340.20/yr.
	Building Opens			Fall 2031	Fall 2033
<b>Rebuild (Replace Façade)</b>	Cost of Option			\$ 134,740,000	\$ 127,020,000
	Millage + \$/year per \$400K value			2.37 mills / 331.80/yr.	2.23 mills / 312.20/yr.
	Building Opens			Winter 2030	Winter 2032

"Building Opens" denotes when the completed building is ready for occupancy. In some cases, sitework extends beyond this timeframe.

Costs represent draft estimates of total project construction costs in 2028 dollars, inclusive of tariff impact

  Lowest overall cost  
   Highest overall cost

**COST/MILLAGE ASSUMPTIONS**

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

**Take-aways**

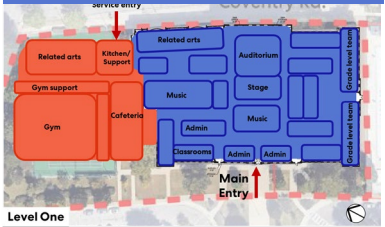
- **Earlier completion dates do not align with lower costs**
- **Renovate A (all students in modulars) may offer less value when compared to one grade in modulars**
- **Cost of maintaining central mall façade ~\$11.4M**

# Cost Option Comparison Summary – Jones Middle School

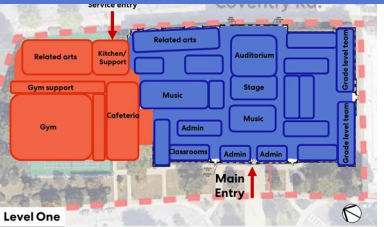
**Repair**  
 \$48,590,000  
 .85 Mills / 119.00/yr.



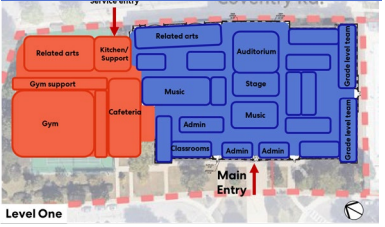
**Renovate A- at Jones in classrooms**  
 \$142,720,000  
 2.51 Mills / 351.40/yr.



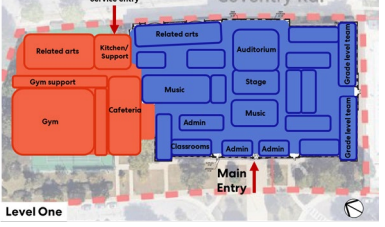
**Renovate A- one grade in modulars at Jones**  
 \$138,370,000  
 2.43 Mills / 340.20/yr.



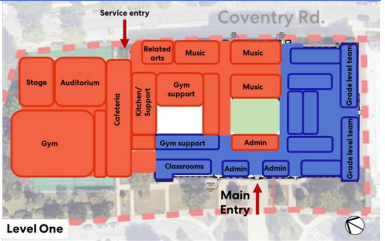
**Renovate A- all in modulars at Jones**  
 \$144,890,000  
 2.55 Mills / 357.00/yr.



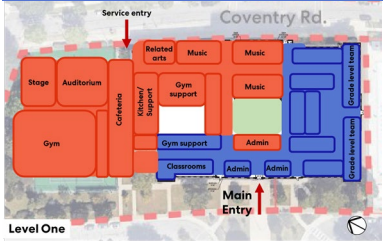
**Renovate A- all students at Hastings**  
 \$135,190,000  
 2.38 Mills / 333.20/yr.



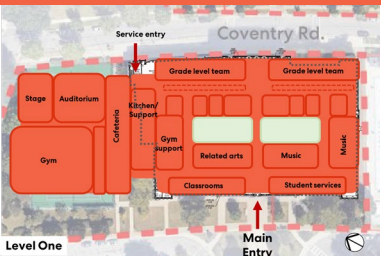
**Renovate B- all in modulars at Jones**  
 \$153,030,000  
 2.69 Mills / 376.60/yr.



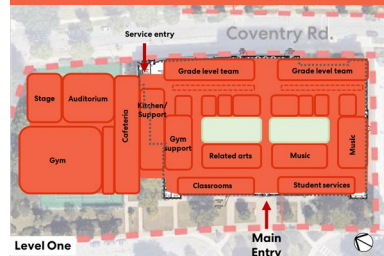
**Renovate B- all students at Hastings**  
 \$146,400,000  
 2.57 Mills / 359.80/yr.



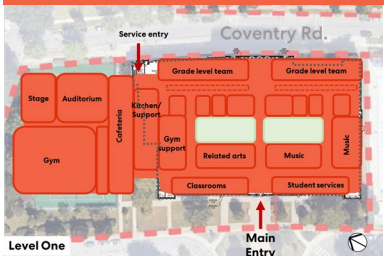
**Rebuild (Retain) - all in modulars at Jones**  
 \$144,750,000  
 2.54 Mills / 355.60/yr.



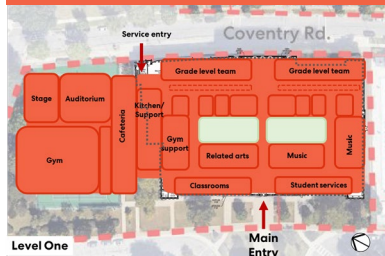
**Rebuild (Retain) - all students at Hastings**  
 \$138,430,000  
 2.43 Mills / 340.20/yr.



**Rebuild (Replace) - all in modulars at Jones**  
 \$134,740,000  
 2.37 Mills / 331.80/yr.



**Rebuild (Replace) - all students at Hastings**  
 \$127,020,000  
 2.23 Mills / 312.20/yr.



## **Jones Student Location During Construction/Cost Options**

*Working Draft  
April 8-9, 2025*

- Assumes renovate or rebuild option
- Assumes successful levy
- Design and documentation phase: 8-12 months, bidding phase: 3-5 months
- Construction phase: varies
- Lowest cost option in each category shown

# Cost comparison across options

JONES	GSF	TODAY'S DOLLARS		ESCALATED DOLLARS*		APPROXIMATE CONSTRUCTION MILESTONES		
		\$/GSF	Total	\$/GSF	Total	Start	Open	Finish Site
REPAIR	130,563	\$ 309.17	\$ 40,366,568	\$ 372.16	\$ 48,590,000			
RENOVATE A (Full Modular)	175,210	\$ 687.00	\$ 120,370,000	\$ 826.95	\$ 144,890,000	Spring 2028	Fall 2030	Summer 2031
RENOVATE B (Full Modular)	175,210	\$ 725.59	\$ 127,130,000	\$ 873.41	\$ 153,030,000	Spring 2028	Winter 2030	Summer 2031
REBUILD (Full Modular / Old Façade)	175,210	\$ 653.67	\$ 114,530,000	\$ 826.15	\$ 144,750,000	Spring 2028	Fall 2031	Summer 2032
REBUILD (Full Modular / New Façade)	175,210	\$ 638.89	\$ 111,940,000	\$ 769.02	\$ 134,740,000	Spring 2028	Winter 2030	Summer 2031
					\$ 10,010,000			
RENOVATE A (Swing to Hastings [A] )	175,210	\$ 565.26	\$ 99,040,000	\$ 771.59	\$ 135,190,000	Spring 2030	Fall 2032	Fall 2032
RENOVATE B (Swing to Hastings [A] )	175,210	\$ 613.49	\$ 107,490,000	\$ 835.57	\$ 146,400,000	Spring 2030	Winter 2032	Winter 2032
REBUILD (Swing to Hastings [A] / Old Façade)	175,210	\$ 551.62	\$ 96,650,000	\$ 790.08	\$ 138,430,000	Spring 2030	Fall 2033	Fall 2033
REBUILD (Swing to Hastings [A] / New Façade)	175,210	\$ 530.16	\$ 92,890,000	\$ 724.96	\$ 127,020,000	Spring 2030	Winter 2032	Winter 2032
RENOVATE A (1 Grade in Modulars)	175,210	\$ 656.07	\$ 114,950,000	\$ 789.74	\$ 138,370,000	Spring 2028	Winter 2030	Summer 2031
RENOVATE A (Kids stay at Jones)	175,210	\$ 648.42	\$ 113,610,000	\$ 814.57	\$ 142,720,000	Spring 2028	Fall 2032	Fall 2032

\*Anticipated provisions for tariffs included

# 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

## Jones 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/JonesBTM3>

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**

