



# Your Voice Matters

FACILITIES MASTER PLANNING: PHASE TWO

## Hastings Building Team Meeting #3 Feedback

April 9, 2025

### What is your reaction to the financial information?

- I'm surprised that the cost to rebuild is lower than renovate
- I feel very positive about the numbers presented for Hastings. The rebuild was not as high as I thought (especially when comparing it to the repair numbers). Seeing that rebuild is not outrageous for Hastings, I think it would be foolish to repair. Repair is just kicking the can down the road (and it will be more expensive when that time comes). Repair does not give us more space, or help with all the others issues outlined. Lastly, renovate is most definitely out. Why pay more to renovate when rebuilding is cheaper. I am glad we got these numbers so the community will understand why we want to rebuild over renovate.
- Very informative
- I was initially surprised about how much more the renovation options were compared to the rebuild.
- Not as bad as I feared but shocked at the increase in costs since building the high school and the projected increases throughout the duration of construction
- It was actually less than I imagined it to be. With hearing the 50M just for repairs, I assumed the other options to rebuild would be closer to 200M.
- Typical
- It makes it very clear that the renovate/rebuild options make no sense. It's not going to get any cheaper if we wait
- Informative
- Surprised that renovation is the most expensive option. Either rebuild option was less than expected.
- Didn't realize rebuilding would be cheaper than renovating. The costs to homeowners for this building alone seem reasonable.
- Extremely helpful to start to have some numbers to these big abstract issues. I was surprised at the cost of the renovate options as more expensive than the rebuild. Given that, I think all of the renovate options should be removed. I also believe given the little value-add for the repair options, those should also be eliminated. Frankly, pursuing any of those options should be considered financial negligence as it will only prolong and exacerbate the long-term problem of these buildings.
- All options are costly. It's hard to make a decision in a vacuum without considering impact of cost for Jones and Burbank. I heard a lot of feedback on Thompson Park even

though it scored the lowest in community feedback. I'll say this as someone who lives directly on Thompson Park on Woodbridge Rd. I see the advantages for this option being that it can be implemented with least amount of impact on students. That said, I cannot support this option as a community member. To redevelop and switch park lands like this will be a massive disruption to both communities. I was talking to someone just after the meeting who lives in Hastings area. One of the main reasons they purchased their home was so their kids could walk to Hastings. On the flip side, we purchased our home on Thompson to utilize the park. Added traffic and certainly more people will drastically change my love of our neighborhood. This will certainly get pushback from others.

- While extremely pricy for all options, it isn't quite as bad as I thought. The renovate options being more expensive is truly surprising and I can see no reason why anyone would pick one of those options.
- I'm surprised that the renovate cost is higher than the build cost. It would be helpful to understand why.
- The cost of the project is staggering. I had expected something in the range of \$85 million.
- I am not surprised that renovation is the highest cost option. I do worry seeing the numbers for just Hastings, knowing that adding the costs of Jones and Burbank will equal a large number that may be a hard sell.
- Not surprising
- Renovating is not worth keeping in the conversation anymore. It's the most expensive, and the one that has the largest impact on student learning in a negative way.
- Big numbers... I fear it is going to be very tough sell to the community for 3 new builds due to the cost per household.

### **For our school community, what option or options make the most sense?**

- Rebuild A or Rebuild C
- Rebuild Option A is my favorite, rebuild option B second place. I feel that all other options should be eliminated. Why I like Rebuild Option A over B - The parking is in a location that makes more sense, it gives a little separation between the construction and HMS.
- Rebuild A
- Financially and logistically, a rebuild makes the most sense.
- Rebuild A and B. Based on the cost and what is gained it makes the most sense. Renovating costs more than repairing but doesn't add anything. Repairing doesn't make sense - It's a lot of money to essentially just keep it running without making any actual improvements.
- I believe a rebuild option is the best plan at this point. Rebuild option C the Thompson Park option is the one I prefer. Building off site makes it a much easier transition for staff and students including if Jones has to move into the old Hastings building for a time.

- All the rebuild options with rebuild c being the top then rebuild a
- Given Hastings building current state one of the rebuild options makes the most sense
- Rebuild option A as the parking is more central to the building and ball fields.
- Thompson Park. Saves a year of construction and makes jones swing space easier.
- Rebuild options look best. Specifically rebuilding at Thompson and rebuild option B.
- So based on the above, I believe both the repair and renovate options should be eliminated. I entered into the meeting hesitating on the Thompson Park rebuild option but was more open to it after hearing from some of my table mates. I live on the corner of Hythe and Reed Rd. and the idea of having less long-term traffic is attractive. I do acknowledge that politically, the Thompson Park rebuild option is problematic as clearly many people in that area do not want it and the fact that it is more expensive than the other rebuild options makes passing a bond levy that much more difficult. I think there should definitely be an educate and empathize campaign with that particular option and the current home owners around the park. Specifically, I think there should be significant investigation as to the long-term effects of traffic at both the current location for Hastings and the potential one at Thompson Park. I definitely also want to hear more about rebuild options A and B for Hastings
- One of the new build options that takes place on the current Hastings land plot. Those were the most affordable options and would likely be the most viable to get passed.
- Rebuild is, without a doubt, the most logical option. Renovation may not actually address the issues at hand and will impact three years of education.
- We need to lead with what we're trying to optimize when evaluating the options: cost, student logistics (e.g. where do students go), student experience (e.g. how does daily learning experience change when moving from Renovate A vs Renovate B) With that said, Rebuild A or Rebuild B make the most sense. Repair is just a short term bandaid.
- I prefer Rebuild Option A. It is the least expensive option other than repair, leaves the parking lot between the new building and the football field, and gives the community a completely new building. That option also eliminates the possibility of alienating the neighborhoods around Thompson Park which could doom the bond vote.
- I think it is helpful to have realistic numbers assigned to the cost of baseline repairs and renovation, but I don't feel it is a viable option; it's time for a major rebuild. I am very interested in seeing more developed schemes on both the current Hastings site and Thompson Park.
- Thompson park
- Rebuilding on the same site where the building already is. Either of the site layout options works well.
- Rebuild A makes most sense. Lowest Cost and I fear Rebuild B will have hidden costs. There will likely be upset backyard neighbors.

**Based on this new information, are there any options that should be eliminated?**

- Repair, all renovation plans, and Rebuild B (parking being the biggest issue with Rebuild B)

- Renovate options should be eliminated. It is more expensive than the rebuild. The community does not like Thompson Park idea, so I think we should eliminate that too. I don't think the fight against the misinformation out there is worth it. We need community support, it is not worth the risk.
- Repair and renovate, rebuild b & c
- I believe both repair and renovate should be taken off the table.
- Rebuild option C - The cost is too high and I think voters will organize efforts to shoot down the bond issue.
- Repairing - It costs too much to gain nothing.
- I would remove the Repair and Renovate options. I don't like the renovate options because of the challenges that entails for students and staff having to move around the building for 3 years to accommodate construction. I would remove Rebuild B because I believe it is the most expensive option for the rebuilds and is more challenging for the construction crew to build with that design. I personally don't like the idea of having Jones and Hastings on the same site. I work at Hastings and will have a student there for the construction years and I think it will be too much to have that many students/staff/parents/buses in one area during pick up and drop off.
- All the repair and renovate options should be removed
- Eliminate the renovation options. As attractive as parts of the Thompson Park swap are, the negative response from the wider community would make that a lightning rod for the bond issue. It's going to be hard enough
- Repair and renovate options and rebuild B & C
- Rebuild B could be an option if parking wasn't so far away from everything.
- Repair and renovate do not make sense from the cost
- Renovating and repairing should both be eliminated.
- As stated above, I think all of the repair and renovate options should be eliminated.
- With the drastic cost to do the renovate option as compared to rebuild options, I'm not sure why we'd proceed with that option. It doesn't seem viable but may be needed to show the full picture to community given that the perception would likely be that a complete rebuild would be more expensive.
- Renovation and repair truly don't make any sense.
- Rebuild Thompson Park should be eliminated. The survey results show general sentiment across 1,000 people is "mixed/negative", which is the lowest survey sentiment of all the options. Additionally, it's the costliest rebuild option.
- This levy in total is a very big deal and you get one shot to make it work. There's a lot of friction that will need solved for, so reducing that to the extent possible should be a top goal:
  - 1. Cost - people will balk at total cost across all schools
  - 2. Student logistics - trailers or Hastings building
  - 3. Thompson park at risk
- Credibility will continue to be lost the longer Thompson stays on the table given general sentiment is against it and it's the costliest rebuild option
- I would eliminate all the options except for Rebuild Option A.

- Yes - all repair and renovate schemes should be eliminated, but the cost of each should still be communicated to the community to reflect the amount of consideration given to each.
- Repair and renovate
- Renovating
- The repair and all renovate should be eliminated. While I think Rebuild C would be the best option logistically and for our students, it may be politically divisive and prevent the Bond to pass.

**What additional information do you need - or do you think the community needs - to better understand the options and the financial information presented?**

- I don't think the community understands the land swap with Thompson Park and that we won't be losing green space but gaining a bigger park that is more central. Also Reed Rd water park would no longer be attached to a school and could possibly stay open after school starts.
- I don't think the community understands if we selected Thompson Park, that the old Hastings would turn into park land. With that said, I don't think it is a fight worth fighting. We need the community on board, so I think we should eliminate that option. It is not worth the risk, we need everyone on board.
- Rebuild C. Community isn't aware that there will be a land swap and park space will return to Hastings site
- I do continue to worry about the impact any of the options might have on the athletic opportunities. That being said, I know this all has to happen and it will be worth it in the end. It's just something I continue to think about.
- Projected demographics - based on how the population is aging and changing, what will enrollment look like in 10 years? 20?
- I like the idea at Thompson Park but believe there needs to be more information on how that option will work. People want more details on the impact of traffic/parking/sporting events. In the flier sent out to the community it doesn't show well how the school fits into the park as a whole. Also when talking about the cost impact on taxpayers it might help to look at it from a monthly cost vs an annual cost, or the cost per 100K value of the house so it will be much easier for everyone to figure out the exact impact on their taxes.
- What the land swap entails
- Seeing the Jones and Burbank cost estimates will be important
- Rebuild C- community near Thompson park need educated that the school won't take up the entire park and that park space would be moved to the Hastings site
- The logistics between the two middle school's construction schedules.
- They need to understand with the green space swap that green space is not lost.
- I think the process so far is great even though I'm sure there will be people who will still complain about it. One idea is to do micro certain homes in controversial neighborhoods,

specifically Thompson Park. People might feel more listened to and empathized with if you are sitting in their home or in their neighborhood while discussing these issues.

- I think real consideration needs to be given to viability of Thompson Park option. To bring it on board without confidence in support would be a huge detriment to getting a bond issue passed. I think people really need a clear vision of what a total cost would be for all schools and for how long. The mils are overly complicated. Just showing XYZ option would cost XX for every \$500k in home value or something along those lines would make it more digestible for community.
- I think that it would be truly beneficial to take the overall cost and break it down for to the monthly cost. Based on the numbers we saw today, rebuild option B would be an additional \$23 per month for a \$400,000.
- Show how this will be funded and show that you're sincerely working to pull levers other than JUST bond issuance. The community needs to see that you're not simply defaulting to more mils.
- This is going to be a tough sell because Hastings is in fairly good condition in terms of appearances. It might be beneficial to compare the Repair Option with one of the Rebuild Options to highlight the dollar value of a completely new building.
- 1. A timeline of anticipated operating levy asks would be helpful to see and add to the estimated cost of this bond issue for construction. 2. During the May 12-13 community mtgs, it may be more meaningful and impactful to have a City of UA representative reinforce the City's support of land swap options and voice the commitment to ensure no amenities will be lost in a swap. 3. Is there opportunity to expand how much city-owned land could be utilized/swapped, especially in terms of providing improved pedestrian and/or vehicular access to Hastings at the Hastings Ln location?
- Main concerns with rebuild A and B - middle schools students without athletic fields for 4-5 years; having to travel to sport practices/events all the time as well as school students not having a field/track for PE. traffic issues if jones uses old Hastings place... even with staggered times, having all UA middle school students in Hastings area would be a nightmare, would also need to consider schools times with St Andrews and Wellington as well as sports and school events. If Thompson park is selected, then there would be no concerns with jones using old Hastings building. Safety/privacy concerns with backyards from houses on mountview being so close to the school. Benefits with Thompson park - all middle school kids would have athletic field. Students wouldn't have to be next to a construction zone for 2+ years which would be a better learning environment. Opportunity to ease current traffic congestion caused by 3 schools so close to each other (st andrews, Wellington and Hastings). Area is more separated from houses One item to note - I think Thompson park option is getting a bad rap due to people not understanding the potential land swap. I think it would be beneficial to communicate that the area would be a park/green space and not condos like suggested on some community discussion forums.
- Good Luck!