

Facilities Master Planning Phase Two

May 5, 2025

Hastings | Jones Middle Schools BTM



Agenda

Welcome – Dr. Robert Hunt

Updated planning options for Hastings and Jones – Design Team

Next steps – Dr. Robert Hunt

Feedback Opportunity



Planning Options



Changes Since Community Engagement Session #3

Based on Feedback to date:

Eliminated:

- **Burbank renovate option**– cost higher than rebuild
- **Jones Renovate A** (all students remain in building during construction) – four-year construction schedule viewed as too long
- **Hastings Renovate A** – land swap complicates project
- **Hastings Rebuild C** – high cost, land swap, concerns regarding Thompson Park

Replaced:

- **Hastings two-story rebuild options replaced with three-story rebuild options** – more site efficient

Jones Middle School

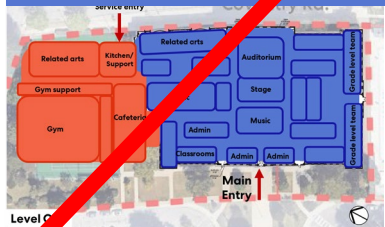


Cost Option Comparison Summary – Jones Middle School

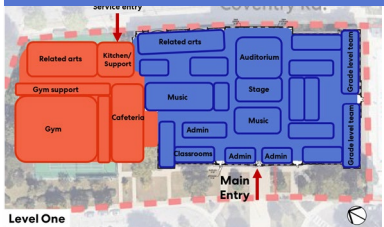
Repair
\$48,590,000
.85 Mills / 148.75/yr.



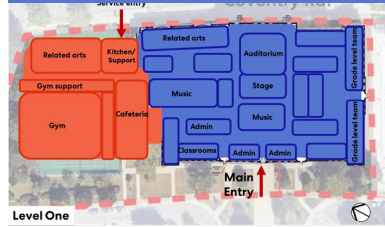
**Renovate A- at Jones
in classrooms**
\$142,720,000
2.51 Mills / 439.25/yr.



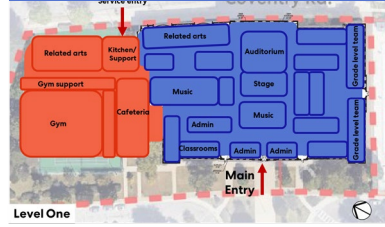
**Renovate A- one grade
in moduls at Jones**
\$138,370,000
2.43 Mills / 425.25/yr.



**Renovate A- all in
moduls at Jones**
\$144,890,000
2.55 Mills / 446.25/yr.



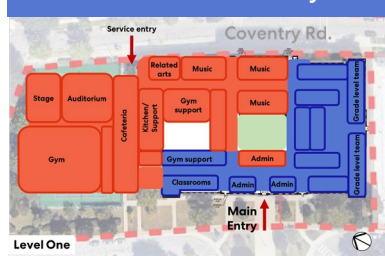
**Renovate A- all
students at Hastings**
\$135,190,000
2.38 Mills / 416.50/yr.



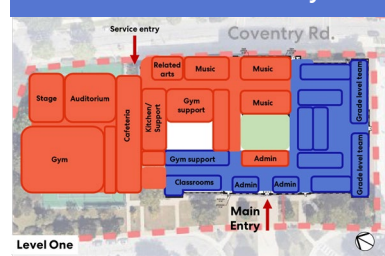
COST/MILLAGE ASSUMPTIONS

- 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 **\$500,000**.
- 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.

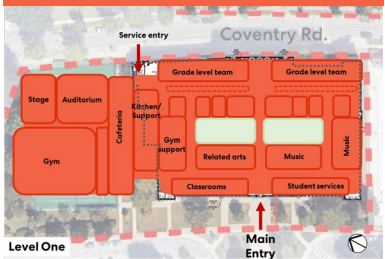
**Renovate B- all in
moduls at Jones**
\$153,030,000
2.69 Mills / 470.75/yr.



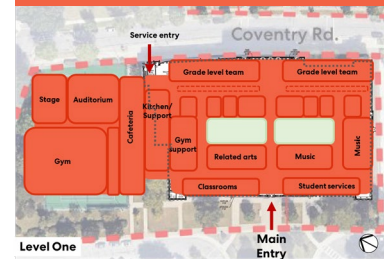
**Renovate B- all
students at Hastings**
\$146,400,000
2.57 Mills / 449.75/yr.



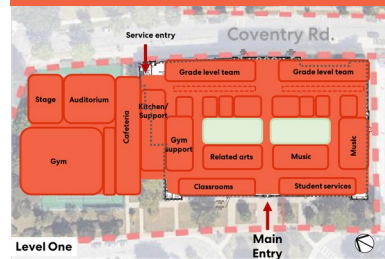
**Rebuild (Retain) - all
in moduls at Jones**
\$144,750,000
2.54 Mills / 444.50/yr.



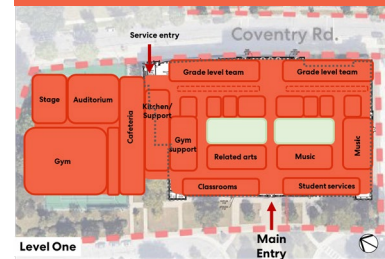
**Rebuild (Retain) - all
students at Hastings**
\$138,430,000
2.43 Mills / 425.25/yr.



**Rebuild (Replace) - all
in moduls at Jones**
\$134,740,000
2.37 Mills / 414.75/yr.



**Rebuild (Replace) - all
students at Hastings**
\$127,020,000
2.23 Mills / 390.25/yr.



Jones Middle School

1



Repair

2



Renovate A

3



Renovate B

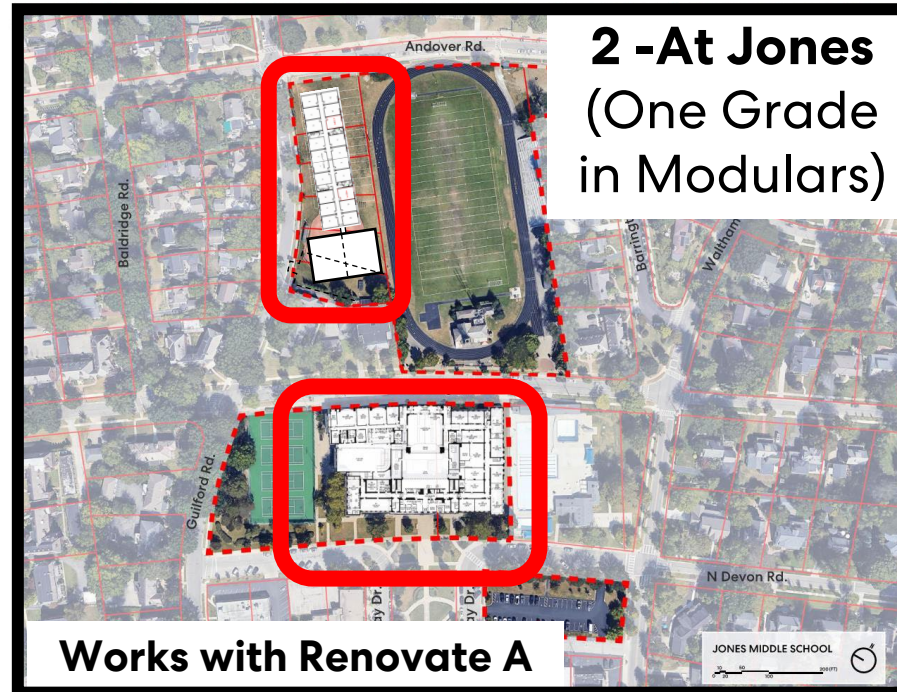
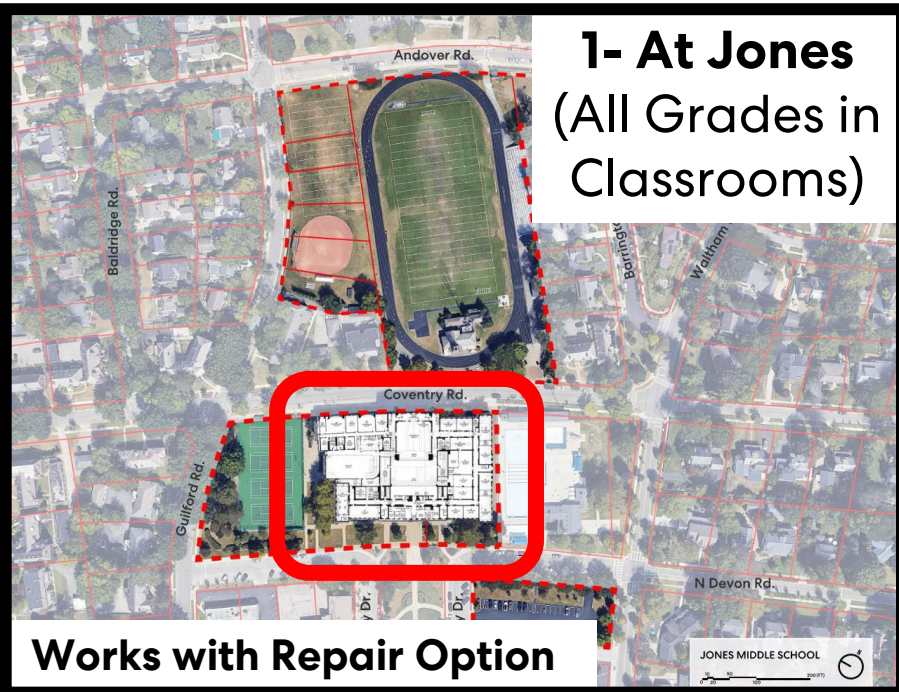
4



Rebuild

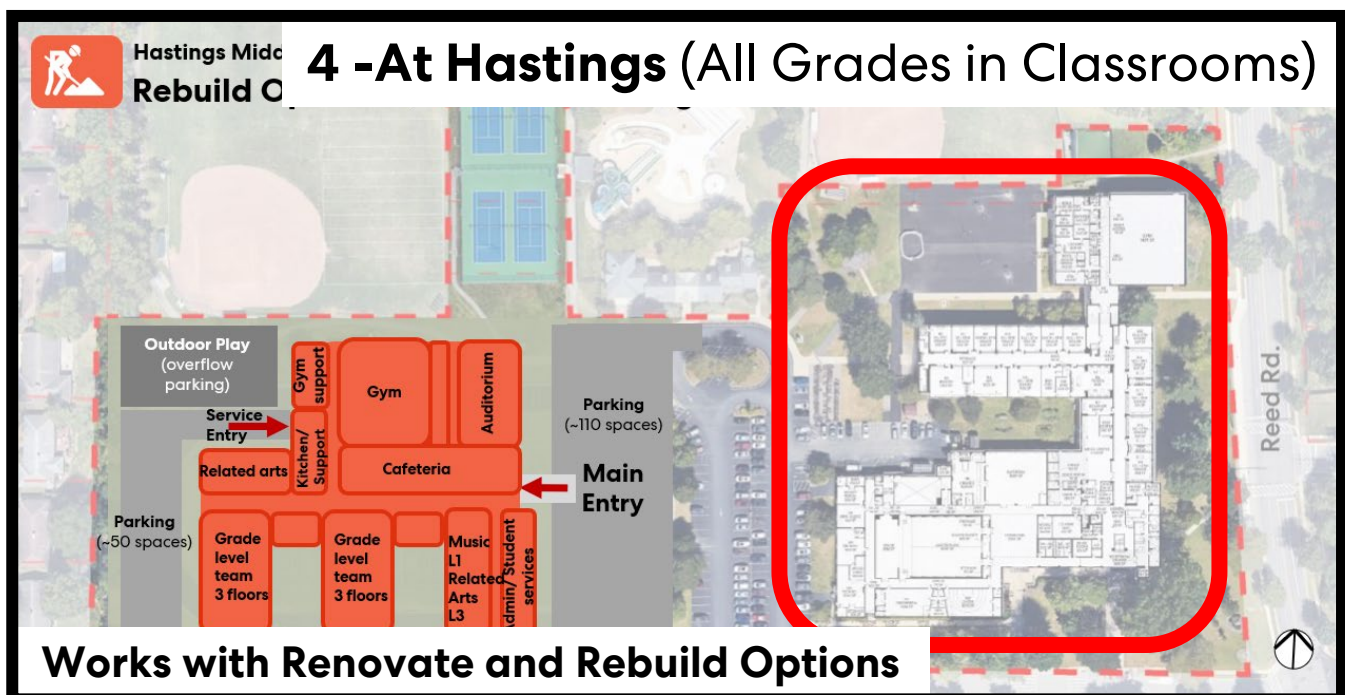
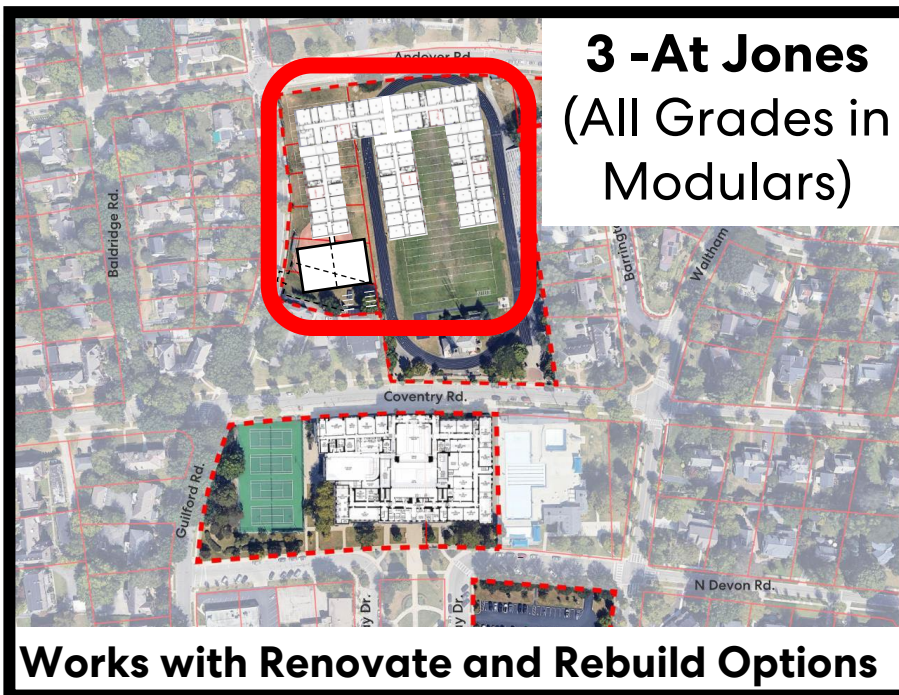
(alternate to
retain façade)

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



Four Scenarios for Location of Jones Students During Construction

(Student location dependent on option selected)





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:

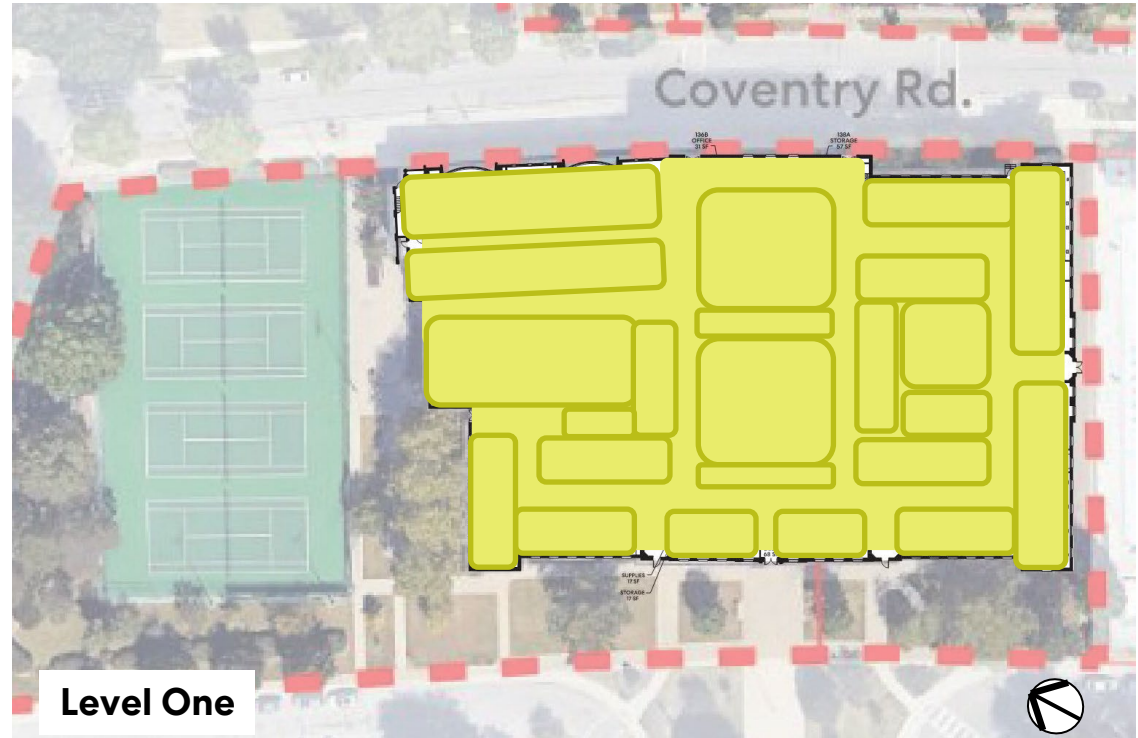
- Not anticipated

REPAIR \$48,590,000

.85 Mills / 148.75/yr.

Monthly cost - \$12.40

Construction – summers



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.

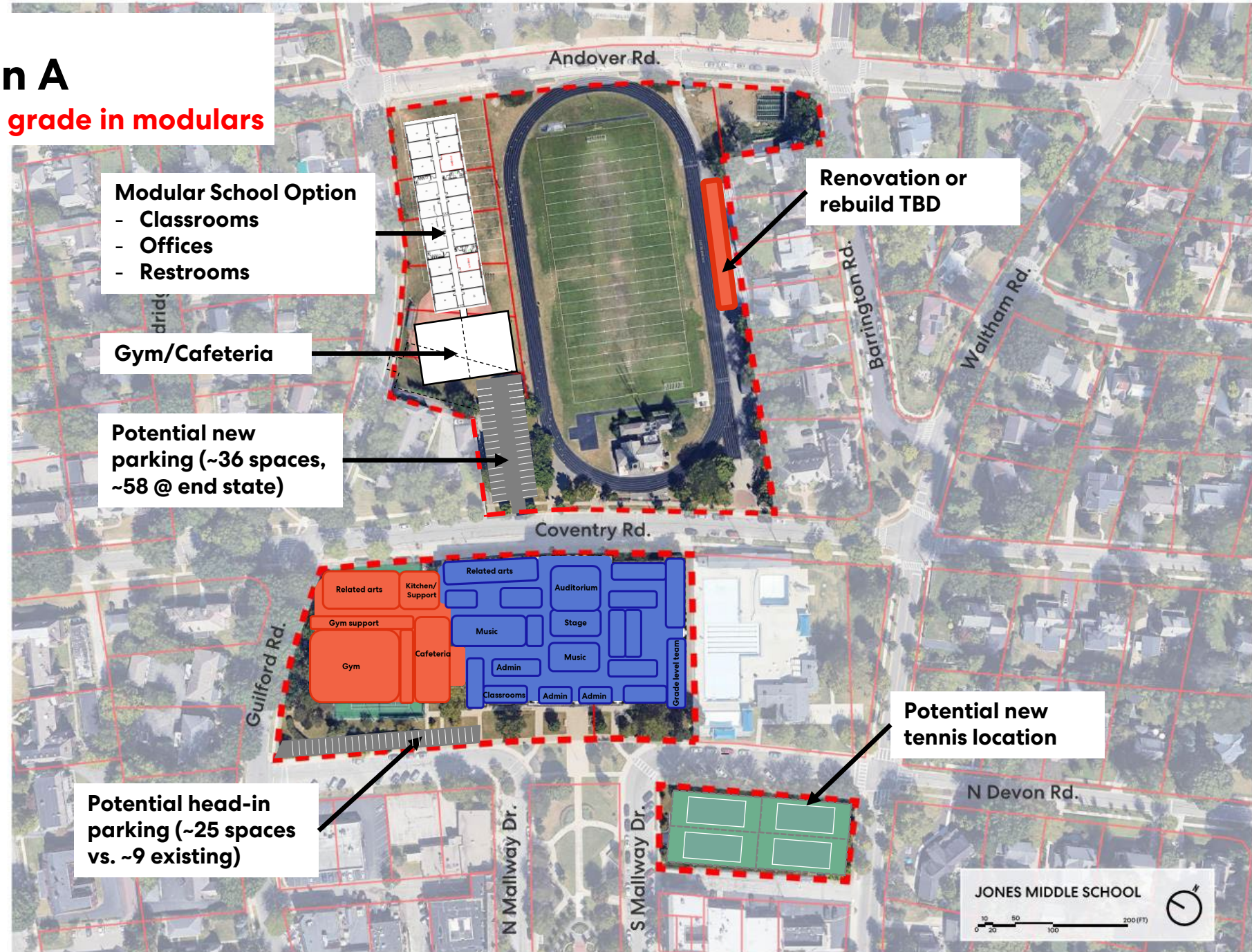


Jones Middle School Renovate Option A

All students on site, 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





Jones Middle School Renovate Option A

All students on site, one grade in modulares

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

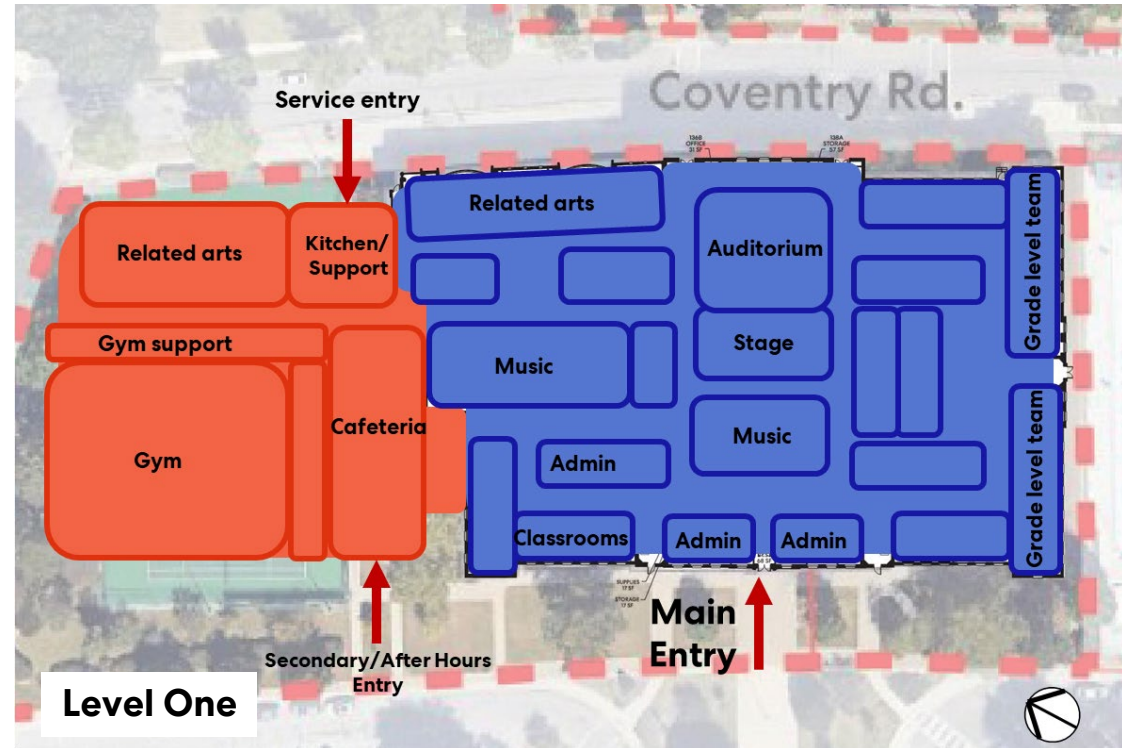
Height:

- 2 stories new, 3 stories renovation

Use of modular classrooms:

- All grades on site, one grade in modular classrooms

RENOVATE A \$138,370,000
2.43 Mills / 425.25/yr.
Monthly cost - \$35.44
Const.: 2.5 acad. yrs. + site



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 May 5, 2025**

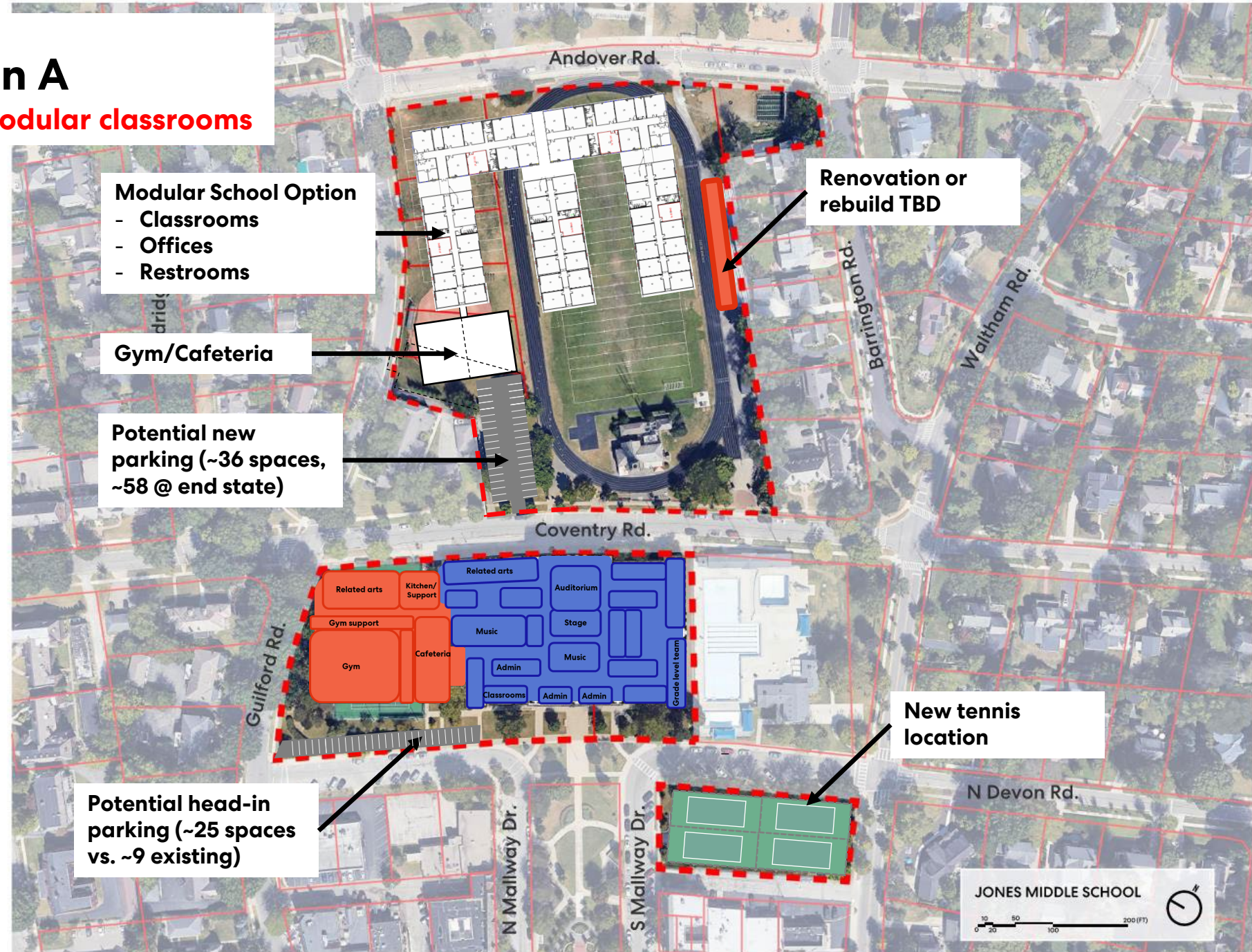


Jones Middle School Renovate Option A

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

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- 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:

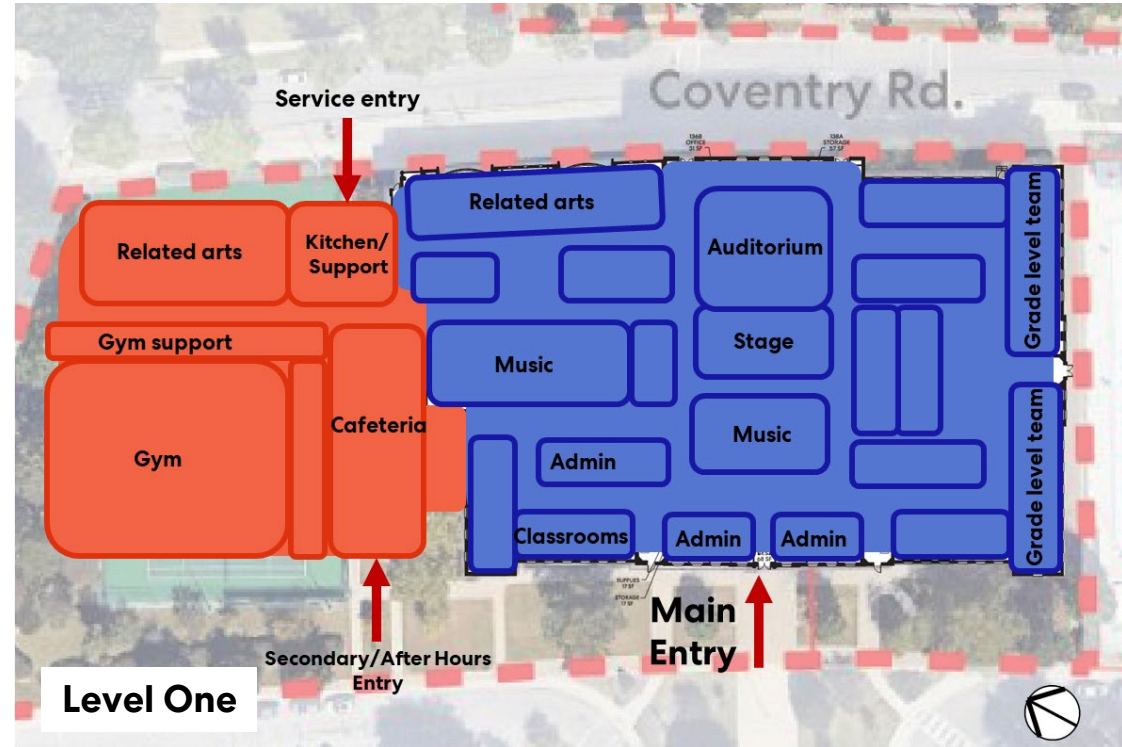
- All students on site in modular classrooms

RENOVATE A \$144,890,000

2.55 Mills / 446.25/yr.

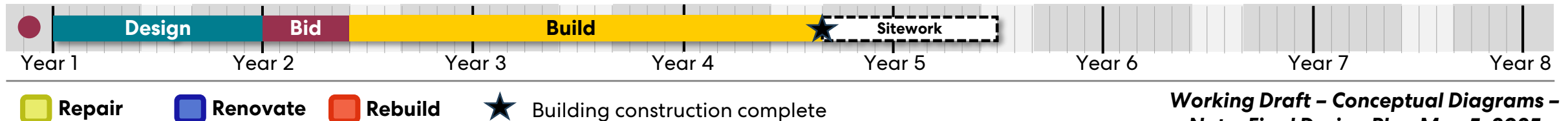
Monthly cost - \$37.19

Const.: 2 academic yrs. + site



COST ASSUMPTIONS

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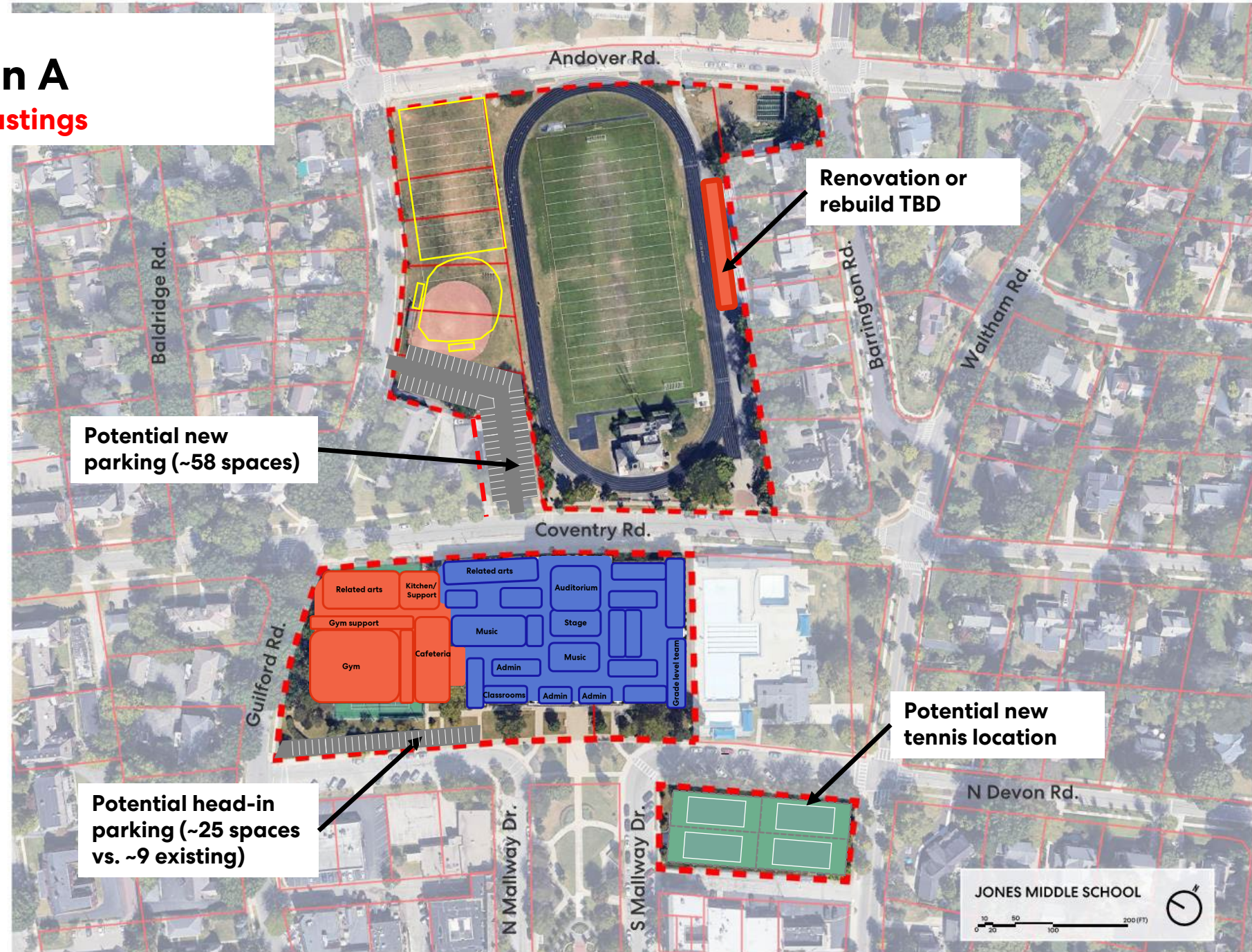


Jones Middle School Renovate Option A

All students swing to Hastings

Key site attributes:

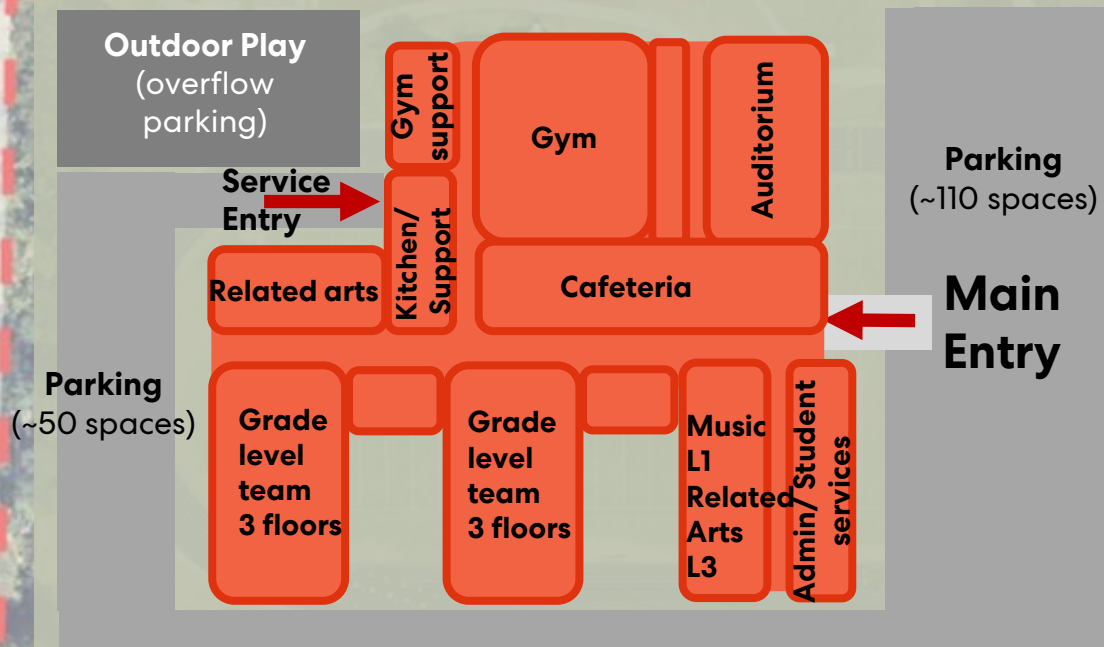
- Increase in parking
- Ball diamond shifts east to accommodate additional parking
- Tennis must relocate





Hastings Middle School

Rebuild Option D / Jones in Hastings





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:

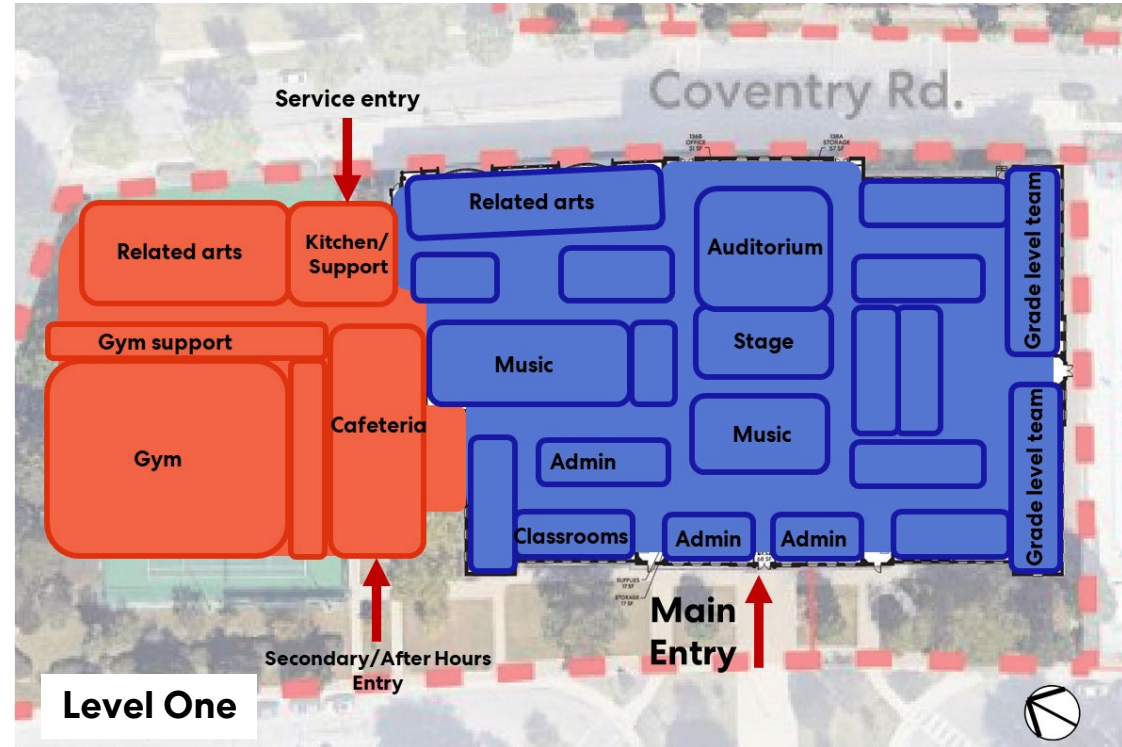
- No use of modular classrooms

RENOVATE A \$135,190,000

2.38 Mills / 416.50/yr.

Monthly cost - \$34.71

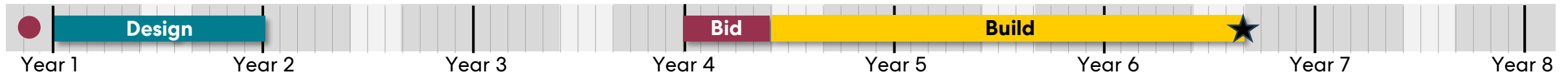
Construction: 2 academic yrs. following new Hastings construction**



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 May 5, 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



 Repair

 Renovate

 Rebuild



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:

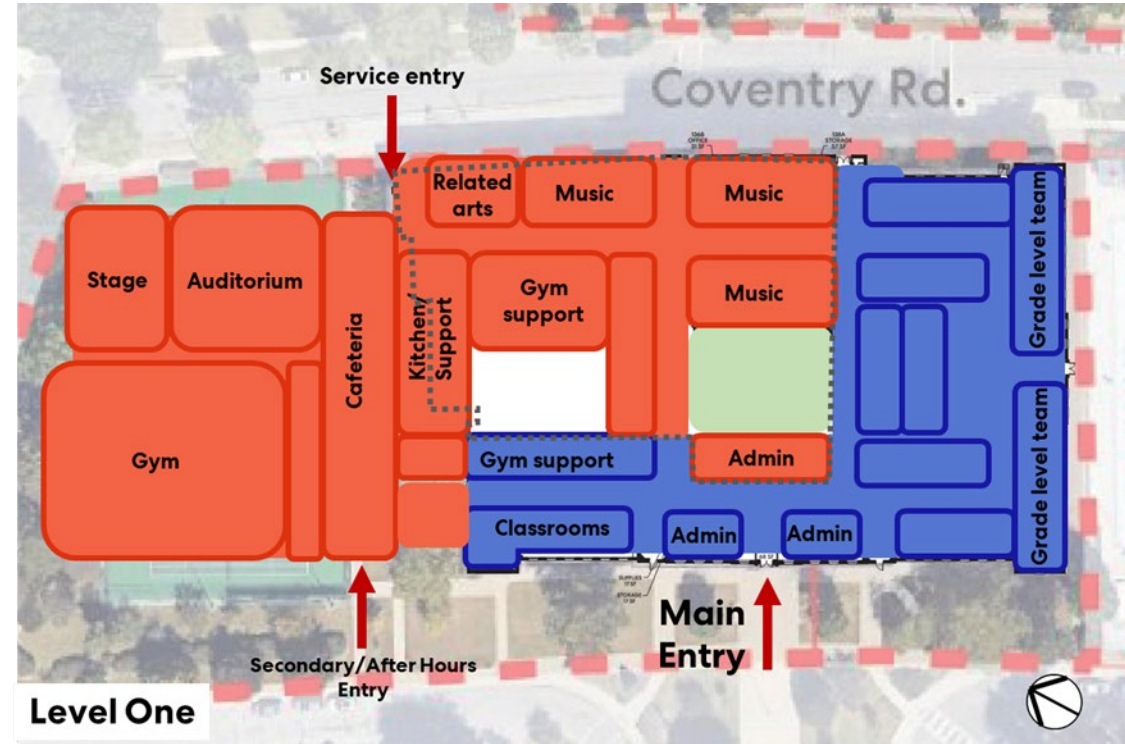
- All students on site in modular classrooms

RENOVATE B \$153,030,000

2.69 Mills / 470.75/yr.

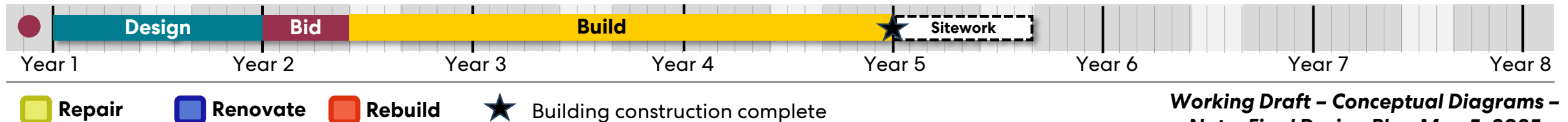
Monthly cost - \$39.23

Const.: 2 academic yrs. + site



COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
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Not a Final Design Plan May 5, 2025**



Jones Middle School Renovate Option B

All students swing to Hastings)

Key attributes:

- New gym, cafeteria, kitchen and classrooms (3-stories)
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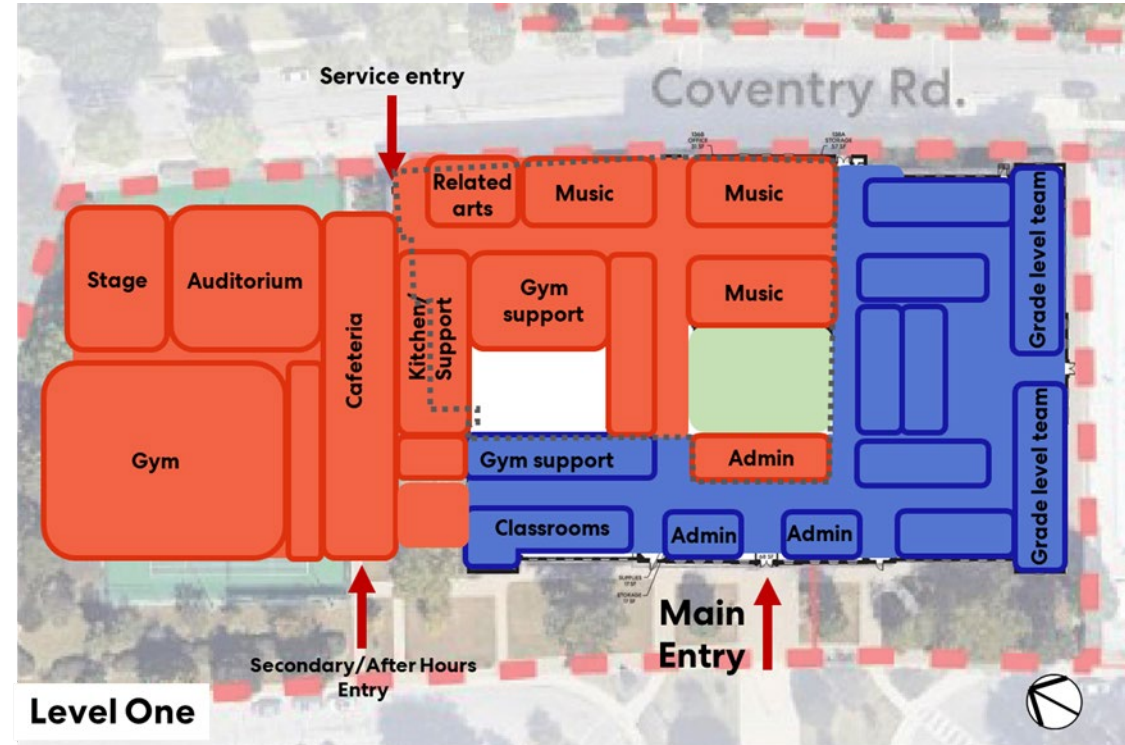
Height:

- 3 stories new, 3 stories renovation

Use of modular classrooms:

- All students on site in modular classrooms

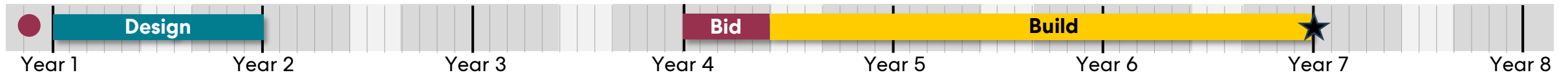
RENOVATE B 146,400,000
2.57 Mills / 449.75/yr.
Monthly cost - \$37.48
Const.: 2.5 acad. Yrs. + site**



COST ASSUMPTIONS

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- 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 May 5, 2025



Jones Middle School Rebuild A

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

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 A

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 A \$144,750,000

2.54 Mills / 444.50/yr.

Monthly cost - \$37.04

Const.: 3 academic yrs. + site

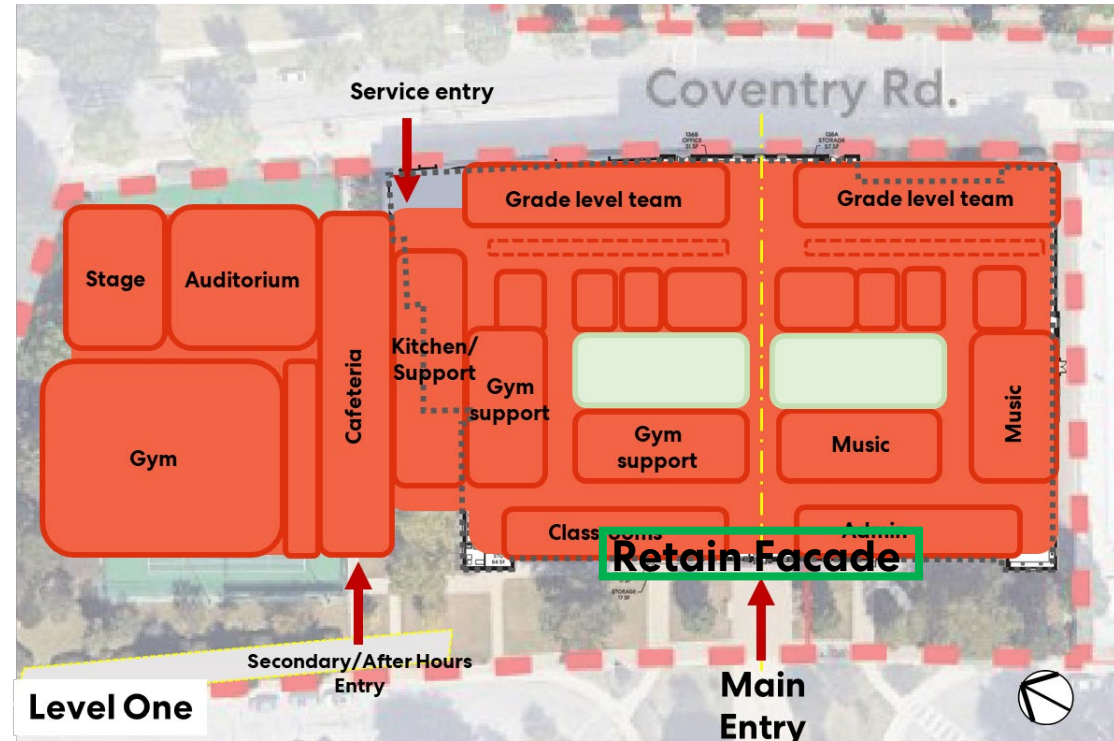
ALTERNATE:

Replace central mall façade:
\$134,740,000

2.37 Mills / \$414.75/yr.

Monthly cost - \$34.56

Shorten schedule six months



COST ASSUMPTIONS

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■ Repair
 ■ Renovate
 ■ Rebuild
 ★ Building construction complete

**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 5, 2025**



Jones Middle School Rebuild B

All students swing to Hastings
RETAIN existing mall façade

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 B

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
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Height:

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Use of modular classrooms (trailers):

- All students on site in modular classrooms

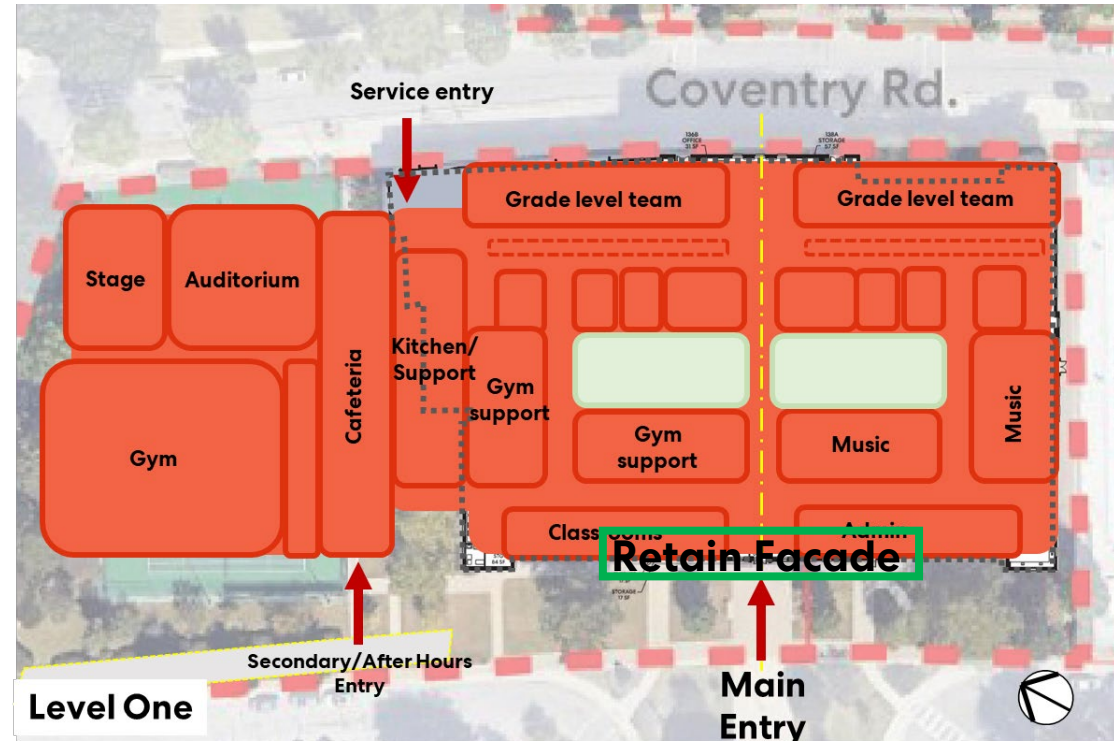
← Gap for Hastings Construction →



REBUILD B \$138,430,000
2.43 Mills / 425.25/yr.
Monthly cost - \$35.44
Const.: 3 academic yrs.

ALTERNATE:

Replace central mall façade:
\$127,020,000
2.23 Mills / \$390.25/yr.
Monthly cost - \$32.52
Shorten schedule six months

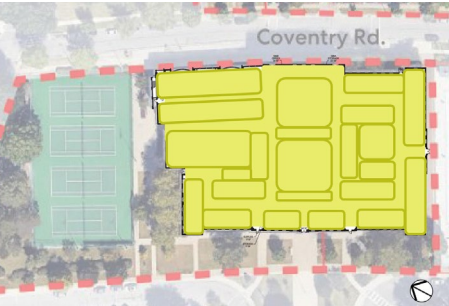


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Cost Option Comparison Summary – Jones Middle School

Repair
\$48,590,000
.85 Mills / 148.75/yr.
Monthly cost - \$12.40
Construction – summers*



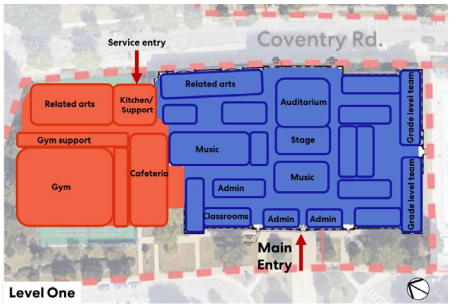
*Repair – Construction for repair options at each school is assumed to take place primarily during multiple summer months.

**Renovate A – All students at Hastings: If Jones students occupy the existing Hastings building during Jones construction, Jones construction starts two years later after a new Hastings building is complete.

Renovate A – All students in modulars at Jones
\$144,890,000
2.55 Mills / 446.25/yr.
Monthly cost - \$37.19
Const.: 2 academic yrs. + site

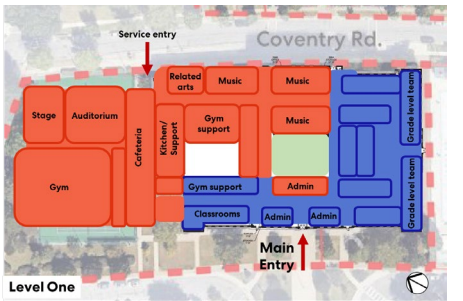
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Construction: 2 academic yrs. following new Hastings construction**



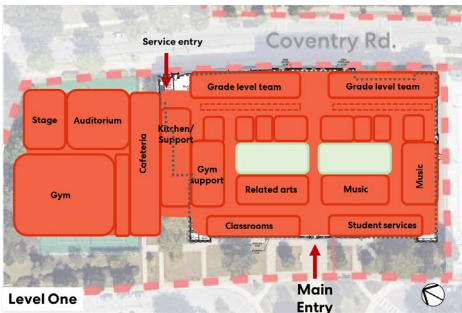
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Monthly cost - \$37.48
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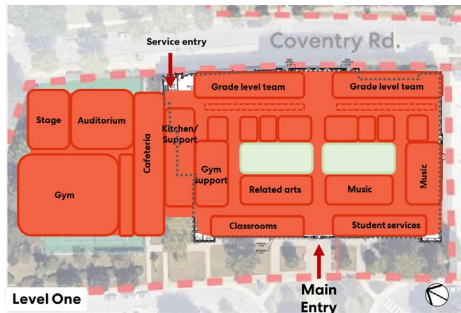
Rebuild A – All students in modulars at Jones
RETAIN central mall facade
\$144,750,000
2.54 Mills / 444.50/yr.
Monthly cost - \$37.04
Const.: 3 academic yrs. + site

Alternate
Replace central mall façade:
Reduce cost by \$10,010,000 to \$134,740,000
2.37 Mills / \$414.75/yr.
Monthly cost - \$34.56
Shorten schedule six months



Rebuild B – All students at Hastings
RETAIN central mall facade
\$138,430,000
2.43 Mills / 425.25/yr.
Monthly cost - \$35.44
Const.: 3 academic years

Alternate
Replace central mall façade:
Reduce cost by \$11,410,000 to \$127,020,000
2.23 Mills / \$390.25/yr.
Monthly cost - \$32.52
Shorten schedule six months



COST/MILLAGE ASSUMPTIONS

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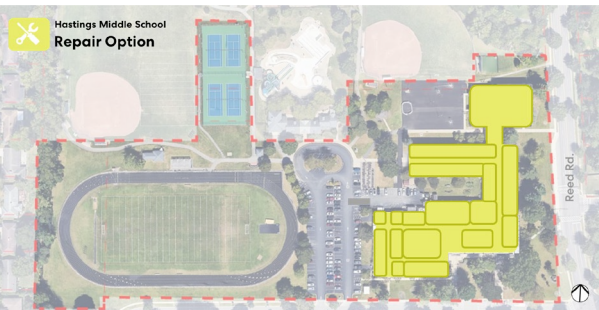
Hastings Middle School



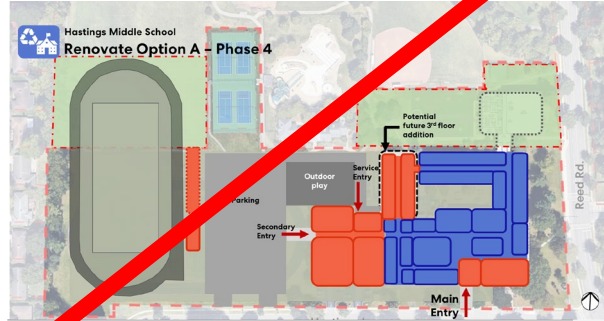
Hastings Middle School

Option Comparison

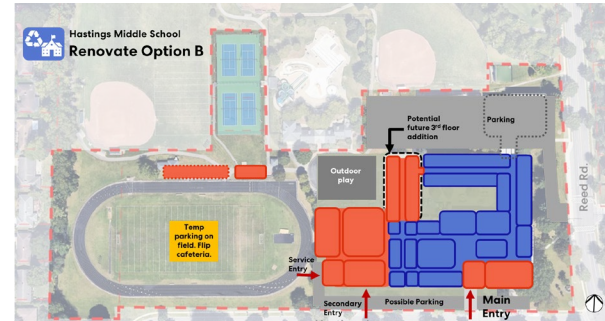
Repair \$49,593,512



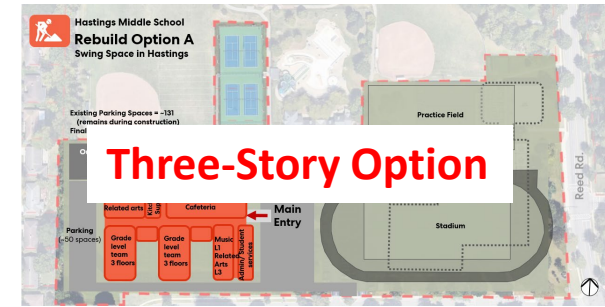
Renovate A \$159,690,000



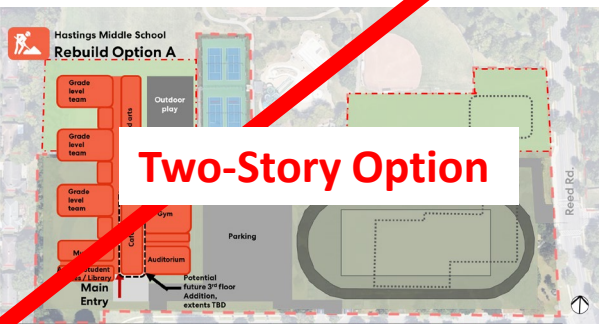
Renovate B \$155,280,000



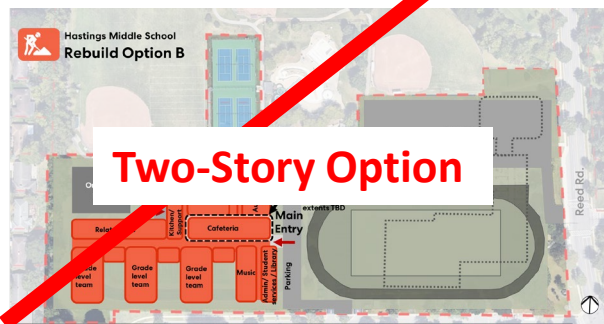
Rebuild D \$110,800,000



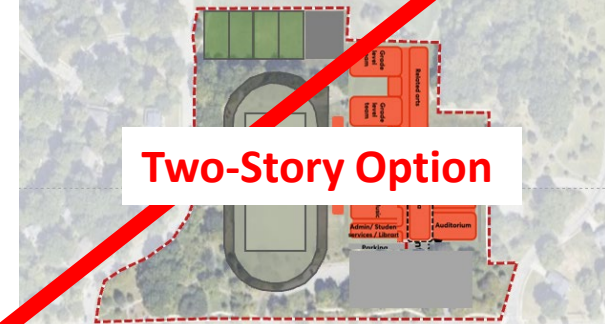
Rebuild A \$111,370,000
\$115,120,000 (JMS at HMS)



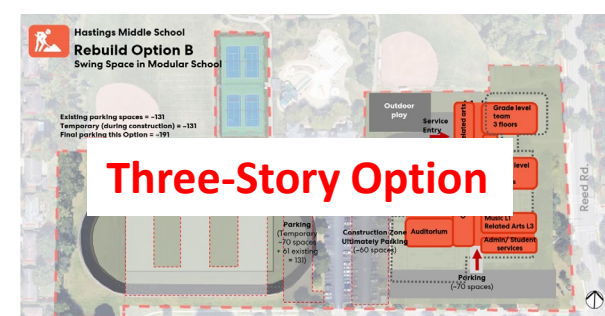
Rebuild B \$112,860,000



Rebuild C \$122,640,000



Rebuild E \$130,430,000



Options as of Community Engagement Session #3

New Rebuild Options

■ Repair ■ Renovate ■ Rebuild

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Not a Final Design Plan May 5, 2025



Hastings Middle School Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

- 2 stories

Use of modular classrooms:

- Not anticipated

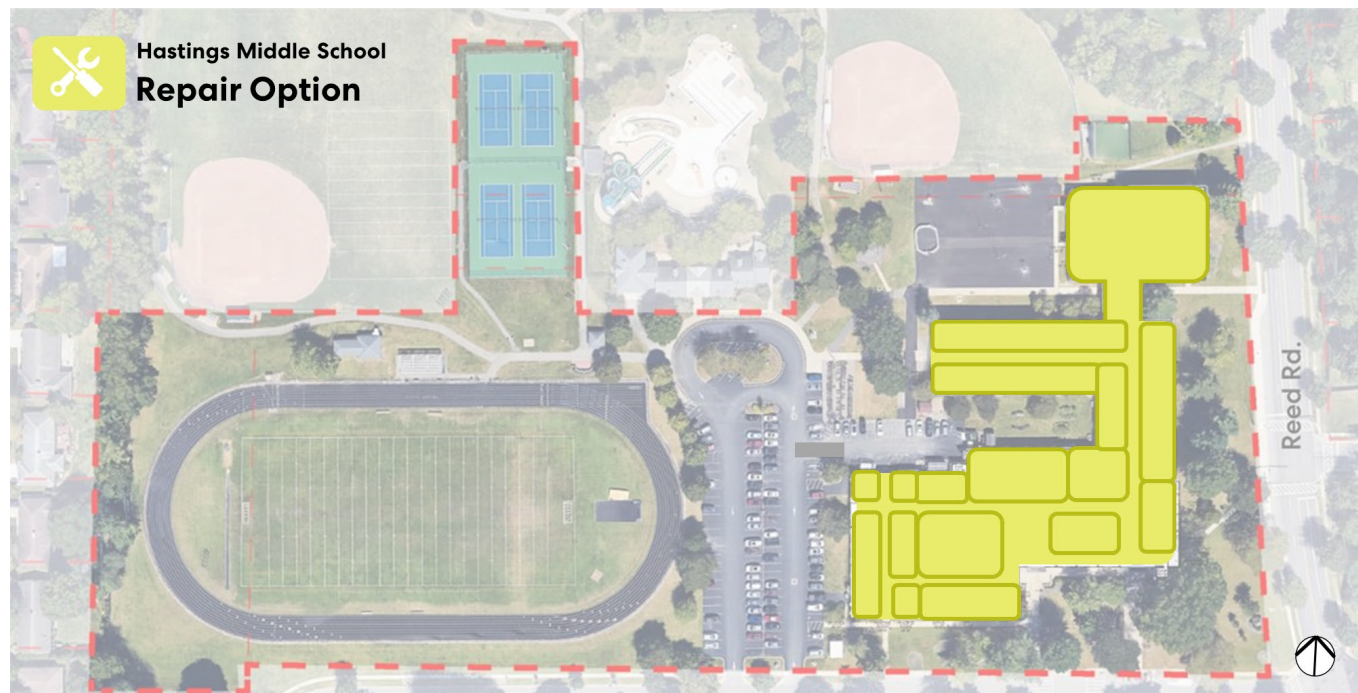
REPAIR

\$59,700,000

1.05 mills, \$183.75/year

Monthly cost - \$15.31

Construction: summer work*



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 – Construction for repair options at each school is assumed to take place primarily during multiple summer months.



Repair



Renovate



Rebuild



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 Lane.
- 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

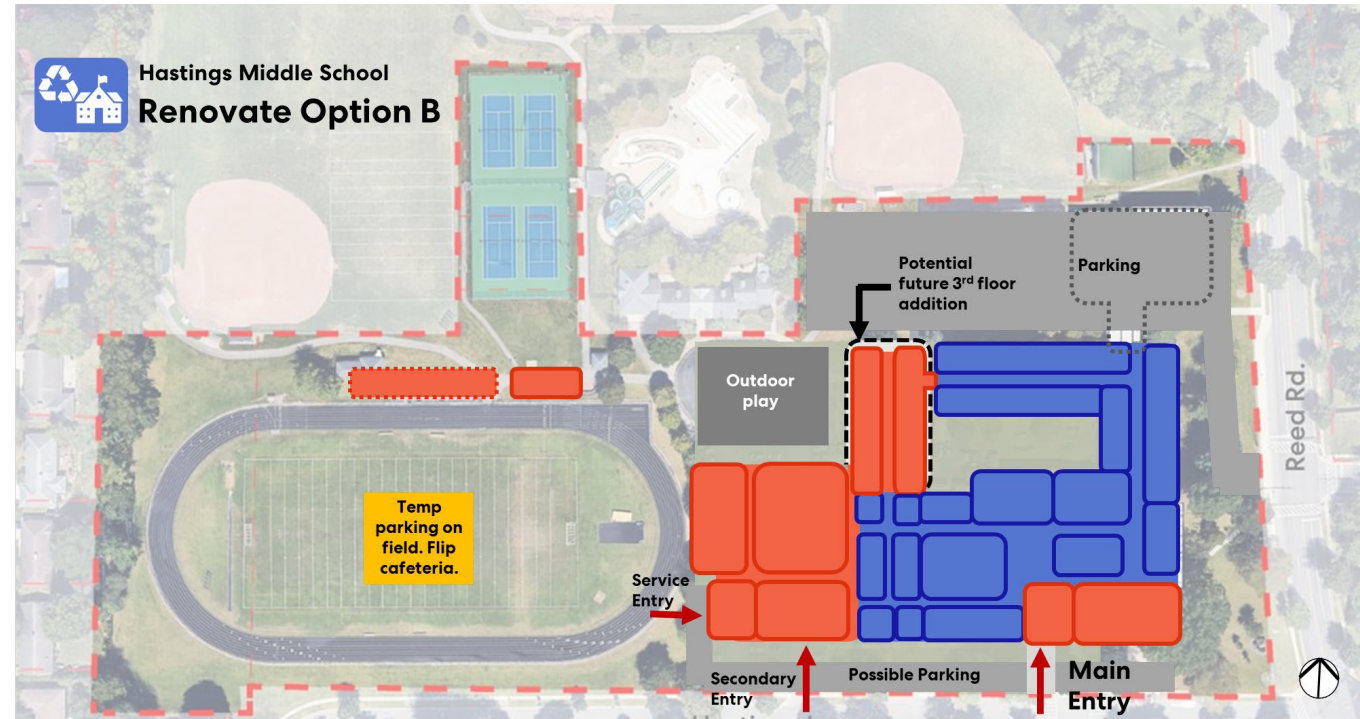
RENOVATE B

\$155,280,000

2.73 mills, \$477.75/year

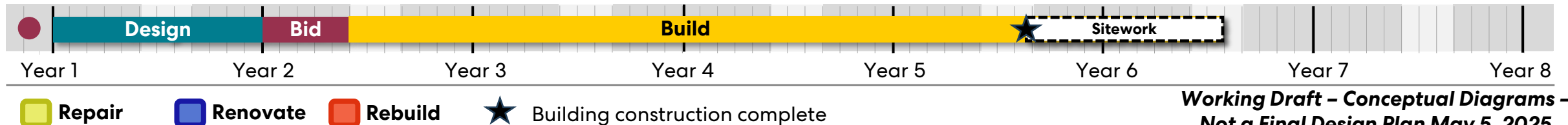
Monthly cost – \$39.81

Construction: 3 academic years + site



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.

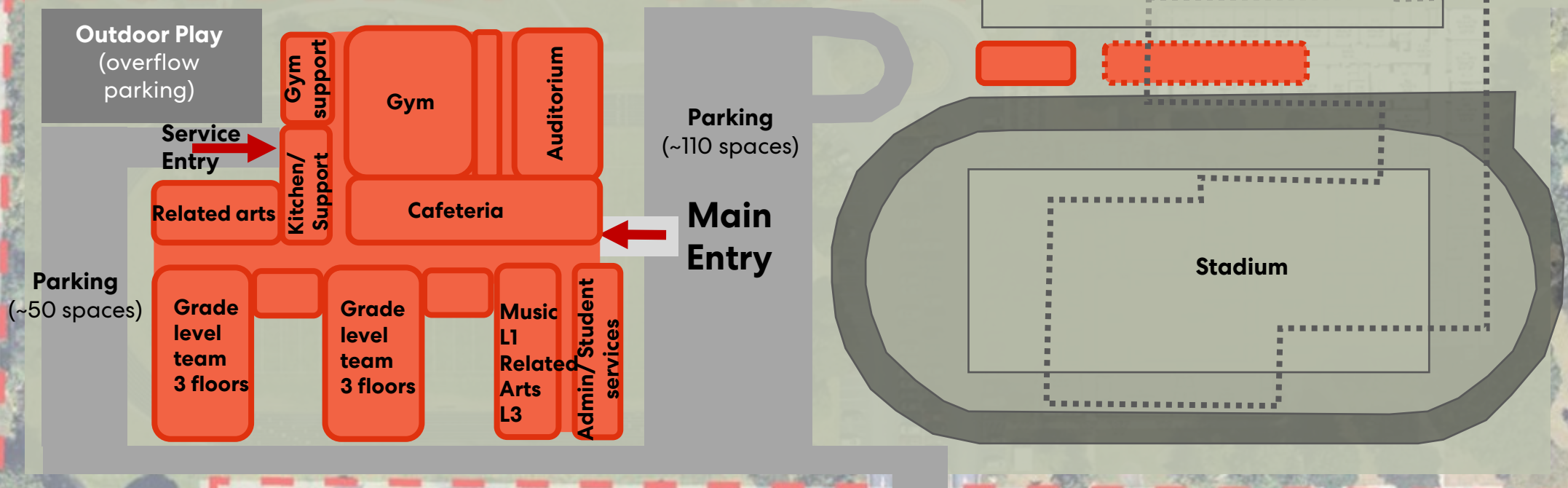


**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 5, 2025**



Hastings Middle School Rebuild Option D Swing Space in Hastings

Existing Parking Spaces = ~131
(remains during construction)
Final parking this Option = ~160





Hastings Middle School

Rebuild Option D

Swing Space in Hastings

Key attributes:

- No land swap required
- New building has some frontage to adjacent neighbors
- Zoned for after hours use
- Ideal adjacencies and ceiling heights
- Increase in parking compared to existing
- Grade level teams are zoned together, do not need to circulate through team area
- Possible additional practice field location

Height:

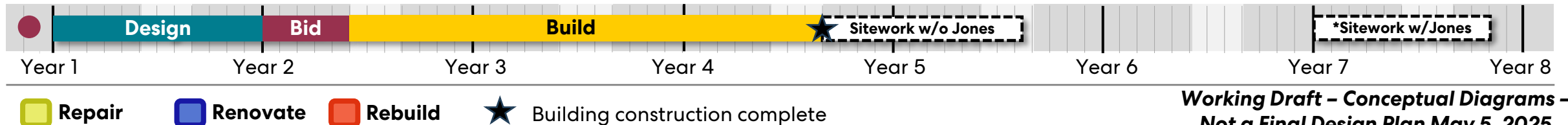
- 3 stories

Use of modular classrooms:

- None

**Rebuild A - If Jones students occupy the existing Hastings building during a Jones rebuild project, the sitework to build the new Hastings track and fields on the east end of the site occurs ~2.5 academic years after the completion of the new Hastings building.

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



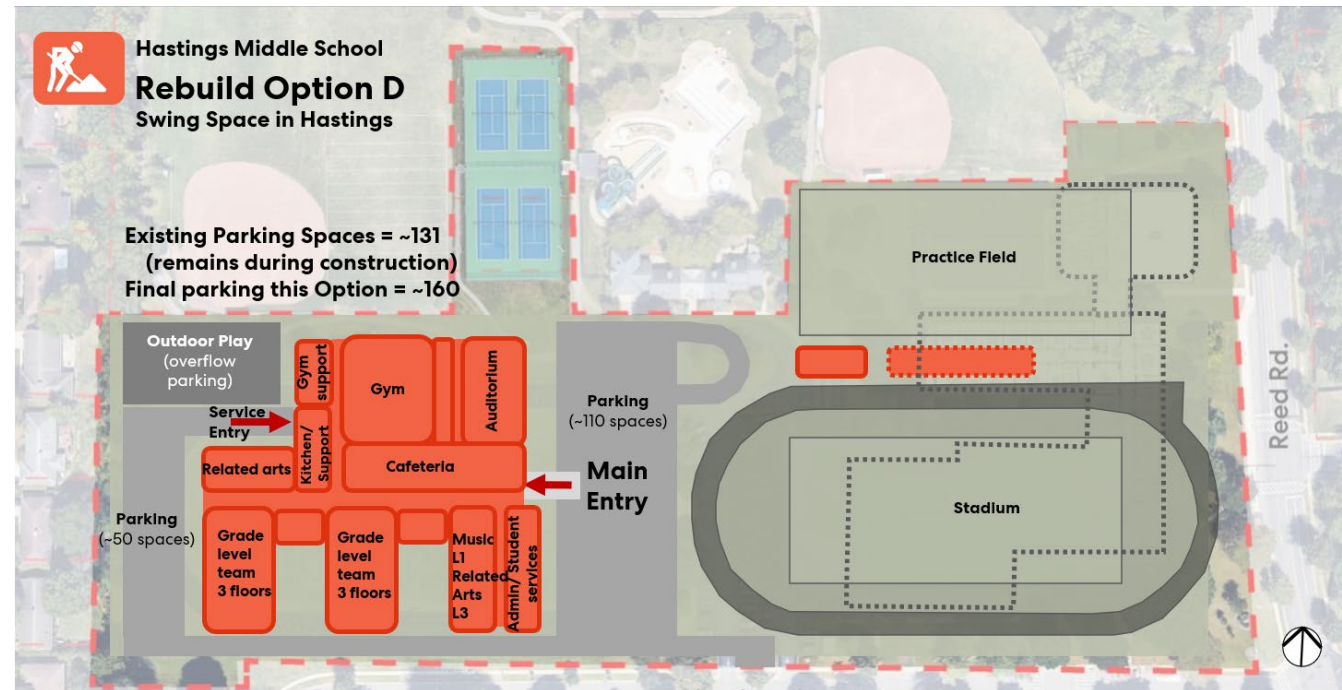
REBUILD A

\$110,800,000

1.95 mills, \$341.25/year

Monthly Cost – 28.44

Construction: 2 academic years + site**



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 May 5, 2025



Hastings Middle School

Rebuild Option E

Swing Space in Modular School

Existing parking spaces = ~131
Temporary (during construction) = ~131
Final parking this Option = ~191

Modular School

- Classrooms
- Offices
- Gym/Cafeteria
- Restrooms

Parking

(Temporary
~70 spaces
+ 61 existing
= 131)

Construction Zone
Ultimately Parking
(~60 spaces)

Outdoor
play

Service
Entry

Related arts

Grade level
team
3 floors

Gym
support

Kitchen/
Support

Gym

Cafeteria

Grade level
team
3 floors

Auditorium

Music L1
Related Arts L3

Admin/ Student
services

Parking
(~70 spaces)

Reed Rd.





Hastings Middle School

Rebuild Option E

Swing Space in Modular School

Key attributes:

- No land swap required
- Built where existing Hastings Middle School sits
- 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:

- 3 stories

Use of modular classrooms:

- Necessary (approximate footprint shown)

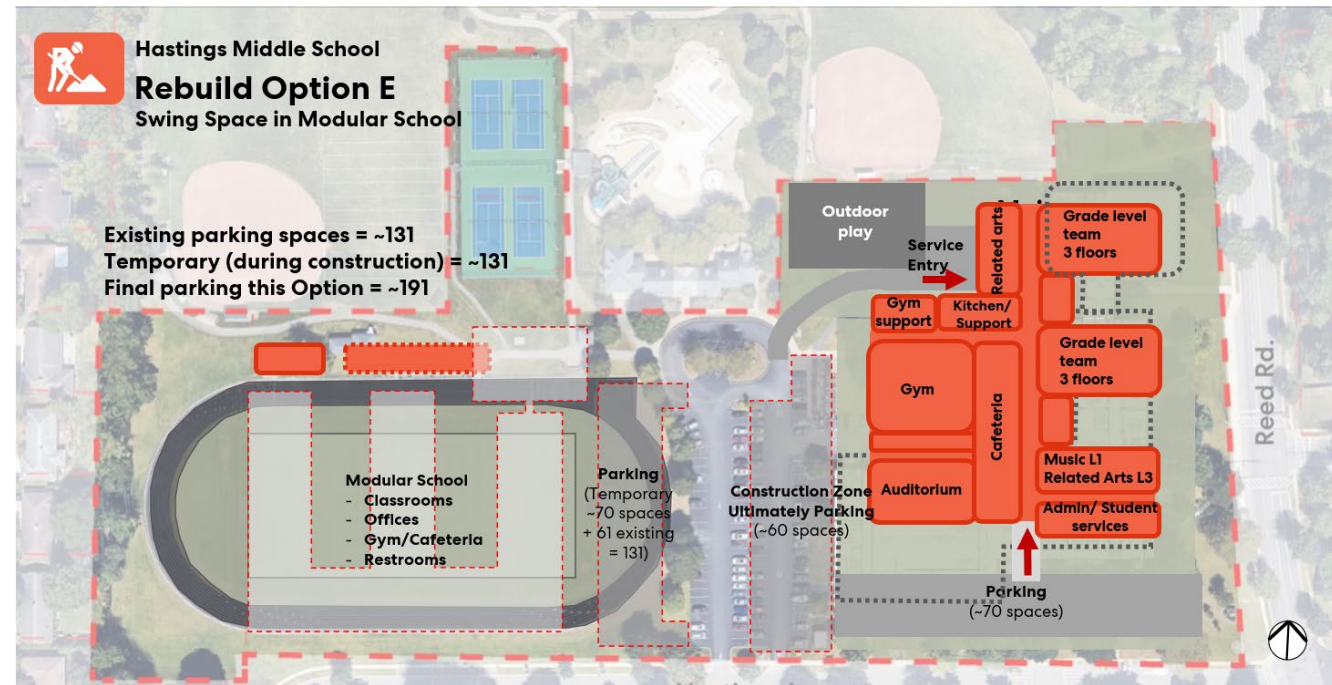
REBUILD E

\$130,430,000

2.29 mills, \$400.75/year

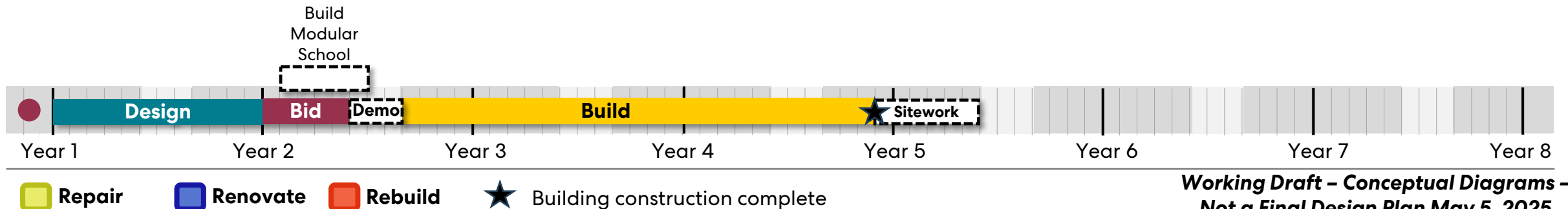
Monthly Cost – \$33.40

Construction: 2.5 academic years + site



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.



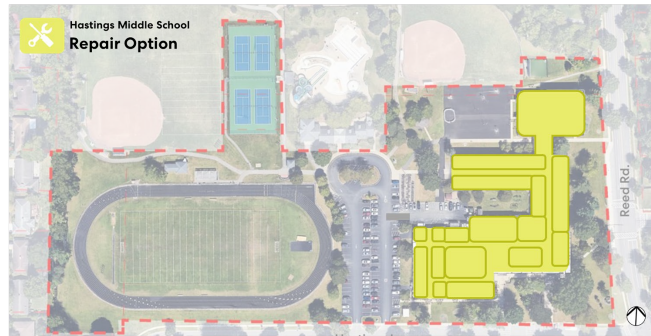
Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 5, 2025

Hastings Middle School

Cost Option Comparison Summary

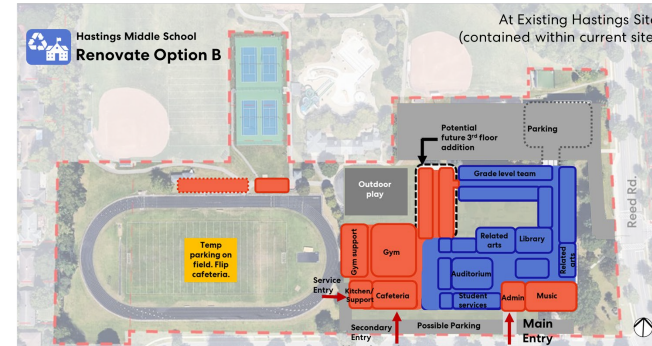
REPAIR \$59,700,000
1.05 mills, \$183.75/year
Monthly cost - \$15.31

Construction: summer work*



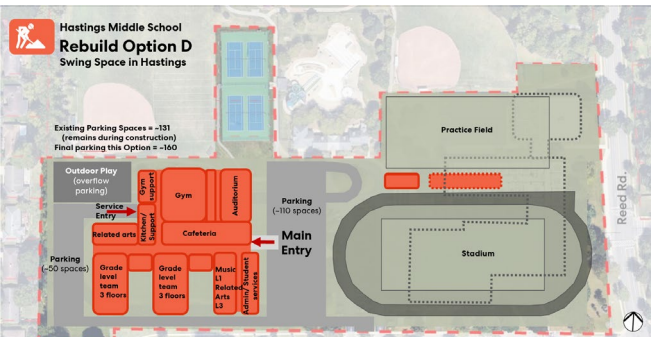
RENOVATE B \$155,280,000
2.73 mills, \$477.75/year
Monthly cost - \$39.81

Construction: 3 academic years + site



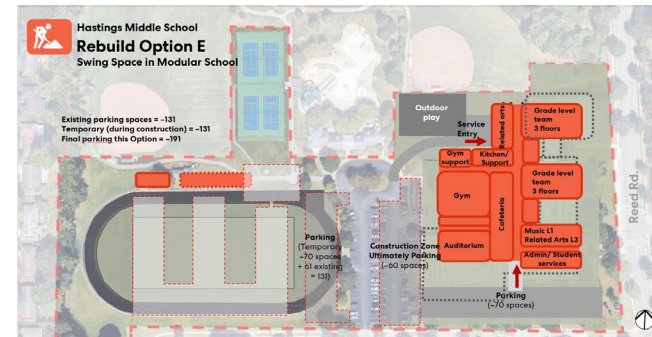
REBUILD D \$110,800,000
1.95 mills, \$341.25/year
Monthly Cost - 28.44

Construction: 2 academic years + site**



REBUILD E \$130,430,000
2.29 mills, \$400.75/year
Monthly Cost - \$33.40

Construction: 2.5 academic years + site



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 **\$500,000**.
- 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.

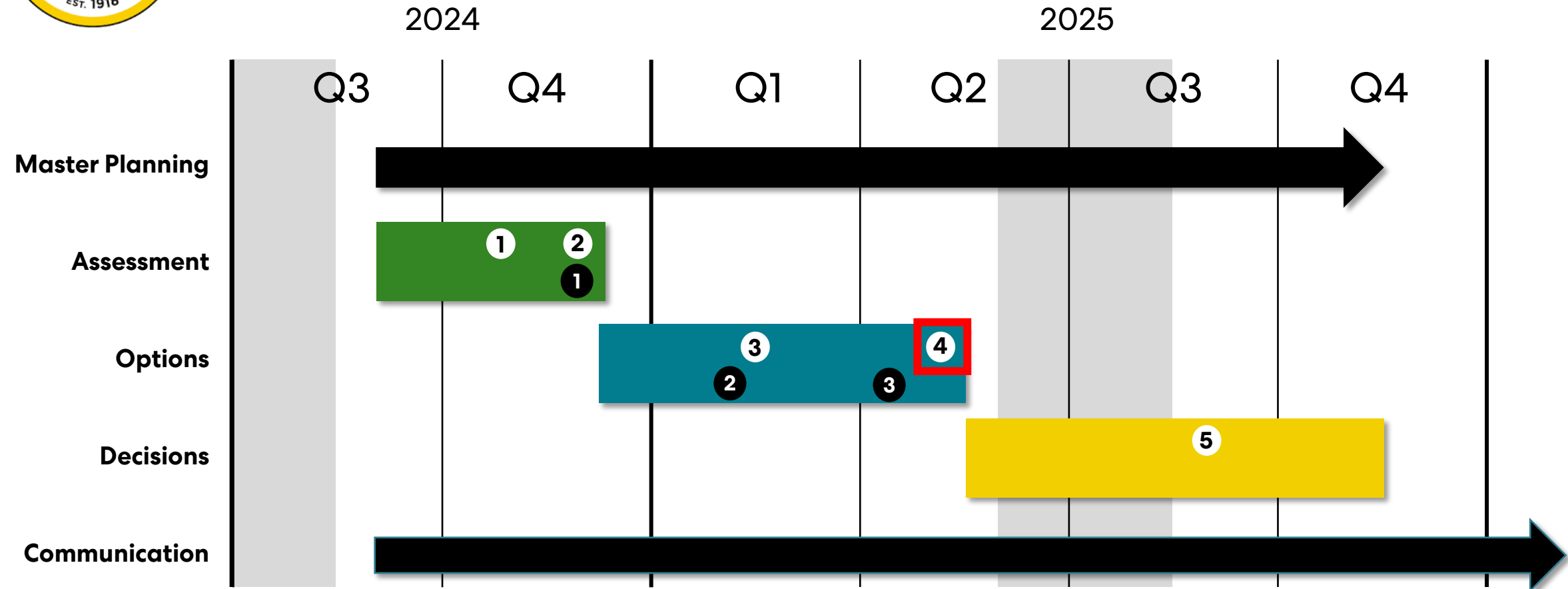
*Repair – Construction for repair options at each school is assumed to take place primarily during multiple summer months.

**Rebuild D - If Jones students occupy the existing Hastings building during a Jones rebuild project, the sitework to build the new Hastings track and fields on the east end of the site occurs ~2.5 academic years after the completion of the new Hastings building.

Jones and Hastings Outdoor Athletics During Construction			Tennis Courts	Stadium Athletics	Ball Diamond
JONES MIDDLE SCHOOL	Repair	Fix physical adequacy items only		On Jones Site	On Jones Site
	Renovate A, or Renovate B, or Rebuild A (all students in modulars at Jones), or Rebuild B (all students at Hastings)	Student Location	One Grade in Modulars, Balance in Classrooms (works only with Renovate A)	On Jones Site	Off site
			All Students in Modulars	Off Site	Off site
			All Students in Hastings Classrooms	Off Site or Moved On Jones Site	On Jones Site
HASTINGS MIDDLE SCHOOL	Repair	Fix physical adequacy items only		On Hastings Site	At Reed Rd Park
	Renovate B	Entire building renovated + addition		On Hastings Site	Off site
	Rebuild D	All students in Hastings classrooms		On Hastings Site	Off site
	Rebuild E	All students in Modulars		On Hastings Site	Off site



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 (Fall/Winter 2025): Final master plan presentation (if needed)

Jones/Hastings Middle School Feedback Opportunity

- What do you think of the revised options?
- What additional information do you think the community needs to better understand the revised options at the community engagement session next week?

<https://uacs.fyi/HastingsJonesBTM>

Learn more at:

www.uaschools.org/facilities

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





Thank you

