

Facilities Master Planning Phase Two

May 12-13, 2025

Community Engagement Session #4



Agenda – Community Engagement Session #4

Introduction and process update - understanding the why

Summary review of Community Engagement Sessions 1-3

Market conditions, escalation, tariffs

Funding overview

Burbank, Jones and Hastings planning update / costs

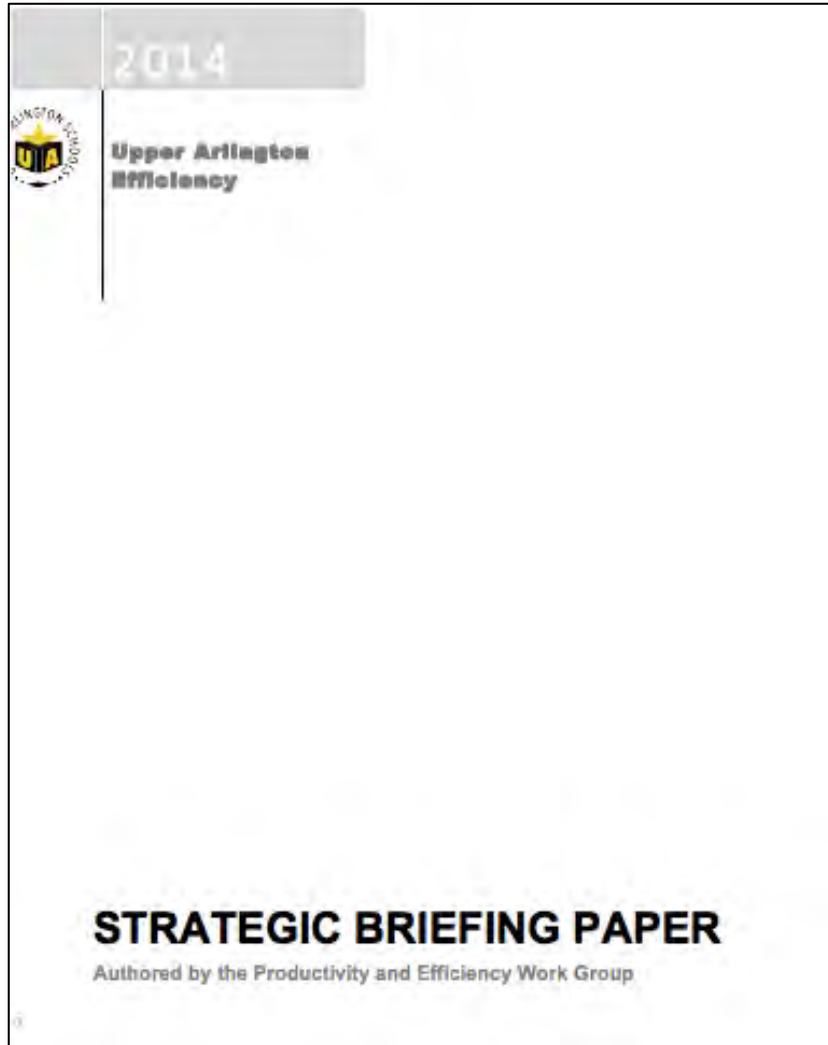
Feedback opportunity

Walk-around (visit the boards for one or all three schools)



Pre Phase One: Productivity and Efficiency Briefing

July 2014



- Aging buildings maintained on a year-by-year basis
- More proactive approach needed
- Engage the community in a master planning process (impetus for Phase I Master Plan)
- “Essential to the long-term financial health of the district”



EXCELLENCE & INNOVATION

2030



Upper Arlington Schools Strategic Plan

Phase One: Work Completed

Phase Two: Work Ahead of Us

Early Childhood (Phase Two)



Elementary Schools (Phase One)



Middle Schools (Phase Two)



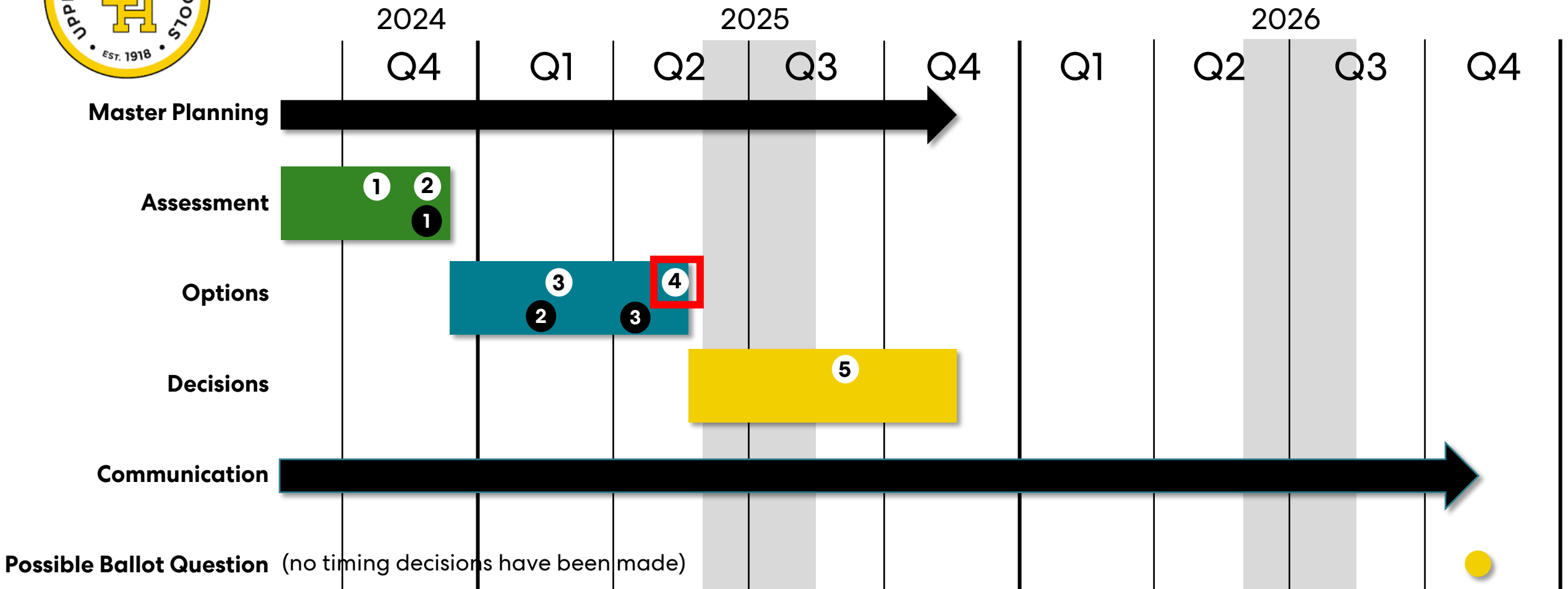
High School (Phase One)



Facility Supporting
Student Experience



Phase II - Facilities Master Plan Schedule



Possible Ballot Question (no timing decisions have been made)

- # 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)

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

Where We've Been

Summary Review of Community Engagement Sessions 1 - 3



Key Points for Phase Two

- No decisions have been made.
- There is no zero-cost option.
- We need to hear from you! Your voice will directly impact the final plans.
- We are committed to an open and transparent process.



What Is A Facilities Master Plan?

Master Planning Process

FACILITY ASSESSMENT

*What physical assets
are in need of repair
or replacement?*

EDUCATIONAL ASSESSMENT

*How do our facilities
support the educational
focus of the District?*

FINANCIAL ASSESSMENT

*What are the
priorities and
associated costs?*

FACILITIES MASTER PLAN

*How can we
improve our
physical assets....*

*....and advance
our relentless
focus on learning*

*....while
remaining fiscally
responsible?*

Guiding Principles

Our district's educational environments will:

1. Champion uniquely accomplished learners
2. Be fiscally responsible and community responsive
3. Foster and engage relationships
4. Bolster collaboration and creativity
5. Recognize the need for a safe place to learn and work

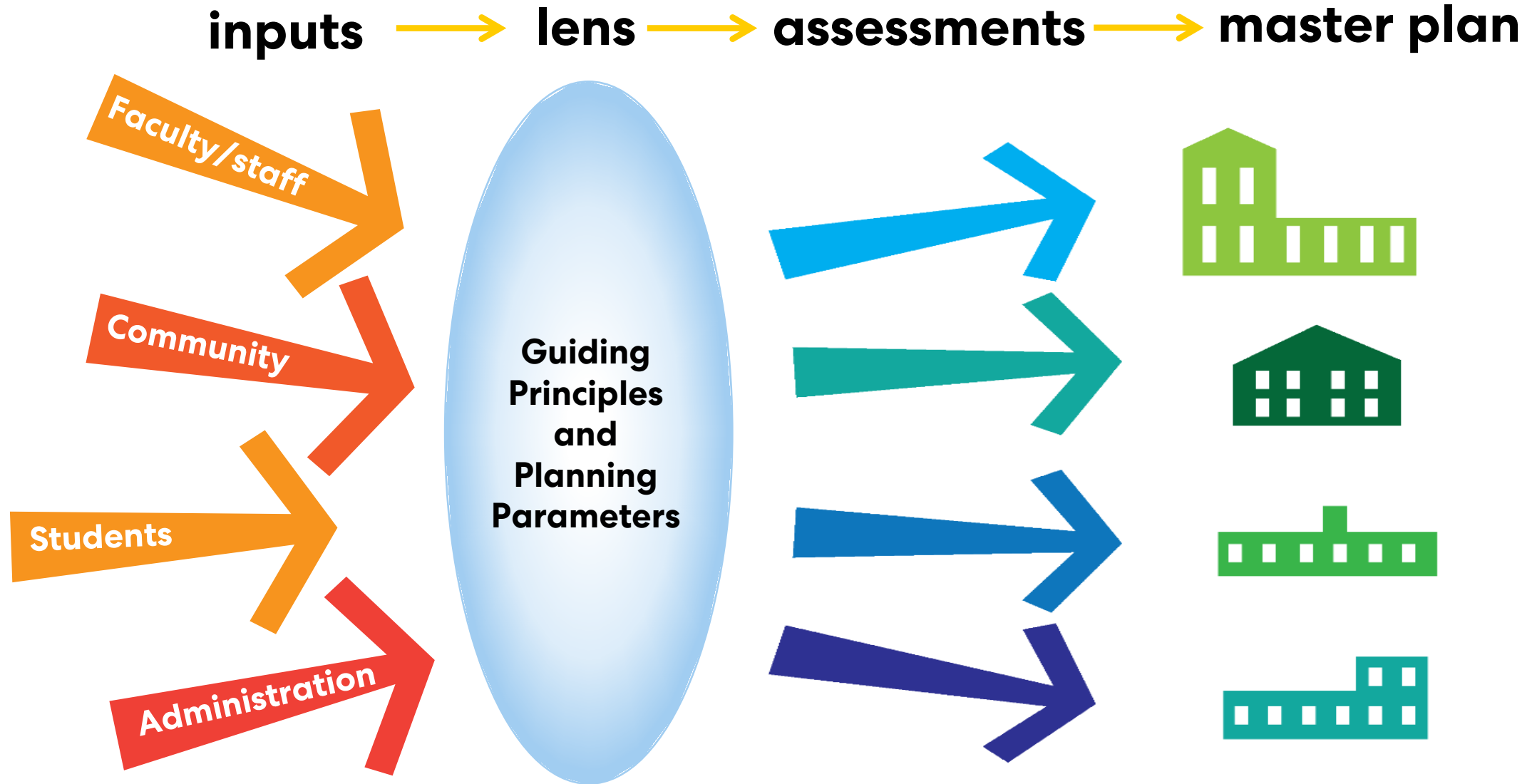


Planning Parameters

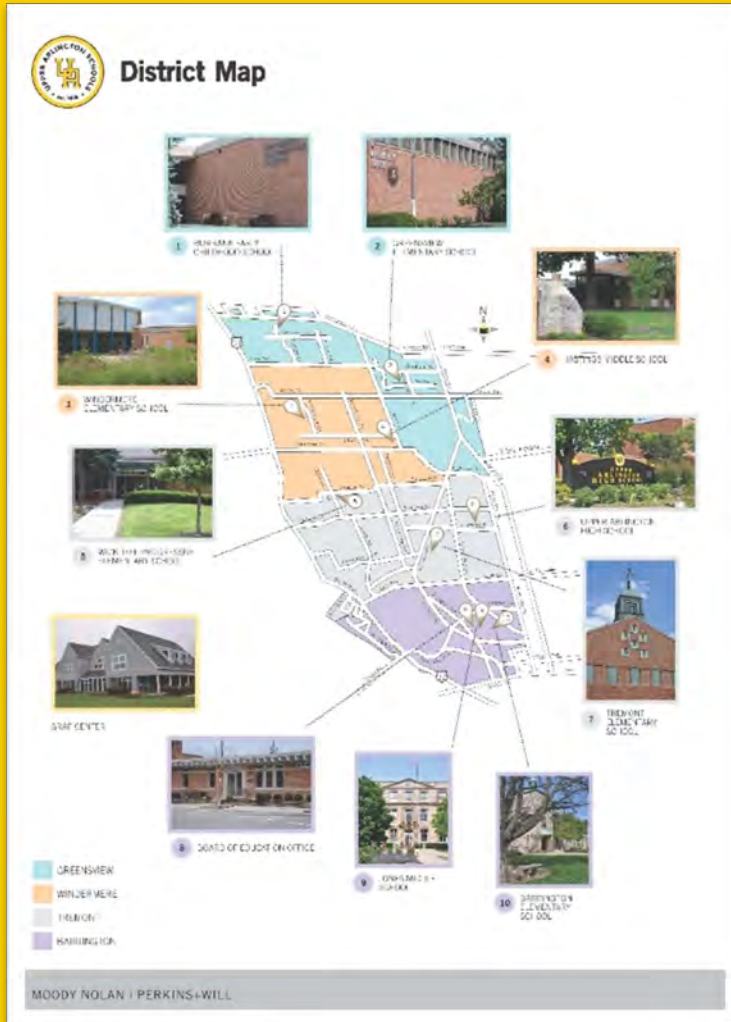
- Maximize community involvement in a process to create a sensible long-term plan for Hastings Middle School, Jones Middle School and Burbank Early Childhood School.
- Ensure a transparent process with no preconceived plans.
- Address current and future enrollment as well as possible future program requirements.
- Retain a two-middle school model; no redistricting.
- Any new construction or renovations should include modern-day, future-ready learning environments.
- Balance initial costs and lifecycle costs in construction standards to ensure any renovations or new construction will be long lasting and reasonable.
- Include easily accessible gender-specific and single-occupancy restroom facilities in each school.
- New or renovated facilities should provide spaces for learning, gathering, arts, athletics and activities that are comparable to both the current facility and other facilities in the same grade-level band.



Principles and Parameters Inform the Plan



2024 Facility Assessment



- Existing physical conditions assessment
- **Review and update 2015 Assessment for Hastings, Jones and Burbank**
- Architectural/engineering/costing team
- Based on observations and district input
- **Update costs** to repair, refurbish, or replace building components and systems

Physical Assessment

What do we look at?

CES 02, Assessment Phase, December 3-4, 2024

HVAC
Systems

Plumbing and
Fixtures

Electrical
Systems

Lighting

Accessibility,
Life Safety

Doors and
Windows

Finishes and
Furnishings

Structure

Site and
Athletics

Drainage



Educational Assessment

What do we look at?

CES 02, Assessment Phase, December 3-4, 2024

Lighting

Daylighting

Materials

Room
Size & Shape

Furniture/
Ergonomics

Circulation /
Adjacencies

Safety &
Security

Technology

Thermal
Comfort

Acoustics

Indoor Air
Quality

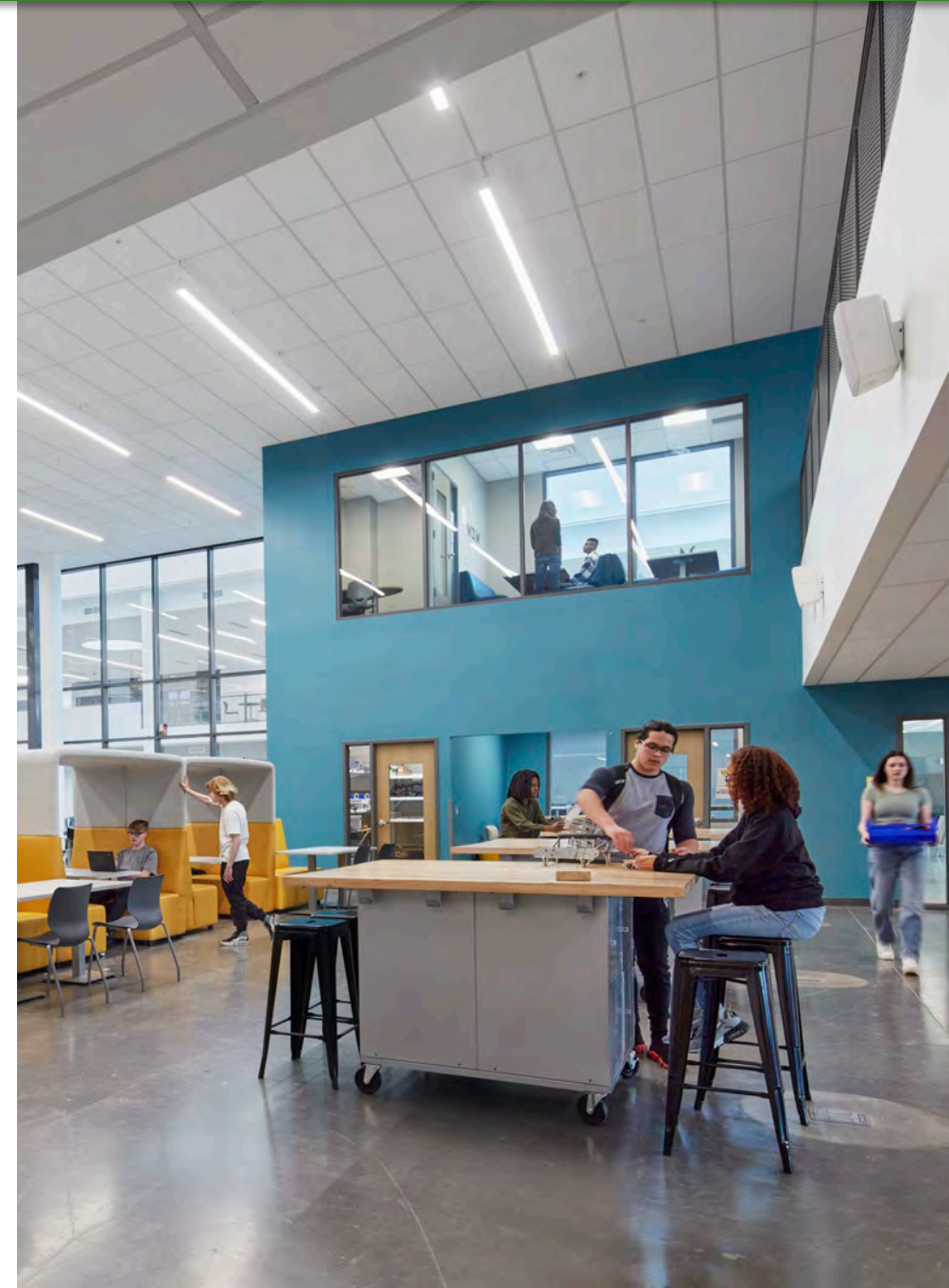
Flexibility

Supports
Collaboration



Why Do Today's Schools Need More Space?

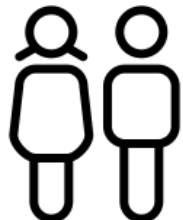
- More robust technology
- Additional pre-kindergarten and full-day kindergarten
- **PE/Athletics provided for all students (Title IX)**
- **Project based learning encouraging collaboration**
- Flexible space
- Flexible furniture
- **Increased space for special education students**
- Americans With Disabilities Act (ADA)
- **Increase in programs / classes offered**
- **Additional support staff**
- Change in concept of food service / cafeterias
- Space for adult and community use



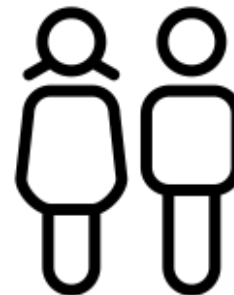
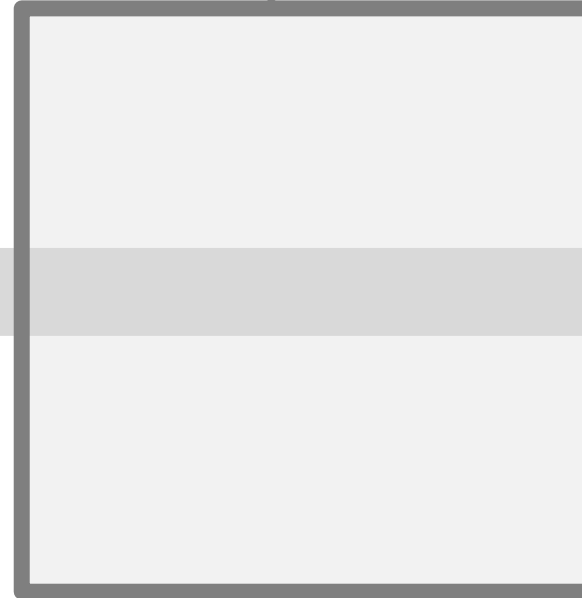
Classroom Size Best Practice

Influencing Factors: age, adjoining spaces (i.e. breakout commons), programming, equipment/manipulatives requirements, storage, special needs, etc. **Note:** there is no national size standard.

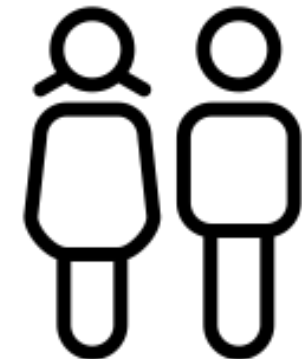
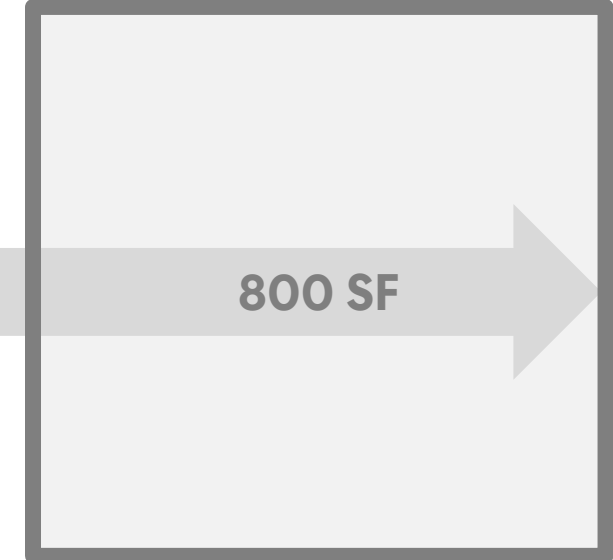
Pre-K and K



Elementary



Middle/High



Burbank Early Childhood School Core Classroom Size Diagram

First Floor



Second Floor



Burbank classrooms are small

Existing average classroom size = 723 SF

Benchmark recommendation = 1,050 SF

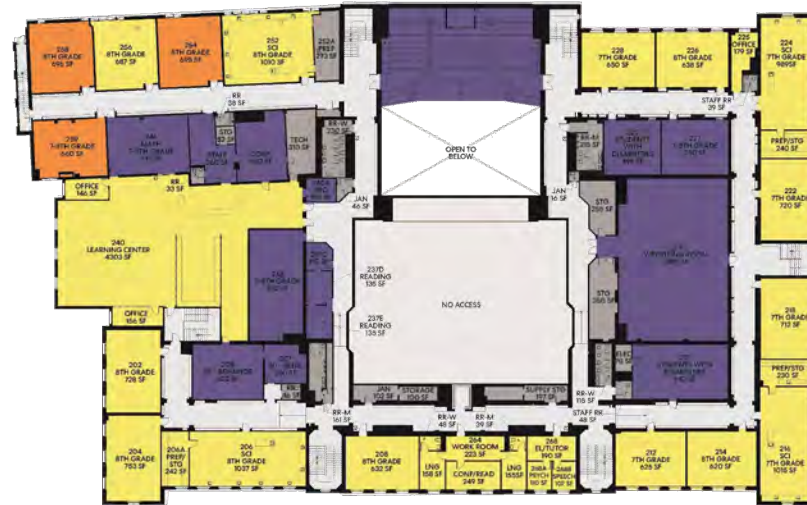
Pre-K Classrooms

Limiting	<800 SF
	800-899 SF
	900-1,049 SF
Ideal	>1,050 SF

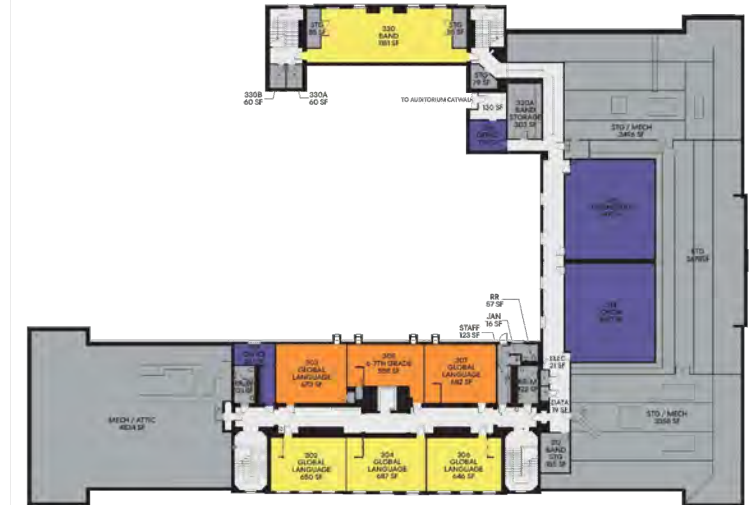
Jones Middle School Daylight Diagram



First Floor

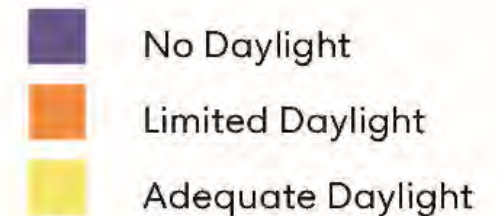


Second Floor



Third Floor

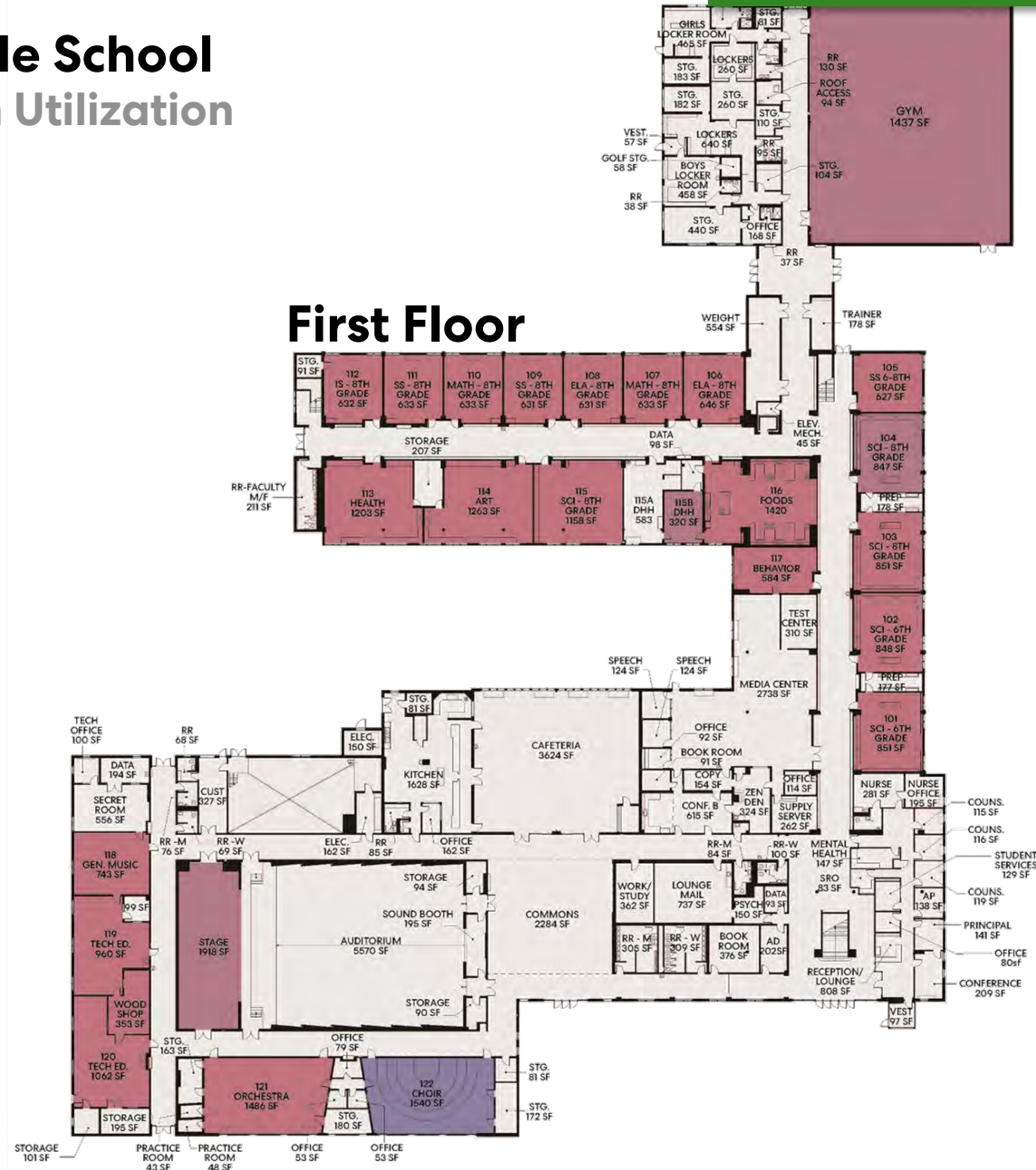
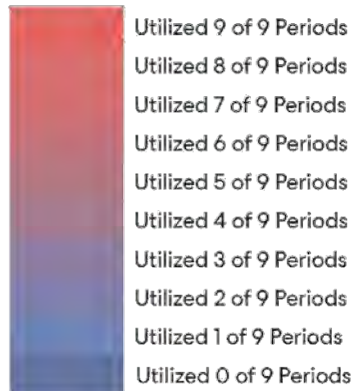
Jones has a mix of adequately and inadequately daylighted spaces



Hastings Middle School

Teaching Station Utilization

TEACHING STATION UTILIZATION RATE
(9 PERIODS TOTAL)

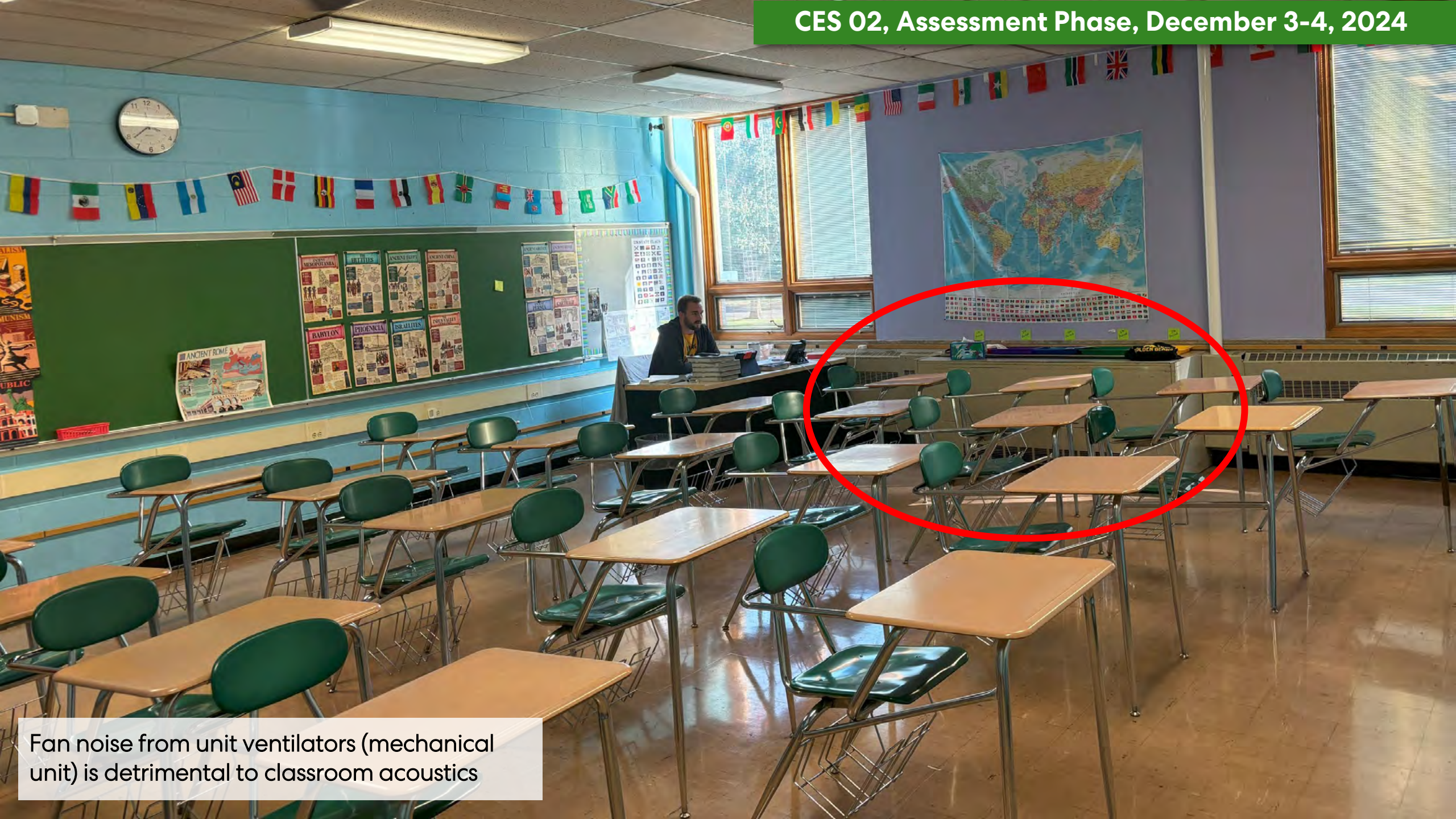


Second Floor



On average, teaching stations are used 6-7 periods per day

Teaching Station: Any space where a class is regularly scheduled



Fan noise from unit ventilators (mechanical unit) is detrimental to classroom acoustics

High School Student Focus

Group #1 Summary (majority Freshman)



General comments

- Appreciation for natural light
- Like commons areas
- Garage doors used more when adjacent to commons area
- Wish huddle spaces were available
- Some concerns about functionality of furniture
- Appreciate the flexibility in lighting
- Like the bathrooms

Middle Schools

- Less light in the middle schools
- Jones hallways difficult to navigate, traffic patterns more smooth at Hastings
- Don't think lockers necessary at middle schools

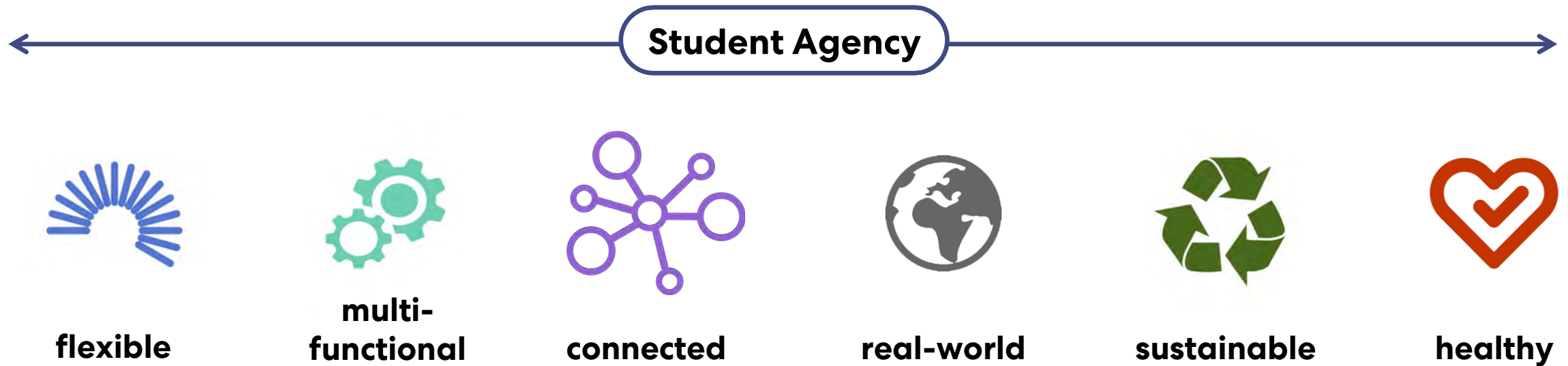
Media Centers

- Like media centers at Hastings and Jones
- Like high school media center
- Like having collaborative and quiet spaces

Cafeteria

- Like HS cafeteria but need more seating, less anxiety producing
- Did not like Hastings cafeteria (traditional, small)
- Favorite spot to learn – media center (x4), commons (x3), Social Studies Lab

Designing for the future of learning.

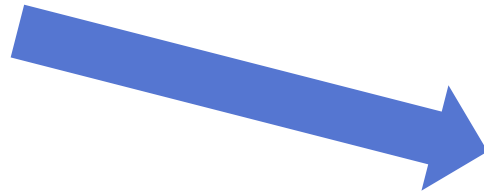


Repair



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 (cafeteria, arts, athletics, IS, library, offices etc.)



Create collaborative spaces and teacher workspaces



Improve daylight



Address accessibility



Address adjacency / circulation issues



Improve restrooms (size and location)



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

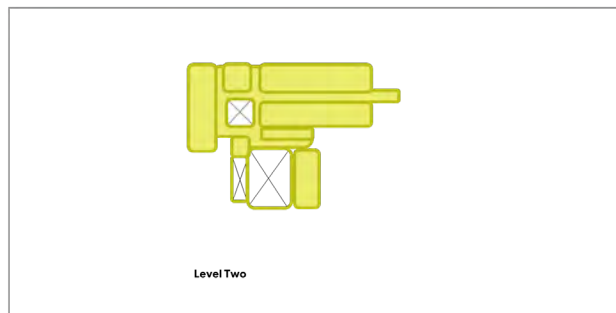
Burbank Early Childhood Model Program

CES 03, Options Phase, February 18-19, 2025

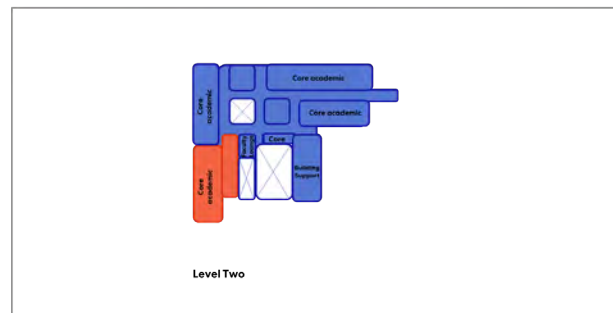
SPACE DESCRIPTION		BECS ACTUAL AREA PROGRAM						NEW BECS PROGRAM						NOTES
259	current students, ages 2-5	SPACES		STUDENTS		NET SQUARE FEET		SPACES		STUDENTS		NET SQUARE FEET		
		teaching	total	each	total	each	total	teaching	total	each	total	each	total	
1 STUDENT LEARNING SPACES														
A. Classrooms														
1.	Classroom (2-3 year old)	2	2	21	42	853	1,705	-	-	-	-	-	-	
2.	Classroom (Tuition-based)	7	7	21	147	723	5,061	9	9	21	189	1,050	9,450	50 sf per student
3.	Classroom (Intervention)	5	5	16	80	723	3,615	6	6	16	96	800	4,800	50 sf per student
4.	Student toilet (classroom)		2			24	48		8	-	-	100	800	Jack and Jill' shared between rooms
5.	Classroom storage closet		-			-	-		-	-	-	-	-	included in classroom area
6.	Storage		-			-	-		8	-	-	100	800	
7.	Small group rooms - speech therapist etc.		4		-	219	874		8		-	100	800	ideally between classrooms (1:1)
8.	Evaluation classroom / observation		1			355	355		1	-	-	550	550	
7.	Psych / OT office		-			-	-		1	-	-	180	180	3 people office and observation, 2 way mirror
8.	1:1 small group room		-			-	-		1	-	-	80	80	
9.	Storage		1			92	92		-	-	-	-	-	
Sub-Total:		14	22		269		11,750	15	42		285		17,460	
B. Classroom Support														
1.	Sensory room	-	1		-	95	95	-	1	-	-	80	80	labeled "drop in" on current plan
2.	Multi-purpose room (language /kitchen / art	-	-		-	-	-	-	1	-	-	800	800	
3.	MPR storage	-	-		-	-	-	-	1	-	-	100	100	
4.	Laundry	-	-		-	-	-	-	1	-	-	20	20	
5.	Outdoor play area toilet	-	-		-	-	-	-	2	-	-	60	120	
6.	Outdoor play area storage	-	-		-	-	-	-	1	-	-	100	100	
Sub-Total:		-	1		-		95	-	7		-		1,220	
Total Student Learning Spaces:		14	23		269	-	11,845	15	49		285		18,680	6,835 nsf difference

Burbank Early Childhood Option Comparison

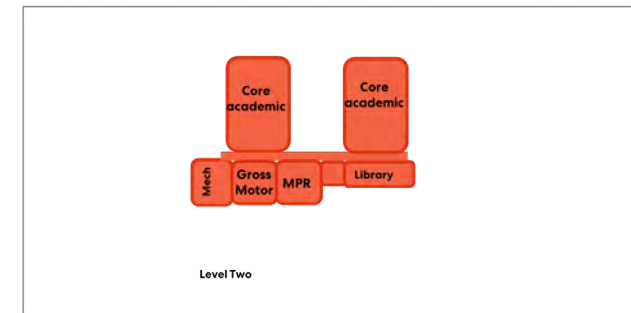
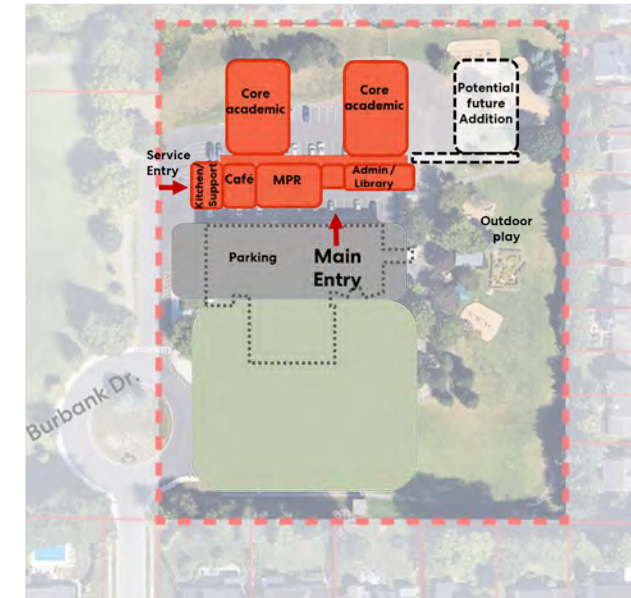
Repair \$13,732,600
TBD Mills



Renovate \$TBD
TBD Mills



Rebuild \$TBD
TBD Mills



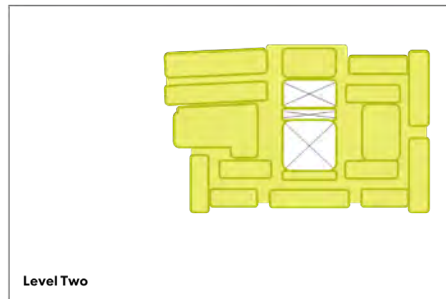
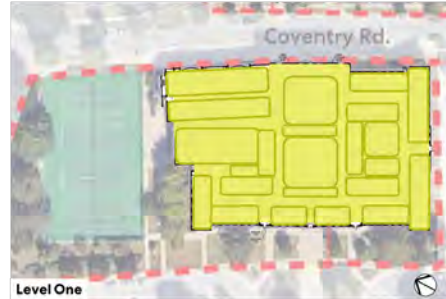
■ Repair ■ Renovate ■ Rebuild

Working Draft – Conceptual Diagrams – Not a Final Design Plan
February 18-19, 2025

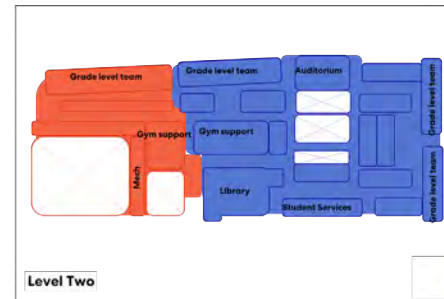
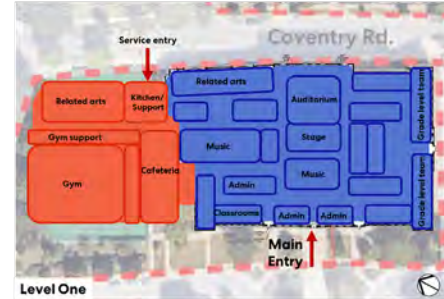
Jones Middle School

Option Comparison

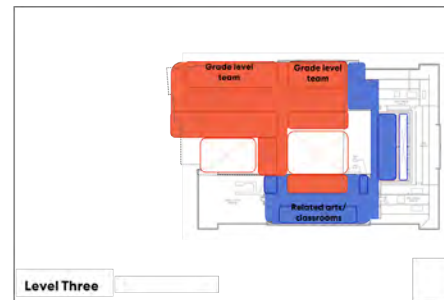
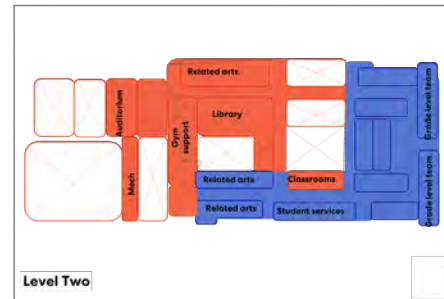
Repair \$40,366,568
TBD Mills



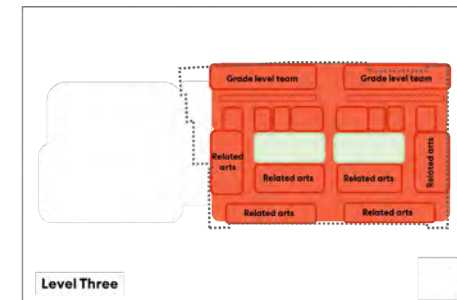
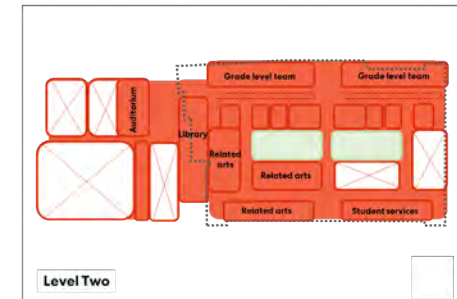
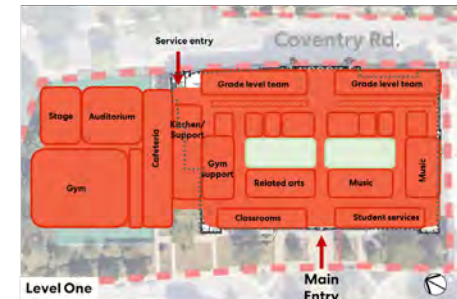
Renovate A \$TBD
TBD Mills



Renovate B \$TBD
TBD Mills



Rebuild \$TBD
TBD Mills

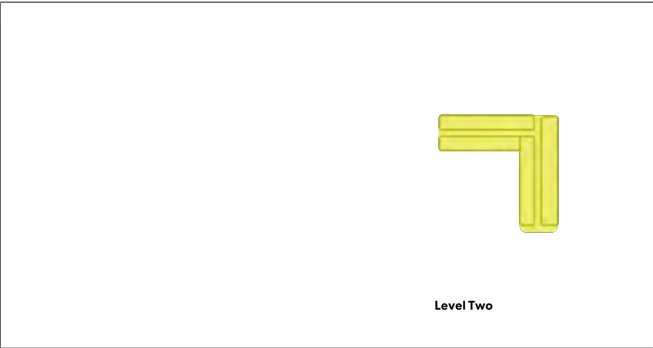


■ Repair ■ Renovate ■ Rebuild

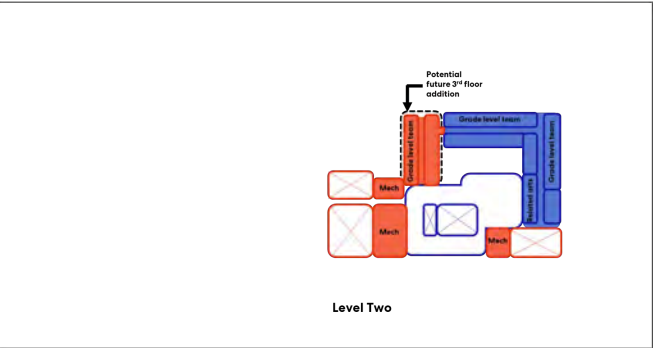
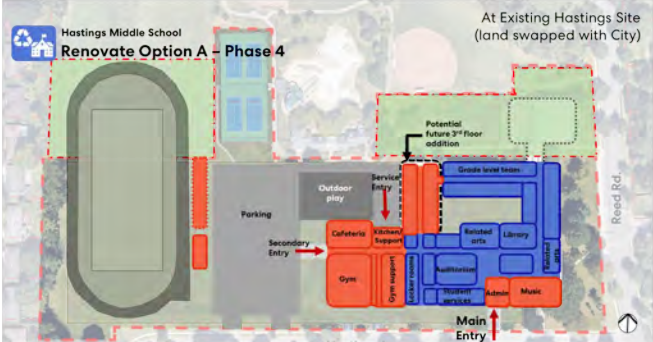
Working Draft – Conceptual Diagram – Not a Final Design Plan
February 18-19, 2025

Hastings Middle School Option Comparison

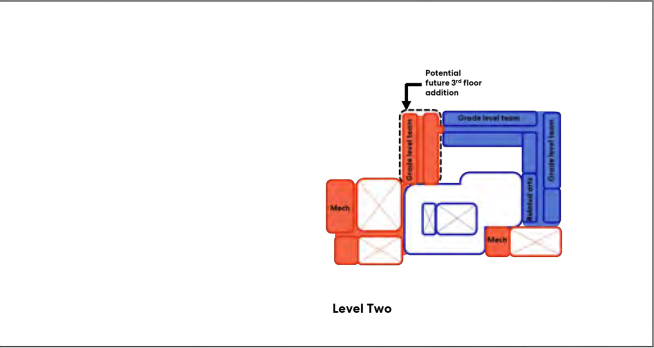
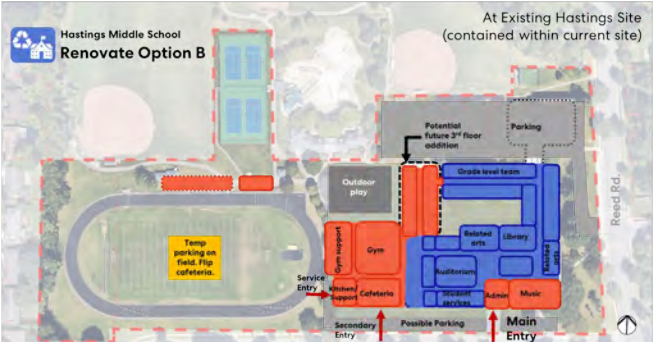
Repair \$49,593,512
TBD Mills



Renovate A \$TBD
TBD Mills



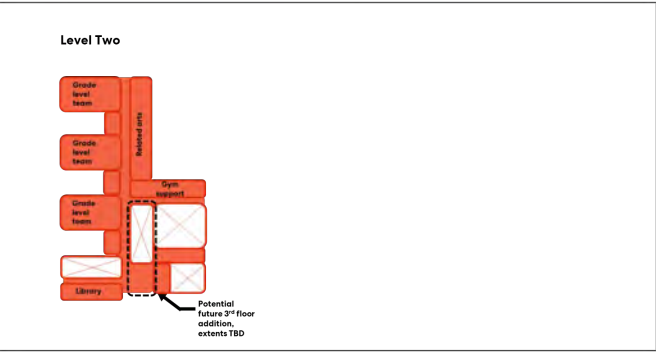
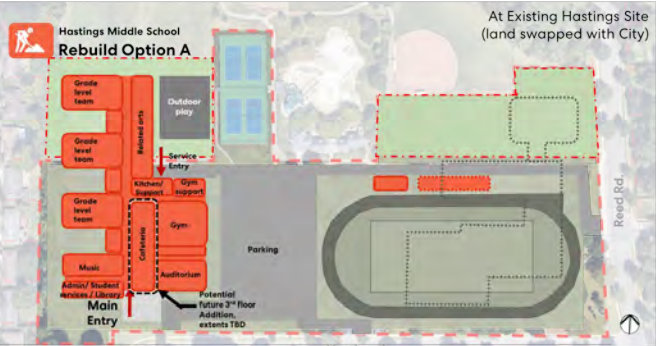
Renovate B \$TBD
TBD Mills



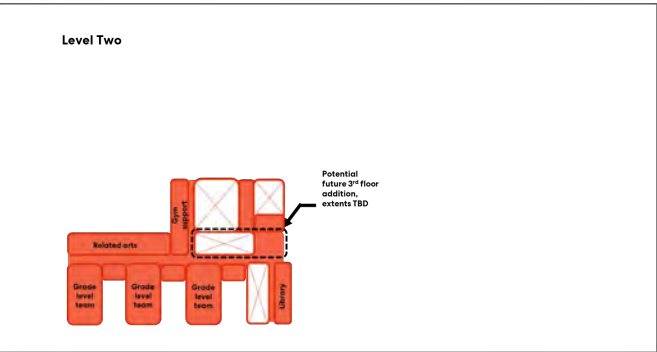
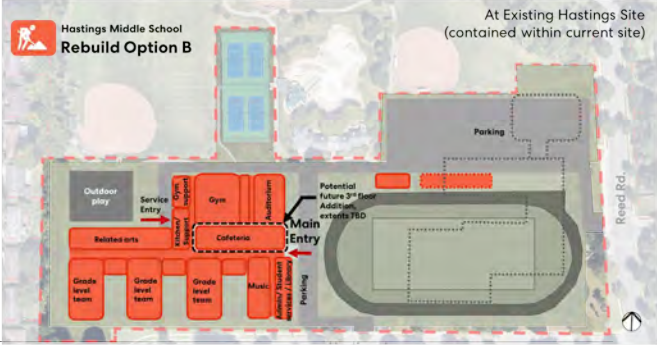
Hastings Middle School

Option Comparison

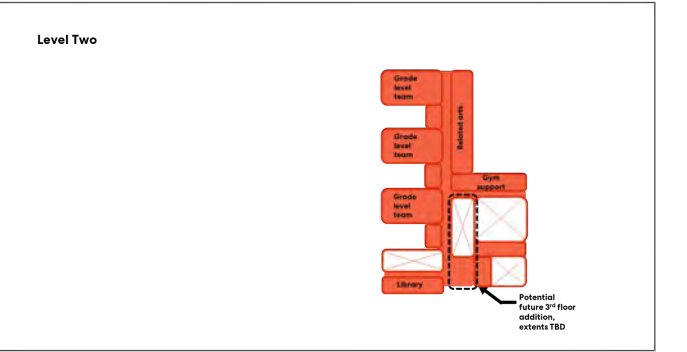
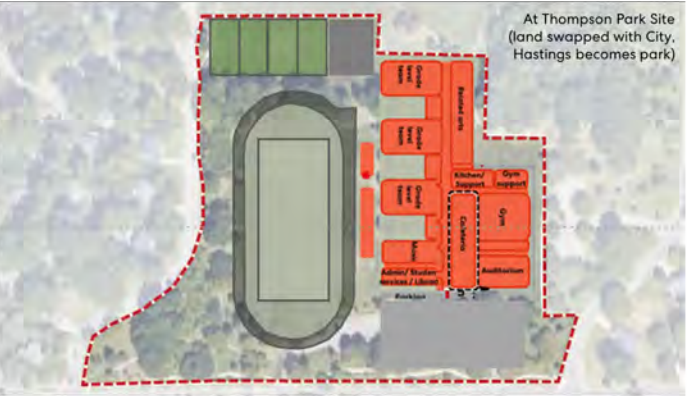
Rebuild A \$TBD
TBD Mills



Rebuild B \$TBD
TBD Mills



Rebuild C \$TBD
TBD Mills

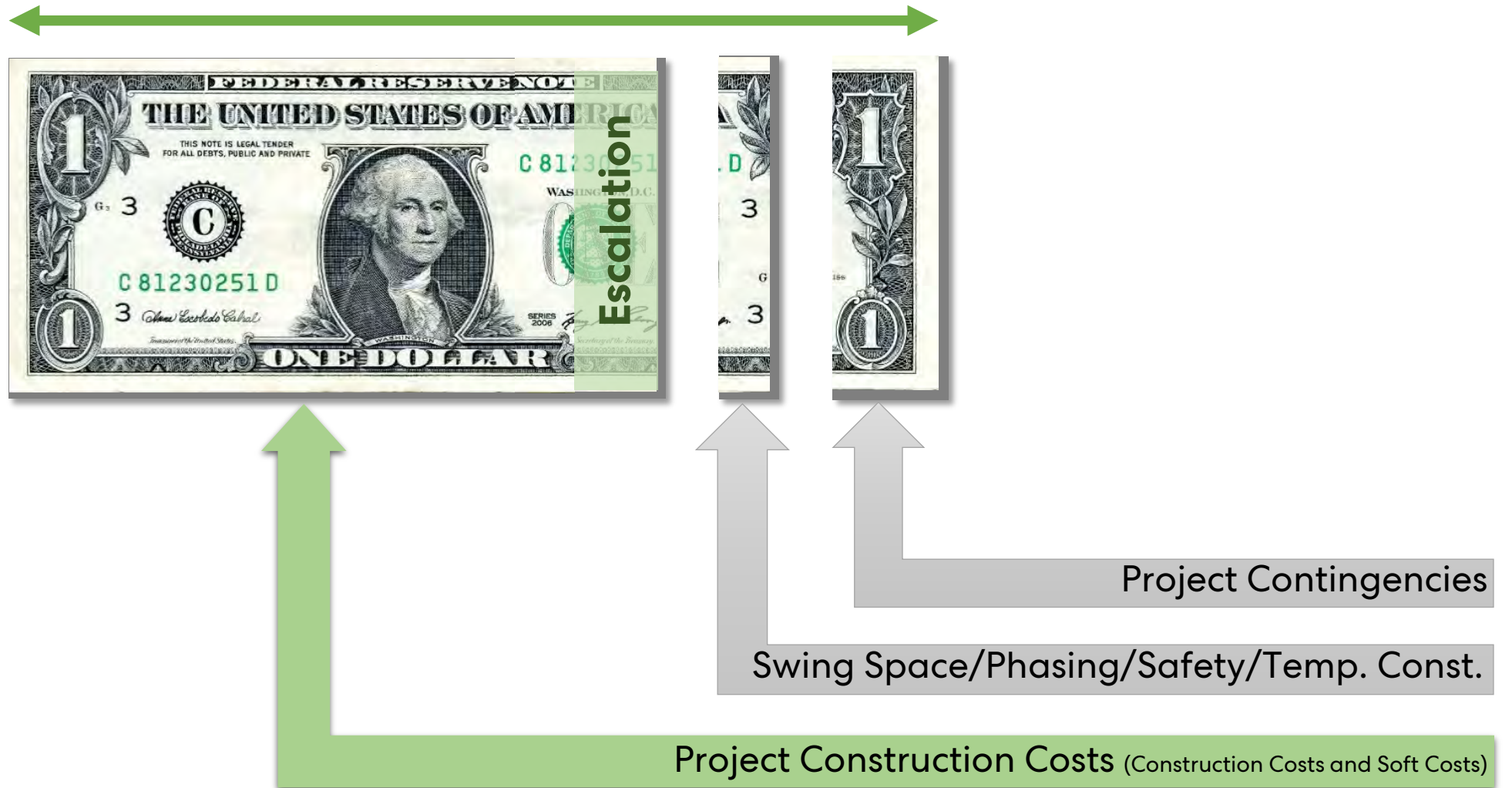


Construction Market



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

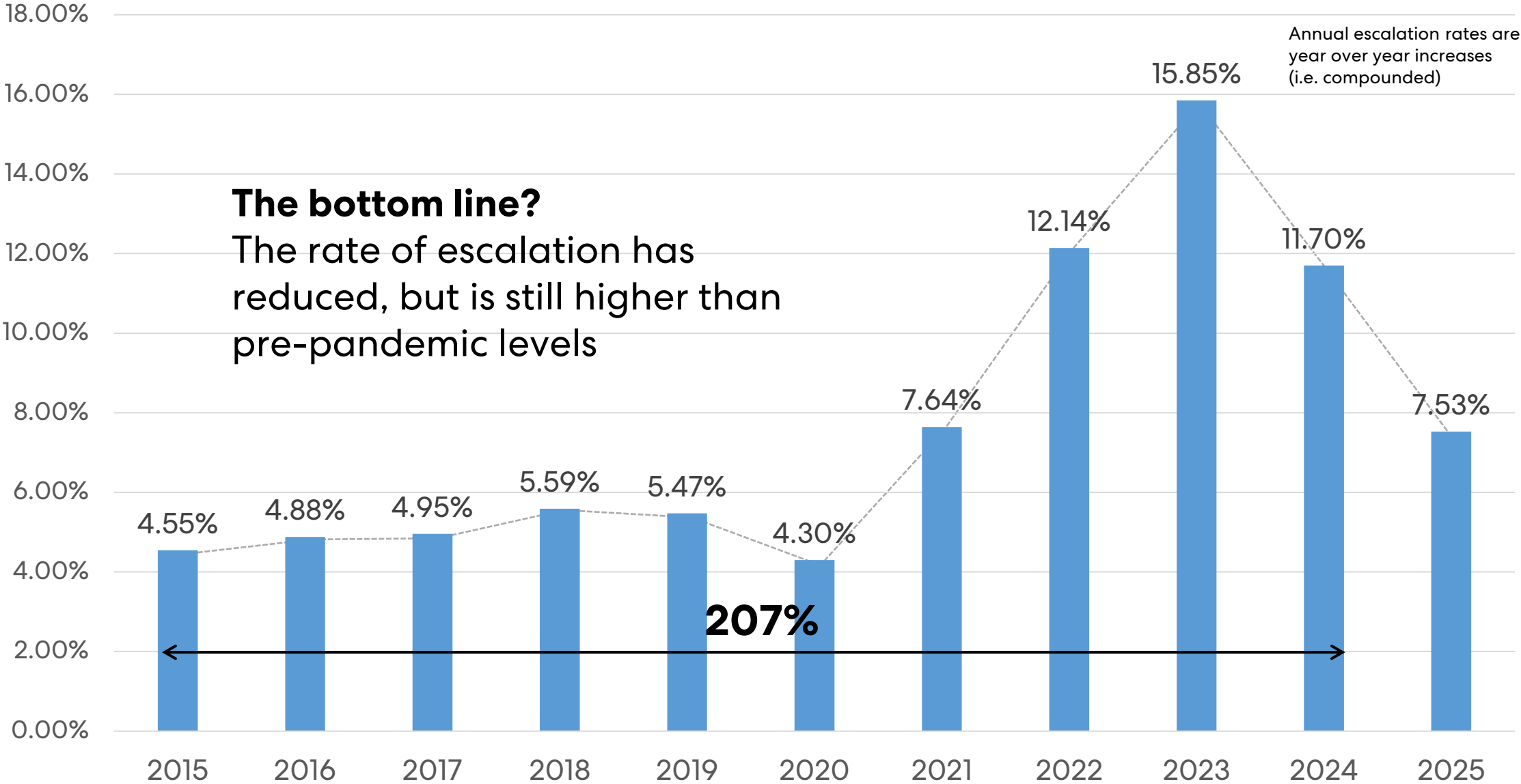
- School Construction Market

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



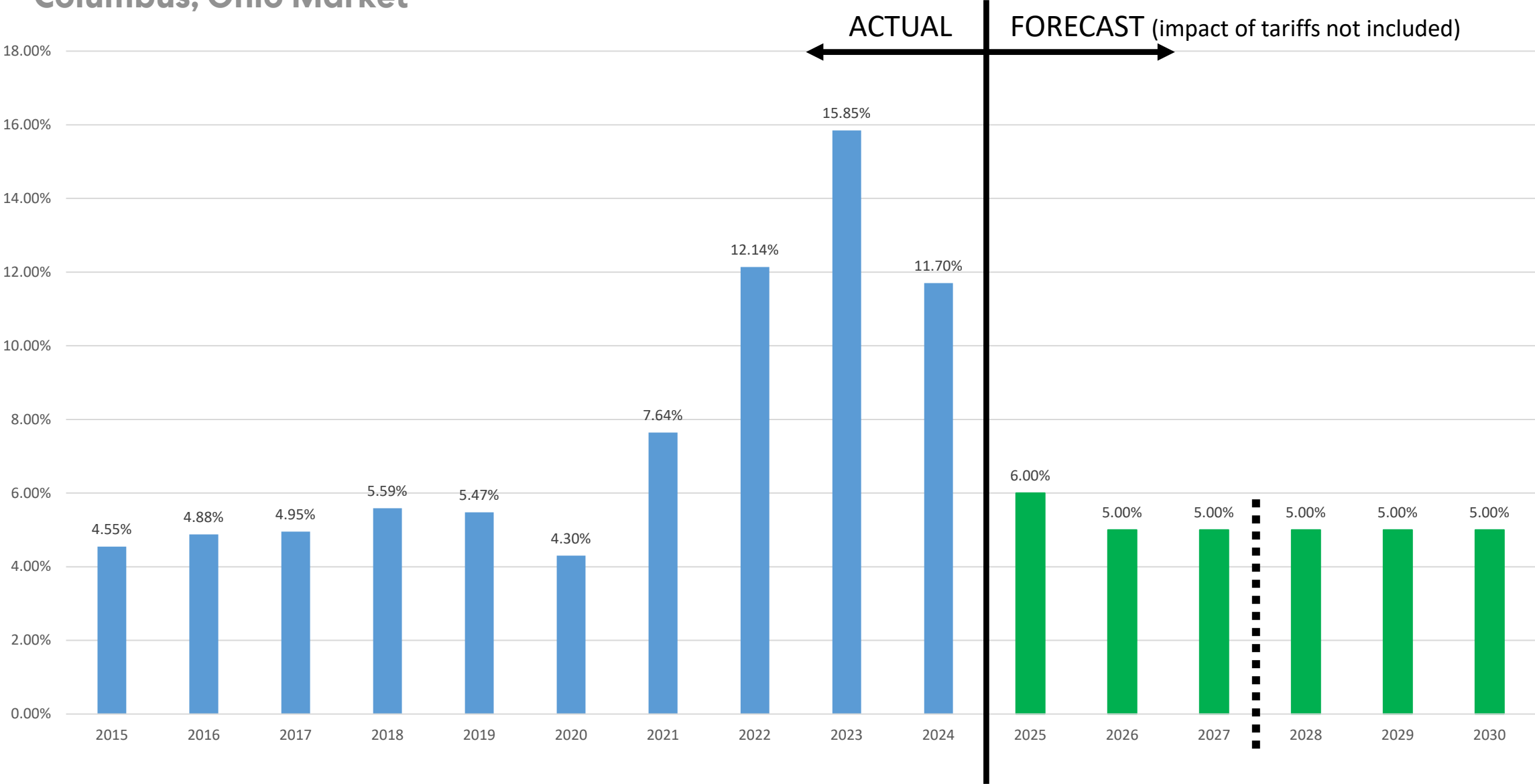
Historical and Projected Construction Cost Escalation

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
INCREASE IN DIRECT COST	\$912,000	\$1,368,000	\$1,824,000	\$2,280,000	\$2,736,000
PLUS OVERHEAD @ 20%	\$182,400	\$273,600	\$364,800	\$456,000	\$547,200
TOTAL COST INCREASE	\$1,094,400	\$1,641,600	\$2,188,800	\$2,736,000	\$3,283,200
TOTAL % COST INCREASE	1.1%	1.6%	2.2%	2.7%	3.3%
(\$100M Sample Project)					

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

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

Construction Cost Escalation: 2017 Bond

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

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

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

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 (30 years for repair options) 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 = \$175/yr per \$500,000 of auditor's market valuation, therefore, 1.76 mils would equal \$308/yr
- *This is an example to illustrate millage related to bonds. Amounts were chosen for simplicity and are not related to any specific project. Millage is impacted by valuation changes, interest rate at time of issuance and duration of pay-back period.*



Burbank Early Childhood Option Comparison

REPAIR \$16,530,000
.33 mills, \$57.75/year
Monthly Cost - \$4.81

Construction – summer work*

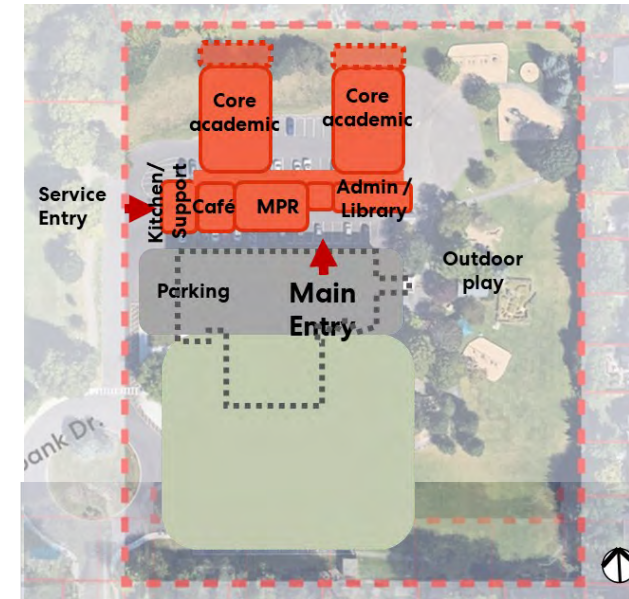
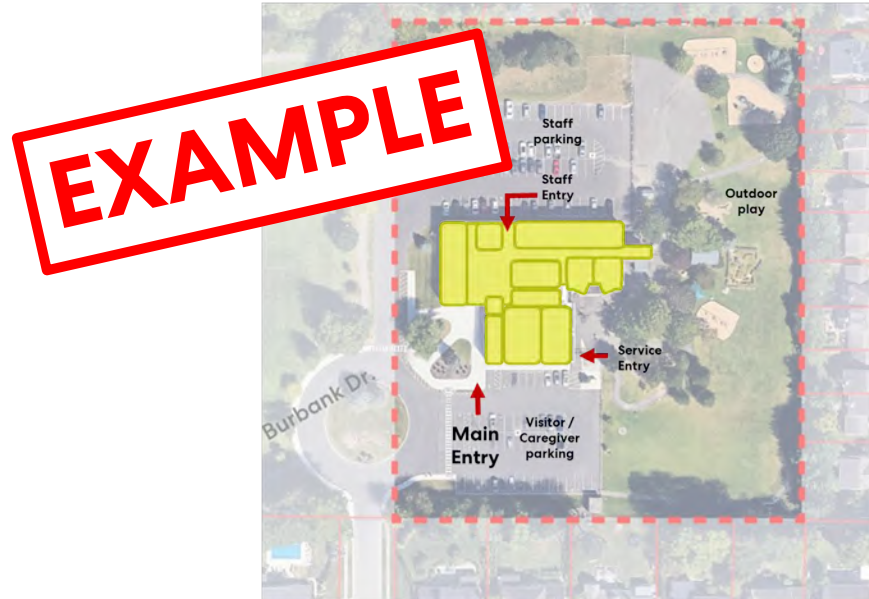
*Repair – Construction for repair options at each school is assumed to take place primarily during multiple summer months

RENOVATE \$36,790,000
.65 mills, \$113.75/year
Monthly cost - \$9.48
Const.: 1 Academic year + summers

RENOVATE \$41,560,000
with added classrooms .73 mills, \$127.75/year
Monthly cost - \$10.65
Const.: 1 Academic year + summers

REBUILD \$35,330,000
.62 mills, \$108.50/year
Monthly cost - \$9.04
Const.: 1 Academic year + summers

REBUILD \$39,450,000
with added classrooms .69 mills, \$120.75/year
Monthly cost - \$10.06
Const.: 1 Academic year + summers



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 (30 years for repair option) at 5% interest with level principal payment structure and no change in district's total property valuation for 38 years.

Changes Since Community Engagement Session #3

Based on Feedback to date:

Eliminated:

- **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 (A & B) replaced with three-story rebuild options (D & E)** – more site efficient

Burbank Early Childhood School





Burbank Early Childhood Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

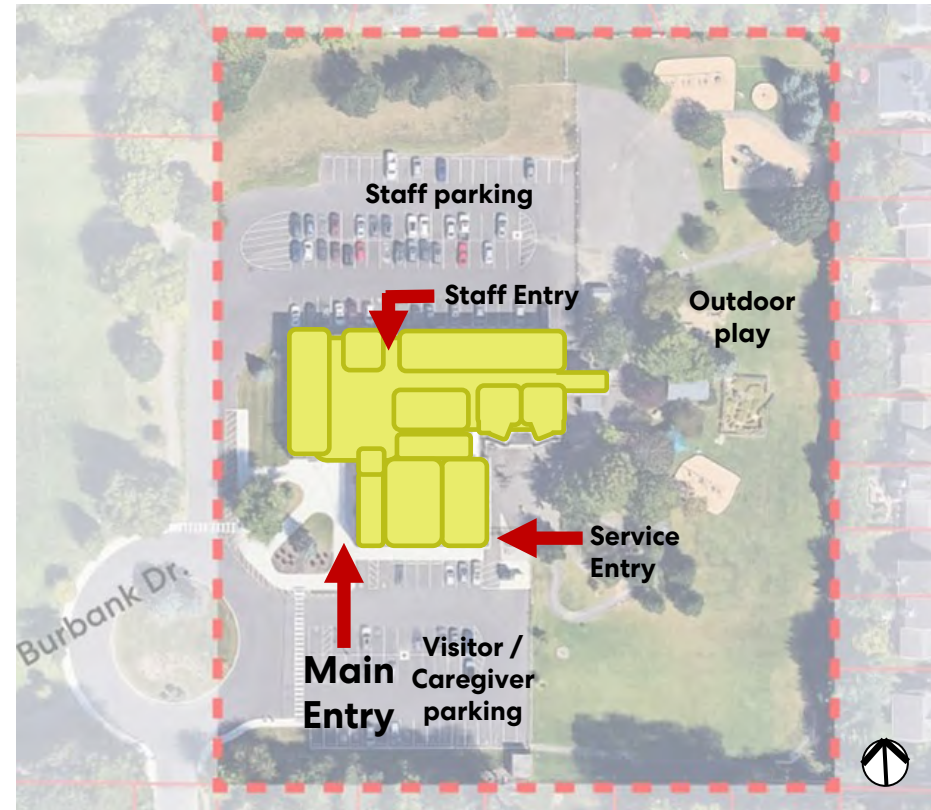
- 2 stories

Use of modular classrooms:

- Not anticipated

REPAIR \$16,530,000
.33 mills, \$57.75/year
Monthly Cost - \$4.81

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.
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Repair



Renovate



Rebuild

**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 12-13, 2025**



Burbank Early Childhood Renovate Option

Key attributes:

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

Height:

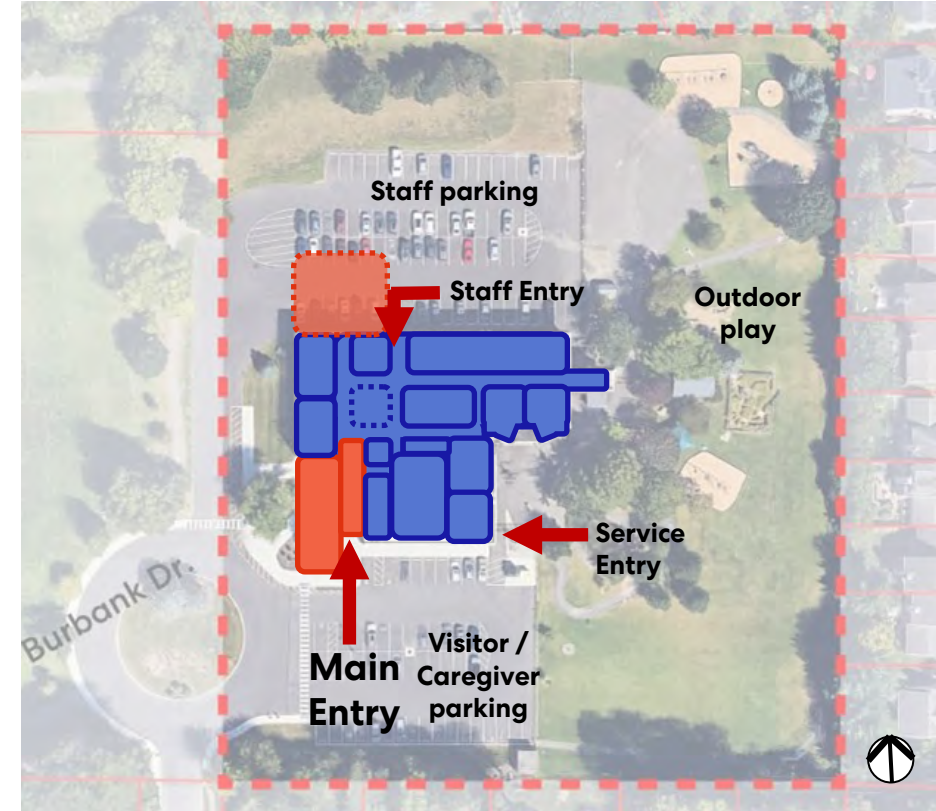
- 2 stories

Use of modular classrooms:

- Not anticipated

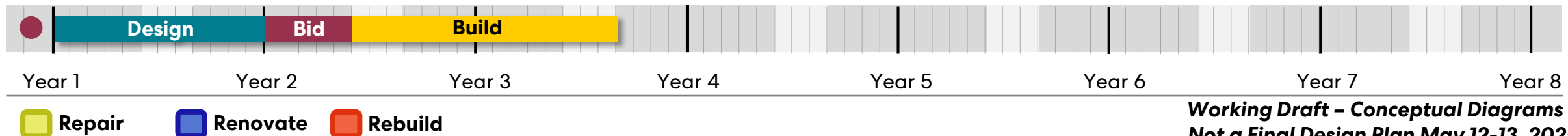
RENOVATE \$36,790,000
.65 mills, \$113.75/year
Monthly cost - \$9.48
Const.: 1 Academic year + summers

RENOVATE \$41,560,000
with added classrooms .73 mills, \$127.75/year
Monthly cost - \$10.65
Const.: 1 Academic year + summers



COST ASSUMPTIONS

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- Costs represent draft estimates of total project costs in 2028 dollars.
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**Working Draft – Conceptual Diagrams –
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Burbank Early Childhood Rebuild Option

Key attributes:

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

Height:

- 2 stories

Use of modular classrooms:

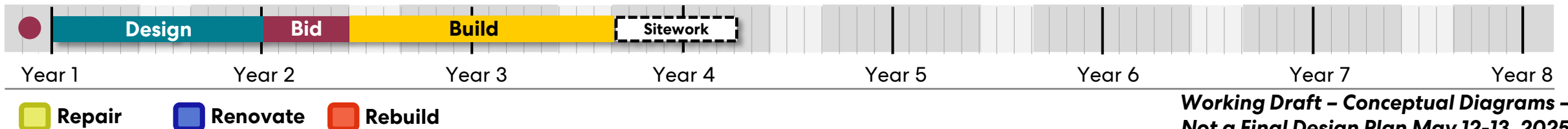
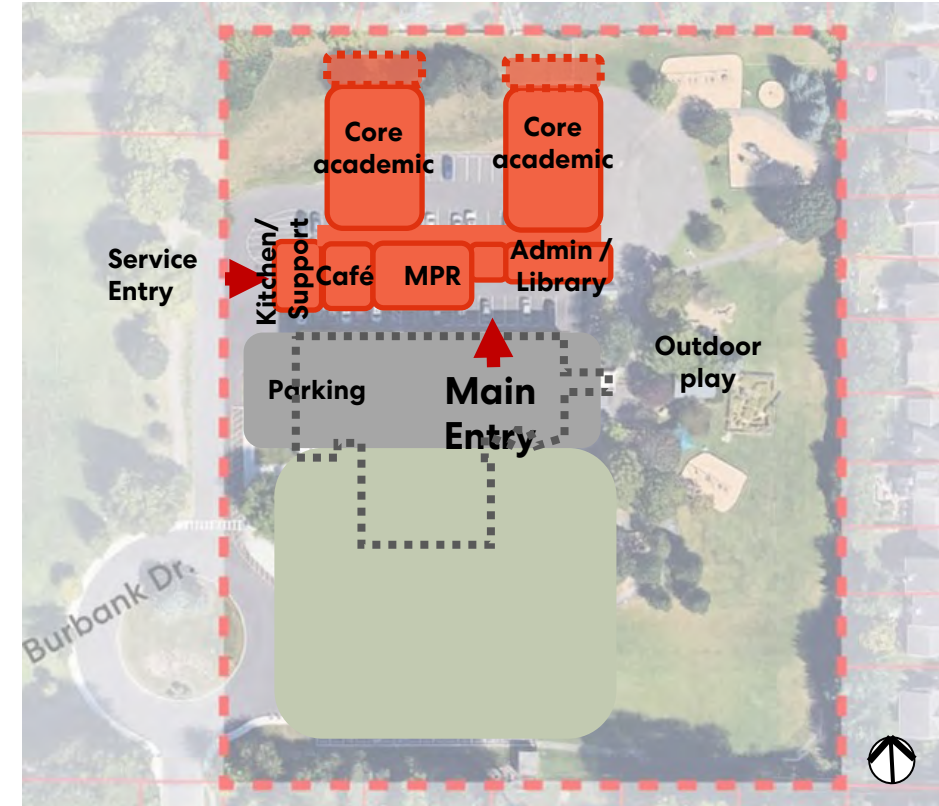
- Not anticipated

REBUILD

\$35,330,000
.62 mills, \$108.50/year
Monthly cost – \$9.04
Const.: 1 Academic year + summers

REBUILD

with added classrooms
\$39,450,000
.69 mills, \$120.75/year
Monthly cost – \$10.06
Const.: 1 Academic year + summers



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Burbank Early Childhood Option Comparison

REPAIR \$16,530,000
.33 mills, \$57.75/year
Monthly Cost - \$4.81

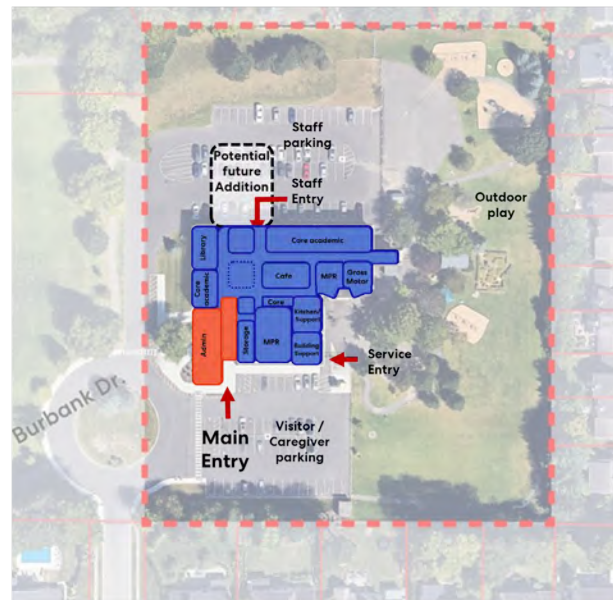
Construction – summer work*

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



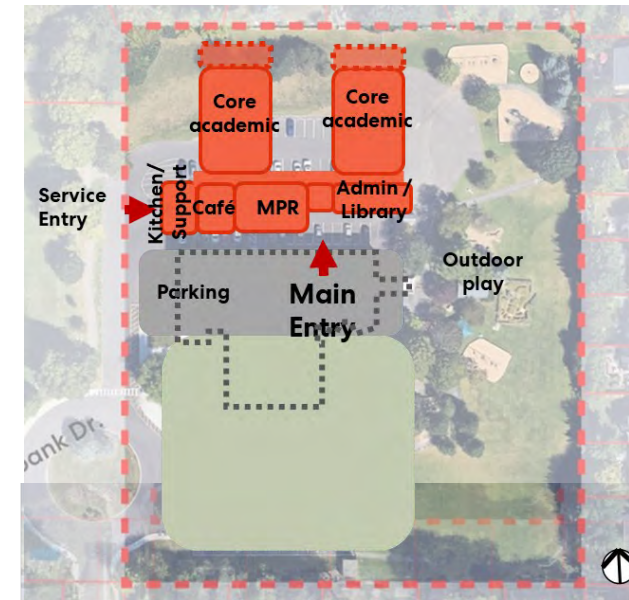
RENOVATE \$36,790,000
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REBUILD \$35,330,000
.62 mills, \$108.50/year
Monthly cost - \$9.04
Const.: 1 Academic year + summers

REBUILD \$39,450,000
with added classrooms .69 mills, \$120.75/year
Monthly cost - \$10.06
Const.: 1 Academic year + summers



COST/MILLAGE ASSUMPTIONS

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Jones Middle School



Jones Middle School

1



Repair

2



Renovate A

3



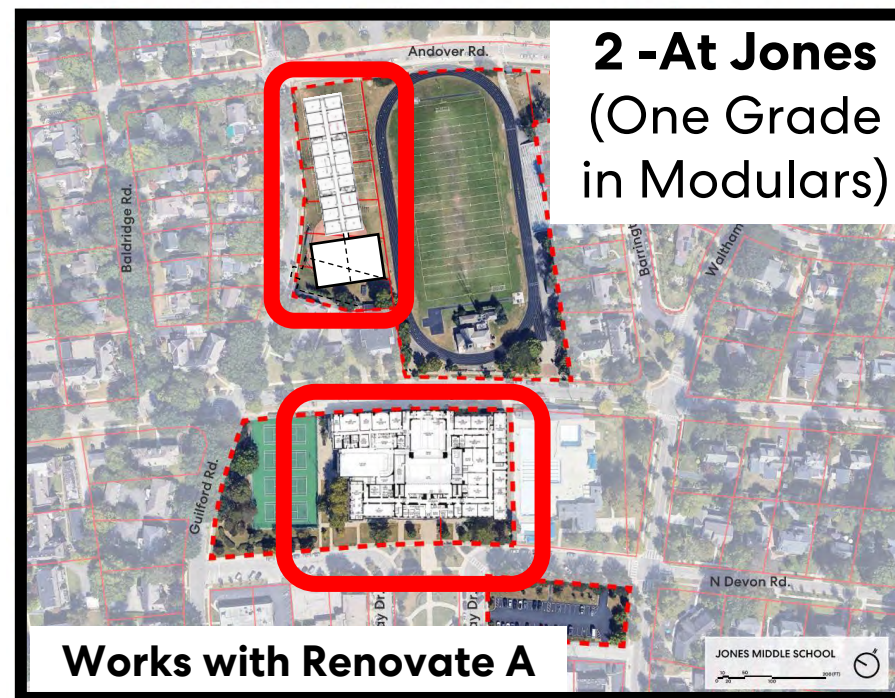
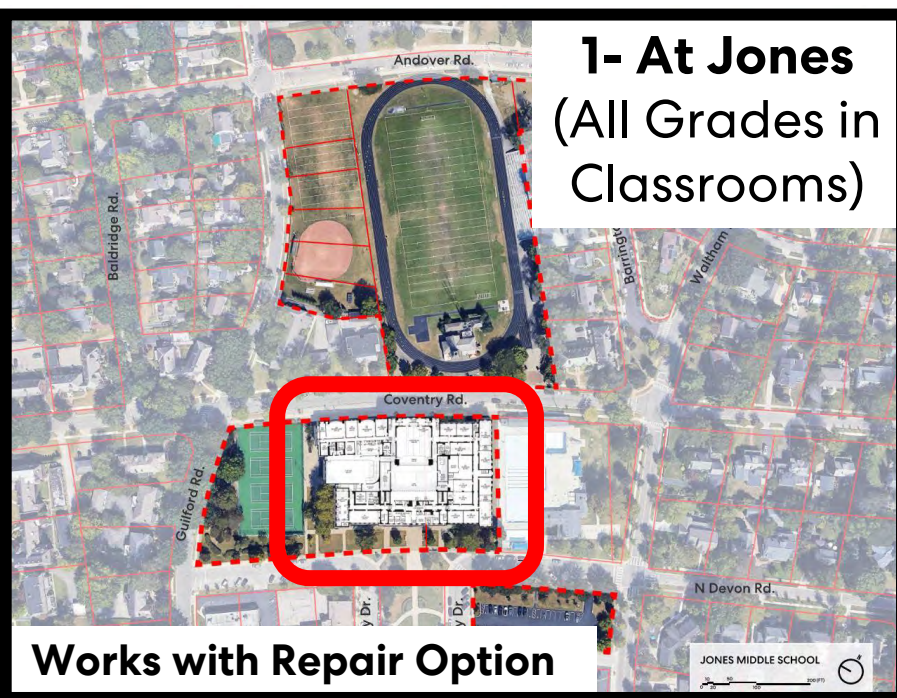
Renovate B

4



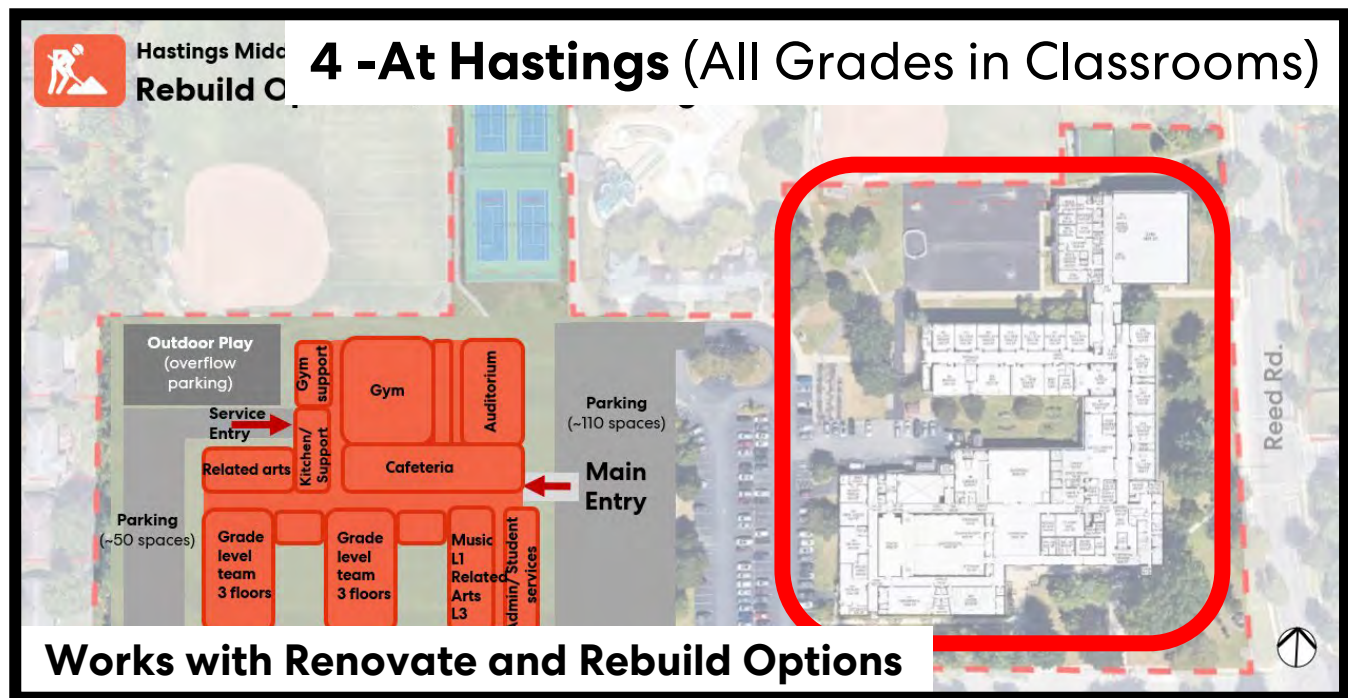
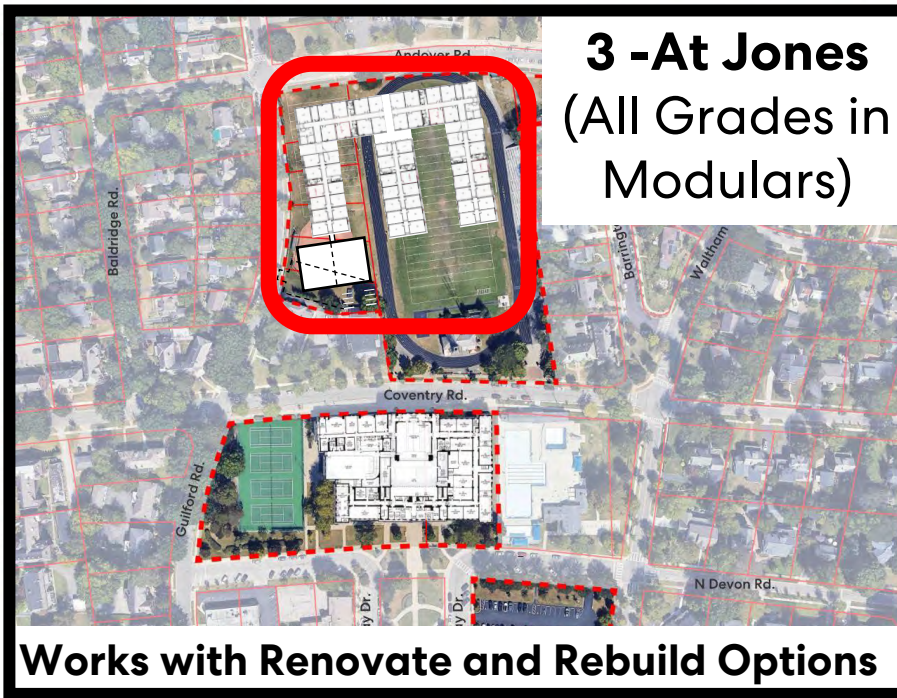
Rebuild
(alternate to
retain façade)

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)



Modular Swing Space Examples



Temporary classrooms will have:

- windows
- lights
- HVAC
- bathrooms
- re-use of current furniture
- hallways
- modular cafeteria/gym

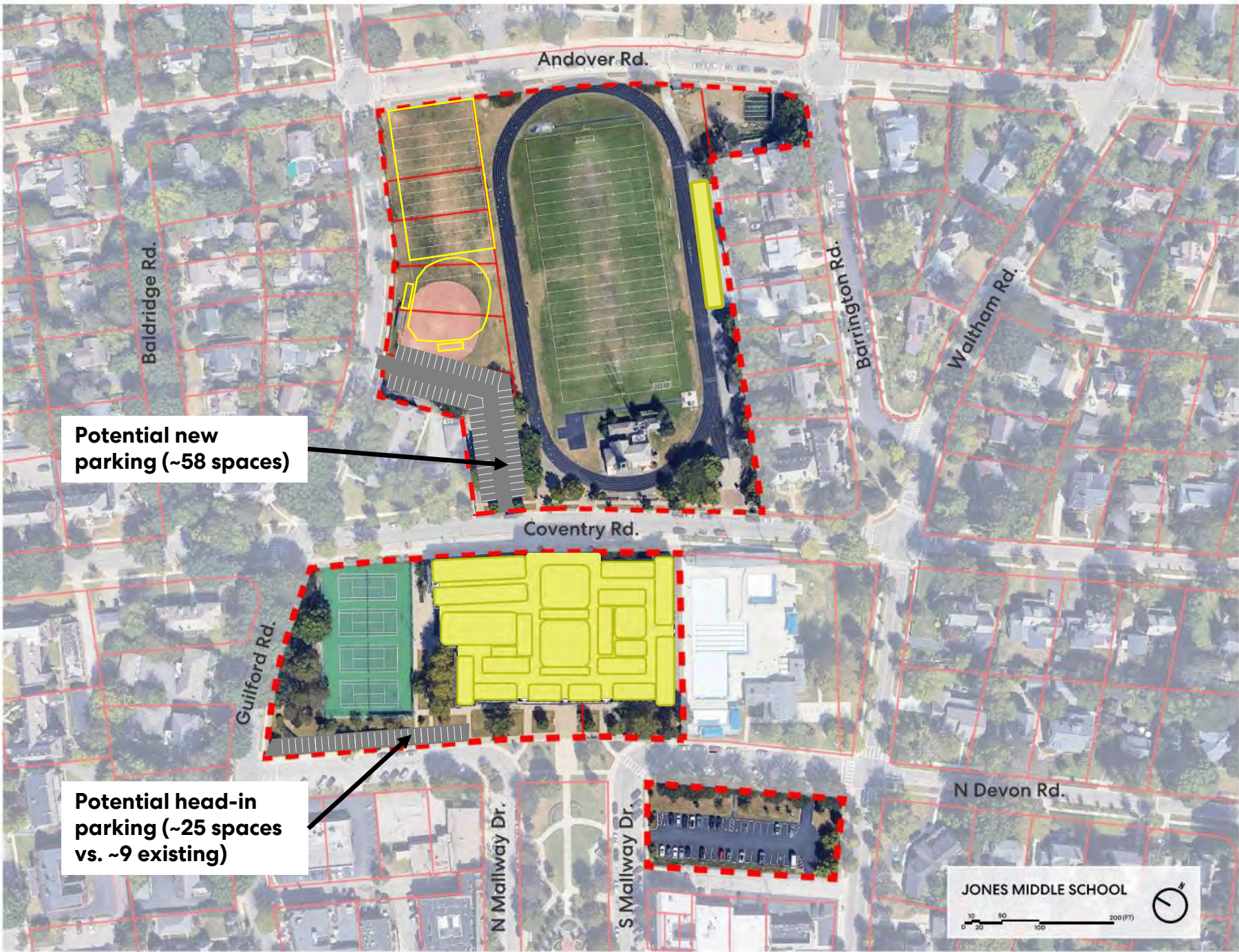




Jones Middle School Repair Option

Key site attributes:

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





Jones Middle School

Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

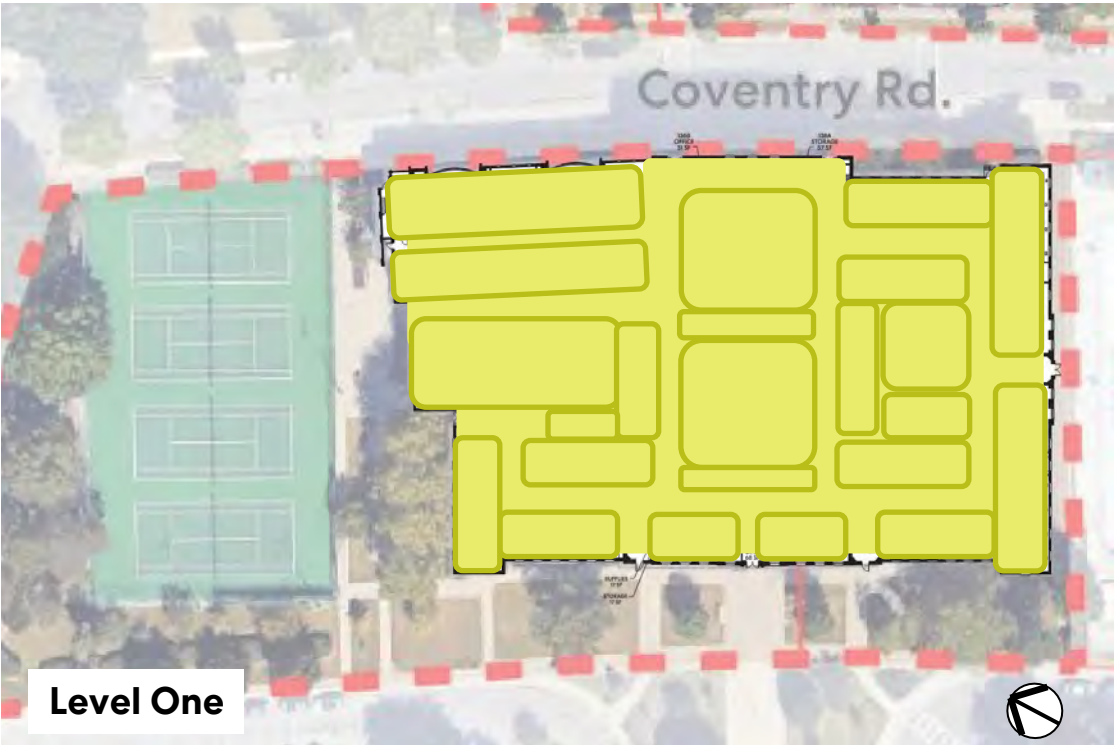
Height:

- 2-3 stories

Use of modular classrooms:

- Not anticipated

REPAIR \$48,590,000 .97Mills / \$169.75yr.
Monthly cost - \$14.15
Construction – summers*



COST ASSUMPTIONS

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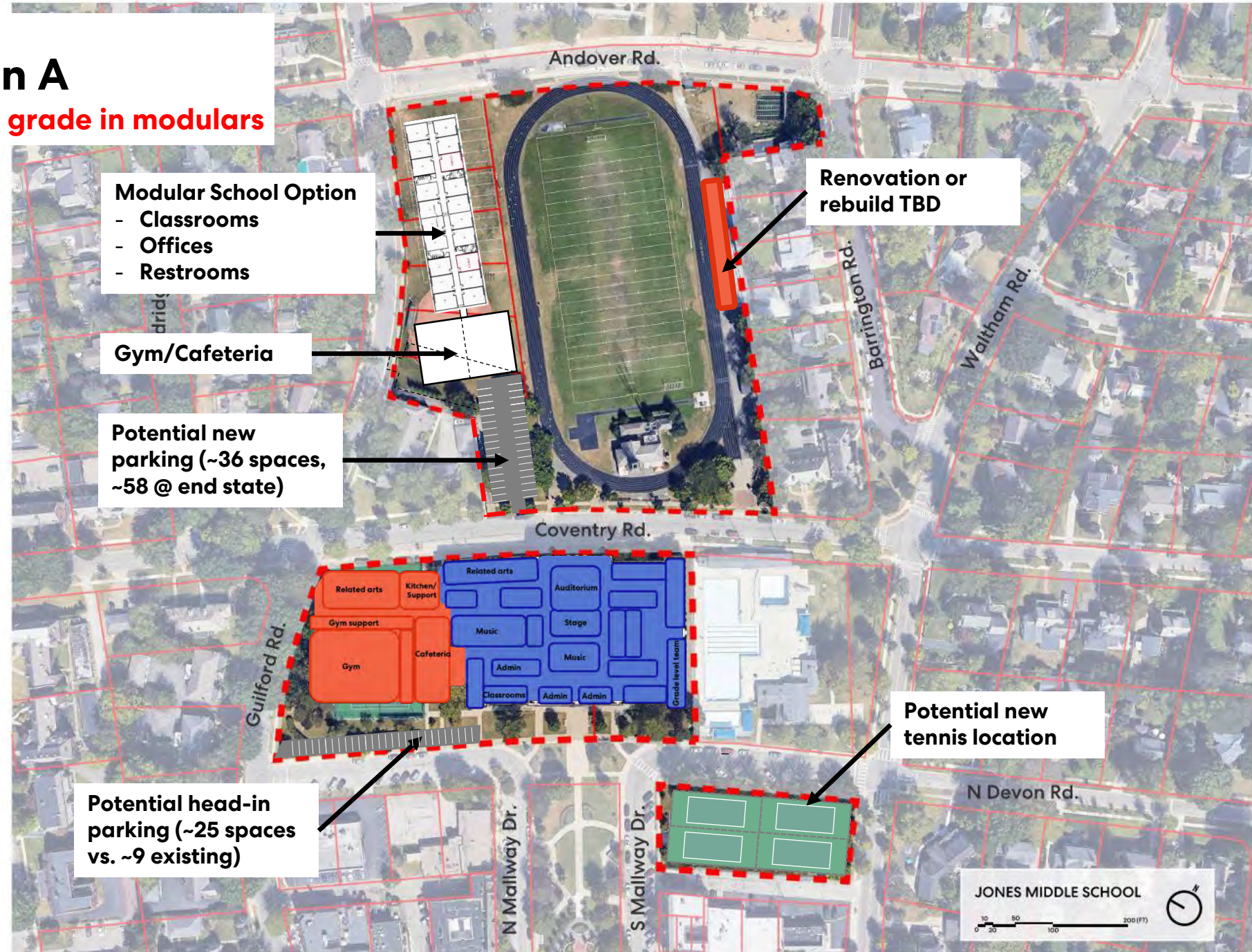


Jones Middle School Renovate Option A

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:

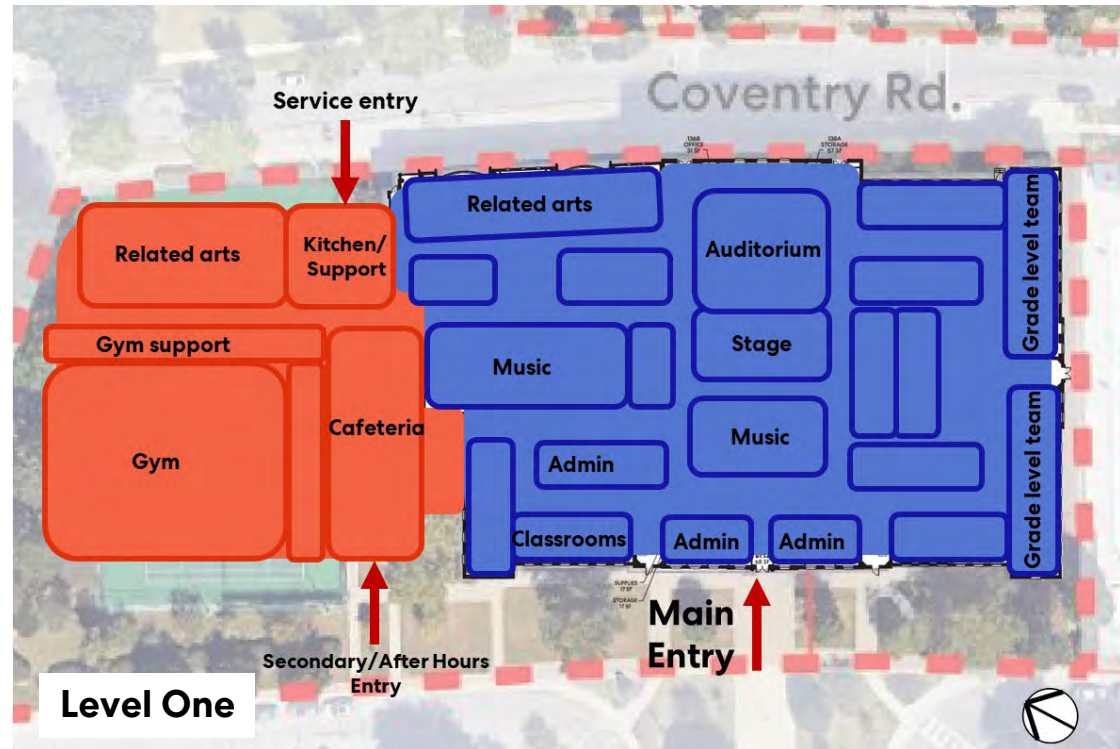
- All grades on site, one grade in modular classrooms

RENOVATE A – One grade in modulares \$138,370,000

2.43 Mills / 425.25/yr.

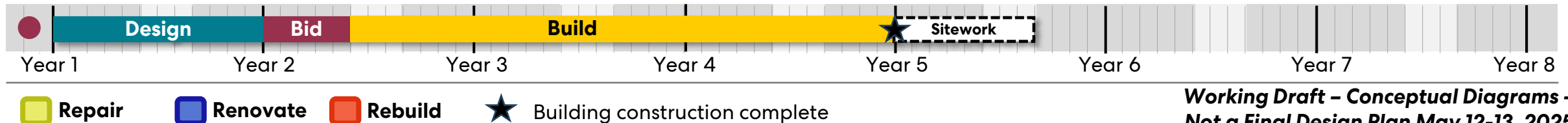
Monthly cost - \$35.44

Const.: 2.5 acad. yrs. + site



COST ASSUMPTIONS

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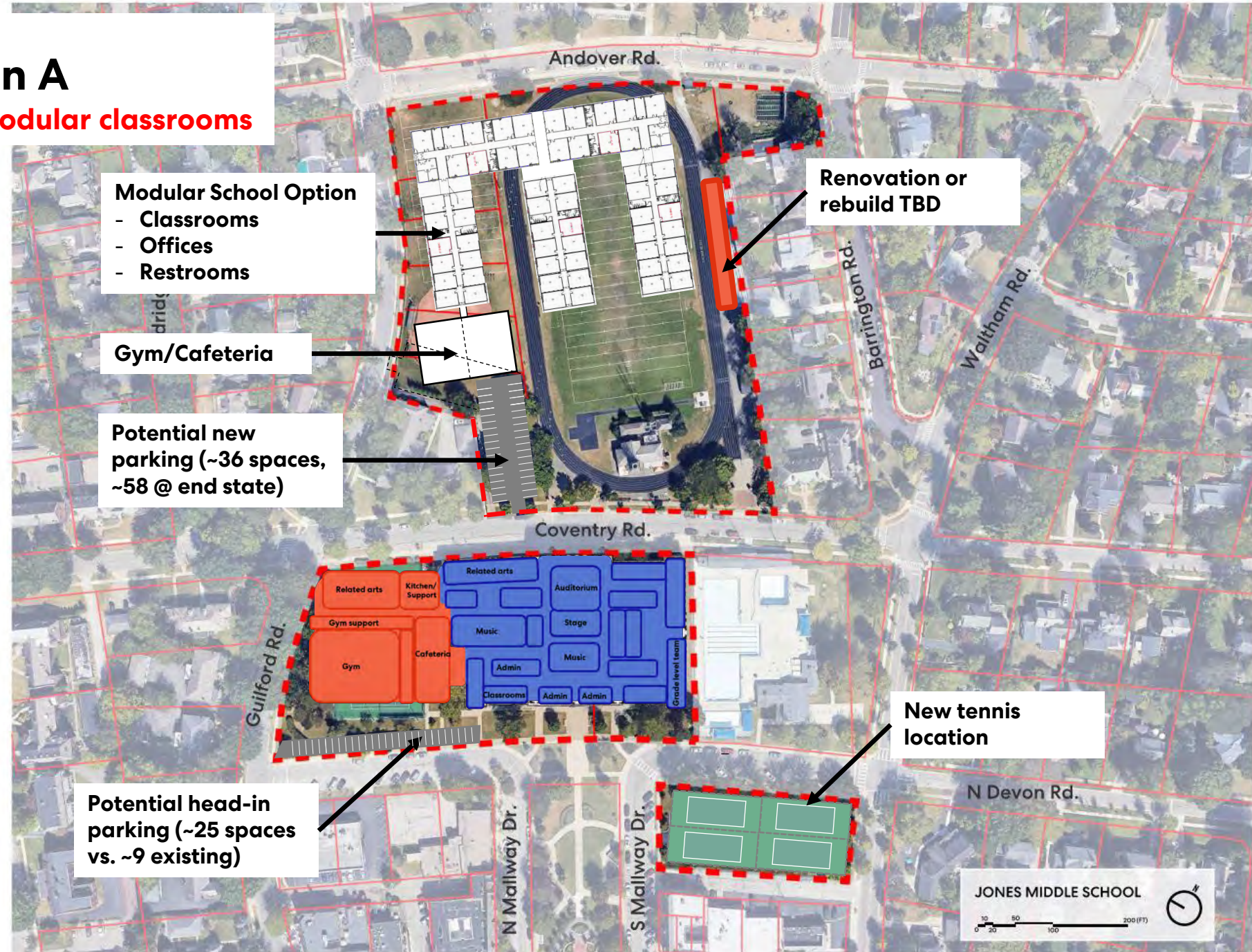


Jones Middle School Renovate Option A

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:

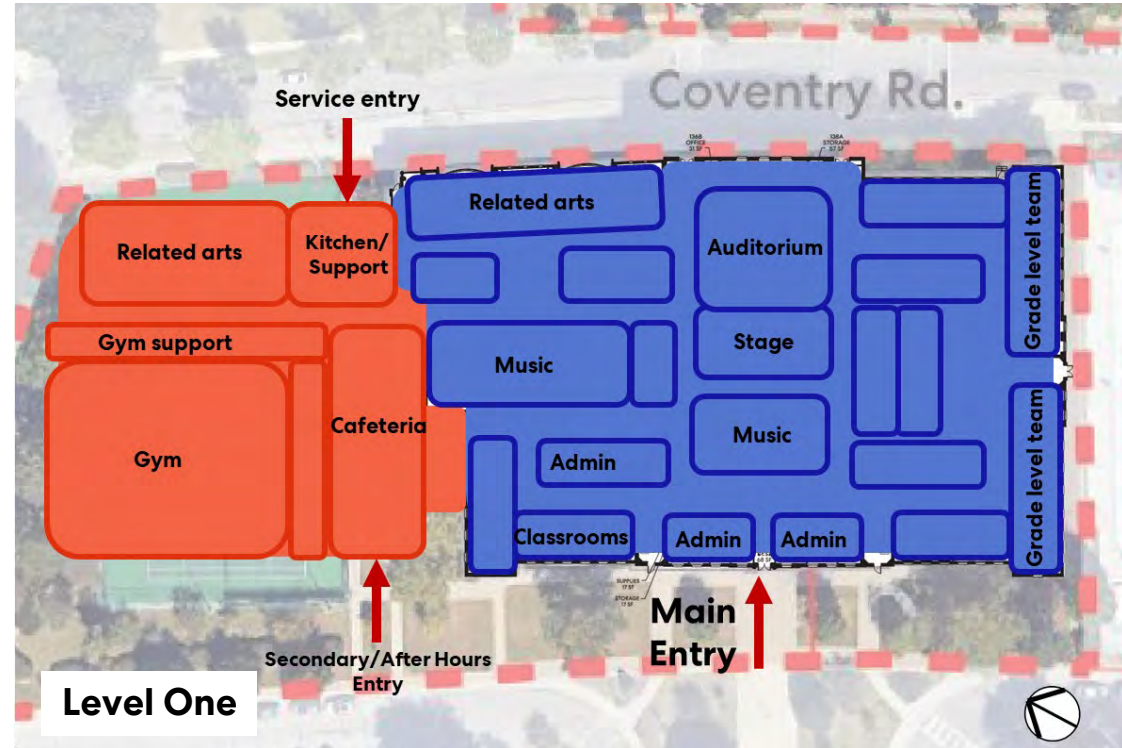
- All students on site in modular classrooms

RENOVATE A – All students in moduls

\$144,890,000

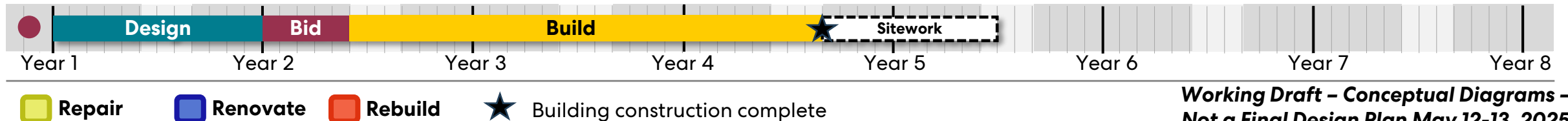
2.55 Mills / \$446.25/yr. Monthly cost - \$37.19

Const.: 2 academic yrs. + site



COST ASSUMPTIONS

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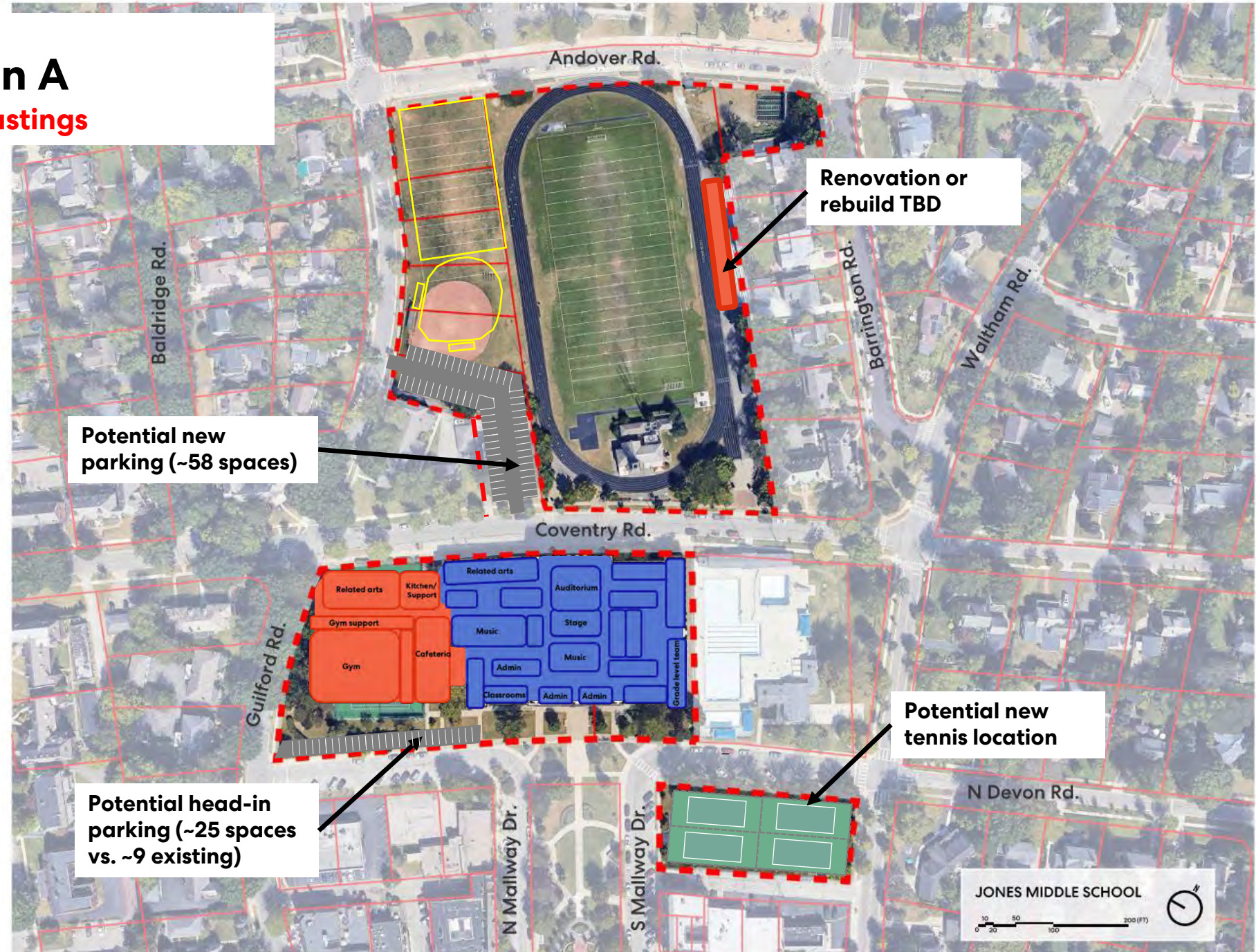


Jones Middle School Renovate Option A

All students swing to Hastings

Key site attributes:

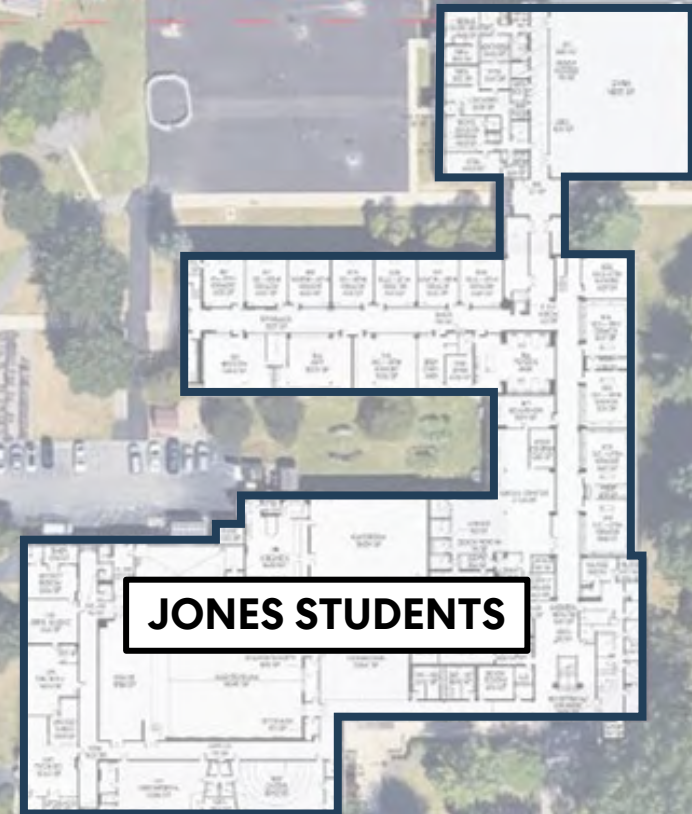
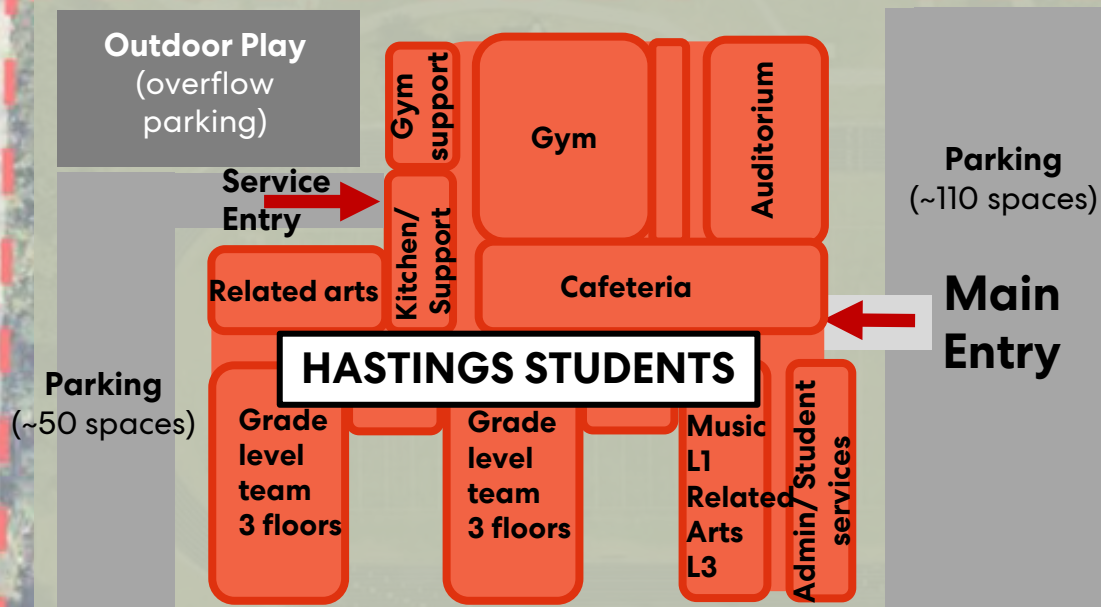
- Increase in parking
- Ball diamond shifts east to accommodate additional parking
- Tennis must relocate





Hastings Middle School

Rebuild Option D / Jones in Hastings



Reed Rd.





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

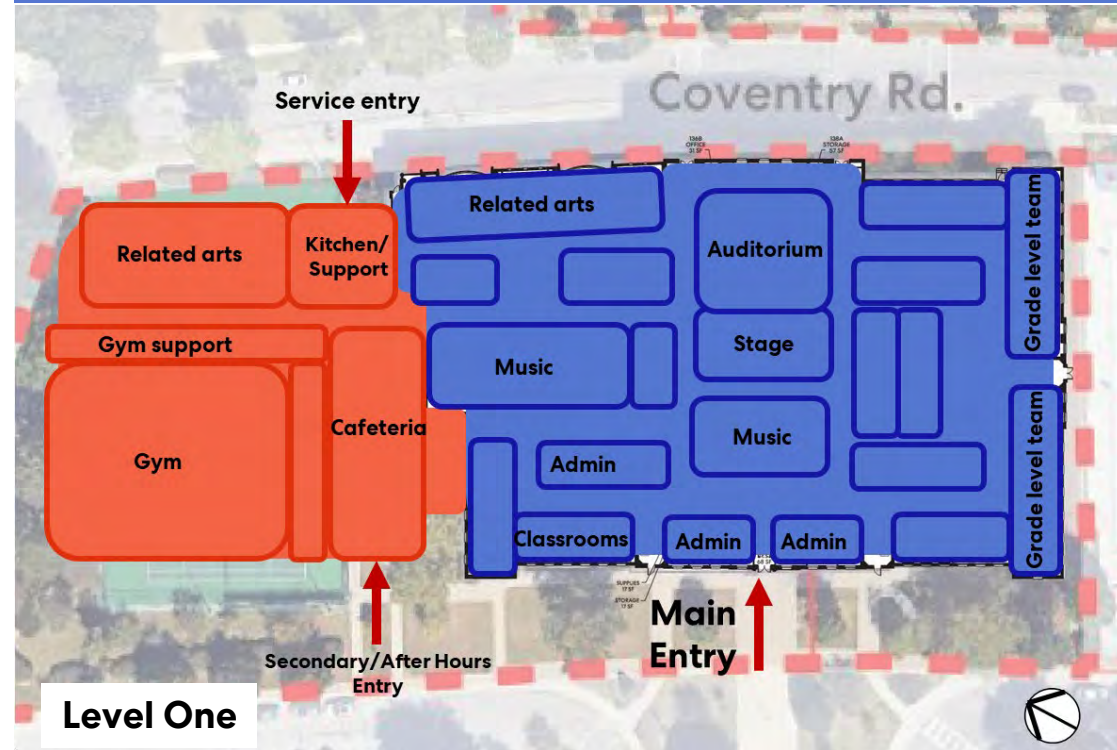
Height:

- 2 stories new, 3 stories renovation

Use of modular classrooms:

- No use of modular classrooms

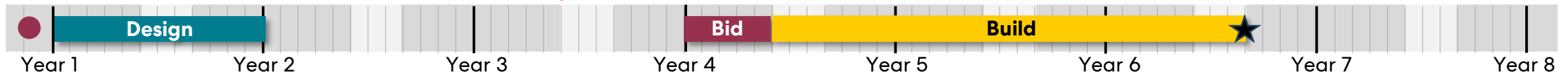
Renovate A – All students at Hastings \$135,190,000
2.38 Mills / \$416.50/yr. Monthly cost - \$34.71
Construction: 2 academic yrs. following new Hastings construction



COST ASSUMPTIONS

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- 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 (30 years for repair option) at 5% interest with level principal payment structure and no change in district's total property valuation for 38 years.

← Gap for Hastings Construction → Jones students at Hastings →



Repair Renovate Rebuild ★ Building construction complete

**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 12-13, 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

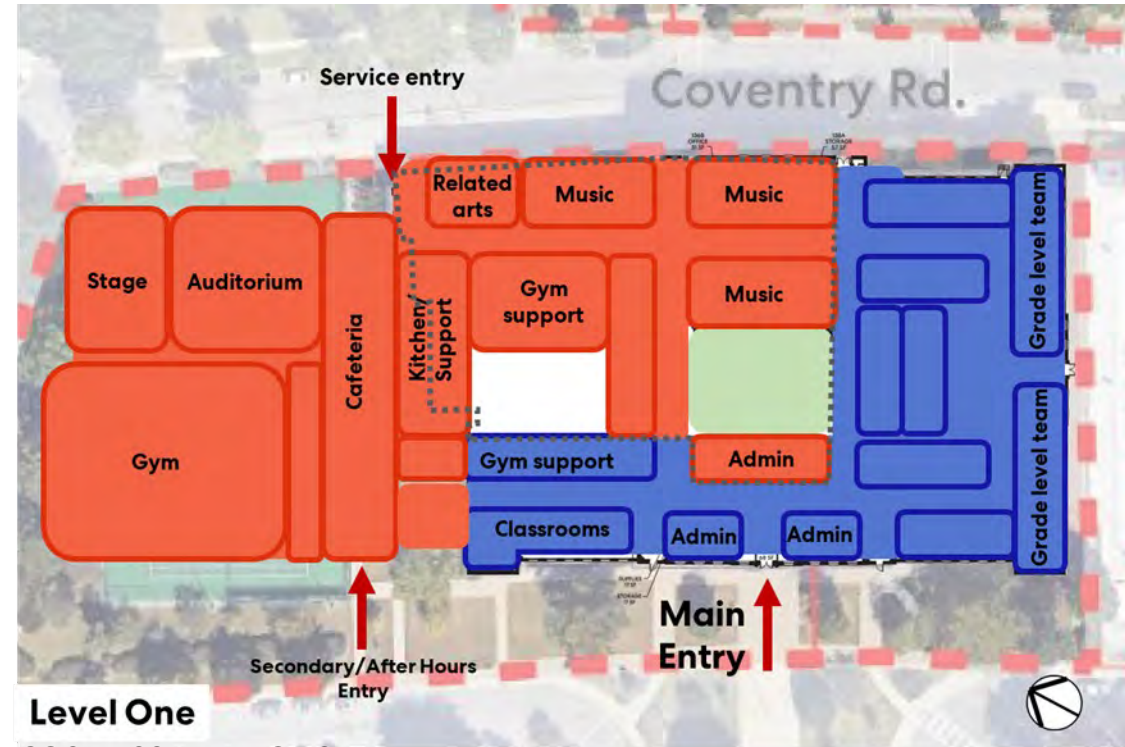
Height:

- 3 stories new, 3 stories renovation

Use of modular classrooms:

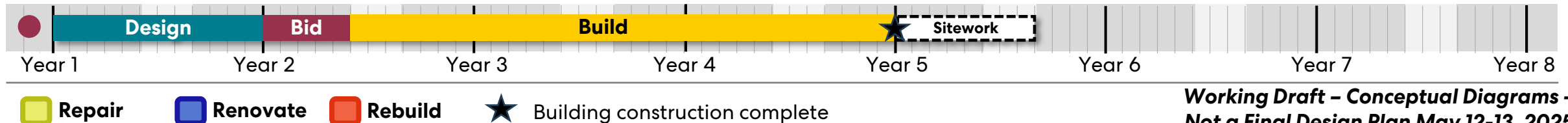
- All students on site in modular classrooms

Renovate B – All students in moduls \$153,030,000
2.69 Mills / \$470.75/yr. Monthly cost - \$39.23
Const.: 2 academic yrs. + site



COST ASSUMPTIONS

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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

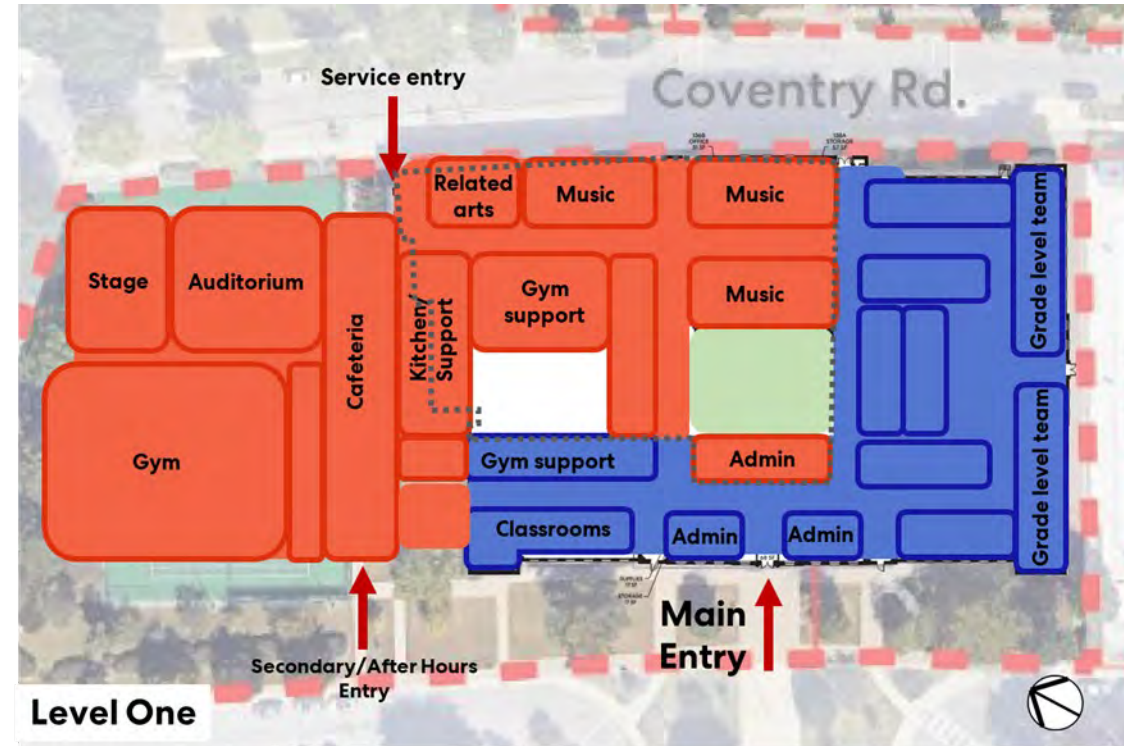
Height:

- 3 stories new, 3 stories renovation

Use of modular classrooms:

- All students on site in modular classrooms

RENOVATE B – All students at Hastings \$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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← Gap for Hastings Construction → Jones students at Hastings →



Repair Renovate Rebuild ★ Building construction complete

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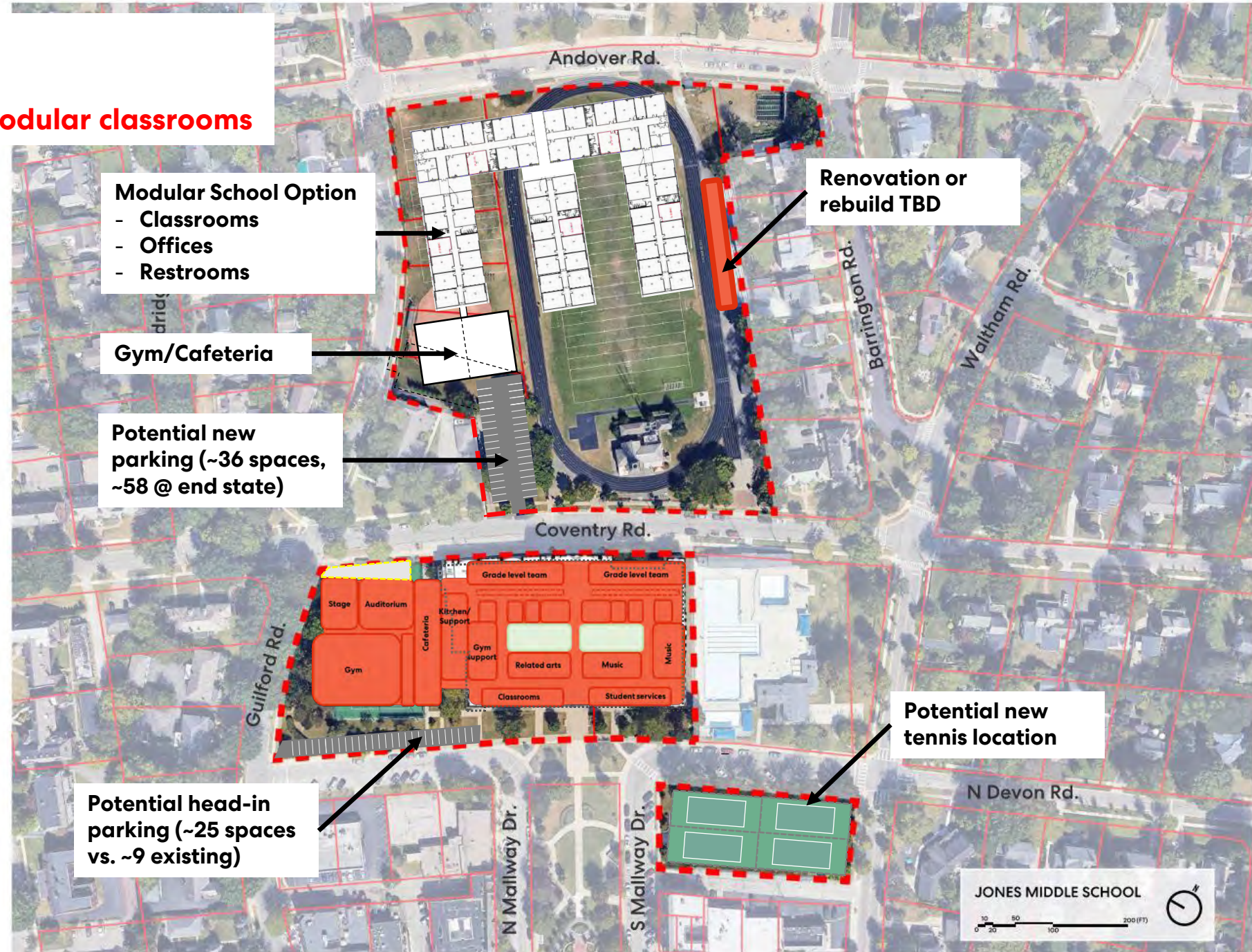


Jones Middle School Rebuild A

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 A

All students on-site in modular classrooms
RETAIN existing central 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

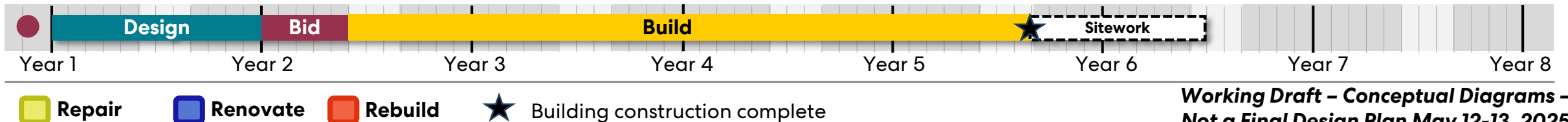
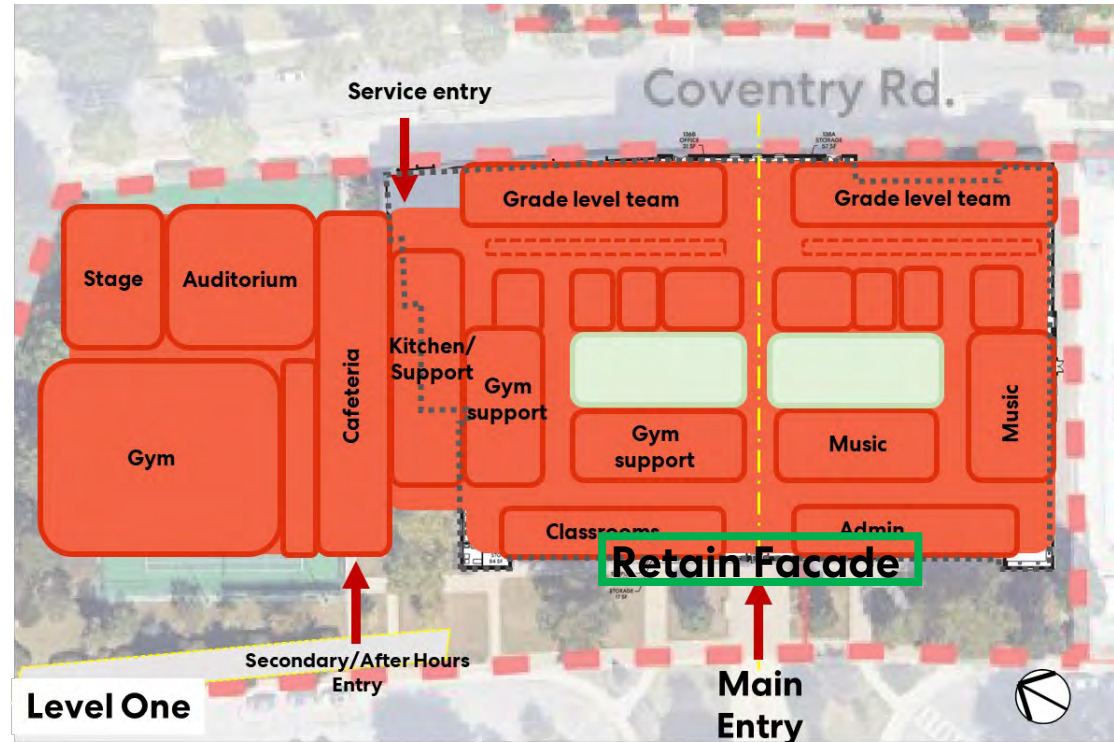
Use of modular classrooms (trailers):

- All students on site in modular classrooms

COST ASSUMPTIONS

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REBUILD A – All students in modulars, RETAIN central mall façade \$144,750,000
2.54 Mills / \$444.50/yr. Monthly cost - \$37.04
Const.: 3 academic yrs. + site
(ALTERNATE: replace façade: \$134,740,000, 2.37 mills, \$414.75/yr., \$34.65/month, shorten schedule by six months)



**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 12-13, 2025**



Jones Middle School Rebuild B

All students swing to Hastings
RETAIN existing central 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

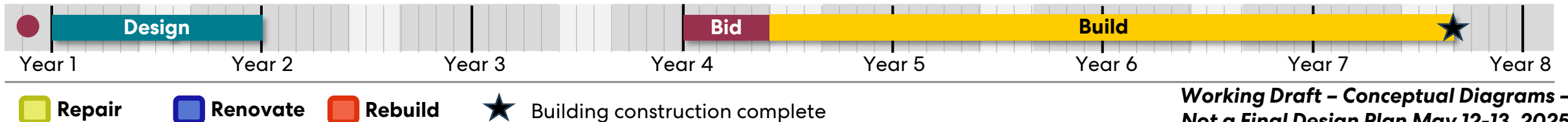
Use of modular classrooms (trailers):

- None

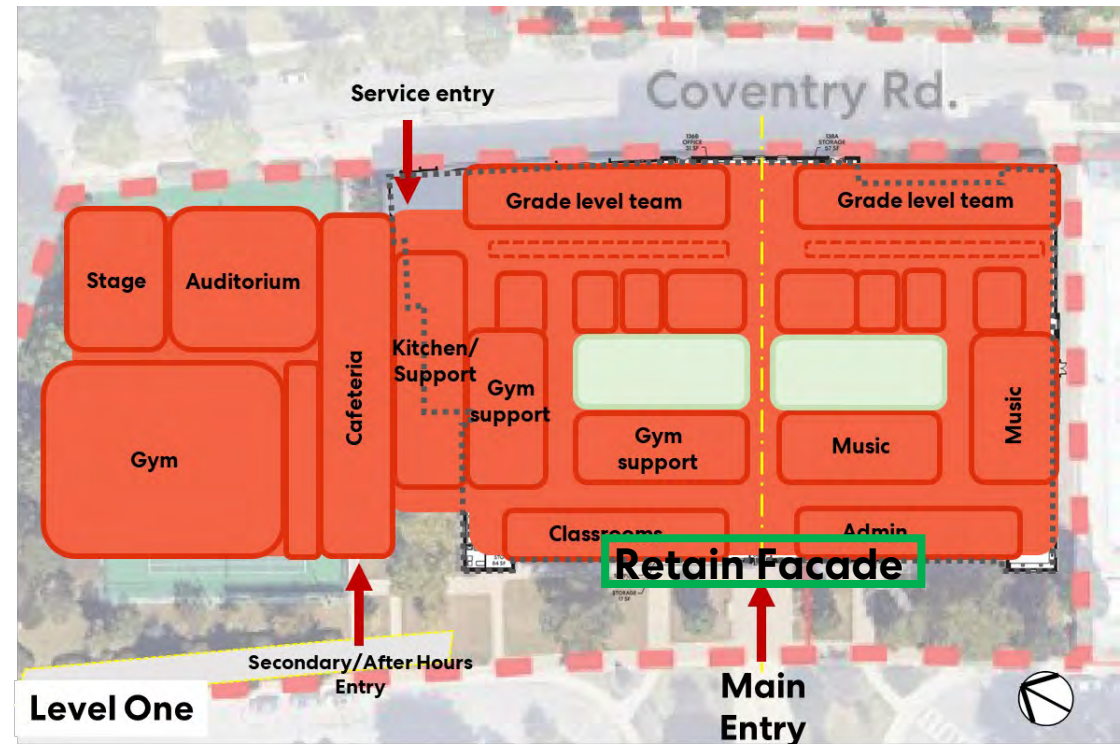
COST ASSUMPTIONS

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- Millage assumes bonds financed over 38 years (30 years for repair option) at 5% interest with level principal payment structure and no change in district's total property valuation for 38 years.

← **Gap for Hastings Construction** →



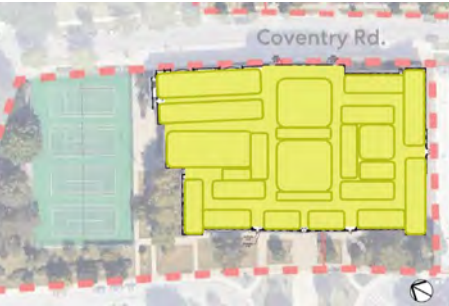
REBUILD B – All students at Hastings, RETAIN central mall façade \$138,430,000
2.43 Mills / \$425.25/yr. Monthly cost - \$35.44
Const.: 3 academic yrs.
(ALTERNATE: replace façade: \$127,020,000, 2.23 mills, \$390.25/yr., \$32.52/month, shorten schedule by six months)



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Cost Option Comparison Summary – Jones Middle School

Repair
\$48,590,000
.97 Mills / \$169.75/yr.
Monthly cost - \$14.15
Construction – summers*



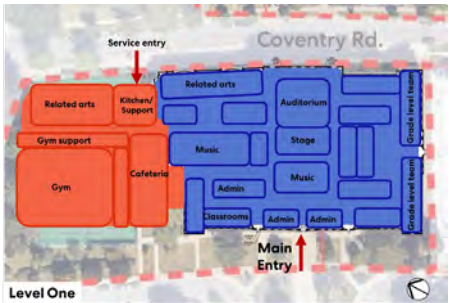
*Repair – Construction for repair options at each school is assumed to take place primarily during multiple summer months.

**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

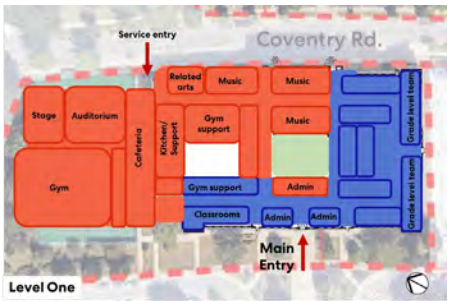
Renovate A – One grade in modulars at Jones
\$138,370,000
2.43 Mills / \$425.25/yr.
Monthly cost - \$35.44
Const.: 2.5 acad. yrs. + site

Renovate A – All students at Hastings
\$135,190,000
2.38 Mills / \$416.50/yr.
Monthly cost - \$34.71
Construction: 2 academic yrs. following new Hastings construction**



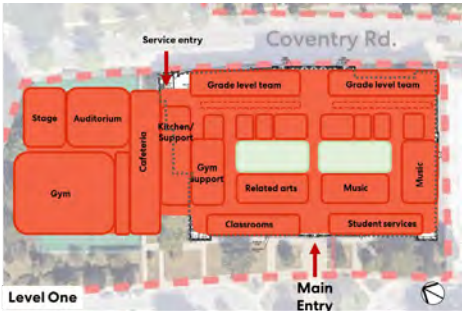
Renovate B – All students in modulars at Jones
\$153,030,000
2.69 Mills / \$470.75/yr.
Monthly cost - \$39.23
Const.: 2 academic yrs. + site

Renovate B – All students at Hastings
\$146,400,000
2.57 Mills / \$449.75/yr.
Monthly cost - \$37.48
Const.: 2.5 acad. Yrs. + site**



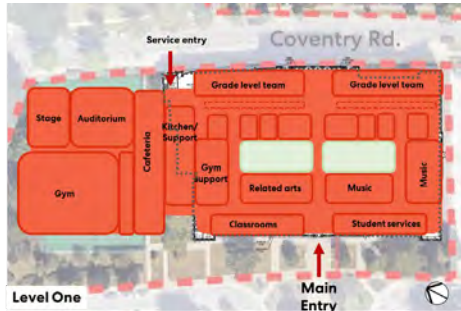
Rebuild A – All students in modulars at Jones
RETAIN central mall facade
\$144,750,000
2.54 Mills / \$444.50/yr.
Monthly cost - \$37.04
Const.: 3 academic yrs. + site

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
Const.: 2.5 academic yrs. + site



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
Const.: 2.5 academic yrs. + 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 (30 years for repair option) at 5% interest with level principal payment structure and no change in district’s total property valuation for 38 years.

Jones Option / Student Location / Cost / Schedule Duration Comparison

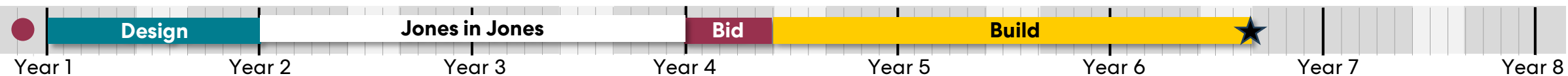
Renovate A / Jones classrooms w/one class in modulares / \$138,370,000 – **OR** – Renovate B / All students in modulares / \$153,030,000
OR – Rebuild A (ALTERNATE: replace façade) / All students in modulares / \$134,740,000



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



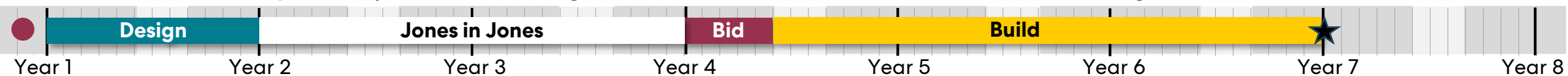
Renovate A Only – All students swing to Hastings - \$135,190,000



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



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



Hastings Middle School





Hastings Middle School Repair Option

Key attributes:

- Only physical adequacy repairs are addressed

Height:

- 2 stories

Use of modular classrooms:

- Not anticipated

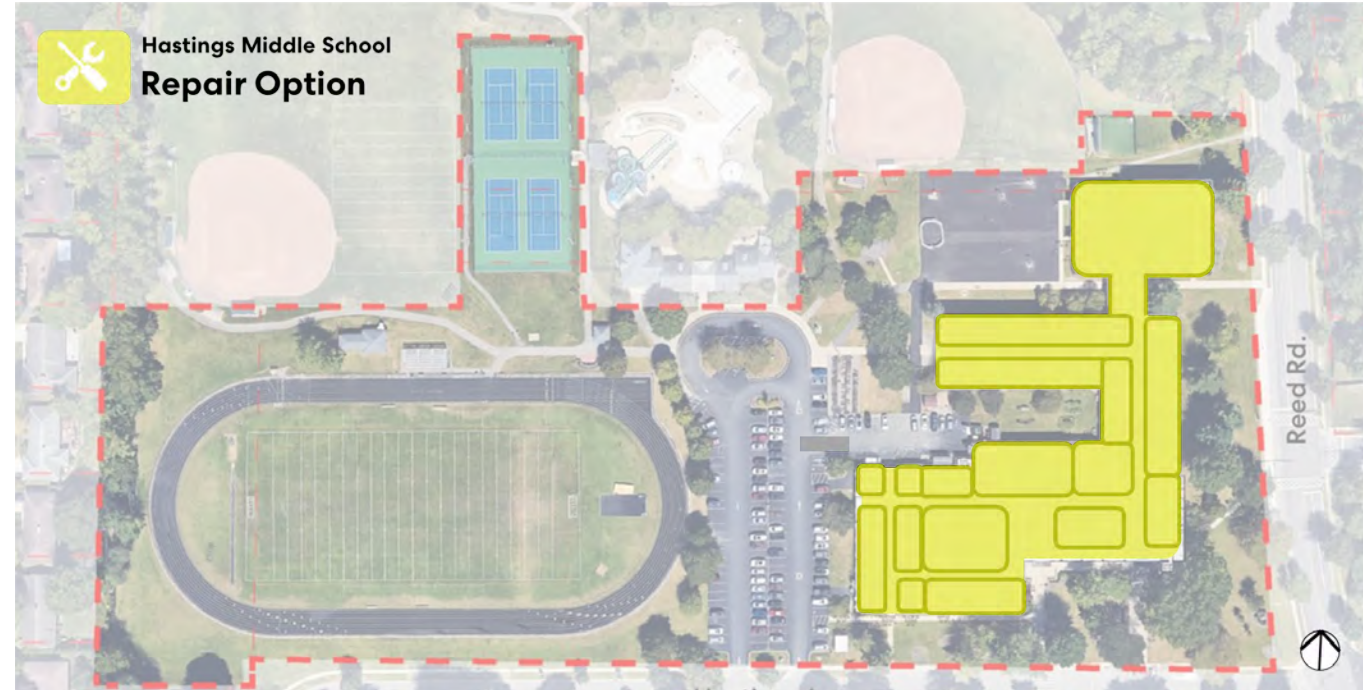
REPAIR

\$59,700,000

1.19 mills, \$208.25/year

Monthly cost - \$17.35

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



Repair



Renovate



Rebuild

**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 12-13, 2025**



Hastings Middle School Renovate Option B

Key attributes:

- Field to remain in current location, needs to be offline during construction to accommodate temporary parking
- Larger parking area than existing, located behind the school away from public functions. Limited visitor parking on Hastings Road.
- Zoned for after hours use
- Low ceiling heights may mean less efficient new HVAC system
- Grade level teams are zoned together, but limited by existing structure, must circulate through grade level teams

Height:

- 2 stories

Use of modular classrooms:

- Not anticipated

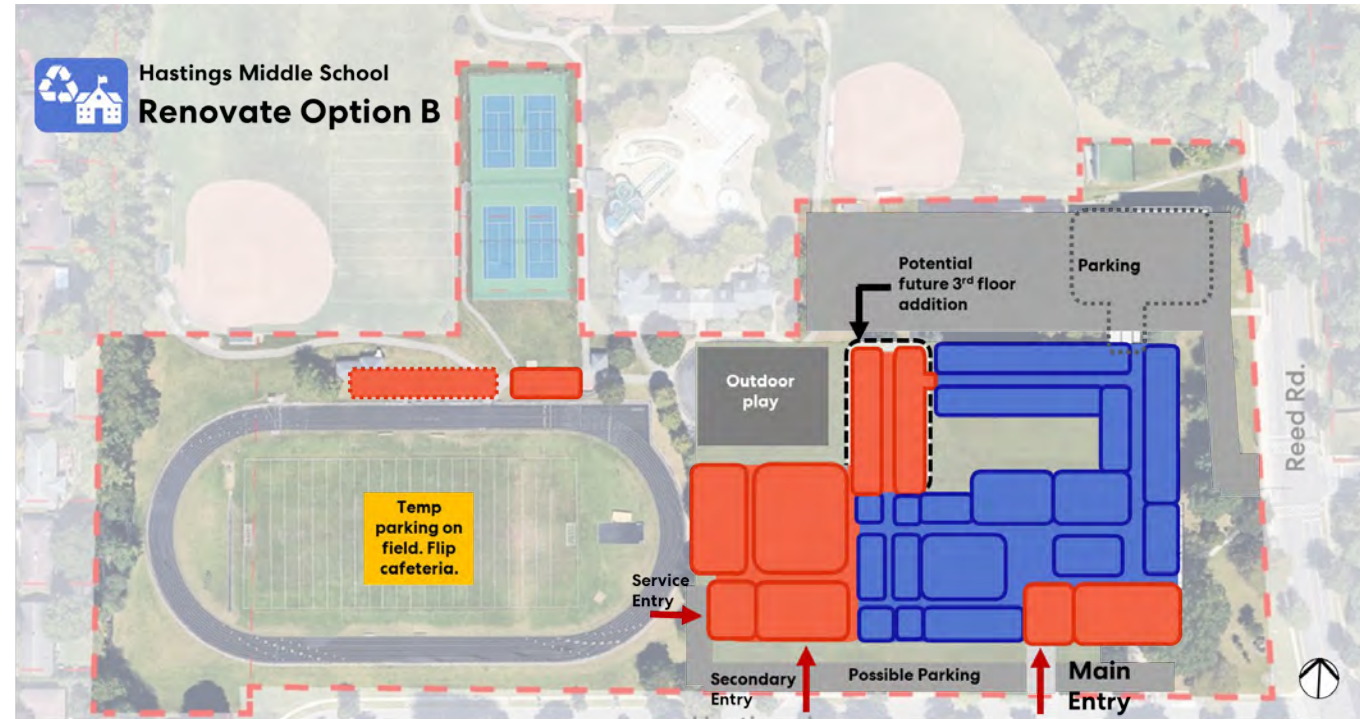
RENOVATE B

\$155,280,000

2.73 mills, \$477.75/year

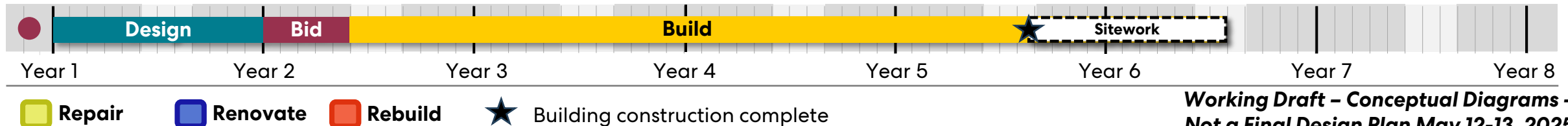
Monthly cost – \$39.81

Construction: 3 academic years + site



COST ASSUMPTIONS

- Costs include anticipated impact of tariffs (prior Repair cost number did not)
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- Yearly cost based on auditor appraised home value of **\$500,000**.
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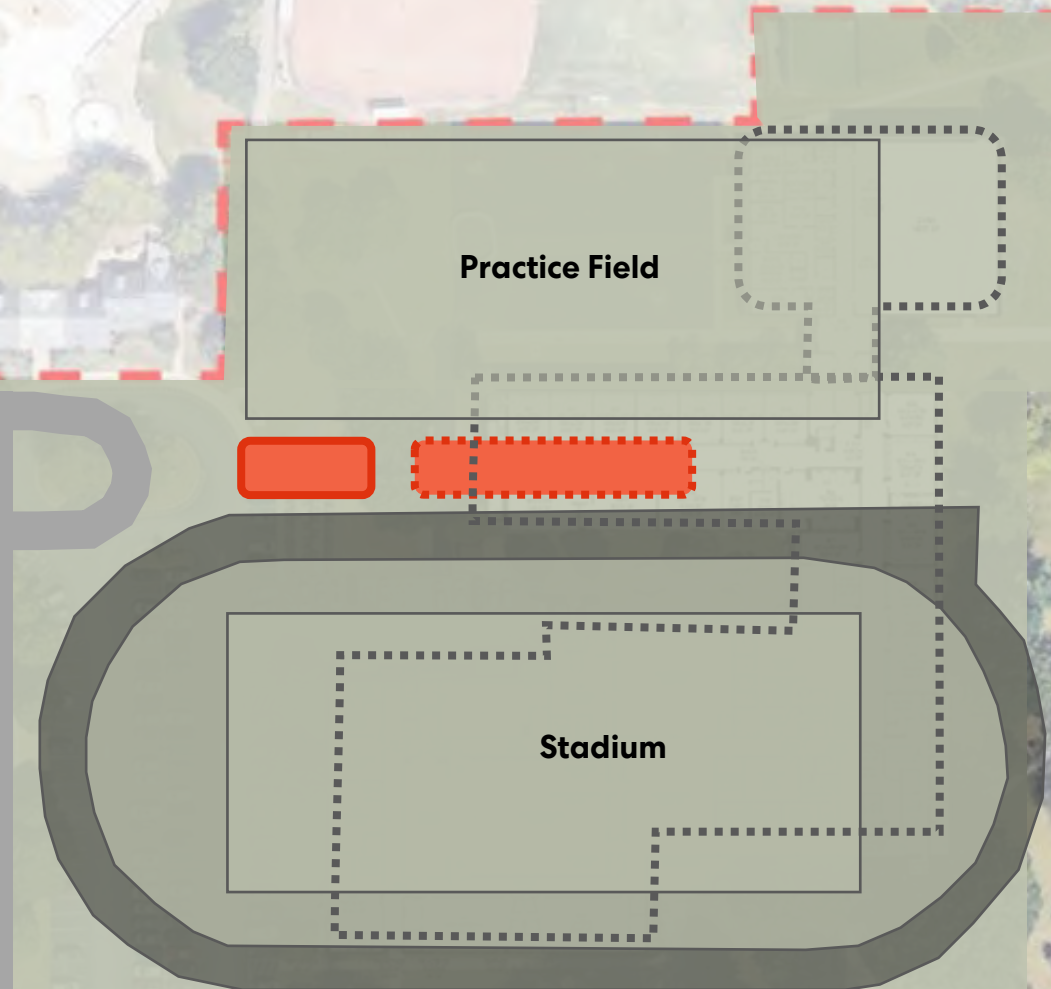
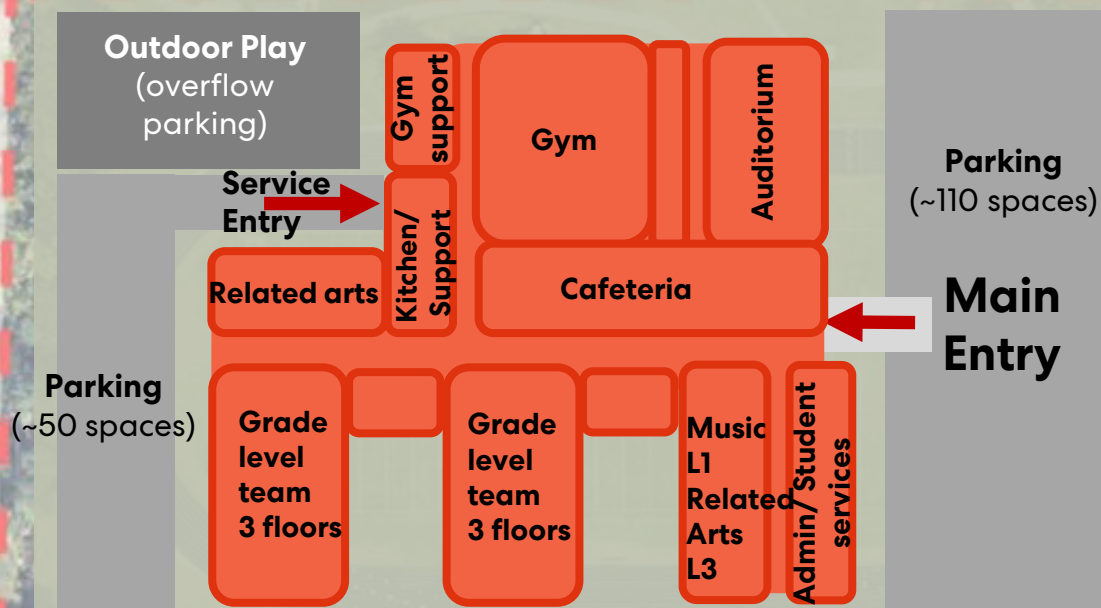


**Working Draft – Conceptual Diagrams –
Not a Final Design Plan May 12-13, 2025**



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 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.

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



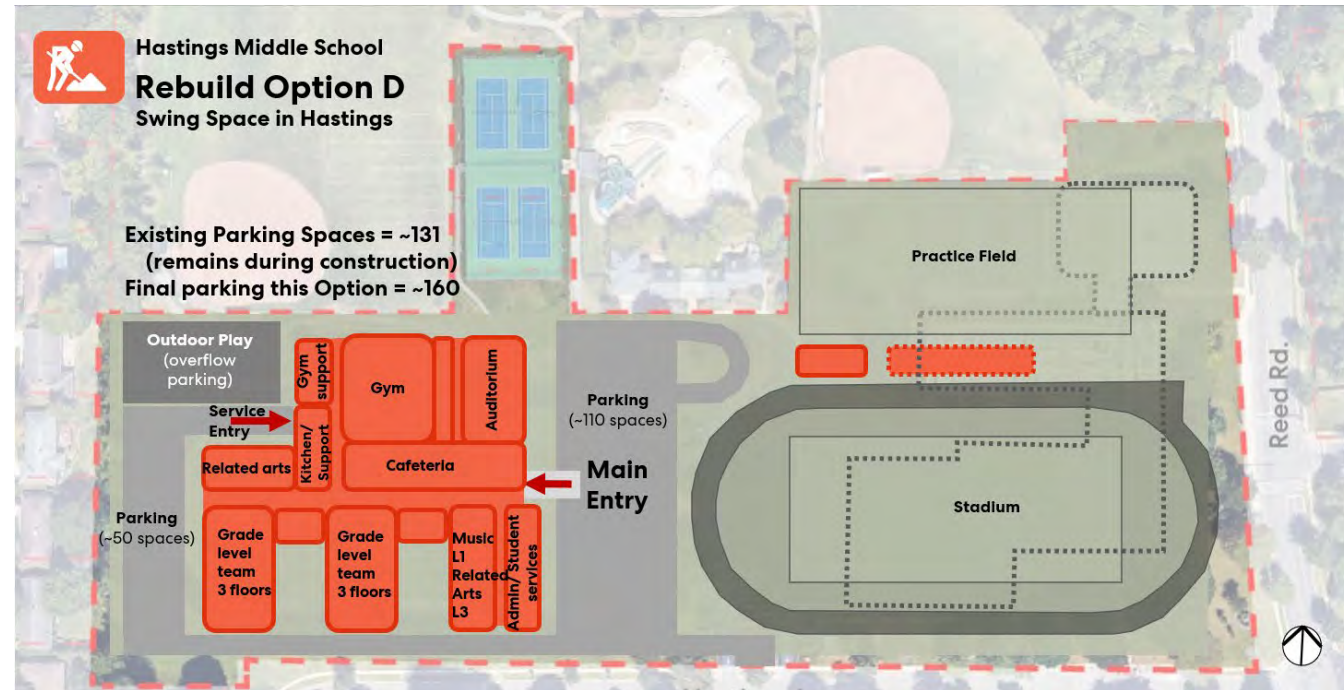
REBUILD D

\$110,800,000

1.95 mills, \$341.25/year

Monthly Cost – \$28.44

Construction: 2 academic years + site**



COST ASSUMPTIONS

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**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:

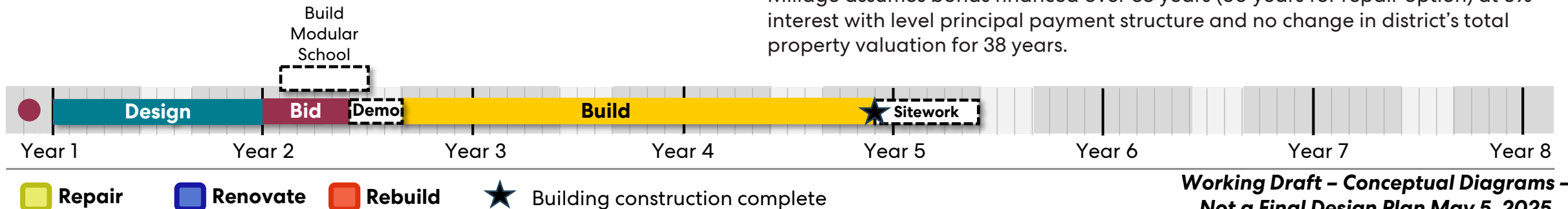
- No land swap required
- Built where existing Hastings Middle School sits
- Zoned for after hours use
- Ideal adjacencies and ceiling heights
- Larger parking area than existing
- Grade level teams are zoned together, do not need to circulate through team area

Height:

- 3 stories

Use of modular classrooms:

- Necessary (approximate footprint shown)



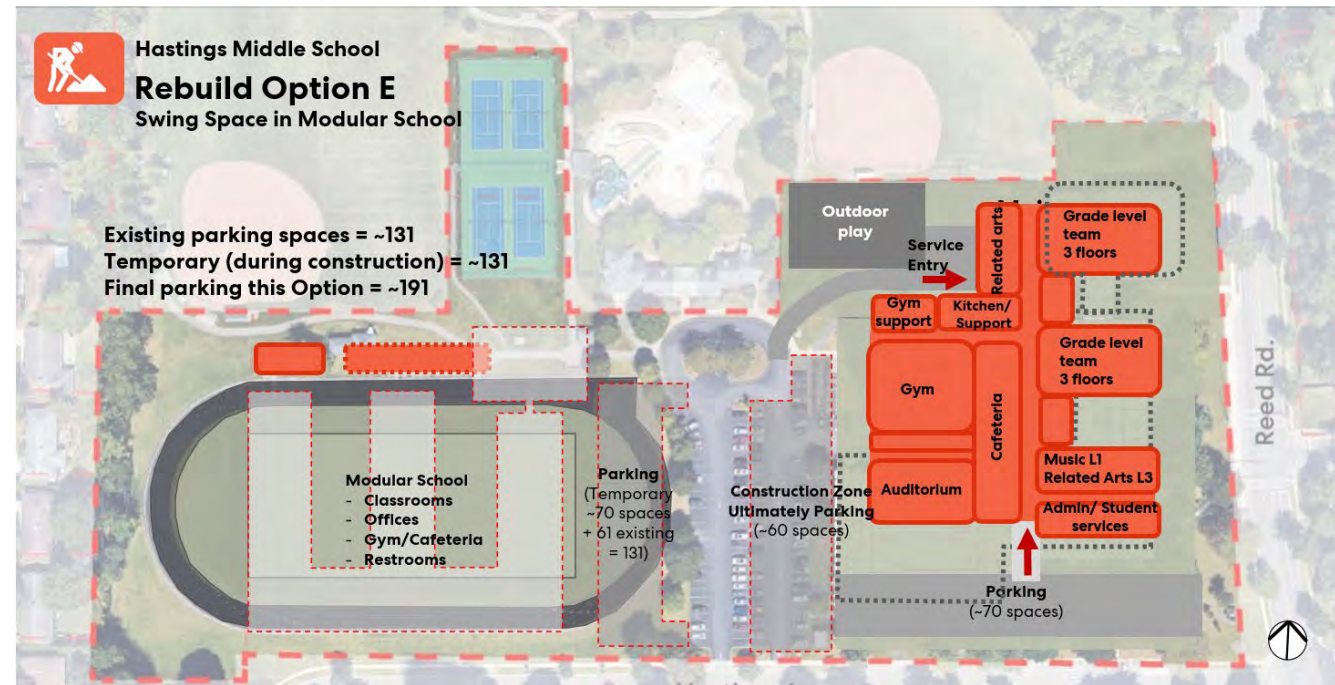
REBUILD E

\$130,430,000

2.29 mills, \$400.75/year

Monthly Cost – \$33.40

Construction: 2.5 academic years + site



COST ASSUMPTIONS

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

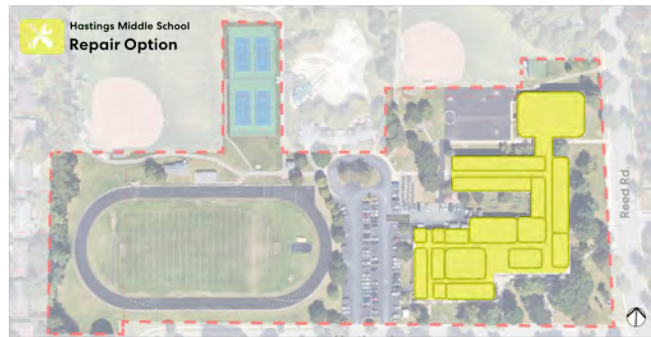
Jones and Hastings Outdoor Athletics During Construction				Tennis Courts	Stadium Athletics	Ball Diamond
JONES MIDDLE SCHOOL	Repair	Fix physical adequacy items only		On Jones Site	On Jones Site	On Jones Site
	Renovate A, or Renovate B, or Rebuild A (all students in modulares at Jones), or Rebuild B (all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

Hastings Middle School

Cost Option Comparison Summary

REPAIR \$59,700,000
1.19 mills, \$208.25/year
Monthly cost - \$17.35

Construction: summer work*



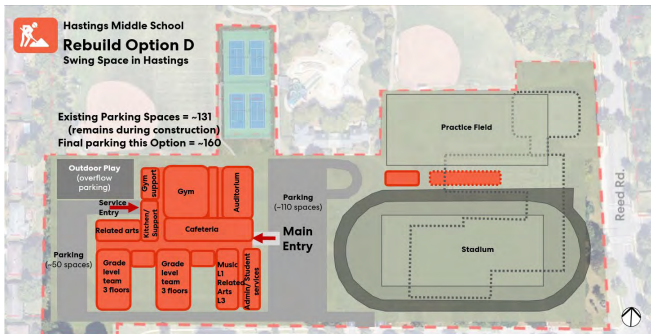
RENOVATE B \$155,280,000
2.73 mills, \$477.75/year
Monthly cost - \$39.81

Construction: 3 academic years + site



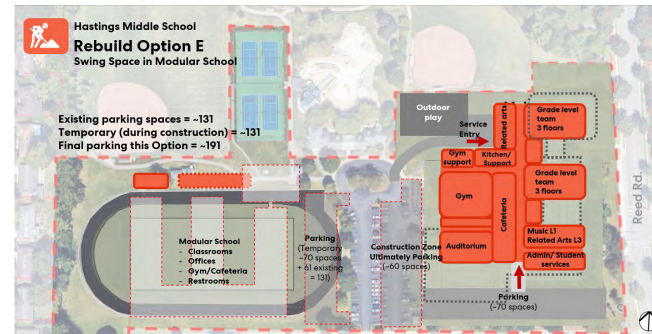
REBUILD D \$110,800,000
1.95 mills, \$341.25/year
Monthly Cost - \$28.44

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

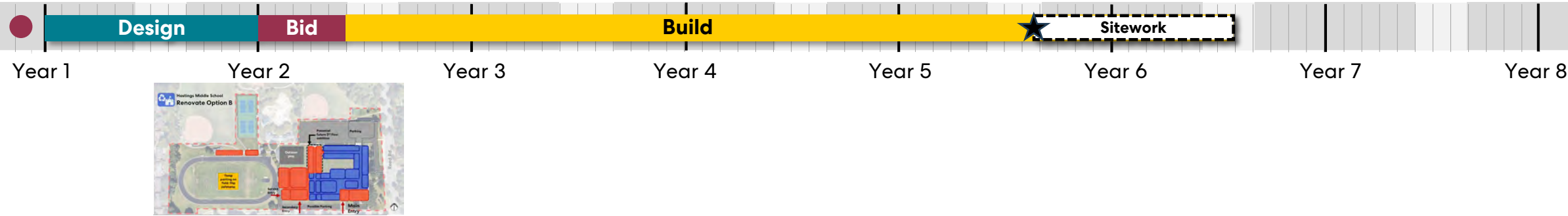
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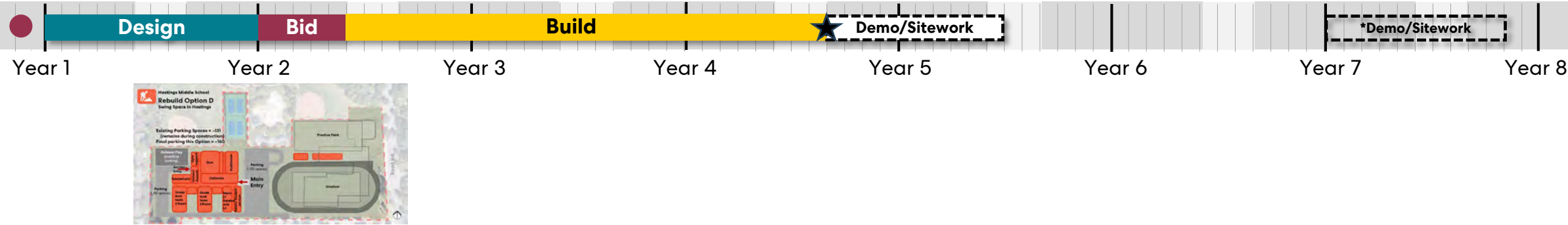
Hastings Option / Student Location / Cost / Schedule Duration Comparison

Renovate Option B / in Hastings classrooms / \$155,280,000

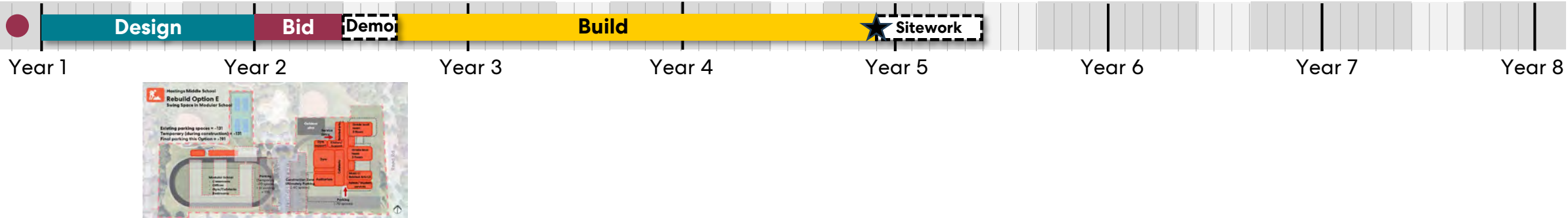


Rebuild Option D / in Hastings classrooms / \$110,800,000

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



Rebuild Option E / Students in Hastings modulars / \$130,430,000



Cost Scenarios

			Cost based on auditor appraised home value of \$500,000.	
REPAIR COST OPTIONS (address physical needs)	*Total	**Millage	Annual Cost	Monthly Cost
BURBANK - REPAIR	\$ 16,530,000	0.33	\$ 57.75	\$ 4.81
HASTINGS - REPAIR	\$ 59,700,000	1.19	\$ 208.25	\$ 17.35
JONES - REPAIR	\$ 48,590,000	0.97	\$ 169.75	\$ 14.15
	\$ 124,820,000	2.49	\$ 435.75	\$ 36.31

			Cost based on auditor appraised home value of \$500,000.	
LOWEST REBUILD OPTIONS (address physical and educational needs)	*Total	**Millage	Annual Cost	Monthly Cost
BURBANK - REBUILD	\$ 35,330,000	0.62	\$ 108.50	\$ 9.04
HASTINGS - REBUILD D	\$ 110,800,000	1.95	\$ 341.25	\$ 28.44
JONES - REBUILD B Alternate (swing to Hastings/replace façade)	\$ 127,020,000	2.23	\$ 390.25	\$ 32.52
	\$ 273,150,000	4.80	\$ 840.00	\$ 70.00

			Cost based on auditor appraised home value of \$500,000.	
HIGHEST REBUILD OPTIONS (address physical and educational needs)	*Total	**Millage	Annual Cost	Monthly Cost
BURBANK - REBUILD	\$ 35,330,000	0.62	\$ 108.50	\$ 9.04
HASTINGS - REBUILD E	\$ 130,430,000	2.29	\$ 400.75	\$ 33.40
JONES - REBUILD A (all students swing to modulars/retain façade)	\$ 144,750,000	2.54	\$ 444.50	\$ 37.04
	\$ 310,510,000	5.45	\$ 953.75	\$ 79.48

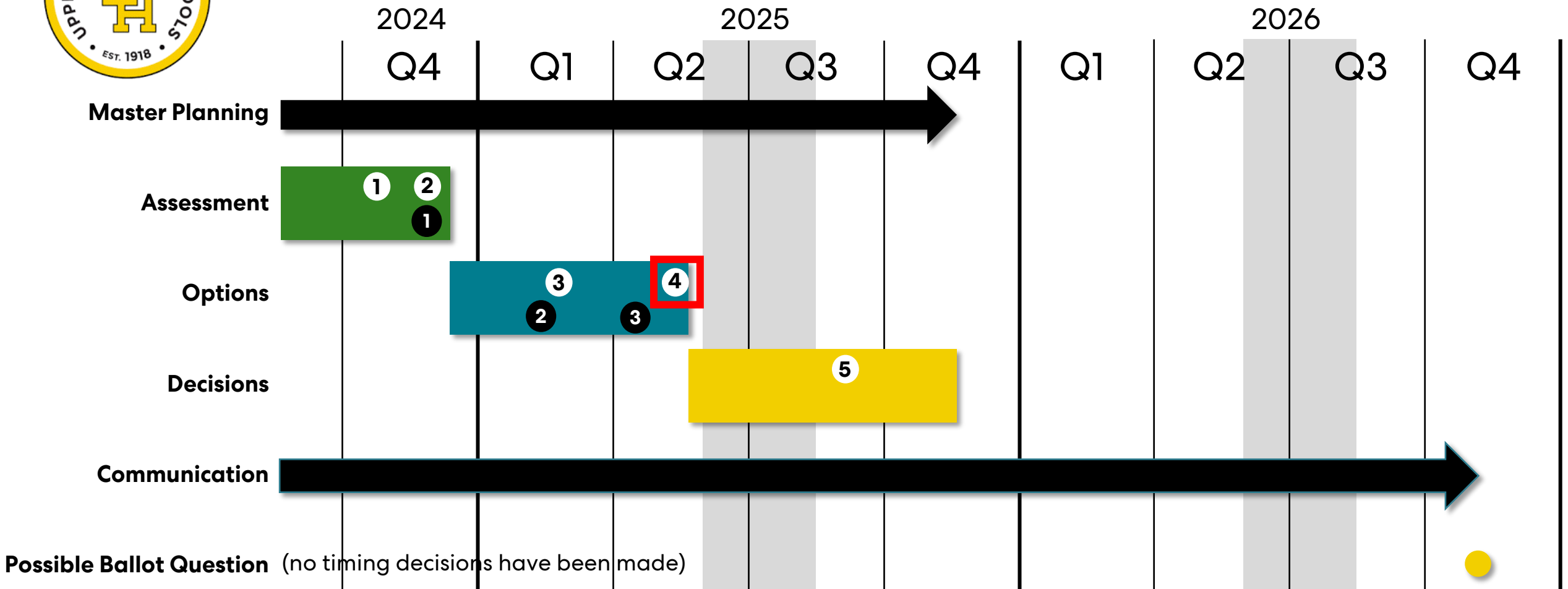
			Cost based on auditor appraised home value of \$500,000.	
HIGHEST RENOVATE COST OPTIONS (address physical and educational needs)	*Total	**Millage	Annual Cost	Monthly Cost
BURBANK - RENOVATE	\$ 36,790,000	0.65	\$ 113.75	\$ 9.48
HASTINGS - RENOVATE B	\$ 155,280,000	2.73	\$ 477.75	\$ 39.81
JONES - RENOVATE B (all students swing to modulars)	\$ 153,030,000	2.69	\$ 470.75	\$ 39.23
	\$ 345,100,000	6.07	\$ 1,062.25	\$ 88.52

Notes

* Escalated dollars
** Millage assumes bonds financed over 38 years (30 years for repair option) at 5% interest with level principal payment structure and no change in district’s total property valuation for 38 years.



Phase II - Facilities Master Plan Schedule



Possible Ballot Question (no timing decisions have been made)

- # 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)

Community Engagement Session #4 Feedback Opportunity

<https://uacs.fyi/CES4>

Thank you!



Learn more at:

www.uaschools.org/facilities

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

