

UPPER ARLINGTON SCHOOLS 2016 FACILITIES MASTER PLAN

10 OCTOBER 2016



MOODY•NOLAN

PERKINS+WILL

hilliard jeane

Turner

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SECTION 01.

ABOUT THE DISTRICT

ABOUT THE DISTRICT /

District Overview

ABOUT UPPER ARLINGTON SCHOOLS

Upper Arlington Schools is a Pre-K - 12 school district serving the community of Upper Arlington, Ohio.

Comprised of one early childhood school, five elementary schools, two middle schools, and one high school, Upper Arlington schools serves a total of 6,127 students.

VISION

Uniquely Accomplished students prepared to serve, lead, and succeed.

MISSION

Challenge and support every student, every step of the way.

SCHOOLS

1. Burbank Early Childhood School
2. Greensview Elementary School
3. Windmere Elementary School
4. Hastings Middle School
5. Wickliffe Progressive School
6. Upper Arlington High School
7. Tremont Elementary School
8. Jones Middle School
9. Barrington Elementary School

**above information and map are from <http://www.uaschools.org/>*



98.4%

Four-year Graduation Rate

25.9

Average ACT

92.6%

Quality: Total Positive Rating

UA BY THE NUMBERS

67%

Service Learning Participation

75%

AP/IB Enrollment Passage Rate

74.8%

PSAT College Readiness Rate

61

Average Building Age

1,735

Average SAT

ABOUT THE DISTRICT /

Facility Ages

ORIGINAL CONSTRUCTION

Upper Arlington Schools has buildings dating back as far as 1923 (Jones Middle School), with the newest building constructed in 1971 (Burbank Early Childhood). The majority of facilities were originally constructed during the 1950's and 1960's which can be attributed to the "baby boom" era.

LATEST ADDITIONS / RENOVATIONS

A majority of facilities have since been updated with major additions / renovations at some point during their lifespans. However, many of the schools have not been updated for some time.

The following schools have not received major additions / renovations within the indicated timespan:

...never

Burbank Early Childhood (Built 1971)

..in over 20 years

Hastings Middle (1978)

Upper Arlington High School (1983)

...in over 15 years

Jones Middle (1997)

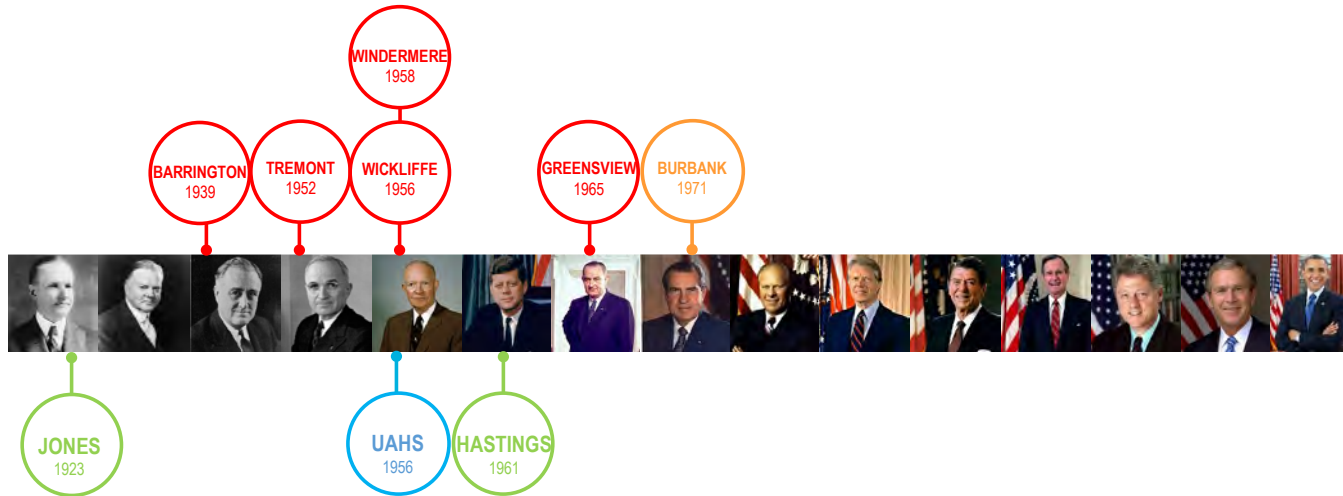
Windermere Elementary (2000)

Wickliffe Elementary (1997,2001)

For schools that have not received a major improvement since the turn of the century, advances in teaching pedagogy and the proliferation of technology has transformed the educational landscape and have had a significant impact on facility needs.

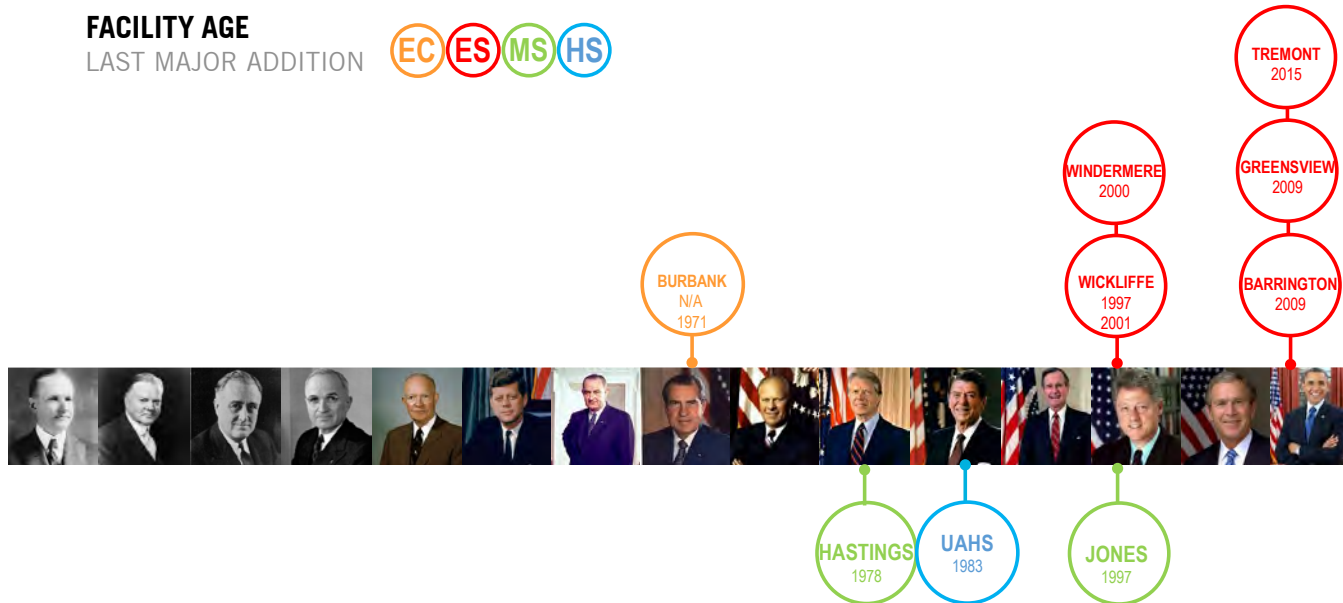
FACILITY AGE
ORIGINAL BUILDING

EC ES MS HS



FACILITY AGE
LAST MAJOR ADDITION

EC ES MS HS



ABOUT THE DISTRICT / Comparative Data

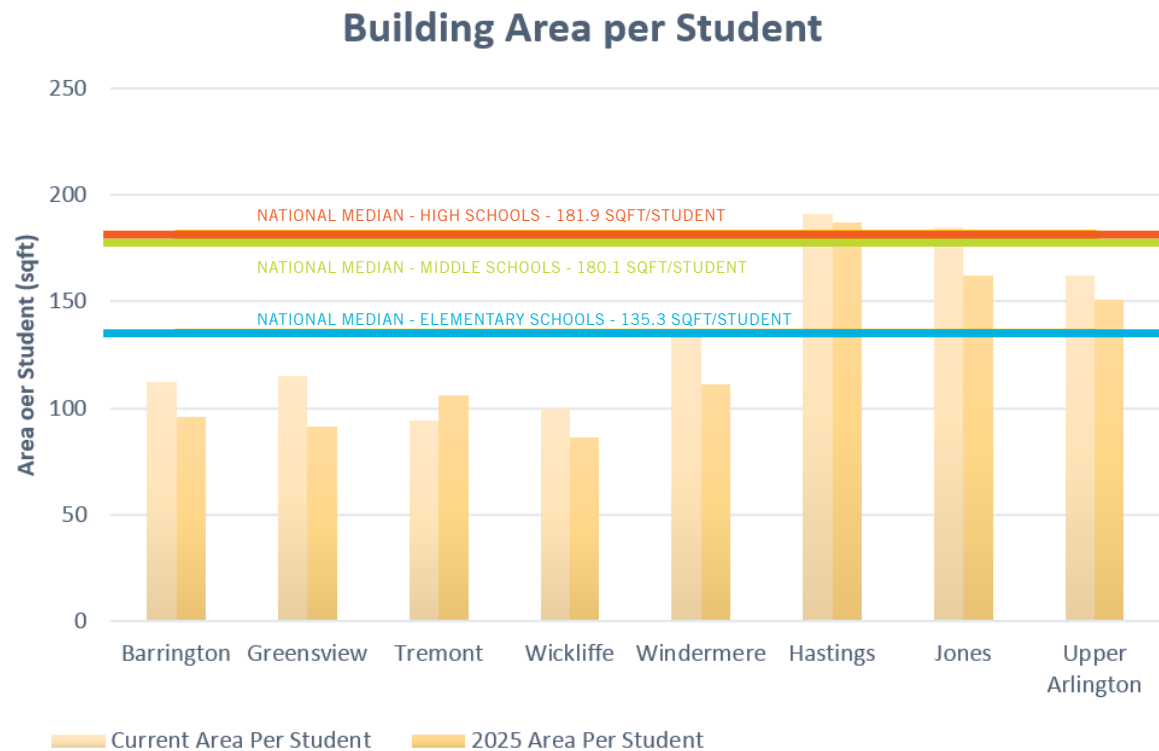
BUILDING AREA PER STUDENT

A metric often utilized for planning and comparing similar facilities is the building area per student. The chart below shows the area per student for all of Upper Arlington's Schools currently, as well as the projected area per student in 2025, according to the district's enrollment projections.

For an elementary school, the national median is currently 135.3 sq ft/student, for a middle school it is 180.1 sq ft/student, and for high schools it is 181.9 sq ft/student. These are national averages for new facilities, please note that the numbers can vary by region and by amenity included in those facilities.

When compared against those averages, only three of Upper Arlington's Schools meet the national median currently (Windermere, Hastings, and Jones), and only one school (Hastings) is projected to remain above the National median in 2025.

* National median values for new construction from School Planning & Management, February 2016



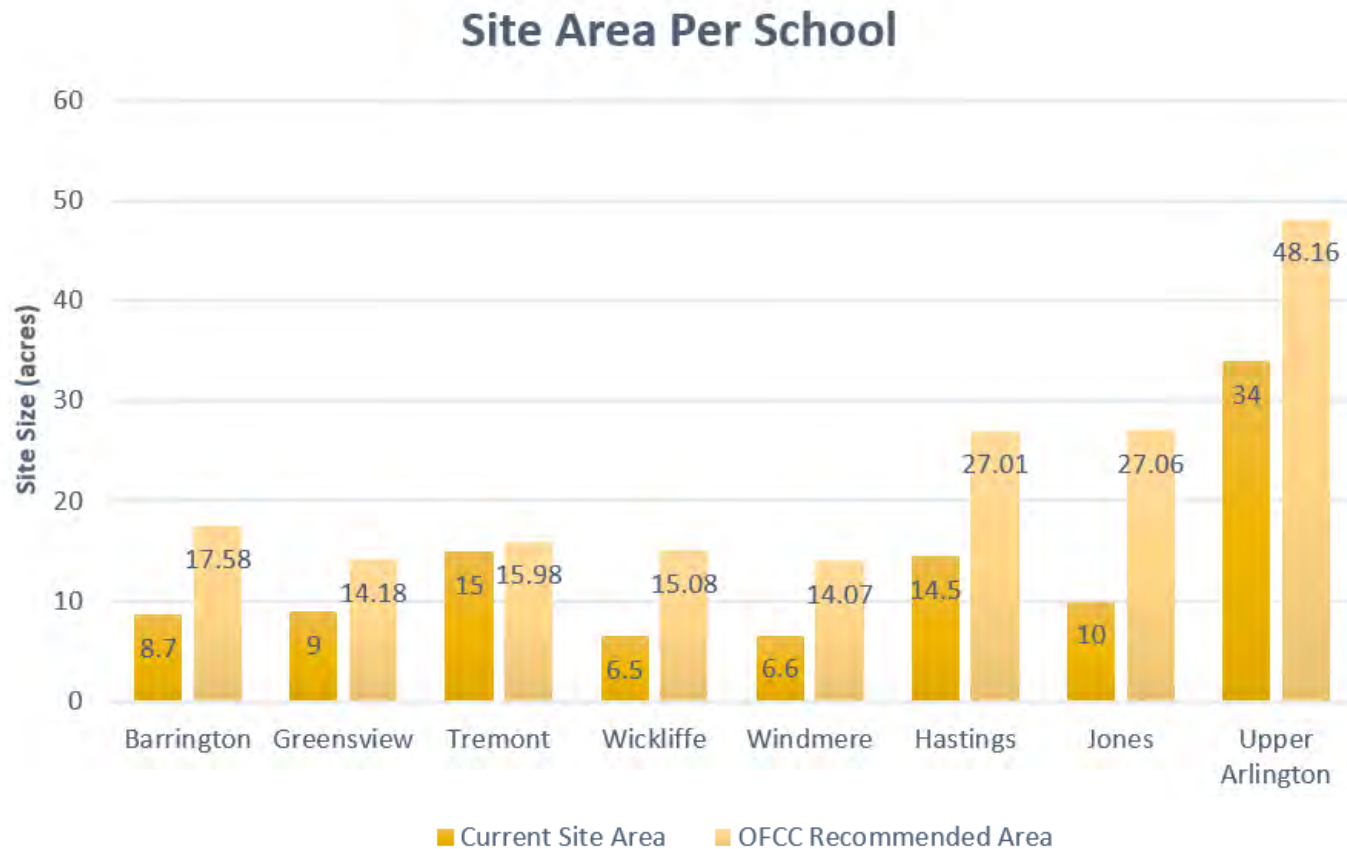
ABOUT THE DISTRICT /

Comparative Data

SITE AREA PER SCHOOL

The chart below compares the site area for each Upper Arlington School site to the Ohio Facilities Construction Commission (OFCC) recommended site size for schools of their enrollment. The chart indicates, with the exception of Tremont Elementary, all Upper Arlington School sites are much smaller than the OFCC recommends. This data informed the solutions of the master plan to consider buildings that stack on more than one floor, due to the land-locked nature of the Upper Arlington School sites.

* Recommended site size calculated per OFCC Guidelines based on current enrollment



ABOUT THE DISTRICT /

Comparative Data

AVERAGE CLASSROOM SIZE

The graph below compares average classroom sizes for Upper Arlington Facilities to OFCC standards. Classrooms are further broken down by use, due to the unique size requirements of spaces used for specialized instruction, namely kindergarten and science laboratory classrooms. According to the graph the average kindergarten, "Regular", and science classrooms in Upper Arlington elementary, middle, and high schools are all below the OFCC standard size.

* Average classroom size standards per OFCC Guidelines , 2013

	Elementary Schools			Middle Schools			High School		
	UA Elementary Schools (ave existing size)	OFCC Standard Size	Above (Below) Standard	UA Middle Schools (ave existing size)	OFCC Standard Size	Above (Below) Standard	UA High School (ave existing size)	OFCC Standard Size	Above (Below) Standard
Kindergarten Classroom	813	1,200	(387)						
"Regular" Classroom	721	900	(179)	704	900	(196)	651	900	(249)
Science Classroom		1,000		891	1,000	(109)	794	1,200	(406)

ABOUT THE DISTRICT /

Comparative Data

WHY DO TODAY'S SCHOOLS NEED MORE SPACE?

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

Source: School Planning & Management
(July 2010)



SECTION 02. DEVELOPING THE MASTER PLAN

A successful communication campaign isn't something saved for after the process is complete. To truly be authentic and valuable, it must be woven into the planning process itself. A powerful and inclusive planning process leads to schools that reflect the communities they serve.

October 10, 2016

Upper Arlington Schools
1950 North Mallway Drive
Upper Arlington, Ohio 43221

Re: Facilities Master Plan Report

To the Board of Education:

It is with great pleasure that we submit the attached Facilities Master Plan report for Upper Arlington Schools. This report highlights recommended improvements based on analysis of existing facilities, and represents the culmination of months of effort from Board Members, District Staff, District Administration, parents, students, members of the Upper Arlington Community and the design team.

The following Facilities Master Plan explains process of development for the Master Plan, a more in-depth analysis of each facility as well as the recommended improvements.

We look forward to continuing to work with the Upper Arlington Community to bring this vision to fruition.

Sincerely,



Steven Turckes, AIA, ALEP, LEED AP
Principal



Aimee Eckmann, AIA, ALEP, LEED AP BD+C
Associate Principal, Architect



Keith DeVoe, AIA, LEED AP
Associate Principal, Project Manager

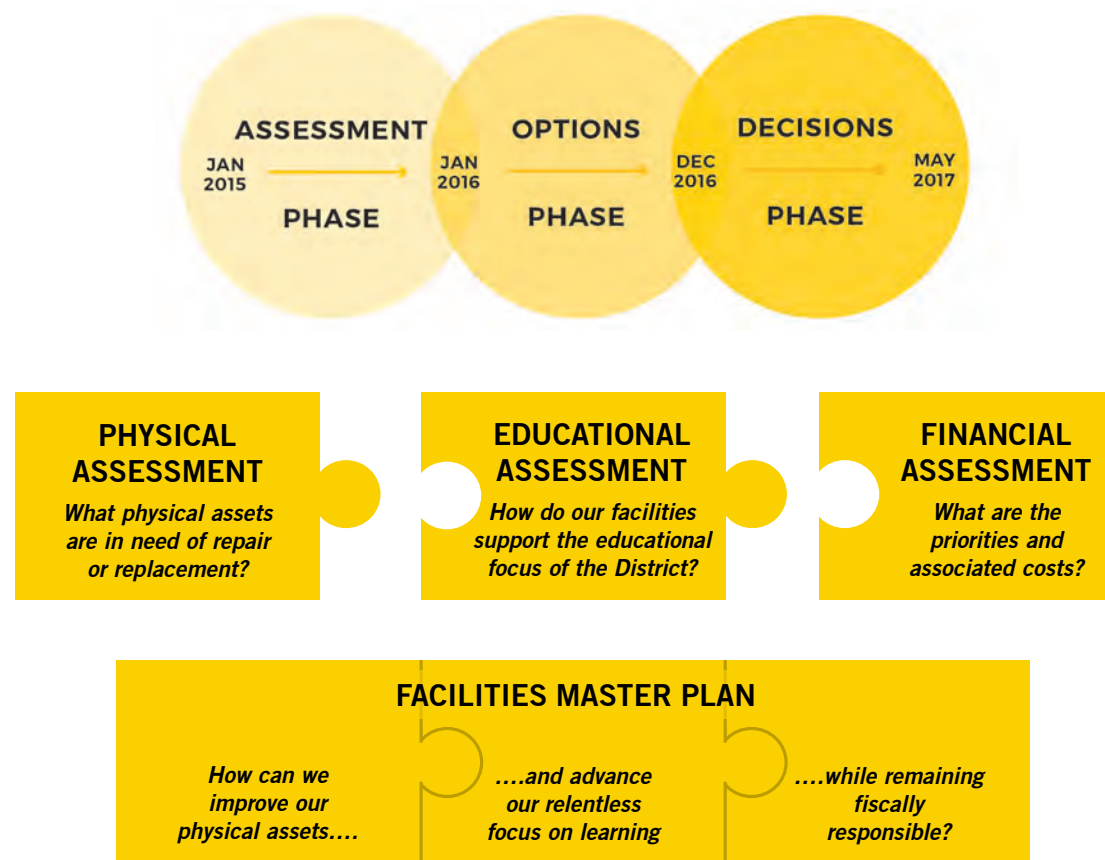
DEVELOPING THE MASTER PLAN /

Overview

WHAT IS A MASTER PLAN?

A Facilities Master Plan (FMP) takes a broad look at facilities within a District, assessing those facilities both from a physical and educational delivery viewpoint. The ultimate Master Plan recommends areas for improvement to each facility that provides a long-term view. While improvements may or may not ultimately take the same form as recommended in the Master Plan, the guidelines established are used to determine how improvements should be made. This safeguards the District from making decisions that will be undone or impede on other, future decisions.

The Master Plan is a living document, intended to be revisited, reviewed and revised every 5-10 years as educational delivery and student population needs evolve within the District.



DEVELOPING THE MASTER PLAN /

Overview

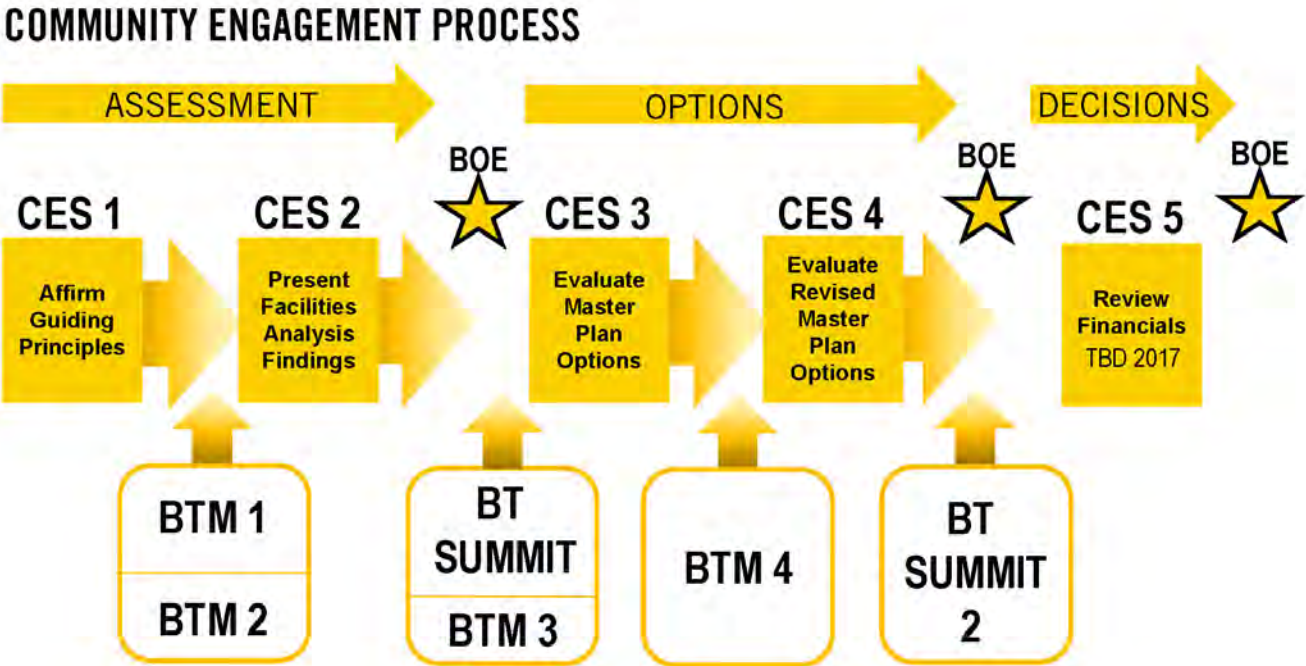
THE PROCESS

Building an effective and efficient process is crucial to the development of a successful plan. It is through process planning that the road map for the project is developed. That process planning is the first thing that the Design Team embarked upon with the District Team, forming the basis for the Team's engagement with stakeholders and the community-at-large.

From the beginning, the development of the Facilities Master Plan for Upper Arlington Schools was intended on being an open, transparent process inclusive of all stakeholders. Subsequently, an Oversight Committee, comprised of District Representatives, was formed. The intent of this committee was to provide oversight on the development of the Master Plan, to provide feedback on the process of the plan's development and to provide a conduit back to the individual schools, District Administration and the Board.

While the Board of Education has the ultimate authority to adopt the Master Plan, the ideas and recommendations held within are fundamentally derived from input from the Community, the Building Users, the Oversight Committee and other groups through Community Engagement Sessions and other discussions.

The below timeline for the Master Plan was established by District Leaders to allow ample time for community engagement and feedback prior to decisions being made. The process began with an Assessment Phase, to analyze the schools with objective data and establish a baseline for the next phase, the Options Phase. The Options Phase included developing multiple options for each facility with community-based Building Teams to present for community feedback. Finally, the decisions phase, yet to come, will utilize community feedback to analyze the scope, funding and implementation timeline for the recommended options.



DEVELOPING THE MASTER PLAN /

Overview

VISIONING SESSION - JUNE 8, 2015

During a day long session with district administrators, school principals, assistant principals, and teachers, the design team explored current and future trends in education and how their impact on pedagogy within the District can influence facilities.

Through the resulting group activities and discussions, a series of four 'Guiding Principles' were developed. After Community Engagement Session 1, where the 'Guiding Principles' were vetted and edited by the community, a fifth 'Guiding Principle' was added. These Guiding Principles served as the basis for analysis of existing educational adequacy as well as for any proposed improvements to facilities.

GUIDING PRINCIPLES: OUR DISTRICT'S EDUCATIONAL ENVIRONMENTS...

1. WILL CHAMPION UNIQUELY ACCOMPLISHED LEARNERS

- Support a personalized learning experience so each student succeeds
- Maintain a steadfast commitment to the arts
- Promote the continued importance of service learning
- Support extracurricular activities and athletics
- Pursue excellence by supporting collaborative, creative, flexible, engaging and authentic learning environments for all

2. WILL BE FISCALLY RESPONSIBLE AND COMMUNITY RESPONSIVE

- Provide the best return on investment, both financially and academically
- Honor our past with a focus on the future
- Reflect what our community values
- Be environmentally sustainable

3. WILL FOSTER AND ENGAGE RELATIONSHIPS

- Serve as a center of the school community
- Advance leadership at all levels, for students and educators, within the community and nationally
- Cultivate relationships between the students, educators, parents and the community
- Encourage collaboration with community organizations, business, universities and other school districts

4. WILL BOLSTER COLLABORATION AND CREATIVITY

- Support social, emotional and academic learning options and opportunities within and beyond the classroom
- Create adaptable, flexible and agile environments to meet the changing needs of all learners
- Empower students and educators

5. WILL RECOGNIZE THE NEED TO CREATE A SAFE PLACE TO LEARN AND WORK

- Hold paramount the need to utilize best practices around physical safety and security
- Create a supportive culture whereby students and staff feel emotionally safe and supported
- Create an academically safe environment where students are encouraged to tackle challenges and take academic risks



DEVELOPING THE MASTER PLAN /

Overview

PHYSICAL ADEQUACY ASSESSMENT

In November of 2014, the District engaged the Ohio Facilities Construction Commission’s (OFCC) Design Manual to complete a State-funded assessment. However, it did not reflect programmatic input from the District, did not include assessment of outdoor athletics and recreation/playground areas, and did not include costs for phasing, general requirements, escalation or swing space during constructions.

Therefore, in order to determine the cost to maintain and repair Upper Arlington Schools for the next 15 years, to ensure operation well into the future, the design and construction team conducted a physical adequacy assessment that would more accurately reflect the facility needs.

The design and construction team toured and reviewed each school to determine which physical assets needed to be repaired or replaced. Team members documented their findings by photos, as well as by making notations on printed floor plans, ultimately determining the physical assessment timeline and cost:

- Determined the cost to “maintain the status quo through 2030”
- Assumed no building additions
- Assumed no new learning environments
- Assumed new systems will last 20-25 years on average

**The full 2015 Facility Assessment can be found at <http://www.uaschools.org>*

2015 PHYSICAL ASSESSMENT
OUR PROCESS

In-depth review of all 9 buildings and recent reports
Architectural / engineering / costing team
Moody Nolan / Korda / EMH&T / Turner

Assess the condition of major systems and components
Based on observations
Based on District input
Based on collective expertise

2015 PHYSICAL ASSESSMENT
What did we look at?

- HVAC Systems
- Plumbing and Fixtures
- Electrical Systems
- Lighting
- Accessibility, Life Safety
- Roofing
- Doors and Windows
- Finishes and Furnishings
- Structure
- Drainage
- Site and Athletics

DEVELOPING THE MASTER PLAN /

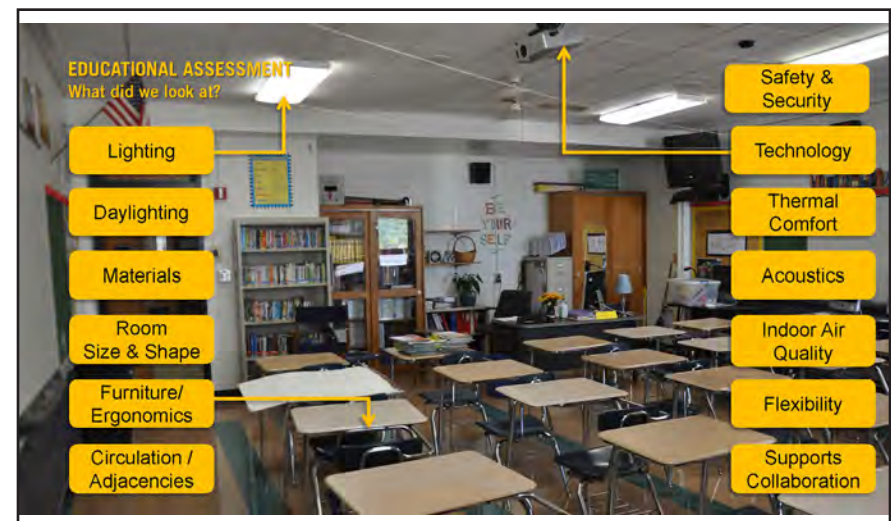
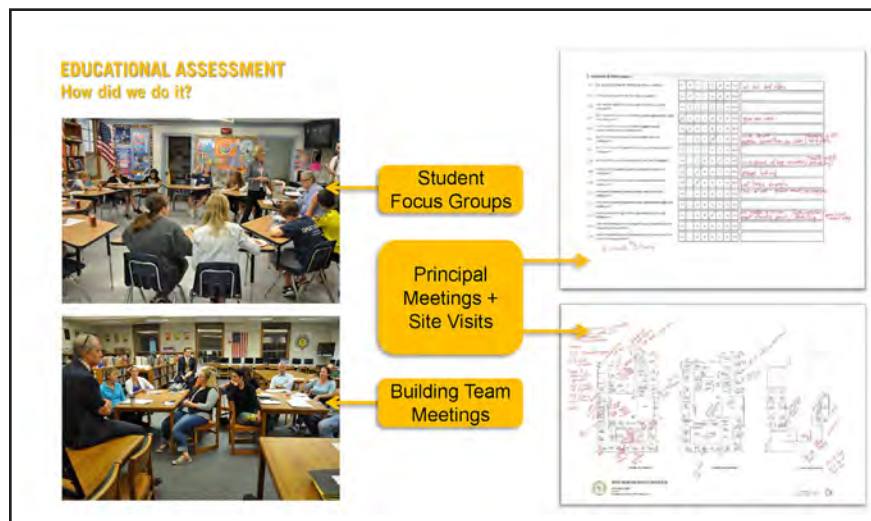
Overview

EDUCATIONAL ADEQUACY ASSESSMENT

Upper Arlington's schools were also assessed on educational adequacy. The Design Team made a qualitative assessment of the facilities' educational environment (such as: space size, amenities, relationship The Design Team, accompanied by District Administration and Staff, toured each school building, getting a comprehensive view of the educational adequacy of facilities within the District. Using the Guiding Principals previously established as a reference, the schools were evaluated on how well equipped they were to meet the educational challenges of contemporary instruction. Those findings were presented to the Building Teams, and formed the basis of the second Community Engagement Session where the Community was asked to prioritize those elements. type, etc.) and how the facilities support or detract from the learning process. This information was then used to identify major challenges facing each school, which were presented to the Building Teams.

The feedback solicited from the teams was then used by the Design Team to generate options for how to best address these issues in each facility.

**The full 2015 Educational Adequacy Report can be found at <http://www.uaschools.org>*



DEVELOPING THE MASTER PLAN /

Community Engagement Session 1

COMMUNITY ENGAGEMENT SESSIONS

The development of the Facilities Master Plan was an inclusive process intended to solicit the input of stakeholders throughout the District, both internal to the District and from the community-at-large. The first two phases of the process were informed by the outcome of four Community Engagement Sessions in which the community was invited to gain a better understanding to the background behind the changes in educational delivery, the master planning process and to provide input on the evolution of the master plan itself.

Between each of the Community Engagement Sessions, the Design Team continued to work with school Principals, the Building Teams, the Oversight Committee, and District Administrators to review current plans, further develop and refine the process and the proposed plans through a series of meetings. Through this iterative process, the Design Team took the feedback from the community and stakeholders and, using the Guiding Principles as a filter, incorporated that feedback into what would ultimately become the Master Plan.

COMMUNITY ENGAGEMENT SESSION 1 - SEPTEMBER 9+10, 2015

This introductory session was focused on providing a background on the current state of facilities within the District as well as an overview of the master planning process and schedule. Additionally, the Guiding Principles, developed during the Visioning Session, were introduced to the community, and feedback on the relevance/importance of these Principles was solicited. A fifth Guiding Principle, regarding safety and security, was derived from community feedback from this first session.



DEVELOPING THE MASTER PLAN /

Building Team Kick-Off and Building Team Meeting 1

BUILDING TEAM MEETINGS

At the first Community Engagement Session, community members were invited to join Building Teams for any of Upper Arlington's nine schools. Teams were comprised of administrators, staff, parents, students and community members, and would meet at their respective schools with the Design Team and Principal facilitating. The facilities were discussed in detail at each school, reviewing existing conditions, areas of concern, successes and shortcomings of their building. Building Teams were presented with multiple master plan options. Through their input, options were refined and presented at Community Engagement Sessions.

BUILDING TEAM MEETING 1 - SEPTEMBER 28 - OCTOBER 1, 2015

The Building Team Kick-Off Meeting, welcomed all of the Building Team members at one time, and began with an introduction of the Design Team and an overview of the Master Plan and Building Team Meeting process. During the individual meetings that followed, Building Team attendees met at their schools and were tasked with answering essential questions to guide the process. Principals led the teams on detailed school tours, and then the building team reconvened and was tasked with answering essential questions to guide the process.



DEVELOPING THE MASTER PLAN /

Building Team Meeting 2 and Building Team Summit

BUILDING TEAM MEETING 2 - NOVEMBER 10-12, 2015

The second Building Team meetings began with a summary of the key takeaways from the first meeting. The Design and Construction Team then introduced the results of the Facility Assessment, including both the Physical and Educational Assessments. The Building Teams then discussed this information.

Next, a representative from the District led a discussion on the financial context, setting a baseline to repair the schools. The Design and Construction Team then explained the financial information for each school. Afterwards, the teams were discussed what they had just learned. Finally, the Principal of each school and the Design Team introduced the coming steps in the process, the Options Phase.

BUILDING TEAM SUMMIT - DECEMBER 3, 2015

After the initial two Building Team meetings, all the individual teams were gathered for a summit meeting. The purpose of the summit was to explore leading educational facilities and themes as a basis to begin the Options Phase. The meeting began with Design Team member Steve Turckes giving a presentation entitled, "Leading Learning Environments" which explained current trends in school design and detailed what schools must accomplish in order to be future-ready. The presentation was given in two parts with a break for discussion in the middle. Afterward, the floor was opened up for questions and reflections from the Building Team Participants before Superintendent Paul Imhoff presented the next steps and adjourned the meeting.



YOUR VOICE MATTERS

BUILDING TEAM SUMMIT TABLE CHATS

DECEMBER 3, 2015

1. What implications do the realities of our changing world have for our schools?

2. What kind of experiences do we need to ensure for all of our students?

3. How might our school's physical environments be better designed to support future learning?

4. What additional information would help us during the options phase of our Master Planning process?

DEVELOPING THE MASTER PLAN /

Community Engagement Session 2

COMMUNITY ENGAGEMENT SESSION 2 - NOVEMBER 18+19, 2015

Prior to Community Engagement Session #2, the Design and Construction Team conducted intensive reviews of the District's schools. An overview of the findings and educational assessments were presented to the community during this session. The meeting began with a review of what had been done since the first Community Engagement Session followed by a presentation outlining the financial context for the master plan. Attendees were then given a detailed overview of the physical assessment done for the district's facilities and the costs associated with simply repairing each school, not improving upon educational space or creating new space.



YOUR VOICE MATTERS

Thank you for attending the second community-wide master planning session for Upper Arlington's school facilities. We appreciate your time and hope that you will continue to provide your insight and feedback throughout this two-year process meant to ensure efficient use of funds and appropriate learning environments for students.

Please take a moment to provide your thoughts below.

After attending this second community-wide master planning session, I am excited about the following opportunities:

I am concerned about the following challenges:

Additional comments:

DEVELOPING THE MASTER PLAN / Building Team Meeting 3

BUILDING TEAM MEETING 3 - JANUARY 12-13, 2016

The third Building Team Meeting began with the presentation of the feedback solicited from Building Teams and the Community Engagement Sessions. This was followed by a review of the key points of the educational assessment, and then several repair, renovate, and rebuild options were introduced for each respective school, without cost projections.

The group discussed the various options and gave the design team feedback. The goal was to narrow down the various options to be refined for the next Building Team Meeting.



DEVELOPING THE MASTER PLAN /

Community Engagement Session 3

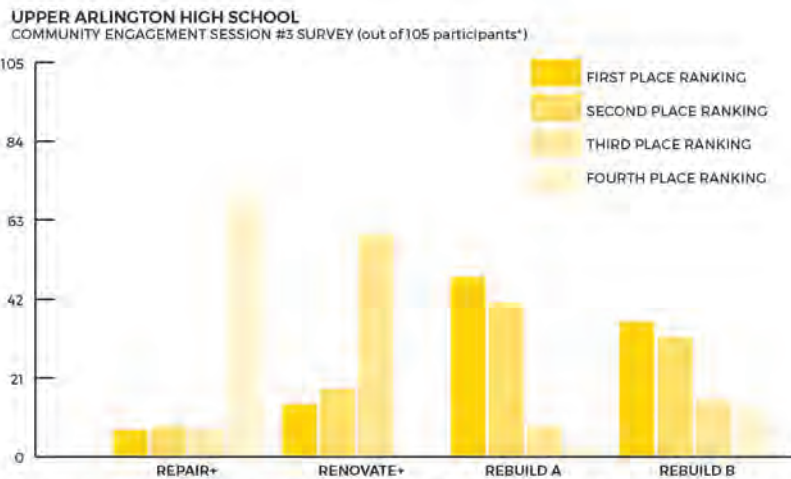
COMMUNITY ENGAGEMENT SESSION 3 - FEBRUARY 23+24, 2016

After reviewing and refining initial draft options for each school with the Building Teams and Oversight Committee, the third Community Engagement Session was primarily focused on sharing the initial draft master plan diagrams for each school, and soliciting feedback from the community. Attendees were shown working options developed by the Design team for all nine Upper Arlington facilities. These options were presented with “Repair” as the baseline, addressing only physical needs and minimum additional space to meet enrollment projections, and “Renovate” or “Rebuild” options that addressed both physical and educational needs of the facility, as well as additional space to meet enrollment projections. Cost estimates were not included until Community Engagement Session 4, so the options could be better informed by Community Engagement Session 3 and Building Team Meeting 4.



COMMUNITY ENGAGEMENT SESSION #3 SURVEY RESULTS

District leaders asked attendees of the community engagement sessions on February 23 and 24 to rank the options developed by building teams representing each of the district's nine school buildings. Survey forms that were unclear were not included in the tallies below but were reviewed in their entirety. Any comments were included in the compiled feedback documents for each school.



* THE RANKINGS ON THREE FORMS WERE UNCLEAR AND WERE NOT INCLUDED IN THE TALLIES ABOVE.



DEVELOPING THE MASTER PLAN /

Building Team Meeting 4

BUILDING TEAM MEETING 04 - MARCH 14-16, 2016

The fourth Building Team Meeting focused on presenting revised options for each respective facility, as well as draft cost projections. The teams were also shown district-wide cost projections. To conclude, the teams were given an overview of the next steps in the process, which included presenting the refined options at Community Engagement Session 4.

ADDITIONAL BUILDING TEAM MEETING - APRIL 14, 2016

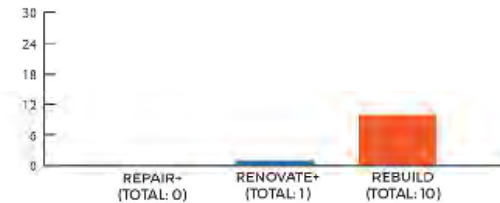
After completing Community Engagement Session 4, feedback from the community led to the investigation into additional options regarding site acquisition for additional land near Jones Middle School and UAHS. These options were presented to the community at an additional Building Team Meeting to be discussed at Community Engagement Session 4.



WINDERMERE ELEMENTARY SCHOOL BUILDING TEAM SURVEY FEEDBACK MAY 2016

District leaders asked the members of each school's building team to take a brief online survey in which they selected their preferred option for that school building. Eleven members of the Windermere Elementary School building team responded. All results and comments are included in the compiled totals and feedback.

WINDERMERE ELEMENTARY SCHOOL BUILDING TEAM FEEDBACK



WINDERMERE ELEMENTARY SCHOOL COMMENTS







- I really like the rebuild concept. I believe safety, fiscal responsibility and future learning needs were all considered.
- Elimination of "Renovate+ Option" is a no-brainer. I feel like the "Repair+" option is merely a temporary Band-Aid solution. It won't give the community the longevity and useful learning space that the school truly needs.
- It seems to be a waste of taxpayer dollars to choose the repair option (as it does not truly "solve" permanently any problems but rather fixes them for 10-15 years and then we will be having these same discussions again. Renovating is more than rebuilding which seems ridiculous to choose as an option. The building is old and outdated and the reality is that classroom design has changed so greatly that it makes greater sense to rebuild a structure that could last another 50 years which meets every conceivable present and future anticipated need. I think we need to be as forward thinking as our community fore bearers were in the 50's when Windermere was originally designed and built.
- With the options shown, the only option that makes sense is Rebuild if we are truly looking at instructional and safety needs of children in a learning environment. Clearly the cost for remodel/rebuild helps make the decision easier

DEVELOPING THE MASTER PLAN /

Community Engagement Session 4

COMMUNITY ENGAGEMENT SESSION 4 - APRIL 19+20, 2016

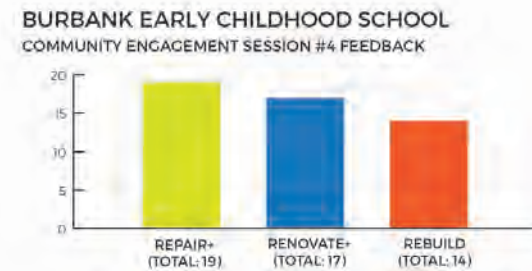
Similar to the format from CES 3, revised options for each school, refined by the Building Teams and feedback from CES 3, were presented at the fourth Community Engagement Session. Attendees were shown options for each school as well as associated cost for each option, and then were asked to provide feedback. As with all of the master plan community meetings, all feedback is posted on the UA Schools website.

 BURBANK EARLY CHILDHOOD REPAIR OPTION	 BURBANK EARLY CHILDHOOD RENOVATE+ OPTION	 BURBANK EARLY CHILDHOOD REBUILD OPTION
		
<ul style="list-style-type: none"> • 37,997 SF • 127 SF / Student • 300+ students • \$192 / SF 	<ul style="list-style-type: none"> • 47,593 SF • 159 SF / Student • 300+ students • \$266 / SF 	<ul style="list-style-type: none"> • 47,593 SF • 159 SF / Student • 300+ students • \$311 / SF
Repair + \$7,293,000	Renovate \$12,657,000	Rebuild \$14,807,000
Repair ++ \$7,966,000		

Note: Costs represent draft estimates of total project costs in 2018 dollars.

COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK APRIL 19 AND 20, 2016

District leaders asked attendees of the community engagement session to choose one preferred option for any or all of the school buildings. These options have been developed based on feedback from the building teams. All results and comments are included in the compiled totals and feedback for each school building.



BURBANK EARLY CHILDHOOD SCHOOL COMMENTS

- I think BECS is a unique community option with as many dual professional homes as we have I think this investment is worth the cost. (Both of my kids went through BECS :))
- Newest building, so defer repairs to future. In 10-15 yrs down road would want to rebuild & take better advantage of the space around the school. In 10-15 yrs might have better prediction of needs for next 50 yrs.
- I feel like Burbank is in need of the rebuild option. I like the idea of a new auditorium.
- (Rebuild) Include senior center as well.
- (Rebuild) Move senior center to Burbank. How are we investing in senior community?
- (Repair+) Remove building & expand sports fields? Can Central Office fit @ Burbank?
- (No preferred option) Is this a pay to use facility? Put Central Office here. Least important facility.
- (Renovate+) Save \$2M & get similar to new w/o trailers.
- N/A.
- I'd suggest doing the minimum possible on this building. My children are there currently and the space fits the needs (daycare and pre-K). Repairs are certainly needed, but I think that's all that's necessary.
- (Rebuild) Senior center relocate at Burbank?
- (Renovate+ circled.) Will there be access to outdoor space? Will this repair create an ↑ in fees for families that use Burbank?
- In general, I prefer all rebuild options where close in price to renovate option. If big difference between rebuild & renovate, then "Renovate+" is best option. Do not prefer Repair option because does not address educational needs, except for Jones - where price tag is large.
- Burbank doesn't need big changes - a repair of the existing infrastructure would work best!
- (Rebuild circled.) Both of my children are graduates of Burbank. Keeping the parking to one area will improve the safety for preschool children. Enlarging the classrooms will help with noise pollution when kids are learning at stations and also allow for napping/rest.
- (No option circled.) Not much interest in spending here.
- (Repair+ circled.) Without a K-12 school at this location is much more than repair needed?

DEVELOPING THE MASTER PLAN /

Building Tours

COMMUNITY TOURS OF NEW LEARNING ENVIRONMENTS - MARCH 12, 2016

On Saturday March 12, 2016 two busloads of community members visited two recently completed educational learning environments in the Columbus area, to give context to the ideas being generated in the Master Plan.

First stop was the New Albany-Plain Local Schools 2-8 Learning Facility where Assistant Superintendent Michael Sawyers led a thorough and informative tour. He shared many stories about the planning, design, and construction of this extremely flexible school building designed to support multi-disciplinary, team-taught instruction and foster collaborative self-directed learning.

The second stop was the PAST Foundation Innovation Lab on Kinnear Road just east of Upper Arlington. The extensively renovated and repurposed warehouse space provides an open and energizing environment supporting a robust STEM instruction program. PAST Foundation leaders Annalies Corbin and Sheli Smith led the tour and provided much insight behind the design of this hands-on learning lab environment.



DEVELOPING THE MASTER PLAN /

Building Team Summit 2 and Community Engagement Session 5

BUILDING TEAM SUMMIT 2 - SEPTEMBER 14, 2016

After completing Community Engagement Session 4, feedback from the community led to the investigation into additional options to avoid acquiring land near UAHS. The Design Team looked at creating two high school options where the core academic areas were four stories, to see what spaces could be gained on the site. The Design Team also looked at an option to move the Jones Middle School tennis courts above the existing parking lot, and also creating additional parking spaces. The second Building Team Summit introduced these new options to the community, with associated costs, and requested feedback from the community on the new options.

COMMUNITY ENGAGEMENT SESSION 5 - TO BE DETERMINED, 2017

During the Decisions Phase, the community will be asked again to gather for information and feedback on the selected master plan options and the time line in which they will be developed.

JONES MIDDLE SCHOOL RENOVATE+ OPTION B ADDRESS PHYSICAL AND EDUCATIONAL NEEDS. WORK WITHIN EXISTING SITE

RENOVATE+ B \$50,614,000
1.53 MILLS / \$214.20 per yr.

- RENOVATE**
INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":
- CLASSROOMS AND COLLABORATION SPACE
 - TECH, ART AND MUSIC CLASSROOMS
 - MEDIA CENTER
 - GYMNASIUM
 - MULTI-PURPOSE ROOM AND KITCHEN
 - ADMINISTRATION
 - FACILITY SUPPORT
 - SECURE ENTRY VESTIBULE AND ADA ACCESS
 - TENNIS COURT RE-LOCATION TO BE ABOVE PARKING WITH 100 SURFACE PARKING SPACES

HEIGHT:
• 3 STORIES

DURATION OF CONSTRUCTION:
• TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):
• YES

MOORE-NOLAN PERKINS+WILL

LEGEND

- EXISTING TO REMAIN
- REPAIR
- RENOVATE
- OUTLINE OF EXISTING BUILDING
- REBUILD



UPPER ARLINGTON HIGH SCHOOL REBUILD OPTION E ADDRESS PHYSICAL AND EDUCATIONAL NEEDS. WORK WITHIN EXISTING SITE. RENOVATE STADIUM

REBUILD E \$137,037,000
4.14 MILLS / \$580.00 per yr

LEGEND

- REPAIR
- RENOVATE
- REBUILD
- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING

- REBUILD**
INCLUDES NEW AND "RIGHT-SIZED":
- CLASSROOMS AND COLLABORATION SPACE
 - ART AND MUSIC CLASSROOMS
 - LEARNING CENTER
 - GYMNASIUMS AND NATATORIUM
 - THEATER
 - CAFETERIA/ KITCHEN
 - ADMINISTRATION
 - FACILITY SUPPORT

HEIGHT:
• 4 STORY CORE ACADEMIC
• 2-3 STORIES
• PE / ATHLETICS / ARTS

DURATION OF CONSTRUCTION:
• TWO YEARS (SITE, THREE YEARS)

USE OF MODULAR CLASSROOMS (TRAILERS): UNLIKELY



UPPER ARLINGTON HIGH SCHOOL REBUILD OPTION F ADDRESS PHYSICAL AND EDUCATIONAL NEEDS. WORK WITHIN EXISTING SITE. REBUILD STADIUM

REBUILD F \$142,111,000
4.30 MILLS / \$602.00 per yr.

LEGEND

- REPAIR
- RENOVATE
- REBUILD
- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING

- REBUILD**
INCLUDES NEW AND "RIGHT-SIZED":
- CLASSROOMS AND COLLABORATION SPACE
 - ART AND MUSIC CLASSROOMS
 - LEARNING CENTER
 - GYMNASIUMS AND NATATORIUM
 - THEATER
 - CAFETERIA/ KITCHEN
 - ADMINISTRATION
 - FACILITY SUPPORT

HEIGHT:
• 4 STORY CORE ACADEMIC
• 2-3 STORIES
• PE / ATHLETICS / ARTS

DURATION OF CONSTRUCTION:
• TWO YEARS (SITE, THREE YEARS)

USE OF MODULAR CLASSROOMS (TRAILERS): UNLIKELY



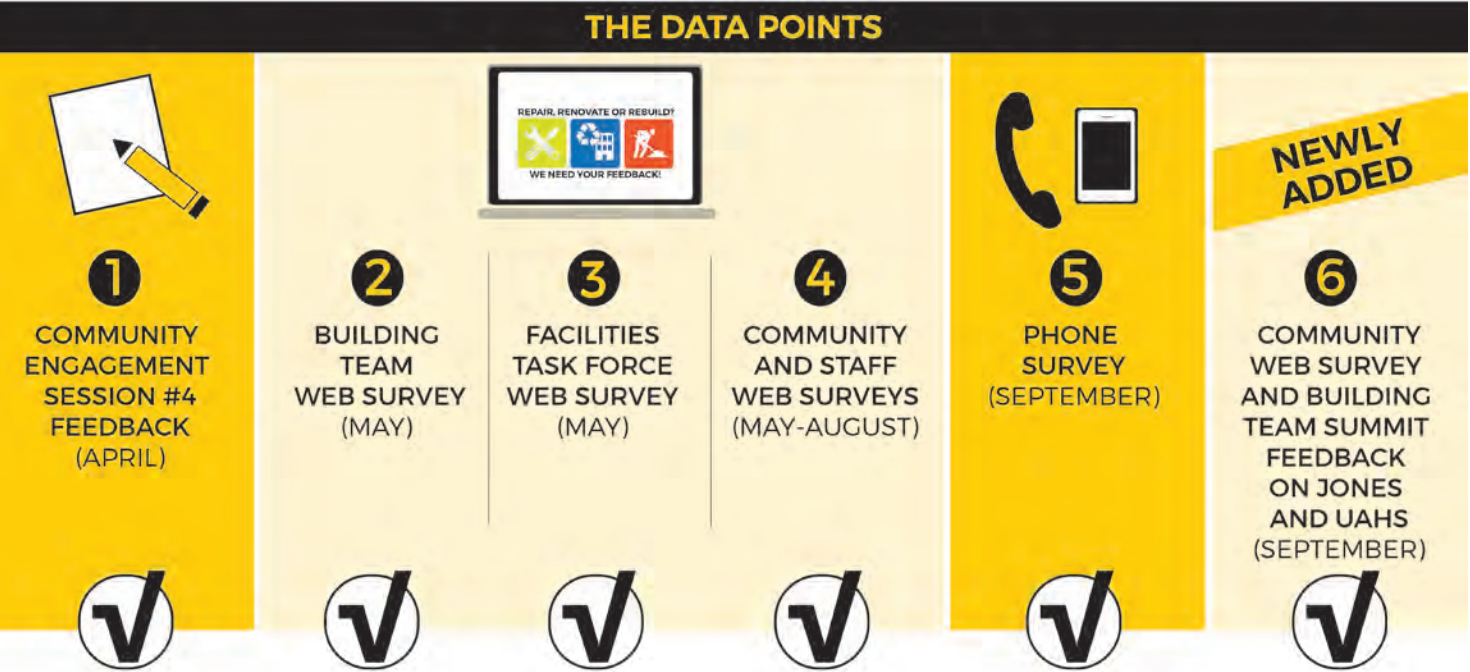
DEVELOPING THE MASTER PLAN /

Feedback Data Points

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. Those points are summarized in the graphic below. Community Engagement Session 04, in which attendees were asked to rank their preferred building options after seeing preliminary cost estimates, was just one of these data points. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.

COMMUNITY FEEDBACK PROCESS

The district has collected feedback from several key data points before a recommendation on a facilities master plan is made to the Board of Education on October 10 at Upper Arlington High School.



UPDATED OCTOBER 2016

DEVELOPING THE MASTER PLAN /

Assessment Phase - Educational Assessment Common Themes

All nine schools in Upper Arlington were assessed on their educational adequacy, based on the Guiding Principles. To complete the assessments, the Design Team interviewed Principals and toured each facility. The results of these investigations were compiled into a document called the Educational Adequacy Report, which can be found in full at <http://www.uaschools.org/>. The following three pages serve to summarize the common themes identified in the report for both the school buildings and their sites.

SCHOOL BUILDINGS/

AGE

The average age of construction for the nine schools is over 61 years, however all buildings, with the exception of Burbank, have received several additions as needs dictated.

INTERIOR ENVIRONMENT

Generally, while reasonably well maintained (given budget constraints) the interior environments reflected the period in which the buildings were built. Solid, durable materials have served well over time, but do not convey an “institutional” feel.

TYPICAL CLASSROOM SIZE

A finding of primary concern is the size of classrooms. Average existing classroom size was calculated for Kindergarten, regular, and science classrooms. All three classroom types are considerably smaller than current OFCC standard and current best practices. Small classrooms limit the number of possible student configurations (collaborative groups for instance), overall flexibility, reduce organized storage opportunities, and have an overall cramped feel.

INSTRUCTIONAL MATERIAL STORAGE

Smaller classrooms limit the amount and type of storage. In many cases (especially at the elementary level) already small classrooms are somewhat cluttered with materials, creating a potential source of distraction and further congestion.

FLEXIBILITY OF INSTRUCTIONAL GROUP SIZES

An issue common to all schools is the lack of variation in instructional spaces. Classrooms designed for approximately 25 students are the norm with little, if any, variation from that model. For example, spaces for smaller (4-8 students) or larger (45-60 students) are very limited.

COLLABORATIVE SPACE

Intentionally designed areas for student collaboration are extremely few, but do exist (i.e. commons at Hastings). In some cases students are sent to the hallway for this function and some libraries support this function (and in some cases like Jones Middle School, the library is the only place this can happen). As the support of collaboration is a primary Guiding Principle, serious consideration should be given to the creation of these spaces.

DEVELOPING THE MASTER PLAN /

Assessment Phase - Educational Assessment Common Themes

STUDENT FURNITURE

In many cases student furniture is dated, in some cases poor condition, and not designed to support collaboration, flexibility, or current ergonomic standards.

ACOUSTICS

Many instructional spaces are served with unit ventilators (mechanical system most often attached to the exterior wall). As the fans of this type of system reside in the unit, and therefore in the classroom, noise during operation can be an issue. Best practices around acoustics for classrooms would warrant consideration of other systems that offer better acoustical properties (and greater energy efficiency).

DAYLIGHTING

Research points toward the positive educational benefits of learning environments which use proper daylighting. While many classrooms in the district do have reasonable daylighting, there are many instances of “buried” classrooms (no access to an exterior wall for daylight) and other cases (the high school where what were once continuous windows were replaced with single “punched” window openings, thereby reducing the amount of daylight).

COMMUNITY USE

Upper Arlington schools are used extensively after normal school hours by UA residents (mainly around athletics) and this use is consistent with an established Guiding Principal. UA elementary schools are generally configured - through the use of gates - to allow reasonable segregation of gyms from other spaces or evening and weekend use. UA middle schools both have major public functions contained within the mass of the building and surrounded by other spaces. Both theaters, for instance, are internal spaces, creating access control issues to other portions of the building. While UAHS can segregate the theater and main gym from other parts of the building, this is done through the manipulation of numerous gates which themselves pose issues.

SECURITY

Building security, a Guiding Principal added by the community via Community Engagement Session 1, is a critical issue for any school. All UA schools currently have access control via electronic locks and cameras at the main school entry. Best practices around access control for school buildings places the main administrative office adjacent to the school’s main entry and linked together with a secure vestibule. Secure vestibules allow the school to operationally contain visitors within the vestibule while identity and intent are established. Hastings and UAHS have this arrangement (Tremont will have it via a future addition/renovation). The balance of schools rely on the electronic lock and camera arrangement.

TECHNOLOGY

Recent upgrades in bandwidth and access points have situated all UA schools with a rather robust technology infrastructure. This will be especially critical as one-to-one technology integration happens.

DEVELOPING THE MASTER PLAN /

Assessment Phase - Educational Assessment Common Themes

SCHOOL SITES/

CONTEXT

Given the developed age of the Upper Arlington community, most schools are surrounded primarily by single-family and, in some cases, multiple-family housing.

SIZE

Select school sites are somewhat constricted in size creating limited opportunities for outdoor learning areas (beyond playgrounds and play fields). However, a number of school sites (Burbank, Greensview, Tremont, and Hastings) enjoy access to adjacent parks, providing more open green spaces and the potential for enhanced outdoor activities.

Several school sites (i.e. - Jones and UAHS) are very constricted in size, posing challenges for further building expansions, and, in the case of UAHS, presenting equity issues with play fields.

TRAFFIC

While there are exceptions, in many cases, parent and bus drop-off/pick-up take place in the street at curb-side, sometimes in traffic “lay-bys” (recessed curb areas that permit vehicles to pull to the side out of active traffic lanes). Many schools report traffic “challenges” surrounding drop-off and pick-up functions.

Although on-street drop-off and pick-up is not uncommon for schools on more constricted sites, ideally this would be fully contained on the school site, as this is the safest way to perform this function and the least inhibiting for traffic patterns. However, providing this capacity would require the elimination of valuable green space, play fields, or parking areas.

PARKING

Parking is generally limited with most schools, requiring some faculty to park on residential streets. Event parking often overflows into surrounding neighborhoods.

ACCESSIBILITY

While most sites have accessible routes some, school sites do present accessibility challenges for handicapped individuals.

STORM WATER

Select schools report storm water drainage issues that can and have impacted instruction through ponding water (reduced available space for physical education) and in some cases buildings take on water during heavy storm events.

DEVELOPING THE MASTER PLAN / Assessment Phase - Educational Assessment Common Themes



DEVELOPING THE MASTER PLAN / Assessment Phase - Cost Summary for Repairs

In addition to the Educational Assessment, the Design and Construction Team conducted a review of the physical state of each school. This analysis was compiled into a document called the Districtwide Physical Assessment, and can be found in full at <http://www.uaschools.org/>.

The team conducted its own observations of the existing facilities, and compiled this independent assessment report. The team has also taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle. These projections are broken down into three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years).

Deferment of the renovations results in a higher overall capital expenditure due to inflation in the construction market, which is similar to consumer inflation, but is subject to influence by different factors. The primary factors influencing inflation in the construction market are changes in material and equipment pricing, labor costs and the availability of skilled labor, and the impact of market conditions on the level of overhead and profit that contractors will include when they bid on the work (contractors will increase margins during a busy market and decrease margins in a slower market). Turner tracks inflation in the construction market and publishes the Turner Cost Index on a quarterly basis, which is included with the online report. Over the last 10-15 years, the cost index has indicated inflation trending at a 3% - 4% increase annually, with the most recent three years trending over a 4% annual increase. Based on this data, this assessment forecasts an annual escalation rate of 4% to the mid-point of each of the three time frames discussed above, which would be 2 ½ years, 7 ½ years and 12 ½ years respectively.

The table below summarizes the total repair/improvement costs as per the analysis found in the Physical Assessment. Costs are given both in terms what the district would pay if all the work was done in 2015, and in terms of what the district would pay if the repairs were spread over a 15 year schedule.

SCHOOL	2015 Costs	COSTS TO DEFER RENOVATIONS			TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Burbank Early Childhood School	\$6,483,600	\$3,486,800	\$2,169,500	\$2,467,300	\$8,123,600
Barrington Elementary School	\$14,407,400	\$6,365,200	\$10,314,600	\$1,029,800	\$17,709,600
Greensview Elementary School*	\$8,060,200	\$7,813,000	\$1,244,600	\$0	\$9,057,600
Tremont Elementary School	\$8,079,700	\$3,863,900	\$5,748,600	\$217,400	\$9,829,900
Wickliffe Progressive Elementary School	\$9,127,800	\$8,208,000	\$1,474,600	\$797,600	\$10,480,200
Windermere Elementary School	\$11,258,500	\$3,850,500	\$9,080,500	\$1,159,200	\$14,090,200
Hastings Middle School	\$23,561,100	\$1,551,600	\$28,509,000	\$331,200	\$30,391,800
Jones Middle School	\$16,002,200	\$2,667,400	\$8,674,800	\$10,846,900	\$22,189,100
Upper Arlington High School	\$59,152,300	\$59,488,400	\$3,468,800	\$3,605,500	\$66,562,700
TOTAL	\$156,132,800	\$97,294,800	\$70,685,000	\$20,454,900	\$188,434,700

DEVELOPING THE MASTER PLAN /

Options Phase Overview

During the Options Phase, at Building Team Meetings and the Community Engagement Sessions, attendees were shown options for each school that were broken down into three categories: Repair, Renovate, and Rebuild. The following descriptions provide more detail about what these various options entail.



REPAIR

Maintain or update infrastructure to bring building up to working order

Limited or no change in program

No change in physical appearance

Teaching spaces added to meet 6 year enrollment projections

Core spaces (cafeteria/MPR), enlarged (if needed) for 10 year enrollment projections with minimum amount of time for lunch



RENOVATE

Change use of existing structure or expand to allow better use

Some alteration of program possible

Change in physical appearance mostly limited to interiors/expansion

Majority or all of the programmed spaces are included and “right-sized”

Core spaces (cafeteria/MPR) enlarged for 10 year enrollment projections with more time for lunch



REBUILD

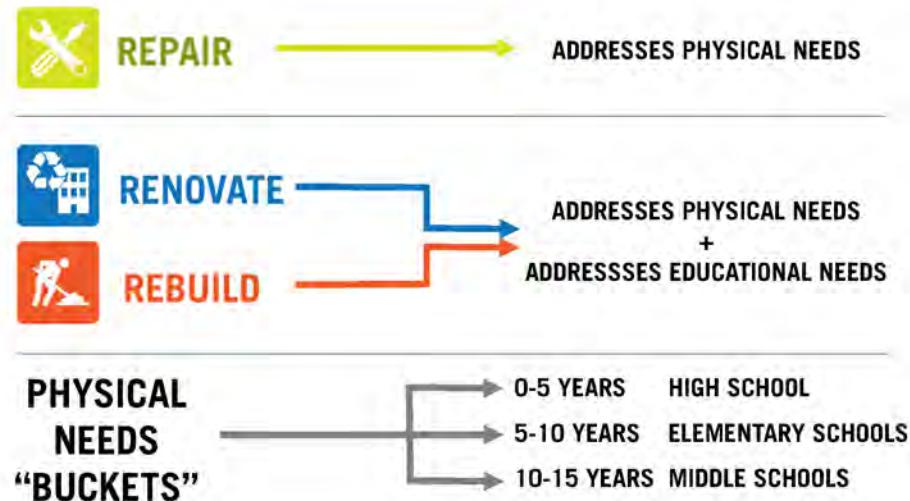
Construct new structure to meet priorities

Addresses programmatic deficiencies

Eliminates dysfunctional building stock

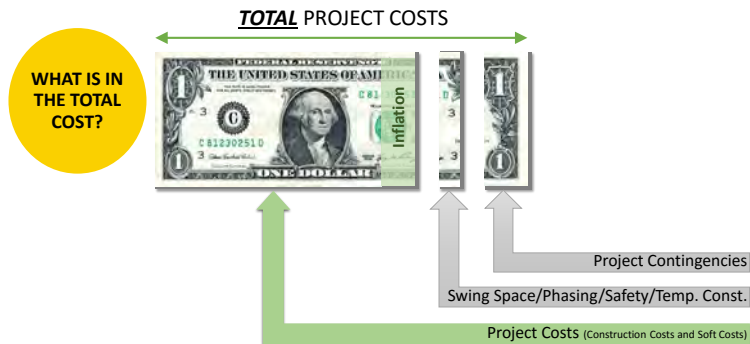
All of the programmed spaces are included and “right-sized”

Core spaces (cafeteria/MPR) enlarged for 10 year enrollment projections with more time for lunch



DEVELOPING THE MASTER PLAN /

Options Phase - Cost Summary



BUILDING TEAM MEETINGS
MARCH 14 - 16, 2016

The charts below show the draft cost estimates for all the options shown to the community at Community Engagement Session 4, except UAHS costs are shown on the right. In addition, the UAHS options and costs added after CES 4 at Building Team Summit 2 are on the following page. The Jones Middle School Renovate B option, added at Building Team Summit 2 is reflected in the chart below. The costs shown represent “total project costs” (see diagram to the left).

DRAFT COST SUMMARY

ELEMENTARY AND MIDDLE SCHOOLS

SCHOOL/OPTION	REPAIR	RENOVATE A	RENOVATE B	REBUILD
BURBANK	\$ 7,293,000	\$ 12,657,000		\$ 14,807,000
BARRINGTON	\$ 17,823,000	*	\$31,024,000 **	\$ 32,346,000
GREENSVIEW	\$ 11,627,000	\$ 21,671,000		\$ 22,636,000
TREMONT	\$ 9,507,000	\$ 14,906,000	\$ 17,467,000	
WICKLIFFE	\$ 11,347,000	\$ 23,825,000		\$ 23,848,000
WINDERMERE	\$ 13,283,000	\$ 24,179,000		\$ 22,181,000 ***
HASTINGS	\$ 27,677,000	\$ 45,198,000		\$ 52,354,000
JONES	\$ 18,208,000	\$ 48,096,000 ****	\$ 50,614,000	

* Option withdrawn based on feedback from Building Team Meeting #4.

** Option added after feedback from Community Engagement Session #3.

*** Option A remains; Option B withdrawn based on feedback from Building Team Meeting #4.

**** Includes cost of tennis court relocation, road improvements and parking improvements; does not include cost of land acquisition or relocation of existing central office.

DEVELOPING THE MASTER PLAN /

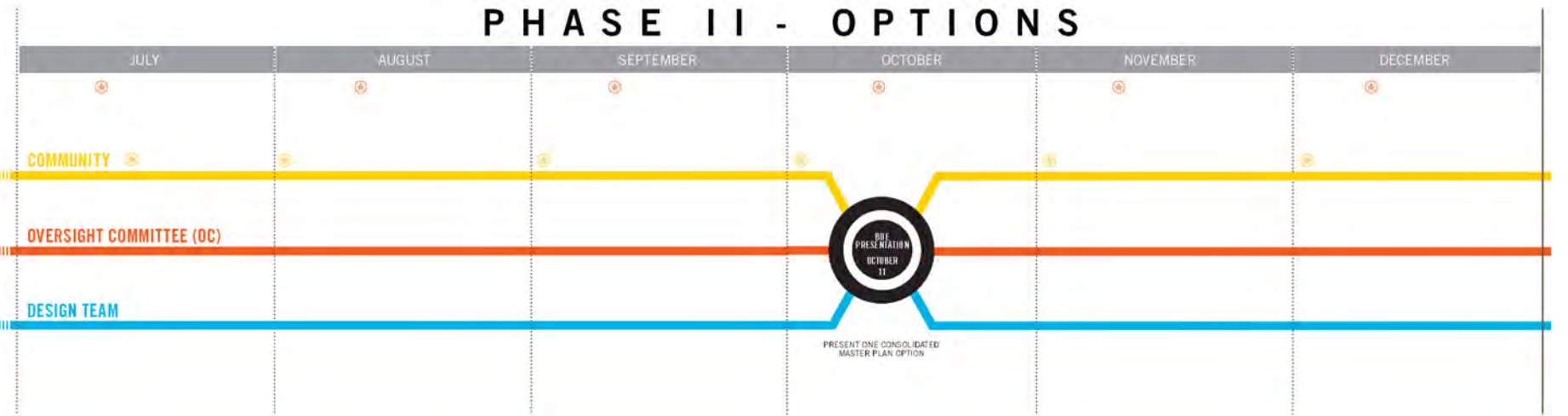
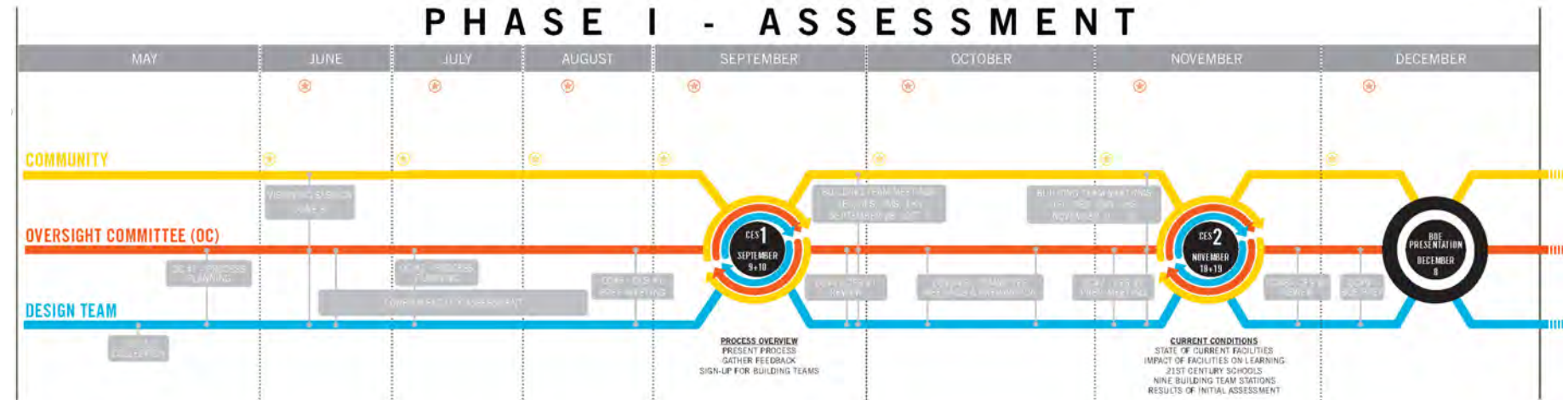
Options Phase - Cost Summary

UAHS REPAIR	\$ 75,471,000
UAHS RENOVATE	\$132,280,000
UAHS REBUILD A	\$135,510,000
UAHS REBUILD B	\$140,584,000
UAHS REBUILD C	\$139,966,000*
UAHS REBUILD D	\$145,040,000*
UAHS REBUILD E	\$137,037,000
UAHS REBUILD F	\$142,111,000

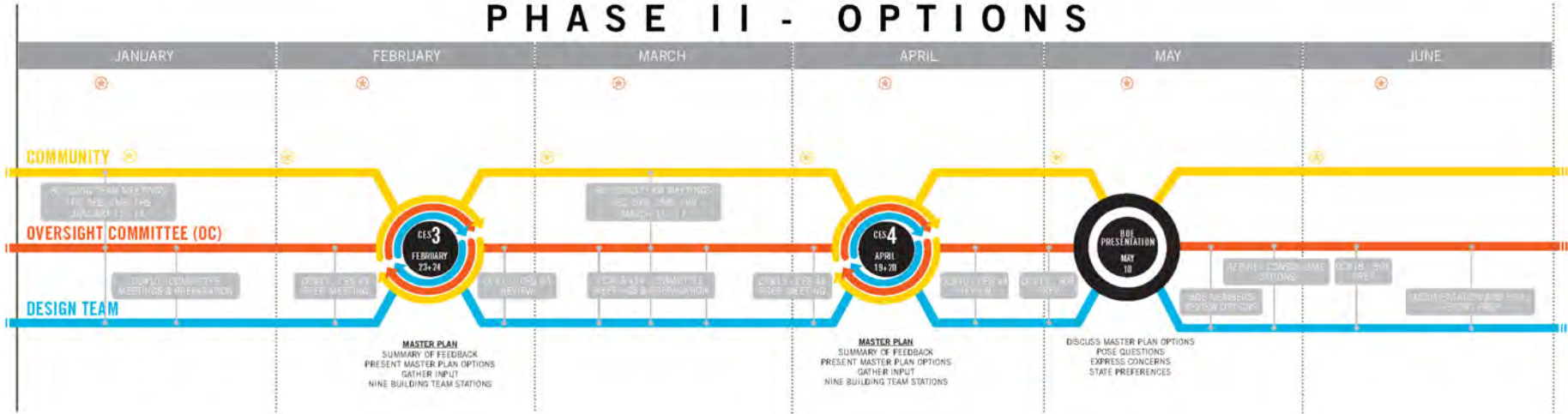
* The cost estimate does not include land acquisition. Costs represent draft estimates of total project costs in 2018 dollars.

DEVELOPING THE MASTER PLAN /

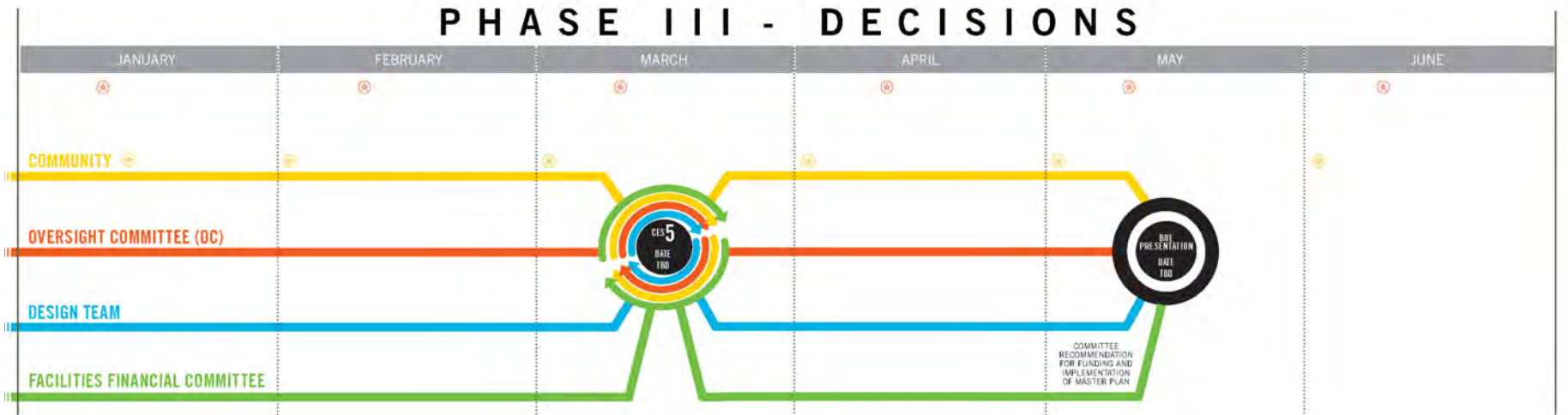
Detailed Process Timeline



PHASE II - OPTIONS



PHASE III - DECISIONS



SECTION 03.1

EARLY CHILDHOOD SCHOOL

BURBANK
EARLY CHILDHOOD
SCHOOL



Address	4770 Burbank Drive Upper Arlington, Ohio 43220 p. (614) 487-5155
Director	Joe Coffey
Enrollment	215 students
Grades	Pre-Kindergarten (Ages 3 & 4)
Height	2 stories
Building Area	37,997 SF
Site Area	10.14 acres
Area/Student	177 SF
History	1971 - Original Building

BURBANK EARLY CHILDHOOD SCHOOL /

Major Challenges

BUILDING

- Main administration location and acoustics
- Lack of secure vestibule entry and secure parent entry
- Student storage in corridors
- Size of classrooms
- Limited / no daylight in classrooms
- No collaborative space
- Limited therapy Space
- Use of building by other district functions takes up program space for early childhood
- Size of library and art room
- Location / condition of nurse's office
- Size of multi-purpose room / use of stage
- Privacy of social skills room
- Size and condition of teachers' lounge
- Need for spaces to support observation

SITE

- Secure play areas
- Outdoor restroom access
- Generally insufficient parking
- Distance from larger playground to school
- Flooding in smaller playground



Lack of Secure Vestibule Entry



Storage in Corridor



Limited Special Ed Therapy Space



Classroom Lacking Daylight



Administration Location and Acoustics



Library Size and Location



Size and Storage for Art Room



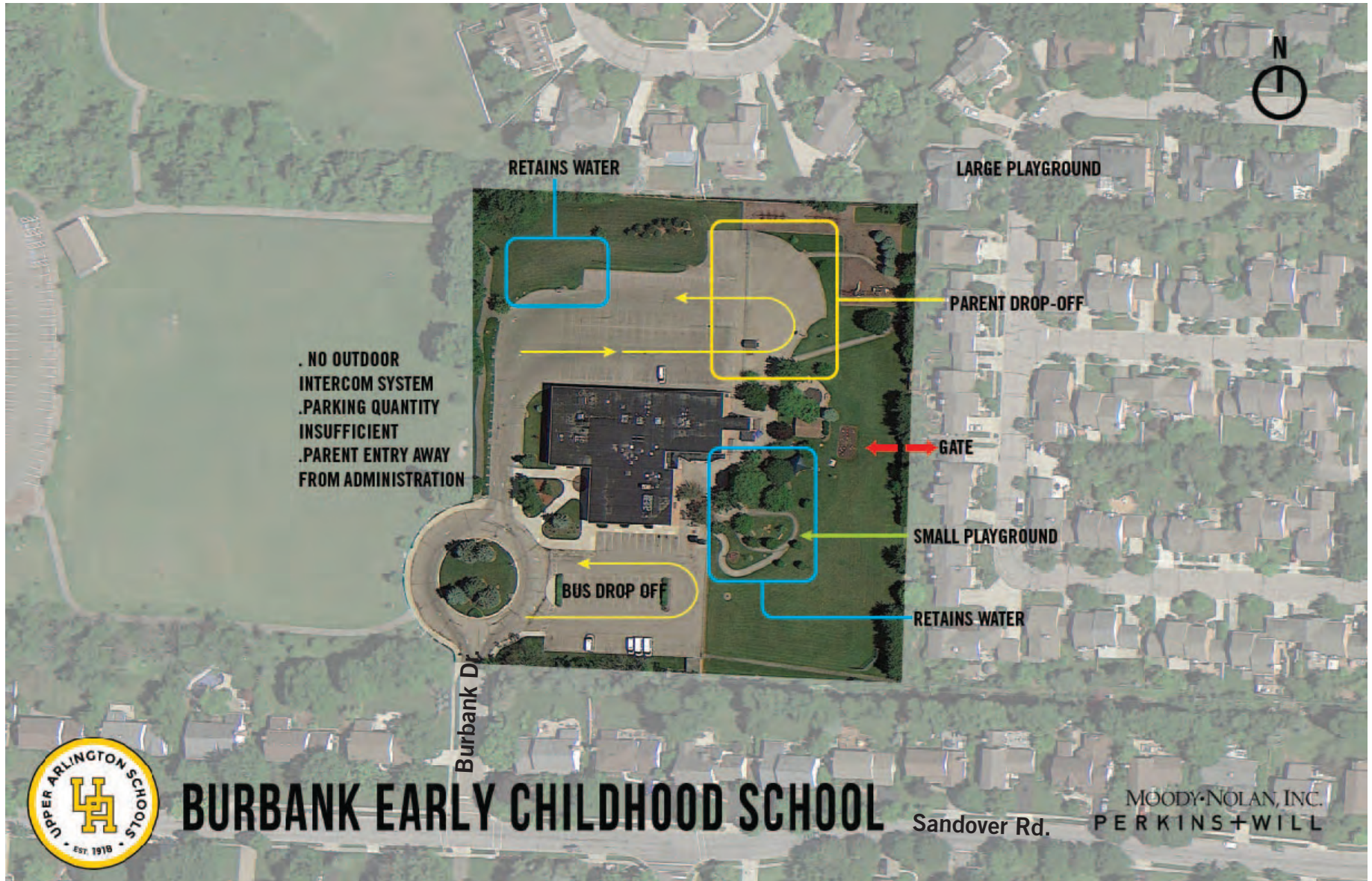
Parent Entry



Fixed Stage in Multi-Purpose Room

BURBANK EARLY CHILDHOOD SCHOOL /

Site Analysis





WATER INFILTRATION

DETERIORATING SITE CONCRETE, ASPHALT AND PAVERS

Burbank Dr.

Sandover Rd.



BURBANK EARLY CHILDHOOD SCHOOL

MOODY-NOLAN, INC.
PERKINS+WILL

BURBANK EARLY CHILDHOOD SCHOOL /

Building Analysis

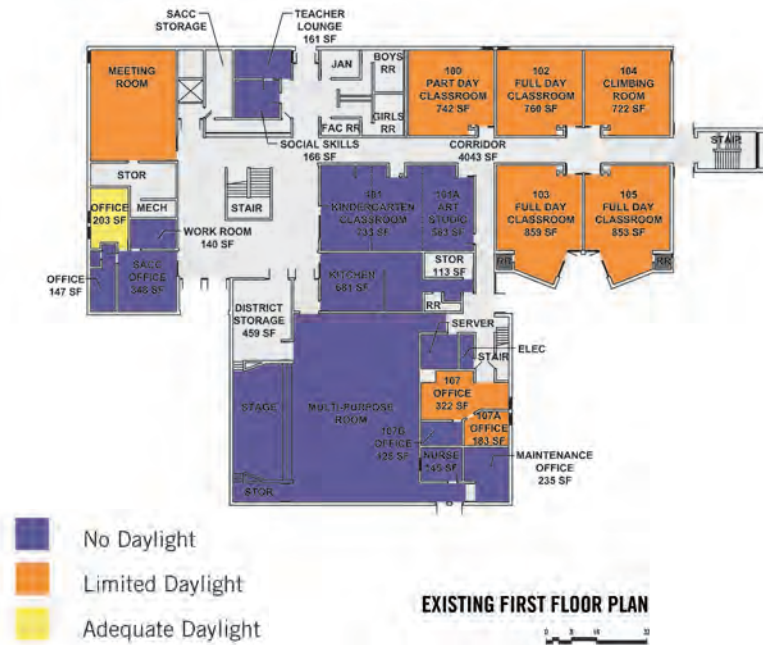
DEPARTMENTAL USE



BURBANK EARLY CHILDHOOD SCHOOL /

Building Analysis

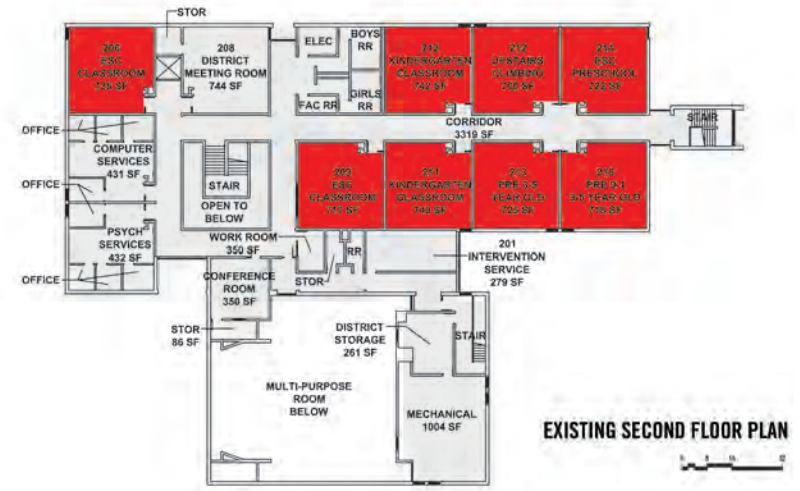
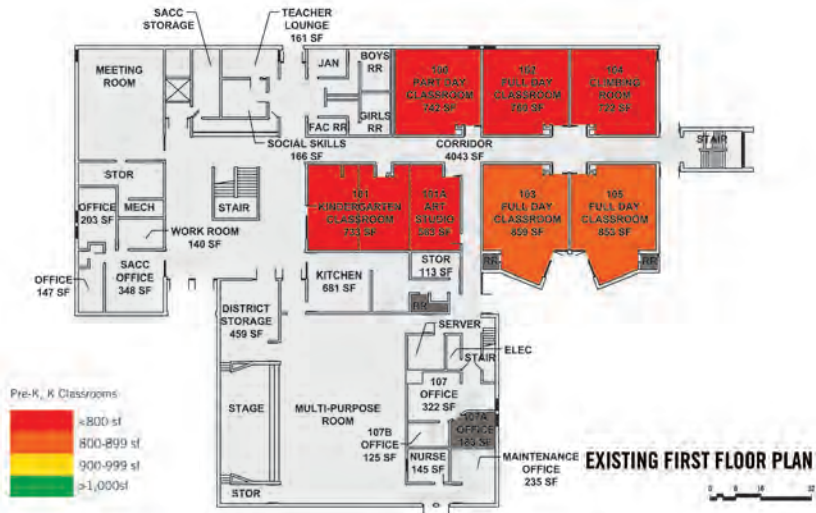
DAYLIGHT ANALYSIS



BURBANK EARLY CHILDHOOD SCHOOL /

Building Analysis

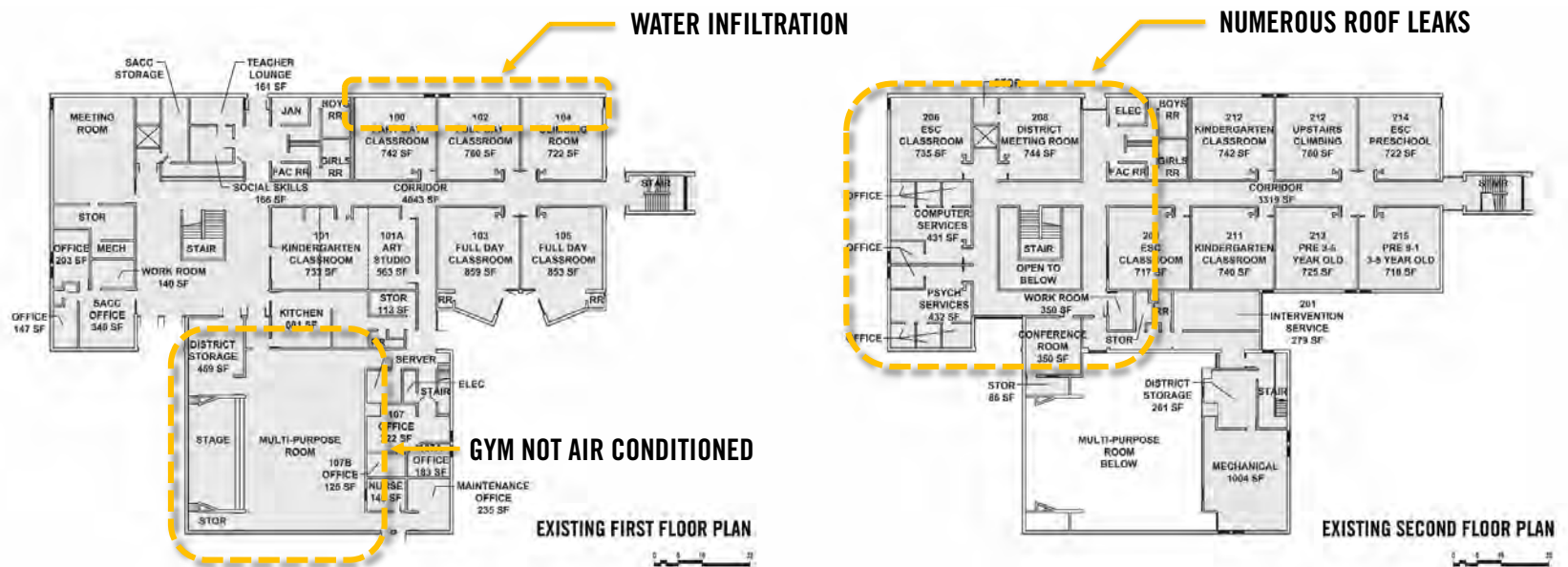
CLASS SIZE



BURBANK EARLY CHILDHOOD SCHOOL /

Building Analysis

KEY PHYSICAL ISSUES



BURBANK EARLY CHILDHOOD SCHOOL /

Physical Assessment Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Burbank Early Childhood School as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section O2 of this document.

WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$	\$	\$
Mechanical and Electrical Systems	\$	\$	\$\$\$
Interior Finishes, Furnishings, Technology	\$\$\$		
Accessibility, Health, Safety	\$	\$\$	
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$\$	\$\$	\$\$

BUILDING SYSTEM	BURBANK EARLY CHILDHOOD SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$584,785	\$146,888	\$376,787	\$242,283	\$765,957
Mechanical and Electrical Systems	\$2,492,024	\$843,116	\$644,880	\$1,844,065	\$3,332,061
Interior Finishes, Furnishings, Technology	\$1,646,257	\$1,772,477	\$45,460	\$0	\$1,817,937
Accessibility, Health, Safety	\$574,478	\$192,466	\$519,254	\$0	\$711,720
Site and Outdoor Athletics / Recreation	\$197,055	\$0	\$252,215	\$4,601	\$256,816
Other Project Related Costs (permits, A/E, CM, etc.)	\$989,000	\$531,890	\$330,947	\$376,371	\$1,239,208
2015 COSTS TOTAL	\$6,483,600				
0-5 YEAR TOTAL		\$3,486,838			
5-10 YEAR TOTAL			\$2,169,542		
10-15 YEAR TOTAL				\$2,467,320	
ESTIMATED TOTAL					\$8,123,700







BURBANK EARLY CHILDHOOD SCHOOL /

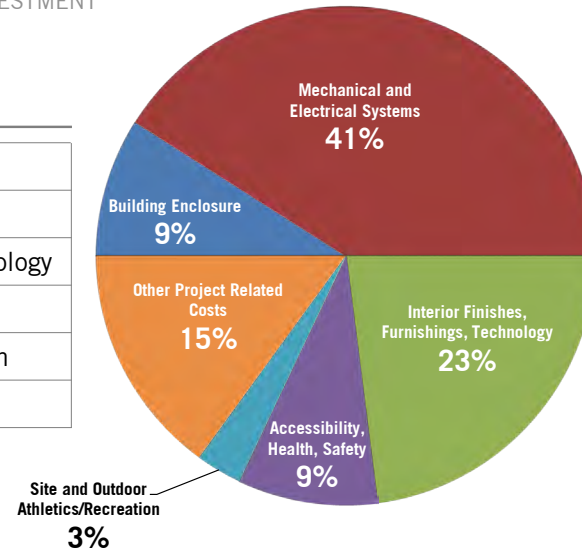
Physical Assessment Cost Summary

BURBANK EARLY CHILDHOOD SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

DISTRIBUTION OF WORK REQUIRED







	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs

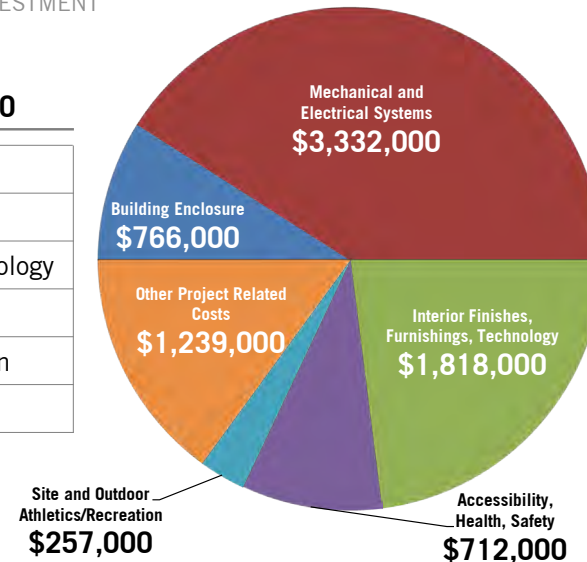


BURBANK EARLY CHILDHOOD SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

COST OF WORK REQUIRED = \$8,124,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



BURBANK EARLY CHILDHOOD SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments with the Burbank Building Team and the Community, the Design team presented three options for Burbank Early Childhood School at community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at Community Engagement Session 3. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- Inadequate especially with respect to future use.
- Don't waste the time and money.

RENOVATE

- Seems to address needs well and solve as many problems on rebuild.
- Appears to address most of the deficiencies – question if plan will include priority matrix ex: renovate Burbank so high school can be rebuilt. Save money on Burbank to spend more on other, more needy buildings.
- First choice if rebuild is too expensive.

REBUILD

- Fine and maybe just as good as costs may be lower because of ease of sites. Building may see heavier use as “all day kindergarten” starts up.
- Makes best use of the real estate footprint.

BURBANK EARLY CHILDHOOD SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 03, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 04. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 03, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 04.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY

Feedback Received Prior to Draft Cost Estimates

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

BURBANK EARLY CHILDHOOD SCHOOL / Repair Option



BURBANK EARLY CHILDHOOD REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL RENOVATED AND “RIGHT-SIZED” CLASSROOMS
- SECURE ENTRY VESTIBULE

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 2 STORIES

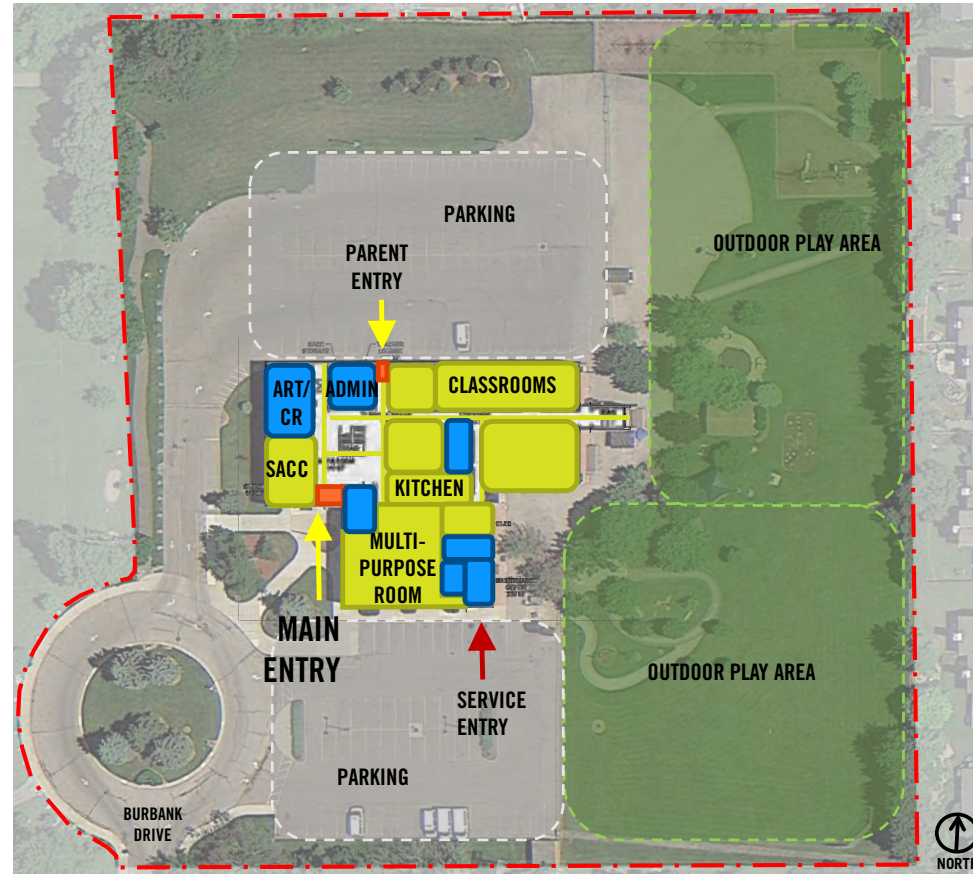
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING



REPAIR

The repair option focuses on addressing the immediate physical issues facing Burbank. This would entail solving site problems such as flooding and water infiltration. Throughout the interior of the building, spaces flagged in the Physical Assessment would be repaired. In addition the HVAC system would be upgraded, the front entrance would be rebuilt to include a secure vestibule, and certain classrooms would be renovated to address immediate programmatic needs. Certain finishes throughout the school would also be upgraded in order ease maintenance and increase operational savings.

Repair + \$7,293,000
.22 Mills / \$30.80 per yr.

BURBANK EARLY CHILDHOOD SCHOOL / Renovate Option



BURBANK EARLY CHILDHOOD RENOVATE+ OPTION

RENOVATE+

INCLUDES RENOVATED / NEW AND “RIGHT-SIZED”:

- CLASSROOMS AND COLLABORATION SPACE
- ART CLASSROOM
- LIBRARY
- MULTI-PURPOSE ROOM AND KITCHEN
- ADMINISTRATION
- DISTRICT INTERVENTION SERVICES
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE

HEIGHT:

- 2 STORIES

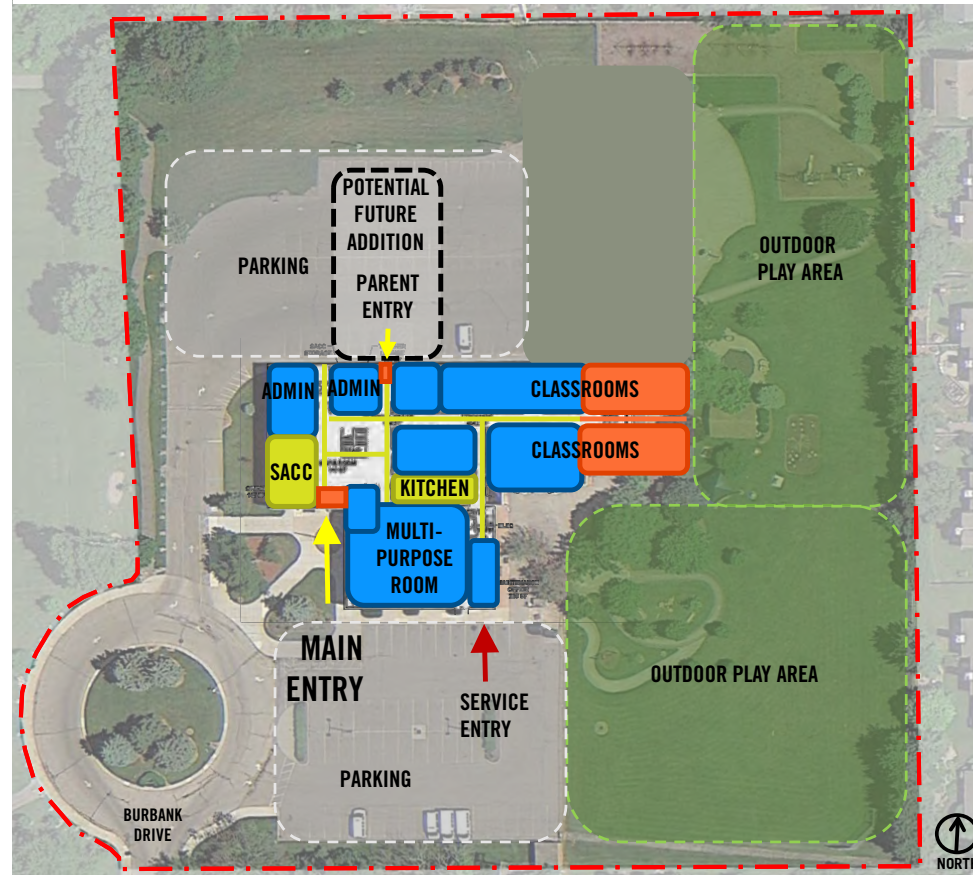
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY

LEGEND	
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING
	REPAIR
	RENOVATE
	REBUILD



RENOVATE

As in the repair option, immediate physical needs, the issues flagged in the Physical Assessment, and the secure vestibule would all be addressed. However, the Renovate Option goes beyond these physical needs to address the deficiencies found during the Educational Assessment. This would include adding renovated/new “right sized” spaces including: classrooms and collaborative spaces, an art classroom, library, administration, etc.

**Renovate + \$12,657,000
.38 Mills / \$53.20 per yr.**

BURBANK EARLY CHILDHOOD SCHOOL / Rebuild Option

BURBANK EARLY CHILDHOOD REBUILD OPTION

REBUILD

INCLUDES NEW AND “RIGHT-SIZED”:

- CLASSROOMS AND COLLABORATION SPACE
- ART CLASSROOM
- LIBRARY
- MULTI-PURPOSE ROOM AND KITCHEN
- ADMINISTRATION
- DISTRICT INTERVENTION SERVICES
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE

HEIGHT:






- 2 STORIES

DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING



REBUILD

The rebuild option replaces the facility with a new building that would address the deficiencies found in both the Physical and Educational Assessments. The school would receive new “right sized” classrooms and collaboration spaces, a library, multi-purpose room, and more. The site would also be redesigned to include optimized parking and drop-off/pick-up areas and new outdoor play areas,

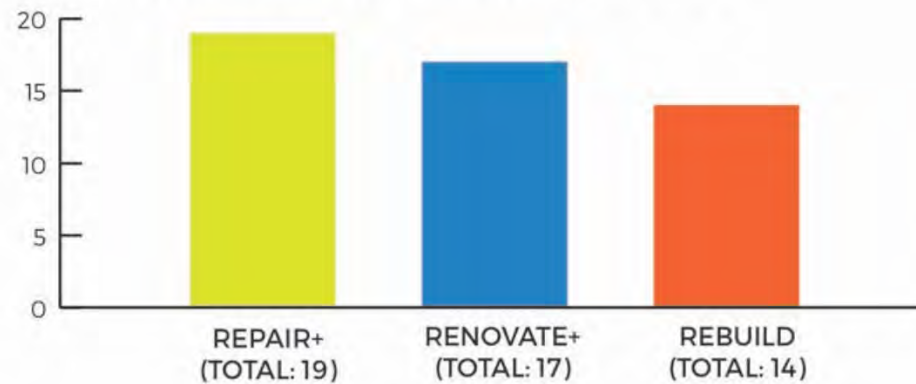
Rebuild \$14,807,000
.45 Mills / \$63.00 per yr.

BURBANK EARLY CHILDHOOD SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, they were asked to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 is included below:

- I think BECS is a unique community option. With as many dual professional homes as we have, I think this investment is worth the cost. (Both of my kids went through BECS :))
- Newest building, so defer repairs to future. In 10-15 years down road would want to rebuild & take better advantage of the space around the school. In 10-15 years might have better prediction of needs for next 50 years
- I feel like Burbank is in need of the rebuild option. I like the idea of a new auditorium.
- (Rebuild) Include senior center as well.
- (Rebuild) Move senior center to Burbank. How are we investing in senior community?
- Can Central Office fit @ Burbank?
- (No preferred option) Is this a pay to use facility? Put Central Office here. Least important facility.
- (Renovate) Save \$2M & get similar to new without trailers.
- I'd suggest doing the minimum possible on this building. My children are there currently and the space fits the needs (daycare and pre-K). Repairs are certainly needed, but I think that's all that's necessary.
- (Rebuild) Senior center relocate at Burbank?
- (Renovate) Will there be access to outdoor space? Will this repair create an increase in fees for families that use Burbank?
- In general, I prefer all rebuild options where close in price to renovate option. If big difference between rebuild & renovate, then "Renovate" is best option. Do not prefer Repair Option because does not address educational needs, except for Jones - where price tag is large.
- Burbank doesn't need big changes - a repair of the existing infrastructure would work best!
- (Rebuild) Both of my children are graduates of Burbank. Keeping the parking to one area will improve the safety for preschool children. Enlarging the classrooms will help with noise pollution when kids are learning at stations and also allow for napping/rest.
- Not much interest in spending here.
- Without a K-12 school at this location is much more than repair needed?

BURBANK EARLY CHILDHOOD SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK

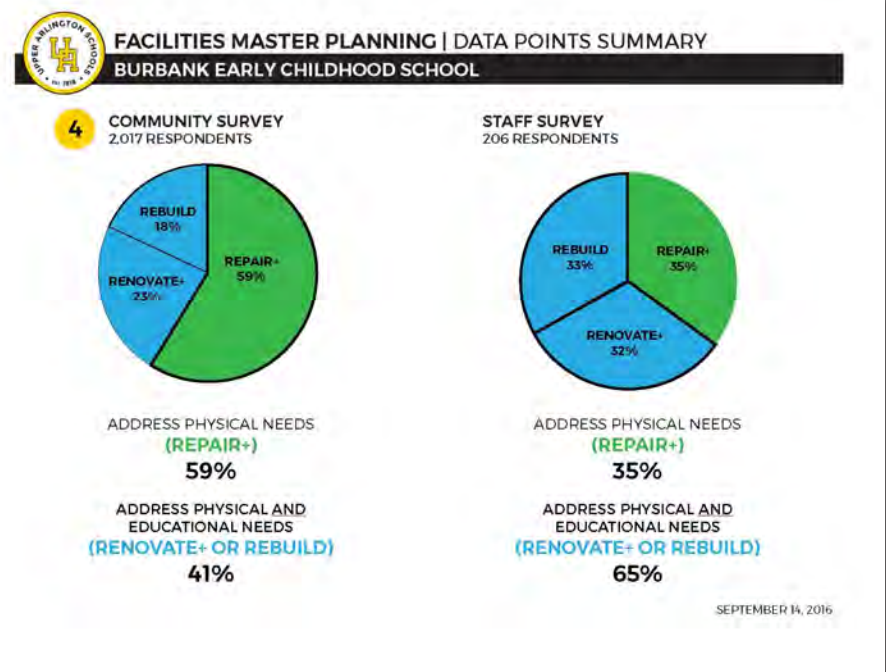
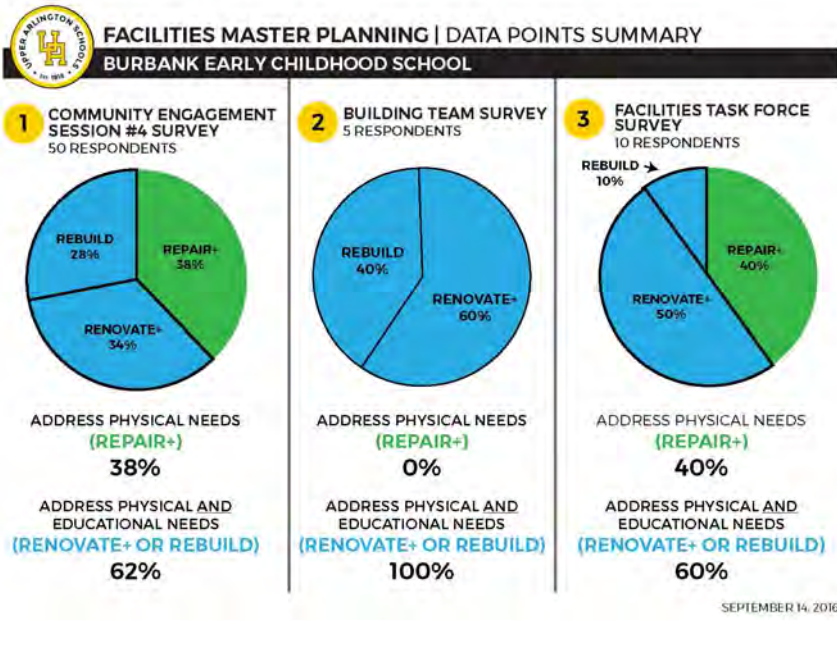


**The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 04.*

BURBANK EARLY CHILDHOOD SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



SECTION 03.2

ELEMENTARY SCHOOLS

BARRINGTON ELEMENTARY SCHOOL



Address	1780 Barrington Road Upper Arlington, Ohio 43221 p. (614) 487-5180
Principal	Carla Wilson
Enrollment	758 students
Height	2 stories
Grades	Kindergarten-5 (Ages 5 - 11)
Building Area	85,062 SF
Site Area	8.7 acres
Area/Student	112 SF
History	1939 - Original Building 1949 - Additional Classrooms & Cafeteria 1958 -Additional Classrooms & Courtyard 2009 -Media Center & Gymnasium / Auditorium

BARRINGTON ELEMENTARY SCHOOL /

Major Challenges

BUILDING

- Lack of secure entry vestibule
- Size of classrooms
- Disparity of project rooms
- Lack of collaborative space
- Narrow interior circulation
- Long corridors / travel time to shared spaces
- Food service configuration increases time to get food
- Disjointed support office locations
- Special Education - MD Room feels isolated, some Special Ed rooms are too small
- Library configuration does not support collaboration

• SITE

- Not enough parking for staff
- Challenging pick-up and drop-off
- Limited engaging play areas
- Lack of clear main entry
- Unpaved pathways for pedestrian drop-off



Lack of Secure Entry Vestibule



Media Center Configuration



Lack of Clear Main Entry



Classroom Size



Long Corridors / Travel Times



Limited Parking



Narrow Interior Circulation

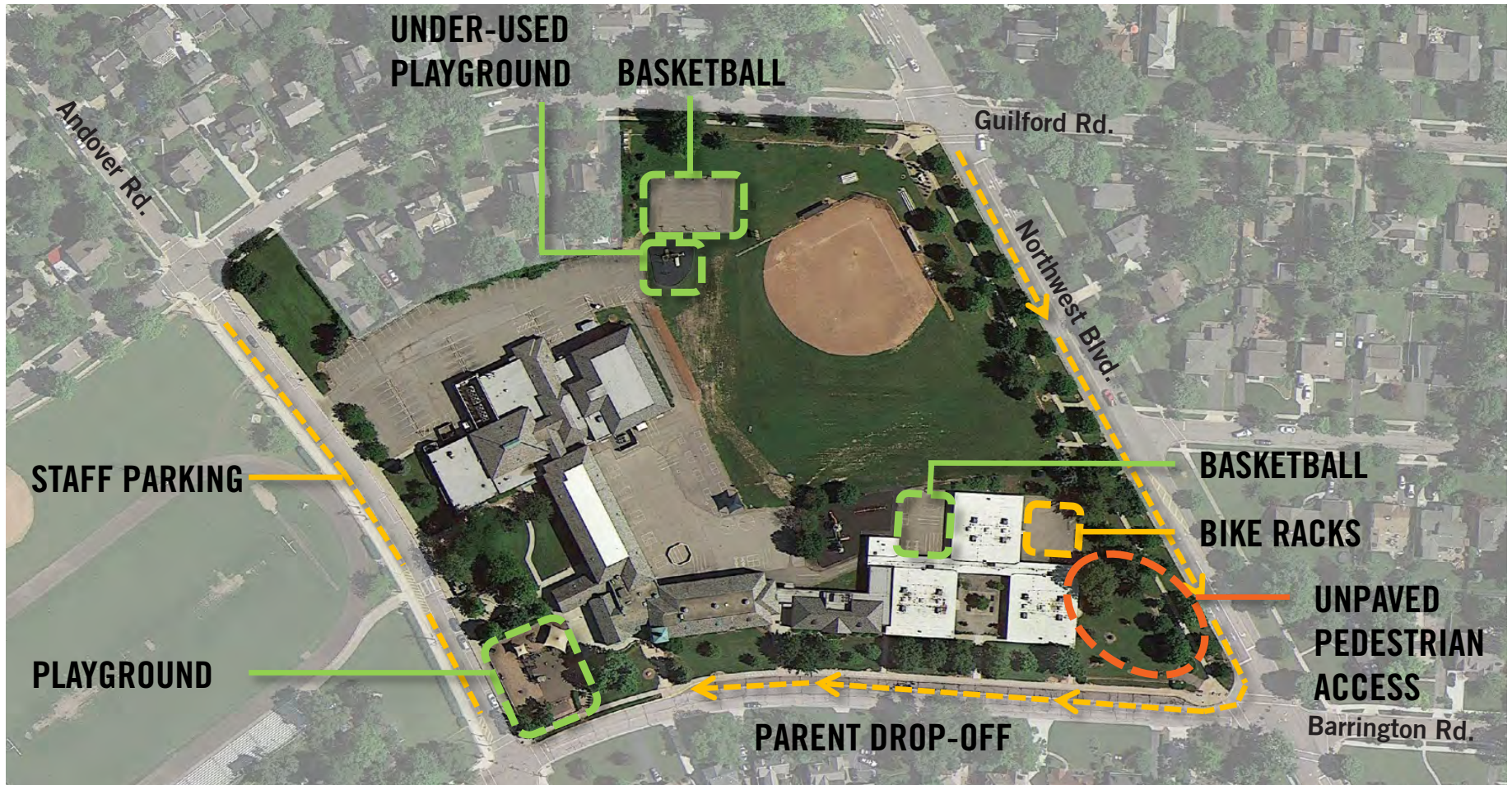


Food Service Configuration

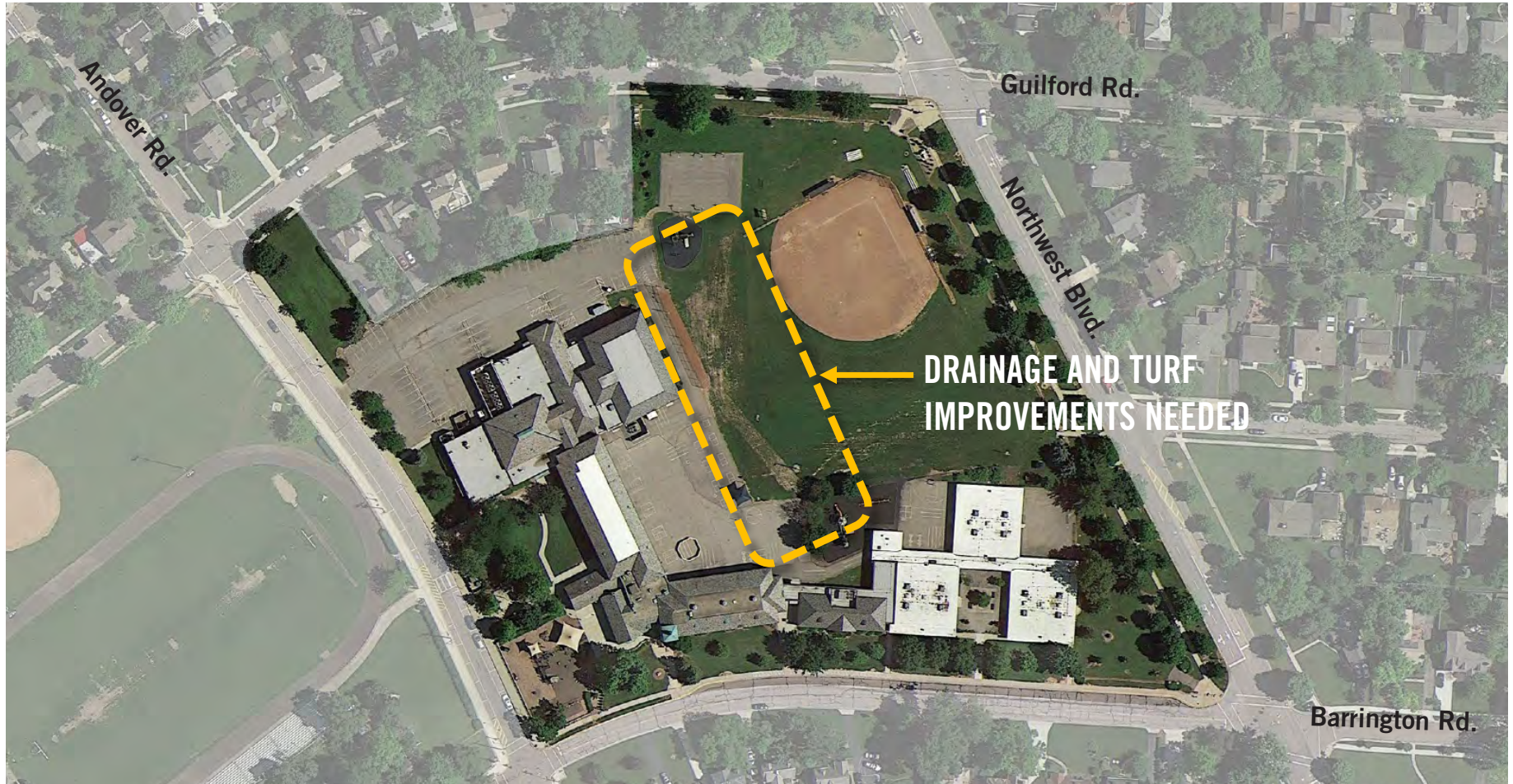


Limited Engaging Play Areas

BARRINGTON ELEMENTARY SCHOOL/ Site Analysis



BARRINGTON ELEMENTARY SCHOOL/ Site Analysis

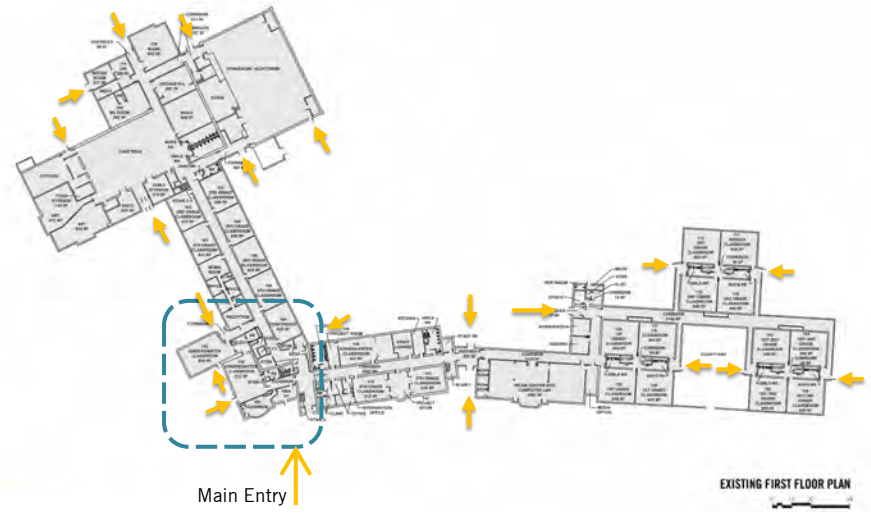
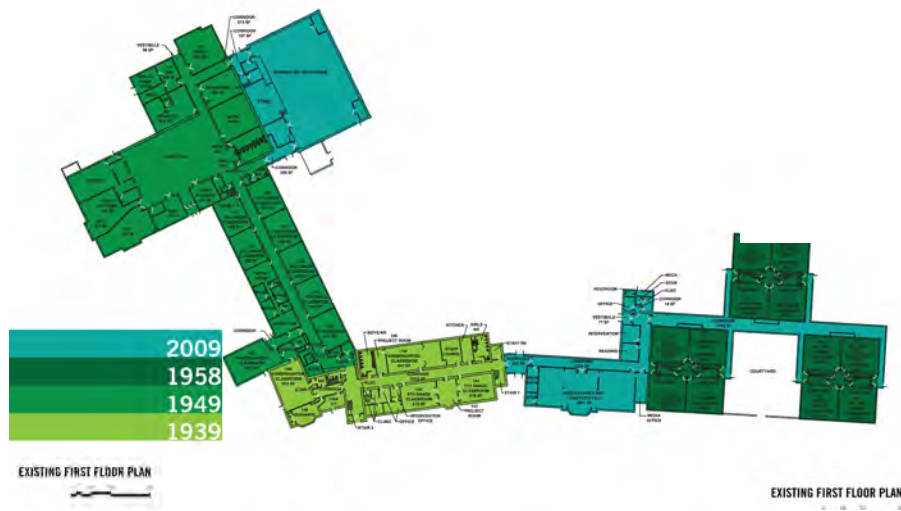


BARRINGTON ELEMENTARY SCHOOL /

Building Analysis

BUILDING CHRONOLOGY

SECURITY ANALYSIS

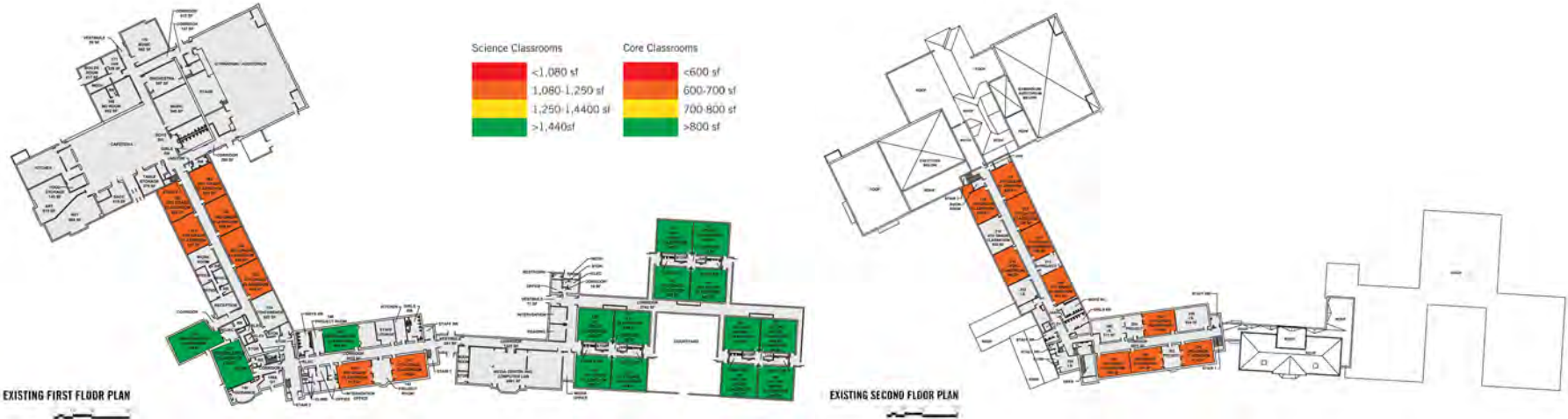


BARRINGTON ELEMENTARY SCHOOL /

BARRINGTON ELEMENTARY SCHOOL/

Building Analysis

CLASSROOM SIZE



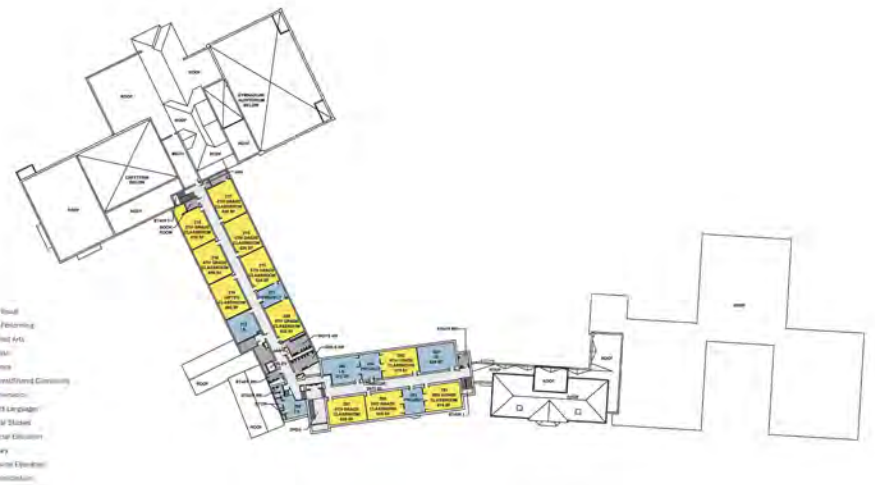
BARRINGTON ELEMENTARY SCHOOL/

Building Analysis

DEPARTMENTAL USE



EXISTING FIRST FLOOR PLAN

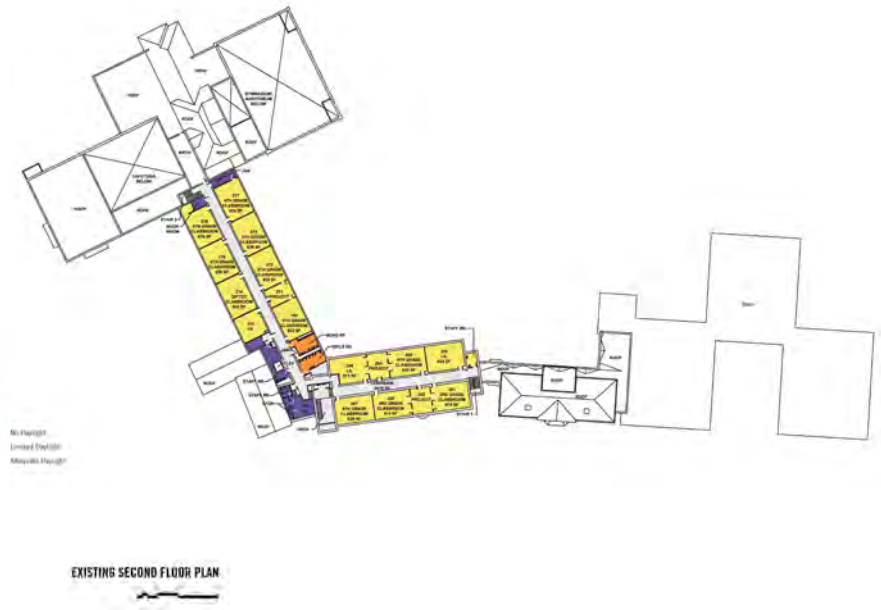
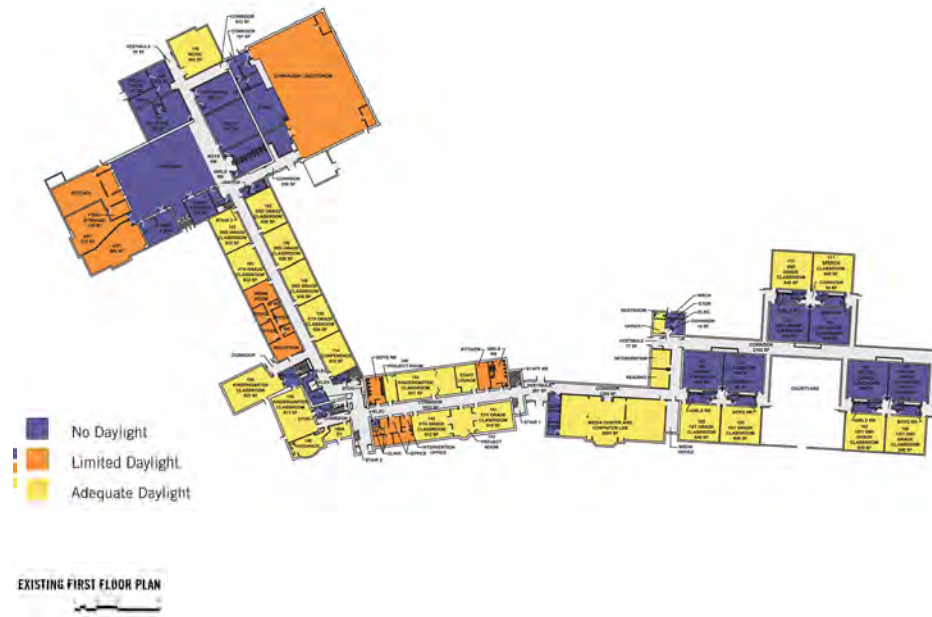


EXISTING SECOND FLOOR PLAN

BARRINGTON ELEMENTARY SCHOOL/

Building Analysis

DAYLIGHT ANALYSIS



BARRINGTON ELEMENTARY SCHOOL / Physical Assessment Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Barrington Elementary as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section 02 of this document.

WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$\$	\$	
Mechanical and Electrical Systems	\$\$\$	\$\$\$	\$\$
Interior Finishes, Furnishings, Technology	\$\$	\$\$\$	
Accessibility, Health, Safety	\$	\$\$	
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$\$	\$\$	\$

BUILDING SYSTEM	BARRINGTON ELEMENTARY SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$899,019	\$623,552	\$431,766	\$0	\$1,055,318
Mechanical and Electrical Systems	\$7,082,703	\$4,141,380	\$3,556,825	\$872,708	\$8,570,913
Interior Finishes, Furnishings, Technology	\$2,788,590	\$495,019	\$3,040,187	\$0	\$3,535,206
Accessibility, Health, Safety	\$1,166,872	\$121,473	\$1,373,320	\$0	\$1,494,793
Site and Outdoor Athletics / Recreation	\$272,515	\$12,813	\$339,107	\$0	\$351,920
Other Project Related Costs (permits, A/E, CM, etc.)	\$2,197,739	\$970,963	\$1,573,417	\$157,087	\$2,701,467
2015 COSTS TOTAL	\$14,407,439				
0-5 YEAR TOTAL		\$6,365,199			
5-10 YEAR TOTAL			\$10,814,622		
10-15 YEAR TOTAL				\$1,029,796	
ESTIMATED TOTAL					\$17,709,617







BARRINGTON ELEMENTARY SCHOOL/

Physical Assessment Cost Summary

BARRINGTON ELEMENTARY SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

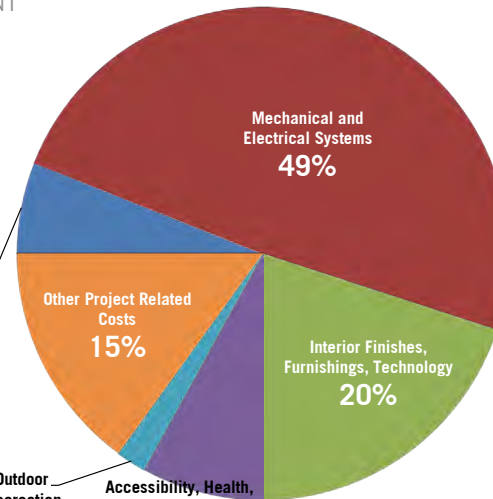
DISTRIBUTION OF WORK REQUIRED

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs







Building Enclosure
6%

Site and Outdoor Athletics/Recreation
2%

Accessibility, Health, Safety
8%



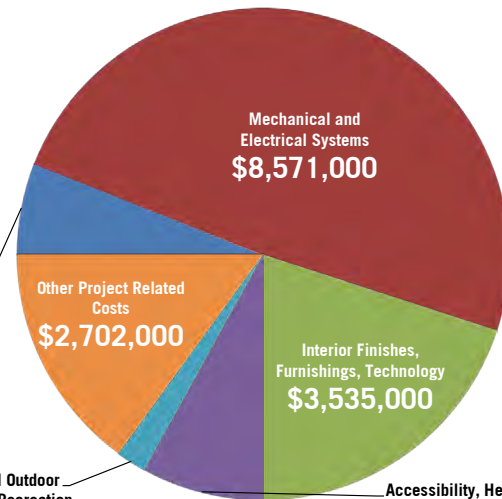
COST OF WORK REQUIRED = \$17,710,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs

Building Enclosure
\$1,055,000

Site and Outdoor Athletics/Recreation
\$352,000

Accessibility, Health, Safety
\$1,495,000



BARRINGTON ELEMENTARY SCHOOL /

Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments with the Barrington Building Team and the Community, the Design Team presented Repair, Renovate and Rebuild options for Barrington Elementary School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at Community Engagement Session 3. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- It is difficult to see how the existing building can be made to address the space needs of increasing enrollment.
- This is just a Band-Aid. Our students and community deserve more than this, At Barrington, we face some space, plumbing, code issues that need to be addresses for safety sake.
- There has been too much construction recently to consider rebuilding Barrington.

RENOVATE

- Still need more unstructured active play time regardless of weather.
- Great to keep the existing “new build” gym and café/multipurpose space. Feels a shame to lose that recent work and investment. Love centralizing the classrooms and utilizing three stories.
- Provides adequate learning space in classrooms (number of rooms and size).
- Provides new, unique learning spaces.

REBUILD

- Is there any way to get light in the classrooms without a courtyard?
- Don't like losing the “new” gym/café.
- No need to rebuild.

BARRINGTON ELEMENTARY SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY

Feedback Received Prior to Draft Cost Estimates

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

BARRINGTON ELEMENTARY SCHOOL /

Repair Option



BARRINGTON ELEMENTARY SCHOOL REPAIR OPTIONS

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL NEW AND "RIGHT-SIZED" CLASSROOMS
- INCLUDES ADDITIONAL CAFETERIA SPACE TO MEET 10 YEAR ENROLLMENT PROJECTIONS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

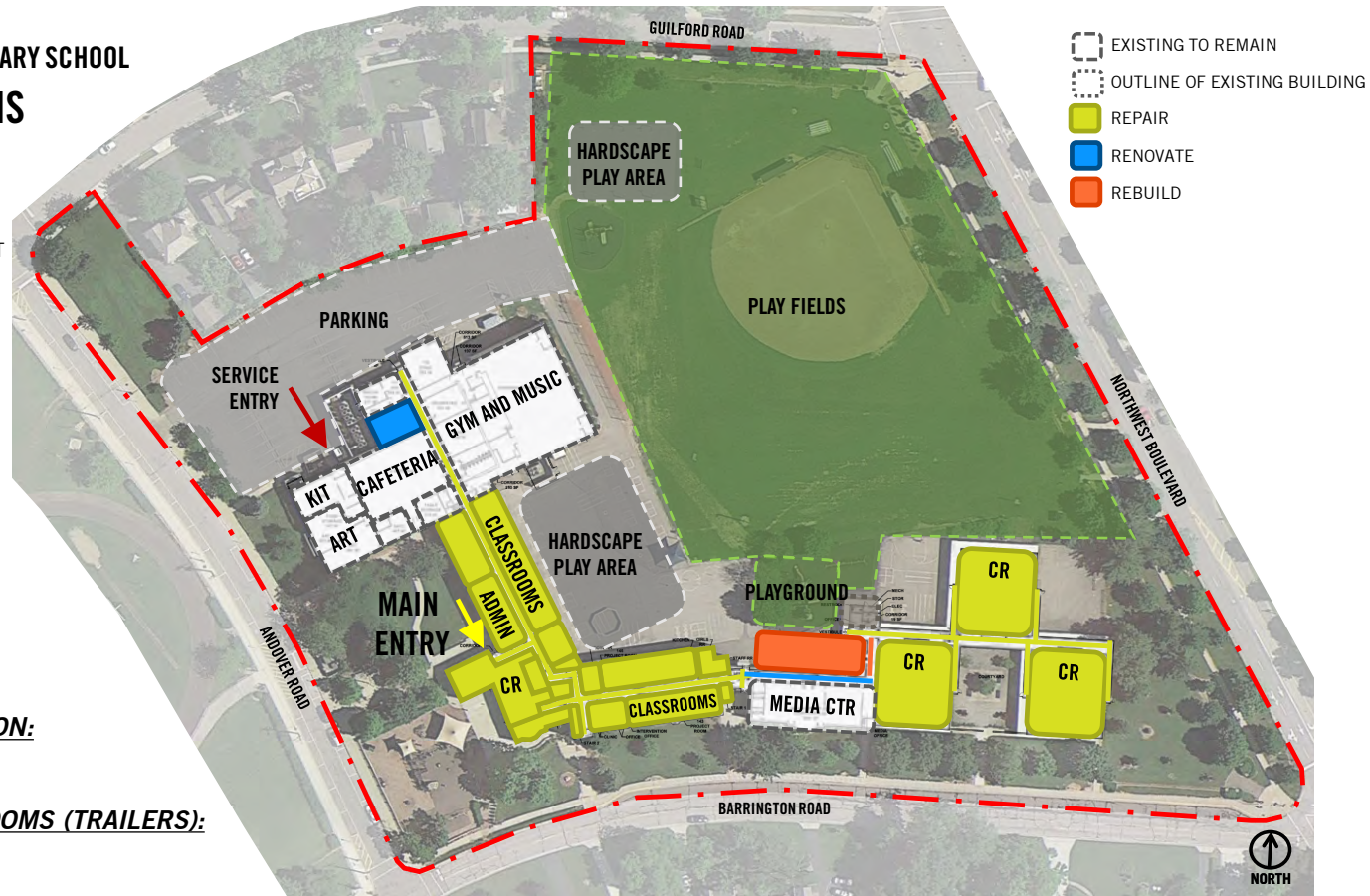
- 2 STORIES

DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

The Repair Option would fix the existing spaces at Barrington Elementary per the analysis done during the Physical Assessment. This would also include adding a few new "right sized" classrooms to meet enrollment projections, and a secure entry vestibule. This option could also include upgrading the HVAC system and some finishes thought the building in order to save on operational and maintenance costs.

Repair + \$17,823,000
.54 mills / \$75.60 per yr.

BARRINGTON ELEMENTARY SCHOOL / Renovate Option



BARRINGTON ELEMENTARY SCHOOL RENOVATE OPTION

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART CLASSROOMS
- MEDIA CENTER
- CAFETERIA AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

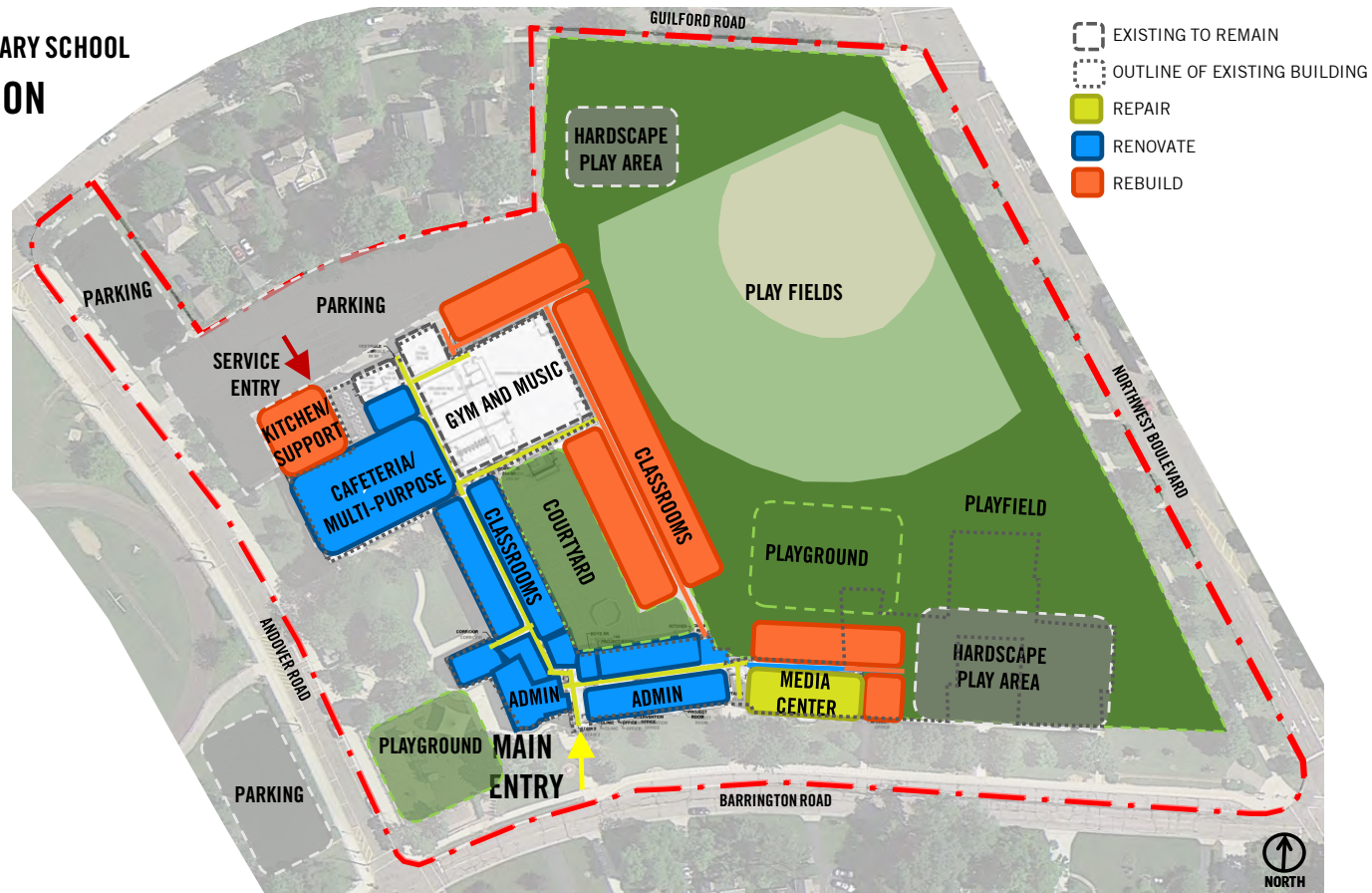
- 2 STORIES

DURATION OF CONSTRUCT

- TWO YEARS

USE OF MODULAR CLASSR

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

RENOVATE

The Renovate Option includes renovated/new classrooms and collaboration spaces, media center, gymnasium, etc. A portion of the building would be demolished, and academic functions would be spread over two floors, allowing for a more efficient footprint on the site. The play fields and hardscape play areas would also be redesigned.

Renovate + \$31,024,000
.94 mills / \$131.60 per yr.

BARRINGTON ELEMENTARY SCHOOL /

Rebuild Option



BARRINGTON ELEMENTARY SCHOOL REBUILD OPTION

REBUILD

INCLUDES NEW AND
"RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

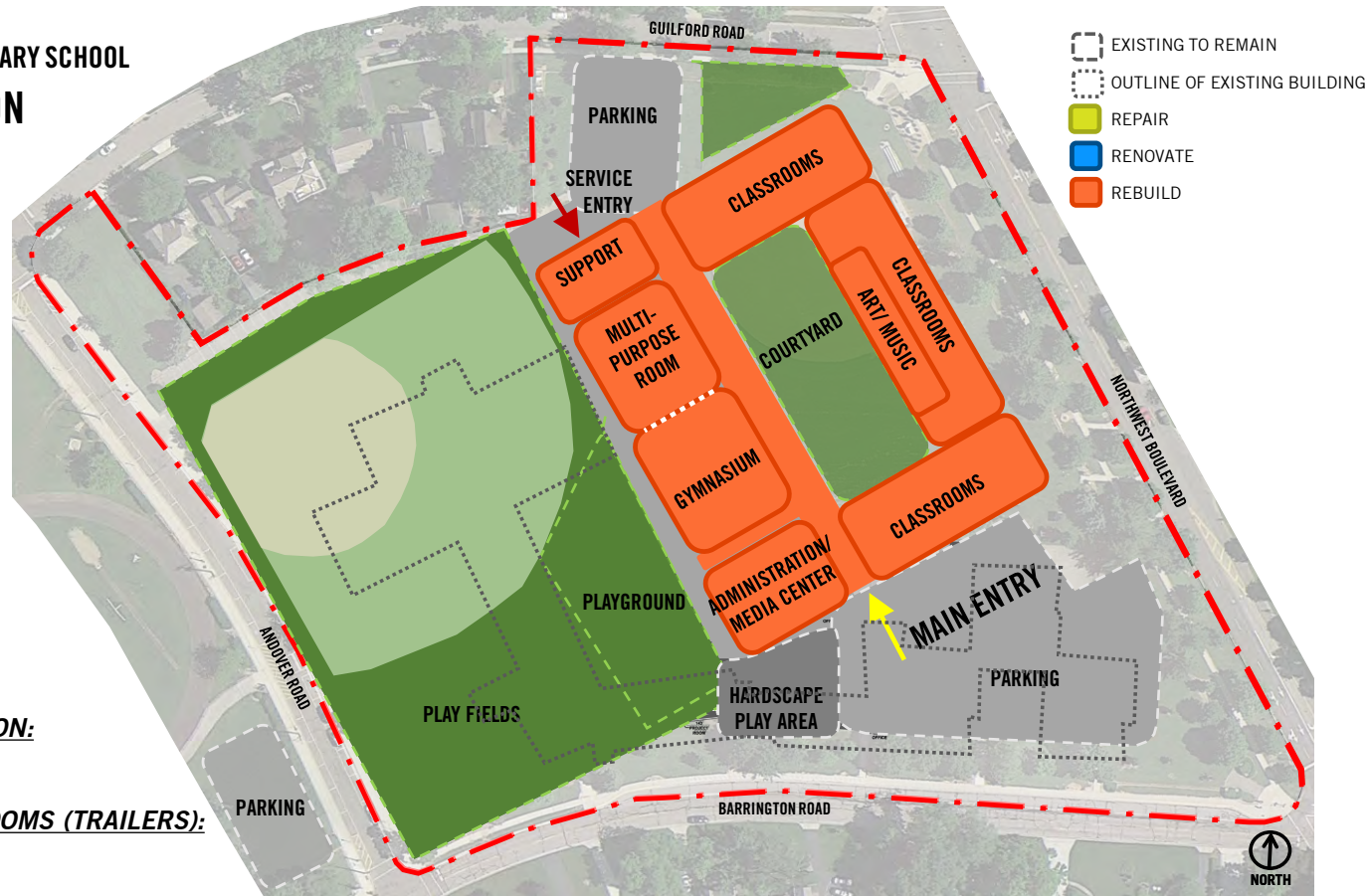
- 2 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REBUILD

Rebuilding the school would entail constructing new "right sized" classroom and collaboration space, art and music rooms, media center, gymnasium and other support spaces. Like the Renovate Option, the Rebuild Option for Barrington Elementary would have two floors of core academic space, allowing for a more efficient footprint on the site. The site would have new playfields and a hardscape play area. The school would also have a central courtyard available for outdoor learning, dining and gallery space.

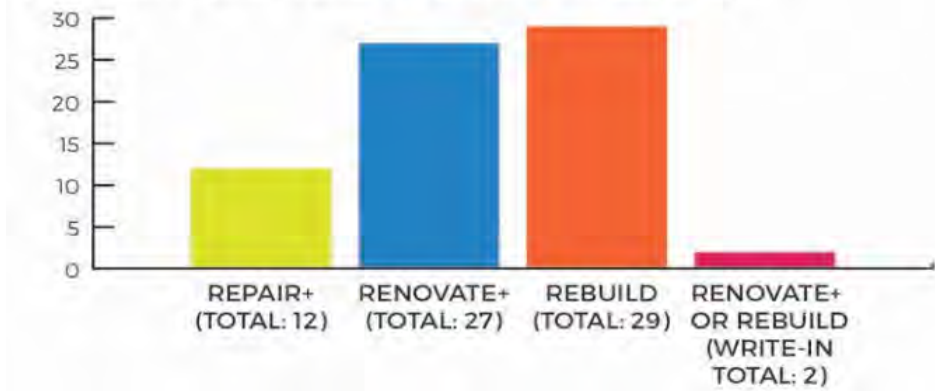
Rebuild \$32,346,000
.98 mills / \$137.20 per yr.

BARRINGTON ELEMENTARY SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, the Design Team asked them to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 included the following:

- The current configuration is inefficient from many points of view. I worry about how to keep the building secure and the excessive energy use for buildings that are stretched over such a great area. The buildings reflect a bygone era and the classrooms are not designed for 21st century learning. Starting over with a rebuild is the best option.
- Economically, it makes more sense to rebuild rather than renovate
- The facilities at Barrington from the outside perspective seem to be adequate with exception of repairs. I trust growth projections which seem to point to more growth in the mid and north sections of UA.
- I like having the new field. I like the idea of reconfiguring the building near NW & Barrington.
- (Rebuild) Just get it done! Do it!
- (Renovate B) I like not having the school on NW Blvd. Can save \$1.3M and still get a lot of new school.
- Option B produces green space for all sides.
- (Rebuild) Cost almost the same as renovate. Why not have a new footprint with better use of space?
- (Renovate and Rebuild circled.) Renovate & Rebuild both good options - do not like site placement of rebuild b/c of traffic on road - would prefer to see more rebuild/new closer to current location.
- (Renovate B) It's time for Barrington to get a much needed facelift - I think the renovation option B plan makes the most sense. It would be nice to be able to fit the softball field next to the baseball field.
- (Rebuild) Significant increase in square footage accommodating growing population. Minimal difference between renovate and rebuild in \$. Will allow students to learn while a rebuild is taking place.
- (Renovate B) Keep the history in tact.
- (Rebuild labeled 1st choice. Renovate B labeled 2nd choice.) I think a stage/performance space is important away from the gym. I prefer the Rebuild & Renovate A option from before. I do not like the idea of keeping the extra section of the original building in Renovate B.
- (Renovate B) My first impression of Barrington was as a prospective parent being driven around Columbus by a realtor. I fell in love with the beautiful stone building and copper overhangs. The architecture of the school seemed to fit so well into the cozy, friendly and historic feel of the neighborhood. I think it would be a shame - as a neighbor and as a teacher in the district - to lose the historic tie to our community's past.

BARRINGTON ELEMENTARY SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK

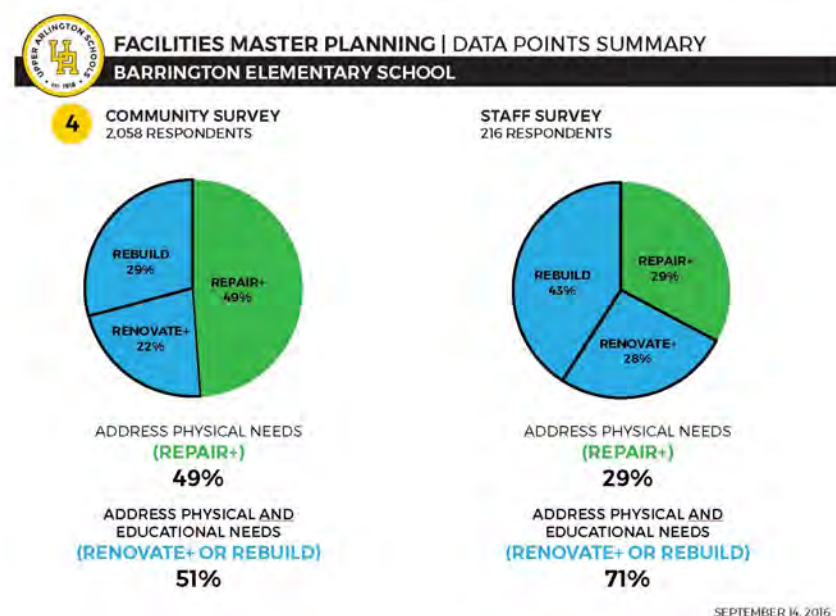
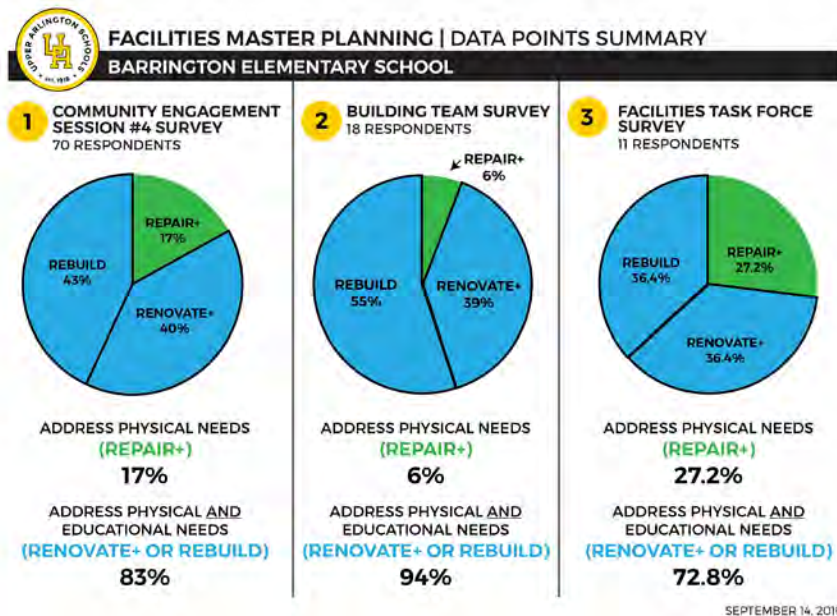


**The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 4.*

BARRINGTON ELEMENTARY SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



GREENSVIEW ELEMENTARY SCHOOL



Address	4301 Greensview Drive Upper Arlington, Ohio 43220 p. (614) 487-5050
Principal	Jason Wulf
Enrollment	758 students
Grades	Kindergarten-5 (Ages 5 - 11)
Height	1 stories
Building Area	48,126 SF
Site Area	9.00 acres
Area/Student	115 SF
History	1965 - Original Building 1969 - Additional Classrooms 1997 - Gymnasium 2009 - Additional Classrooms

GREENSVIEW ELEMENTARY SCHOOL /

Major Challenges

BUILDING

- Lack of secure entry vestibule
- Building not security zoned for after-hours public access
- Size of classrooms
- Library size and configuration does not support collaboration
- Lack of collaborative space
- Food service configuration increases time to get food
- Some disjointed support office locations
- Special education room is not centrally located
- Limited adjacent storage for multi-purpose room
- Not enough student storage, condition of student storage
- No room for seating in the gym

SITE

- Lack of clear main entry
- No secure outdoor learning space



Undersized Classrooms



Library Lacking in Collaboration Space



Limited Daylight in Classrooms



Student Storage



No Room for Seating in Gym



Security of Outdoor Learning Space



Lack of Secure Entry Vestibule

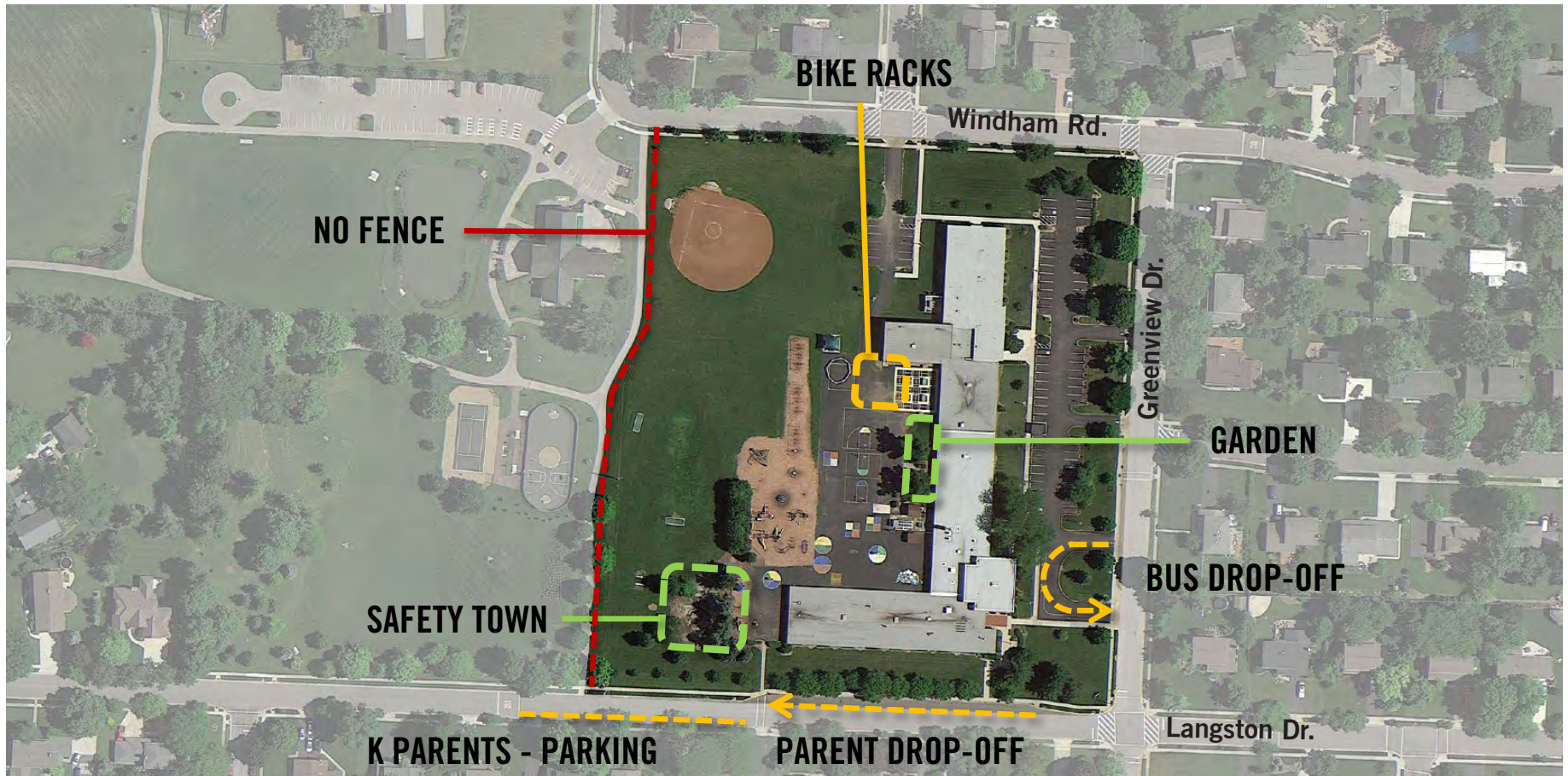


Configuration of Food Service Area



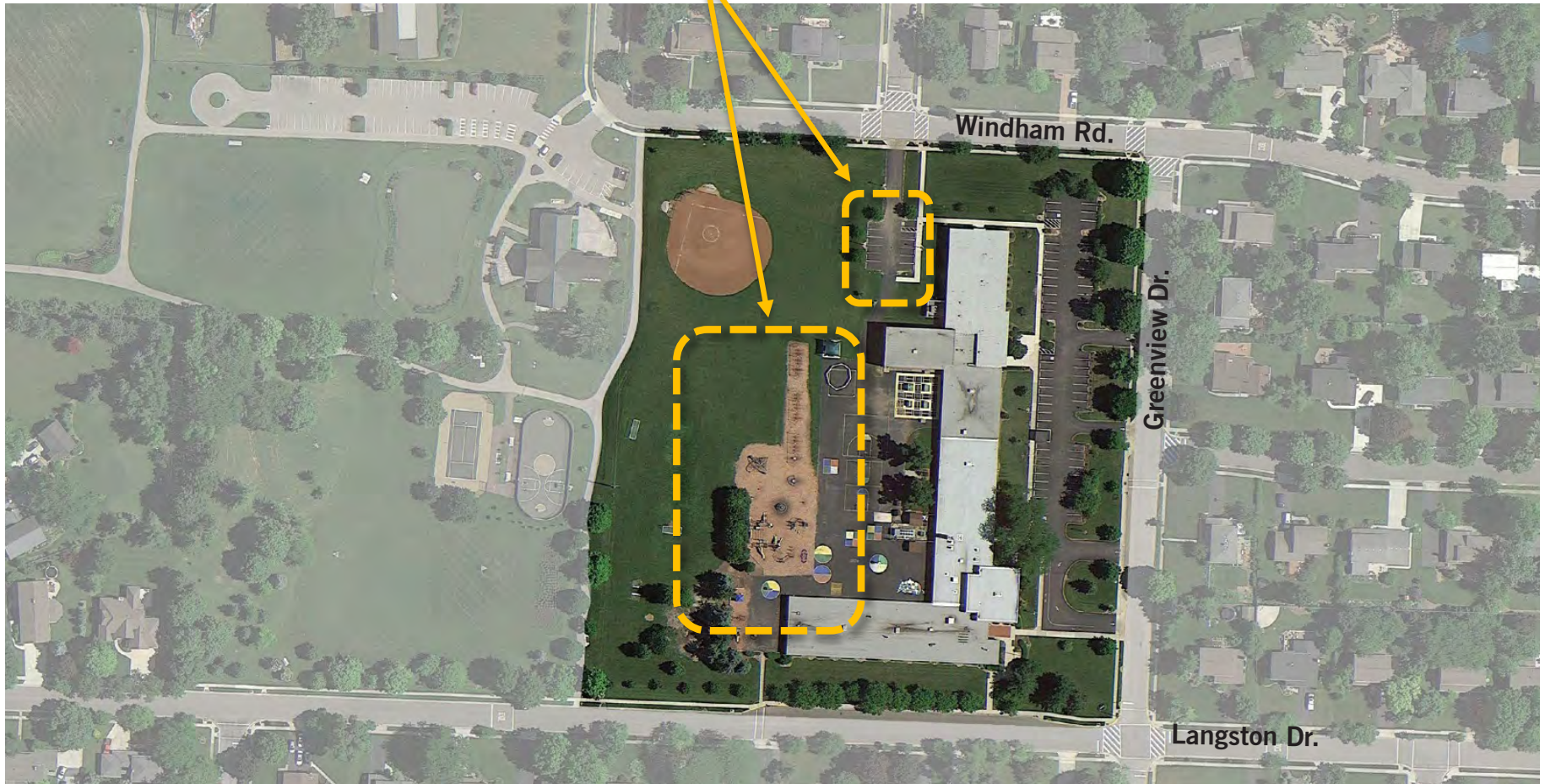
Main Entry - Lack of Visibility

GREENSVIEW ELEMENTARY SCHOOL/ Site Analysis



GREENSVIEW ELEMENTARY SCHOOL/ Site Analysis

DRAINAGE ISSUES

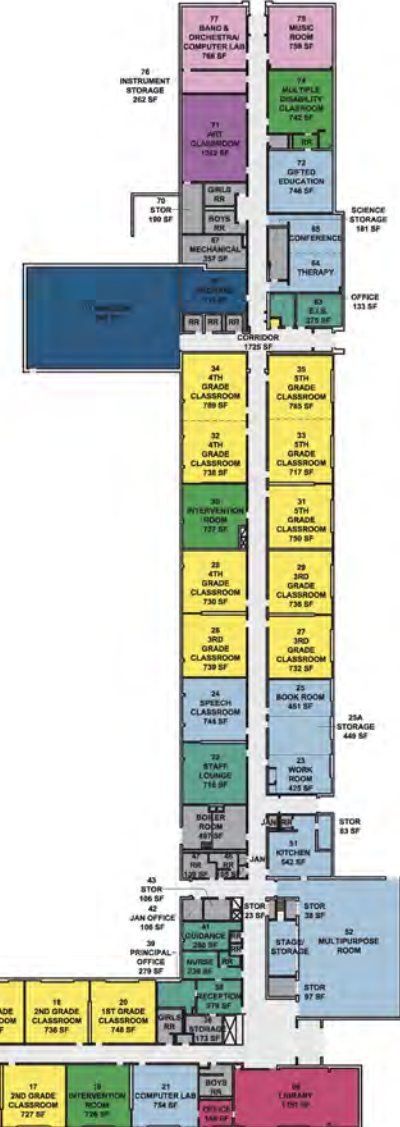
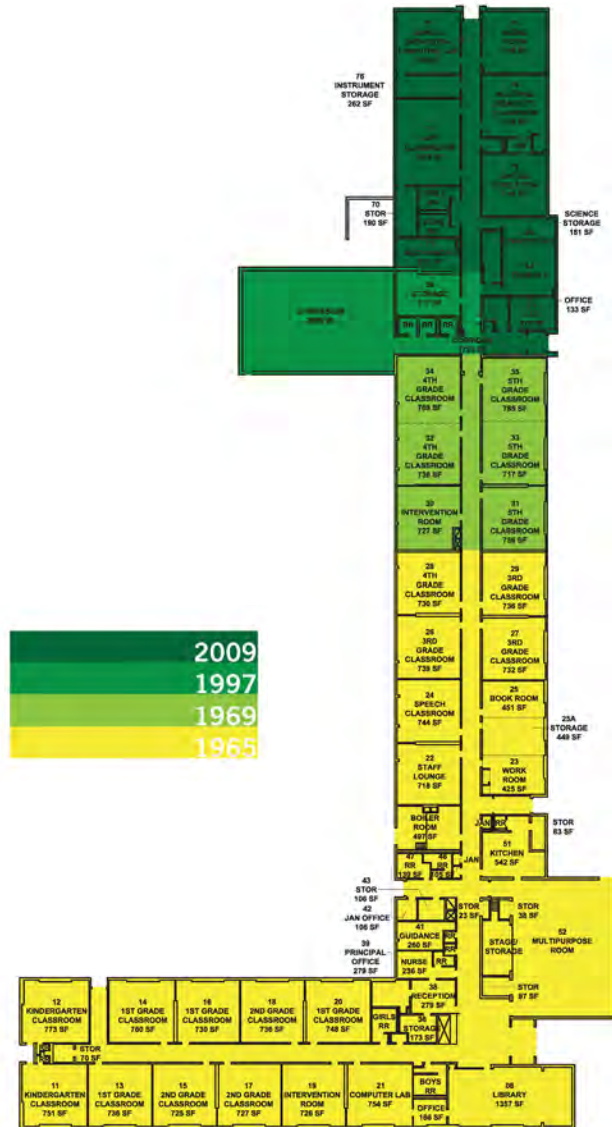


GREENSVIEW ELEMENTARY SCHOOL/

Building Analysis

BUILDING CHRONOLOGY

DEPARTMENTAL USE



- Art: Visual
- Art: Performing
- Applied Arts
- English
- Science
- General/Shared Classrooms
- Mathematics
- World Languages
- Social Studies
- Special Education
- Library
- Physical Education
- Administration
- Community/Shared Spaces
- Building Services

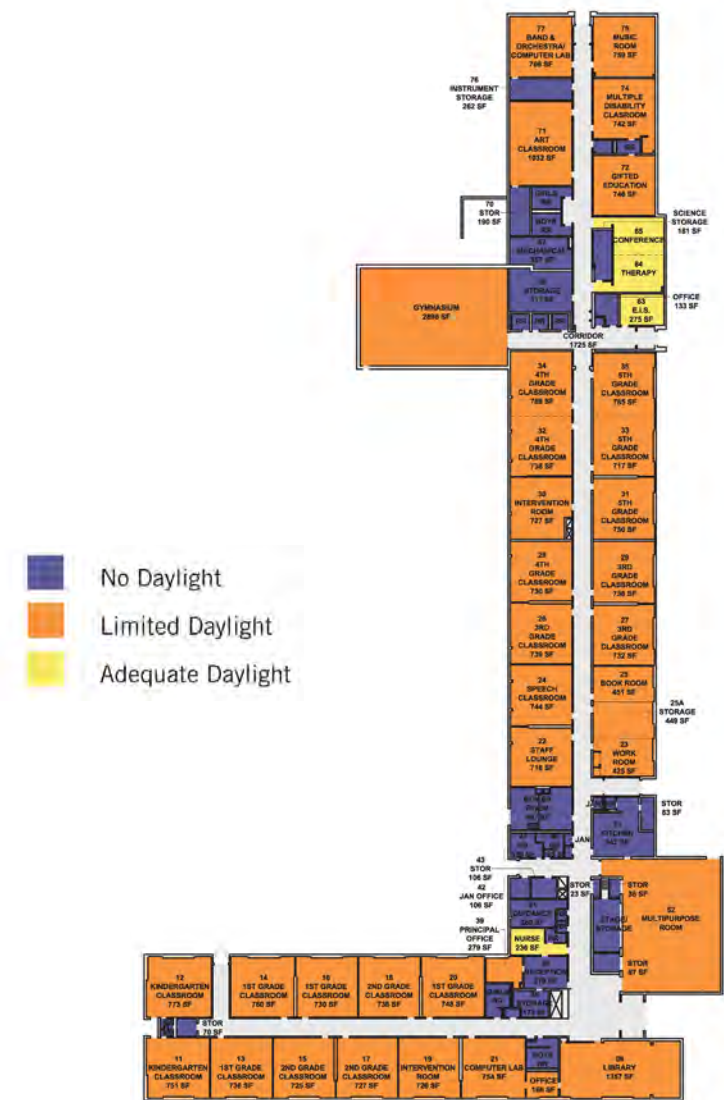
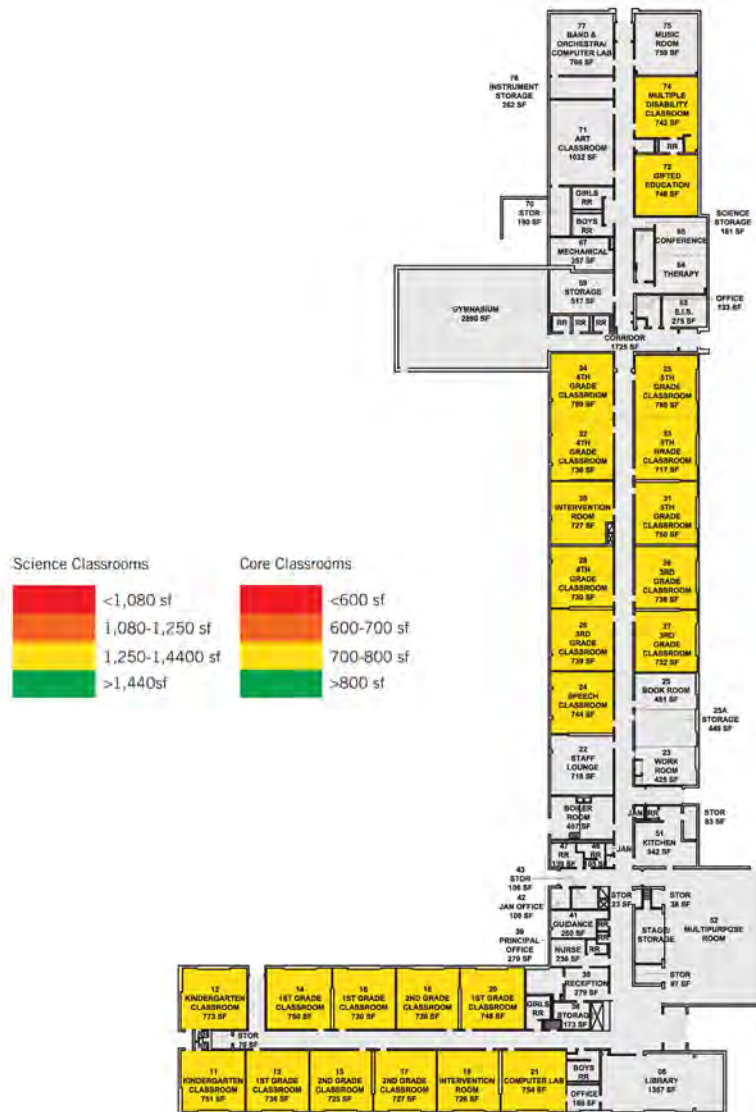


GREENSVIEW ELEMENTARY SCHOOL/

Building Analysis

CLASSROOM SIZE

DAYLIGHT ANALYSIS



GREENSVIEW ELEMENTARY SCHOOL /

Physical Assessment Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Greensview Elementary as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section 02 of this document.

WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$	\$	
Mechanical and Electrical Systems	\$\$\$		
Interior Finishes, Furnishings, Technology	\$\$	\$	
Accessibility, Health, Safety	\$\$		
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$\$	\$	

GREENSVIEW ELEMENTARY SCHOOL					
BUILDING SYSTEM	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$711,976	\$540,197	\$287,118	\$0	\$827,315
Mechanical and Electrical Systems	\$3,902,704	\$4,292,926	\$0	\$0	\$4,292,926
Interior Finishes, Furnishings, Technology	\$1,683,560	\$1,367,303	\$572,731	\$0	\$1,940,034
Accessibility, Health, Safety	\$659,019	\$724,862	\$0	\$0	\$724,862
Site and Outdoor Athletics / Recreation	\$162,700	\$14,037	\$194,904	\$0	\$208,941
Other Project Related Costs (permits, A/E, CM, etc.)	\$1,281,600	\$1,249,078	\$189,855	\$0	\$1,438,934
2015 COSTS TOTAL	\$8,401,560				
0-5 YEAR TOTAL		\$8,188,403			
5-10 YEAR TOTAL			\$1,244,608		
10-15 YEAR TOTAL				\$0	
ESTIMATED TOTAL					\$9,433,011

GREENSVIEW ELEMENTARY SCHOOL/

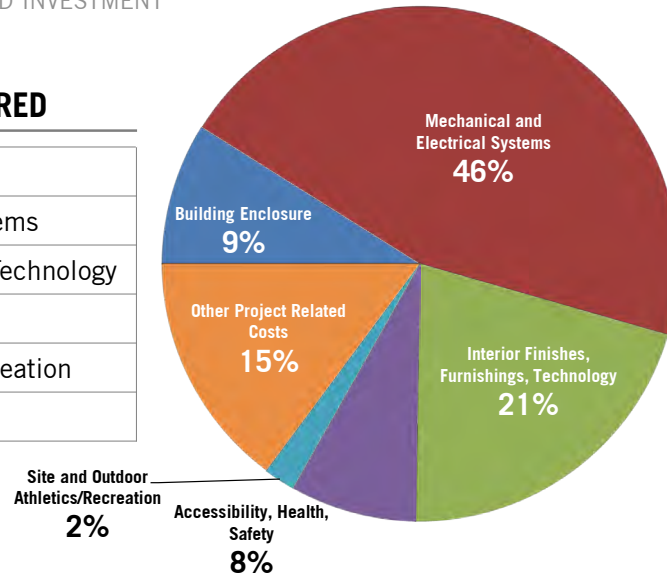
Physical Assessment Cost Summary

GREENSVIEW ELEMENTARY SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

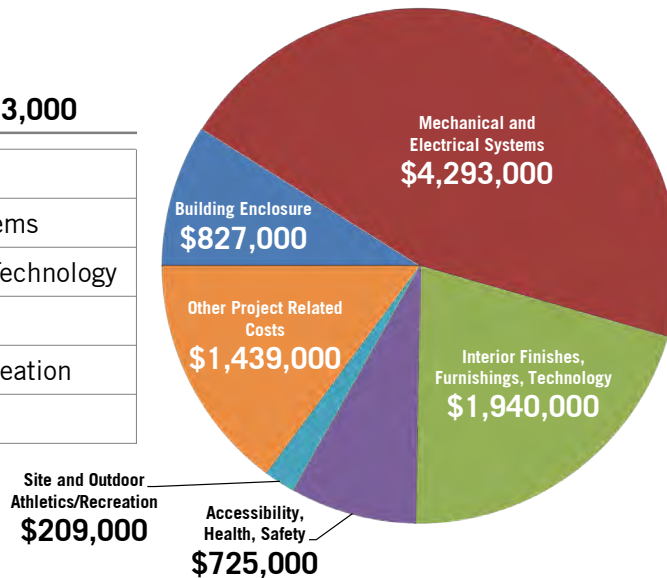
DISTRIBUTION OF WORK REQUIRED

Building Enclosure
Mechanical and Electrical Systems
Interior Finishes, Furnishings, Technology
Accessibility, Health, Safety
Site and Outdoor Athletics/Recreation
Other Project Related Costs



COST OF WORK REQUIRED = \$9,433,000

Building Enclosure
Mechanical and Electrical Systems
Interior Finishes, Furnishings, Technology
Accessibility, Health, Safety
Site and Outdoor Athletics/Recreation
Other Project Related Costs



GREENSVIEW ELEMENTARY SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments with the Greensview Building Team and the Community, the Design Team presented Repair, Renovate and Rebuild options for Greensview Elementary School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at Community Engagement Session 3. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- Probably adequate but with even more restriction of creating a good classroom layout
- Lots of natural lighting in the classrooms.
- It has had some nice additions, new gym in the last few years.

RENOVATE

- Like the courtyard and the idea of newer classrooms.
- Nice plan with good open space but unclear if classroom space can be nicely laid out.
- Works well if rebuild is too expensive.

REBUILD

- Like the courtyard.
- Green space move creates quieter school.
- Make sure to use the existing 8 year old addition on north east corner of the building – does not make sense to waste that structure.

GREENSVIEW ELEMENTARY SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 3, their feedback was shared at the next Building Team Meeting, along with the draft cost estimates for each option. The Building Team and the Design Team then discussed refinements to the options, and narrowing down options, so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the draft costs estimates associated with each option were not shown to the community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY *Feedback Received Prior to Draft Cost Estimates*

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

GREENSVIEW ELEMENTARY SCHOOL /

Repair Option

GREENSVIEW ELEMENTARY SCHOOL REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL NEW AND "RIGHT-SIZED" CLASSROOMS
- SECURE ENTRY VESTIBULE

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATION SAVINGS

HEIGHT:

- 1 STORY

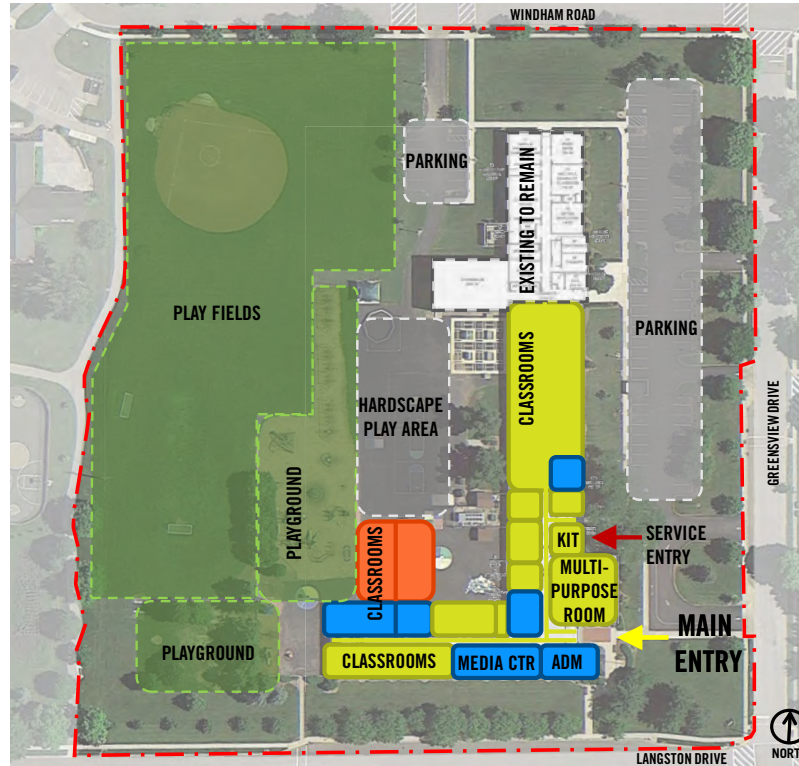
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND	DESCRIPTION
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING
	REPAIR
	RENOVATE
	REBUILD



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY+NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

The Repair Option would fix the existing spaces at Greensview Elementary per the analysis done during the Physical Assessment. This would also include adding a few new "right sized" classrooms to meet enrollment projections, and a secure entry vestibule. This option could also include upgrading the HVAC system and some finishes thought the building in order to save on operational and maintenance costs.

Repair + \$11,627,000
.35 Mills / \$49.00 per yr.

GREENSVIEW ELEMENTARY SCHOOL / Renovate Option



GREENSVIEW ELEMENTARY SCHOOL RENOVATE OPTION

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

- 1 STORY (REBUILD: 2 STORIES)

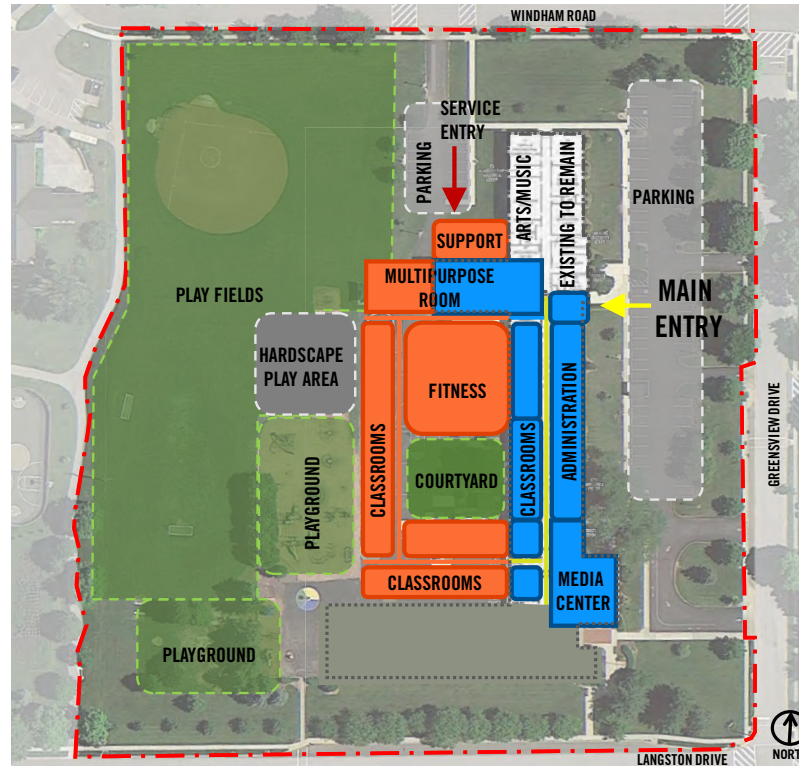
DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND		EXISTING TO REMAIN
		OUTLINE OF EXISTING BUILDING
		REPAIR
		RENOVATE
		REBUILD



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



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RENOVATE

The Renovate Option includes renovated/new classrooms and collaboration spaces, media center, gymnasium, etc. A portion of the building would be demolished, and academic functions would be spread over two floors, allowing for a more efficient footprint on the site. The play fields and hardscape play areas would also be redesigned.

**Renovate + \$21,671,000
.66 Mills / \$92.40 per yr.**

GREENSVIEW ELEMENTARY SCHOOL / Rebuild Option

GREENSVIEW ELEMENTARY SCHOOL REBUILD OPTION

REBUILD

INCLUDES NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

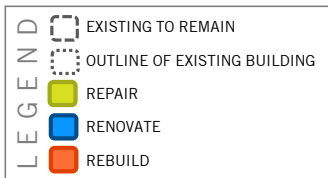
- 2 STORIES (RENOVATION: 1 STORY)

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY•NOLAN

PERKINS+WILL

hillartjeane

Turner

REBUILD

Rebuilding the school would entail constructing new "right sized" classroom and collaboration space, art and music rooms, media center, gymnasium and other support spaces. The most recent addition to the building will be saved and re-used. Like the Renovate Option, the Rebuild Option for Greensview Elementary would have two floors of core academic space, allowing for a more efficient footprint on the site. The site would have new playfields and a hardscape play area. The school would also have a central courtyard available for outdoor learning, dining and gallery space.

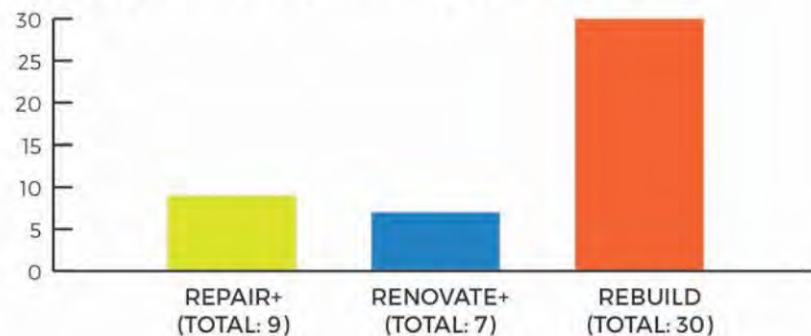
Rebuild \$22,636,000
.68 Mills / \$95.20 per yr.

GREENSVIEW ELEMENTARY SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, they were asked to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 is included below:

- Newer building, so defer repairs as long as possible.
- It would be nice for the multi-purpose area and the gymnasium to open up/connect so that a larger area would be available for school events.
- Greensview needs a total reconfiguration. I like the idea of moving the main entrance.
- I like the idea of moving Greensview building away from street.
- Incremental cost of new build is low enough so why not rebuild and avoid trailers?
- School is currently the most modern. There is no parking increase in either plan.
- They have had major updates in the last few years.

GREENSVIEW ELEMENTARY SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK

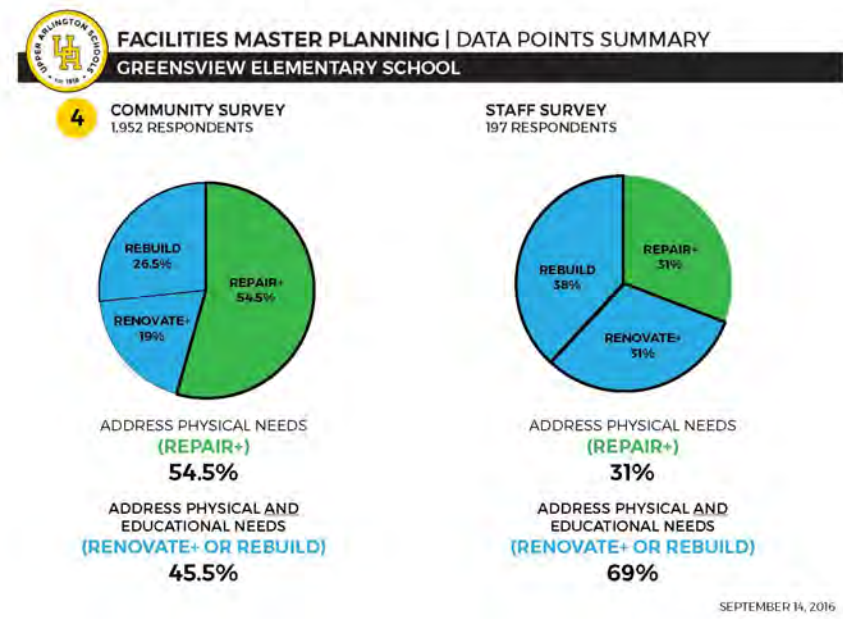
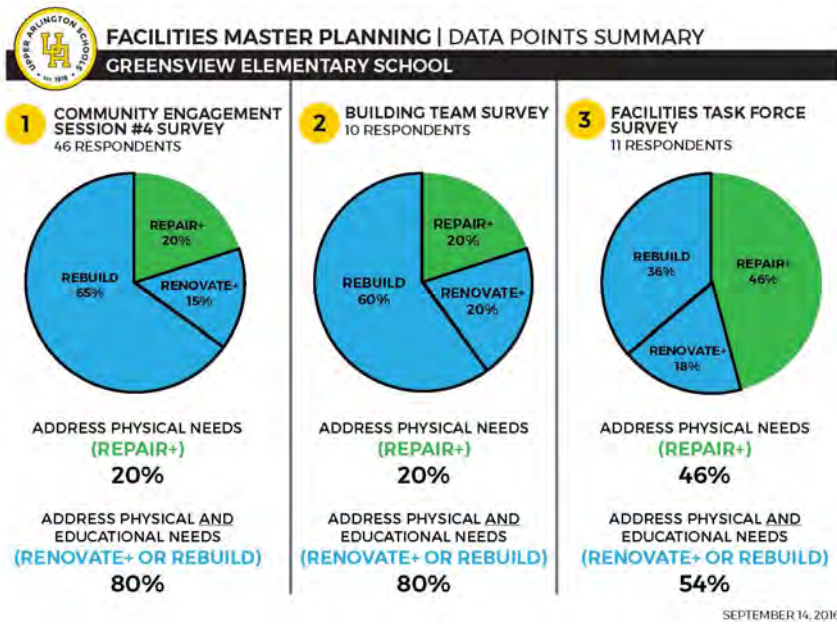


**The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 4.*

GREENSVIEW ELEMENTARY SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



TREMONT ELEMENTARY SCHOOL



Address	2900 Tremont Road Upper Arlington, Ohio 43221 p. (614) 487-5170
Principal	Brett Gambill
Enrollment	598 students
Grades	Kindergarten-5 (Ages 5 - 11)
Height	2 stories
Building Area	56,136 SF (with planned additions 79,596 SF)
Site Area	15.0 acres
Area/Student	94 SF (with planned additions 133 SF)
History	1952 - Original Building 1953 - Additional Classrooms & Library 1959 - Art Room and Staff Lounge 1991 - Additional Classrooms & Music Rooms 2016 - Additional Classrooms & Media Center

TREMONT ELEMENTARY SCHOOL /

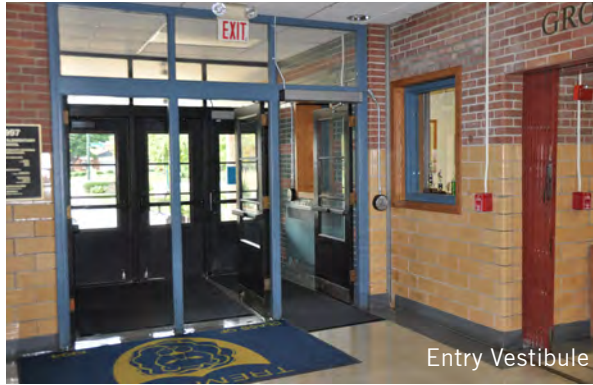
Major Challenges

BUILDING

- Lack of secure entry vestibule (will be rectified in new addition)
- Size of classrooms (except those in new addition)
- Shared spaces are not centrally zoned / travel time
- Lack of collaborative space
- Food service configuration increases times to get food (will be rectified in new addition)
- Resource teachers not conveniently located
- Not enough student storage, condition of student storage

SITE

- Lack of clear main entry (will be rectified in new addition)



Entry Vestibule



Lack of Collaboration Space



Existing Student Storage



Existing Entry



Existing Media Space



Existing Outdoor Space



Classroom Size

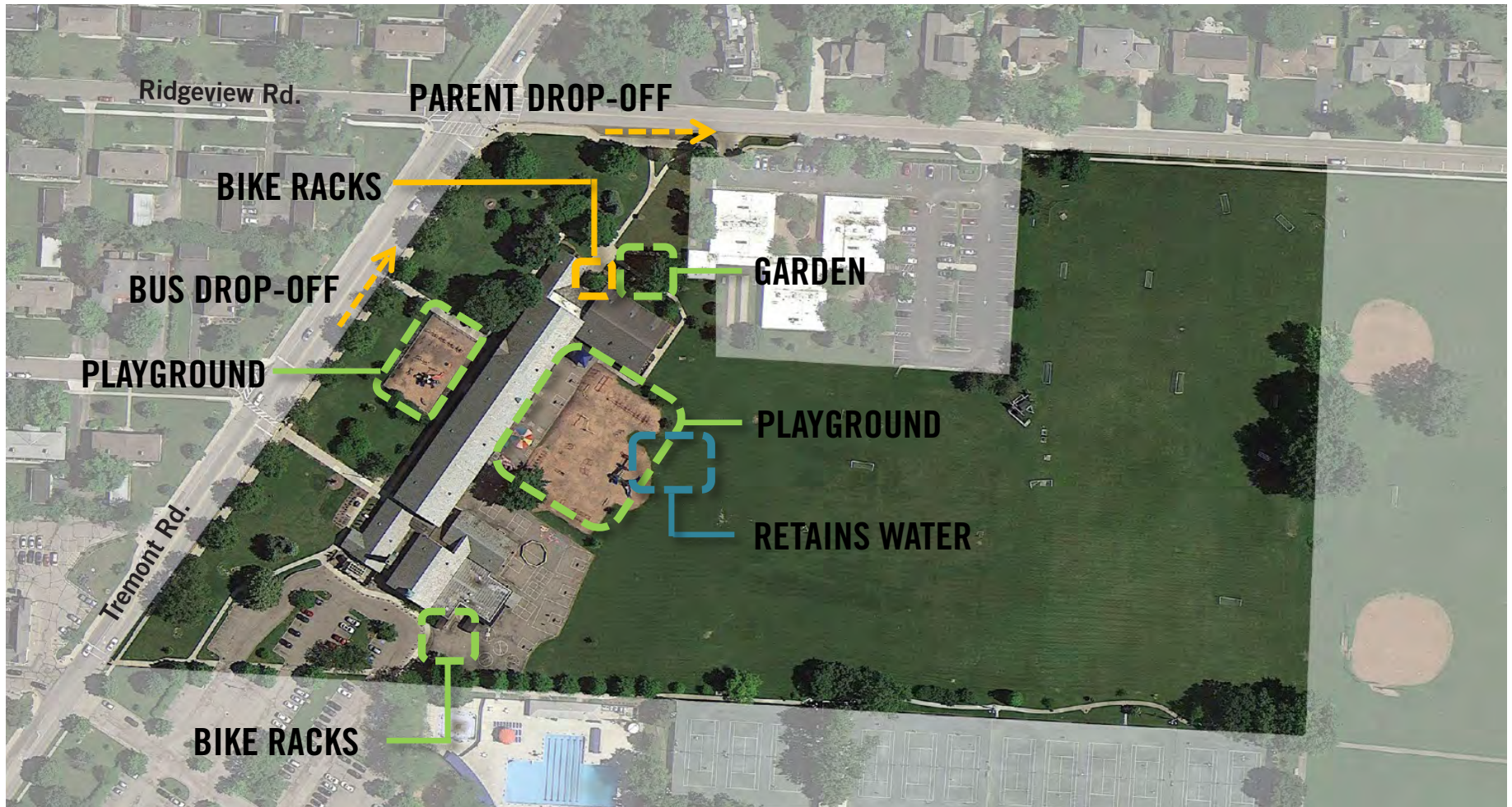


Classroom Size



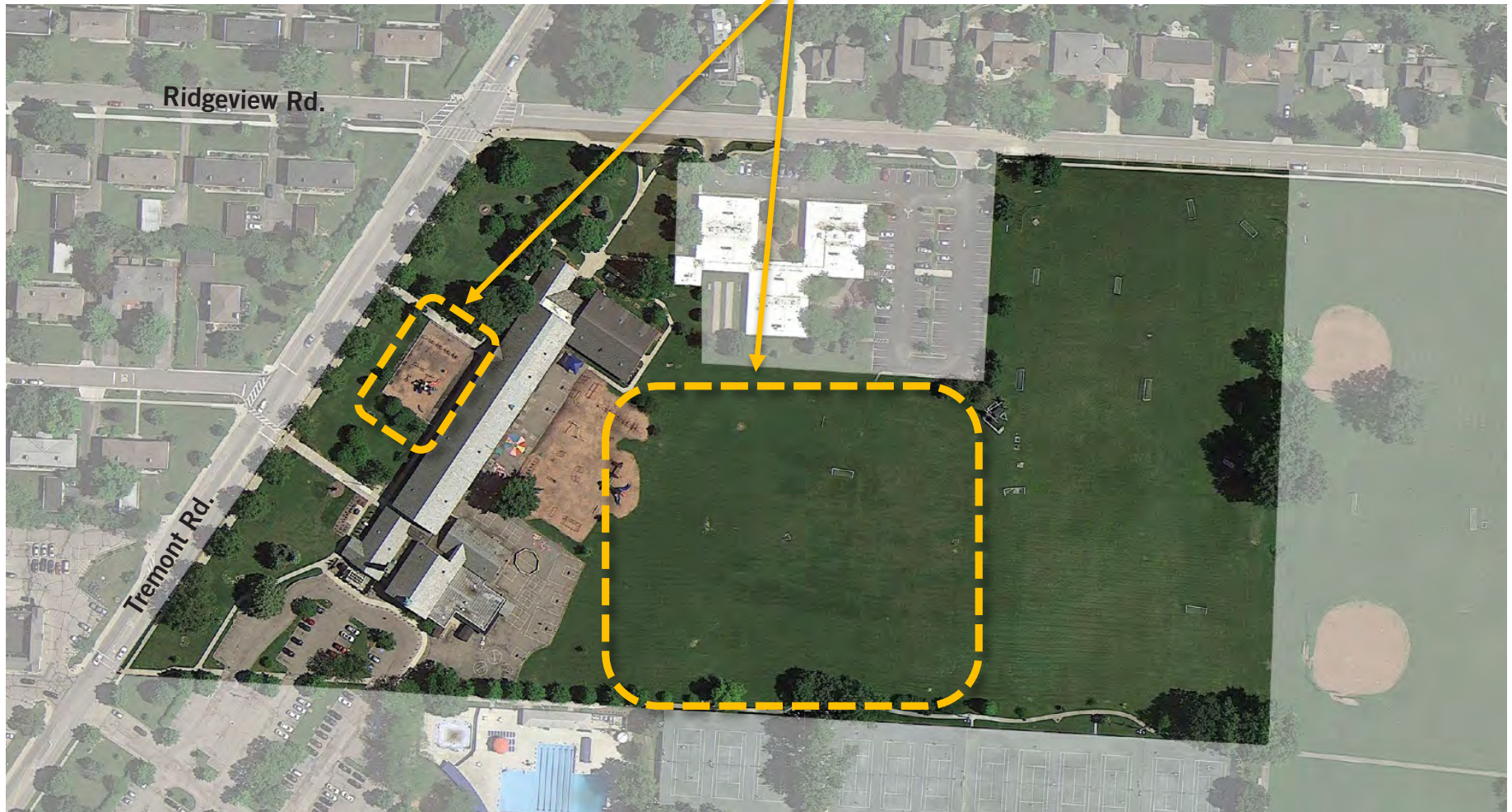
Lack of Clear Main Entry

TREMONT ELEMENTARY SCHOOL/ Site Analysis



TREMONT ELEMENTARY SCHOOL/ Site Analysis

DRAINAGE ISSUES

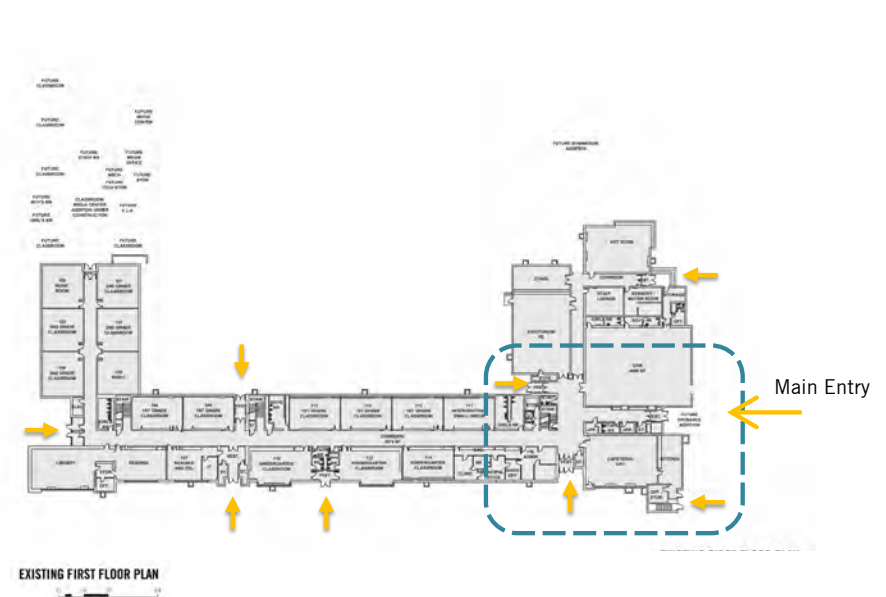


TREMONT ELEMENTARY SCHOOL/

Building Analysis

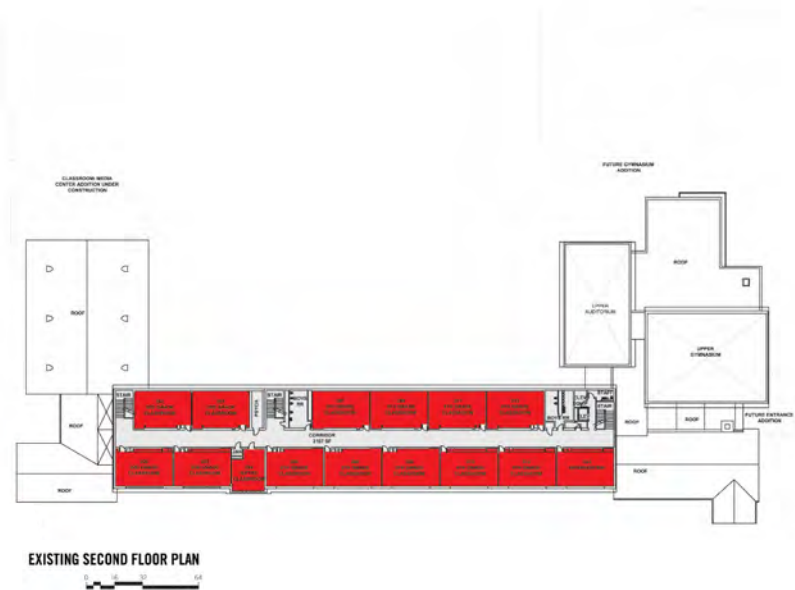
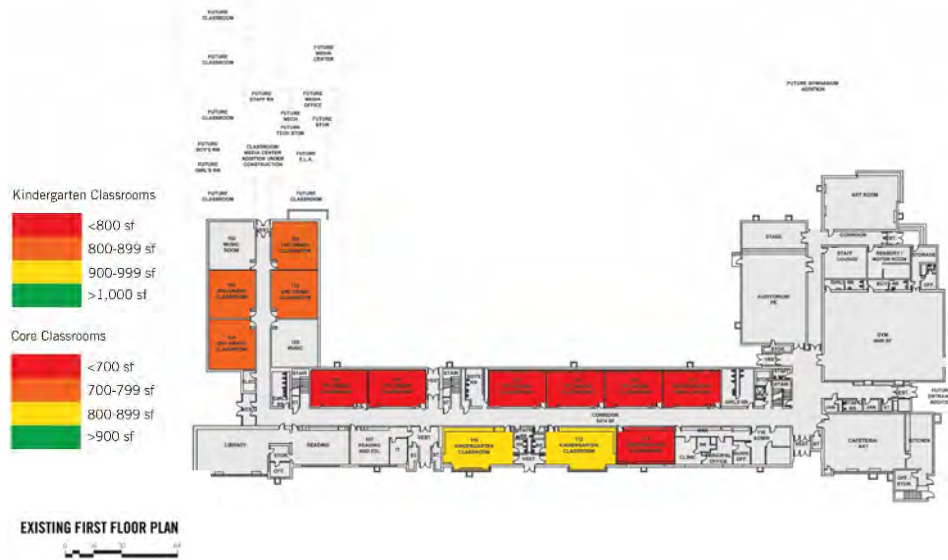
BUILDING CHRONOLOGY

SECURITY ANALYSIS



TREMONT ELEMENTARY SCHOOL/ Building Analysis

CLASSROOM SIZE



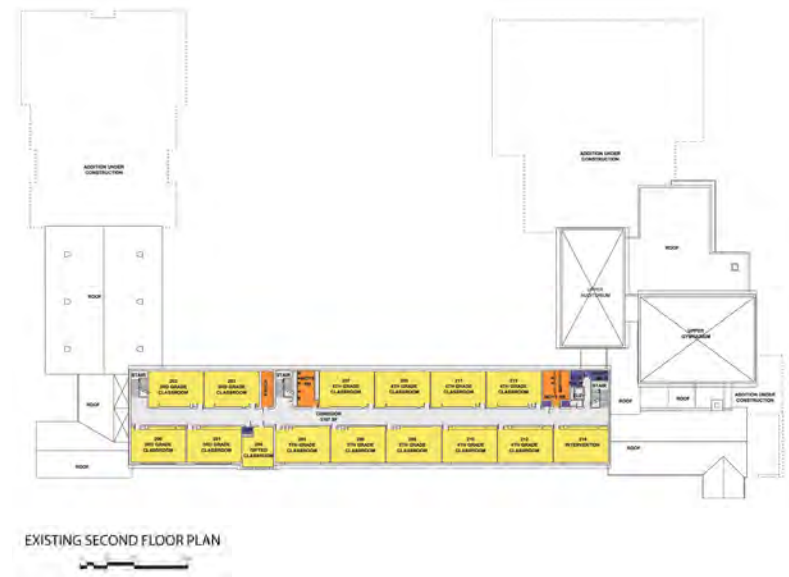
TREMONT ELEMENTARY SCHOOL/ Building Analysis

DEPARTMENTAL USE



TREMONT ELEMENTARY SCHOOL/ Building Analysis

DAYLIGHT ANALYSIS



TREMONT ELEMENTARY SCHOOL /

Physical Assessment Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Tremont Elementary as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section 02 of this document.







WORK REQUIRED - LATER	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$	\$	
Mechanical and Electrical Systems	\$\$	\$\$\$	\$
Interior Finishes, Furnishings, Technology	\$\$	\$\$	
Accessibility, Health, Safety	\$	\$\$	
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$\$	\$\$	\$

BUILDING SYSTEM	TREMONT ELEMENTARY SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$365,274	\$237,412	\$194,212	\$0	\$431,624
Mechanical and Electrical Systems	\$3,867,094	\$1,780,894	\$2,762,761	\$184,249	\$4,727,900
Interior Finishes, Furnishings, Technology	\$1,460,237	\$1,084,080	\$617,114	\$0	\$1,701,194
Accessibility, Health, Safety	\$916,314	\$138,323	\$1,027,703	\$0	\$1,166,025
Site and Outdoor Athletics / Recreation	\$238,281	\$33,743	\$269,897	\$0	\$303,640
Other Project Related Costs (permits, A/E, CM, etc.)	\$1,232,500	\$589,401	\$876,904	\$33,164	\$1,499,469
2015 COSTS TOTAL	\$8,079,700				
0-5 YEAR TOTAL		\$3,863,853			
5-10 YEAR TOTAL			\$5,748,591		
10-15 YEAR TOTAL				\$217,409	
ESTIMATED TOTAL					\$9,829,852

TREMONT ELEMENTARY SCHOOL/ Physical Assessment Cost Summary

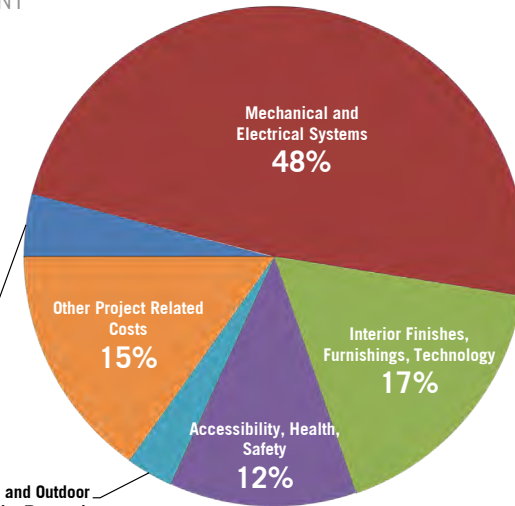
TREMONT ELEMENTARY SCHOOL SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

DISTRIBUTION OF WORK REQUIRED







	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs

Building Enclosure
4%

Site and Outdoor
Athletics/Recreation
3%

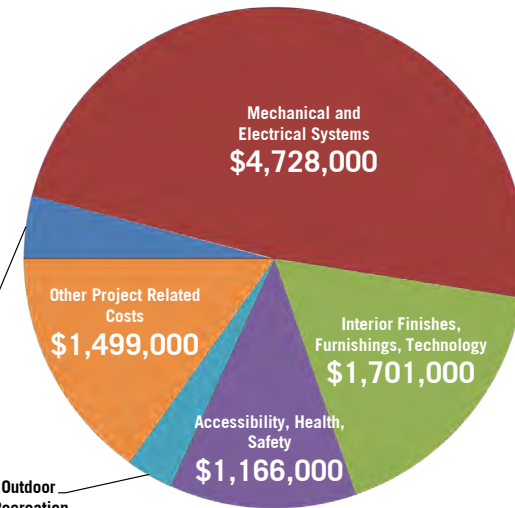


COST OF WORK REQUIRED = \$9,830,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs

Building Enclosure
\$432,000

Site and Outdoor
Athletics/Recreation
\$304,000



TREMONT ELEMENTARY SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments with the Tremont Building Team and the Community, the Design Team presented Repair, Renovate and Rebuild options for Tremont Elementary School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at Community Engagement Session 3. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- That would be a great option, since the most part of the school is brand new. However, the increase in the enrolments must be addressed in a renovation plan.
- More space is needed.
- Tremont needs more just repair.

RENOVATE A

- I like keeping the kindergarten playground.
- A good option for this building – “right-sizing” the classroom spaces is key. And this option maintains the footprint of the building including the playground areas front and back. It’s probably also the most economical option for the building.
- Right sized classrooms that provide a good environment for learning is a big plus.

RENOVATE B

- Putting all the playground area together it’s a good idea and I think it is safer for the kids.
- It appears this would relocate the classrooms facing Tremont, which would be a smart option in the overall project since it would allow for the least amount of disruption for the students.
- Allows for necessary future growth and realistic class sizes.

TREMONT ELEMENTARY SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY

Feedback Received Prior to Draft Cost Estimates

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

TREMONT ELEMENTARY SCHOOL /

Repair Option



TREMONT ELEMENTARY SCHOOL REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL NEW AND "RIGHT-SIZED" CLASSROOMS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 2 STORIES

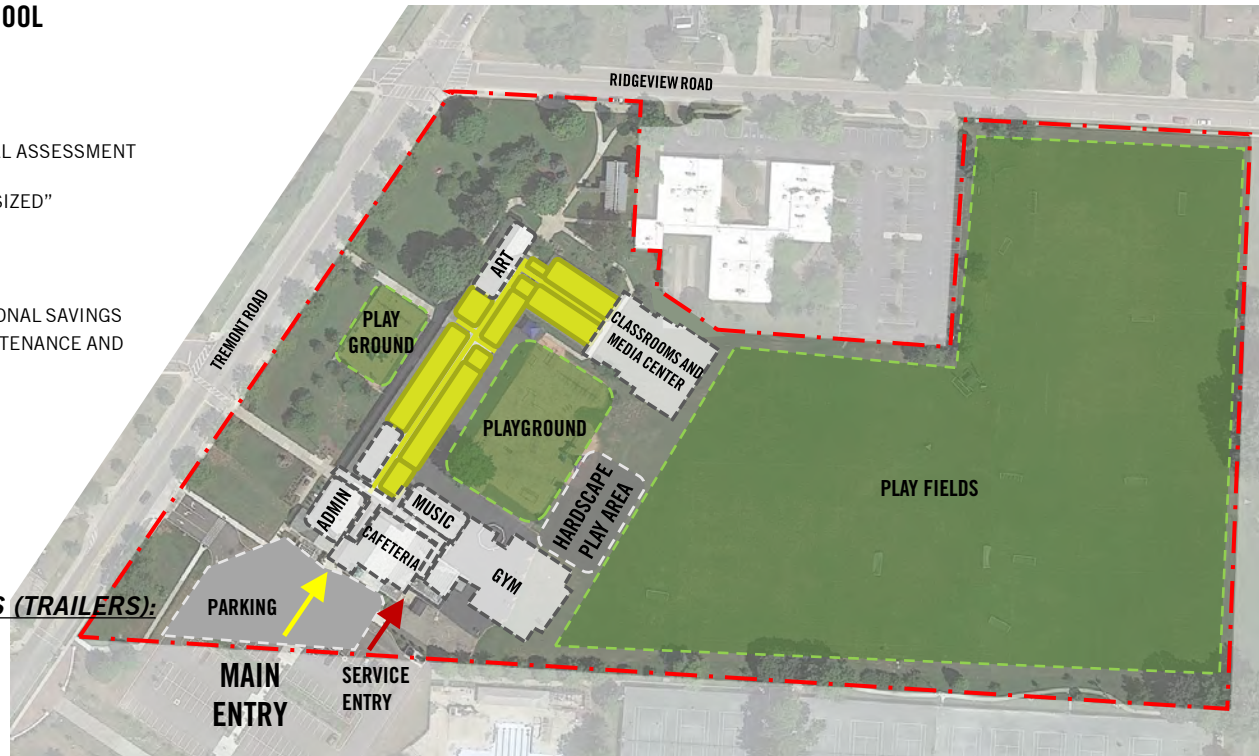
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND		EXISTING TO REMAIN
		OUTLINE OF EXISTING BUILDING
		REPAIR
		RENOVATE
		REBUILD



MOODY•NOLAN PERKINS+WILL hilliantjeane Turner

**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
FEBRUARY 23-24, 2016**

REPAIR

The Repair Option would fix the existing spaces at Tremont Elementary per the analysis done during the Physical Assessment. This option would also include upgrading the HVAC system and some finishes thought the building in order to save on operational and maintenance costs.

Repair + \$9,507,000
.29 Mills / \$40.60 per yr.

TREMONT ELEMENTARY SCHOOL / Renovate Option



TREMONT ELEMENTARY SCHOOL RENOVATE OPTION A

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

- 2 STORIES

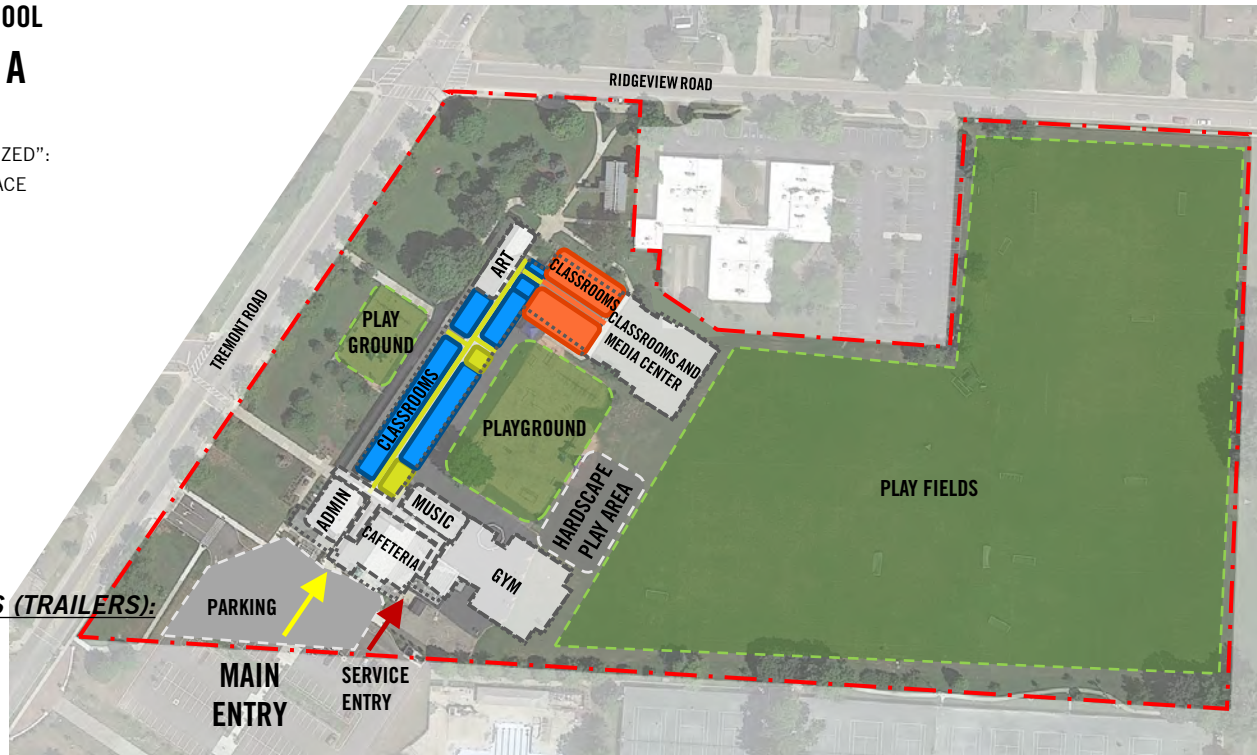
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND		EXISTING TO REMAIN
		OUTLINE OF EXISTING BUILDING
		REPAIR
		RENOVATE
		REBUILD



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
FEBRUARY 23-24, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

RENOVATE A

The Renovate Option includes renovated/new classrooms and collaboration spaces. A small portion of the building would be demolished to provide the proper proportion for new classrooms, and academic functions would be spread over two floors, allowing for a more efficient footprint on the site. The play fields and hardscape play areas would also be redesigned.

**Renovate + A \$14,906,000
.45 Mills / \$63.00 per yr.**

TREMONT ELEMENTARY SCHOOL / Renovate Option



TREMONT ELEMENTARY SCHOOL RENOVATE OPTION B

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

- 2 STORIES

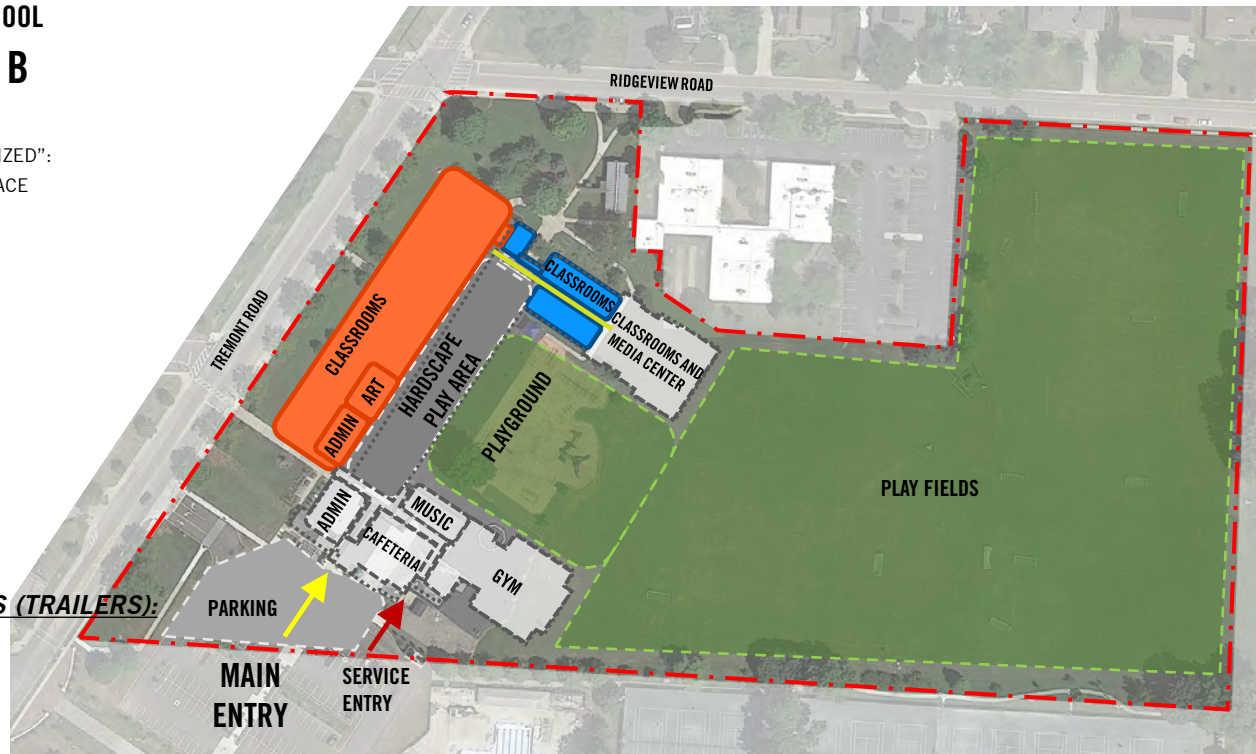
DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY

LEGEND	
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING
	REPAIR
	RENOVATE
	REBUILD



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
FEBRUARY 23-24, 2016**

RENOVATE B

The second Renovate option would add new classrooms and collaboration spaces to the west side, providing the most ideal proportion for new classrooms. A larger playground would be available to the rear of the building, where it is preferred.

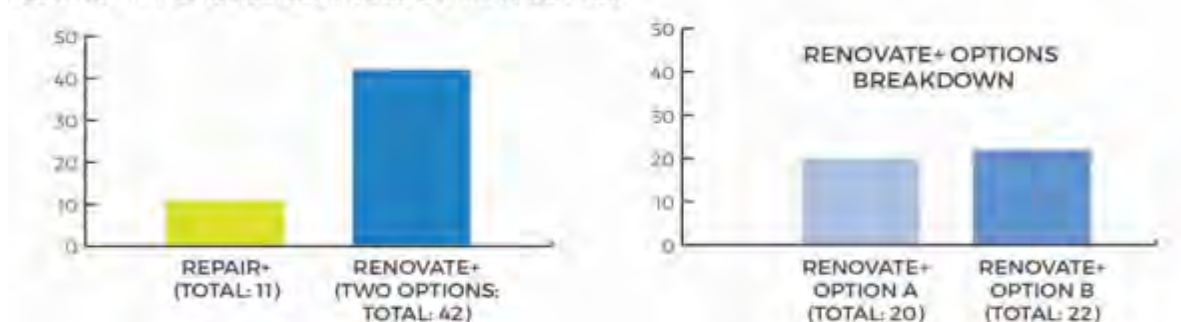
**Renovate + B \$17,467,000
.53 Mills / \$74.20 per yr.**

TREMONT ELEMENTARY SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, they were asked to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 is included below:

- I like this option because it keeps kids in current space while you rebuild part of school.
- The growth in this area feels high compared to other areas so I think additional investment makes sense here.
- Tremont was a wonderful school for my children. It's been 5 or 6 years since my children attended Tremont, but at that time the building & facilities seemed adequate. Repairs & upgrading seem appropriate.
- (Rebuild Option B) I do not want my young kids in trailers.
- (Renovate Option A) Save the money from Reno Option B. Keeps the school farther off of Tremont. Better footprint.
- (Renovate Option B) I'd choose this option because it appears to be the least disruptive for the students and also expands the play area at the rear of the building.
- (Renovate Option B) U-shaped space. Creates a central space that allows for community.
- (Repair option circled.) Enough money has already been spent on Tremont Elementary - need to spend money on other elementary schools & high school.
- (Renovate B) Will improve safety for kindergarteners. Increase the space for long term population growth. Will improve flow in the centralized building.
- (Renovate B) I am most concerned about the educational aspect of all the school buildings but only know Tremont. I don't feel, even with Option A, that the classrooms will be big enough and provide the space needed for a terrific educational experience. Also, Option B would most likely not require trailers :)
- (Repair) Seems like work has been ongoing at Tremont. I assume this means repair option is sufficient. Exterior looks good.
- (Repair) No reason to do more than repair as Tremont is undergoing renovation currently.
- (Renovate A) The green space and playground in front of Tremont would be greatly missed if Option B were selected.

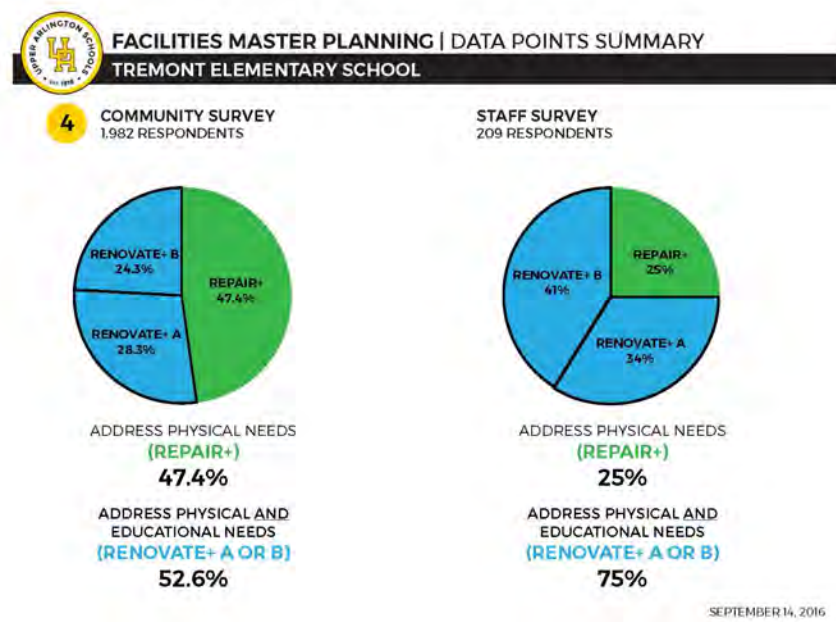
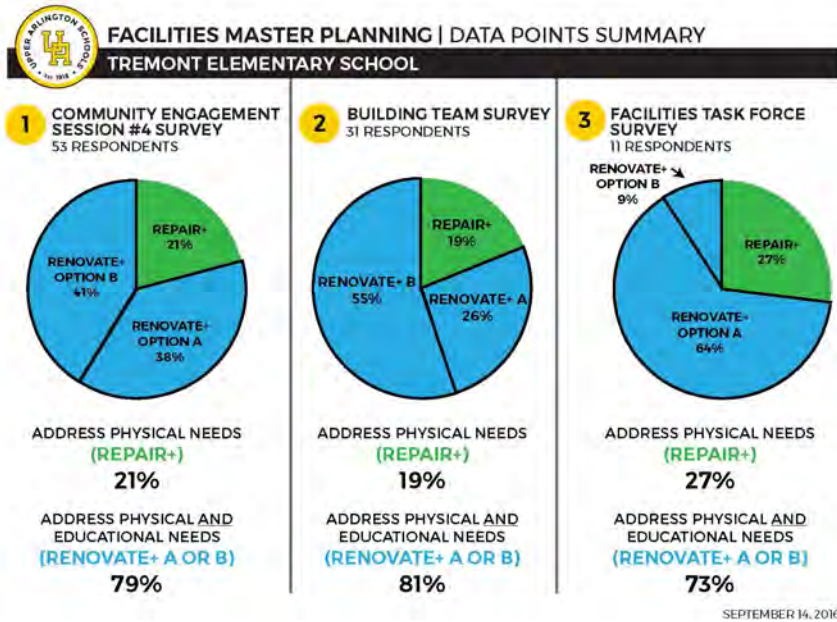
TREMONT ELEMENTARY SCHOOL
COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK



TREMONT ELEMENTARY SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



WICKLIFFE
PROGRESSIVE
SCHOOL



Address	2405 Wickliffe Road Upper Arlington, Ohio 43221 p. (614) 487-5150
Principal	Chris Collaros
Enrollment	508 students
Grades	Kindergarten-5 (Ages 5 - 11)
Height	2 stories
Building Area	50,846 SF
Site Area	6.5 acres
Area/Student	100 SF
History	1956 - Original Building 1966 - Art & Music Classrooms 1997 -Gym & Cafeteria 2011 -Gym & Cafeteria Storage

WICKLIFFE PROGRESSIVE SCHOOL /

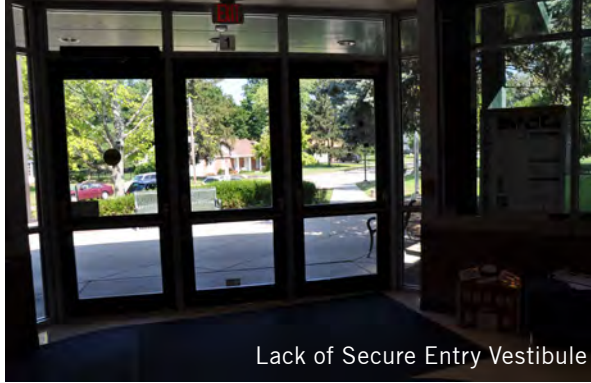
Major Challenges

BUILDING

- Size of classrooms do not support project based learning
- No collaborative space
- Narrow interior circulation
- Food service configuration increases time to get food
- Size and configuration of media center does not support collaboration
- ADA accessibility to media center
- Lack of space for project storage
- Multi-purpose room door prevents true secure entry vestibule

SITE

- No visitor parking
- Congestion issues at pick-up and drop-off



Lack of Secure Entry Vestibule



Narrow Interior Circulation



Size and Configuration of Media Center



Undersized Classrooms



Lack of Collaboration Space



No Visitor Parking



Undersized Classrooms

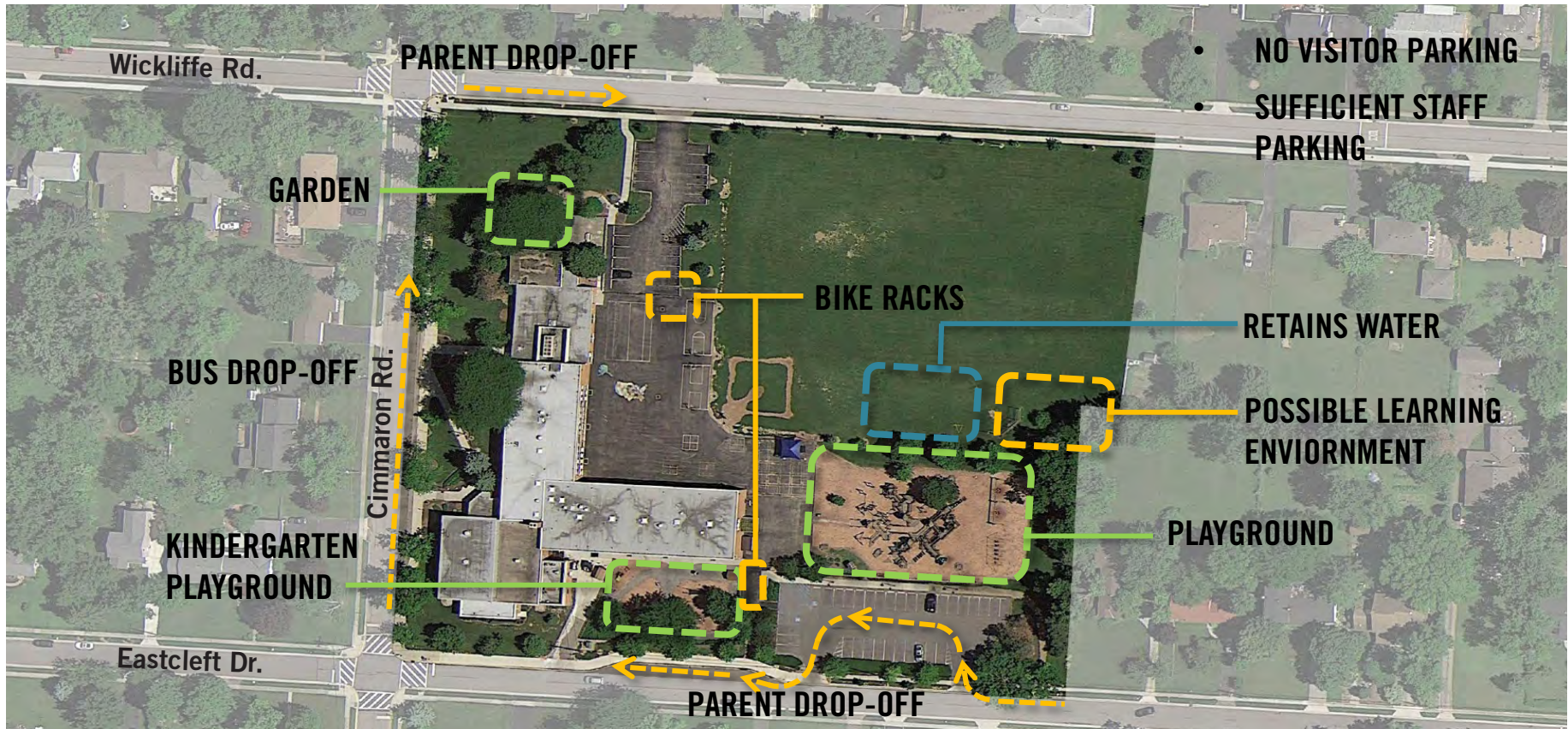


Lack of Storage Space

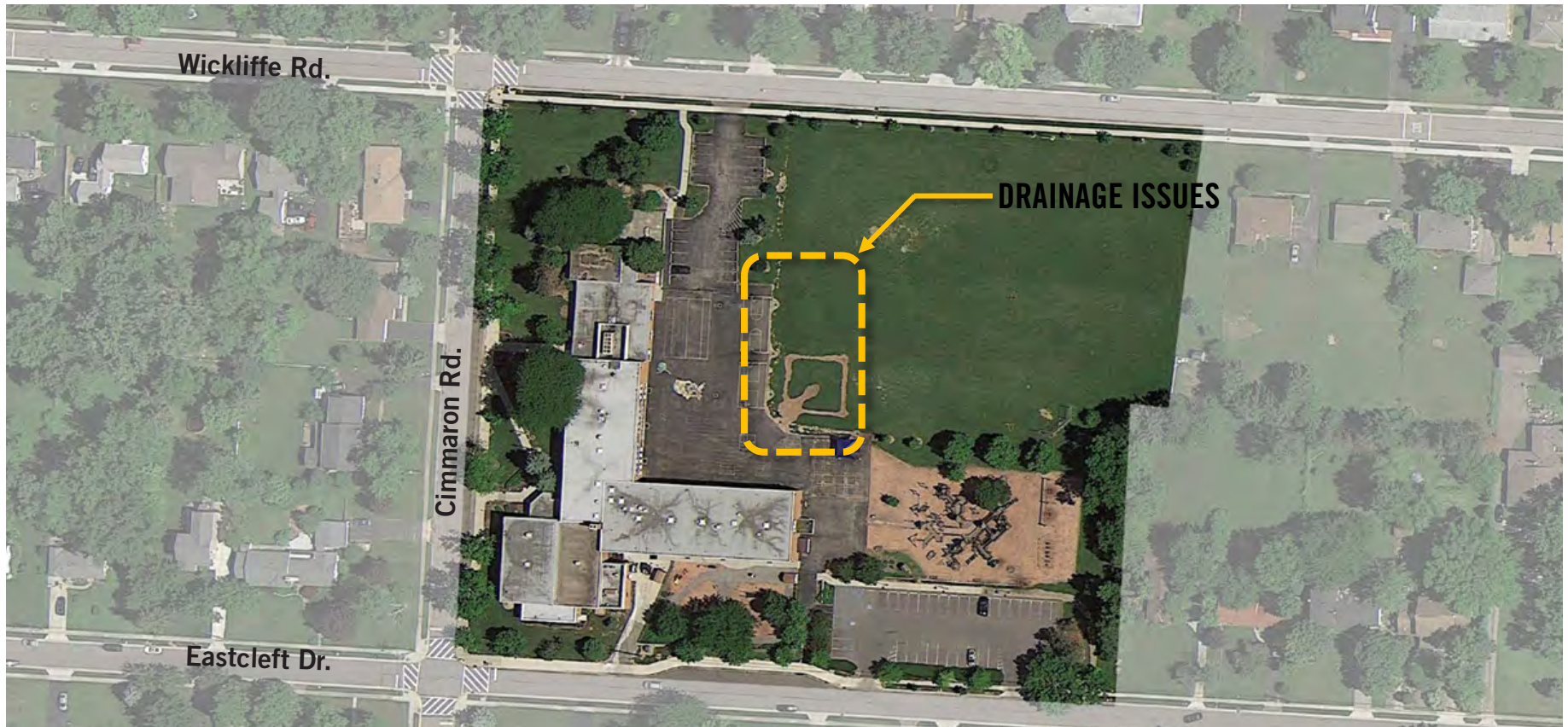


Playground

WICKLIFFE PROGRESSIVE SCHOOL/ Site Analysis



WICKLIFFE PROGRESSIVE SCHOOL/ Site Analysis

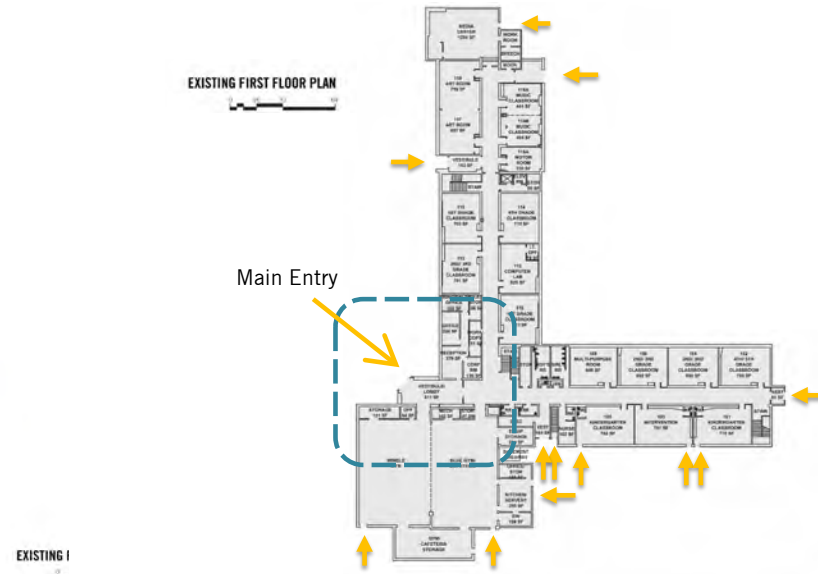
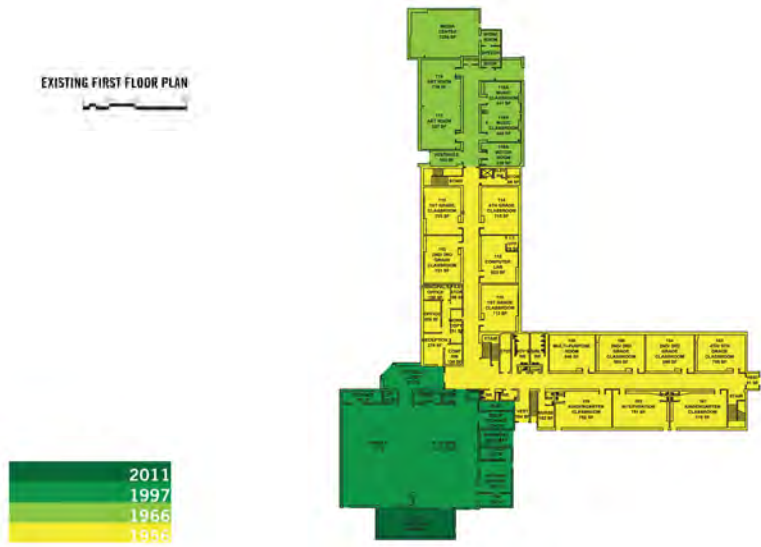


WICKLIFFE PROGRESSIVE SCHOOL/

Building Analysis

BUILDING CHRONOLOGY

DEPARTMENTAL USE

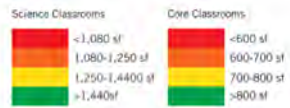


WICKLIFFE PROGRESSIVE SCHOOL/

Building Analysis

DAYLIGHT ANALYSIS

EXISTING FIRST FLOOR PLAN

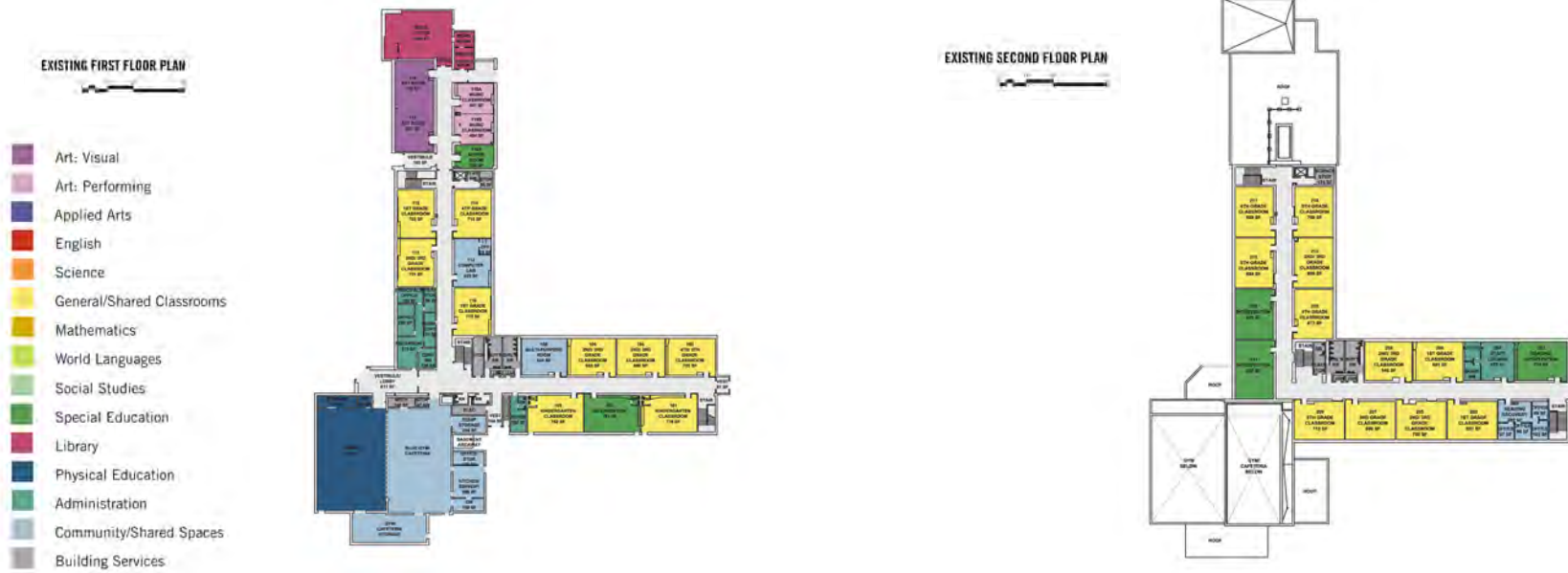


EXISTING SECOND FLOOR PLAN



WICKLIFFE PROGRESSIVE SCHOOL/ Building Analysis

DEPARTMENTAL USE



WICKLIFFE PROGRESSIVE SCHOOL/

Building Analysis

DAYLIGHT ANALYSIS

EXISTING FIRST FLOOR PLAN



- No Daylight
- Limited Daylight
- Adequate Daylight



EXISTING SECOND FLOOR PLAN



WICKLIFFE PROGRESSIVE SCHOOL / Physical Assessment Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Wickliffe Progressive School as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section O2 of this document.







WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$	\$	\$
Mechanical and Electrical Systems	\$\$\$	\$\$	\$
Interior Finishes, Furnishings, Technology	\$\$	\$	
Accessibility, Health, Safety	\$	\$	
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$\$	\$	\$

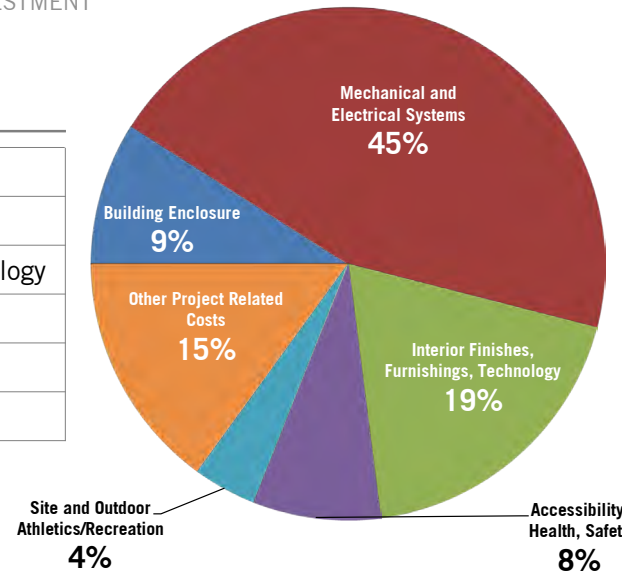
BUILDING SYSTEM	WICKLIFFE PROGRESSIVE ELEMENTARY SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$698,042	\$375,211	\$107,988	\$410,800	\$893,998
Mechanical and Electrical Systems	\$4,067,761	\$3,401,974	\$1,037,815	\$265,108	\$4,704,896
Interior Finishes, Furnishings, Technology	\$1,801,609	\$1,897,509	\$99,608	\$0	\$1,997,117
Accessibility, Health, Safety	\$776,816	\$854,586	\$0	\$0	\$854,586
Site and Outdoor Athletics / Recreation	\$391,169	\$426,666	\$4,268	\$0	\$430,934
Other Project Related Costs (permits, A/E, CM, etc.)	\$1,392,387	\$1,252,070	\$224,942	\$121,663	\$1,598,676
2015 COSTS TOTAL	\$9,127,783				
0-5 YEAR TOTAL		\$8,208,016			
5-10 YEAR TOTAL			\$1,474,621		
10-15 YEAR TOTAL				\$797,571	
ESTIMATED TOTAL					\$10,480,208

WICKLIFFE PROGRESSIVE SCHOOL/ Physical Assessment Cost Summary







WICKLIFFE PROGRESSIVE ELEMENTARY SCHOOL SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

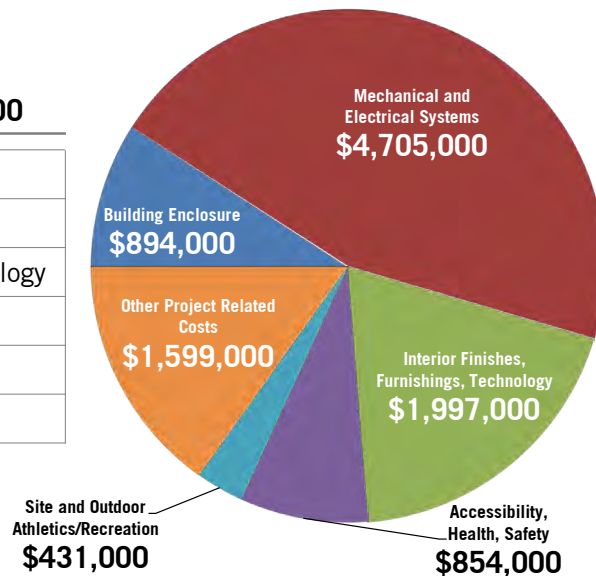
DISTRIBUTION OF WORK REQUIRED

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



COST OF WORK REQUIRED = \$10,480,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



WICKLIFFE PROGRESSIVE SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments with the Wickliffe Building Team and the Community, the Design Team presented Repair, Renovate and Rebuild options for Wickliffe Progressive School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at Community Engagement Session 3. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- Classrooms up against play fields – noise/distraction concerns.
- Like main entrance at corner of Wickliffe Road.
- The current space is much too small and not aligned with goals of progressive education.

RENOVATE

- Reconfigured with smaller courtyard and more classroom space.
- Don't like main entrance on Eastcleft, this street is hard to navigate as is, let alone with more cars/traffic.
- Would love to keep main entrance on Cimmaron Road as shown.

REBUILD

- Love the courtyard and main entrance NOT on Eastcleft.
- Love the square layout.
- Like courtyard design.

WICKLIFFE PROGRESSIVE SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY

Feedback Received Prior to Draft Cost Estimates

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

WICKLIFFE PROGRESSIVE SCHOOL /

Repair Option



WICKLIFFE PROGRESSIVE SCHOOL REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL NEW AND "RIGHT-SIZED" CLASSROOMS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 2 STORIES (REBUILD = 1 STORY)

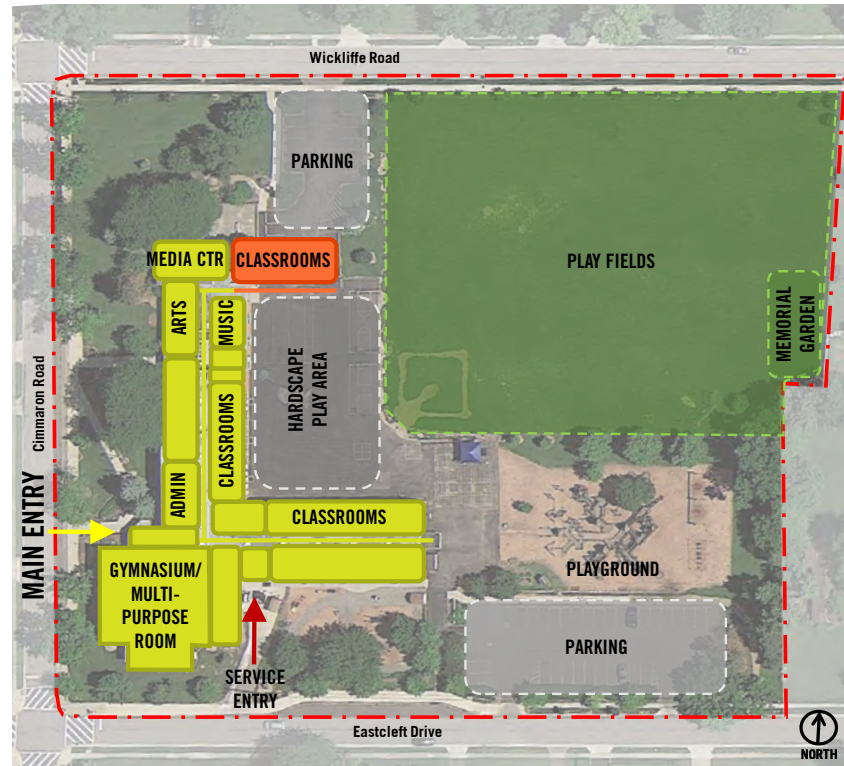
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND	
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING
	REPAIR
	RENOVATE
	REBUILD



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

The Repair Option would fix the existing spaces at Wickliffe Progressive School per the analysis done during the Physical Assessment. This would also include adding a few new "right sized" classrooms to meet enrollment projections, and a secure entry vestibule. This option would also include upgrading the HVAC system and some finishes thought the building in order to save on operational and maintenance costs.

Repair + \$11,347,000
.34 Mills / \$47.60 per yr.

WICKLIFFE PROGRESSIVE SCHOOL / Renovate Option

WICKLIFFE PROGRESSIVE SCHOOL RENOVATE OPTION

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:






- 2 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND	
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING
	REPAIR
	RENOVATE
	REBUILD



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hillardjeane Turner

RENOVATE

The Renovate Option includes renovated/new classrooms and collaboration spaces, media center, gymnasium, etc. A portion of the building would be demolished, and academic functions would be spread over two floors, allowing for a more efficient footprint on the site. The play fields and hardscape play areas would also be redesigned.

**Renovate + \$23,825,000
.72 Mills / \$100.80 per yr.**

WICKLIFFE PROGRESSIVE SCHOOL / Rebuild Option

WICKLIFFE PROGRESSIVE SCHOOL REBUILD OPTION

REBUILD

INCLUDES NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:






- 2 STORIES

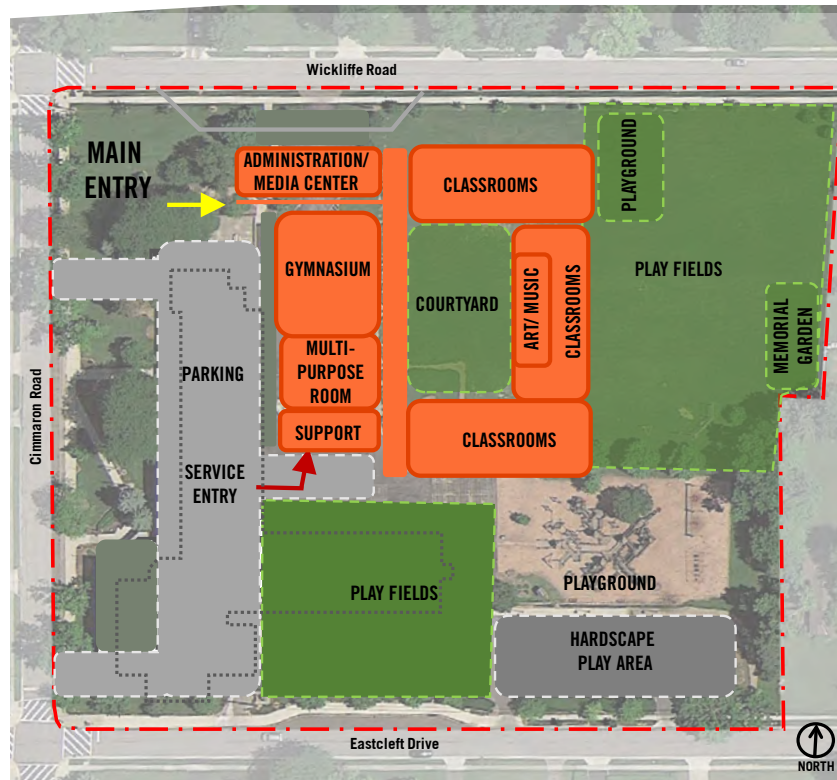
DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY

LEGEND	DESCRIPTION
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING
	REPAIR
	RENOVATE
	REBUILD



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REBUILD

Rebuilding the school would entail constructing new "right sized" classroom and collaboration space, art and music rooms, media center, gymnasium and other support spaces. Like the Renovate Option, the Rebuild Option for Wickliffe Elementary would have two floors of core academic space, allowing for a more efficient footprint on the site. The site would have new playfields and a hardscape play area. The school would also have a central courtyard available for outdoor learning, dining and gallery space.

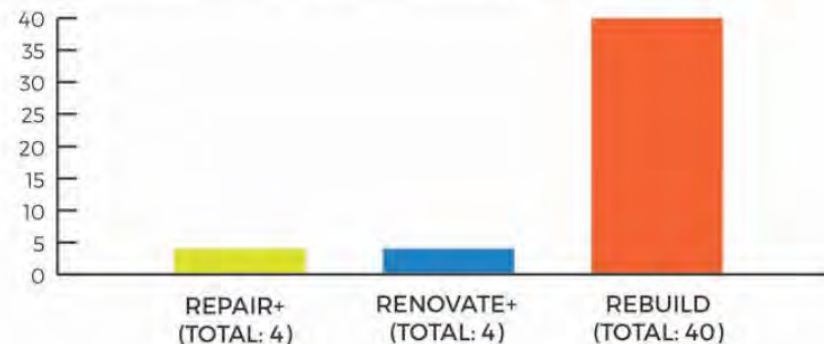
Rebuild \$23,848,000
.72 Mills / \$100.80 per yr.

WICKLIFFE PROGRESSIVE SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, they were asked to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 is included below:

- Wickliffe is another unique community offering that I believe is worth additional investment.
- Costs between renovate and rebuild are so close, so rebuild.
- The space at Wickliffe does not match its philosophy of education at this time. Rebuild is the best option especially since the cost of rebuilding is the same as renovating.
- With cost being equal (Renovate+ and Rebuild), start over and make it right.
- Same cost but new school.
- (Renovate) We love Wickliffe and to add on and keep the integrity of the old school keeps a little piece of history in tact
- (Rebuild) Better layout possibilities.
- For \$23k, I would build new
- (Rebuild circled.) Rooftop space for outdoor learning. Access to outdoor space from each room. Space that is flexible in use. Make an E not an (square). (Reference to building shape.)
- (Pointing to Renovate and Rebuild) Almost the same price! May as well all be new ...
- (Rebuild) Appears to have additional parking. School appear more centralize. Significant improvement in entryway.
- (No option circled) Tear down Wickliffe & build a joint elementary school with the added benefit of reducing staff or tear down Wickliffe & build a joint jr high school & reduce staff.

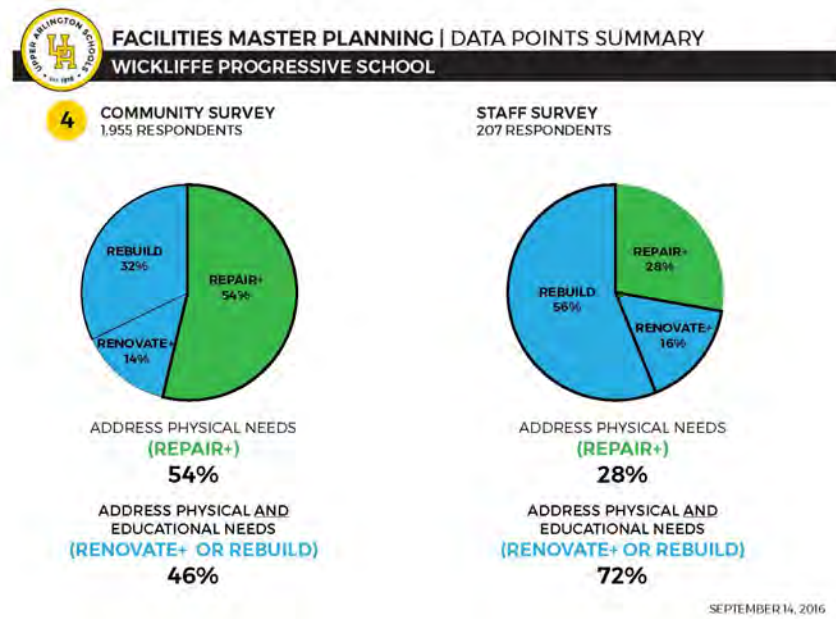
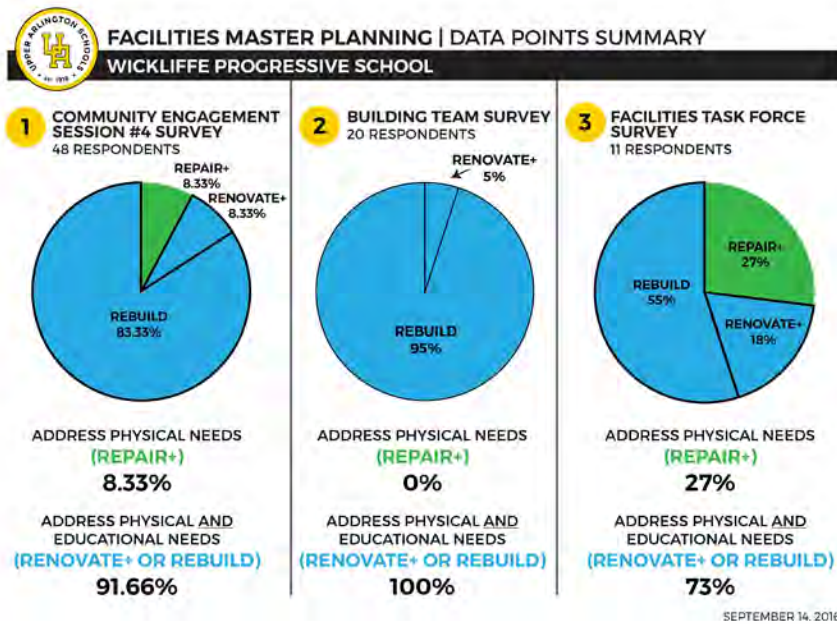
WICKLIFFE PROGRESSIVE SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK



WICKLIFFE PROGRESSIVE SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



WINDERMERE
ELEMENTARY
SCHOOL



Address	4101 Windermere Road Upper Arlington, Ohio 43220 p. (614) 487-5060
Principal	Julie Nolan
Enrollment	407 students
Grades	Kindergarten-5 (Ages 5 - 11)
Height	2 stories
Building Area	55,020 SF
Site Area	6.60 acres
Area/Student	135 SF
History	1958 - Original Building 1962 - Additional Classrooms 1966 - Kindergarten Added 2000 -Gymnasium Added

WINDERMERE ELEMENTARY SCHOOL /

Major Challenges

BUILDING

- Lack of secure entry vestibule - visitors are not contained after being granted entry to the building to check-in
- Building is not securely zoned for after-hours public access (i.e. - public has access to entire building to utilize shared space, such as the gym)
- Size of classrooms are small, not meeting current standards
- Disconnected 2nd grade and music in second floor pod
- Size of music rooms (and non-central location as a shared space)
- Lack of collaborative space
- Narrow interior circulation
- Lack of storage for kindergarten
- Not enough student storage in classrooms (students share lockers) and poor condition of student storage
- Limited / inadequate office space
- Poor condition of much furniture
- Questions of air quality
- Proportion of media center is long and narrow, preventing optimum use of space
- Some ADA compliance challenges

SITE

- Limited parking - no visitor parking
- No intentional outdoor learning spaces
- Challenging pick-up and drop-off due to limited on-site vehicle circulation



Lack of Secure Entry Vestibule



Undersized Classrooms



Narrow Interior Circulation



Lack of Student Storage



Shared Lockers



No Visitor Parking



Undersized Music Rooms

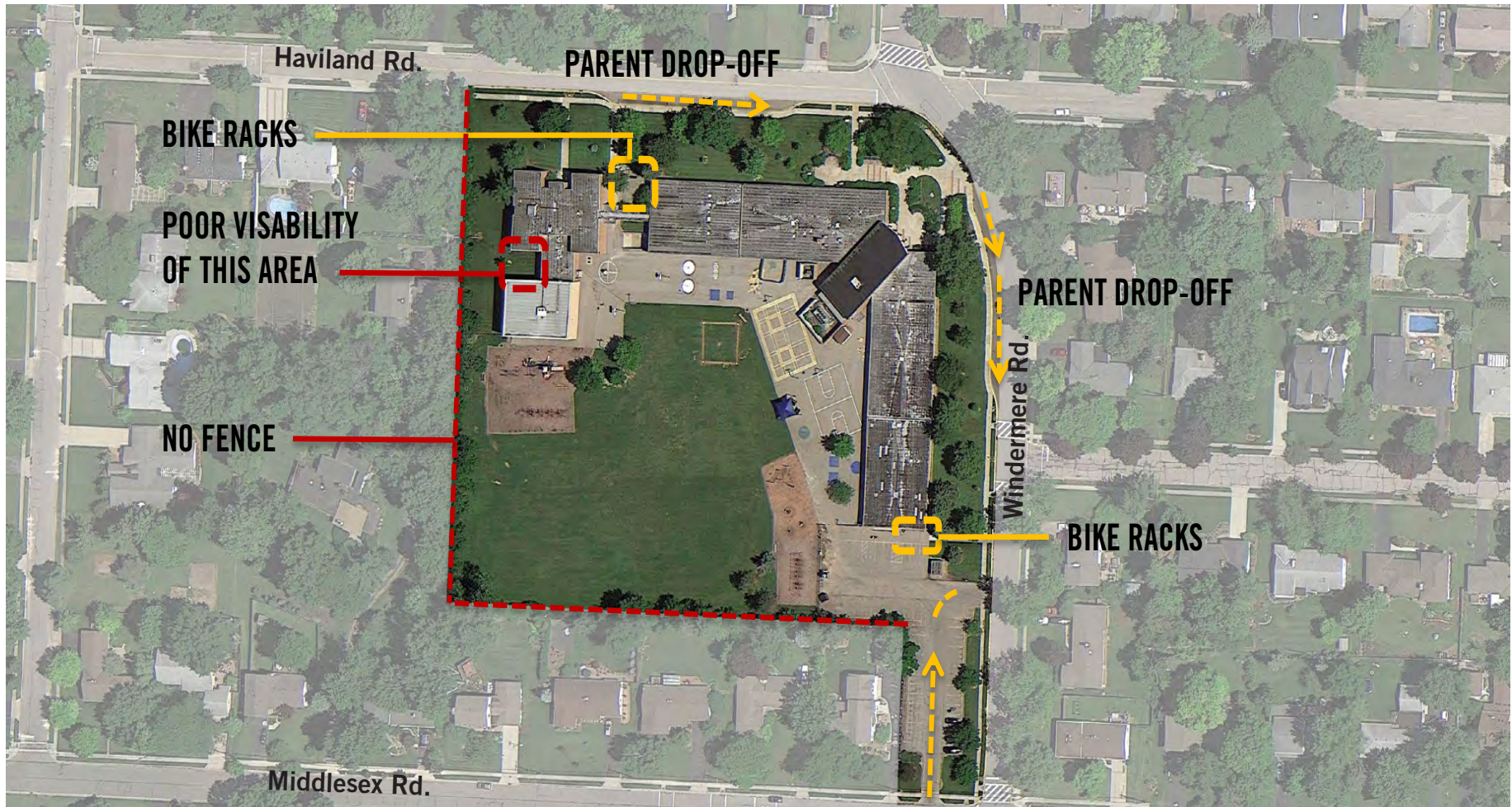


Challenging Media Center Proportions

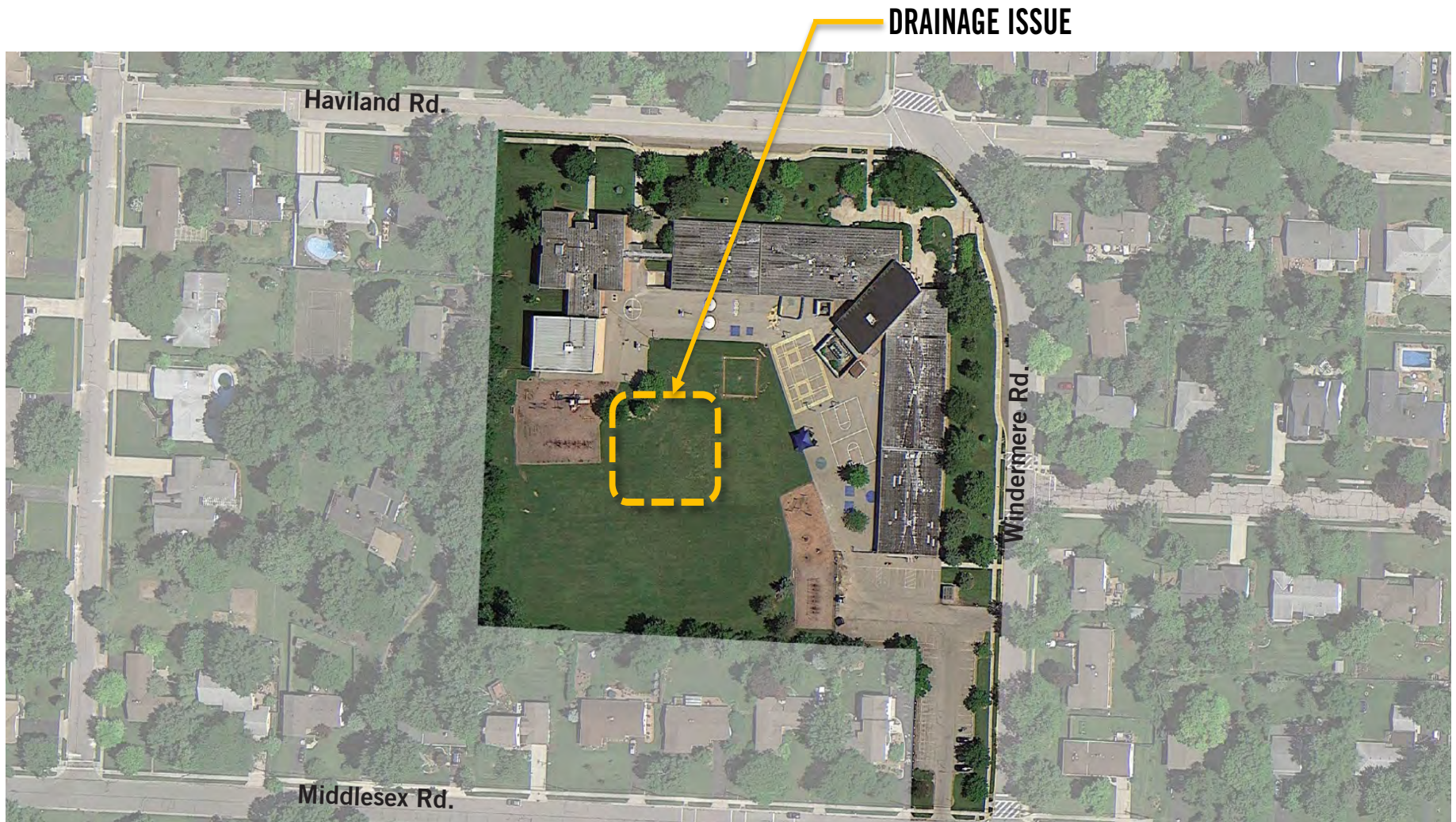


No Intentional Outdoor Learning Spaces

WINDERMERE ELEMENTARY SCHOOL/ Site Analysis



WINDERMERE ELEMENTARY SCHOOL/ Site Analysis

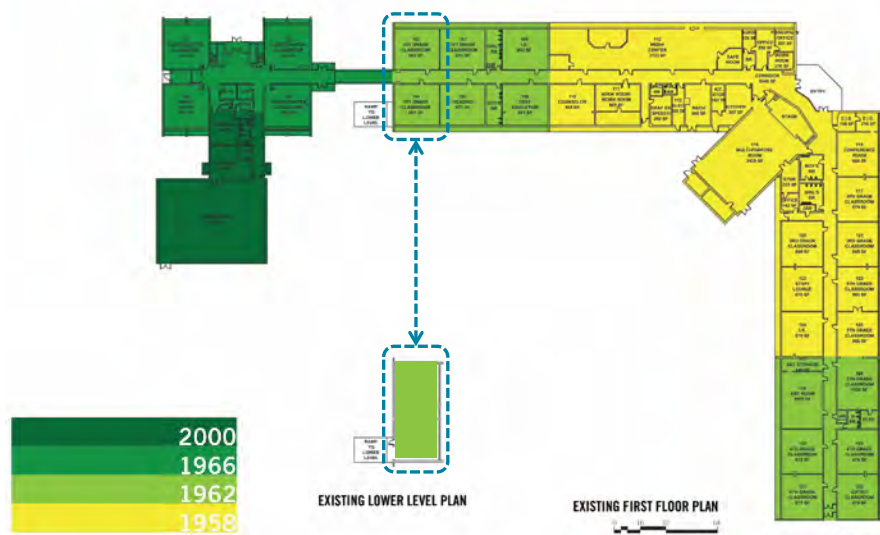


WINDERMERE ELEMENTARY SCHOOL/

Building Analysis

BUILDING CHRONOLOGY

CHRONOLOGY DIAGRAM



ANALYSIS



WINDERMERE ELEMENTARY SCHOOL/

Building Analysis

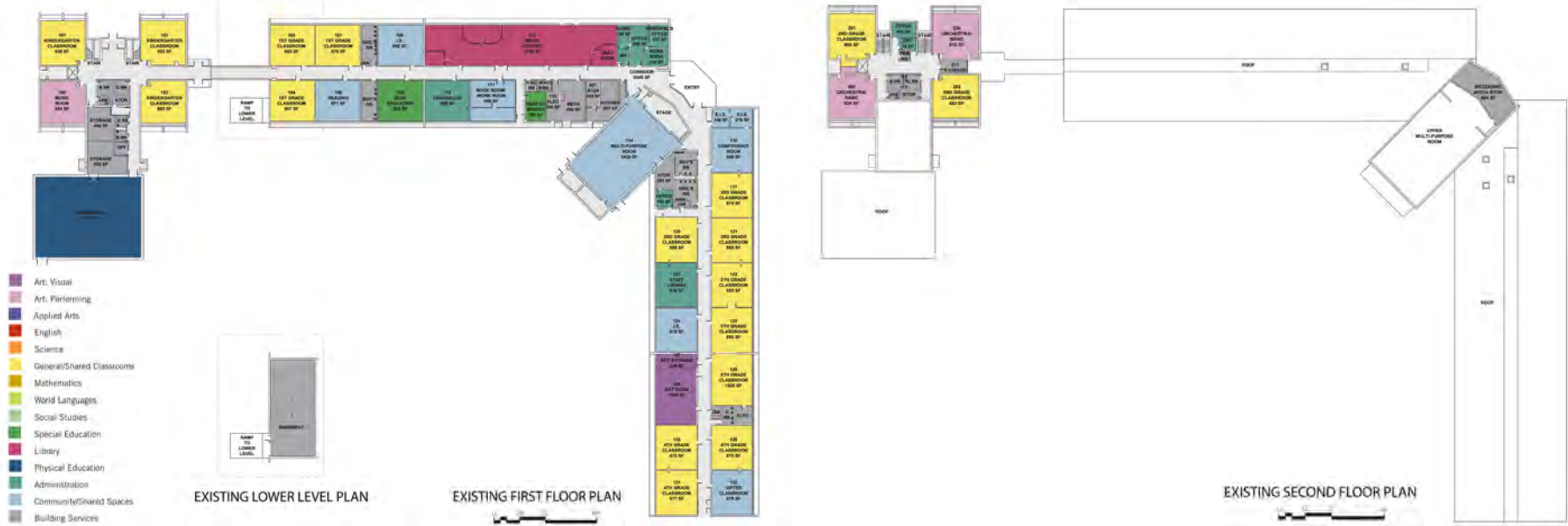
CLASSROOM SIZE



WINDERMERE ELEMENTARY SCHOOL /

Building Analysis

DEPARTMENTAL USE



WINDERMERE ELEMENTARY SCHOOL/

Building Analysis

DAYLIGHT ANALYSIS



WINDERMERE ELEMENTARY SCHOOL /

Physical Assessment Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Windermere Elementary as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section 02 of this document.

WORK REQUIRED - LATER	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$	\$	\$
Mechanical and Electrical Systems	\$\$	\$\$\$	\$
Interior Finishes, Furnishings, Technology	\$\$	\$\$	
Accessibility, Health, Safety	\$	\$\$	
Site and Outdoor Athletics/Recreation		\$	
Other Project Related Costs (permits, fees, etc.)	\$	\$\$	\$

BUILDING SYSTEM	WINDERMERE ELEMENTARY SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$900,858	\$722,643	\$188,881	\$147,976	\$1,059,500
Mechanical and Electrical Systems	\$5,563,188	\$1,334,741	\$4,931,543	\$834,425	\$7,100,709
Interior Finishes, Furnishings, Technology	\$2,166,011	\$1,203,693	\$1,393,133	\$0	\$2,596,826
Accessibility, Health, Safety	\$689,938	\$2,025	\$894,441	\$0	\$896,466
Site and Outdoor Athletics / Recreation	\$221,104	\$0	\$287,373	\$0	\$287,373
Other Project Related Costs (permits, A/E, CM, etc.)	\$1,717,400	\$587,358	\$1,385,167	\$176,832	\$2,149,357
2015 COSTS TOTAL	\$11,258,500				
0-5 YEAR TOTAL		\$3,850,459			
5-10 YEAR TOTAL			\$9,080,537		
10-15 YEAR TOTAL				\$1,159,234	
ESTIMATED TOTAL					\$14,090,230







WINDERMERE ELEMENTARY SCHOOL/

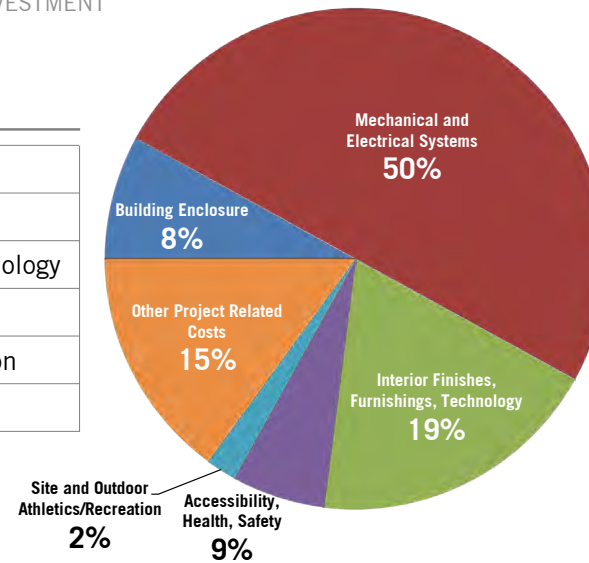
Physical Assessment Cost Summary

WINDERMERE ELEMENTARY SCHOOL







SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

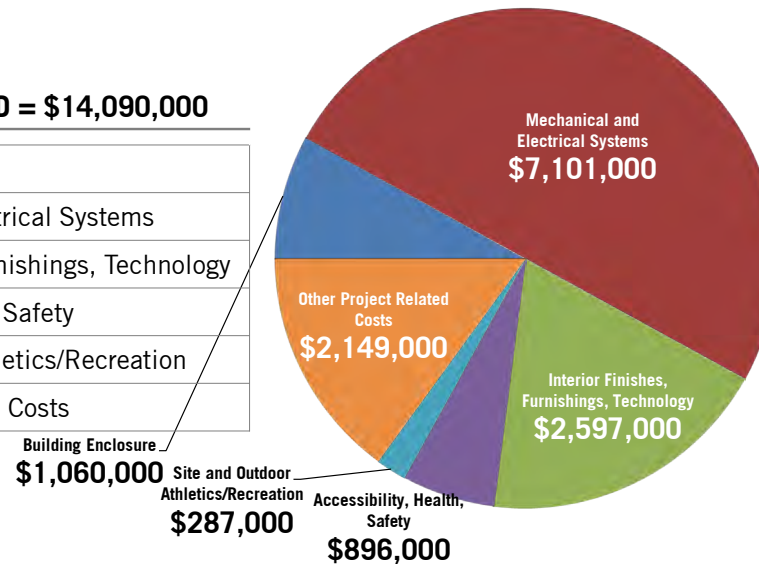
DISTRIBUTION OF WORK REQUIRED

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



COST OF WORK REQUIRED = \$14,090,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



WINDERMERE ELEMENTARY SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments with the Windermere Building Team and the Community, the Design Team presented Repair, Renovate and Rebuild options for Windermere Elementary School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at Community Engagement Session 3. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- Gains little – probably functionally inadequate.
- Just does not address the traffic situation.
- It doesn't make sense to spend that much \$ and not have a brand-new facility. Schools are very different places now than they were 58 years ago. We need a new building.

RENOVATE

- Seems to maintain character and gain a lot of space – will be disruptive so rebuild a very close match to this.
- Includes all the time, effort, and distraction without actually providing a new building.
- Not enough parking/pick up space, building is so old, narrow and dark – would be hard to find appropriate renovation space in current configuration

REBUILD A

- Like the consolidated playground.
- Layout retains some of the old character while giving the updates needed and less disruption.

REBUILD B

- Old building is not worth saving.
- Similar functionally but relation to neighborhood seem more drastic.

WINDERMERE ELEMENTARY SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY

Feedback Received Prior to Draft Cost Estimates

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

WINDERMERE ELEMENTARY SCHOOL / Repair Option



WINDERMERE ELEMENTARY SCHOOL REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL RENOVATED / NEW AND “RIGHT-SIZED” CLASSROOMS
- SECURE ENTRY VESTIBULE

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 1 STORY
- MINIMAL 2 STORY AREA

DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

The Repair Option would fix the existing spaces at Windermere Elementary per the analysis done during the Physical Assessment. This would also include adding a new “right sized” classroom to meet enrollment projections, and a secure entry vestibule. This option would also include upgrading the HVAC system and some finishes thought the building in order to save on operational and maintenance costs.

Repair + \$13,283,000
.4 Mills / \$56.00 per yr.

WINDERMERE ELEMENTARY SCHOOL / Renovate Option



WINDERMERE ELEMENTARY SCHOOL RENOVATE OPTION

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE

HEIGHT:

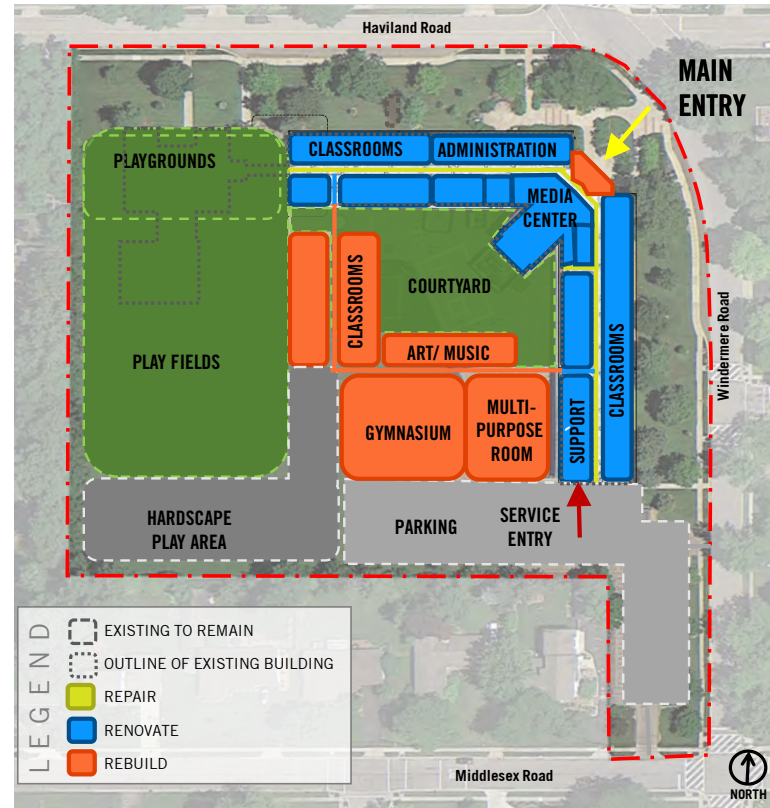
- 1 STORY (RENOVATE)
- 2 STORIES (REBUILD)

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14-16, 2016**



MOODY+NOLAN

PERKINS+WILL

hilliardjeane

Turner

RENOVATE

The Renovate Option includes renovated/new classrooms and collaboration spaces, media center, gymnasium, etc. A portion of the building would be demolished, and academic functions would be spread over two floors, allowing for a more efficient footprint on the site. The play fields and hardscape play areas would also be redesigned.

**RENOVATE+ \$24,179,000
.73 MILL / \$102.20 per yr.**

WINDERMERE ELEMENTARY SCHOOL / Rebuild Option

WINDERMERE ELEMENTARY SCHOOL REBUILD OPTION

REBUILD

INCLUDES NEW AND “RIGHT-SIZED”:

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE

HEIGHT:

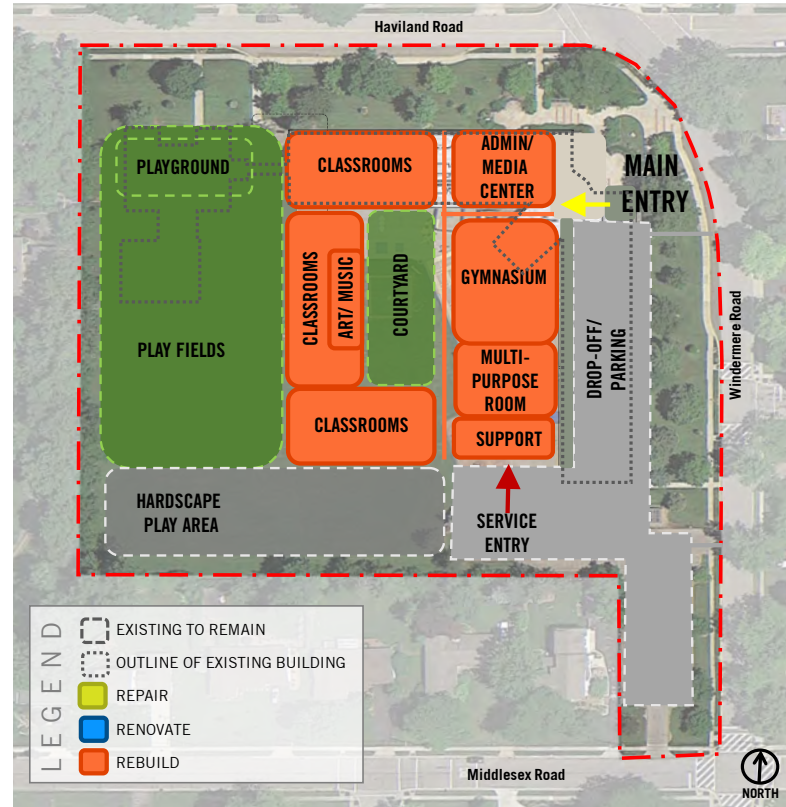
- 2 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY
(ASSUMES ONE YEAR USE OF SWING SPACE IN ANOTHER ELEMENTARY BUILDING)



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 -16, 2016**



MOODY•NOLAN PERKINS+WILL hillardjeane Turner

REBUILD

Rebuilding the school would entail constructing new “right sized” classroom and collaboration space, art and music rooms, media center, gymnasium and other support spaces. Like the Renovate Option, the Rebuild Option for Windermere Elementary would have two floors of core academic space, allowing for a more efficient footprint on the site. The site would have new playfields and a hardscape play area. The school would also have a central courtyard available for outdoor learning, dining and gallery space.

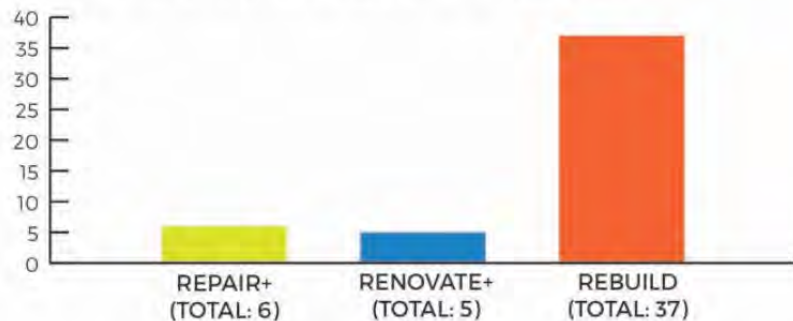
Rebuild \$22,181,000
.67 Mills / \$93.80 per yr.

WINDERMERE ELEMENTARY SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, they were asked to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 is included below:

- Windermere is not architecturally significant. Save the money and start over.
- Please address traffic flow. Curved road creates safety hazard. Can main entrance be moved?
- A whole new building seems appropriate for this school's footprint and need of expansion.
- (Rebuild) The courtyard needs to be bigger if possible.
- (Renovate) Significant improvement in flow and creating a square flow. The long north side of the current plan is not conducive for the younger elementary children.

WINDERMERE ELEMENTARY SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK

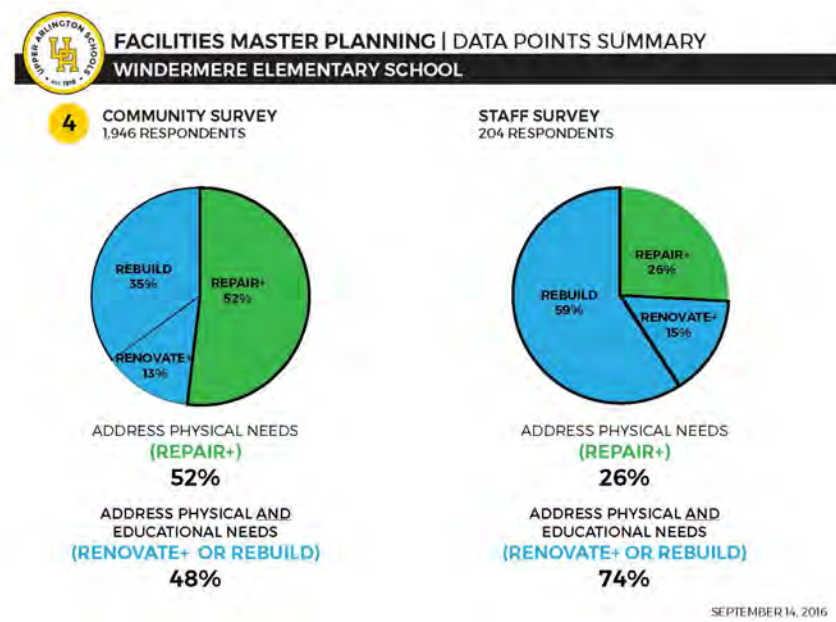
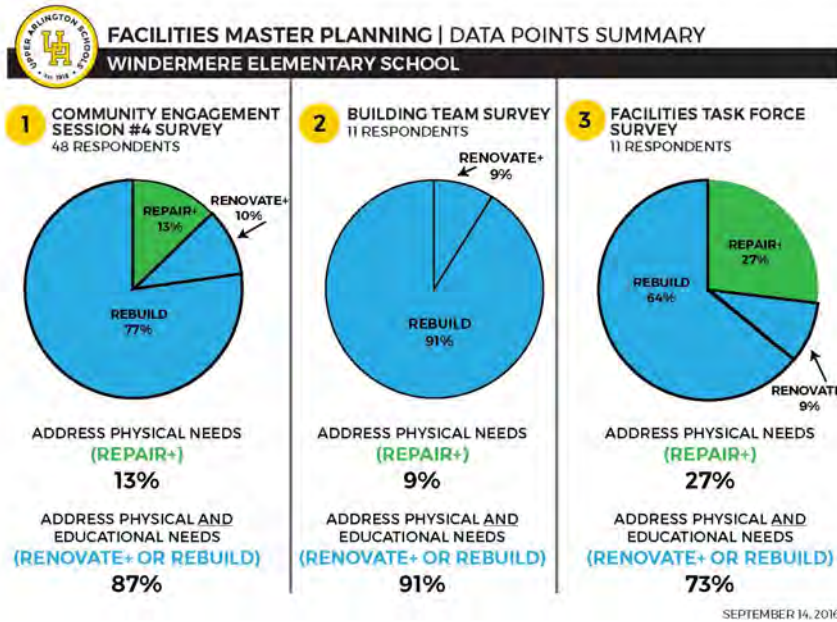


**The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 4.*

WINDERMERE ELEMENTARY SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



SECTION 03.3

MIDDLE SCHOOLS

HASTINGS MIDDLE SCHOOL



Address	1850 Hastings Lane Upper Arlington, Ohio 43220 p. (614) 487-5100
Principal	Robb Gonda
Enrollment	701 students
Grades	6-8 (Ages 12 - 14)
Height	2 stories
Building Area	134,140 SF
Site Area	14.5 acres
Area/Student	191 SF
History	1961 - Original Building 1966 - Gymnasium 1978 - Media Center

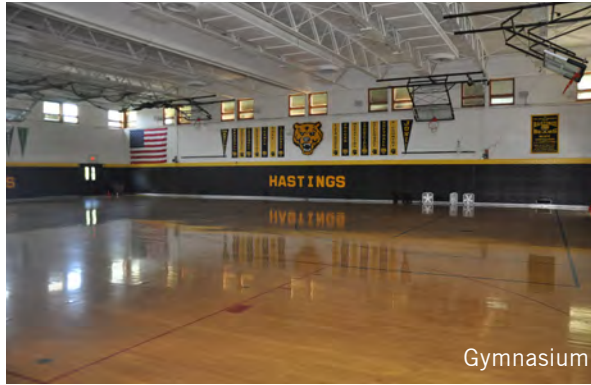
HASTINGS MIDDLE SCHOOL / Major Challenges

BUILDING

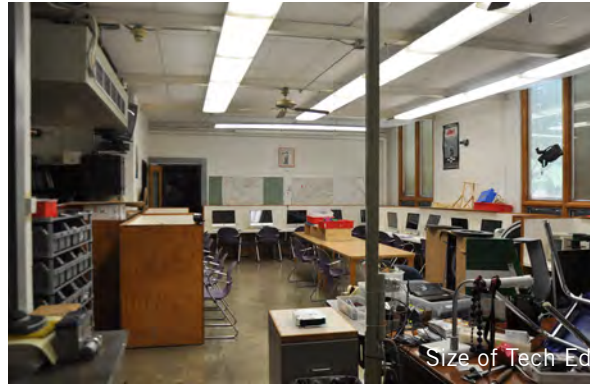
- No air conditioning in gym, ceiling too low
- Need of multi-purpose room
- Size of weight rooms / training room
- Auditorium - AV needs work
- Additional space needed to accommodate music curriculum
- Need storage for visual and performing arts
- Limited collaborative space
- Classroom size
- Location of restrooms within classroom wing / MH restroom
- Size and location of Tech Education classroom

SITE

- Limited event parking
- Poor condition of asphalt
- Poor condition of tennis courts
- No ADA seating at track
- Some drainage issues



Gymnasium



Size of Tech Ed



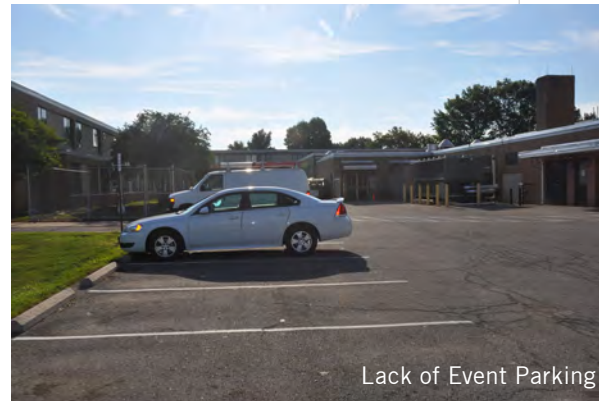
Lack of Collaboration Space



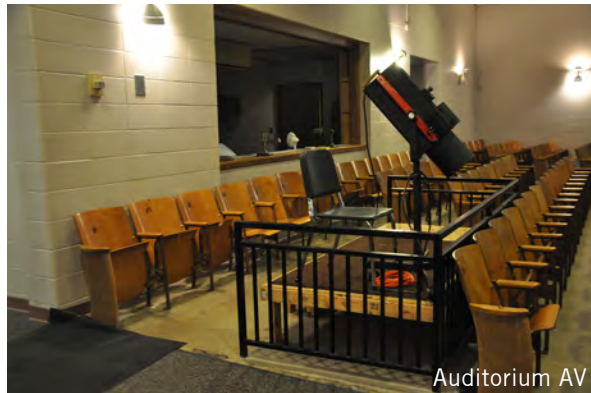
Media Center



Classroom Size



Lack of Event Parking



Auditorium AV

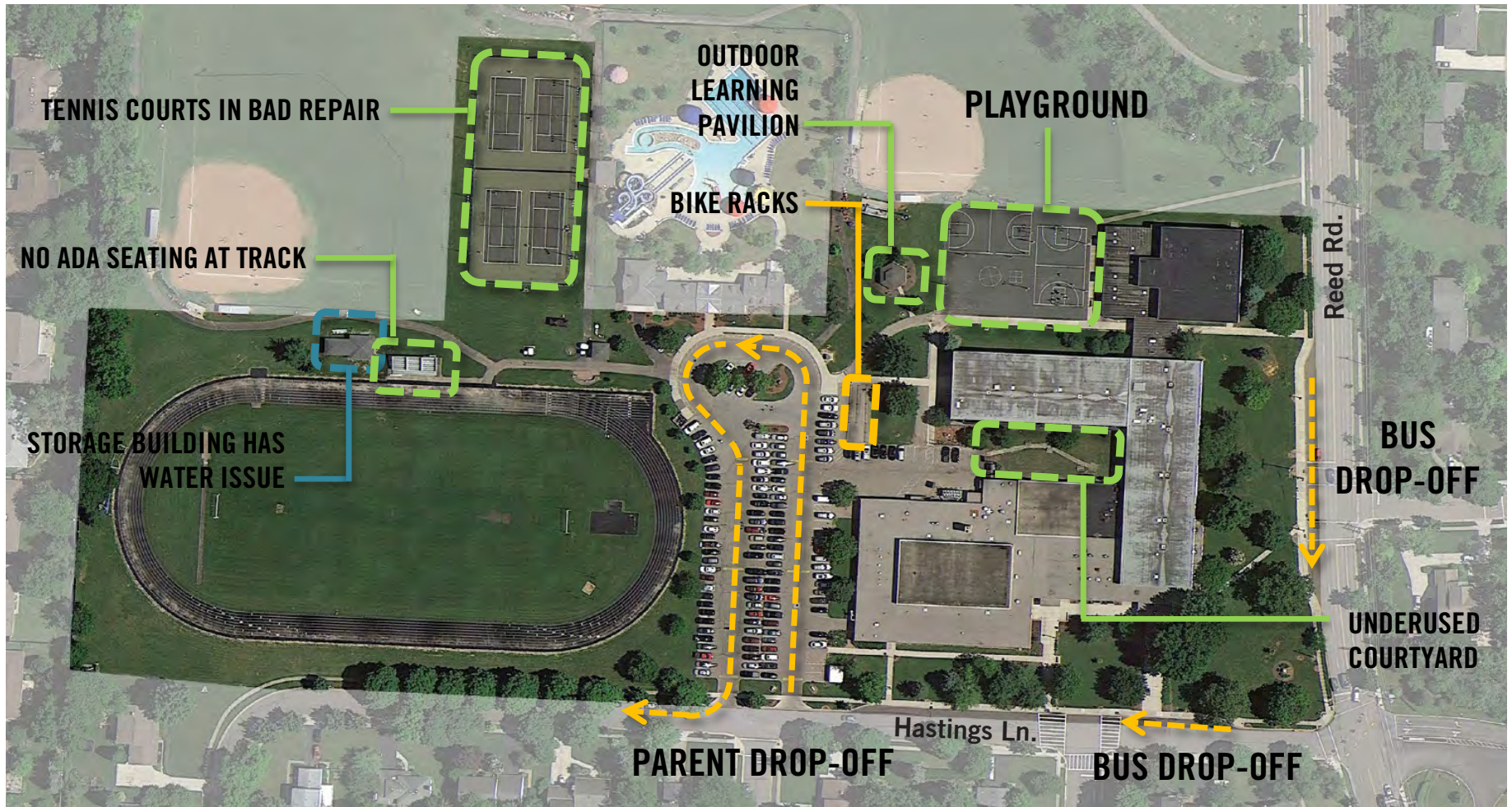


Classroom-Size



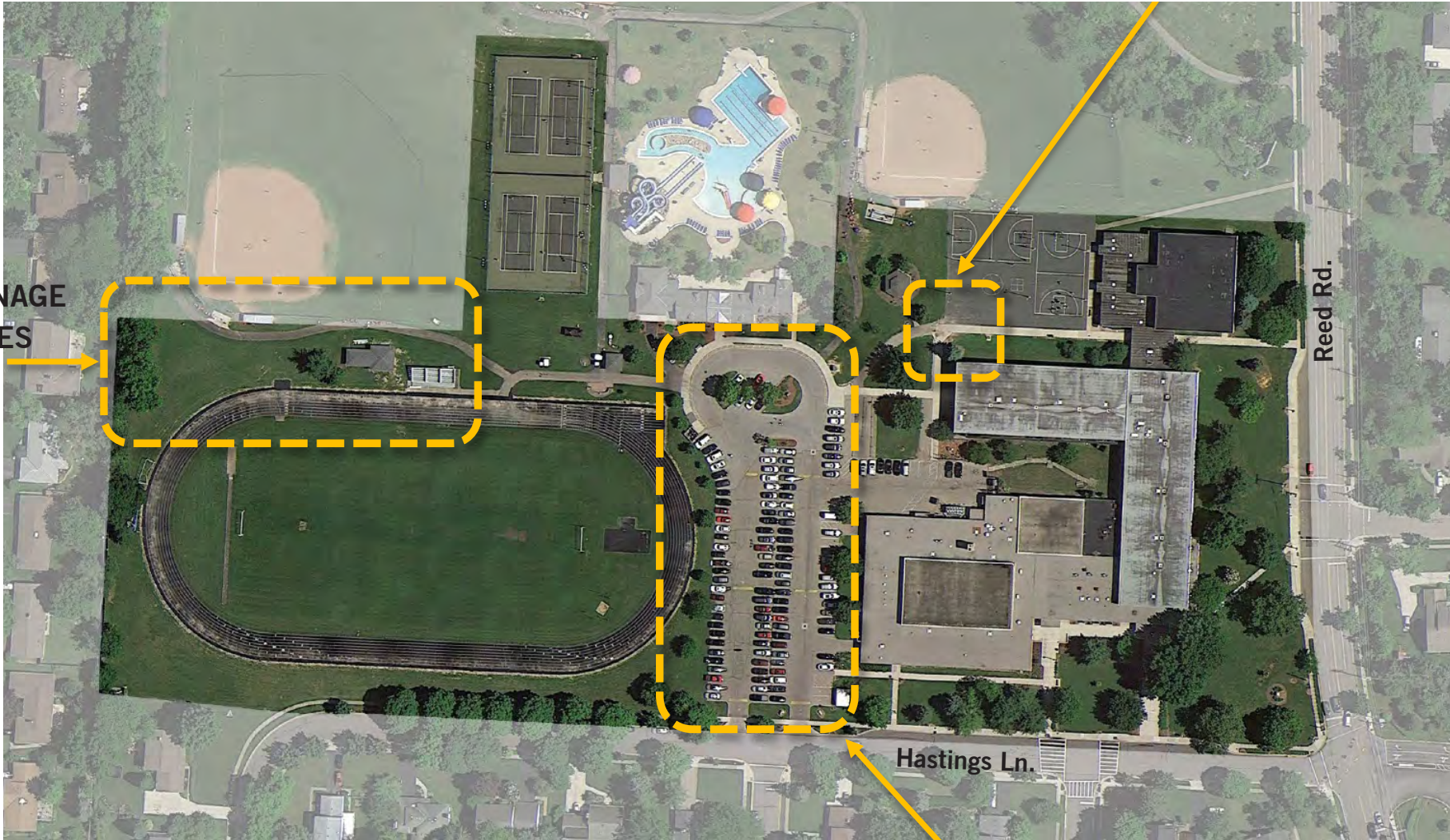
Condition of Asphalt

HASTINGS MIDDLE SCHOOL/ Site Analysis



DRAINAGE ISSUES

DRAINAGE ISSUES



ASPHALT RESURFACING NEEDED

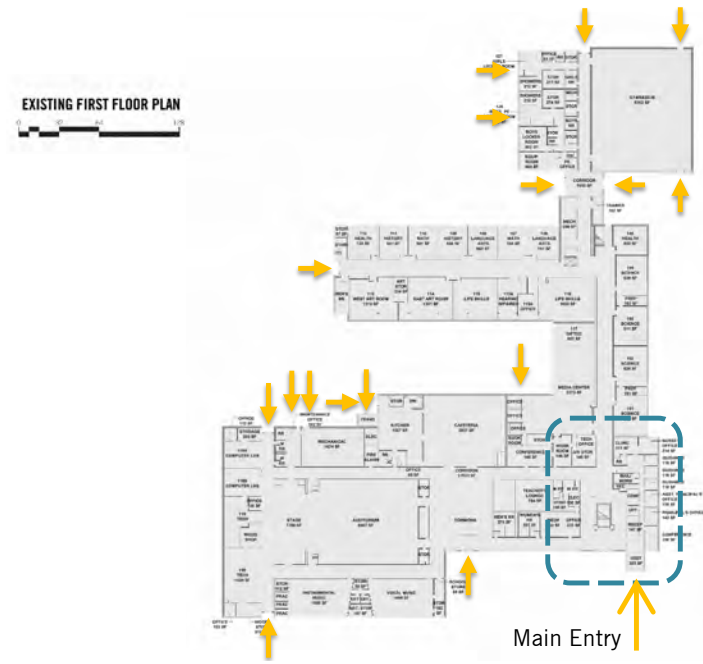
HASTINGS MIDDLE SCHOOL /

Building Analysis

BUILDING CHRONOLOGY



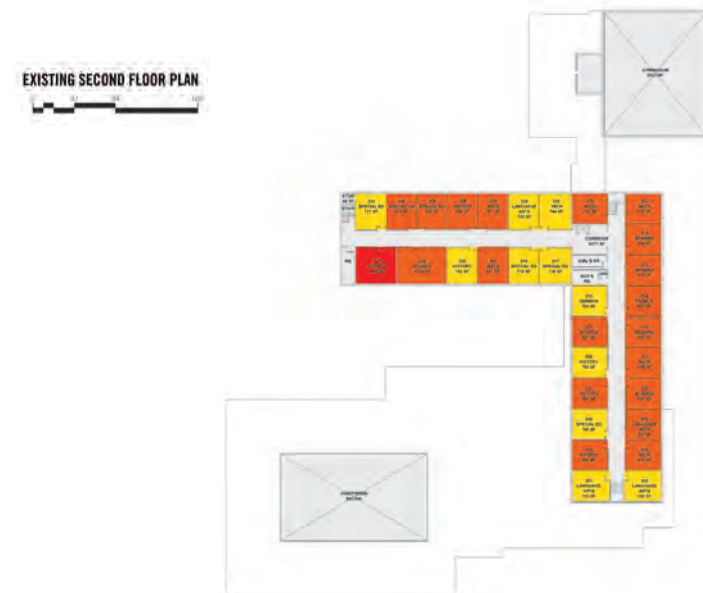
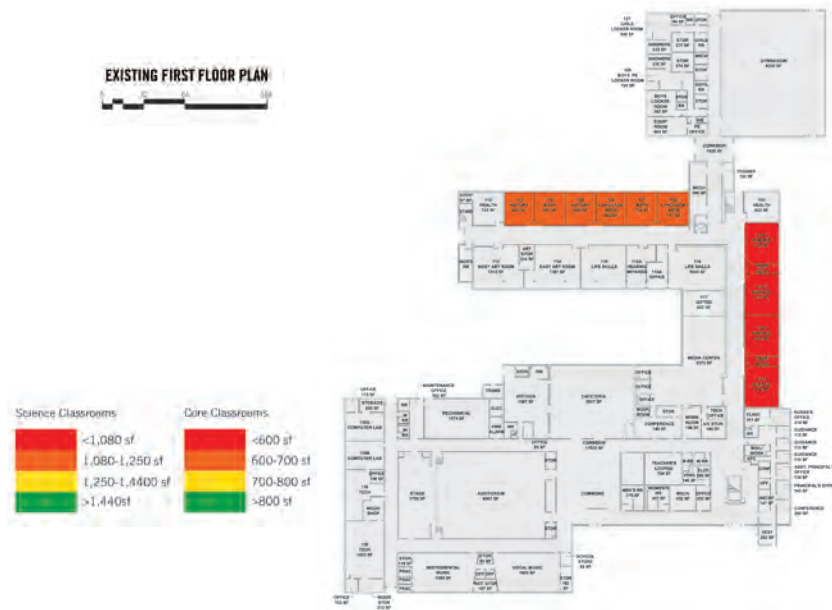
SECURITY ANALYSIS



HASTINGS MIDDLE SCHOOL /

Building Analysis

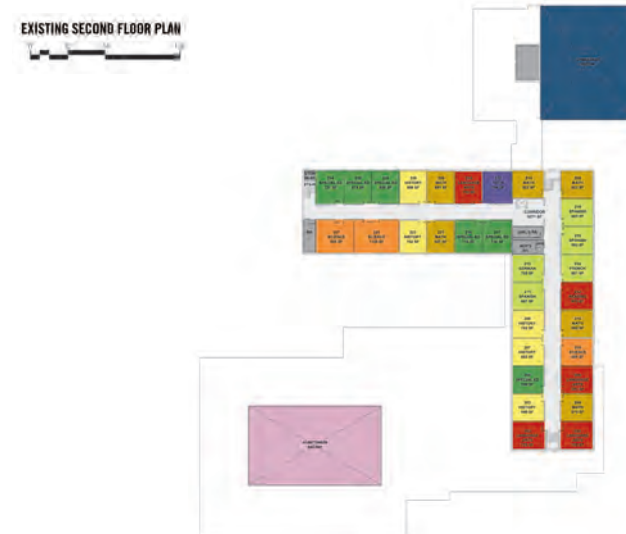
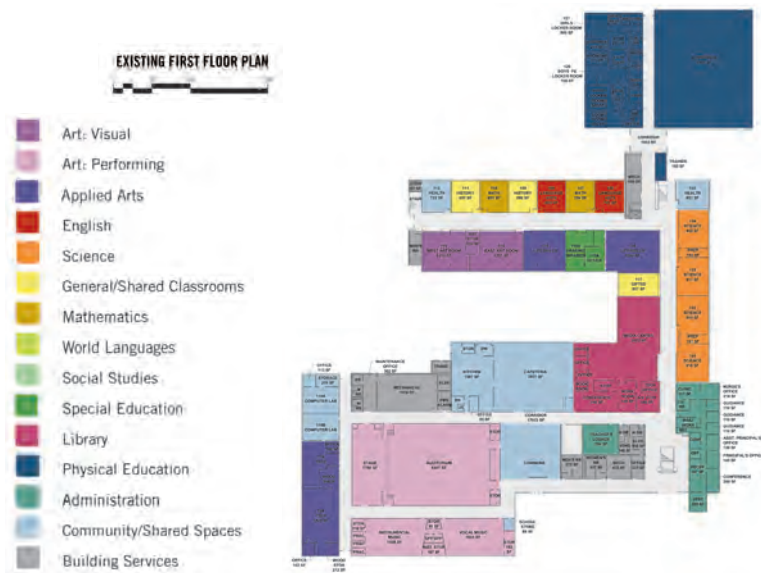
CLASSROOM SIZE



HASTINGS MIDDLE SCHOOL /

Building Analysis

DEPARTMENTAL USE



HASTINGS MIDDLE SCHOOL /

Building Analysis

DAYLIGHT ANALYSIS



HASTINGS MIDDLE SCHOOL /

Draft Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Hastings Middle School as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section 02 of this document.

WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$	\$\$	
Mechanical and Electrical Systems	\$	\$\$\$	
Interior Finishes, Furnishings, Technology	\$	\$\$	\$
Accessibility, Health, Safety	\$	\$\$	
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$	\$\$	\$







BUILDING SYSTEM	HASTINGS MIDDLE SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$1,914,614	\$486,163	\$1,914,562	\$0	\$2,400,725
Mechanical and Electrical Systems	\$10,772,830	\$222,532	\$13,741,559	\$0	\$13,964,091
Interior Finishes, Furnishings, Technology	\$4,856,350	\$375,595	\$5,626,163	\$280,676	\$6,282,434
Accessibility, Health, Safety	\$1,625,655	\$10,123	\$2,101,559	\$0	\$2,111,681
Site and Outdoor Athletics / Recreation	\$797,551	\$220,510	\$776,304	\$0	\$996,814
Other Project Related Costs (permits, A/E, CM, etc.)	\$3,594,100	\$236,686	\$4,348,826	\$50,522	\$4,636,034
2015 COSTS TOTAL	\$23,561,100				
0-5 YEAR TOTAL		\$1,551,608			
5-10 YEAR TOTAL			\$28,508,974		
10-15 YEAR TOTAL				\$331,198	
ESTIMATED TOTAL					\$30,391,780

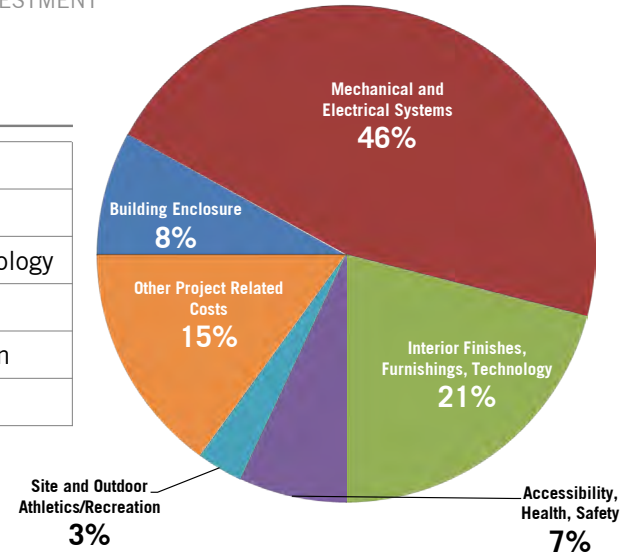
HASTINGS MIDDLE SCHOOL /

Draft Cost Summary







HASTINGS MIDDLE SCHOOL SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

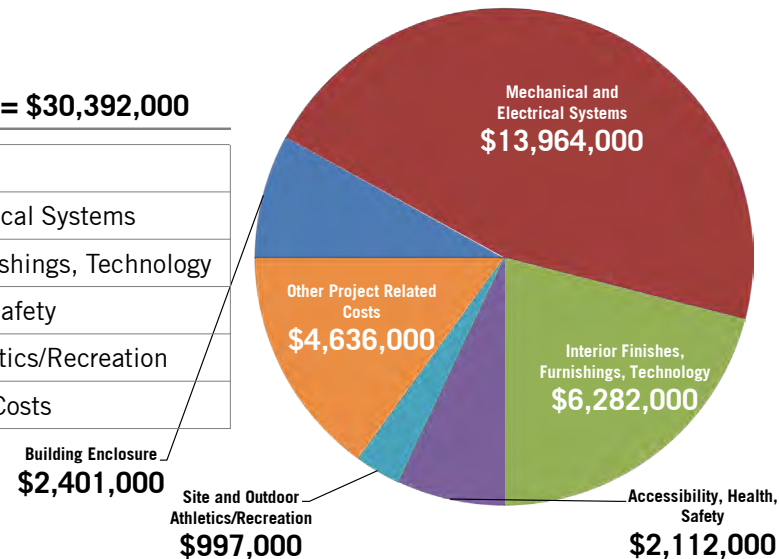
DISTRIBUTION OF WORK REQUIRED

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



COST OF WORK REQUIRED = \$30,392,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



HASTINGS MIDDLE SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments, the Design team presented three options for Hastings Middle School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at this time. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- Just doesn't address the long-term needs. Band-Aid.
- Lack of a secured courtyard/outdoor learning space concerns me.
- Flow of existing building is awkward and HVAC/plumbing a mess so repair seems inadequate.

RENOVATE

- I like Renovate, but I suggest moving the main entrance.
- I like the change of the main entrance to west side of building. The need for improved locker rooms.
- Appears to best maximize the existing space without causing unnecessary disruption.

REBUILD

- I don't like the building option taking away all of the students' outdoor space. They need free-choice areas outdoors. They need us to make that balance happen for them.
- To get classrooms to be truly functional, it seems that rebuilding is the best option.
- If the price to Renovate is even close to Rebuild, my most preferred would be the Rebuild option.

HASTINGS MIDDLE SCHOOL / Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY *Feedback Received Prior to Draft Cost Estimates*

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

HASTINGS MIDDLE SCHOOL /

Repair Option



HASTINGS MIDDLE SCHOOL REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL “RIGHT-SIZED” CLASSROOMS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 2 STORIES

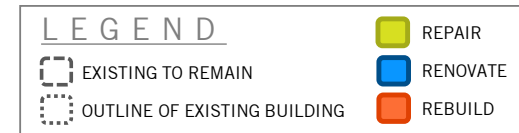
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS

(TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 -16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

The Repair option for Hastings Middle School would focus on fixing the existing spaces as per the analysis done in the Physical Assessment. The option could also include an upgraded HVAC system and certain upgraded finishes that could decrease operational and maintenance costs.

Repair + \$27,677,000
.84 Mills / \$117.60 per yr.

HASTINGS MIDDLE SCHOOL /

Renovate Option



HASTINGS MIDDLE SCHOOL RENOVATE OPTION

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- TECH, ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

- 2 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 -16, 2016**



MOODY+NOLAN PERKINS+WILL hilliardjeane Turner

RENOVATE

Renovating the school would provide renovated/new classrooms and collaboration spaces, tech, art, and music classrooms, a media center, and more. Stadium support features would also be added to the existing play fields.

Renovate + \$45,198,000
1.37 Mills / \$191.80 per yr.

HASTINGS MIDDLE SCHOOL / Rebuild Option



HASTINGS MIDDLE SCHOOL REBUILD OPTION

REBUILD

INCLUDES NEW AND “RIGHT-SIZED”:

- CLASSROOMS AND COLLABORATION SPACE
- TECH, ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

- 2 STORIES

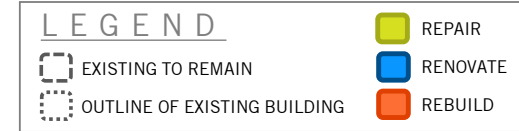
DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS

(TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 -16, 2016**



MOODY•NOLAN PERKINS+WILL hilliantjeane Turner

REBUILD

Rebuilding the facility would provide all new “right sized” classrooms and collaboration spaces, tech, art, and music classrooms, media center, gymnasium, and more. Like the renovate option, stadium support would be added to the existing play fields. This option would also include a new main entrance.

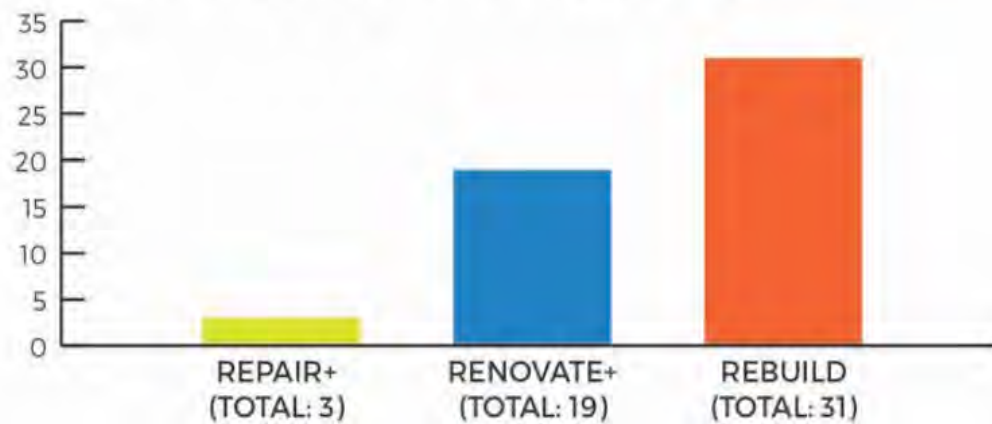
Rebuild \$52,354,000
1.58 Mills / \$221.20 per yr.

HASTINGS MIDDLE SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, the Design Team asked them to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 included the following:

- Needs are 10-15 years down the road, but rebuild at that time
- Has anyone considered a parking garage? Parking is a nightmare here. I am in support of a new entry.
- Reed Road is the main street of the north. Make this building shine inside and out.
- Save 7 million and get similar results. Trailers needed regardless so no benefit there with a new build.
- (Rebuild) For only 7 million more it only makes sense to start new.
- (Rebuild) Hastings Middle School is in greater need of major improvements than Jones. We need to prioritize which middle school has greater needs - it's Hastings!
- (Rebuild) Improve the environment creating additional windows. Parking options should be considered.
- (Rebuild) In 5-10 years.
- Not sure on this one. Repair option is my first thought, but may change to others if I am educated on the need.
- How about A/C-furnace for gym? Hopefully that's included.

HASTINGS MIDDLE SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK

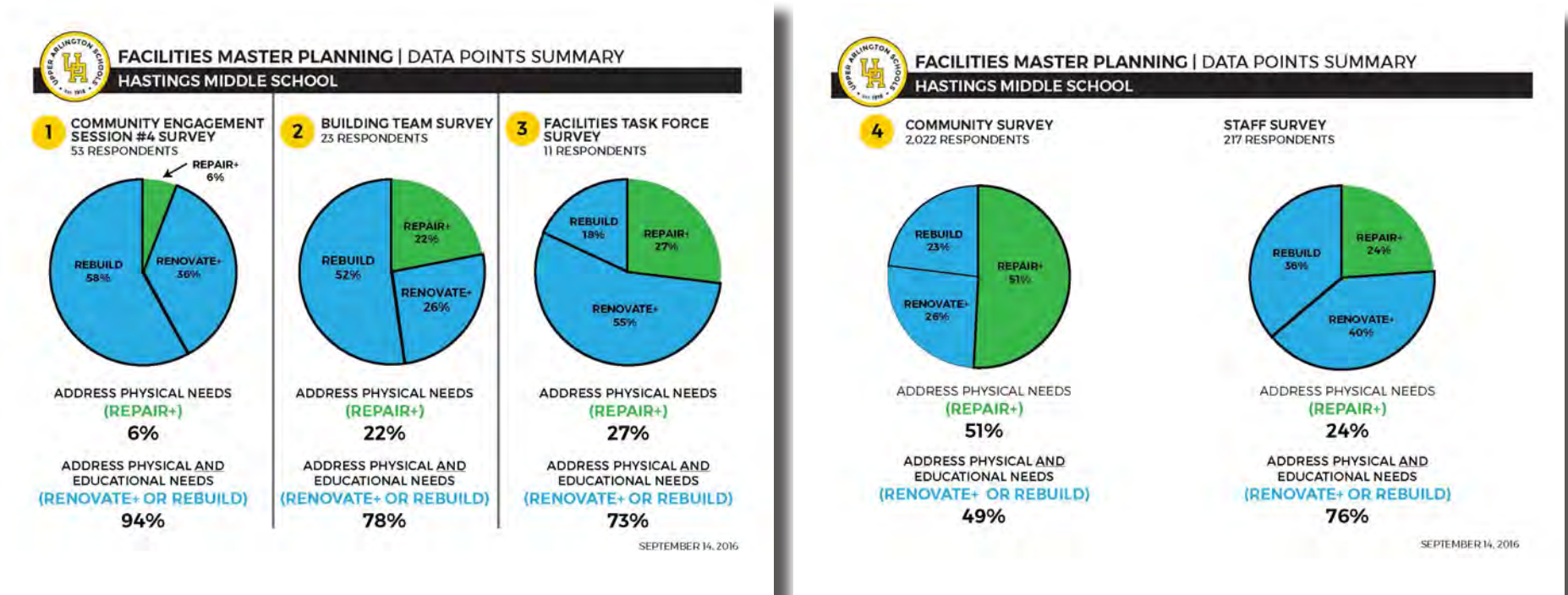


**The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 4.*

HASTINGS MIDDLE SCHOOL /

Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



JONES MIDDLE SCHOOL



Address	2100 Arlington Ave. Upper Arlington, Ohio 43221 p. (614) 487-5080
Principal	Jason Fine
Enrollment	705 students
Grades	6-8 (Ages 12 - 14)
Height	3 stories
Building Area	130,878 SF
Site Area	10.0 acres
Area/Student	186 SF
History	<p>1923 - Original Building</p> <p>1926 - Additional Classrooms</p> <p>1930 - Additional Classrooms</p> <p>1936 - Gymnasium & Auditorium</p> <p>1960 - Art & Health Classrooms</p> <p>1966 - Tech & Special Ed Classrooms</p> <p>1971 - Cafeteria</p>

JONES MIDDLE SCHOOL /

Major Challenges

BUILDING

- Gym - size and simultaneous use (need for 750 seats)
- Auditorium - AV needs work
- No collaborative space
- Size of Tech Education classroom
- Lack of secure entry vestibule
- Narrow interior circulation
- Classroom size
- Disconnect from music to main performance space
- Lack of secured zoning of building for after hours use

SITE

- Limited parking - especially for events
- No opportunities for outdoor learning
- Site fully utilized with existing functions



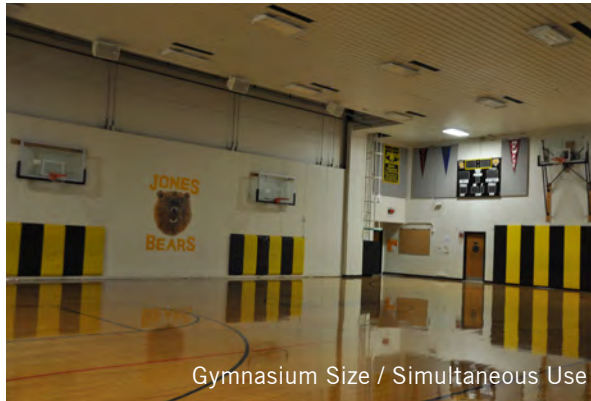
Lack of Secure Entry Vestibule



Size of Tech Ed



Auditorium AV / Simultaneous Use



Gymnasium Size / Simultaneous Use



Narrow Interior Circulation



Gymnasium Size



Classroom Size

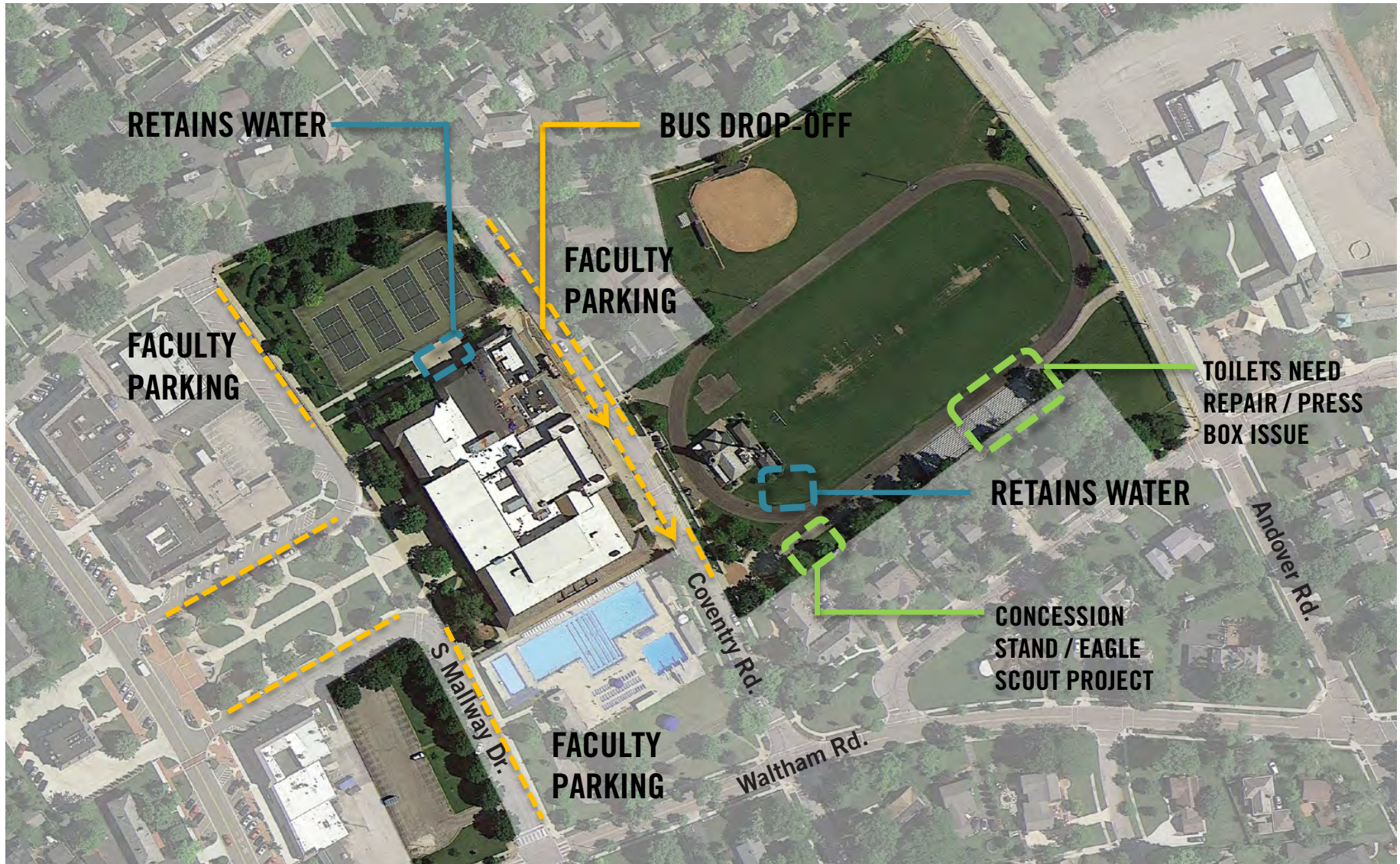


Limited Collaboration Space

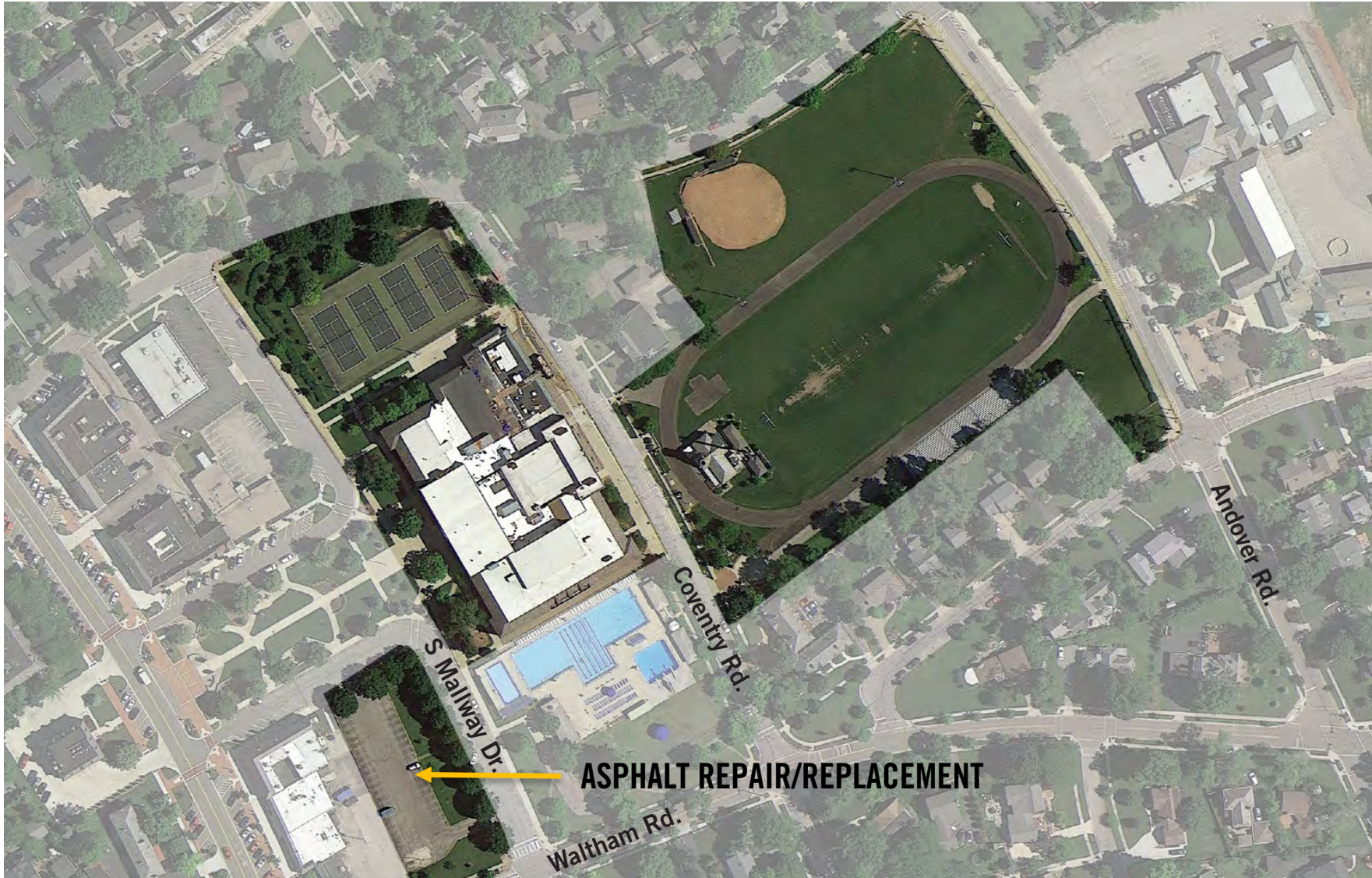


Limited Event Parking

**JONES MIDDLE SCHOOL/
Site Analysis**



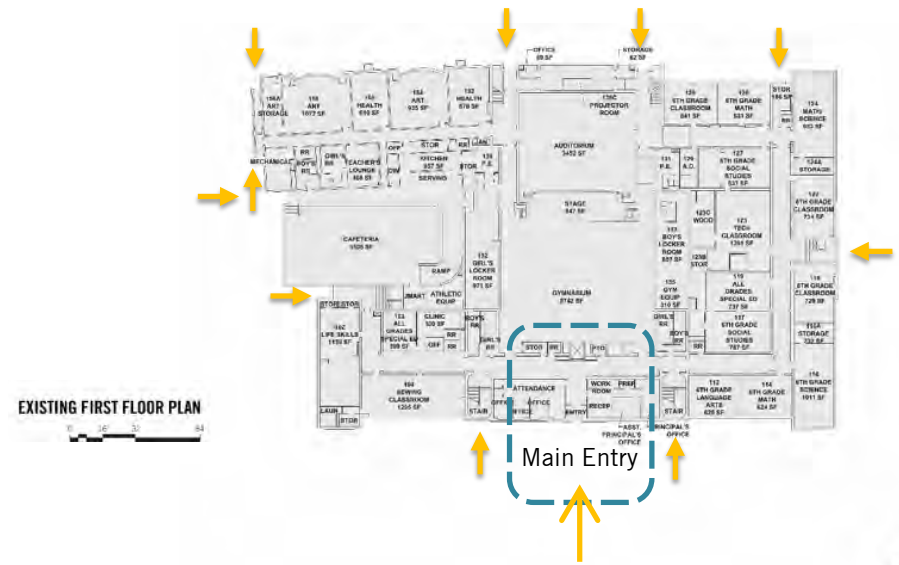
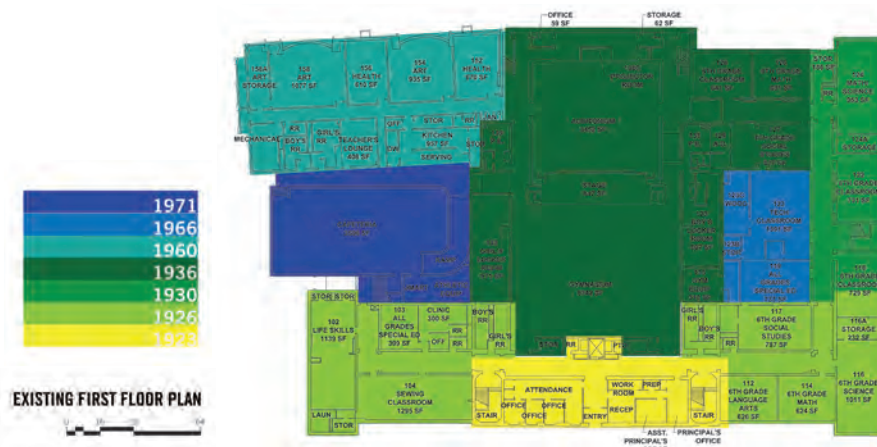
JONES MIDDLE SCHOOL/ Site Analysis



JONES MIDDLE SCHOOL / Building Analysis

BUILDING CHRONOLOGY

SECURITY ANALYSIS



JONES MIDDLE SCHOOL / Building Analysis

CLASSROOM SIZE



JONES MIDDLE SCHOOL / Building Analysis

DEPARTMENTAL USE



JONES MIDDLE SCHOOL / Building Analysis

DAYLIGHT ANALYSIS



JONES MIDDLE SCHOOL /

Draft Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Jones Middle School as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section 02 of this document.

WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 -10 YRS	10 - 15 YRS
Building Enclosure	\$	\$	\$
Mechanical and Electrical Systems	\$	\$	\$\$\$
Interior Finishes, Furnishings, Technology	\$\$\$		
Accessibility, Health, Safety	\$	\$\$	
Site and Outdoor Athletics/Recreation	\$	\$	
Other Project Related Costs (permits, fees, etc.)	\$\$	\$\$	\$\$

BUILDING SYSTEM	JONES MIDDLE SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$283,067	\$162,774	\$175,381	\$0	\$338,155
Mechanical and Electrical Systems	\$9,077,160	\$474,841	\$3,808,253	\$9,067,442	\$13,350,536
Interior Finishes, Furnishings, Technology	\$3,152,264	\$1,022,743	\$2,713,925	\$199,688	\$3,936,355
Accessibility, Health, Safety	\$649,937	\$431,467	\$334,971	\$0	\$766,438
Site and Outdoor Athletics / Recreation	\$398,772	\$168,713	\$319,020	\$0	\$487,733
Other Project Related Costs (permits, A/E, CM, etc.)	\$2,441,000	\$406,897	\$1,323,279	\$1,579,726	\$3,309,901
2015 COSTS TOTAL	\$16,002,200				
0-5 YEAR TOTAL		\$2,667,434			
5-10 YEAR TOTAL			\$8,674,830		
10-15 YEAR TOTAL				\$10,846,854	
ESTIMATED TOTAL					\$22,189,118







JONES MIDDLE SCHOOL /

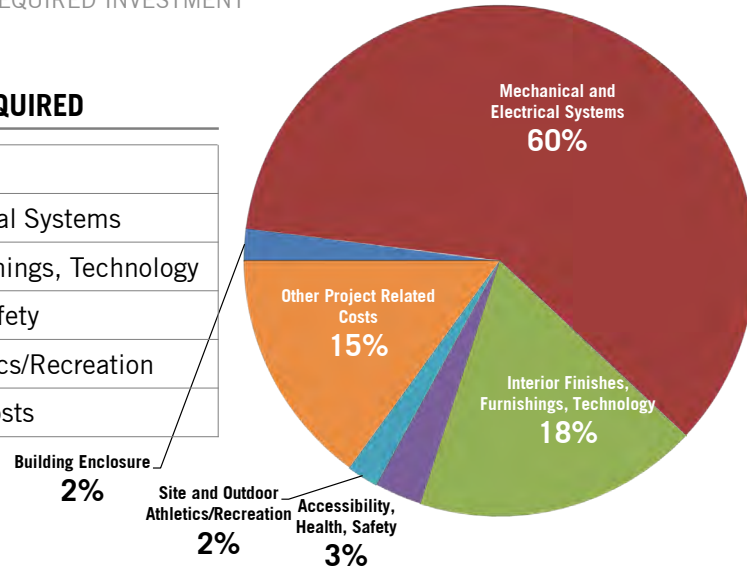
Draft Cost Summary

JONES MIDDLE SCHOOL







SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

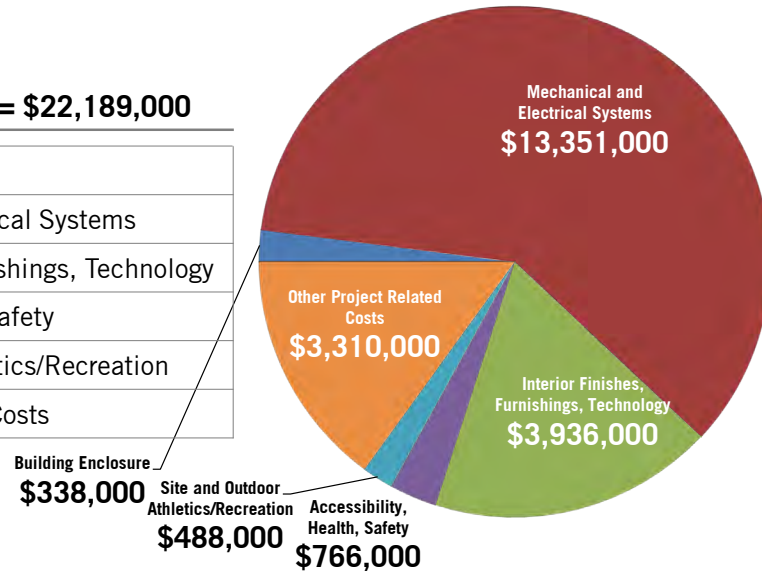
DISTRIBUTION OF WORK REQUIRED

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



COST OF WORK REQUIRED = \$22,189,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



JONES MIDDLE SCHOOL /

Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments, the Design team presented two options for Jones Middle School at Community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at this time. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- OK for now. I love current gym even though it is obsolete. This building seems to be much lower on priority/urgent list.
- Doesn't appear to really address pedagogic needs and changes.
- I worry about future growth and being back at this same table tackling these same issues before too long.

RENOVATE+

- Better security for students. Much-needed gym space. Better flow.
- Keep historic building – “Right size” proves how undersized the existing is - so repair does not seem like enough.
- The new gymnasium & classroom space creates better layout for student interaction and involvement. Maintains classic look of building.

JONES MIDDLE SCHOOL /

Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY Feedback Received Prior to Draft Cost Estimates

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

JONES MIDDLE SCHOOL / Repair Option

JONES MIDDLE SCHOOL REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES ADDITIONAL CAFETERIA SPACE TO MEET 10 YEAR ENROLLMENT PROJECTIONS
- SECURE ENTRY VESTIBULE AND ADA ACCESS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 3 STORIES

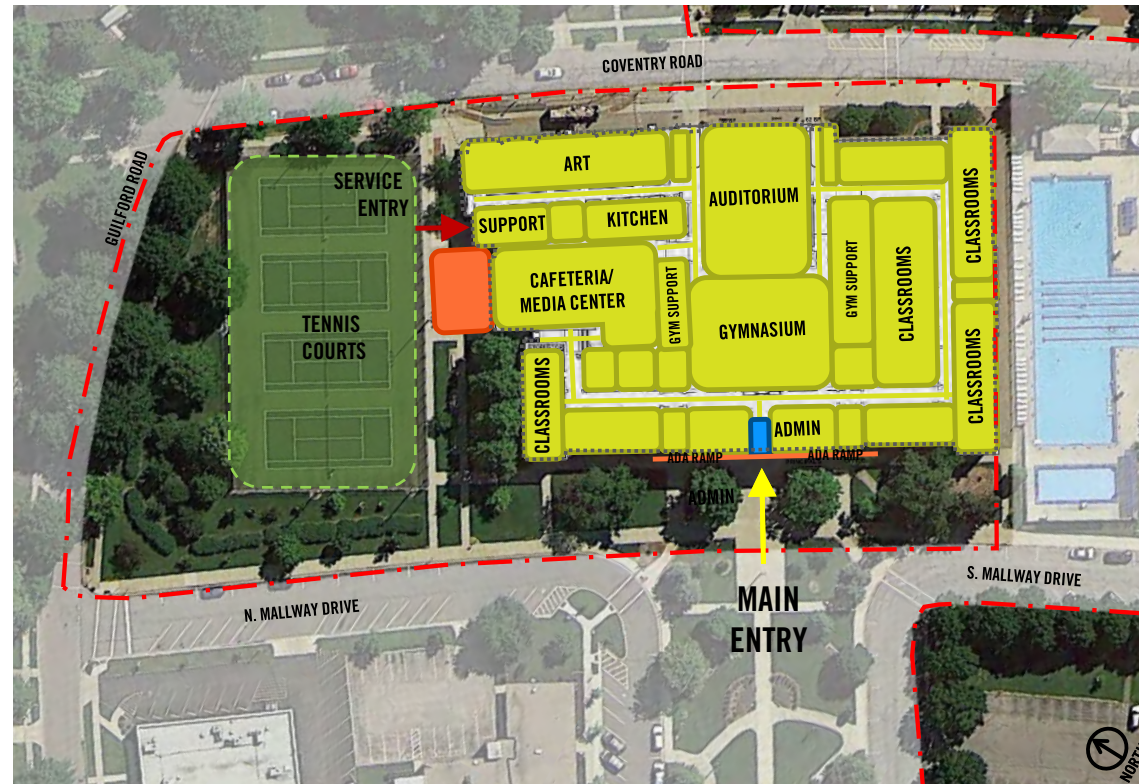
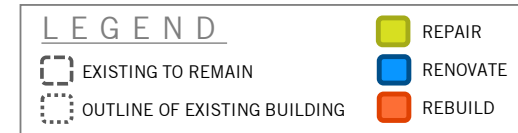
DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS

(TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

Repairing Jones Middle School would consist of repairing the existing spaces as per the Physical Assessment, as well as adding a secure entry vestibule, front door ADA access, and additional cafeteria space to account for the 10-year enrollment projections. The option could also include an upgraded HVAC system and a some upgraded finishes that would lower operational and maintenance costs.

Repair + \$18,208,000
.55 Mills / \$77.00 per yr.

JONES MIDDLE SCHOOL /

Renovate Option - Additional Building Team Meeting, April 14, 2016

**JONES MIDDLE SCHOOL
RENOVATE OPTION
POTENTIAL SITE EXPANSION***

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- TECH, ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE AND ADA ACCESS
- NOTE: TENNIS COURT RE-LOCATION TO BE DETERMINED

HEIGHT:

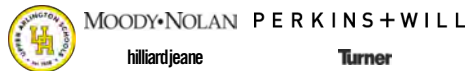
- 3 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS

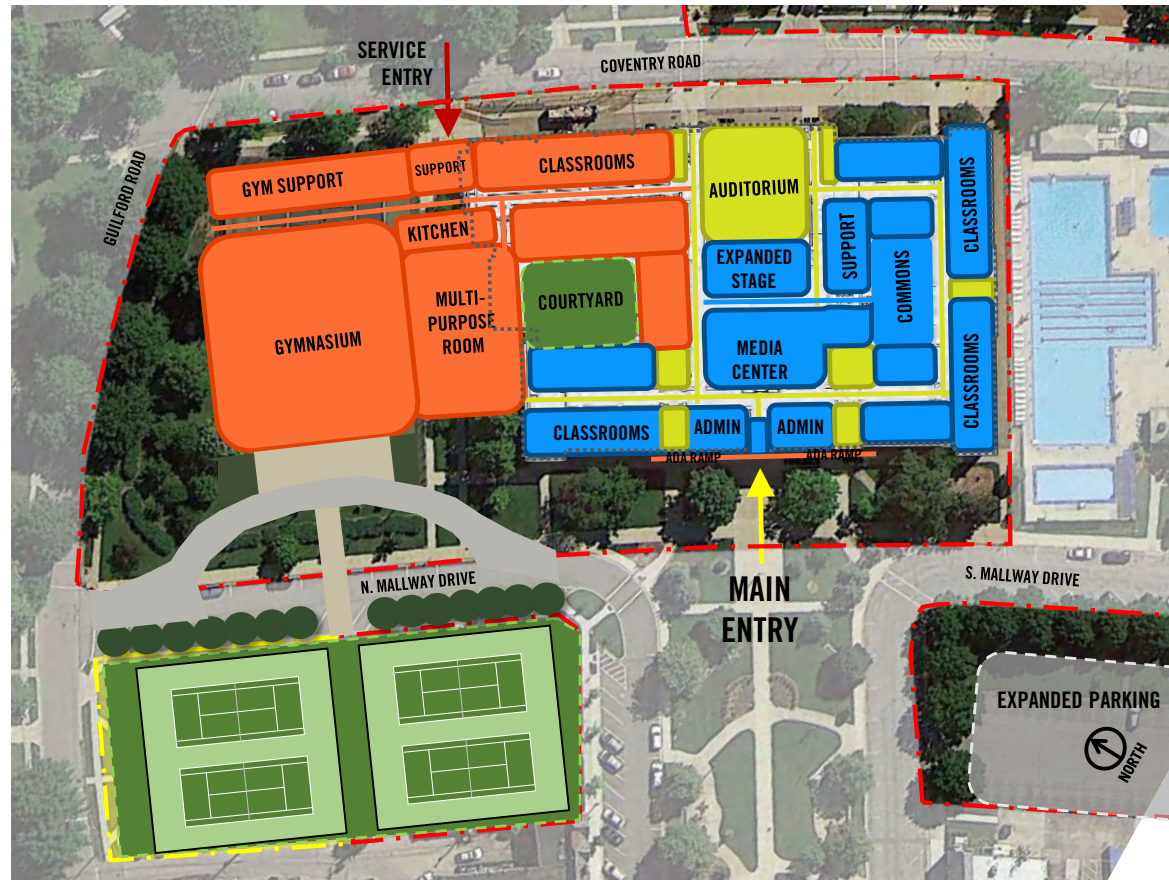
USE OF MODULAR CLASSROOMS (TRAILERS):

- YES



LEGEND

	EXISTING TO REMAIN		REPAIR
	OUTLINE OF EXISTING BUILDING		RENOVATE
			REBUILD



RENOVATE

The Renovate Option, as proposed at the additional Building Team Meeting on April 14, 2016, included land acquisition to address the tennis court relocation needed in the Renovate Option. In this option, tennis courts would be moved to a site adjacent to the school and the District Office would be relocated elsewhere to allow room for the new building addition. Like other Renovate Options, it would include renovated / new "right sized" classrooms and collaboration spaces, tech art, and music classrooms, media center, gymnasium, and more. A new driveway would provide access to the gymnasium for ease of pick-up/drop-off.

**Renovate + \$46,841,000
1.42 Mills / \$198.80 per yr.**

JONES MIDDLE SCHOOL / Renovate Option - Building Team Summit 2

After the completion of the Community Engagement Workshops, the Design Team was asked to study several options that would relocate the tennis courts at Jones Middle School, to avoid having to acquire land. The preferred option, shown below, would place the tennis courts on top of the existing parking area. Parking would be increased and semi-enclosed. The tennis courts would be raised with parking on grade available below. This option replaced the Renovate Option on the previous page.



WORKING DRAFT – CONCEPTUAL DIAGRAM
NOT A FINAL DESIGN PLAN
SEPTEMBER 14, 2016

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING

RENOVATE

INCLUDES RENOVATED / NEW AND “RIGHT-SIZED”:

- CLASSROOMS AND COLLABORATION SPACE
- TECH, ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE AND ADA ACCESS
- TENNIS COURT RE-LOCATION TO BE ABOVE PARKING WITH ~58 SURFACE PARKING SPACES

HEIGHT:

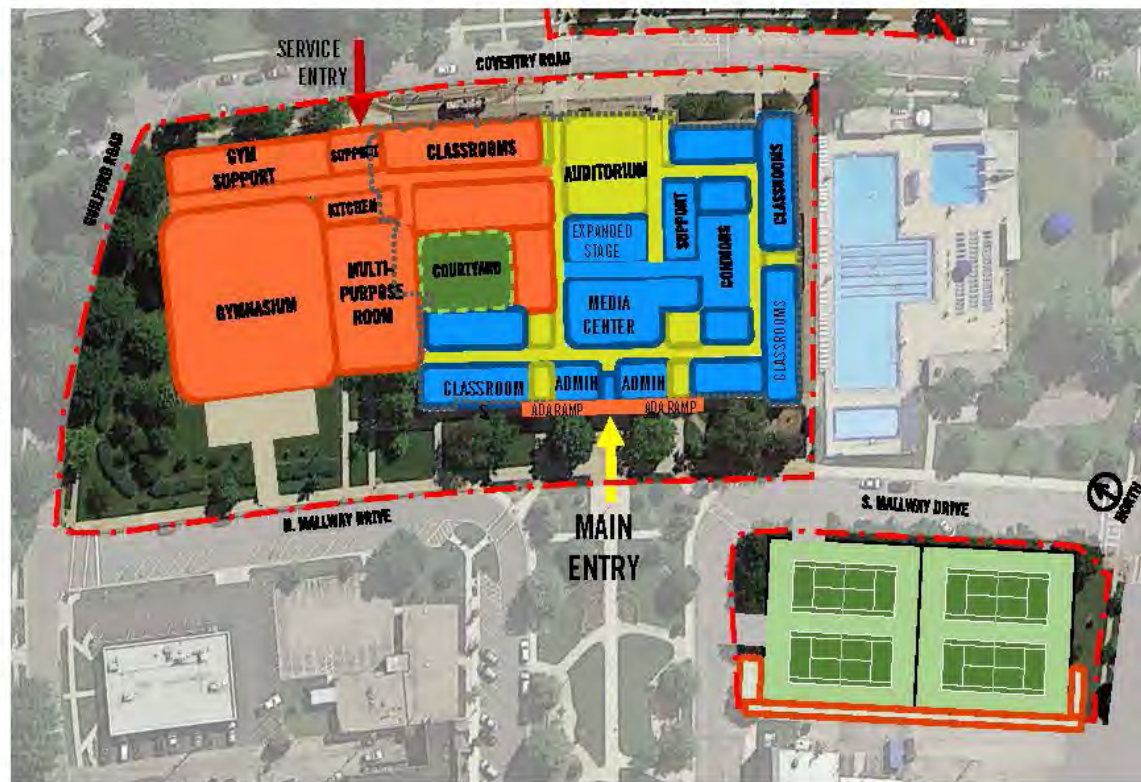
- 3 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES



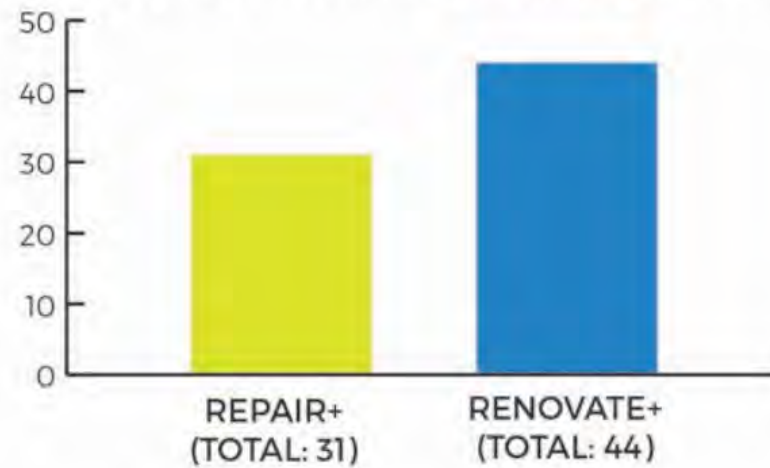
RENOVATE+ B \$50,614,000
1.53 MILLS / \$214.20 per yr.

JONES MIDDLE SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, the Design Team asked them to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 4 included the following:

- Since rebuild is not an option with Jones, I prefer the repair option. I don't believe you get that much more for the significant additional cost of the renovate option. It would also be much more complicated to execute.
- I have taught at Jones for twenty years, we absolutely need to separate the gym and auditorium!! The space doesn't work for athletics or music. We need an adequate gym and an auditorium that can be used for rehearsals and performances without balls hitting the wall.
- Renovate too expensive. Don't be so tied to historical aspect. Probably better to rebuild.
- The Jones (Repair) option is reasonable based on the condition & age of the school. Although it's been several years since two children attended Jones, it seems an extensive renovation of the building is unnecessary. I am also concerned that the historic character & uniqueness of the building, both exterior & interior, would be diminished.
- I'd prefer to see Jones make better use of already owned land instead of acquisition of a business no less. 2-3 level parking to replace school board & tennis courts near pool, replacing asphalt parking lot
- The expense of purchasing additional land is too much for our community! No new tennis courts are needed! Renovate the board office! Board office does not need to be moved! Very unhappy with Renovate option proposal!
- I would prefer the renovate option if the cost of acquiring the additional property is reasonable. Otherwise, repair seems appropriate
- Renovate this school only - historical school
- Land acquisition for tennis courts seems to me to be unnecessary and very costly. The earlier rebuild option w/ tennis courts located in area of softball field seemed more reasonable.
- (Renovate) Larger/more usable space is likely needed so some kind of addition is OK. No strong feelings about tennis courts - esp. If they can be accommodated nearby.
- (Renovate) The infrastructure needs to be improved significantly. Although charming, it needs improvement as it is the oldest school in the district. I hope the exterior will continue to reflect the original architecture.
- (No option circled) I would like to see another option in between these. I fully recognize & support that more space is needed but the price jump from \$18M to \$48M seems high..

JONES MIDDLE SCHOOL COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK

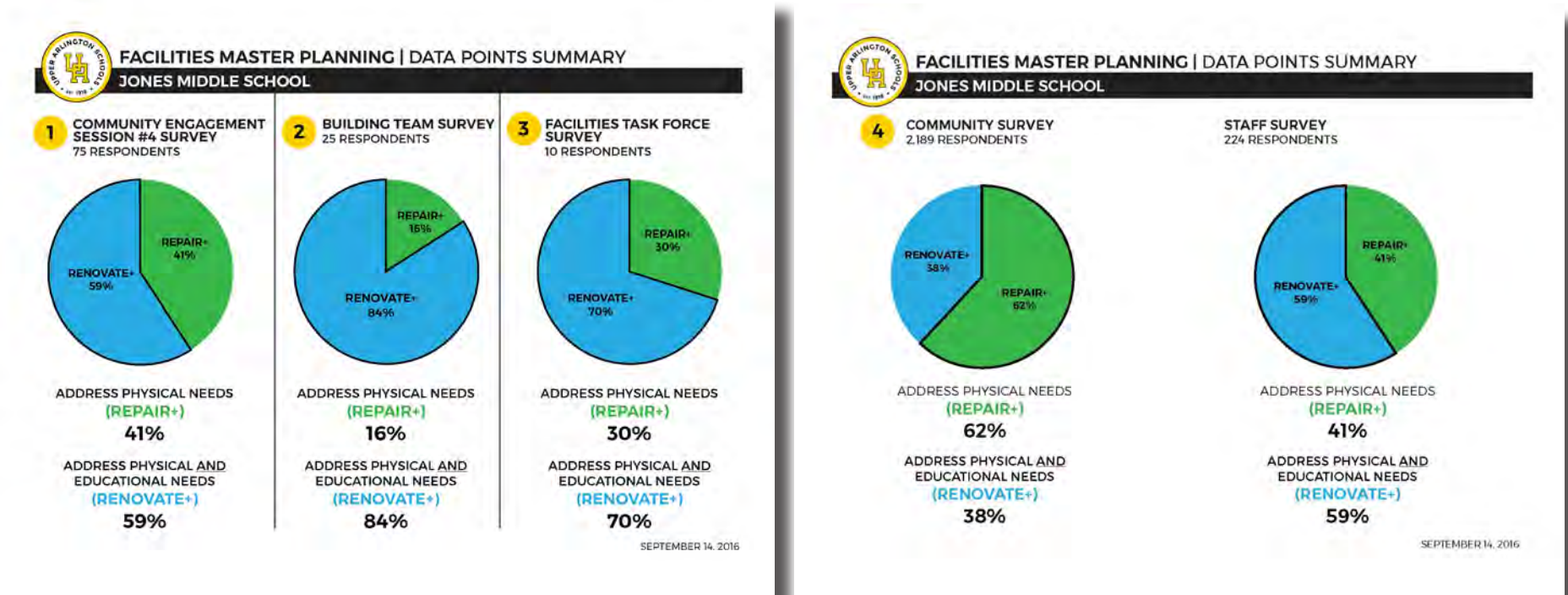


**The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 04.*

JONES MIDDLE SCHOOL /

Data Points Summary

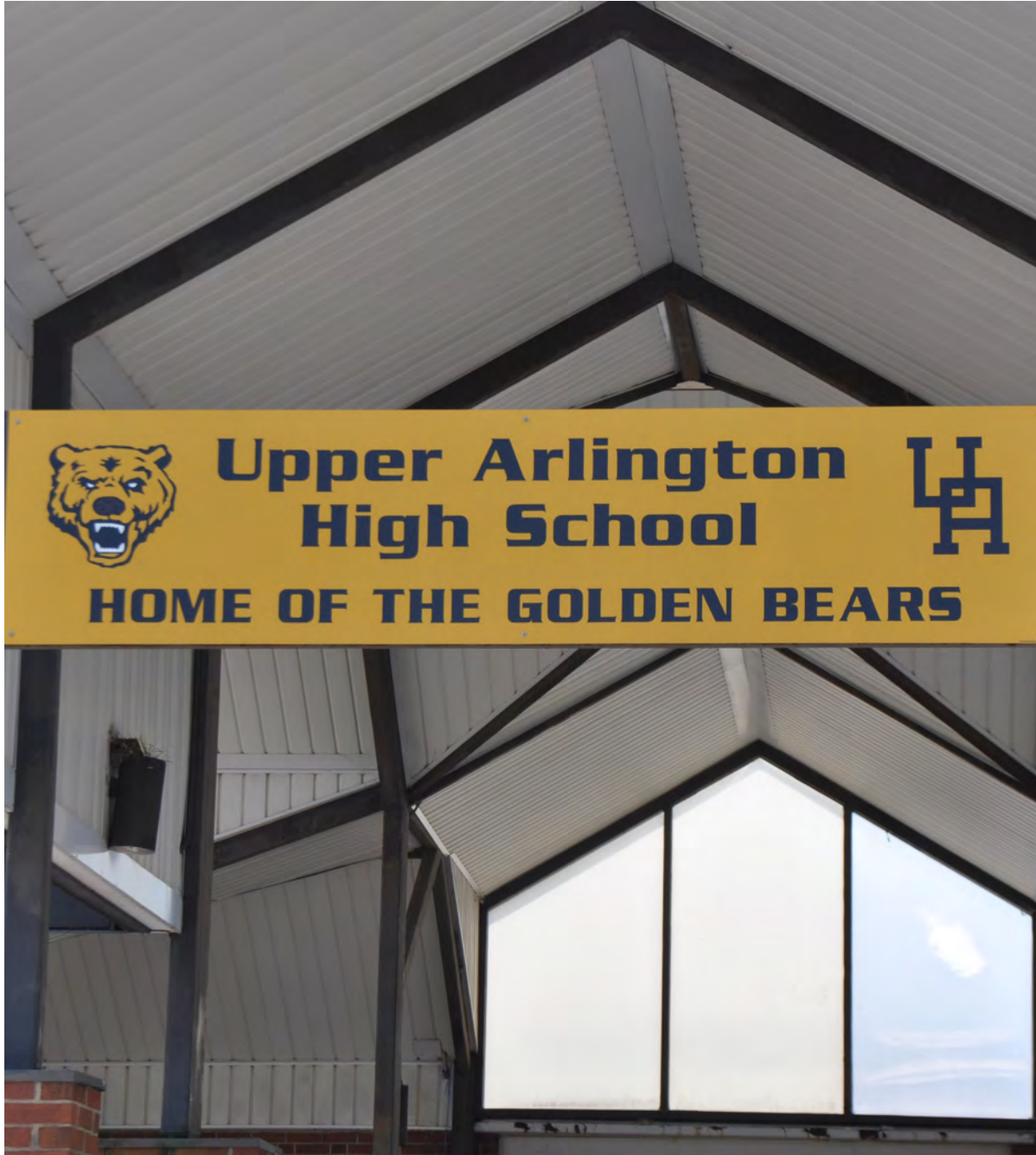
Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.



SECTION 03.4

HIGH SCHOOL

UPPER ARLINGTON HIGH SCHOOL



Address	1650 Ridgeview Road Upper Arlington, Ohio 43221 p. (614) 487-5200
Principal	Andrew Theado
Enrollment	1,816 students
Grades	9-12 (Ages 15 - 18)
Height	2 stories
Building Area	293,824 SF
Site Area	34.00 acres
Area/Student	162 SF
History	1956 - Original Building 1959 - Science Classrooms 1964 - Additional Offices & Classrooms 1965 - Auditorium & Natatorium 1971 - Learning Center, Art & Music Rooms 1983 - Freshman Gymnasium

UPPER ARLINGTON HIGH SCHOOL / Major Challenges

BUILDING

- Location of MH Special Education
- Isolated arts, tech arts, and music with narrow circulation
- Size of classrooms
- Limited daylight in many core classrooms
- Inadequate and disparate teacher office space
- Disconnected administrative offices
- Lack of meeting space
- No collaborative space
- Condition of furniture
- Location of individual student storage
- Lack of secured zoning of building for after hours use
- 31 building entries with multiple ADA concerns
- Circulation congestion
- Learning center use and attention
- Compliance with Title IX (locker rooms)
- Size of cafeteria
- Reports of indoor air quality concerns (little theater, PE/Athletics, Learning Center)
- Condition and functional size of natatorium
- Lack of AC in the gyms, intense usage of gyms
- Simultaneous event use of gyms and auditoriums

SITE

- Limited parking - especially for events
- Secure entry challenges
- Compliance with Title IX (2nd softball field, no women's softball locker room, equity of athletic lockers at stadium)
- Limited practice fields (need additional two)
- No visitor restrooms, no ADA seats for visitors, limited ADA access on north end of stadium
- Condition of track
- Condition of tennis courts



Limited or No Daylight in Most Classrooms



Learning Center



Location of Special Education Classrooms



Classroom Size



Lack of Collaboration Space



Lack of Faculty Support Spaces



Lack of Title IX Compliance



Bottleneck Circulation



Shared Gym and Theater Lobby Conflicts

UPPER ARLINGTON HIGH SCHOOL/ Site Analysis



**UPPER ARLINGTON HIGH SCHOOL/
Site Analysis**

ASPHALT PAVEMENT REPLACEMENT IN PARKING AREAS

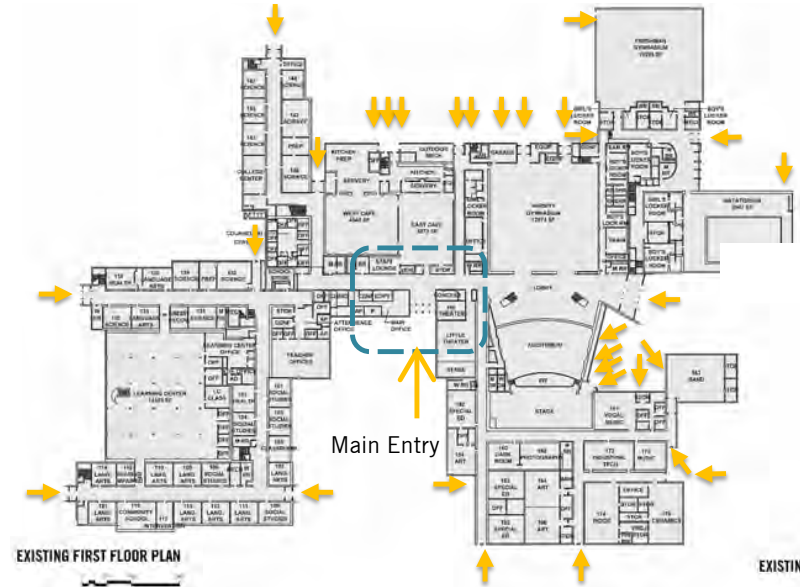


ADDITIONAL UNDER DRAINAGE REQUIRED AT BALL FIELDS

UPPER ARLINGTON HIGH SCHOOL / Building Analysis

BUILDING CHRONOLOGY

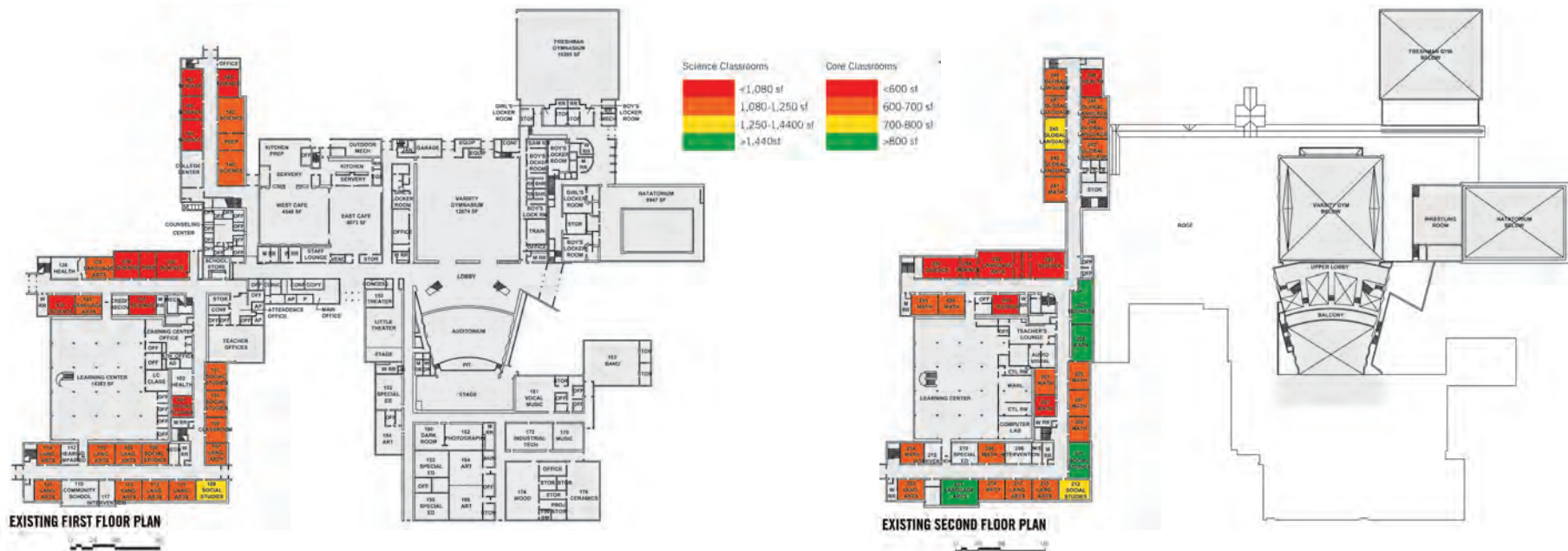
SECURITY ANALYSIS



UPPER ARLINGTON HIGH SCHOOL /

Building Analysis

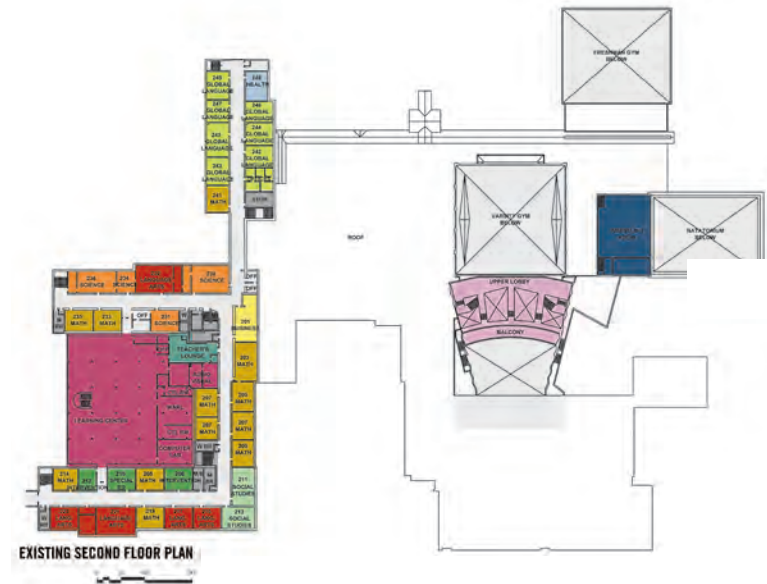
CLASSROOM SIZE



UPPER ARLINGTON HIGH SCHOOL /

Building Analysis

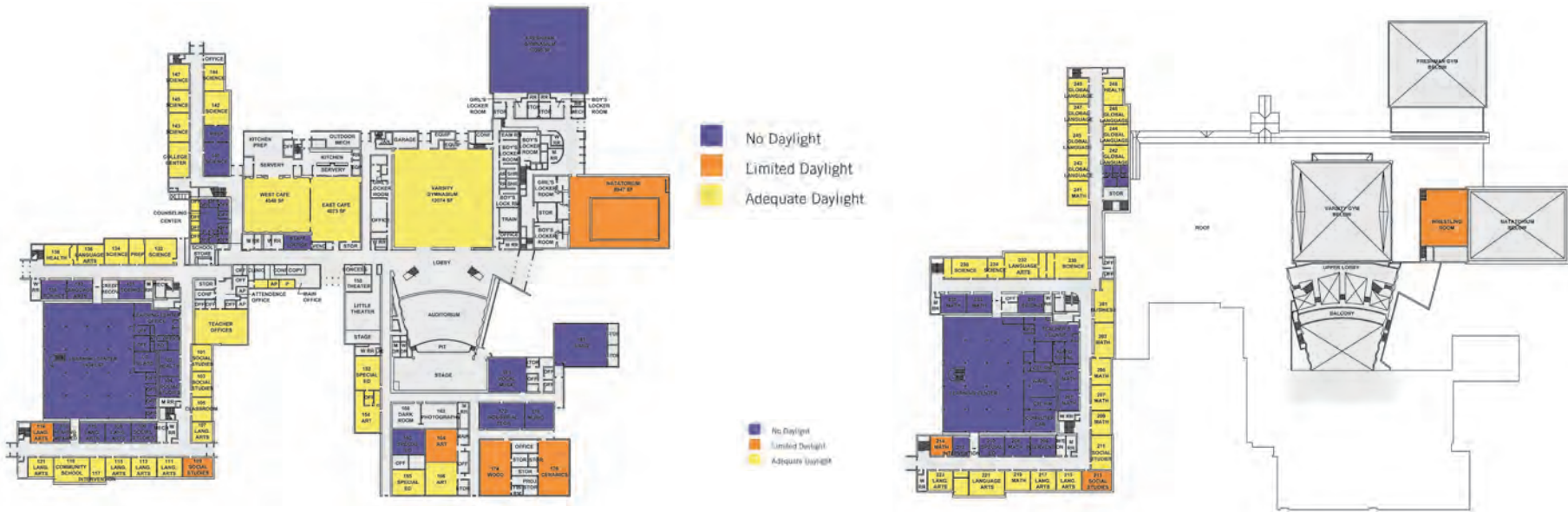
DEPARTMENTAL USE



UPPER ARLINGTON HIGH SCHOOL /

Building Analysis

DAYLIGHT ANALYSIS



UPPER ARLINGTON HIGH SCHOOL /

Draft Cost Summary

The following charts provide preliminary cost information for fixing the immediate physical needs of Upper Arlington High School as detailed in the Physical Assessment. Costs shown reflect the “total project cost” of the project. For a break down of the factors affecting “total project cost”, see section O2 of this document.

WORK REQUIRED	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 - 10 YRS	10 - 15 YRS
Building Enclosure	\$\$	\$	\$
Mechanical and Electrical Systems	\$\$\$	\$	\$
Interior Finishes, Furnishings, Technology	\$\$\$	\$	\$
Accessibility, Health, Safety	\$\$		
Site and Outdoor Athletics/Recreation	\$\$	\$	\$
Other Project Related Costs (permits, fees, etc.)	\$\$\$	\$	

BUILDING SYSTEM	UPPER ARLINGTON HIGH SCHOOL				
	2015 COSTS	COSTS ESTIMATED FOR WORK PERFORMED IN			ESTIMATED TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Building Enclosure	\$5,720,276	\$4,127,786	\$1,223,147	\$1,540,184	\$6,891,116
Mechanical and Electrical Systems	\$25,165,778	\$27,432,640	\$179,449	\$133,436	\$27,745,525
Interior Finishes, Furnishings, Technology	\$13,446,574	\$13,428,613	\$1,450,919	\$184,050	\$15,063,582
Accessibility, Health, Safety	\$3,316,950	\$3,648,657	\$0	\$0	\$3,648,657
Site and Outdoor Athletics / Recreation	\$2,479,522	\$1,776,223	\$86,135	\$1,197,797	\$3,060,156
Other Project Related Costs (permits, A/E, CM, etc.)	\$9,023,200	\$9,074,505	\$529,137	\$549,984	\$10,153,626
2015 COSTS TOTAL	\$59,152,300				
0-5 YEAR TOTAL		\$59,488,424			
5-10 YEAR TOTAL			\$3,468,786		
10-15 YEAR TOTAL				\$3,605,452	
ESTIMATED TOTAL					\$66,562,662







UPPER ARLINGTON HIGH SCHOOL /

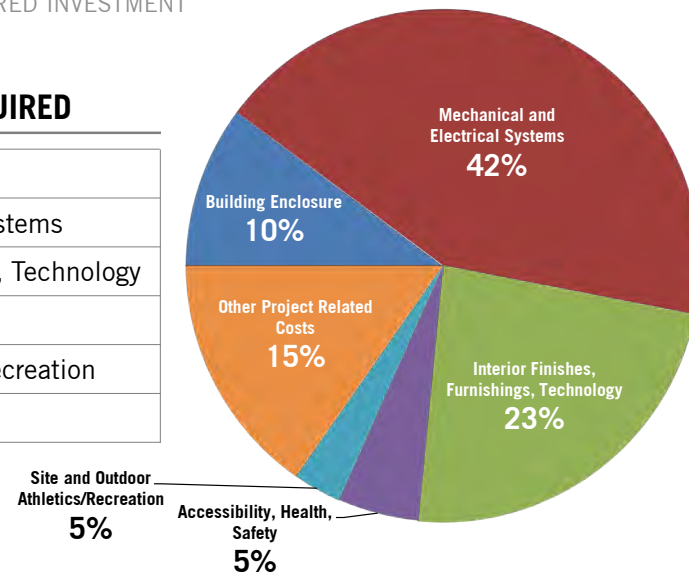
Draft Cost Summary

UPPER ARLINGTON HIGH SCHOOL







SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

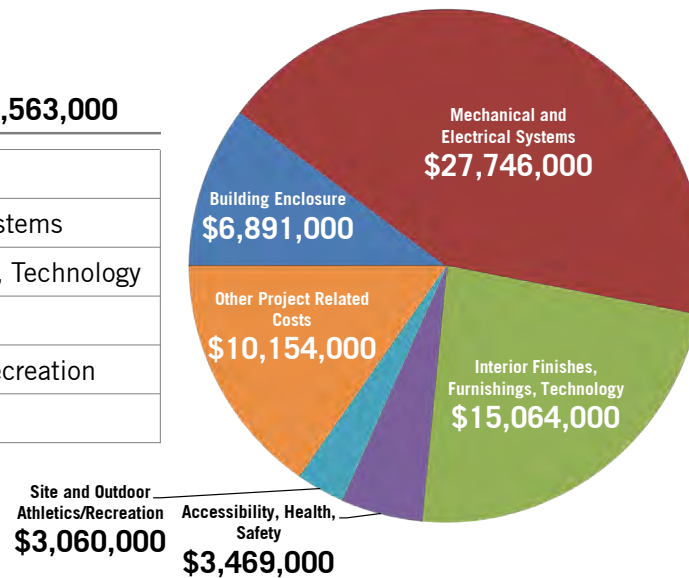
DISTRIBUTION OF WORK REQUIRED

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



COST OF WORK REQUIRED = \$66,563,000

	Building Enclosure
	Mechanical and Electrical Systems
	Interior Finishes, Furnishings, Technology
	Accessibility, Health, Safety
	Site and Outdoor Athletics/Recreation
	Other Project Related Costs



UPPER ARLINGTON HIGH SCHOOL / Community Engagement Session 3 Feedback

After reviewing the analysis garnered from the Physical and Educational assessments, the Design team presented two options for Upper Arlington High School at community Engagement Session 3. Attendees were then asked to rank their preferred options. These options were shown WITHOUT Draft Cost Estimates at this time. A full summary of the feedback for each school can be found at <http://www.uaschools.org/>. Select representative feedback included the following:

REPAIR

- Most expensive in the long run. Pay more over the long term but ultimately get less. Longest disruption to educational process.
- Does not seem to make sense for the long term goals. Not in favor of this at all!
- Seems entirely inadequate. Has short time frame.

RENOVATE+

- Misses the opportunity to treat all functions with the same approach. Some areas will be “neglected” as they will not be built as new.
- Very concerned this duration of construction will affect classes for 4 years. An entire time frame of some unlucky UAHS students.
- Renovation appears to be the most disruptive option without increasing the building footprint.

REBUILD A

- Most flexible. Can be developed into an architectural/design masterpiece. Orientation can offer sustainable (solar) opportunities.
- This could certainly be a good option, re-imagining the entire building and providing lots of new opportunities for improvement.

REBUILD B

- I like the full Zollinger face of the school. I like the “public wing” as part of the entertainment and sports wing.
- Does not seem as well laid-out/functional.

UPPER ARLINGTON HIGH SCHOOL / Options

Once the Community made their selections during Community Engagement Session 3, their feedback was given to the Building Team along with the Draft Cost Estimates shown below. The Building Team and the Design Team then discussed this information so that revised options and cost estimates could be shown at Community Engagement Session 4. Those options are shown on the next three pages.

**The table below shows the options selected as most popular during Community Engagement Session 3, however, the Draft Costs Estimates associated with each option were not shown to the Community until Community Engagement Session 4.*

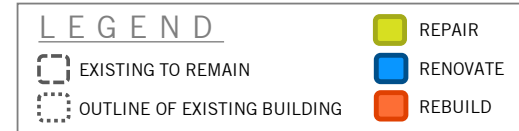
COMMUNITY ENGAGEMENT SESSION #3 FEEDBACK SUMMARY *Feedback Received Prior to Draft Cost Estimates*

SCHOOL / OPTION	REPAIR +	RENOVATE + A	RENOVATE + B	REBUILD A	REBUILD B
BURBANK	✓				
BARRINGTON		✓			
GREENSVIEW				✓	
TREMONT		✓			
WICKLIFFE				✓	
WINDERMERE					✓
HASTINGS		✓			
JONES		✓			
UAHS				✓	

UPPER ARLINGTON HIGH SCHOOL / Repair Option



UPPER ARLINGTON HIGH SCHOOL REPAIR + OPTION



REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL "RIGHT-SIZED" CLASSROOMS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 2 STORIES

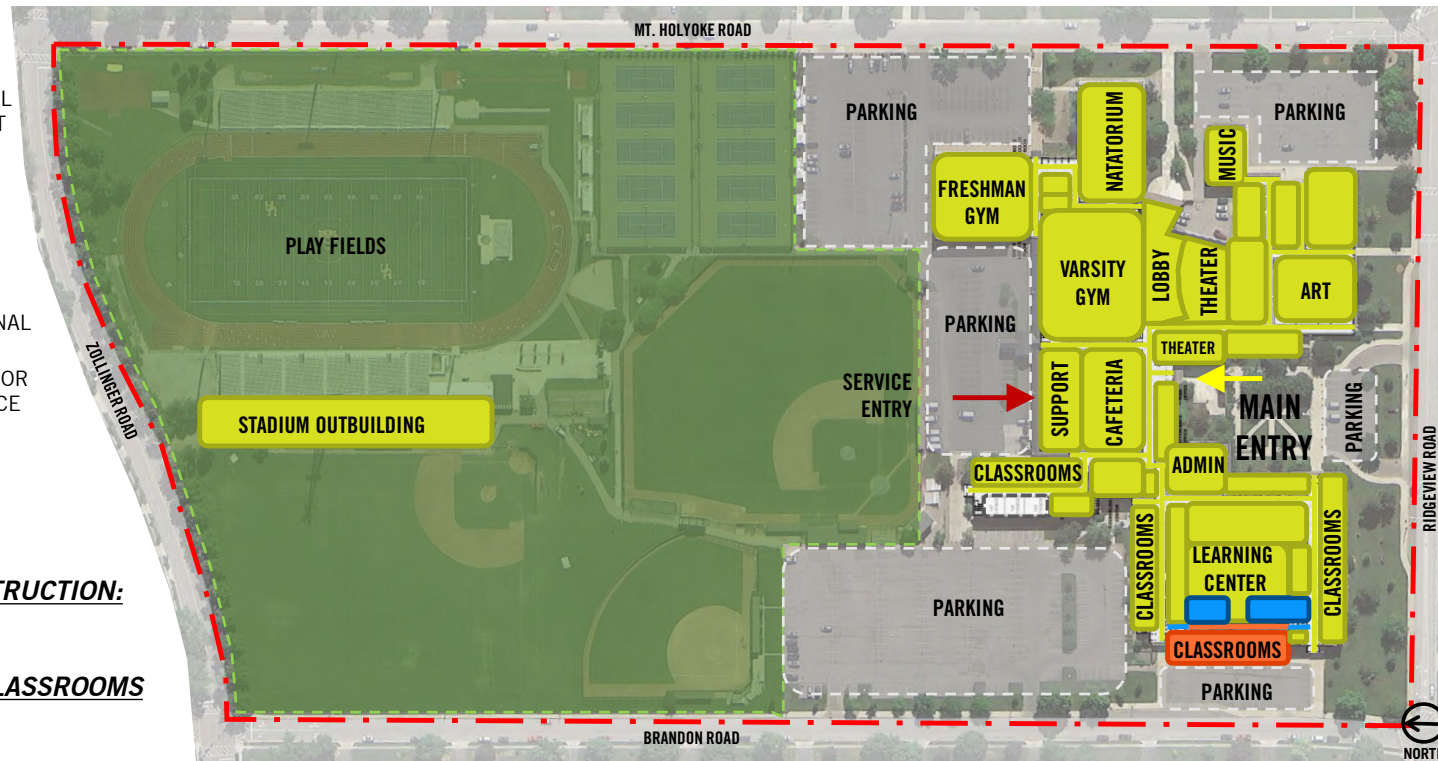
DURATION OF CONSTRUCTION:

- THREE YEARS

USE OF MODULAR CLASSROOMS

(TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REPAIR

Repairing UAHS would focus on repairing the existing spaces as per the Physical Assessment, as well as adding a few additional "right sized" classrooms. The option could also include an upgraded HVAC system and certain upgraded finishes that would save on operational and maintenance costs.

Repair + \$75,471,000
2.28 Mills / \$319.20 per yr.

UPPER ARLINGTON HIGH SCHOOL /

Renovate Option



UPPER ARLINGTON HIGH SCHOOL

RENOVATE + OPTION

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING

RENOVATE

INCLUDES RENOVATED / NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- LEARNING CENTER
- GYMNASIUMS AND NATATORIUM
- THEATER
- CAFETERIA/ KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

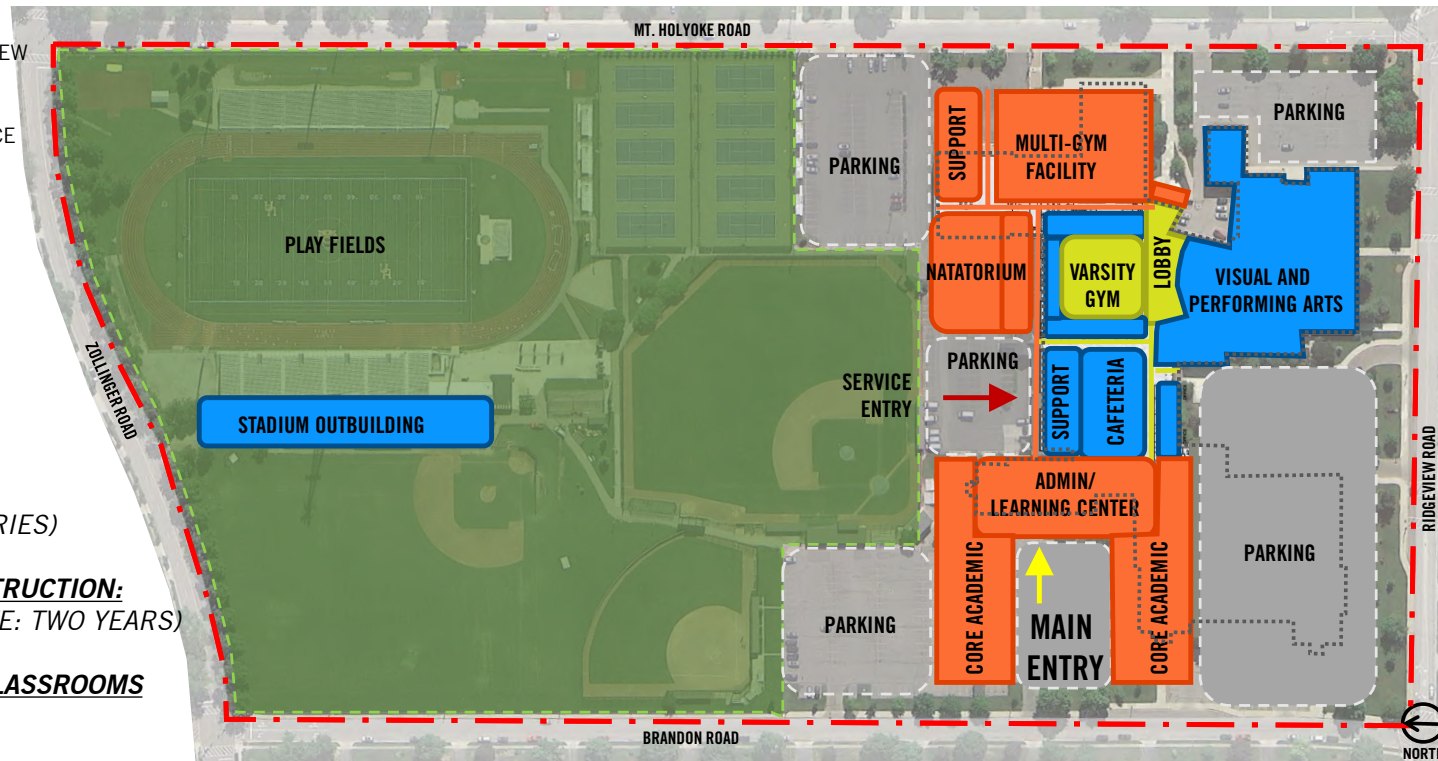
- 2 STORIES
(REBUILD: 3 STORIES)

DURATION OF CONSTRUCTION:

- FOUR YEARS (SITE: TWO YEARS)

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

RENOVATE

Renovating the school would include renovated and new “right sized” classroom and collaboration spaces , art and music rooms, a learning center, gymnasium, natatorium, and more. This option would also include some renovation to the stadium outbuilding.

**Renovate + \$132,280,000
4 Mills / \$560.00 per yr.**

UPPER ARLINGTON HIGH SCHOOL / Rebuild Option A



UPPER ARLINGTON HIGH SCHOOL REBUILD OPTION A

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING

REBUILD

INCLUDES NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- LEARNING CENTER
- GYMNASIUMS AND NATATORIUM
- THEATER
- CAFETERIA/ KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

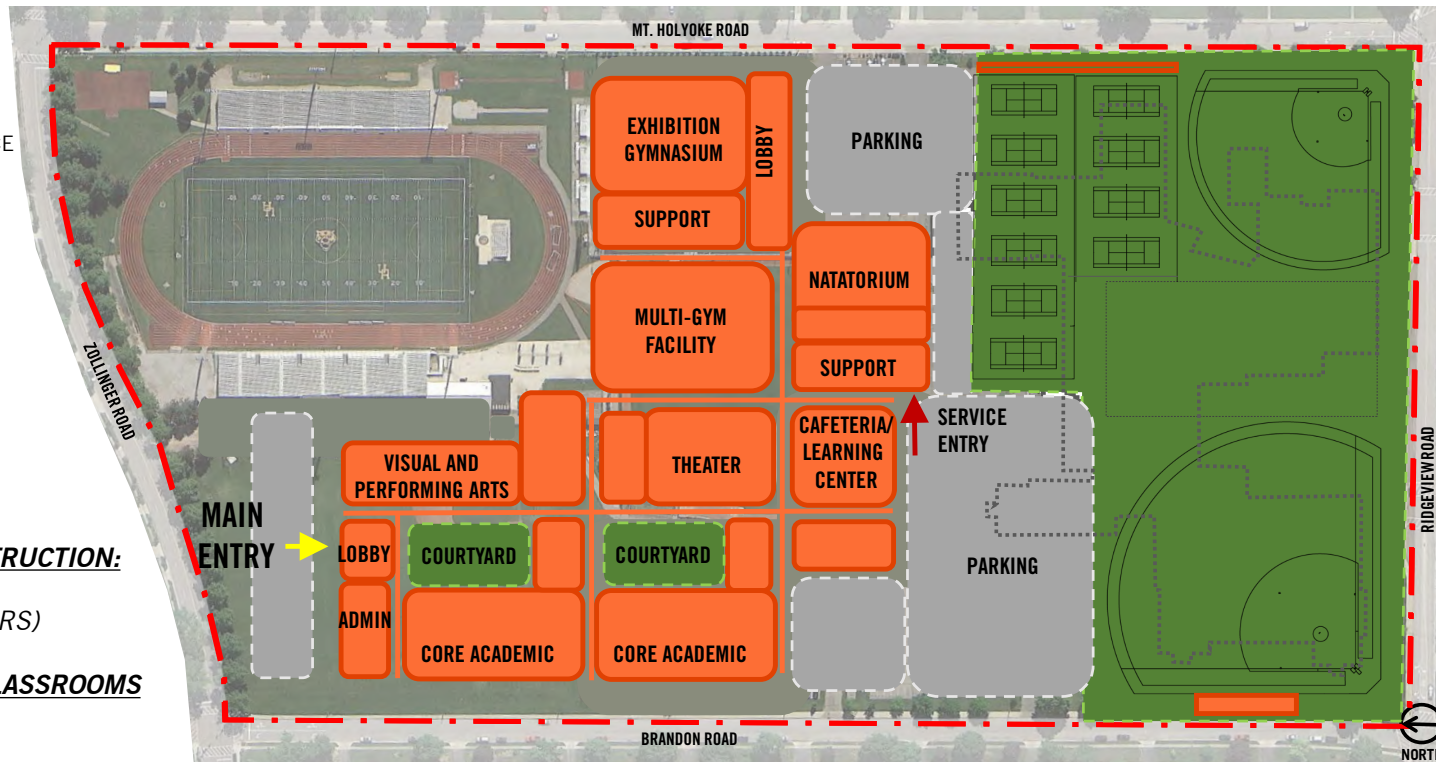
- 3 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS
(SITE: THREE YEARS)

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REBUILD A

The first rebuild option would add all new “right sized” classroom and collaboration spaces, art and music classrooms, gymnasium & natatorium, theater, and more. The new facility would be built over much of the existing athletic fields, so these would be relocated to the south side of the site. This option separates the stadium from the other site PE / Athletic components.

**Rebuild A \$135,510,000
4.10 Mills / \$574.00 per yr.**

UPPER ARLINGTON HIGH SCHOOL / Rebuild Option B



UPPER ARLINGTON HIGH SCHOOL REBUILD OPTION B

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING

REBUILD

INCLUDES NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- LEARNING CENTER
- GYMNASIUMS AND NATATORIUM
- THEATER
- CAFETERIA/ KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:

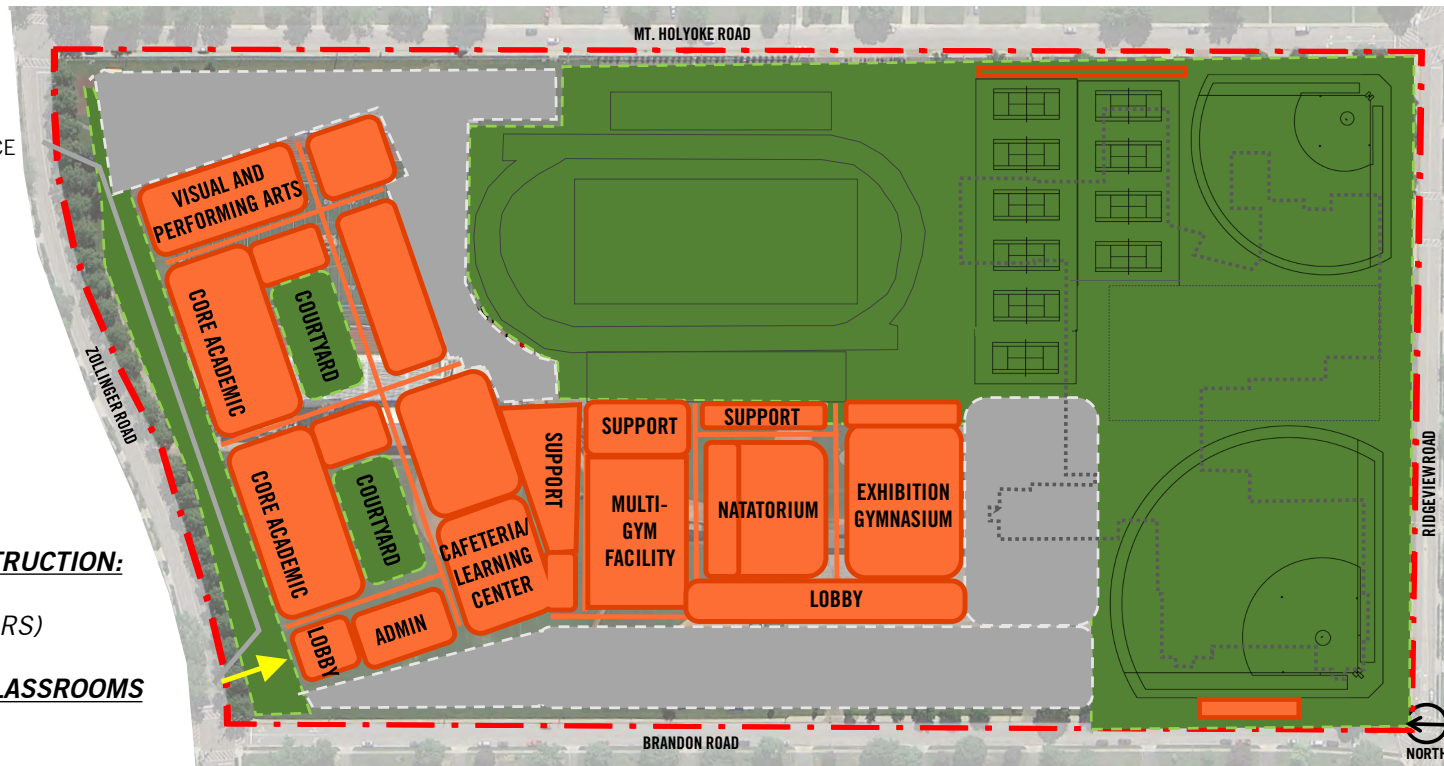
- 3 STORIES

DURATION OF CONSTRUCTION:

- TWO YEARS
(SITE: THREE YEARS)

USE OF MODULAR CLASSROOMS (TRAILERS):

- UNLIKELY



**WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016**



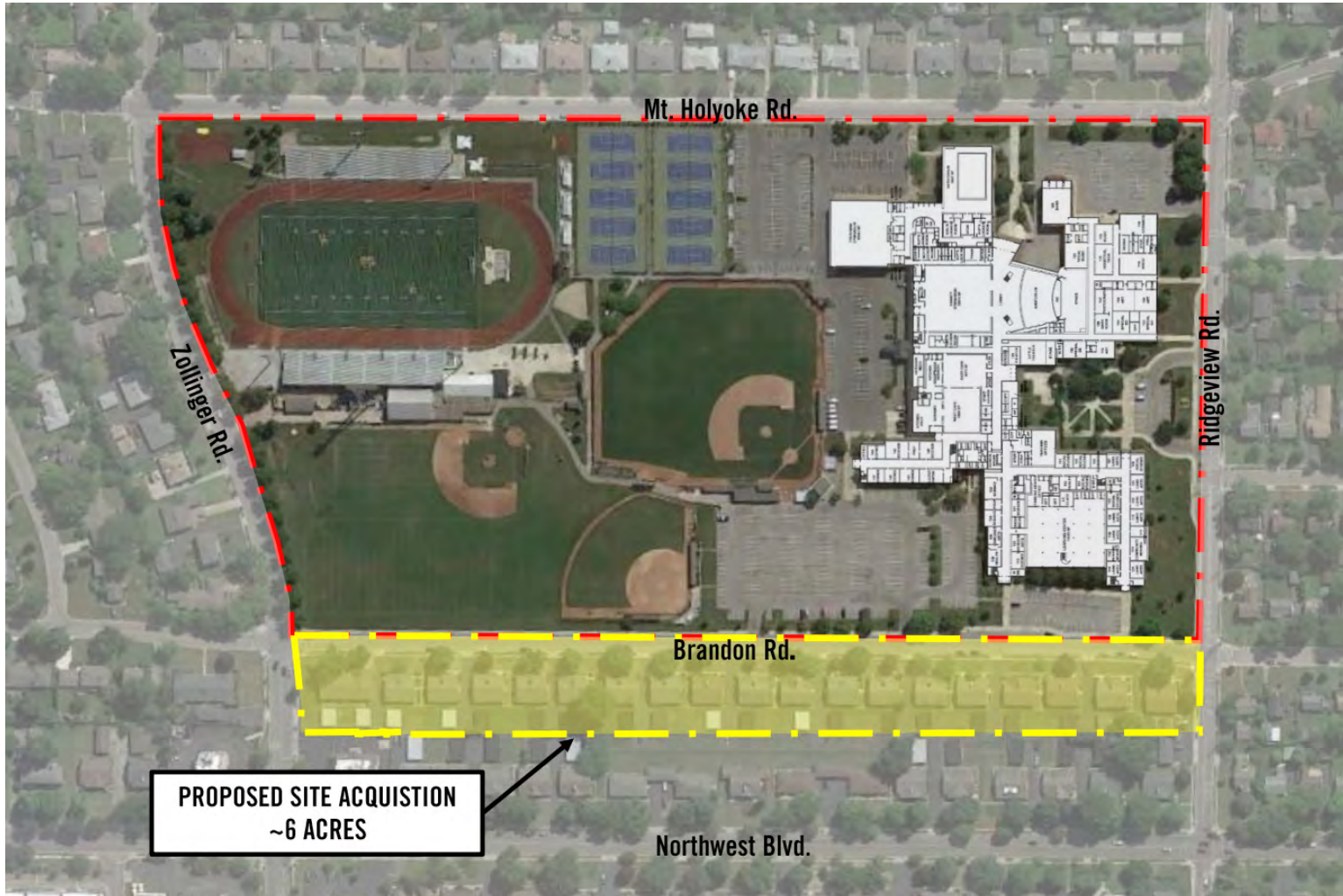
MOODY•NOLAN PERKINS+WILL hilliardjeane Turner

REBUILD B

Rebuild B would include the same new programmatic spaces as Rebuild A. However, the facility would be located to the far North of the site along Zollinger Road. This option would include all new athletic fields, as well as a new stadium, that would be located east of the school, which allows contiguous PE / Athletic fields, as well as a front door on Zollinger Road.

**Rebuild B \$140,584,000
4.25 Mills / \$595.00 per yr.**

UPPER ARLINGTON HIGH SCHOOL / Site Acquisition Option



SITE ACQUISITION OPTION

Due to community feedback from Community Engagement Session 3, in addition to Rebuild options A & B, two additional Rebuild options were shown first at an additional Building Team Meeting on April 14, 2016, then at Community Engagement Session 4. The community was interested in investigating how a larger site might help fit the required program better on the site. Rebuild Options C & D propose a six acre site acquisition along Brandon Road. This is illustrated in the image above. The following two slides provide details about these two additional options.

UPPER ARLINGTON HIGH SCHOOL / Rebuild Option C



UPPER ARLINGTON HIGH SCHOOL REBUILD OPTION C POTENTIAL SITE EXPANSION*

**WORKING DRAFT – CONCEPTUAL DIAGRAM
NOT A FINAL DESIGN PLAN
APRIL 14, 2016**

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING

* Subject to review by the City of Upper Arlington and an evaluation of the public land and infrastructure in this area.

POTENTIAL SITE EXPANSION ALLOWS FOR:

- ~200 ADDITIONAL PARKING SPACES
- ADDITIONAL BASEBALL FIELD
- ADDITIONAL SOFTBALL FIELD



MOODY+NOLAN PERKINS+WILL
hilliard jeane Turner

REBUILD C

The program in Rebuild Options A & C are identical. Where these options differ is in how the site, parking, and athletics fields are organized. In this option, six acres directly across from the facility, along Brandon road would be acquired and used for additional parking and for all of the required playfields to fit on the site.

**Rebuild C \$139,966,000*
4.23 Mills / \$592.20 per yr.**

*does not include cost of site acquisition

UPPER ARLINGTON HIGH SCHOOL / Rebuild Option D



UPPER ARLINGTON HIGH SCHOOL REBUILD OPTION D POTENTIAL SITE EXPANSION*

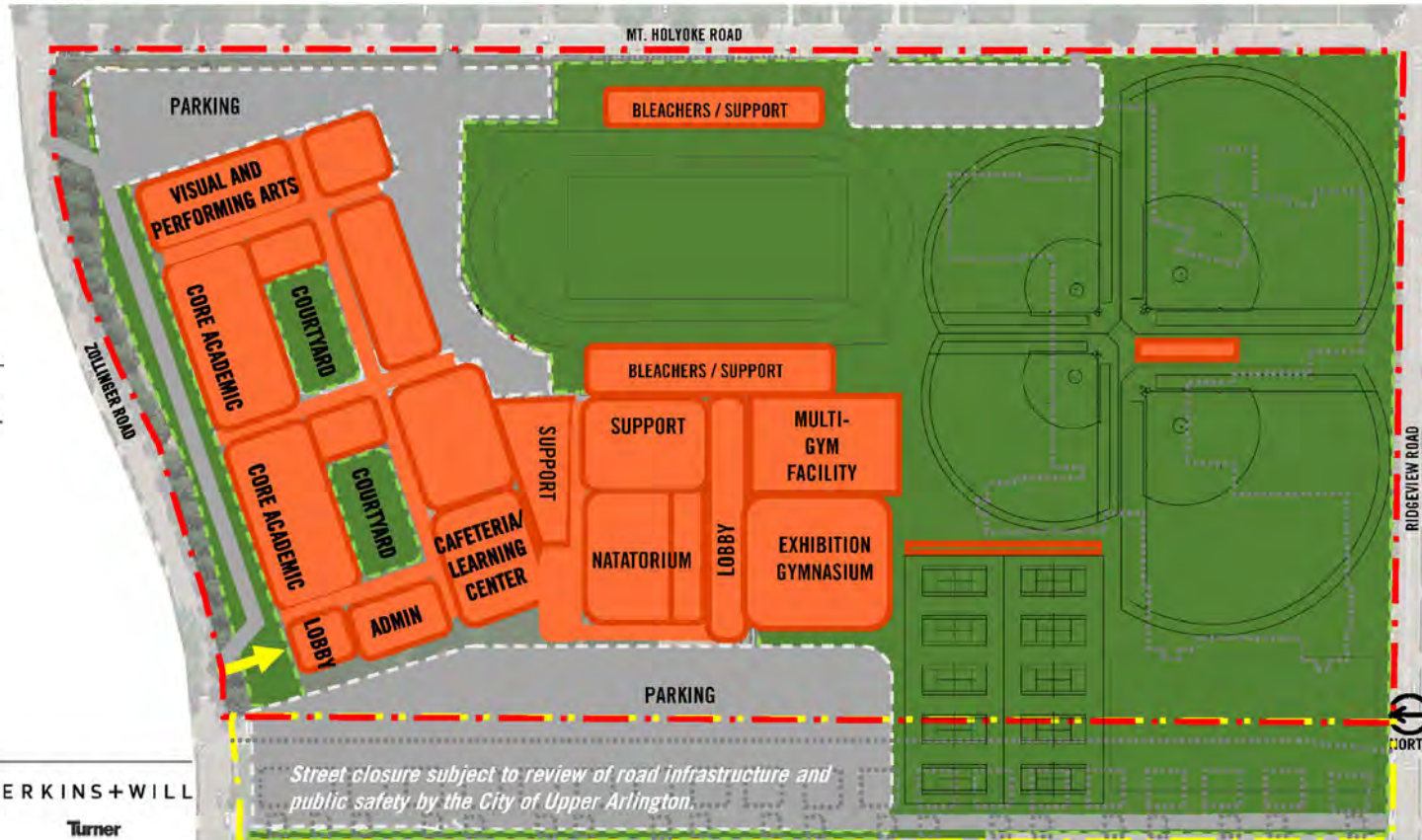
**WORKING DRAFT – CONCEPTUAL DIAGRAM
NOT A FINAL DESIGN PLAN
APRIL 14, 2016**

LEGEND	
	REPAIR
	RENOVATE
	REBUILD
	EXISTING TO REMAIN
	OUTLINE OF EXISTING BUILDING

** Subject to review by the City of Upper Arlington and an evaluation of the public land and infrastructure in this area*

POTENTIAL SITE EXPANSION ALLOWS FOR:

- ~200 ADDITIONAL PARKING SPACES
- ADDITIONAL BASEBALL FIELD
- ADDITIONAL SOFTBALL FIELD



MOODY•NOLAN PERKINS+WILL
hilliard jeane Turner

REBUILD D


The program in Rebuild Options B & D are again identical. Where these options differ is in how the site, parking, and athletics fields are organized due to possible site acquisition. In this option, six acres directly across from the facility, along Brandon road would be acquired and used for additional parking and for all of the required playfields to fit on the site.

Rebuild D \$145,040,000*
4.38 Mills / \$613.20 per yr.

*does not include cost of site acquisition

UPPER ARLINGTON HIGH SCHOOL / Rebuild Option E

After the first four Community Engagement Sessions were conducted, due to community feedback, the Design Team was asked to study options for a four-story Upper Arlington High School Rebuild, that does not require acquiring land. The resulting options, one of which includes a new stadium and one which retains the existing stadium, are included below and on the following page. These options were shared with the community at Building Team Summit 2 on September 14, 2016.



**UPPER ARLINGTON HIGH SCHOOL
REBUILD OPTION E**

**WORKING DRAFT – CONCEPTUAL DIAGRAM
NOT A FINAL DESIGN PLAN
SEPTEMBER 14, 2016**

LEGEND

- REPAIR
- RENOVATE
- REBUILD
- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING

REBUILD
INCLUDES NEW AND “RIGHT-SIZED”:

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- LEARNING CENTER
- GYMNASIUMS AND NATATORIUM
- THEATER
- CAFETERIA/ KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT


HEIGHT:

- 4 STORY CORE ACADEMIC
- 2-3 STORIES PE / ATHLETICS / ARTS


DURATION OF CONSTRUCTION:

- TWO YEARS (SITE: THREE YEARS)

USE OF MODULAR CLASSROOMS (TRAILERS): UNLIKELY



**REBUILD E \$137,037,000
4.14 MILLS / \$580.00 per yr.**

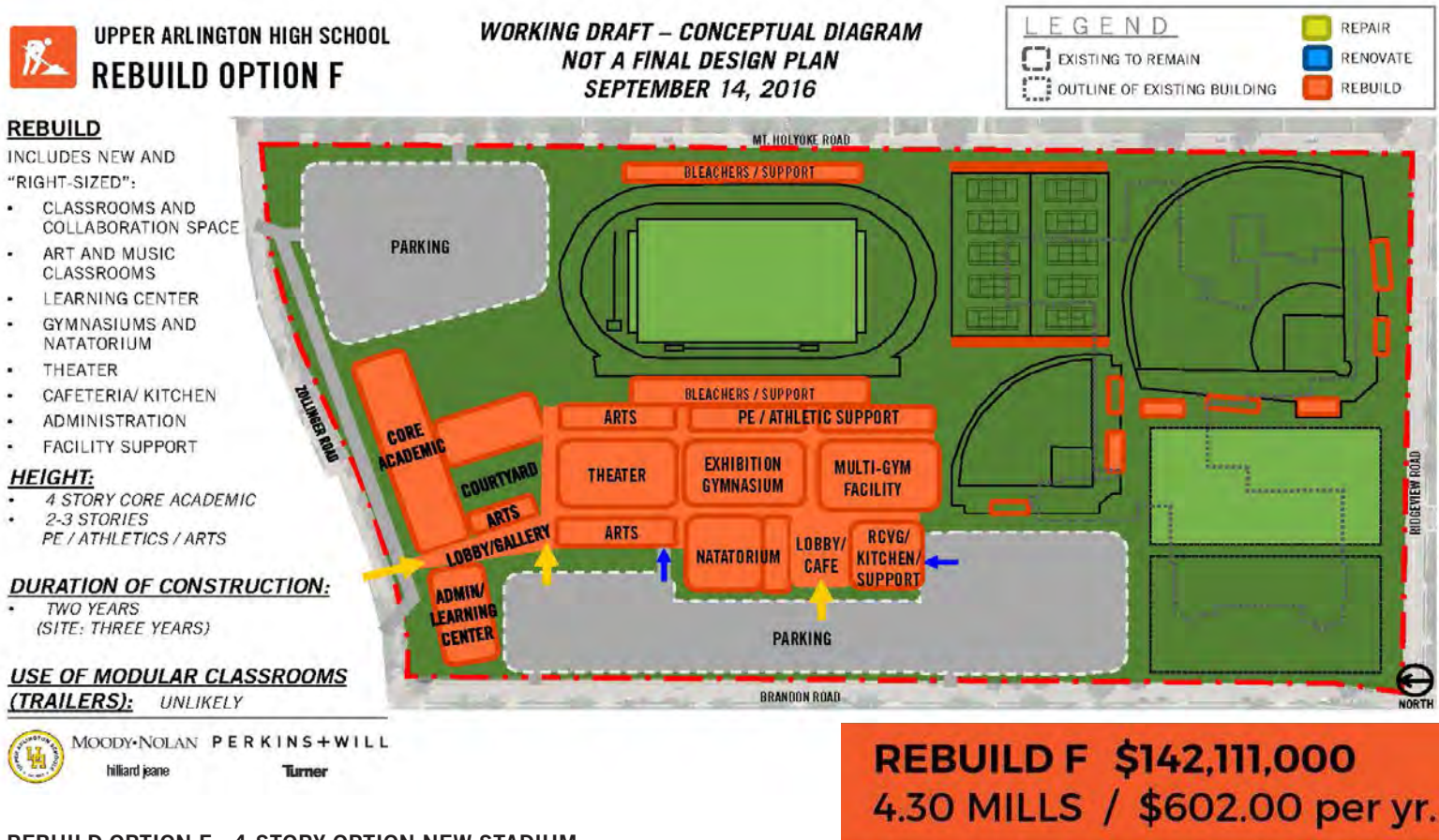


MOODY·NOLAN PERKINS+WILL
hillard jeane Turner

REBUILD OPTION E - 4-STORY OPTION EXISTING STADIUM

This option incorporates a four-story core academic, admin, and learning center area, however, to keep the existing stadium adjacent to new PE / athletic building components, the main entry is moved to Brandon Road. Common spaces including gymnasium and theater are again organized on the first floor. Support spaces in these areas could be located on levels one, two or possibly a third level. This option allows the existing stadium to remain unchanged and allows for an additional turf playfield within the existing site boundaries.

UPPER ARLINGTON HIGH SCHOOL / Rebuild Option F



REBUILD OPTION F - 4-STORY OPTION NEW STADIUM

This option places the main entrance along Zollinger Road with adjacent core academic, administration and learning center spaces spread over four stories. Shared spaces including the gymnasium and theater are again organized on the first floor. Support spaces in these areas could be located on levels one, two or possibly a third level. By relocating the stadium, and having the PE / Athletic spaces adjacent to the stadium, the front door and core academic areas are facing Zollinger Road and the outdoor PE / Athletic spaces are contiguous. This option also allows for an additional turf playfield within the existing site boundaries.

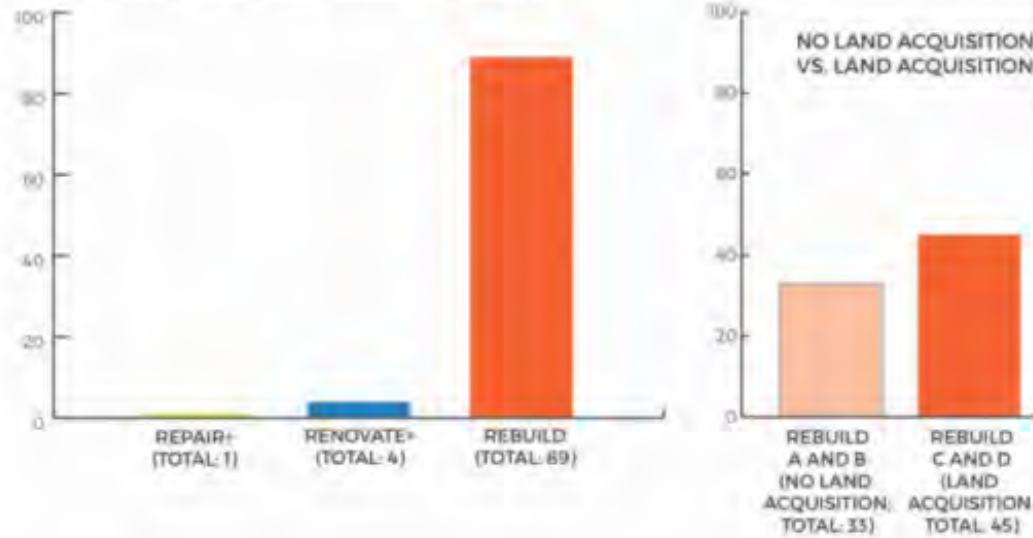
UPPER ARLINGTON HIGH SCHOOL / Community Engagement Session 4 Feedback

After attendees at Community Engagement Session 4 were shown revised building options and preliminary cost estimates, the Design Team asked them to give feedback and select their preferred option. While a full summary of the feedback for each school can be found at <http://www.uaschools.org/>, select representative feedback from Community Engagement Session 04 included the following:

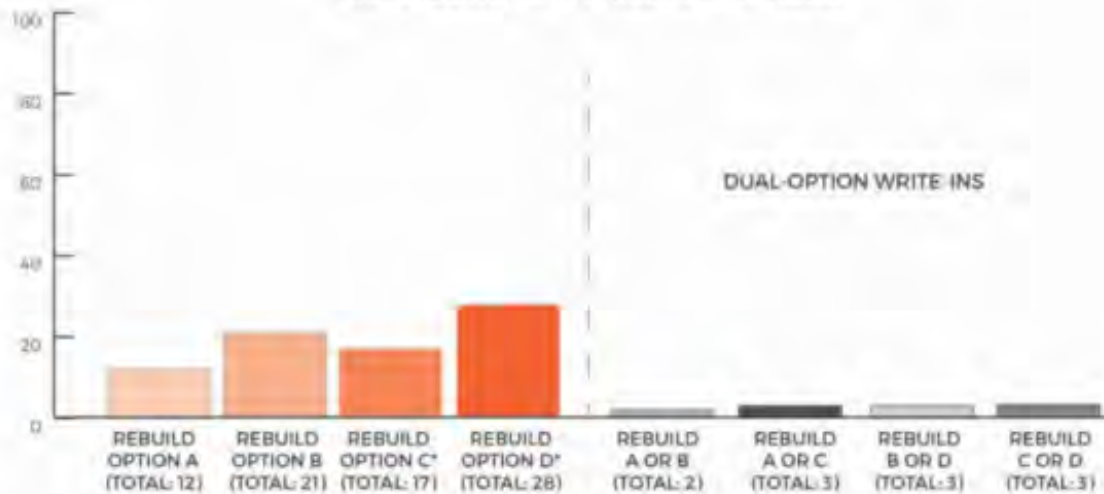
- If we are going to make this large of an investment, we need to have a new school and stadium. Otherwise you are kicking a smaller can down the road. I also prefer the flow of Option B the best. I'm not sure the costs of acquiring additional property are worth additional parking and fields. We definitely need more space for music in the new building!!
- Rebuild A or B ... what are the extra softball/baseball diamonds for on Options C & D?
- I think this is the most important aspect of the effort. We all benefit from the high school as a community and as such it deserves the most financial commitment and attention.
- I am concerned about the cost of land acquisition, therefore would be OK with Option B.
- Can't see \$5M benefit to moving stadium. If all green space is together, could be confusing for all participants at sporting events. Usually events are separate so doesn't need all green space together
- It was a mistake when the building was originally designed for the gym and theater to share a lobby. Basketball is too loud for the orchestra.
- (Rebuild Option D) The theater does not look big enough. Is it as nice as what we have now?
- All students in this community will attend the high school, and we need a building that will best meet those needs. If we want our community to be competitive with other communities that are prioritizing community needs (like Dublin, New Albany, Powell, etc.), then we need to be willing to pay for it.
- Parking at the high school is inadequate and creates serious congestion & safety problems along the surrounding streets. A parking garage would greatly reduce & possibly eliminate the need for off campus parking. Even if a parking garage was limited to staff & visitor parking, student parking on surface lots would be much improved.
- Favor Rebuild. Which option is best for academics? I would lean in that direction.
- Would like to consider underground parking options.
- Like to see 4-story option and efforts to establish enough parking to help neighbors.

**Full reports of the all the feedback recieved during the Community Engagement Sessions are available at <http://www.uaschools.org/>*

**UPPER ARLINGTON HIGH SCHOOL
COMMUNITY ENGAGEMENT SESSION #4 FEEDBACK**



BREAKDOWN OF THE REBUILD OPTIONS



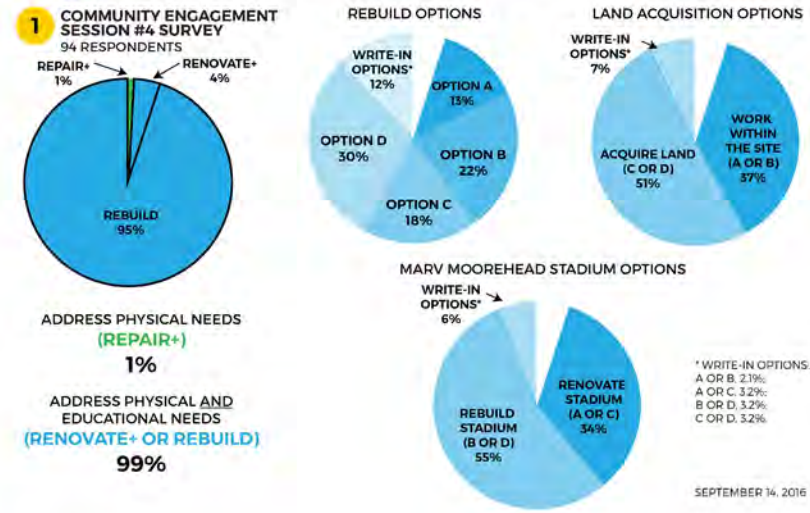
*The above graph summarizes how the community ranked the three choices shown at Community Engagement Session 4.

UPPER ARLINGTON HIGH SCHOOL /

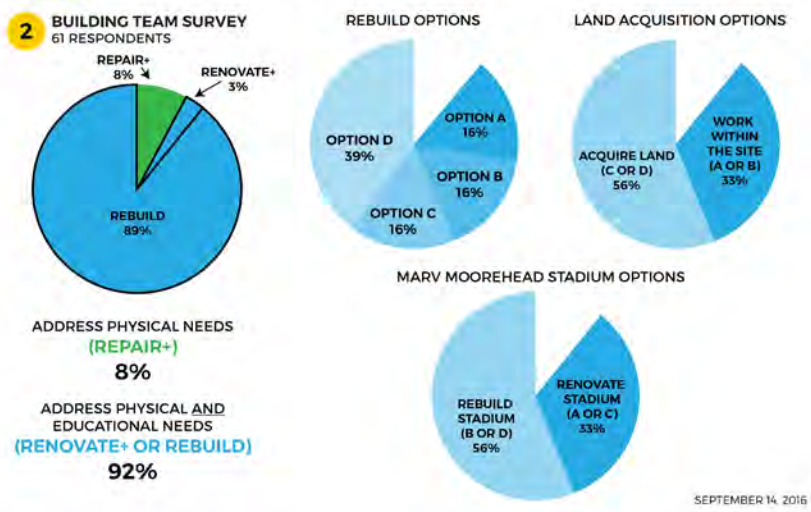
Data Points Summary

Throughout the Facilities Master Planning Process, Upper Arlington Schools solicited feedback from five key data points. A sixth data point was added at the September 14, 2016 Building Team Summit 2, to address the additional options that were created based on community feedback. All six points will be considered before a recommendation is made on the Facilities Master Plan to the Board of Education on October 10, 2016.

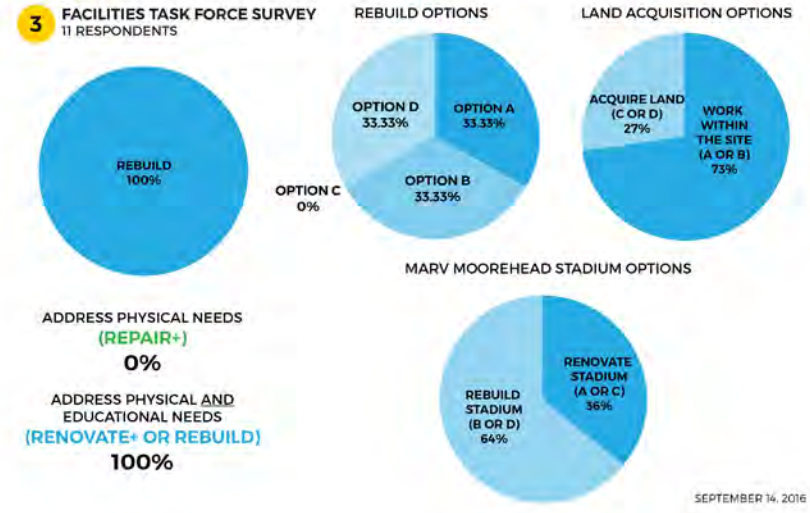
FACILITIES MASTER PLANNING | DATA POINTS SUMMARY UPPER ARLINGTON HIGH SCHOOL



FACILITIES MASTER PLANNING | DATA POINTS SUMMARY UPPER ARLINGTON HIGH SCHOOL



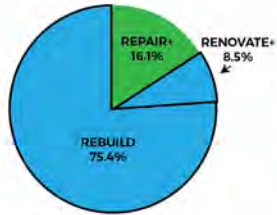
FACILITIES MASTER PLANNING | DATA POINTS SUMMARY UPPER ARLINGTON HIGH SCHOOL





FACILITIES MASTER PLANNING | DATA POINTS SUMMARY
UPPER ARLINGTON HIGH SCHOOL

4 COMMUNITY SURVEY
2,200 RESPONDENTS



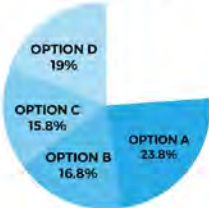
ADDRESS PHYSICAL NEEDS
(REPAIR+)

16.1%

ADDRESS PHYSICAL AND
EDUCATIONAL NEEDS
(RENOVATE+ OR REBUILD)

83.9%

REBUILD OPTIONS



LAND ACQUISITION OPTIONS



MARV MOOREHEAD STADIUM OPTIONS



SEPTEMBER 14, 2016



FACILITIES MASTER PLANNING | DATA POINTS SUMMARY
UPPER ARLINGTON HIGH SCHOOL

STAFF SURVEY
261 RESPONDENTS



ADDRESS PHYSICAL NEEDS
(REPAIR+)

8%

ADDRESS PHYSICAL AND
EDUCATIONAL NEEDS
(RENOVATE+ OR REBUILD)

92%

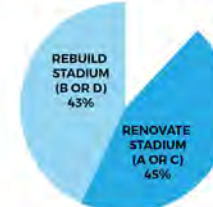
REBUILD OPTIONS



LAND ACQUISITION OPTIONS



MARV MOOREHEAD STADIUM OPTIONS



SEPTEMBER 14, 2016



FACILITIES MASTER PLANNING | DATA POINTS SUMMARY
UPPER ARLINGTON HIGH SCHOOL

6 BUILDING TEAM SUMMIT #2
66 RESPONDENTS



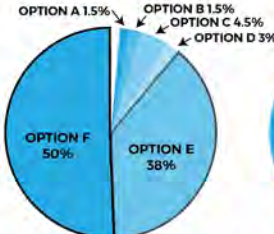
ADDRESS PHYSICAL NEEDS
(REPAIR+)

1.5%

ADDRESS PHYSICAL AND
EDUCATIONAL NEEDS
(RENOVATE+ OR REBUILD)

98.5%

REBUILD OPTIONS



LAND ACQUISITION OPTIONS



MARV MOOREHEAD STADIUM OPTIONS



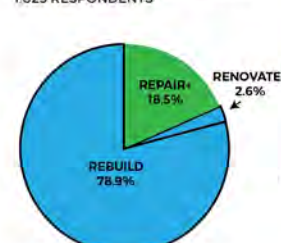
OCTOBER 10, 2016

*THE RESULTS OF DATA POINT NO. 5, THE COMMUNITY PHONE SURVEY, ARE AVAILABLE IN A SEPARATE DOCUMENT AT WWW.UASCHOOLS.ORG/FACILITIES



FACILITIES MASTER PLANNING | DATA POINTS SUMMARY
UPPER ARLINGTON HIGH SCHOOL

COMMUNITY & STAFF SURVEY
1,025 RESPONDENTS



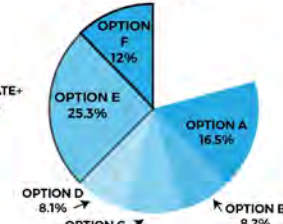
ADDRESS PHYSICAL NEEDS
(REPAIR+)

18.5%

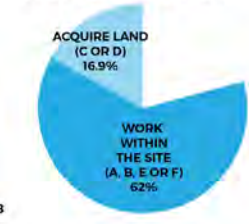
ADDRESS PHYSICAL AND
EDUCATIONAL NEEDS
(RENOVATE+ OR REBUILD)

81.5%

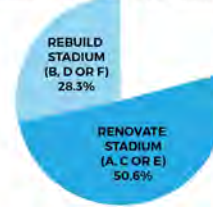
REBUILD OPTIONS



LAND ACQUISITION OPTIONS



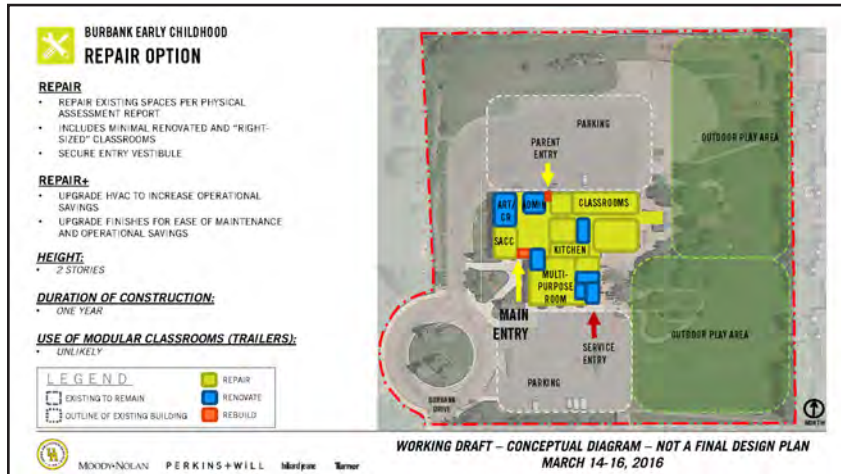
MARV MOOREHEAD STADIUM OPTIONS



OCTOBER 10, 2016

SECTION 04.
RECOMMENDATIONS
TO THE
BOARD OF EDUCATION

MASTER PLAN PHASE I AND II SUMMARY / Recommendations to the Board of Education



BURBANK EARLY CHILDHOOD SCHOOL

Due to the mid-term (5-10 year) physical facility needs and educational facility needs, but lack of increasing enrollment needs, we would recommend that the Burbank Early Childhood School is a low priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that the Burbank Early Childhood School be repaired.

The preferred option is: **REPAIR**

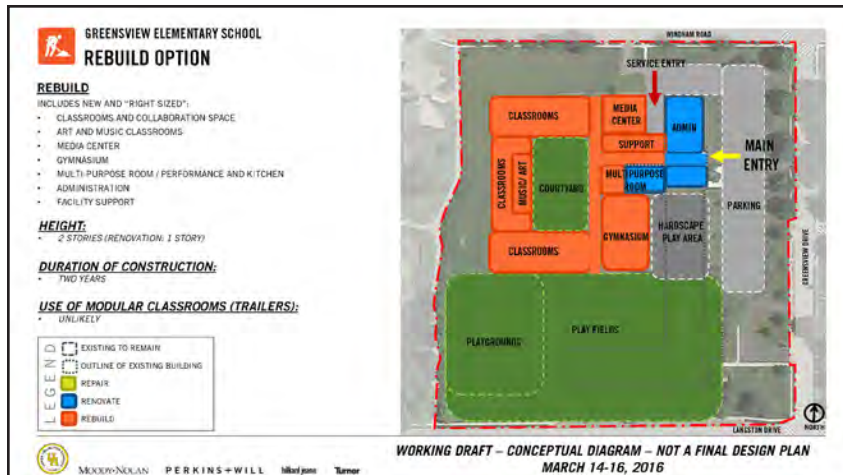


BARRINGTON ELEMENTARY SCHOOL

Due to the mid-term (5-10 year) physical facility needs, educational facility needs, and increasing enrollment projections, we would recommend that Barrington Elementary School is a medium priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Barrington Elementary School be renovated.

The preferred option is: **RENOVATE**

MASTER PLAN PHASE I AND II SUMMARY / Recommendations to the Board of Education



GREENSVIEW ELEMENTARY SCHOOL

Due to the mid-term (5-10 year) physical facility needs, educational facility needs, and increasing enrollment projections, we would recommend that Greensview Elementary School is a medium priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Greensview Elementary School be rebuilt.

The preferred option is: **REBUILD**



TREMONT ELEMENTARY SCHOOL

Due to the mid-term (5-10 year) physical facility needs, educational facility needs, and increasing enrollment projections, we would recommend that Tremont Elementary School is a medium priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Tremont Elementary School be renovated.

The preferred option is: **RENOVATE A**

MASTER PLAN PHASE I AND II SUMMARY / Recommendations to the Board of Education

WICKLIFFE PROGRESSIVE SCHOOL
REBUILD OPTION

REBUILD
INCLUDES NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT

HEIGHT:
• 2 STORIES

DURATION OF CONSTRUCTION:
• TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):
• UNLIKELY

LEGEND

- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING
- REPAIR
- RENOVATE
- REBUILD

WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016

MOODY-NOLAN PERKINS+WILL

WICKLIFFE PROGRESSIVE SCHOOL

Due to the mid-term (5-10 year) physical facility needs, educational facility needs, and increasing enrollment projections, we would recommend that Wickliffe Progressive School is a medium priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Wickliffe Progressive School be rebuilt.

The preferred option is: **REBUILD**

WINDERMERE ELEMENTARY SCHOOL
REBUILD OPTION

REBUILD
INCLUDES NEW AND "RIGHT-SIZED":

- CLASSROOMS AND COLLABORATION SPACE
- ART AND MUSIC CLASSROOMS
- MEDIA CENTER
- GYMNASIUM
- MULTI-PURPOSE ROOM / PERFORMANCE AND KITCHEN
- ADMINISTRATION
- FACILITY SUPPORT
- SECURE ENTRY VESTIBULE

HEIGHT:
• 2 STORIES

DURATION OF CONSTRUCTION:
• TWO YEARS

USE OF MODULAR CLASSROOMS (TRAILERS):
• UNLIKELY
(ASSUMES ONE YEAR USE OF SWING SPACE IN ANOTHER ELEMENTARY BU)

LEGEND

- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING
- REPAIR
- RENOVATE
- REBUILD

WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016

MOODY-NOLAN PERKINS+WILL

WINDERMERE ELEMENTARY SCHOOL

Due to the mid-term (5-10 year) physical facility needs, educational facility needs, and increasing enrollment projections, we would recommend that Windermere Elementary School is a medium priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Windermere Elementary School be rebuilt.

The preferred option is: **REBUILD**

MASTER PLAN PHASE I AND II SUMMARY / Recommendations to the Board of Education

HASTINGS MIDDLE SCHOOL
REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES MINIMAL "RIGHT-SIZED" CLASSROOMS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 2 STORIES

DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND

- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING
- REPAIR
- RENOVATE
- REBUILD

WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016

HASTINGS MIDDLE SCHOOL

Due to the long term (10-15 year) physical facility needs, educational facility needs, and limited increase in enrollment projections, we would recommend that Hastings Middle School is a low priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Hastings Middle School be repaired. Ultimately, the renovate option may be considered in the future, when the physical facility needs become more critical.

The preferred option is: **REPAIR**

JONES MIDDLE SCHOOL
REPAIR OPTION

REPAIR

- REPAIR EXISTING SPACES PER PHYSICAL ASSESSMENT REPORT
- INCLUDES ADDITIONAL CAFETERIA SPACE TO MEET 10 YEAR ENROLLMENT PROJECTIONS
- SECURE ENTRY VESTIBULE AND ADA ACCESS

REPAIR+

- UPGRADE HVAC TO INCREASE OPERATIONAL SAVINGS
- UPGRADE FINISHES FOR EASE OF MAINTENANCE AND OPERATIONAL SAVINGS

HEIGHT:

- 3 STORIES

DURATION OF CONSTRUCTION:

- ONE YEAR

USE OF MODULAR CLASSROOMS (TRAILERS):

- YES

LEGEND

- EXISTING TO REMAIN
- OUTLINE OF EXISTING BUILDING
- REPAIR
- RENOVATE
- REBUILD

WORKING DRAFT – CONCEPTUAL DIAGRAM – NOT A FINAL DESIGN PLAN
MARCH 14 - 16, 2016

JONES MIDDLE SCHOOL

Due to the long term (10-15 year) physical facility needs, educational facility needs, and limited increase in enrollment projections, we would recommend that Jones Middle School is a low priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Jones Middle School be repaired. Ultimately, the renovate option may be considered in the future, when the physical facility needs become more critical.

The preferred option is: **REPAIR**

MASTER PLAN PHASE I AND II SUMMARY / Recommendations to the Board of Education



UPPER ARLINGTON HIGH SCHOOL

Due to the near term (0-5 year) physical facility needs, educational facility needs, and increasing enrollment projections, we would recommend that Upper Arlington High School is a high priority in the master plan. After reviewing multiple repair, renovate and rebuild options, and their associated costs, and vetting them through the data points, we recommend that Upper Arlington High School be rebuilt. Due to the need to continue studying site logistics and the preferred stadium location, the decision on which high school option will be pursued during The Decisions Phase

The preferred option is: **REBUILD E OR F**



