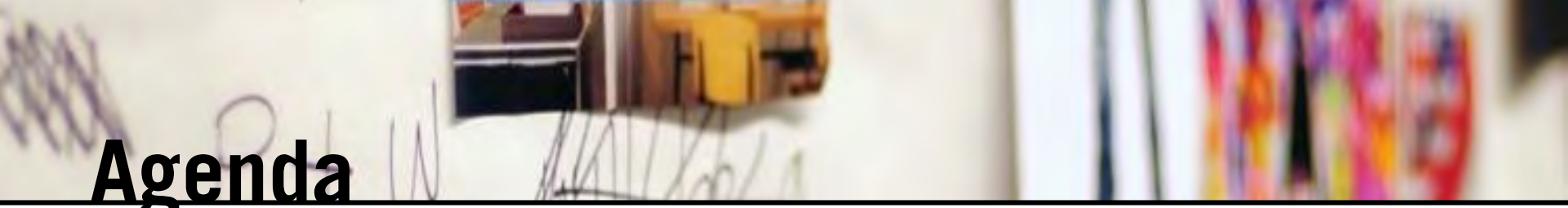
UPPER ARLINGTON SCHOOLS

BUILDING TEAM MEETING #2

NOVEMBER 10-12, 2015

YOUR VOICE MATTERS

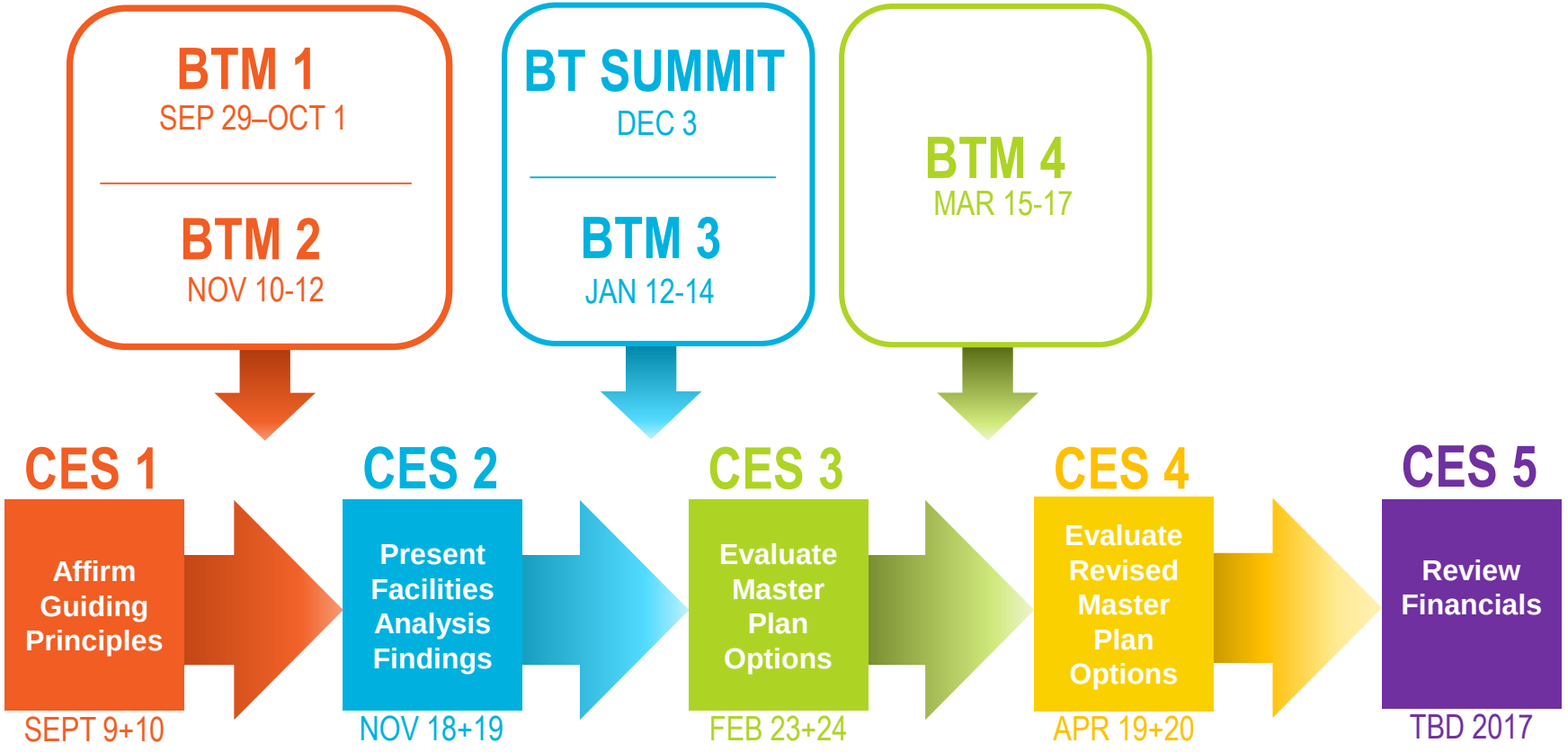
MOODY NOLAN | PERKINS+WILL | HILLIARD JEANE | KORDA | EMH&T | MKSK | TURNER



Agenda

Welcome	*Principal*
Key Takeaways from Building Team Meeting #1	*Principal and Design Team*
Facility Assessment Information Educational Assessment and Impact of Facilities on Learning OFCC Explanation and Assessment Physical Assessment Results	*Design Team and Construction Advisor*
Building Team Conversation	*Building Team Participants*
Financial Context Discussion	*District*
Individual Building Financial Information	*Design Team and Construction Advisor*
Building Team Conversation	*Building Team Participants*
Next Steps and Closing	*Principal and Design Team*

OUR PROGRESS



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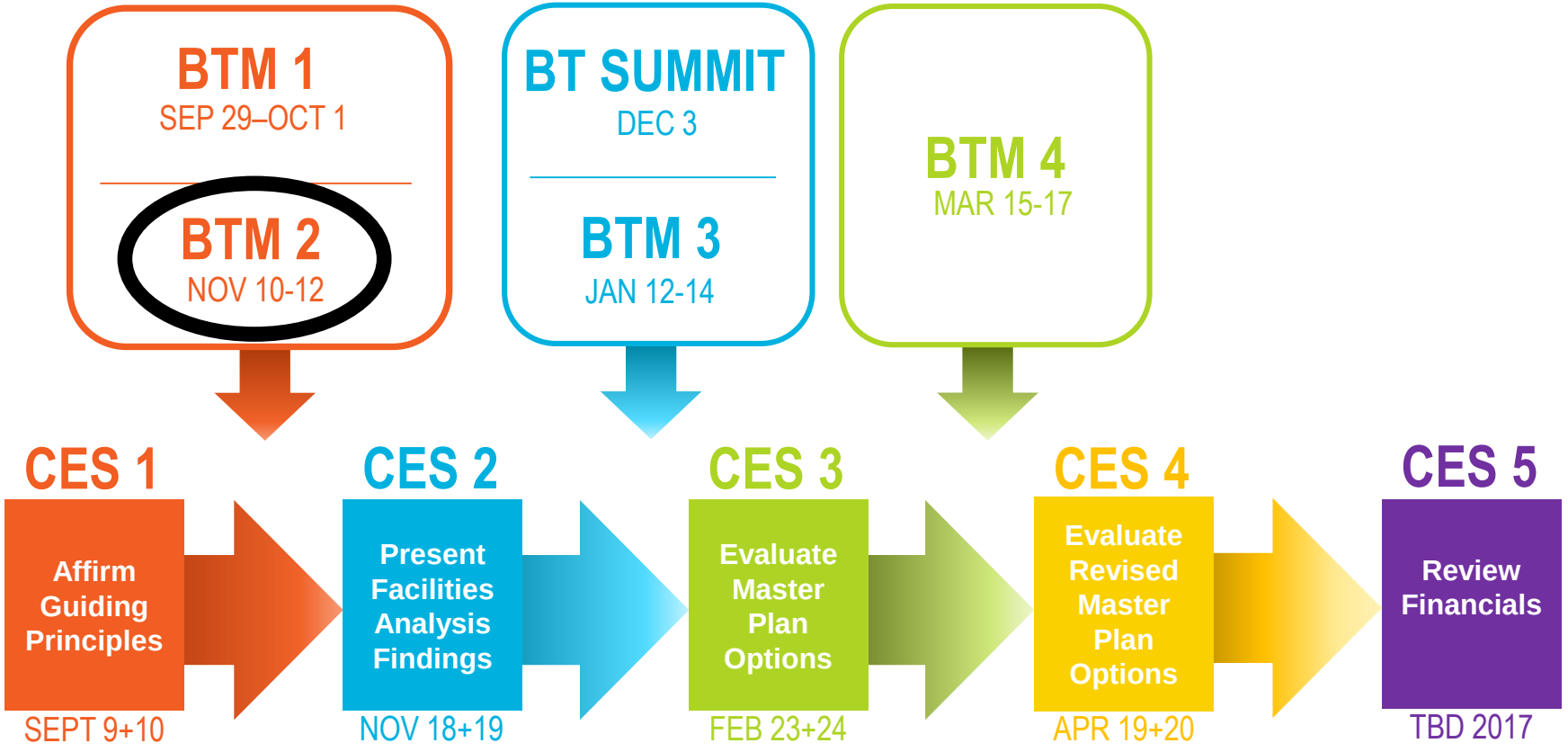

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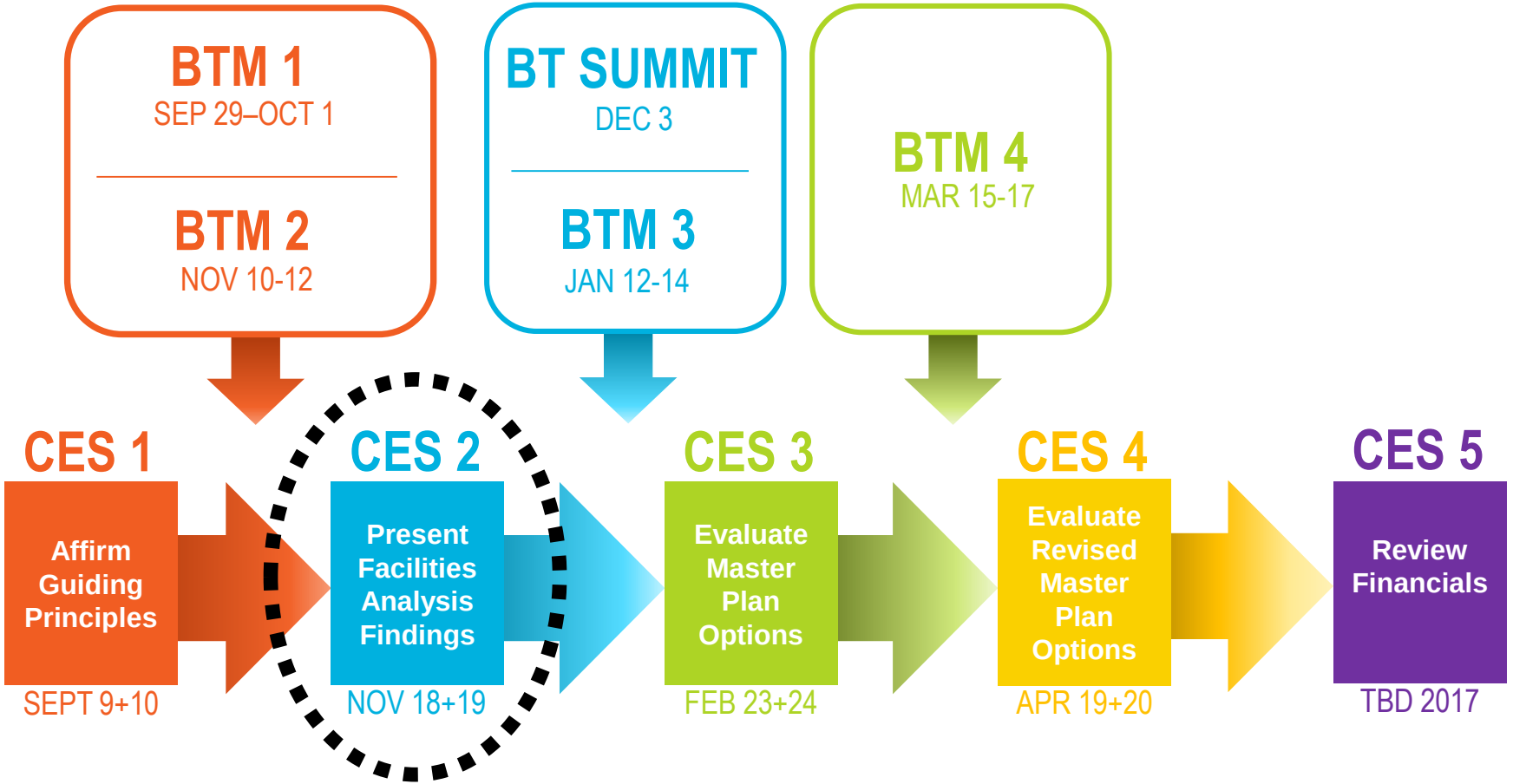


OUR PROGRESS

BTM 1
SEP 29–OCT 1

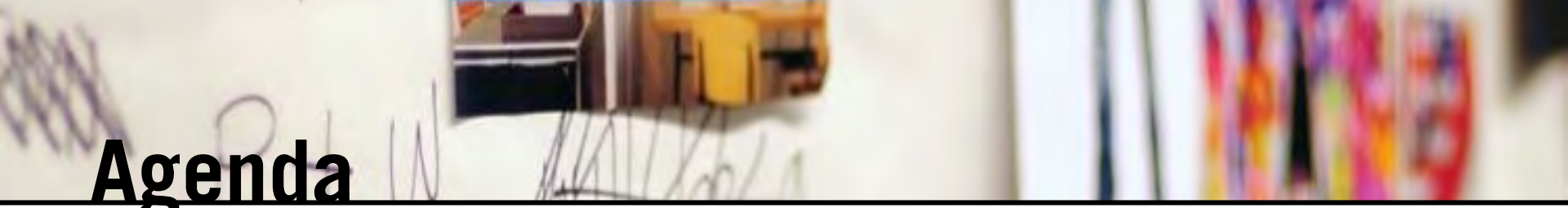
BTM 2
NOV 10-12

BT SUMMIT
DEC 3
at UA High School
7:00 - 8:30PM

BTM 3
JAN 12-14

BTM 4
MAR 15-17

CES 1	CES 2	CES 3	CES 4	CES 5
Affirm Guiding Principles	Present Facilities Analysis Findings	Evaluate Master Plan Options	Evaluate Revised Master Plan Options	Review Financials
SEPT 9+10	NOV 18+19	FEB 23+24	APR 19+20	TBD 2017



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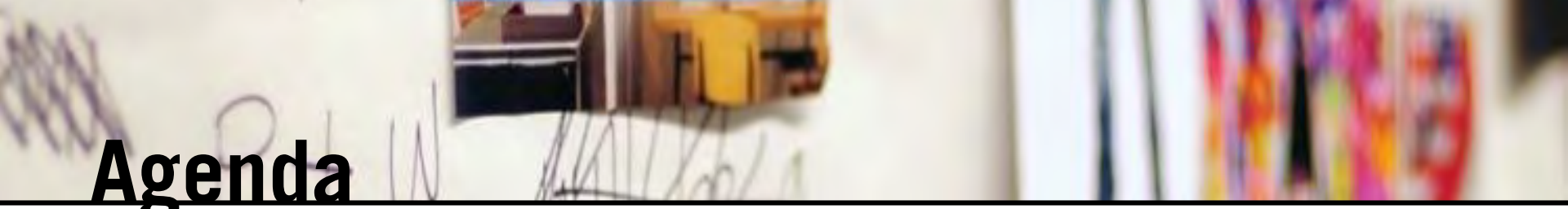

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WHAT IS A FACILITIES MASTER PLAN?

Master Planning Process

PHYSICAL ASSESSMENT

What physical assets are in need of repair or replacement?

EDUCATIONAL ASSESSMENT

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

FINANCIAL ASSESSMENT

What are the priorities and associated costs?

WHAT IS A FACILITIES MASTER PLAN?

Master Planning Process

PHYSICAL ASSESSMENT

What physical assets are in need of repair or replacement?

EDUCATIONAL ASSESSMENT

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

FINANCIAL ASSESSMENT

What are the priorities and associated costs?

FACILITIES MASTER PLAN

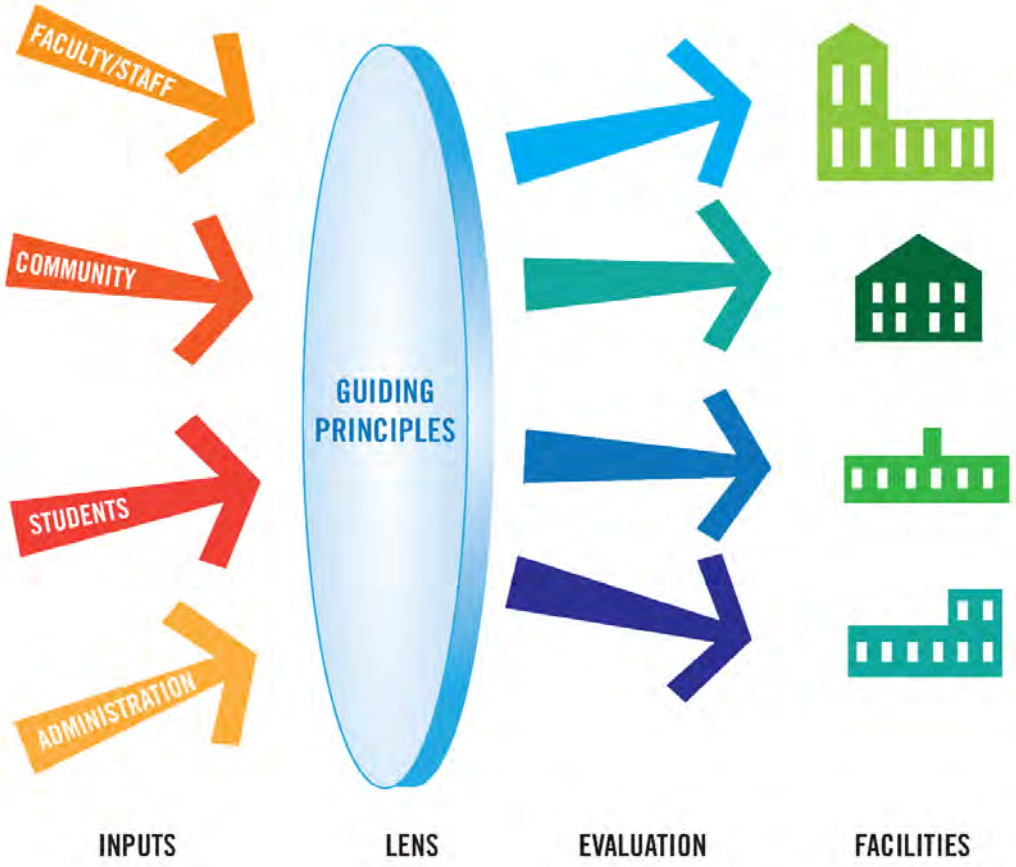
How can we improve our physical assets....

....and advance our relentless focus on learning

....while remaining fiscally responsible?

WHAT IS A FACILITIES MASTER PLAN?

Guiding Principles

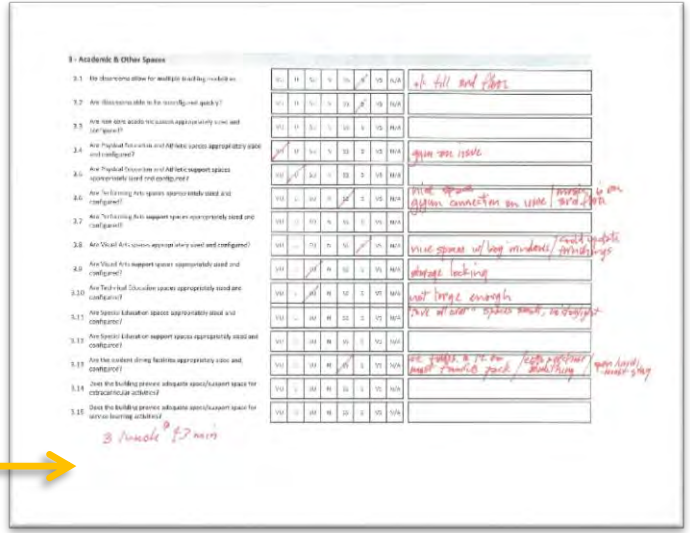


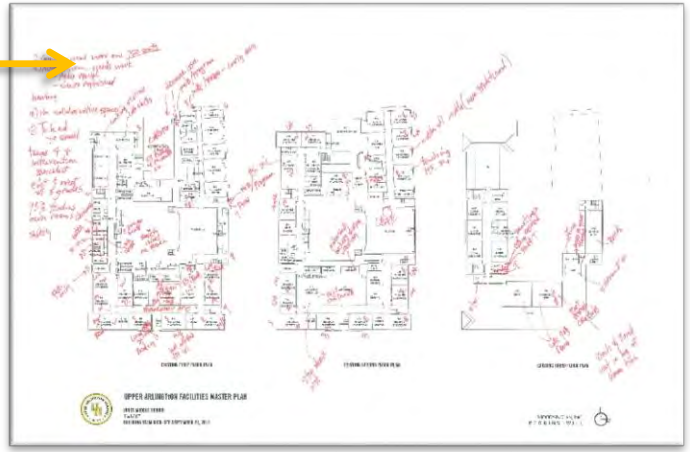
EDUCATIONAL ASSESSMENT
How did we do it?

Student Focus Groups

Principal Meetings + Site Visits

Building Team Meetings



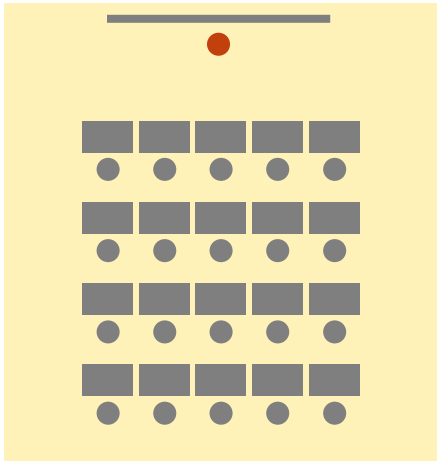


EDUCATIONAL ASSESSMENT
What did we look at?
Lighting
Daylighting
Materials
Room Size & Shape
Furniture/ Ergonomics
Circulation / Adjacencies
Safety & Security
Technology
Thermal Comfort
Acoustics
Indoor Air Quality
Flexibility
Supports Collaboration
BE YOUR SELF

TOOLS OF KNOWLEDGE

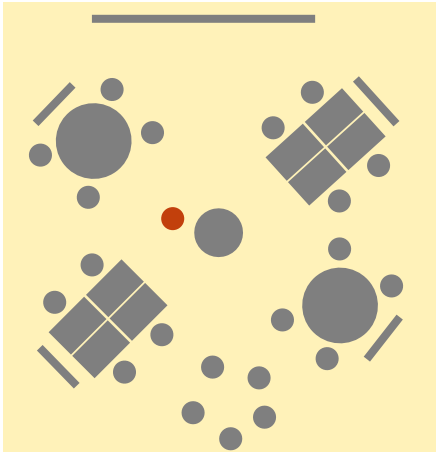
TODAY'S CLASSROOM

FLEXIBLE / AGILE / ACTIVE



20th Century

- Teacher-centered
- Passive learning
- Organized by age/subject
- Rote memorization
- Industrial efficiency



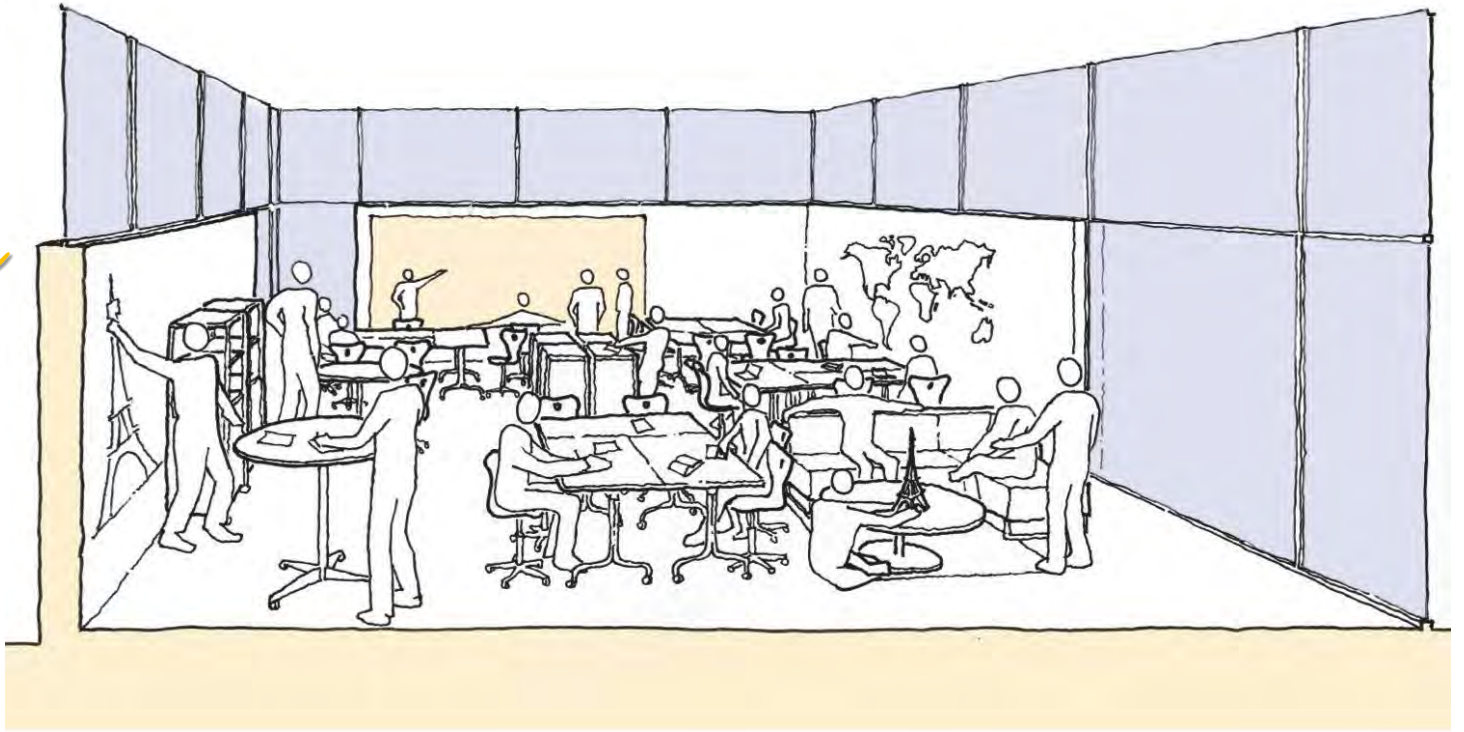
21st Century

- Student-centered
- Active learning
- Multi-age learning communities
- Project based and experiential
- Students not tied to fixed location

TODAY'S CLASSROOM

FLEXIBLE / AGILE / ACTIVE

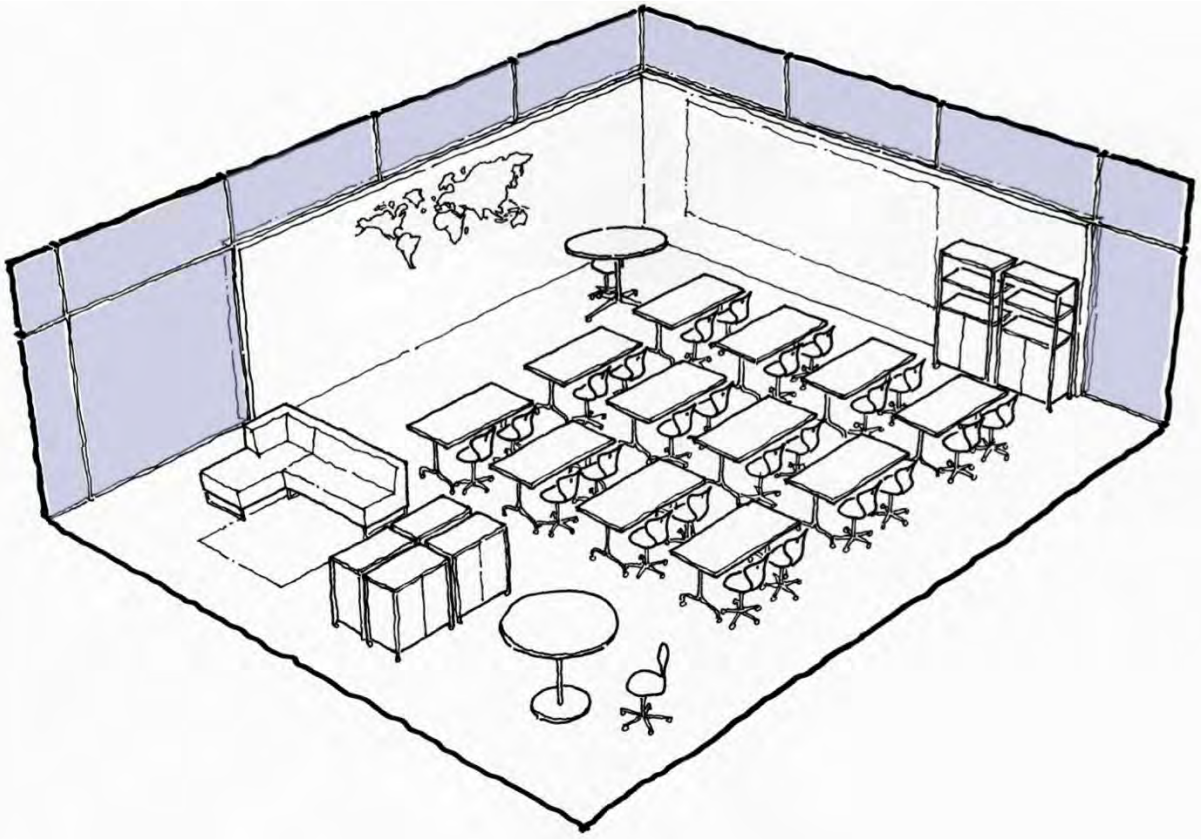
adaptable



TODAY'S CLASSROOM

FLEXIBLE / AGILE / ACTIVE

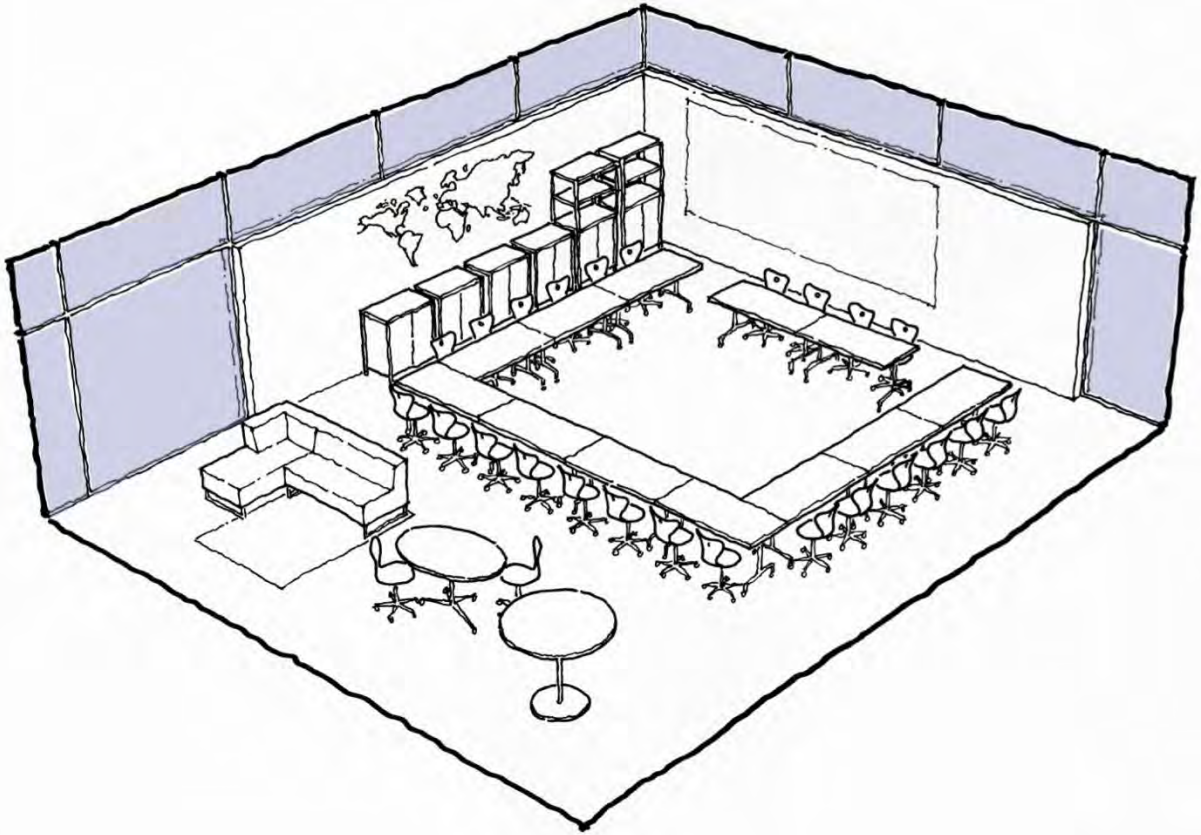
traditional lecture



TODAY'S CLASSROOM

FLEXIBLE / AGILE / ACTIVE

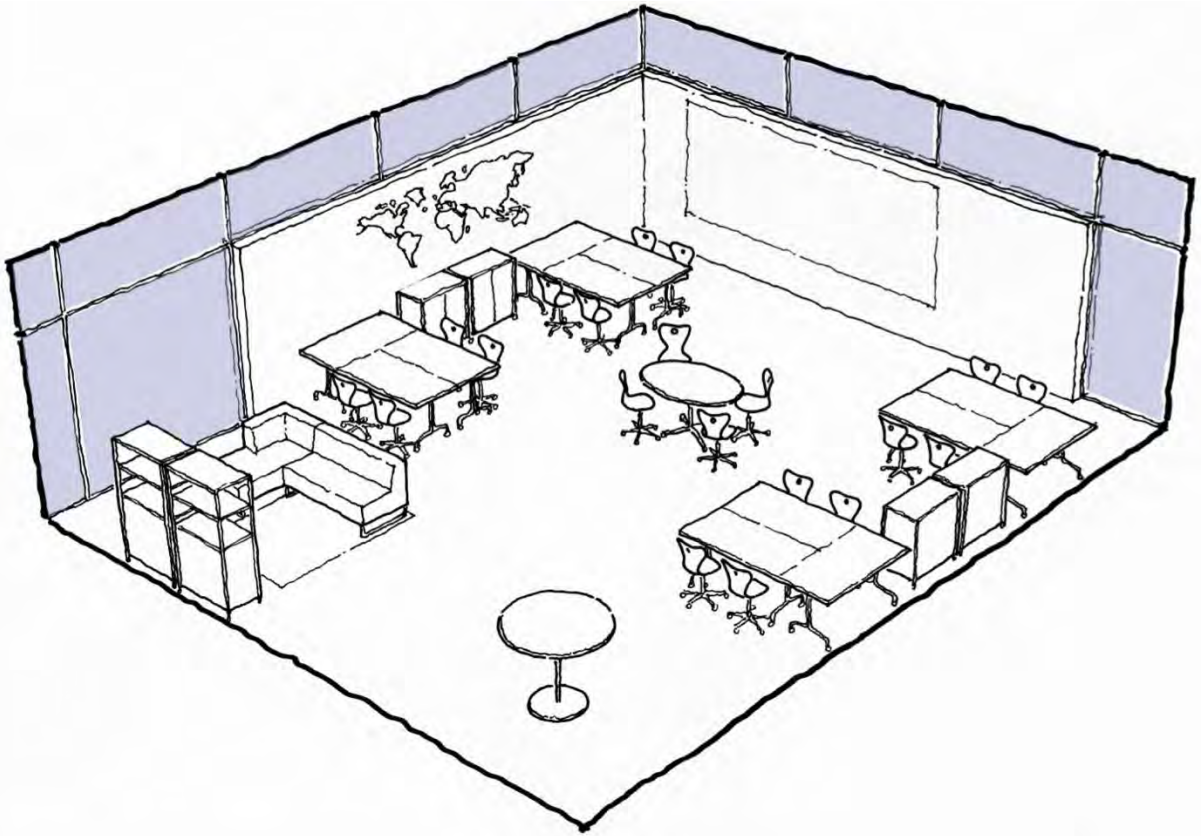
seminar



TODAY'S CLASSROOM

FLEXIBLE / AGILE / ACTIVE

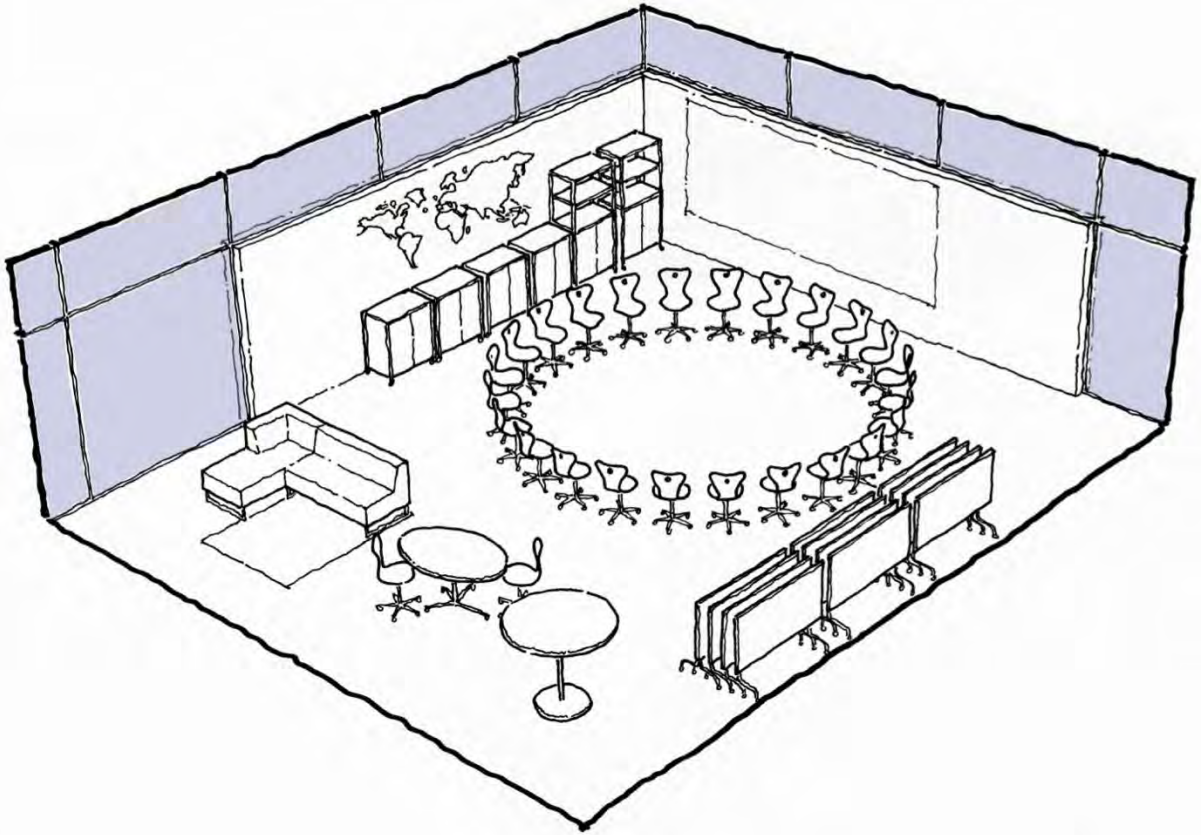
project teams



TODAY'S CLASSROOM

FLEXIBLE / AGILE / ACTIVE

group discussions



SQUARE FEET PER STUDENT

	CURRENT ENROLLMENT	CURRENT SF/STUDENT	10 YEAR PROJECTION [1]	10 YEAR SF/STUDENT
BURBANK	215	177 SF	N/A	N/A
BARRINGTON	758	112 SF	887	96 SF
GREENSVIEW	418	115 SF	526	91 SF
TREMONT	598	133 SF*	749	106 SF
WICKLIFFE	508	100 SF	589	86 SF
WINDERMERE	407	135 SF	494	111 SF

1 Source: Upper Arlington Enrollment Projections-(November 2015)

* With planned additions

SQUARE FEET PER STUDENT

	CURRENT ENROLLMENT	CURRENT SF/STUDENT	10 YEAR PROJECTION [1]	10 YEAR SF/STUDENT
HASTINGS	701	191 SF	717	187 SF
JONES	705	186 SF	806	162 SF
UAHS	1,816	162 SF	1,947	151 SF

1 Source: Upper Arlington Enrollment Projections-(November 2015)

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)

UPPER ARLINGTON HIGH SCHOOL

FACILITY AGE

ORIGINAL BUILDING

EC ES MS HS

WINDERMERE 1958

BARRINGTON 1939

TREMONT 1952

WICKLIFFE 1956

GREENSVIEW 1965

BURBANK 1971

JONES 1923

UAHS 1956

HASTINGS 1961

FACILITY AGE

LAST MAJOR ADDITION

EC ES MS HS

TREMONT
2015

WINDERMERE
2000

GREENSVIEW
2009

BURBANK
N/A
1971

WICKLIFFE
1997
2001

BARRINGTON
2009

HASTINGS
1978

UAHS
1983

JONES
1997

UPPER ARLINGTON HIGH SCHOOL

CHRONOLOGY DIAGRAM

1983
1971
1965
1964
1959
1956

"Oh Arlington, dear Arlington, our hearts w e'er forget"

Norwester Staff

Harold von Ulmer
Editor-in-Chief

Martin Gear
Associate Editor

Pat Anderson
Literary Editor

Rich Hoffman
Photography Editor

Susie Burt
Casuals Editor

Dave Peterson
Make-Up Editor

Gary Lintzenich
Assistant Make-Up

Nancy Erb
Art Editor

Don Gehlbach
Boys' Sports Editor

Diane Deis
Girls' Sports Editor

Carolyn Fergus
Page Editor

Bob Wandel
Circulation Manager

Dick Carson
Business Manager

Rick Von Haam
Advertising Manager

Miss Vera K. Randall
Adviser

UPPER ARLINGTON HIGH SCHOOL

SUMMARY

GRADES: 9-12

HEIGHT: TWO STORIES

SITE SIZE: 34.00 ACRES

BUILDING SIZE: 293,824 SF

CURRENT NUMBER OF STUDENTS: 1,816

CURRENT SF/STUDENT: 162 SF

10 YEAR ENROLLMENT PROJECTION: 1,947

10 YEAR SF/STUDENT: 151 SF

UPPER ARLINGTON HIGH SCHOOL

MAJOR CHALLENGES

BUILDING:

- LOCATION OF MH SPECIAL ED
- 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 CONDITION
- COMPLIANCE WITH TITLE IX (LOCKER ROOMS)
- SIZE OF CAFETERIA / FOOD SERVICE PROGRAM
- REPORTS OF INDOOR AIR QUALITY CONCERNS (LITTLE THEATER, PE/ATHLETICS, LEARNING CNTR)
- CONDITION AND FUNCTIONAL SIZE OF NATATORIUM
- LACK OF AC IN THE GYMS, INTENSE USAGE OF GYMS
- SIMULTANEOUS EVENT USE OF GYMS AND AUDITORIUM

UPPER ARLINGTON HIGH SCHOOL

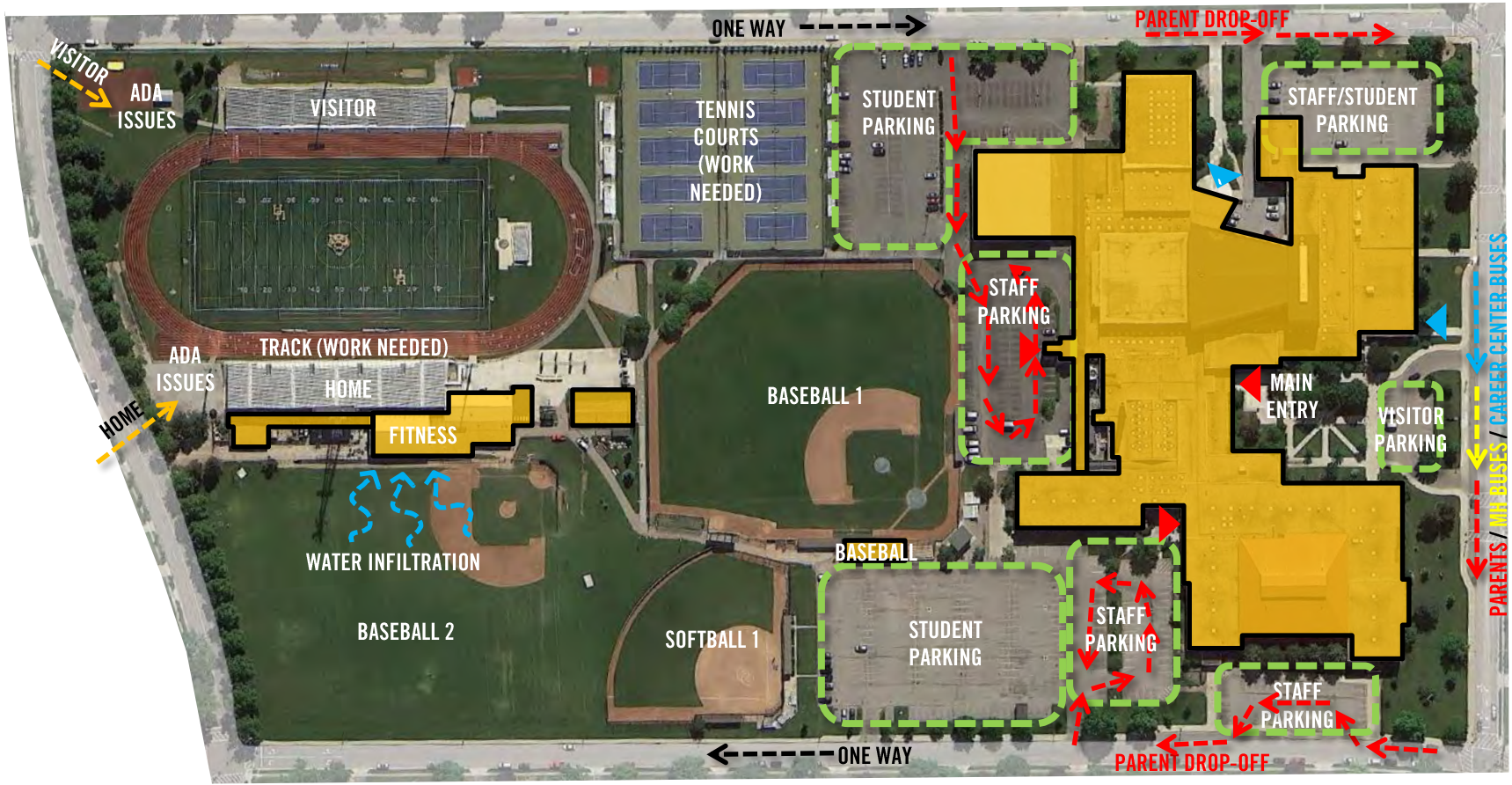
MAJOR CHALLENGES

SITE:

- LIMITED PARKING – ESPECIALLY FOR EVENTS
- SECURE ENTRY CHALLENGES
- LIMITED OPPORTUNITIES FOR OUTDOOR LEARNING
- PICK-UP AND DROP-OFF CHALLENGES
- COMPLIANCE WITH TITLE IX (2nd SOFTBALL FIELD, NO WOMEN'S SOFTBALL LOCKER ROOM, EQUITY OF ATHLETIC LOCKERS AT STADIUM)
- LIMITED PRACTICE FIELDS (NEED 2 ADDITIONAL)
- NO VISITOR RESTROOMS, NO ADA SEATS FOR VISITORS, LIMITED ADA ACCESS ON NORTH END OF STADIUM
- CONDITION OF TRACK
- CONDITION OF TENNIS COURTS

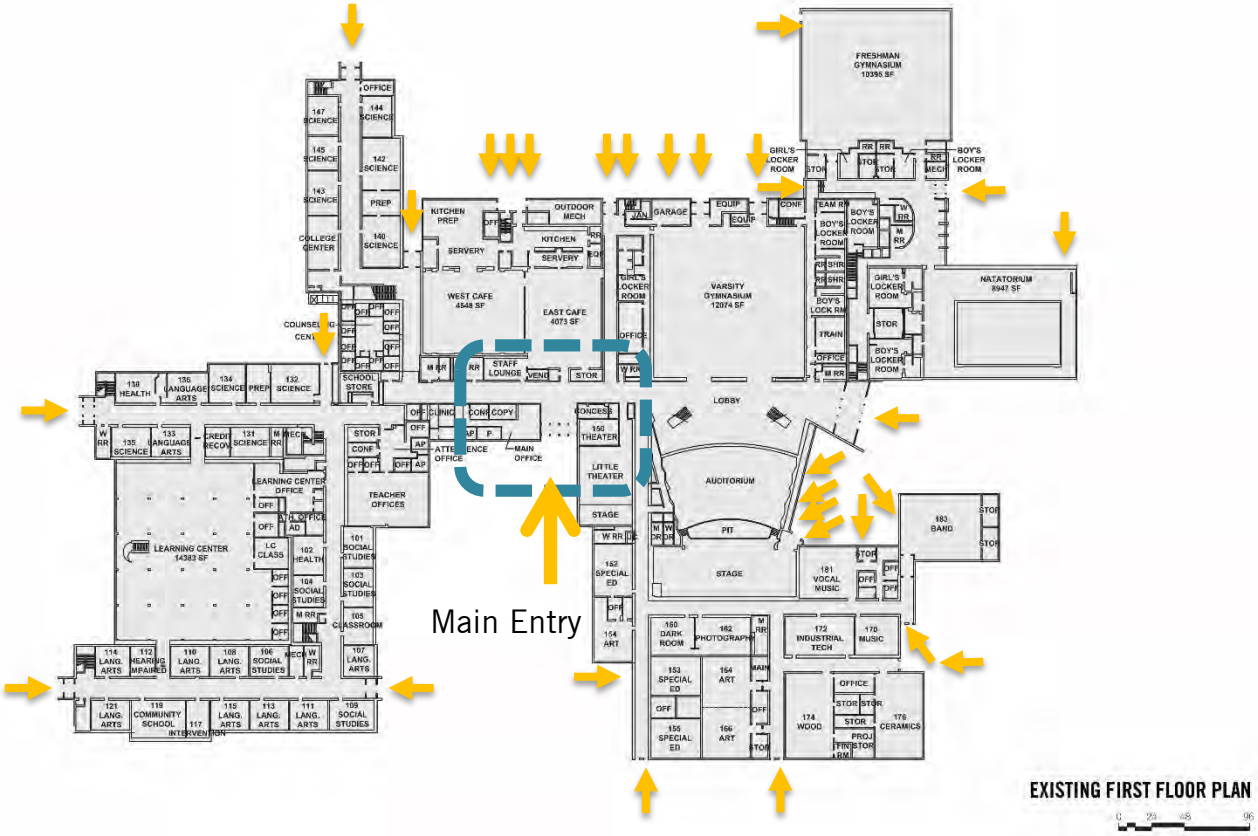
UPPER ARLINGTON HIGH SCHOOL

SITE DIAGRAM



UPPER ARLINGTON HIGH SCHOOL

SECURITY ANALYSIS



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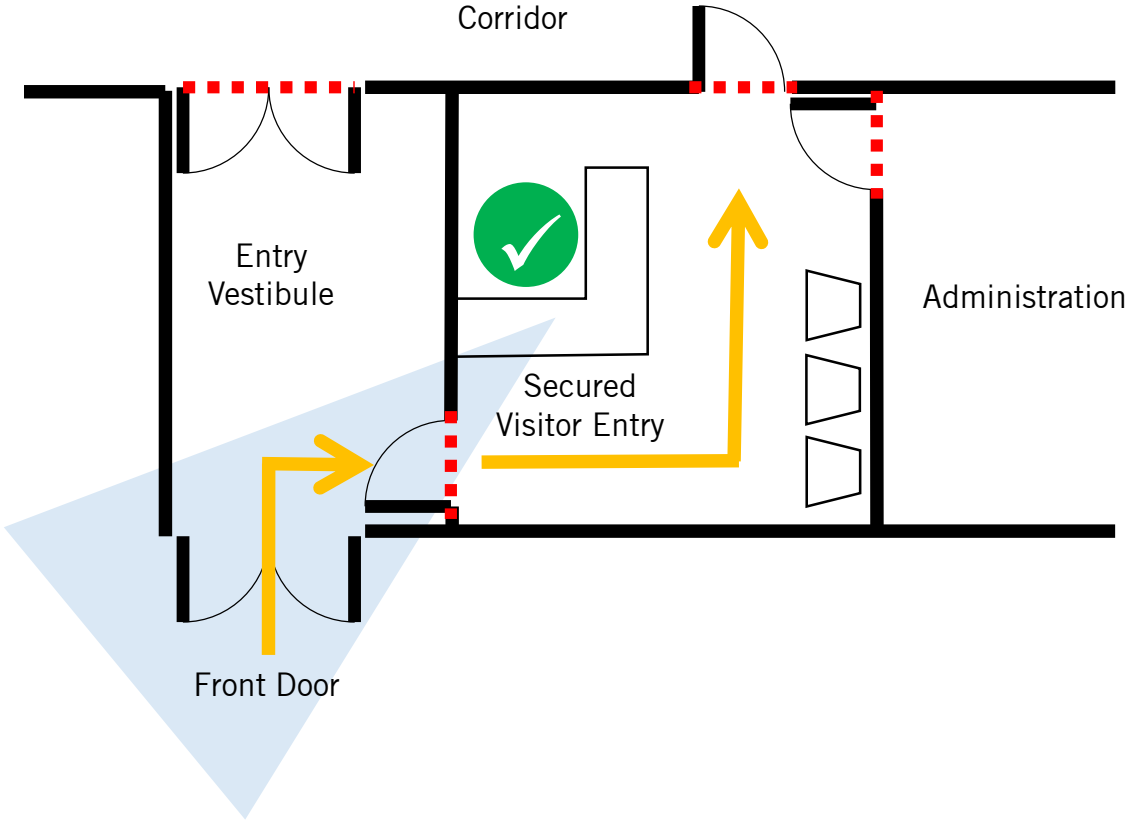
BUILDING SECURITY

FACILITY ENTRY - BEST PRACTICES



UPPER ARLINGTON HIGH SCHOOL

FUNCTIONAL ZONING ANALYSIS

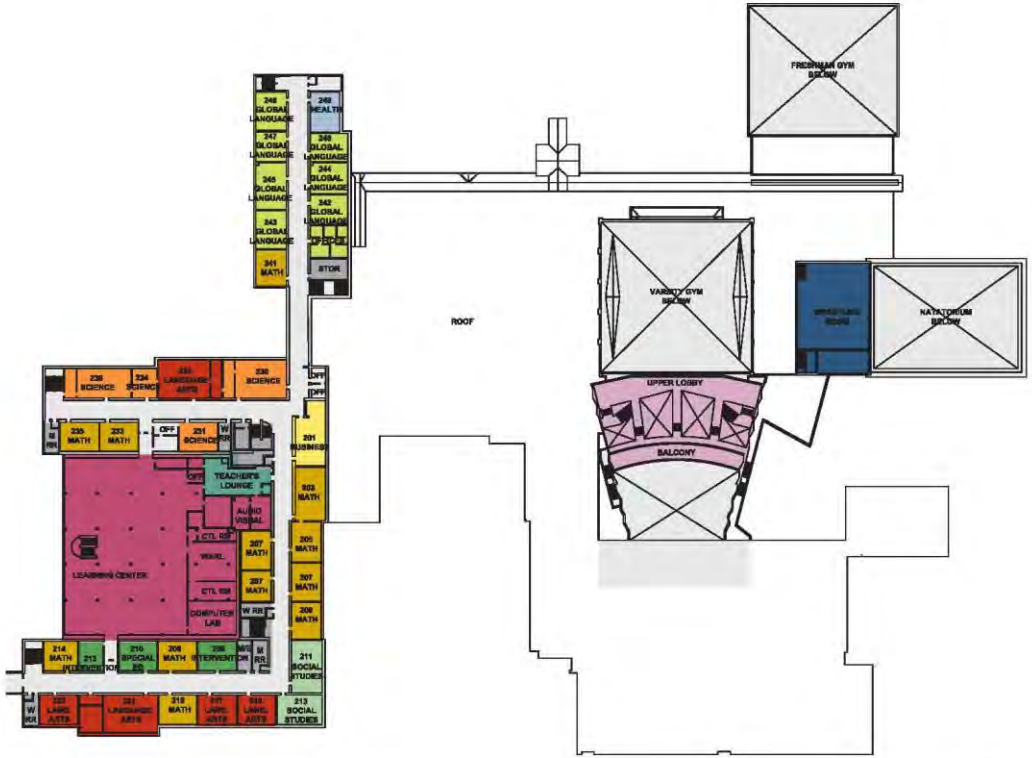
- Art: Visual
- Art: Performing
- Applied Arts
- English
- Science
- General/Shared Classrooms
- Mathematics
- World Languages
- Social Studies
- Special Education
- Library
- Physical Education
- Administration
- Community/Shared Spaces
- Building Services

EXISTING FIRST FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

FUNCTIONAL ZONING ANALYSIS



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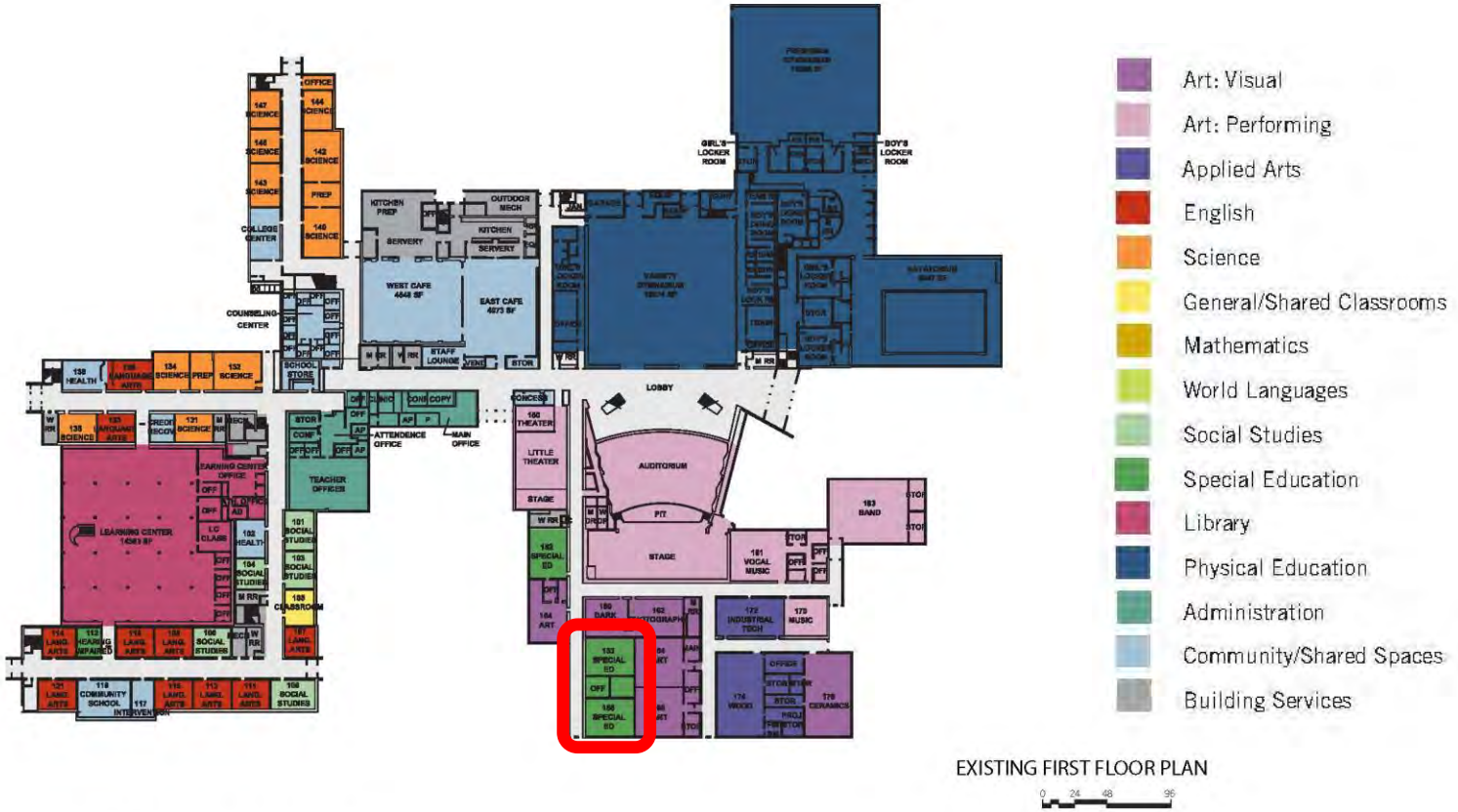
- Building Services

EXISTING SECOND FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

MH LOCATION

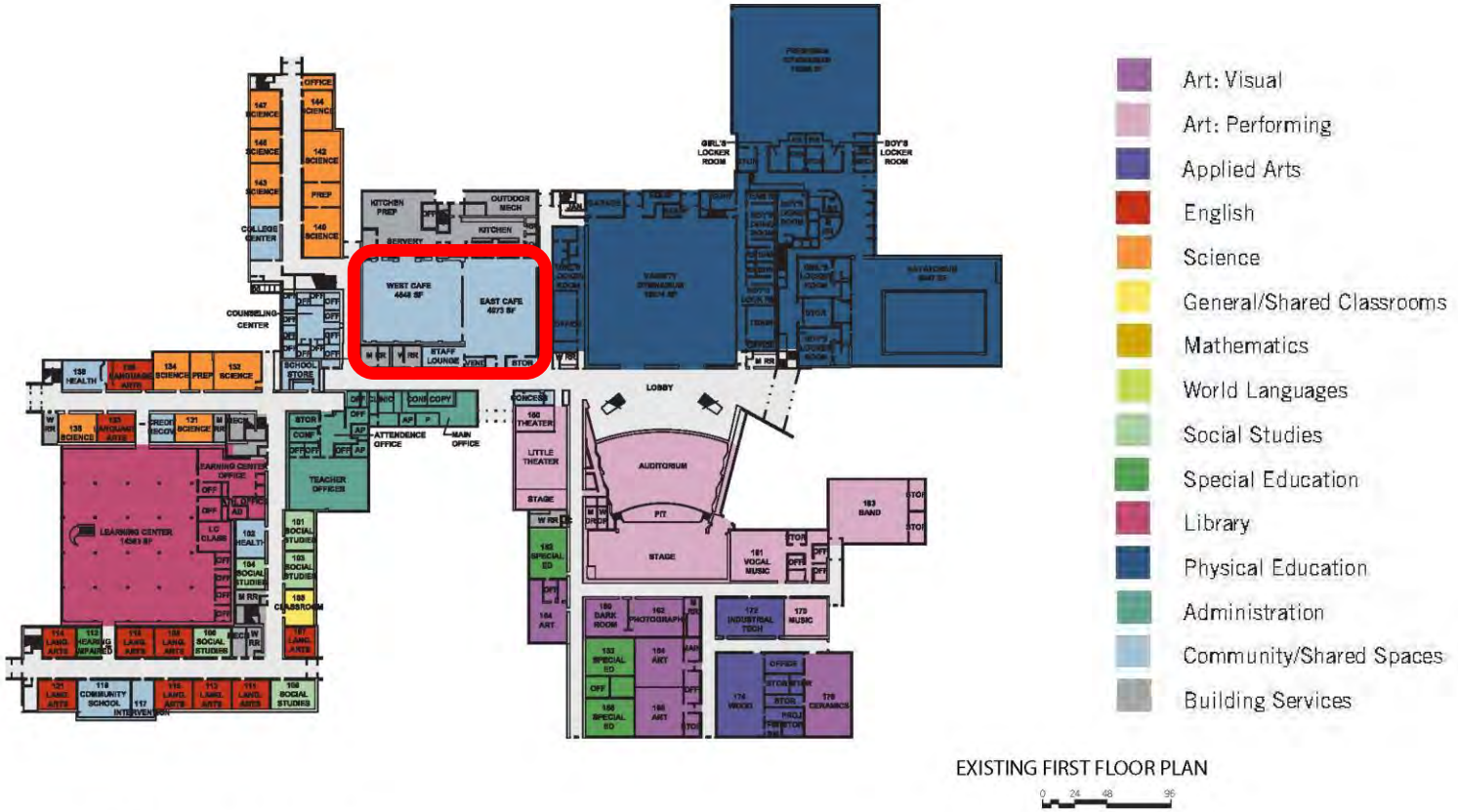


UPPER ARLINGTON HIGH SCHOOL

ARTS/TECH ARTS LOCATION

UPPER ARLINGTON HIGH SCHOOL

SIZE OF CAFETERIAS / FOOD SERVICE PROGRAM



EXISTING FIRST FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

CIRCULATION ANALYSIS

EXISTING FIRST FLOOR PLAN

UPPER ARLINGTON HIGH SCHOOL

CIRCULATION ANALYSIS

BEARS

4:36

GIRLS
RESTROOM

UPPER ARLINGTON HIGH SCHOOL

CLASSROOM SIZE ANALYSIS

EXISTING FIRST FLOOR PLAN

0 24 48 96

Core Classrooms

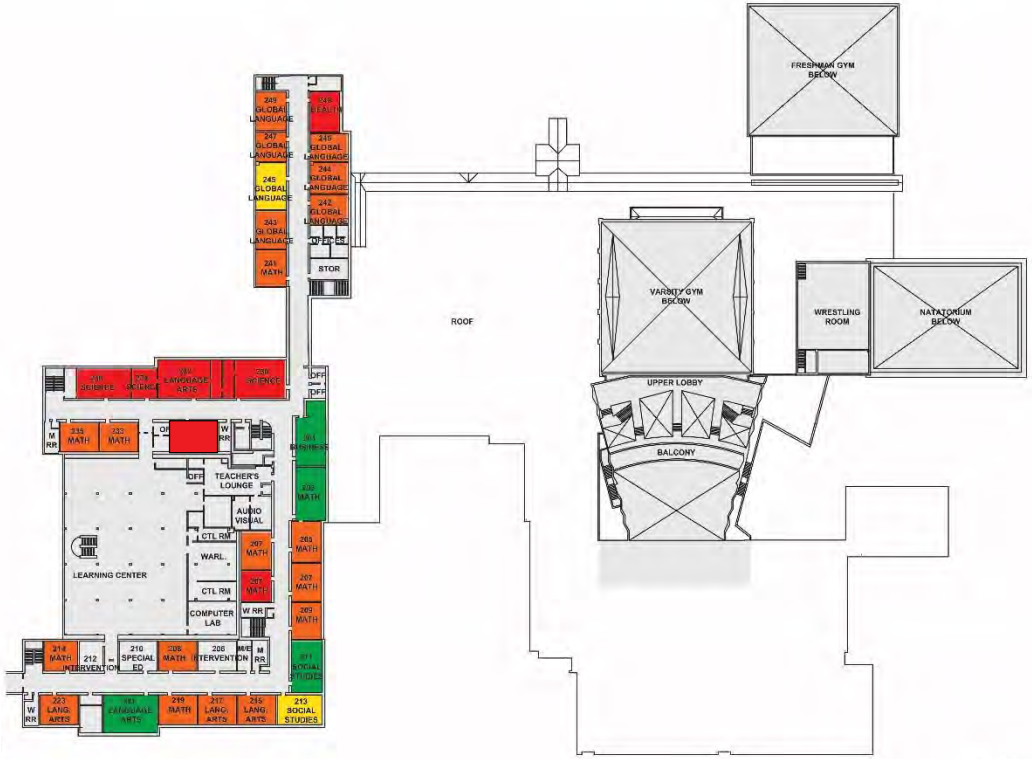
- <600 sf
- 600-700 sf
- 700-800 sf
- >800 sf

Science Classrooms

- <1,080 sf
- 1,080-1,250 sf
- 1,250-1,4400 sf
- >1,440sf

UPPER ARLINGTON HIGH SCHOOL

CLASSROOM SIZE ANALYSIS



Core Classrooms

- <600 sf
- 600-700 sf
- 700-800 sf
- >800 sf

Science Classrooms

- <1,080 sf
- 1,080-1,250 sf
- 1,250-1,4400 sf
- >1,440sf

EXISTING SECOND FLOOR PLAN

0 24 48 96

We Can Do It!
HISTORY MAKERS

AGS ENERGY

Measurem
I LOVE DENSITY
D = M/V = MASS/VOLUME
DISTANCE
30 is hot
20 is nice
10 is cool
0 is ice

DAYLIGHTING
BEST PRACTICES

Daylighting has been linked to “**better performance of students** – as much as 20% improvement in math and 26% in reading on standardized tests”

(Heschong Mahone Group, 1999)

UPPER ARLINGTON HIGH SCHOOL

NATURAL LIGHT ANALYSIS

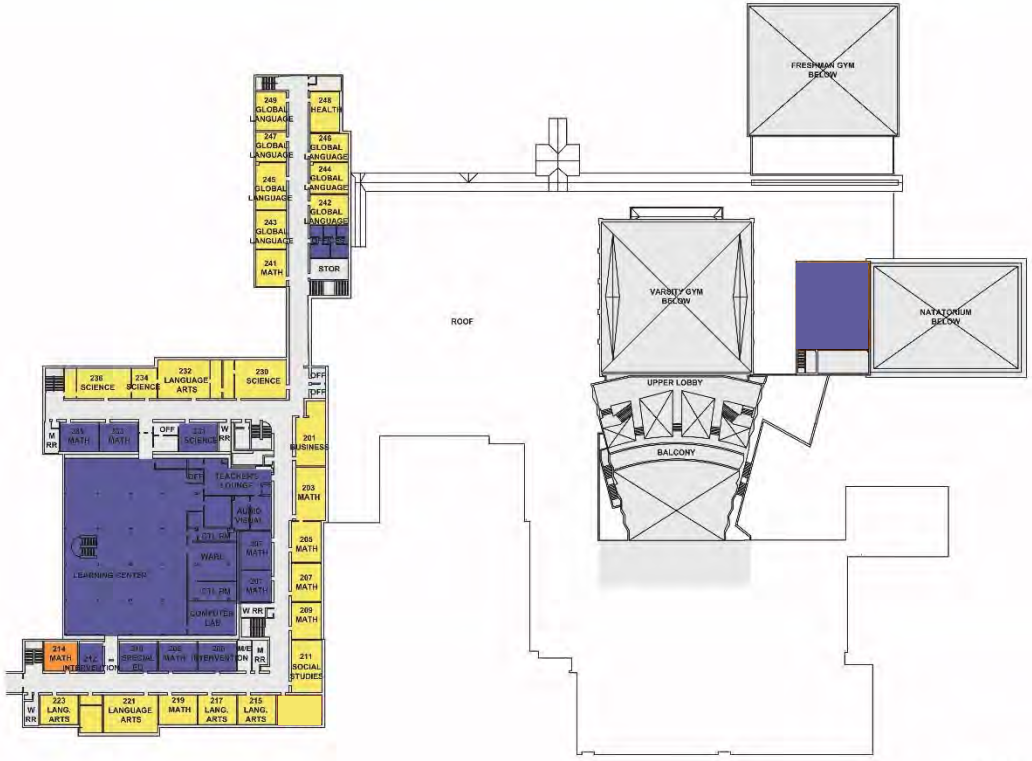
No Daylight
Limited Daylight
Adequate Daylight

EXISTING FIRST FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

NATURAL LIGHT ANALYSIS



No Daylight
Limited Daylight
Adequate Daylight

EXISTING SECOND FLOOR PLAN

0 24 48 96

FRACTILES-7

BOISE

RINTER

BLICK
art materials
BLICK
art materials
BLICK
art materials

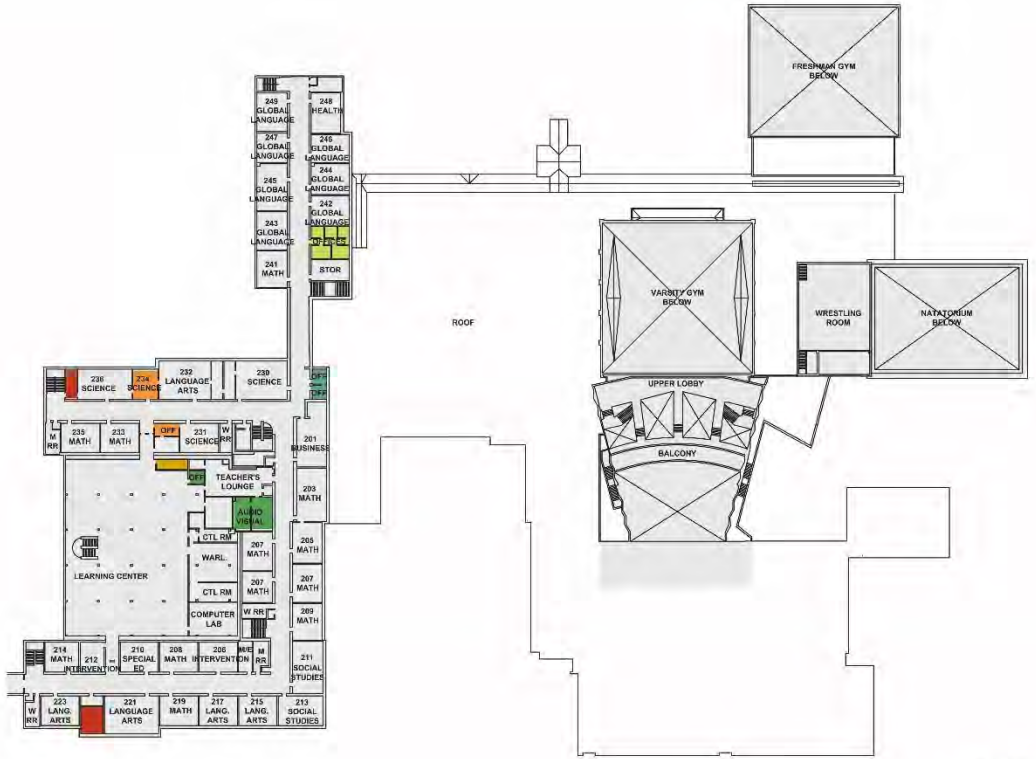
UPPER ARLINGTON HIGH SCHOOL

TEACHER OFFICE ANALYSIS

EXISTING FIRST FLOOR PLAN

UPPER ARLINGTON HIGH SCHOOL

TEACHER OFFICE ANALYSIS



EXISTING SECOND FLOOR PLAN

0 24 48 96

Mardi Gras

UQÀM

TIME
SAT

Teaching
the
Constitution

UPPER ARLINGTON HIGH SCHOOL

ACADEMIC UTILIZATION ANALYSIS

TEACHING STATION UTILIZATION RATE
(8 PERIODS TOTAL)

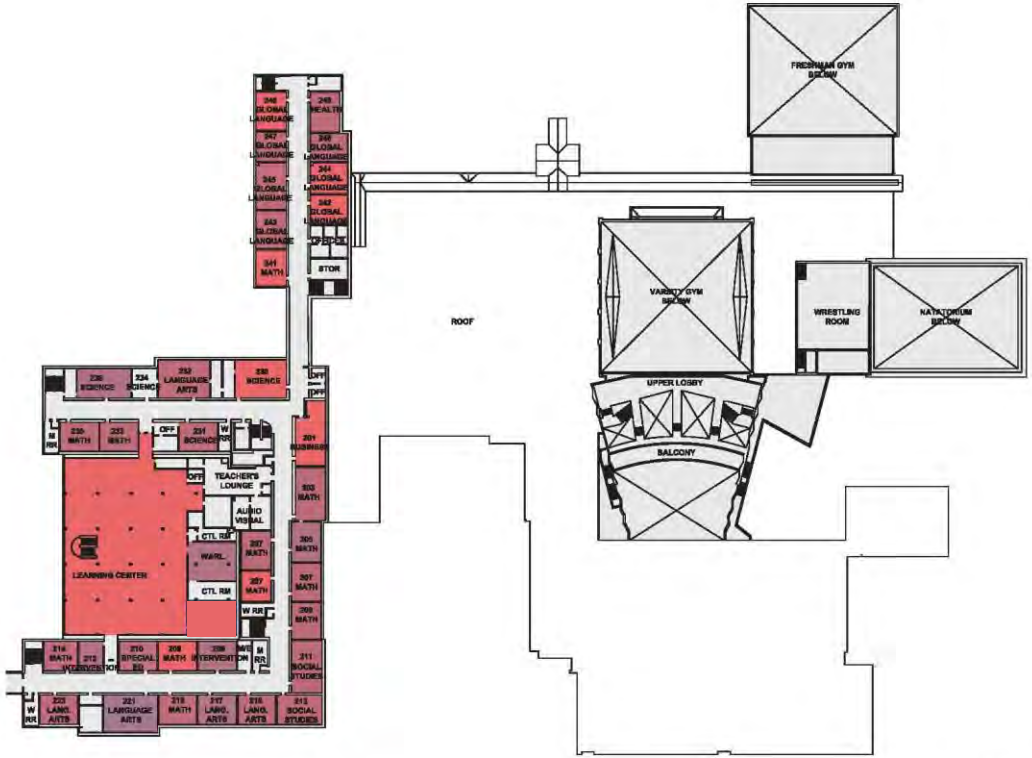
- Utilized 8 of 8 Periods
- Utilized 7 of 8 Periods
- Utilized 6 of 8 Periods
- Utilized 5 of 8 Periods
- Utilized 3 of 8 Periods
- Utilized 2 of 8 Periods
- Utilized 1 of 8 Periods

EXISTING FIRST FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

ACADEMIC UTILIZATION ANALYSIS



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EXISTING SECOND FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

ATHLETIC SCHEDULE THEN AND NOW

On December 18, basketball coach, Mike Kish, proudly surveyed the new gymnasium, which was ready for the Bexley and Arlington game.

C.B.L. champs? This was the proud claim of Coach Mike Kish's forces as they annexed their first league championship in basketball since 1947. Compiling a nine win, one defeat league ledger (with a 14-4 overall record), the Bear loopers suffered losses only to Columbus North, Reynoldsburg, Worthington and Mt. Vernon.

The team was built around tall Bill Cook, U.A.'s talented captain and pivotman for the past three seasons. Seniors Jack Nicklaus and Stretch Slater occupied the two forward spots on the first unit. The guards were Bob Butler and Jon Lynn, with Dave Lacey filling in at many vital moments of play. Backing up this sextet were Jim Nicklaus, a senior guard; John Jenkins, junior center; Lyle Pettit, junior forward; Dale Wade and Ted Ongaro, junior guards; and Bob Jencks, a sophomore forward.

Returning with essentially the same team that captured last season's district tournament, highly rated Columbus North hosted the Bruins 59 to 43 in their opener, Nov. 30. However, soon to climb on top were the Golden Bear cagers, for they swamped Delaware 90-41 in their next contest, Dec. 7. Jon Lynn and Bill Cook paced the Arlington attack, collecting 27 and 26 markers respectively.

In their second league encounter, the Bear quintet slid over a spunky Grandview team, 73-66, Dec. 14 with Cook and Lynn combining for 43 of the total 73 tallies. U.A.'s valiant effort for a last-minute victory was unsuccessful the following Friday as Worthington upset its plans 67-65. Cook, Nicklaus and Lynn led the attack, counting 23, 18 and 15 points respectively.

The spacious new gymnasium on Ridgeview Rd. was officially opened and dedicated Dec. 21 before a capacity Arlington-Bexley crowd. To set the right pattern for future squads, the Golden Bears just had to hit the winning trail. This they squarely accomplished as they effectively broke up a possession-type game and trounced the visiting Lions, 58-44. Bob Butler led the scoring attack with 19 markers, followed closely by Nicklaus with 18.

In the four-team Christmas Carnival held at Grosvport Dec. 28 among Ashville, Reynoldsburg, Grosvport and U.A., Arlington won its first game by a 72-49 victory over Grosvport. The Bear cagers were edged out, however, 84-78 by Reynoldsburg in the championship game. This winning quintet later proved its aggregate of remarkable abilities by going on to post a 20-0 record for the season.

Returning to regular season warfare Jan. 8, Arlington defeated St. Charles 66-54 on the home hardwood. Bill Cook accounted for 23 points while Jack Nicklaus added 18. High-scoring Bill Cook pushed 29 markers through the nets on Jan. 11 at Urbana, paving the way for a 68-44 victory over the Hill-climbers.

The Upper Arlington basketballers washed away all previous Franklin County and high school scoring records when they battered Grove City Jan. 15 to the tune of 119-43. The eight Bear squadmen who hit in the double digits establishing a new record for U.A., were Butler, Cook, Lynn, Jenkins, Jack and Jim Nicklaus, Ongaro and Slater.

The hard-driving Bruins downed Mt. Vernon 71-49, Jan. 18, after piling up an early 20 to 4 advantage. Jack Nicklaus led all scorers with 23

Page One Hundred Five

1957

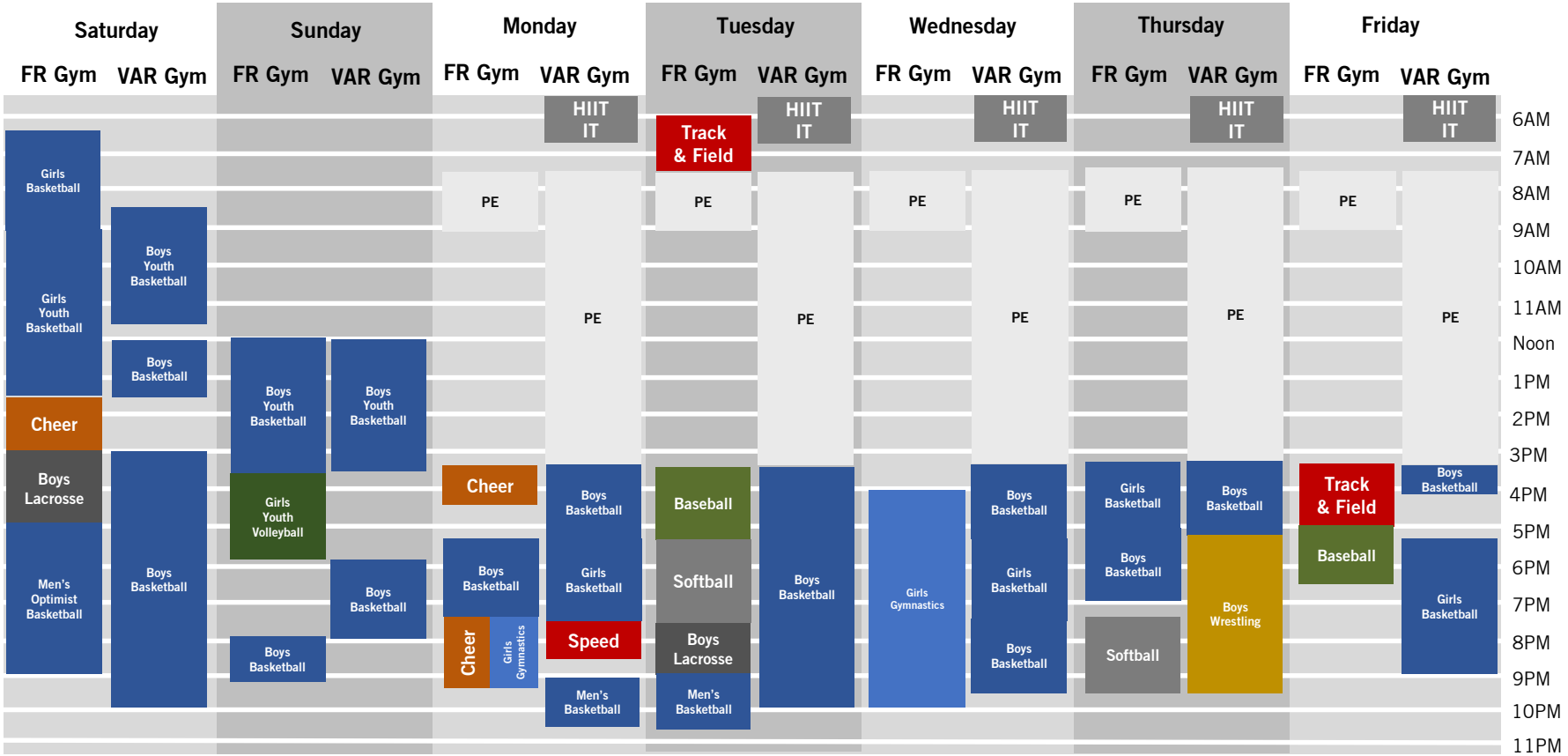
- Boys' Baseball
- Boys' Basketball
- Boys' Cross Country
- Boys' Football
- Boys' Golf
- Boys' Swimming
- Boys' Tennis
- Boys' Track
- Boys' Wrestling

2015

- Boys' Baseball
- Girls' Field Hockey
- Boys' Basketball
- Girls' Basketball
- Boys' Cross Country
- Girls' Cross Country
- Girls' Cheerleading
- Boys' Crew
- Girls' Crew
- Boys' Football
- Boys' Golf
- Girls' Golf
- Boys' Ice Hockey
- Girls' Gymnastics
- Boys' Lacrosse
- Girls' Lacrosse
- Boys' Soccer
- Girls' Soccer
- Girls' Softball
- Boys' Swim + Diving
- Girls' Swim + Diving
- Boys' Tennis
- Girls' Tennis
- Boys' Track & Field
- Girls' Track & Field
- Boys' Volleyball
- Girls' Volleyball
- Boys' Water Polo
- Girls' Water Polo
- Boys' Wrestling

UPPER ARLINGTON HIGH SCHOOL

GYM UTILIZATION – WINTER SCHEDULE SNAPSHOT

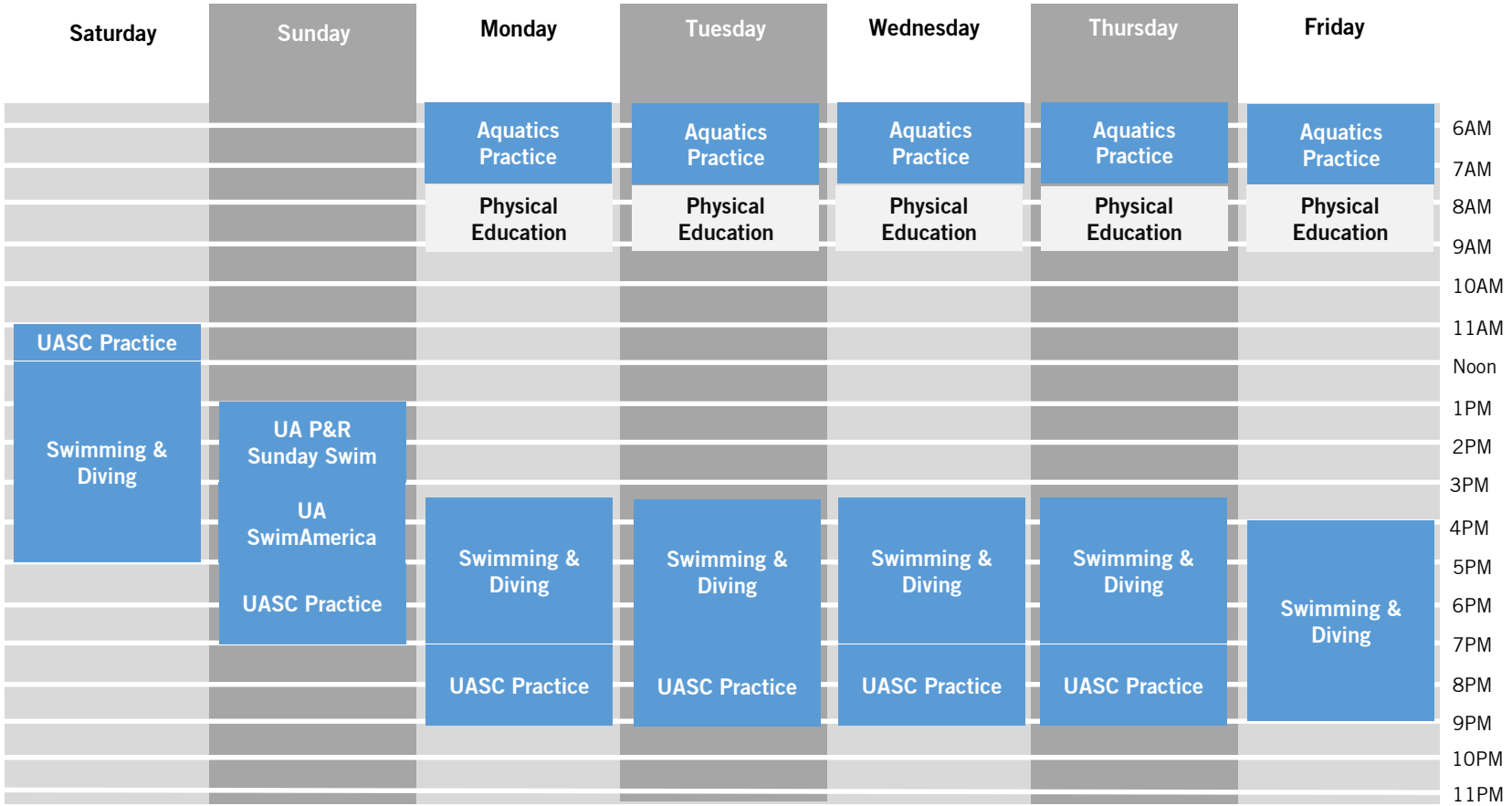


GOLDEN BEARS
VISITOR
UPPER ARLINGTON GOLDEN BEARS
STATE CHAMPIONS
BASKETBALL
BASKETBALL
STUDENTS
at&t
UA

UPPER ARLINGTON
GIRLS GYMNASTICS
STATE CHAMPIONS
UPPER ARLINGTON
GIRLS GYMNASTICS
STATE CHAMPIONS
GO BEARS
GO BEARS

UPPER ARLINGTON HIGH SCHOOL

Pool Utilization – Winter Schedule Snapshot



UAHS
Men's
Water Polo
STATE CHAMPS
1992
1993
1994
2000
2004
2009
2012
UAHS
Men's
Swimming
& Diving
STATE CHAMPS
1957 1978 2013
1962 1984
1968 1985
1969 1986
1970 1987
1971 2003
1972 2004
1975 2005
1976 2012
Home of Upper Arlington
Golden Bears
UAHS
Women's
Swimming
& Diving
STATE CHAMPS
1979 2008
1980 2009
1985 2010
1986 2011
2002 2012
2003 2013
2005 2014
2006
2007
UAHS
Women's
Water Polo
STATE CHAMPS
1994 2008
1995 2010
2000 2011
2001 2012
2002 2014
2003
2004
2005
2006

UPPER ARLINGTON HIGH SCHOOL

MAJOR CHALLENGES

BUILDING:

- LOCATION OF MH SPECIAL ED
- 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 CONDITION
- COMPLIANCE WITH TITLE IX (LOCKER ROOMS)
- SIZE OF CAFETERIA / FOOD SERVICE PROGRAM
- REPORTS OF INDOOR AIR QUALITY CONCERNS (LITTLE THEATER, PE/ATHLETICS, LEARNING CNTR)
- CONDITION AND FUNCTIONAL SIZE OF NATATORIUM
- LACK OF AC IN THE GYMS, INTENSE USAGE OF GYMS
- SIMULTANEOUS EVENT USE OF GYMS AND AUDITORIUM

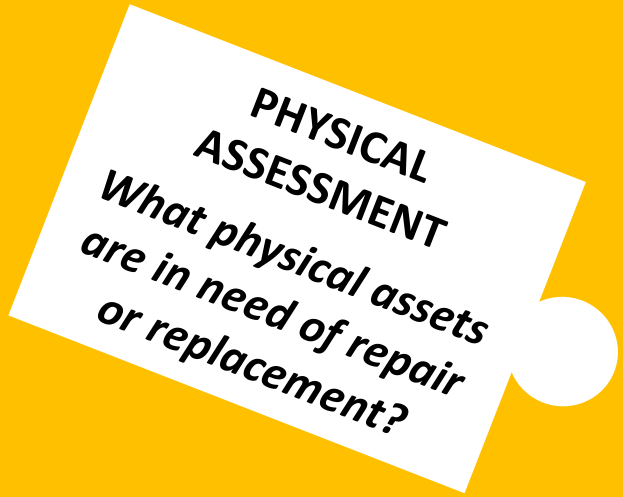
UPPER ARLINGTON HIGH SCHOOL

MAJOR CHALLENGES

SITE:

- LIMITED PARKING – ESPECIALLY FOR EVENTS
- SECURE ENTRY CHALLENGES
- LIMITED OPPORTUNITIES FOR OUTDOOR LEARNING
- PICK-UP AND DROP-OFF CHALLENGES
- COMPLIANCE WITH TITLE IX (2nd SOFTBALL FIELD, NO WOMEN'S SOFTBALL LOCKER ROOM, EQUITY OF ATHLETIC LOCKERS AT STADIUM)
- LIMITED PRACTICE FIELDS (NEED 2 ADDITIONAL)
- NO VISITOR RESTROOMS, NO ADA SEATS FOR VISITORS, LIMITED ADA ACCESS ON NORTH END OF STADIUM
- CONDITION OF TRACK
- CONDITION OF TENNIS COURTS

PHYSICAL ASSESSMENT



OFCC 2014 ASSESSMENT
WHAT DOES IT INCLUDE?

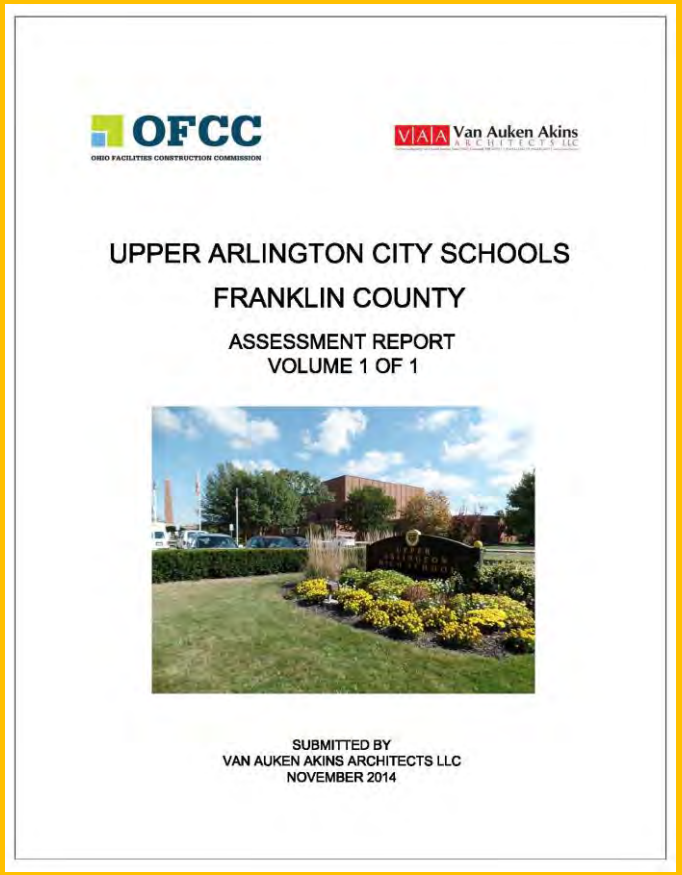
State-funded facility assessment conducted by the Ohio Facilities Construction Commission (OFCC)

- Completed November 2014 (one year ago)
- Detailed assessment of building components and systems
- Identifies required replacements and associated costs
- Utilizes OFCC's Ohio School Design Manual (OSDM) standards as the basis of required replacements and required space to be added (using State-based calculations)

DOES NOT reflect programmatic input from the District

DOES NOT include assessment of outdoor athletics and recreation/playground areas and components

DOES NOT include costs for phasing, general requirements, and swing space during construction


OFCC
OHIO FACILITIES CONSTRUCTION COMMISSION

VAA Van Auken Akins ARCHITECTS LLC

UPPER ARLINGTON CITY SCHOOLS

FRANKLIN COUNTY

ASSESSMENT REPORT
VOLUME 1 OF 1

SUBMITTED BY
VAN AUKEN AKINS ARCHITECTS LLC
NOVEMBER 2014

2015 PHYSICAL ASSESSMENT
PROCESS WE WENT THROUGH

In-depth review of all 9 buildings and recent reports

Architectural / engineering / costing team
- Moody Nolan / Korda / EMH&T / Turner

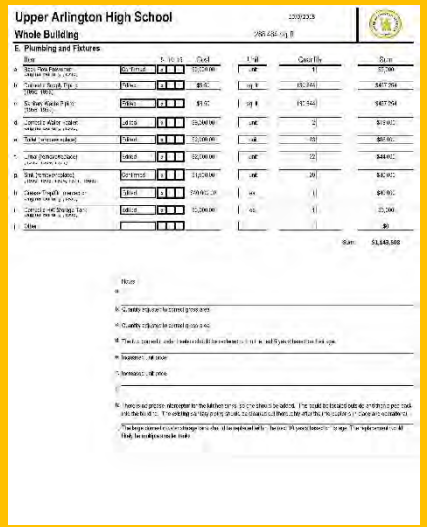
Assess the condition of major systems and components
- Based on observations
- Based on District input
- Based on collective expertise

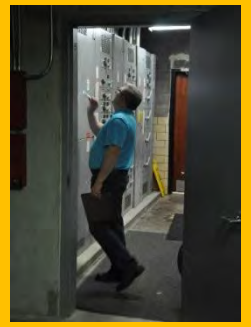
2015 PHYSICAL ASSESSMENT

OUR CHARGE

Identify the cost to <u>maintain and repair</u> the buildings for the next 15 years to ensure operation well into the future

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





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

UPPER ARLINGTON HIGH SCHOOL

UPPER ARLINGTON HIGH SCHOOL

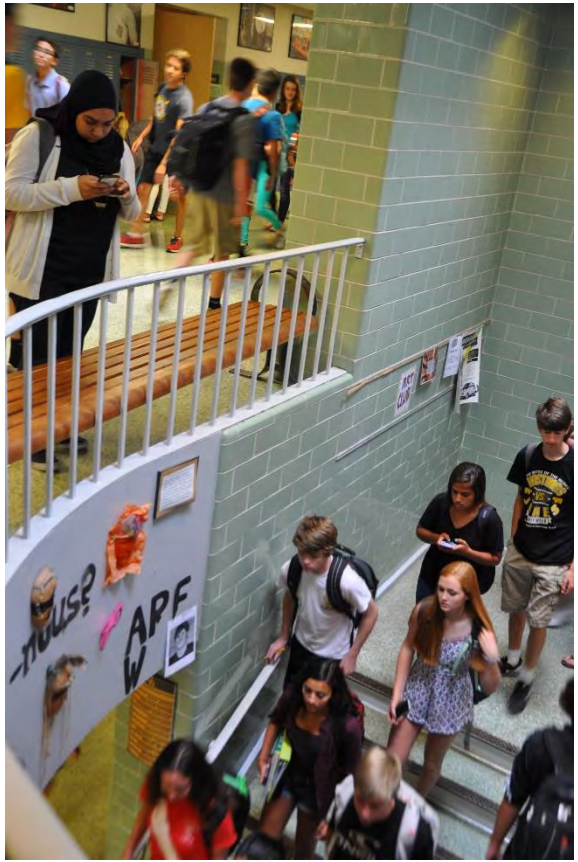
ARCHITECTURAL CHARACTER

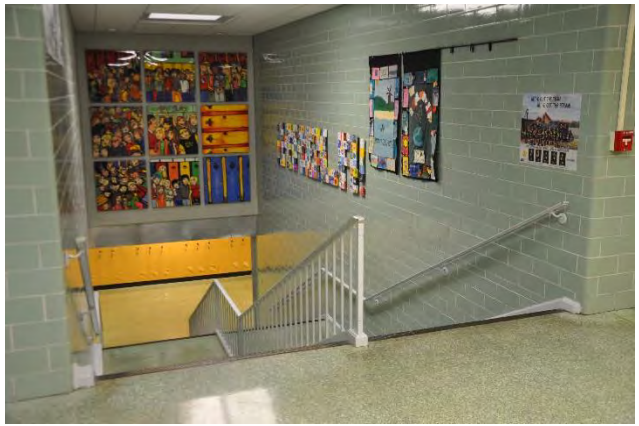
UPPER ARLINGTON HIGH SCHOOL

ARCHITECTURAL CHARACTER

UPPER ARLINGTON HIGH SCHOOL

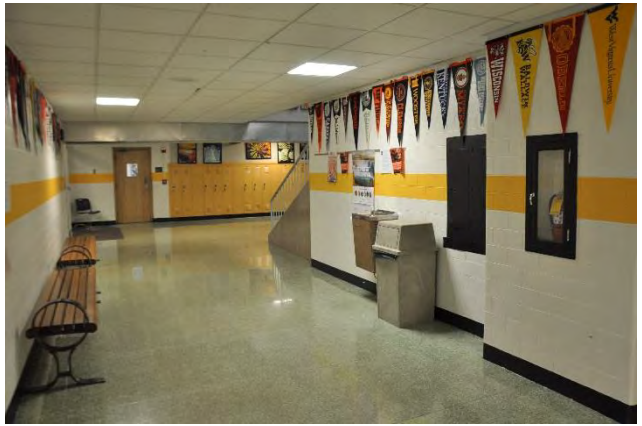
ARCHITECTURAL CHARACTER

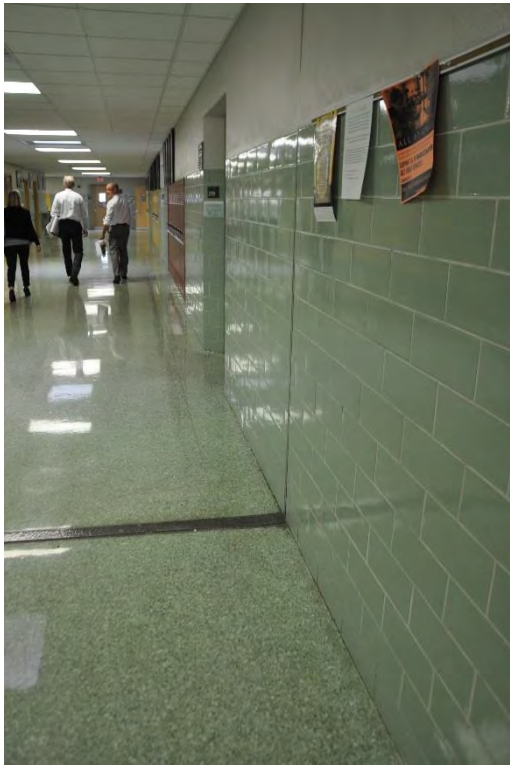


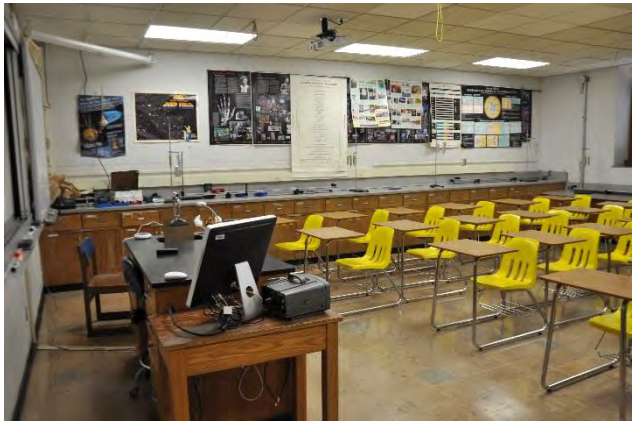


UPPER ARLINGTON HIGH SCHOOL

ARCHITECTURAL CHARACTER

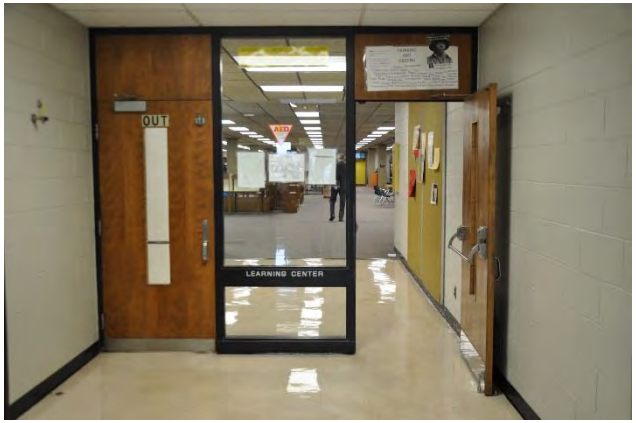






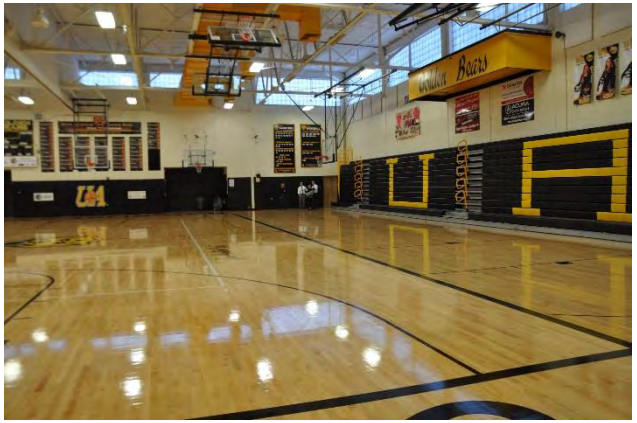
UPPER ARLINGTON HIGH SCHOOL

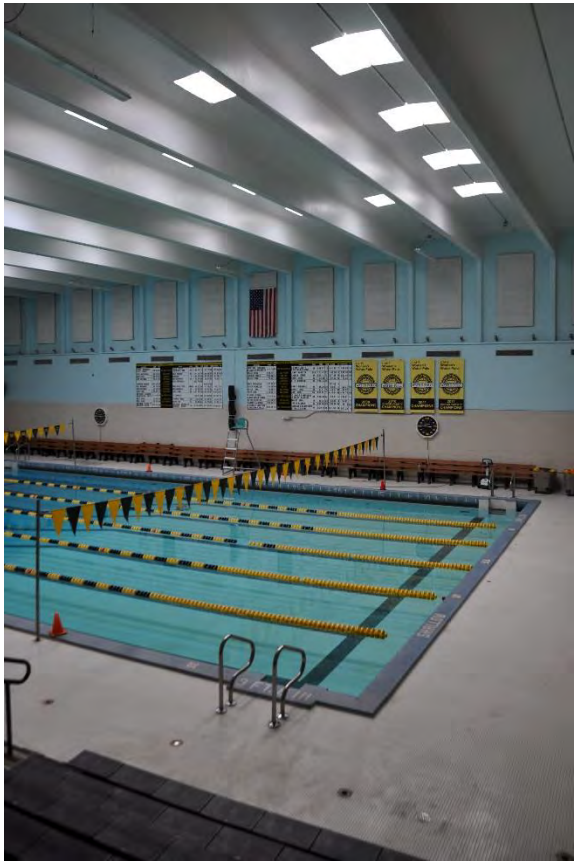
ARCHITECTURAL CHARACTER



UPPER ARLINGTON HIGH SCHOOL

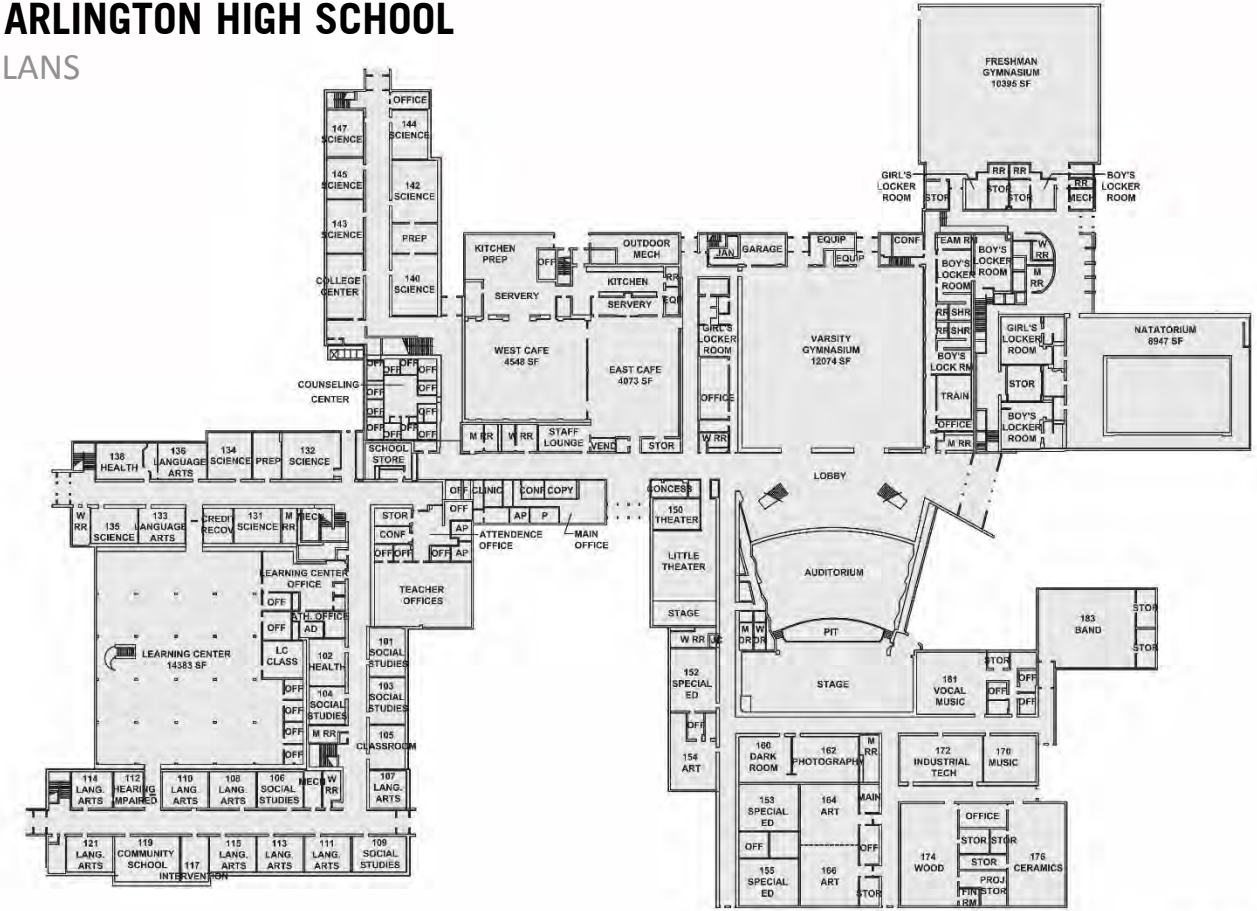
ARCHITECTURAL CHARACTER





UPPER ARLINGTON HIGH SCHOOL

FLOOR PLANS

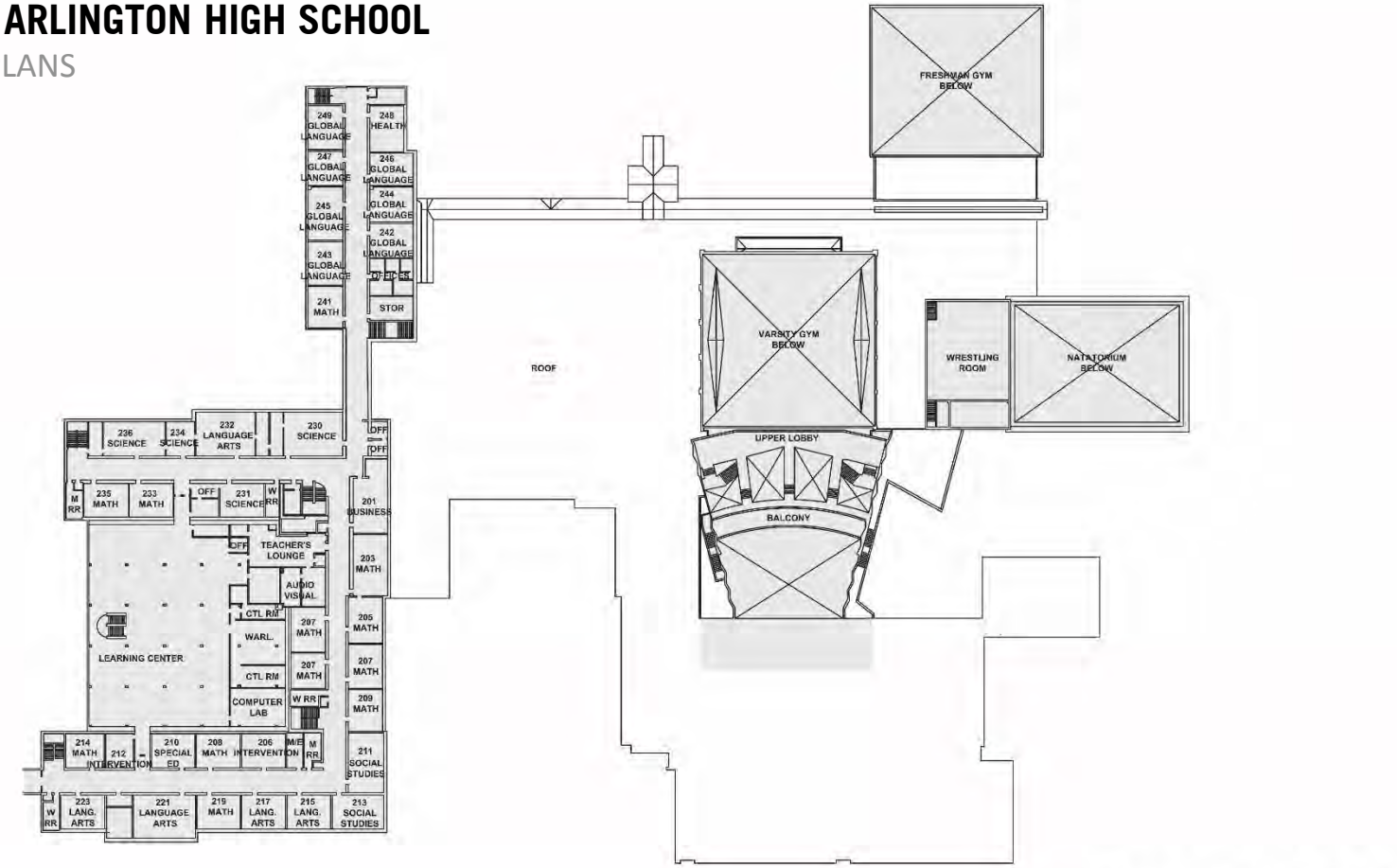


EXISTING FIRST FLOOR PLAN

0 24 48 96

UPPER ARLINGTON HIGH SCHOOL

FLOOR PLANS



EXISTING SECOND FLOOR PLAN

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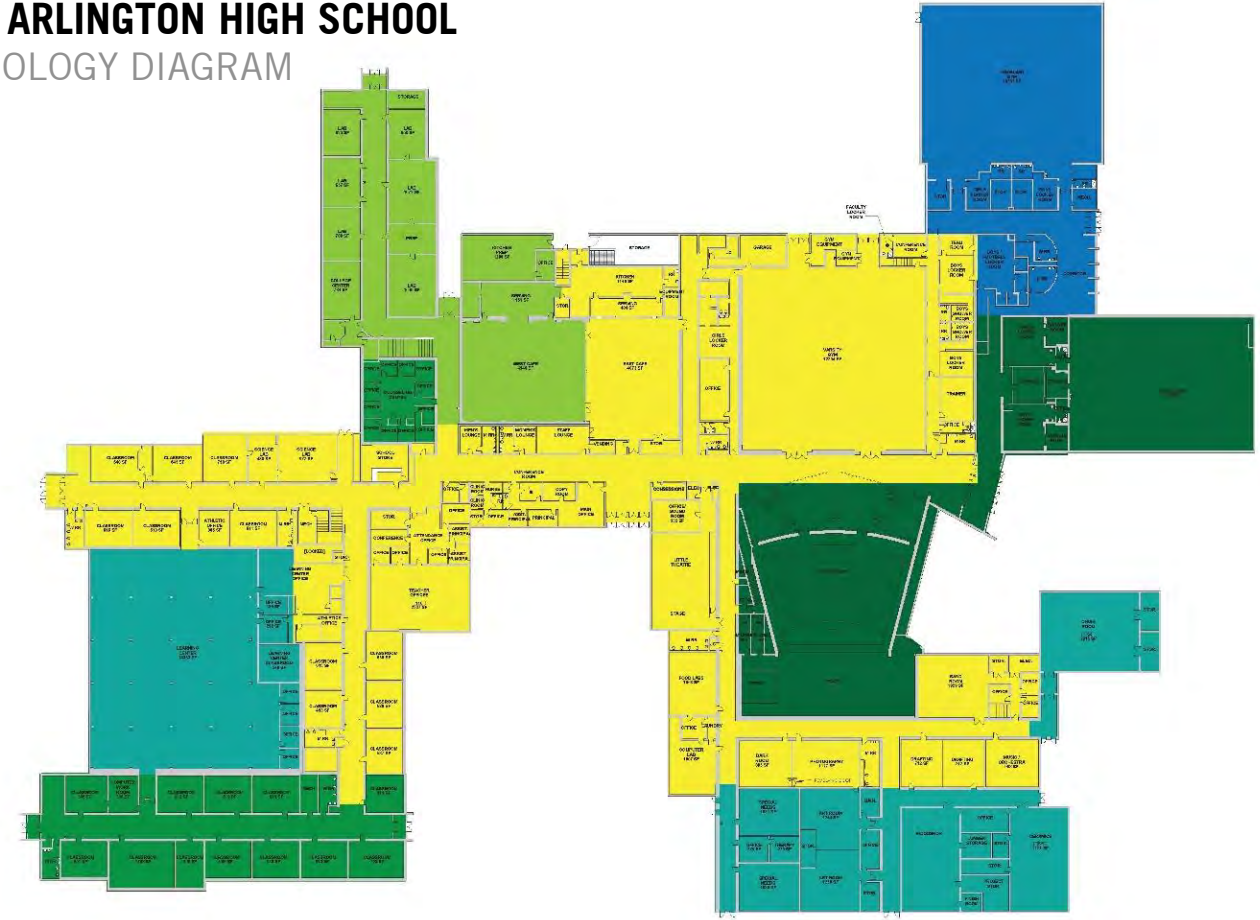
UPPER ARLINGTON HIGH SCHOOL

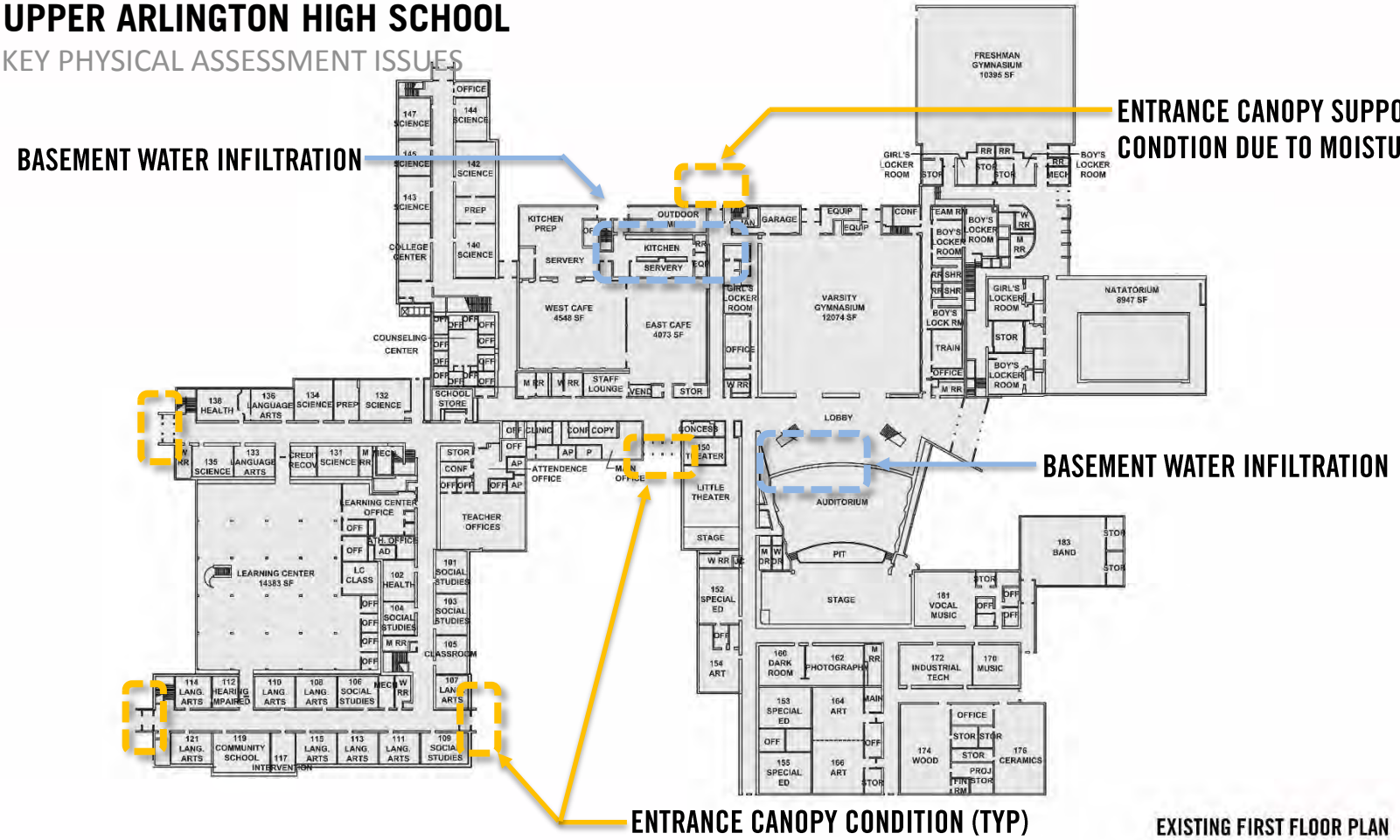
CHRONOLOGY DIAGRAM



1983
1971
1965
1964
1959
1956

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES



EXISTING FIRST FLOOR PLAN

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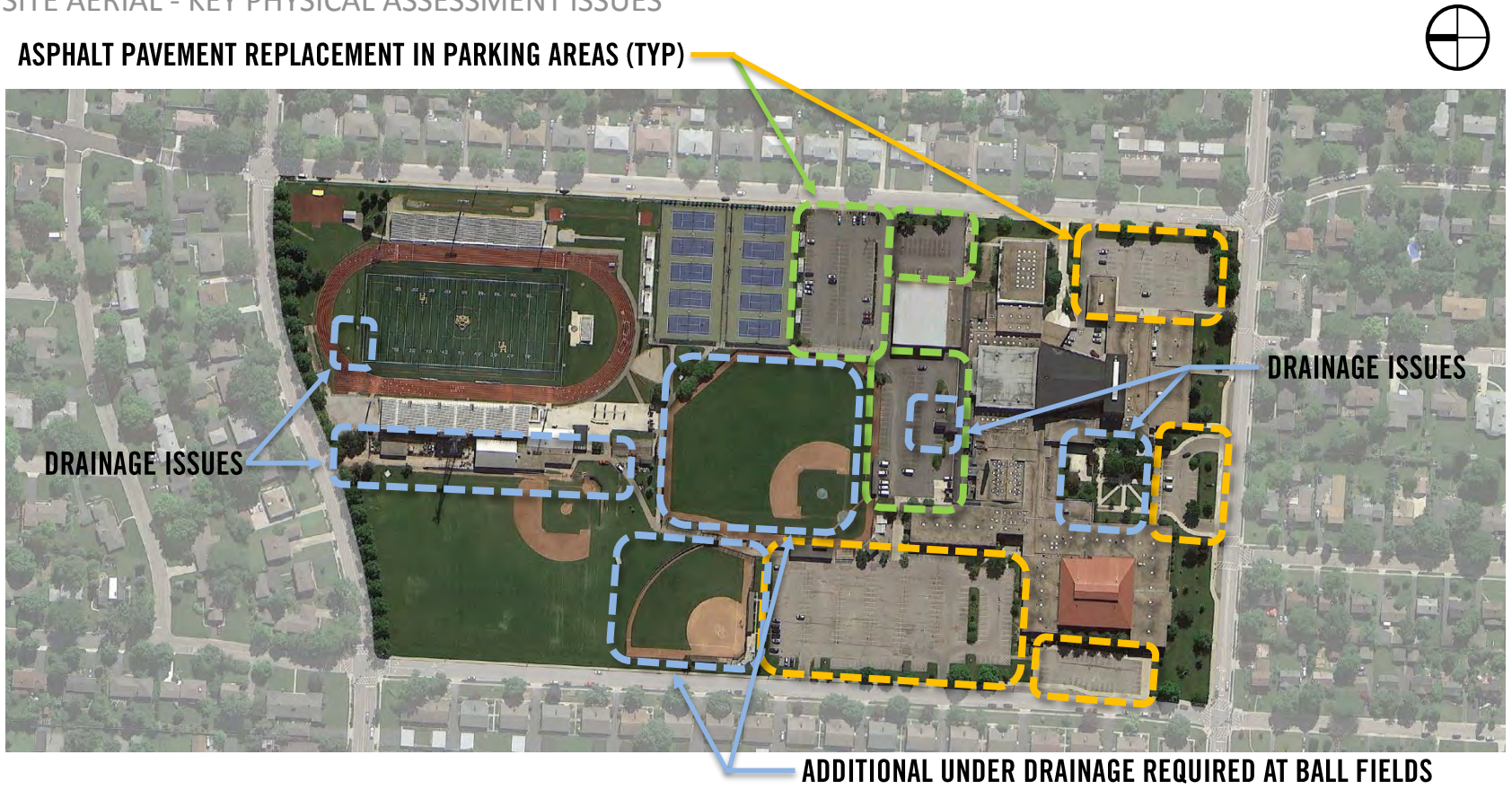
UPPER ARLINGTON HIGH SCHOOL

SITE AERIAL - KEY PHYSICAL ASSESSMENT ISSUES



UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

BASEMENT WATER INFILTRATION

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

HVAC SYSTEM REPLACEMENT AND CONVERSION TO DUCTED SYSTEM

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

ELECTRICAL SYSTEM REPLACEMENT

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

ROOFING CONDITION AND TIMING OF REPLACEMENTS (SKYLIGHT REPLACEMENT IN CONJUCTION WITH ROOF REPLACEMENTS)

CAUTION
ACHTUNG
ATTENTION
CUIDADO
IMAGE UHP

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

WINDOW CONDITION AND REPLACEMENT

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

EXTERIOR MASONRY CONDITION AND REQUIRED REPAIR

UPPER ARLINGTON HIGH SCHOOL

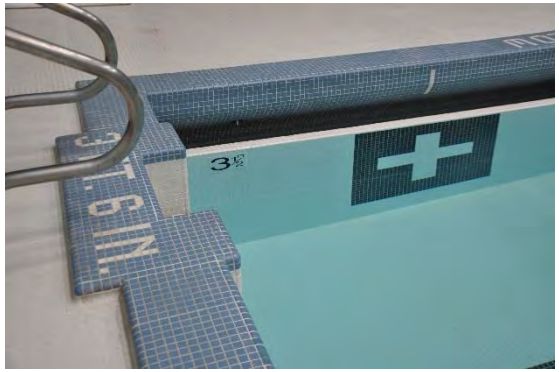
KEY PHYSICAL ASSESSMENT ISSUES

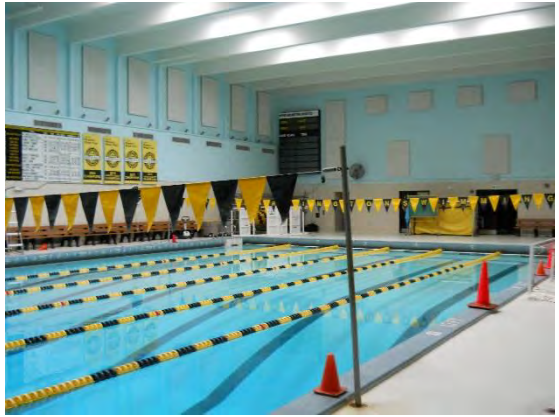
EXTERIOR CANOPIES AND REQUIRED RECONDITIONING

UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

NATATORIUM CONDITION AND REQUIRED REPLACEMENTS

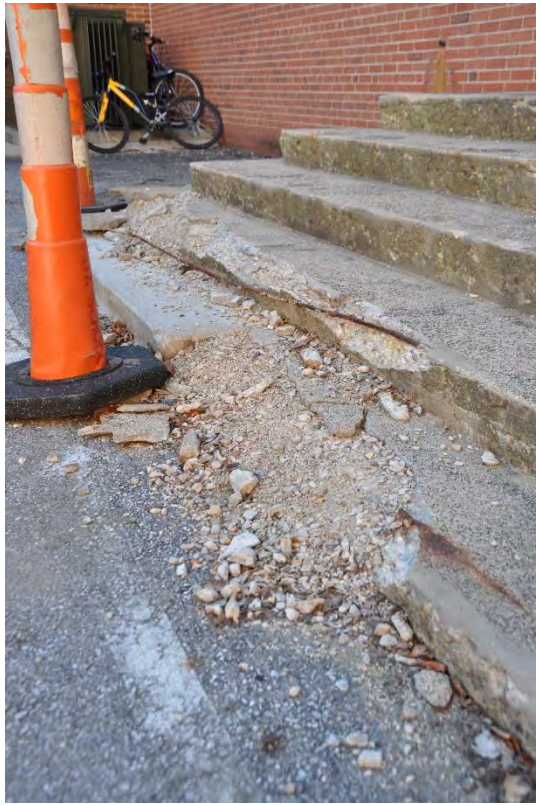




UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

SITE CONCRETE, ASPHALT, AND PAVER CONDITION AND REPAIR



UPPER ARLINGTON HIGH SCHOOL

KEY PHYSICAL ASSESSMENT ISSUES

PARTIAL SUMMARY OF IDENTIFIED ISSUES

- Basement water infiltration
- HVAC system at the end of its life (condensate piping failing, etc.)
- Plumbing system replacement - domestic and sanitary piping
- Roof and skylight replacement required
- Window replacement
- Exterior masonry repair
- Entrance canopies reconditioning or replacement
- Natatorium finishes repair and pool equipment replacements
- Interior finishes replacement
- Life safety - fire alarm and sprinkler system
- Kitchen equipment - size old and outdated
- Technology upgrades and replacement
- Stairwell enclosures where required to meet current code
- Door lock keying system needs to be simplified
- Site - drainage issues at numerous areas, including athletics
- Site - potential new water service for fire suppression, related tap/capacity fees

UPPER ARLINGTON HIGH SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

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.)			

UPPER ARLINGTON HIGH SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

WORK REQUIRED - NOW

	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	$$		
Other Project Related Costs (permits, fees, etc.)	$$$		

UPPER ARLINGTON HIGH SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

WORK REQUIRED - SOON

	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	$$	$	
Other Project Related Costs (permits, fees, etc.)	$$$	$	

UPPER ARLINGTON HIGH SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

WORK REQUIRED - LATER

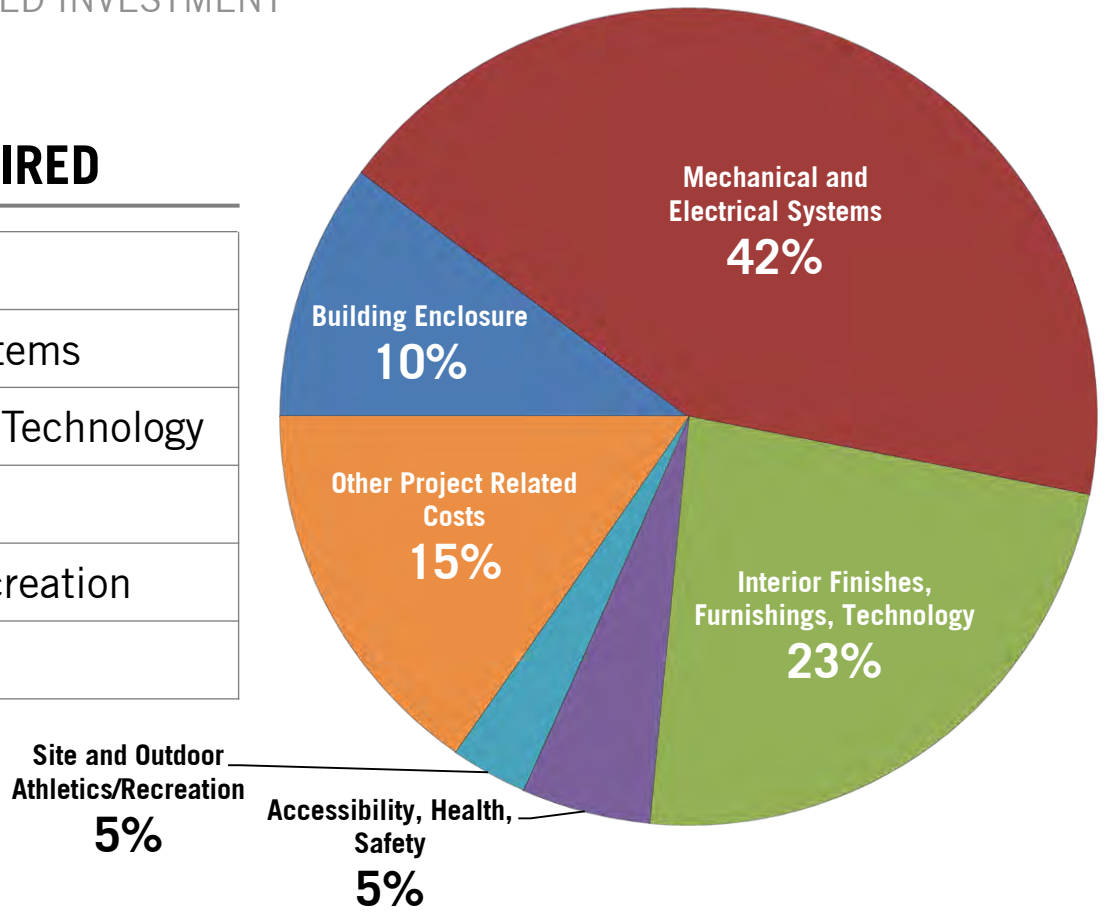
	TIMING OF REQUIRED INVESTMENT		
	0 - 5 YRS	5 -10 YRS	10 - 15 YRS
Building Enclosure	$$	$	$
Mechanical and Electrical Systems	$$$	$	$
Interior Finishes, Furnishings, Technology	$$$	$	$
Accessibility, Health, Safety	$$		
Site and Outdoor Athletics/Recreation	$$	$	$
Other Project Related Costs (permits,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

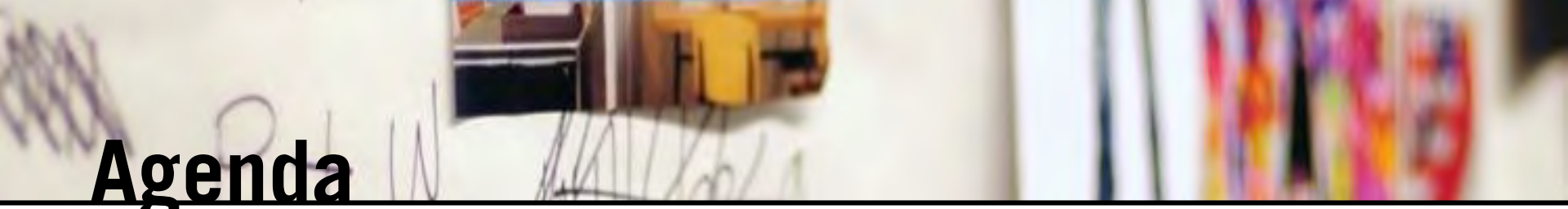
UPPER ARLINGTON HIGH SCHOOL

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





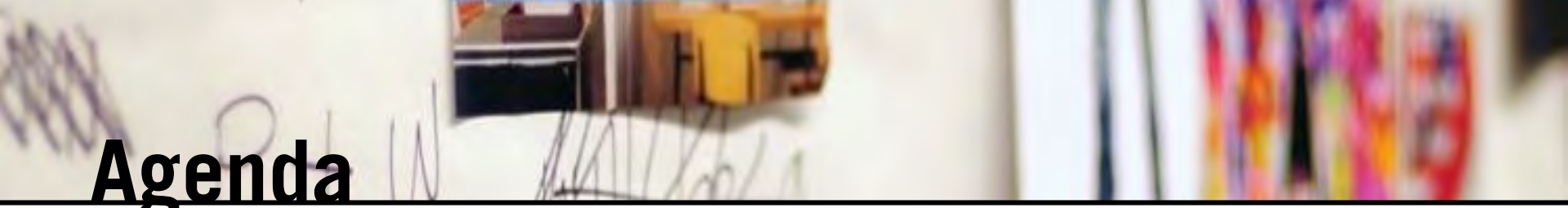
Agenda

Welcome	*Principal*
Key Takeaways from Building Team Meeting #1	*Principal and Design Team*
Facility Assessment Information Educational Assessment and Impact of Facilities on Learning OFCC Explanation and Assessment Physical Assessment Results	*Design Team and Construction Advisor*
Building Team Conversation	*Building Team Participants*
Financial Context Discussion	*District*
Individual Building Financial Information	*Design Team and Construction Advisor*
Building Team Conversation	*Building Team Participants*
Next Steps and Closing	*Principal and Design Team*

BUILDING TEAM CONVERSATION

1. Is there anything about the assessments that surprised you?

2. Based on what we've learned so far, where is the current facility in alignment with the guiding principles and where is it not?



Agenda

Welcome	*Principal*
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Financial Context Discussion	*District*
Individual Building Financial Information	*Design Team and Construction Advisor*
Building Team Conversation	*Building Team Participants*
Next Steps and Closing	*Principal and Design Team*

How Are Facility Projects Funded?

- ★ Common practice throughout the Ohio is issuing bonds
- ★ District has issued bonds in the past
  - Last bond issuance – approximately 20 years ago
- ★ Bonds are similar to home mortgages
- ★ Allows district to spread cost over a period of years

Bond Issue

- ★ Requires approval (vote) of tax payers
- ★ Pay-back period up to 38 years
- ★ Interest rate is impacted by bond rating
  - Bond rating is similar to credit rating
  - Upper Arlington's Standard and Poor's (S&P) – AAA bond rating – best possible
  - Key factors: community support and financial planning

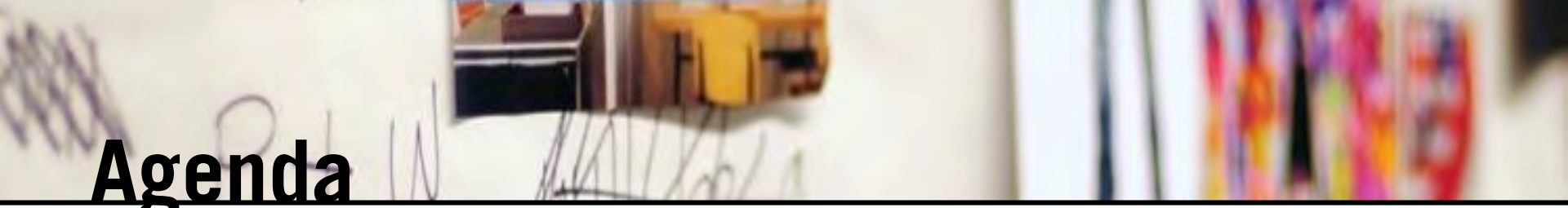
Bond Example

A district issues bonds in the amount of $100,000,000 for a facility project and plans to pay them off over 38 years with a 5% interest rate.

Using our current property valuation, with the above variables:

- Approximate millage for project would be 3 mills
- NOT 100 mills as someone may assume

This is an example to illustrate millage related to bonds. Amounts were chosen for simplicity and are not related to any specific project. Millage is impacted by valuation changes, interest rate at time of issuance, and duration of pay back period.



Agenda

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Facility Assessment Information Educational Assessment and Impact of Facilities on Learning OFCC Explanation and Assessment Physical Assessment Results	*Design Team and Construction Advisor*
Building Team Conversation	*Building Team Participants*
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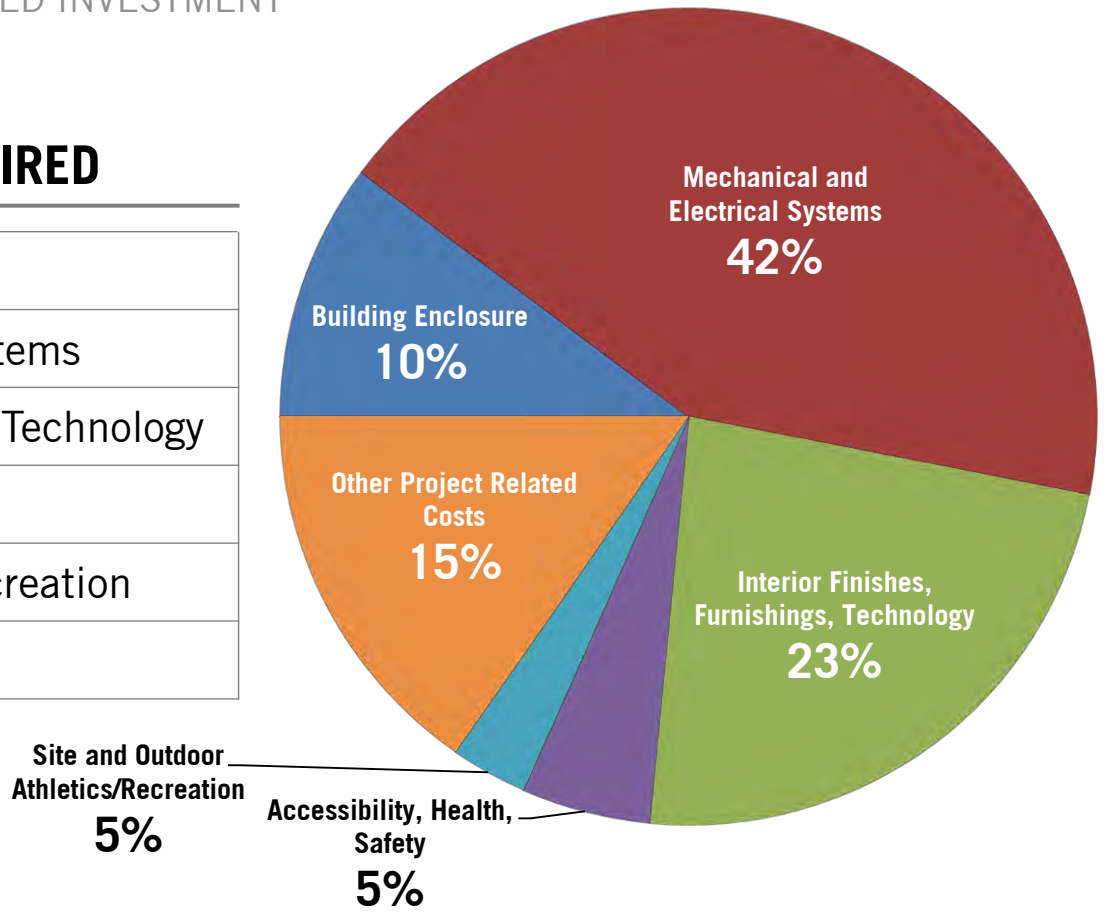
Next Steps and Closing	*Principal and Design Team*

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

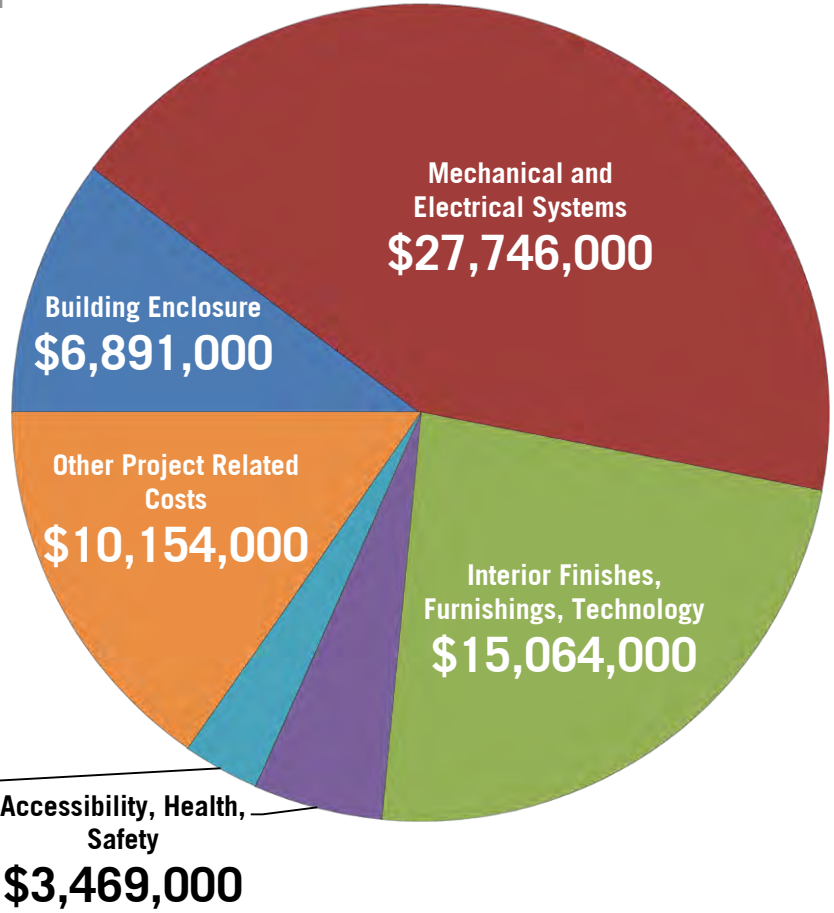


UPPER ARLINGTON HIGH SCHOOL

SUMMARY: DISTRIBUTION OF REQUIRED INVESTMENT

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

COST SUMMARY - SHORT

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

Other Project Related Costs include: Land survey, soil borings/Phase I Environmental Site Assessment, agency approval fees (building code), construction testing, printing of bid documents, advertising for bids, builders risk insurance, bond fees, design professionals compensation, CM compensation, commissioning and maintenance plan advisor, and Other Project Related Costs contingency.

UPPER ARLINGTON HIGH SCHOOL

COST SUMMARY - LONG

Upper Arlington High School

Assessment Cost Summary

11/6/2015

Gross Area: Revised 293,824

	Current Assessment	Costs to Defer Renovations Over 15 Years: 0-5 Years	6-10 Years	11-15 Years
A. HVAC	$8,793,300	$8,793,283	$0	$0
B. Roofing	$2,927,900	$2,081,298	$375,130	$471,429
C. Natatorium	$272,500	$87,500	$112,500	$72,500
D. Electrical Systems	$6,323,100	$6,323,092	$0	$0
E. Plumbing and Fixtures	$1,215,400	$1,215,430	$0	$0
F. Windows	$987,400	$622,001	$0	$365,400
G. Structure: Foundations	$75,000	$75,000	$0	$0
H. Structure: Walls And Chimneys	$446,700	$55,000	$391,685	$0
I. Structure: Floors and Roofs	$0	$0	$0	$0
J. General Finishes	$7,653,400	$6,643,812	$909,610	$100,000
K. Interior Lighting	$2,156,800	$2,156,768	$0	$0
L. Security Systems	$543,600	$543,574	$0	$0
M. Emergency/Egress Lighting	$575,900	$575,895	$0	$0
N. Fire Alarm	$587,600	$587,648	$0	$0
O. Handicapped Access	$1,243,800	$1,243,765	$0	$0
P. Site Conditions	$681,200	$681,213	$0	$0
Q. Sewage System	$0	$0	$0	$0
R. Water Supply	$41,800	$41,800	$0	$0
S. Exterior Doors	$225,000	$225,000	$0	$0
T. Hazardous Material	$254,300	$254,308	$0	$0
U. Life Safety	$1,205,200	$1,205,237	$0	$0
V. Loose Furnishings	$1,175,300	$1,175,296	$0	$0
W. Technology	$2,130,200	$2,130,224	$0	$0
X. General Requirements & Contingencies	$9,274,100	$8,478,891	$418,344	$376,849
Y. Other Project Related Costs	$9,023,200	$8,249,550	$407,028	$366,656
AA. Site and Athletics	$1,339,600	$634,800	$54,000	$650,800
Total Estimate to Renovate Now	**$59,152,300**	**$54,080,400**	**$2,668,300**	**$2,403,600**
Inflation Costs to Defer Renovations:				
Escalation to 2018 start		$5,408,000		
Escalation to 2023 start			$800,500	
Escalation to 2028 start				$1,201,800
Renovation Totals - Including Escalation		**$59,488,400**	**$3,468,800**	**$3,605,400**
Building Total - Including Escalation				**$66,562,600**

Upper Arlington High School

10/9/2015

COST DETAIL EXAMPLE

293,824 sq. ft.

E. Plumbing and Fixtures

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Back Flow Preventer:	Confirmed	x			$5,000.00	unit	1		$5,000
b.	Domestic Supply Piping:	Edited	x			$3.50	sq. ft.	130,644		$457,254
c.	Sanitary Waste Piping:	Edited	x			$4.00	sq. ft.	130,644		$522,576
d.	Domestic Water Heater:	Edited	x			$9,500.00	unit	2		$19,000
e.	Toilet (remove/replace)	Edited	x			$2,000.00	unit	43		$86,000
f.	Urinal (remove/replace)	Edited	x			$2,000.00	unit	22		$44,000
g.	Sink (remove/replace)	Confirmed	x			$1,500.00	unit	20		$30,000
h.	Grease Trap/Oil Interceptor	Edited	x			$40,000.00	ea.	1		$40,000
i.	Domestic HW Storage Tank:	Edited	x			$5,000.00	ea.	1		$5,000
j.	Emergency eyewash/shower in Classroom Labs	Added	x			$1,100.00	ea.	6		$6,600

Sum: $1,215,430

UPPER ARLINGTON HIGH SCHOOL

GENERAL REQUIREMENTS AND CONTINGENCIES

- Contingencies
- Phasing & Swing Space Costs
- General Requirements

UPPER ARLINGTON HIGH SCHOOL

COST SUMMARY - SHORT

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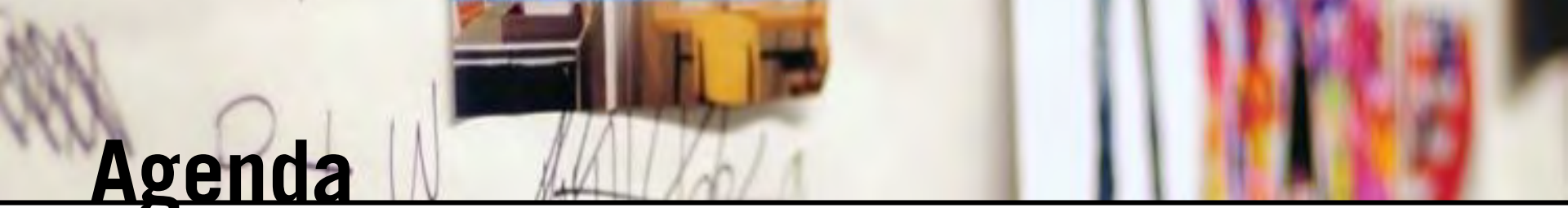

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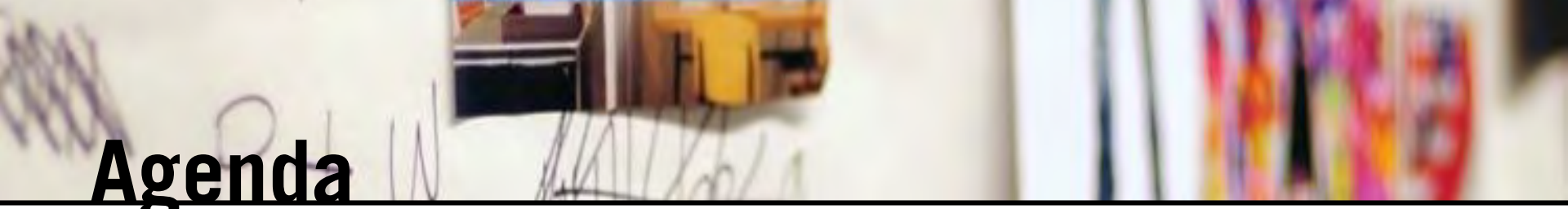
BUILDING TEAM CONVERSATION

1. What is your reaction to the financial information?

2. What are your expectations or desires for the options phase?



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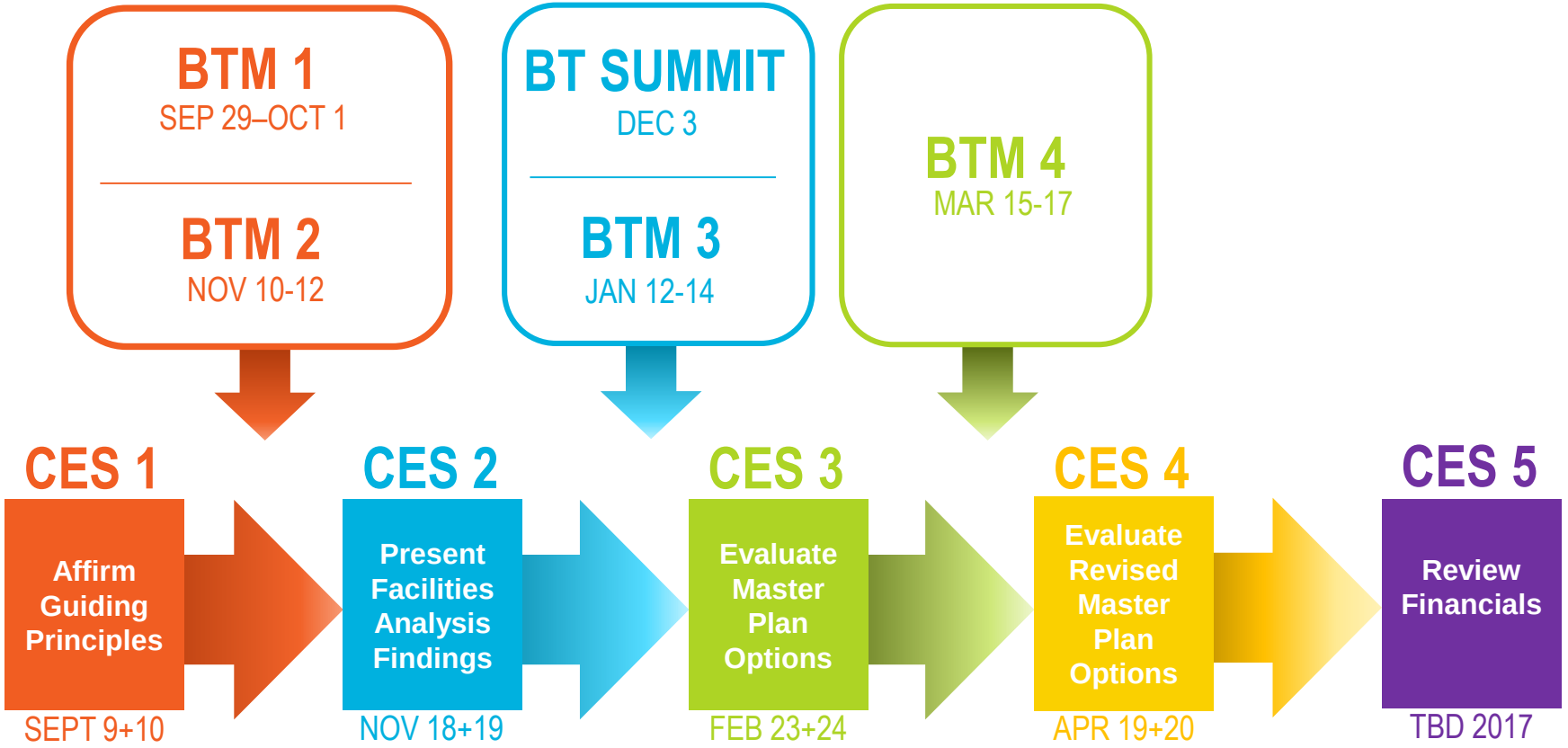
BTM 1
SEP 29–OCT 1
BTM 2
NOV 10-12
BT SUMMIT
DEC 3
BTM 3
JAN 12-14
BTM 4
MAR 15-17
CES 1
Affirm Guiding Principles
SEPT 9+10
CES 2
Present Facilities Analysis Findings
NOV 18+19
CES 3
Evaluate Master Plan Options
FEB 23+24
CES 4
Evaluate Revised Master Plan Options
APR 19+20
CES 5
Review Financials
TBD 2017

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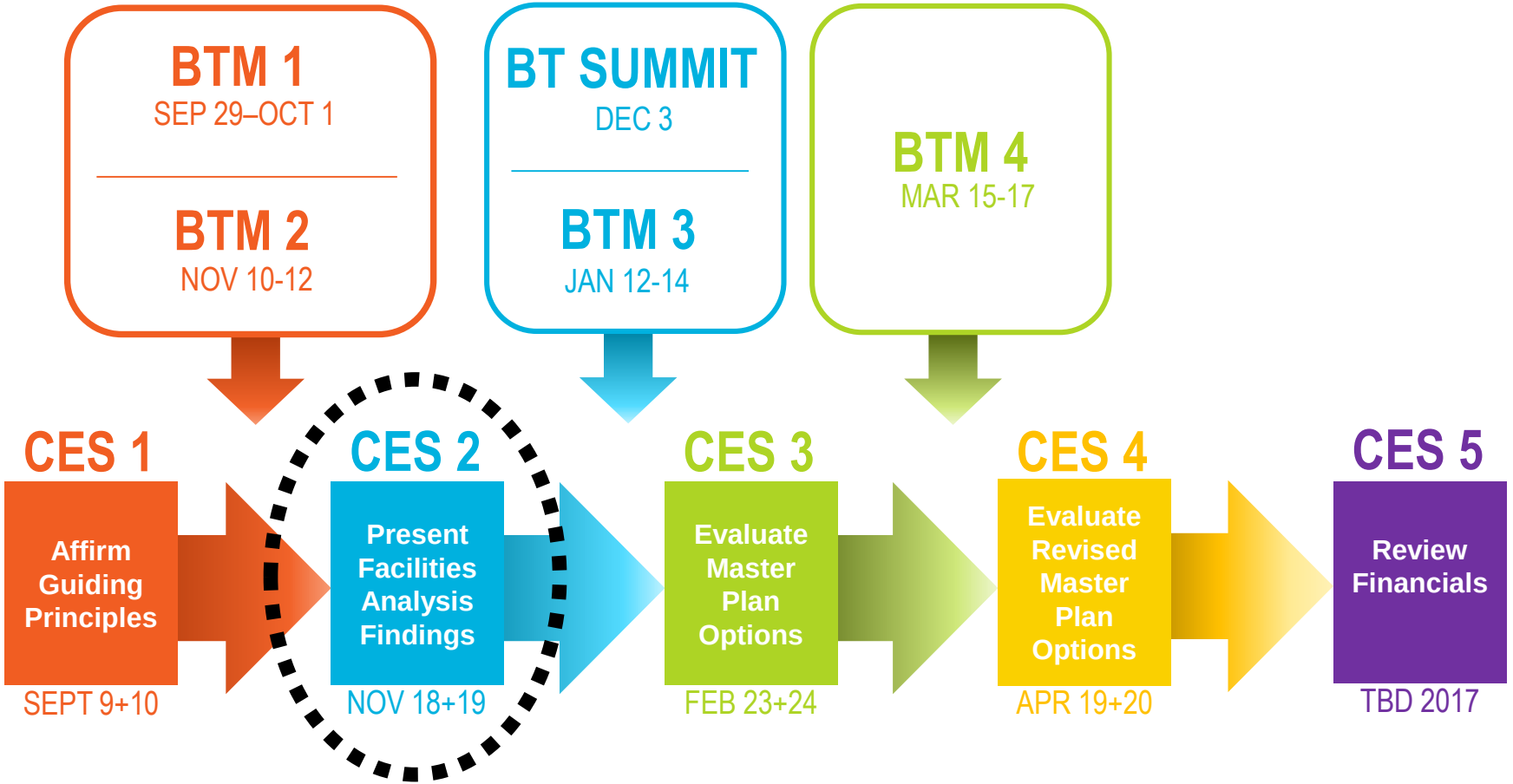
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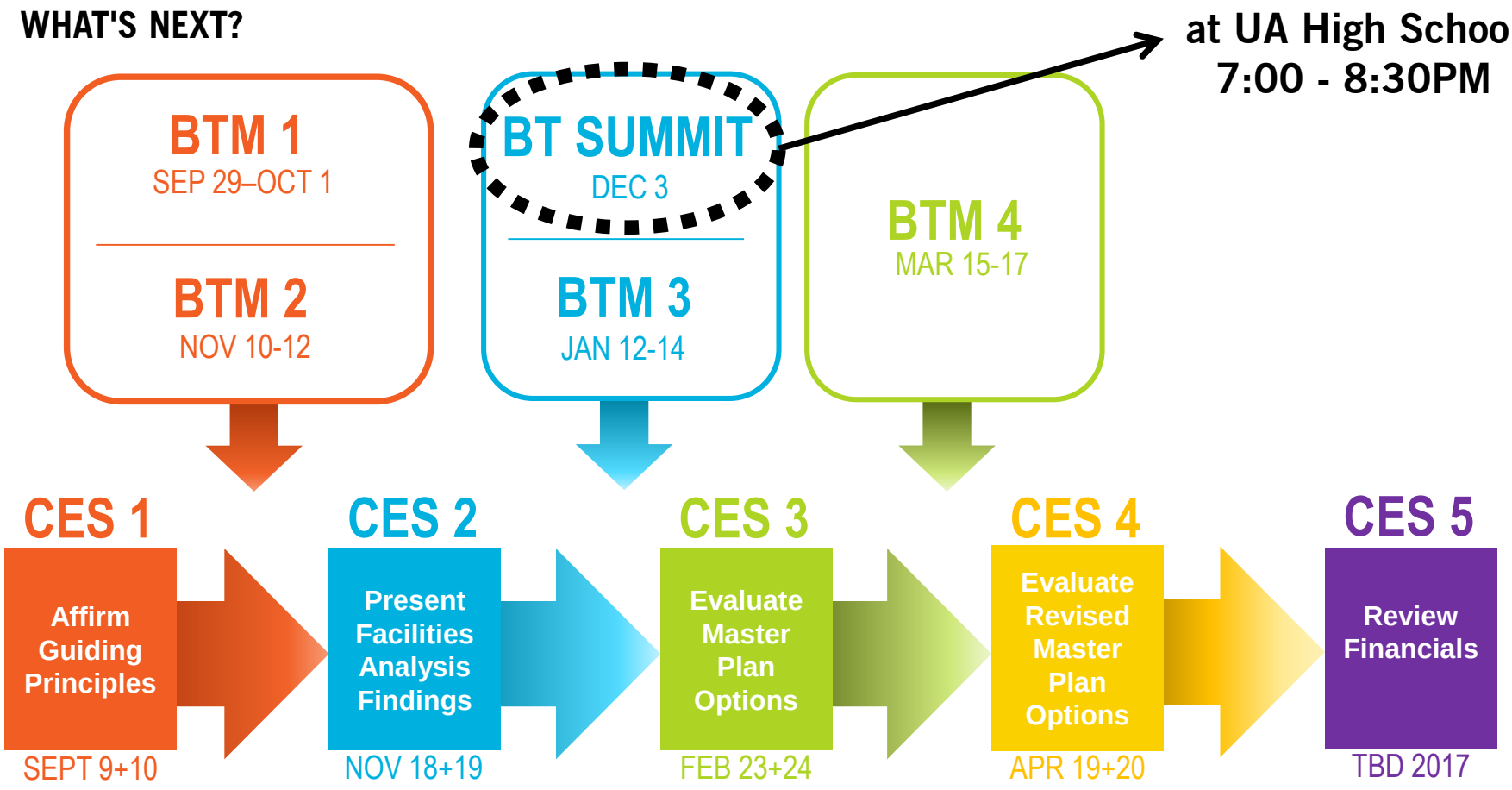
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at UA High School
7:00 - 8:30PM
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