



# *Preparing for Our Future*



**A MASTER FACILITY PLAN THAT MEETS OUR STUDENTS' LEARNING NEEDS AND HELPS MAINTAIN HUDSON AS A DESTINATION DISTRICT AND COMMUNITY.**



## Why?

- Aging Facilities
- Rapid Developments in Instruction and Technology
- Fiscally Responsible
- Responsibility to Plan for the Future

## Why now?

- The Point of Diminishing Returns
- Life Cycles of Existing Facilities
- Period of Operational Stability
- Plan Takes Years to Implement
- Low Interest Rates



# A comprehensive and responsible Master Facility Plan



TRADITIONAL, FLEXIBLE, AND EXTENDED CLASSROOM SPACES SUPPORT STUDENT-CENTERED LEARNING. THE FURNITURE IS MOBILE AND IS EASY TO REARRANGE FOR SMALL OR LARGE GROUP LEARNING.





## FACILITY PLANNING PROCESS

### COMMUNITY SURVEYS

Through various survey events our constituents have communicated to us that adequate and updated facilities are important.

### INNOVATION THINK TANK

In 2011, the district brought together a diverse group to brainstorm key issues including operational efficiencies. Key themes surfaced regarding grade level alignment and administrative office consolidations.

### FACILITY COMMITTEE

In 2012, a standing facility committee was created to help prioritize the allocation of resources and educate a broader group on facility life cycle planning and facility maintenance.

### FACILITY STUDY TASK FORCE

In 2013, a task force was assembled to study, evaluate and recommend how the district can best use existing facilities to enhance the educational experience and achieve greater operational efficiencies.

### ALPHA REPORT

In 2015, Alpha Facility Solutions converted our static facility data into a dynamic capital forecasting system called CapitalForecast Direct, a School Dude cloud-based product. Alpha Solutions produced a comprehensive report that we refer to as the Alpha Report.

### VISIONING WORKSHOP

In 2015, the district conducted an Educational and Facility Visioning Workshop that concluded with a formal report in 2016. The results showed a desire to integrate student-centered, flexible spaces that support student-centered learning.

### MASTER PLAN DEVELOPMENT

In 2016, the district synthesized the collective information learned from all prior efforts to develop the Master Facility Plan.



## MASTER PLAN DEVELOPMENT

To develop the Master Facility Plan for Hudson, the team started by analyzing the facility conditions, educational practices, and student capacity in all of the facilities. The analysis of the District's facilities focused on two primary conditions. The first being the physical condition of the facilities, and the second being the educational condition of the facilities. The student capacity was analyzed by considering enrollment projections and desired grade groupings in buildings.

### BUILDING CONDITION ANALYSIS

- Physical Condition Analysis
- Educational Condition Analysis

### CAPACITY ANALYSIS

- Enrollment
- Existing Capacity

### PRIORITIZATION

- Asset Preservation
- Student-centered Learning
- Facility Refresh
- Central Office Function

### MASTER PLAN OPTIONS

- Facility Options
- Costs Summary

### COMMUNITY ENGAGEMENT



*continued*

From the analysis, the team prioritized the desired outcomes and developed probable cost models for each consideration. The final options for the Master Facility Plan were developed based on a balanced consideration of costs, educational practices, and maintenance costs of facilities.





## MASTER PLAN DEVELOPMENT

### PLAN DEVELOPMENT

2015-2016, the district develops a Master Facility Plan with OHM Architects, using professional resources, reports, community meetings, and survey.

### MASTER PLAN ADOPTION

September 2016, The Board adopts the comprehensive Master Facility Plans: Silver, White & Blue.

### FOCUS GROUPS

October 2016, the district conducts 19 community and staff focus group meetings.

### 1927 BUILDING STUDY

January – March 2017, Westlake Reed Leskosky Architects work on a feasibility study for the 1927 building.

### PRE-BOND

January 2017, the GPD Group is selected by a joint community and district committee for pre-bond work.

### GPD WORK

January 2017 – Present, the district works with GPD Group to continue to refine the Master Facility Plan

### WHITE PLAN

February 2017, the White Plan is recommended to the Board as a basic plan. The district will use ongoing research to modify and adjust the plan.



### 1927 BUILDING OPTIONS

April 2017, the district gives an update of the facility planning process to Board. Westlake Reed Leskosky presents their 1927 building feasibility study/ options.



### COMMUNITY ENGAGEMENT

May 2017, the district held six public community engagement meetings in Hudson.



### CAMPUS NEIGHBORS

June 2017, 260 central campus neighbors were invited to a meeting about the facility plan. The meeting was live streamed on Facebook.



### PLAN ADOPTION

July 2017, the Board of Education adopts the Master Facility Plan.



### BOND APPROVAL

July 2017, the Board of Education approves a 4.97 Bond levy for the November 7th ballot.

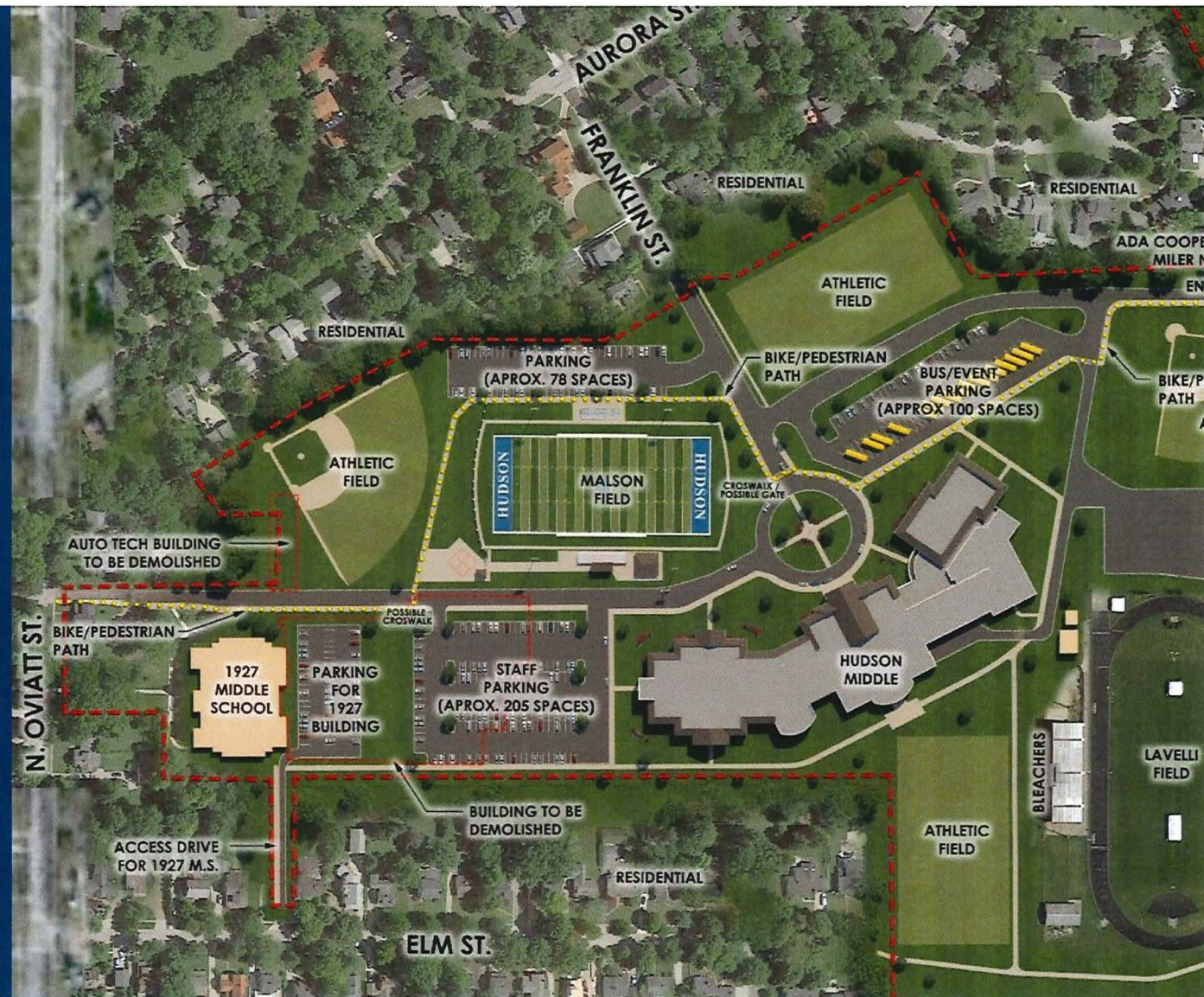


# The Master Facility Plan

## The Details



# The Middle School Site Plan





Soaring into the  
Next Century -  
A New Middle  
School









# Main Campus Site Plan



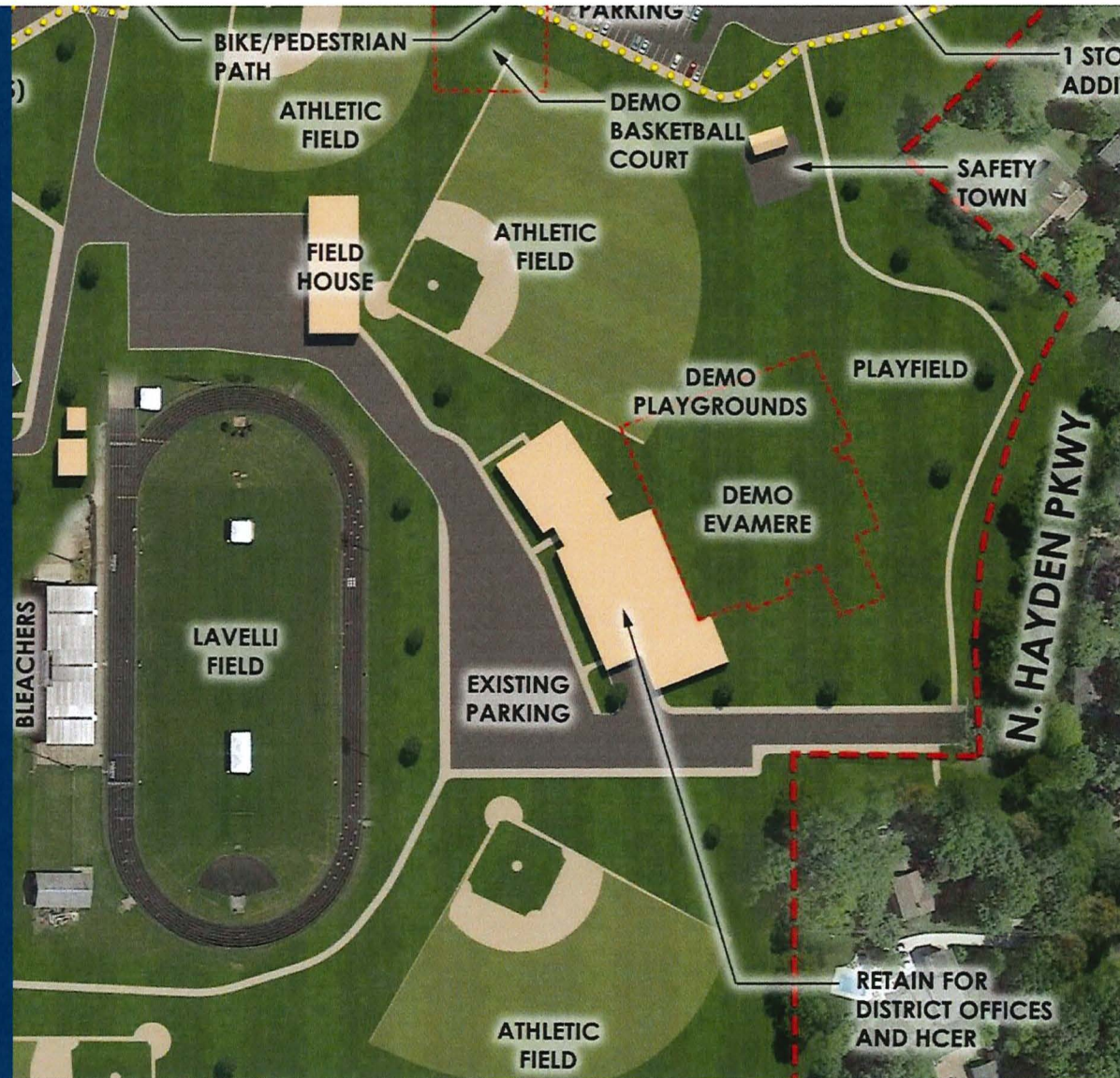


# East Woods & McDowell Realigned and Renovated



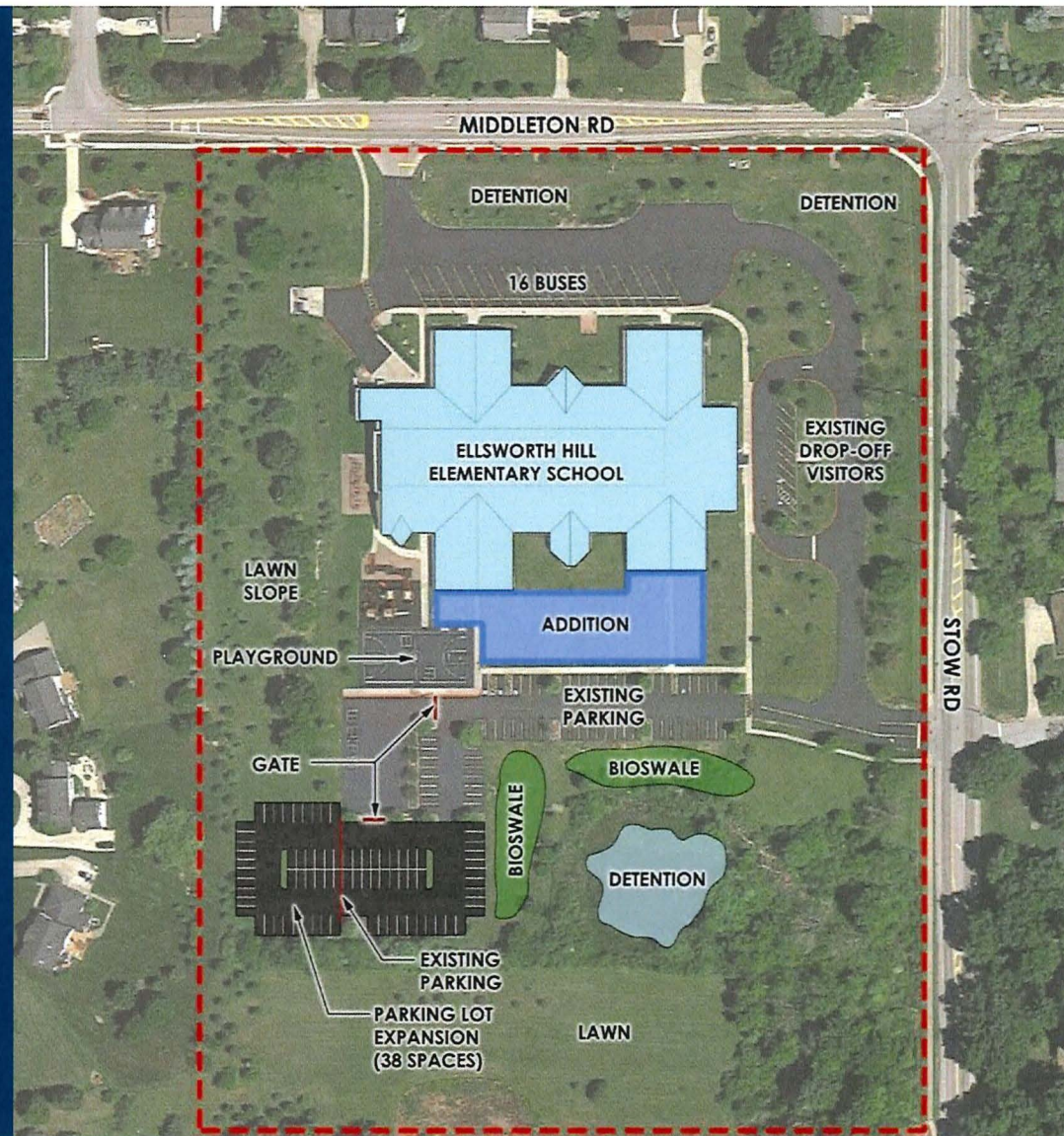


# Evamere - Repurposed and Down-sized





# Ellsworth Hill - Expanded for Two Full Grade Levels





## Hudson High School

- Renovated Media Center
- Updated HVAC and Utilities





Ada Cooper  
Miller  
Natatorium  
- Updated  
and  
Renovated





What's in it for me?



# COST OF MASTER FACILITY PLAN

New Middle School 6, 7, 8	\$ 44,000,000
Elementary Renovations and District Identified Needs	\$ 35,150,000
▪ Main Campus Site Plan (site circulation, bike/walk path, athletic fields)	
▪ HVAC at McDowell and replace High School AC	
▪ Elementary building renovations and additions	
▪ Updates to finishes McD, & EW	
▪ (flooring, lockers, casework, paint, furniture)	
▪ Windows at EW & McD	
▪ Renovate High School Media Center	
▪ Ada Cooper Miller Natatorium updates and improvements	
▪ More comprehensive roof replacement for EW and McD	
▪ Update systems (PA, fire, clocks)	
▪ Continue security upgrades	
▪ Galvanized water line replacement where needed	
▪ Relocate Auto Tech to the HS	
▪ Network upgrades	
Central Office Relocation and HCER space to Evamere and Evamere Demolition	<u>\$ 2,400,000</u>
Total Cost for Master Facilities Plan	\$81,550,000