

Waterford Graded School District

Master Planning





# master planning approach

LEARN

### **INVESTIGATE**

#### Existing Facilities Analysis

- · Request and review relevant existing documents
- Confirm important specific pends
  Archive solutions processed
  mechanical electrical and plumbling
- Sugarwent persent space Inventory
- Coinduct benickersolarg research

#### INOUIRE

#### Educational Space Adequacy

- Distribute questionnaires to staff asking how the building impacts their
- Conduct Interviews w/Recally and staff on how the building can autopoint cuttinglam
- Develop space program of existing and Return species Iden(CFv d.d) decrease and specietary) des
- Writes as futures cuesticulument
- largest of exclusionars records. student centered feaming environments and funding

#### INNOVATE Options Development and Review

- Prepare and evaluate master plan
- Intervals sates desemble powers persons
- Despite abort sem facility options Devaled form as in facility costons
- Karatery agus askin approximatities Conspons advantages and
- disdissipper.

CREATE

#### ILLUSTRATE

#### Concept, Site, Schedule and Cost Estimate Development

- Develop and review site concepts showing the building, parking, play est achieter festals and contributes
- Duratiop and nexton a solvaded for entain contions Corrective court printers to court antifection
- For seath epition: · Putate Place

#### Final Report

- Select and refine recommended
- Develop implementation/phase plan. Compile findings in a complete report
- Present final report

#### **ENGAGE**

INTERACT

#### INSPIRE Education on Vote

- · Publicize the referendum
- · Deploy a group of supporters with NORSHDER BERFERSTERBEICHT
- Most ain election day ween to get one lead to days pater to Election Day

#### District and Community Engagement

#### District Administration Meeting: Study Kick-Off

Meeting: Review existing building conditions report

#### District Staff

Meeting: Meet with facilities staff to gather existing building information

#### **School Board**

Board Presentation: review findings of Steps 1 and 2 and staff survey results

#### District Administration

Meeting: review educational programming and delivery goals

Meetings: meet with building principal to document programming and space

Survey: conduct online staff survey with all district staff

#### Community

Report: draft reports on District Website

#### School Board

Board Presentation: present preliminary options and pricing

#### District Administration

Meeting: present and discuss preliminary options

#### Community

Community Engagement Session: review findings of Steps 1 and 2; present preliminary options and pro/con community feedback exercise

Report: document community feedback and share on website

#### School Board

Board Presentation: concept building and site plans

#### **District Administration**

Meeting: review concept development diagrams and pricing

Meetings: meet with building principal to review concept plan development

#### Community

Community Engagement Session: review concept diagrams; community listening session

Report: document community feedback and share on district website

Survey: community-wide survey to obtain broad-based input on proposed options and cost impacts

#### **School Board**

Report: final Master Plan Report presented to Board

#### District Administration

Meeting: Review Master Plan Report ahead of publishing

#### Community

School Board

Report: Master Plan Report published and maintained on District website for community access

Resolution: develop and adopt the resolution

Community Engagement

Board adopts the resolution at

Depiter communication plan
 Encourage featibactrand inflate addat

- Engage a core group of supporters

media compoligo end dedicated with

· Develop wording for the

resolution

#### Community

Community Engagement Session: discuss referendum options and publish feedback

Presentations: at local organizations

Small group discussions: coffee chats, neighborhood chats, around-theflagpole chats to gain support

#### **District Administration**

Advertising: Publicize the referendum via all local media

Advertising: Provide literature at every event and in every school publication with referendum explanation

#### Community

Information Session: Inform citizens of voting and polling information and encourage participation

#### **Deliverables**

- · Existing Facilities Report
- · Facilities Maintenance List
- · Maintenance profiling and prioritization
- · Space Adequacy Analysis · Building Capacity Determination
- · Staff survey results and report
- · District Master Plan Options
- Pro/Con Analysis
- · Community Engagement Comments

- · Concept diagram building and site
- · Conceptual cost estimates
- · Project timeline
- Final report distributed electronically for posting electronically on District website
- · Communication plan, schedule and collateral (postcards, handouts, website, press releases, etc.)
- · Feedback from forum
- · Voting literature w/ information
- · Direct mail piece w/ voting info
- · Election day activities schedule





# master planning approach

#### **Waterford Graded School District**

Referendum Planning

August 7, 2017







			2017					2018				waterje	Waterford Graded School District Joint No. 1						
Master Plan		J	J	Α	S	0	N	D	J	F	М	Α	M	J	J	Α	S	0	N
Options Development	3 Months	Grand Control		Op	otions (	Develop	ment					8							is T
Community Engagement Session 1	August 24					T													
Community Engagement Session 2	September 7																		
Community Engagement Session 3	September 13																		
Community Engagement Session 4	September 14																		
Prepare Community Survey (School Perceptions)	September 2017					Surve	y Prepa	ration											
Survey in field	October 2017						Survey	In Fiel	d										
Survey Results Returned to Board	November 2017							Survey	Result	s									
Develop Referendum Question	2 Months						_		Re	ferend	ım Que	estion D	evelop	ment					
Referendum Resolution Deadline	January 2018									Resolu	tion De	eadline							
Referendum Campaign	70 Days								-			Re	ferendu	ım Can	npaign				
April 2018 Referendum	April 2018											4							
	1.1											W	Vote!						
Potential Referendum Fallback Period	7 Months											555	****	****	MANA	35555	MANAM	****	225
November 2018 Referendum	November 2018																		4
						1													



# options

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**Option 1: Renovate & Expand Existing Building** 



Site Plan



### **Option 2: Middle School Building, Community Center**



Site Plan



### Option 3: New Middle School, Demolish Existing



Site Plan



Option 4: New Middle School, Demolish Existing, Connect to Evergreen Elementary with District Office



Site Plan



### **Option 5: Grade Level Centers**

Waterford Graded School District Educational Space Analysis

Building/Program Capacities Trailside Elementary

Current Enrollment and Room Usage - Year 2015/16

Program	2016/2017* Enrollment	Number of Rooms Used	3.00	nber tudents Room	Notes
4K	26		1	13.0	Two half day sections per room
Kindergarten	32		2	16.0	
First Grade	25		1	25.0	
Second Grade	42		2	21.0	
Third Grade	50		2	25.0	1
Fourth Grade	44		2	22.0	Ř.
Fifth Grade	52		2	26.0	Ď
Sixth Grade	48		2	24.0	
Totals:	319	1	4		

Enrollment Capacity based on Maximum and Target Class Size

Num of Rooms	Program	Maximum Class Size	Maximum Capacity	Target Class Size	Target Capacity
1	4K	18	18	16.2	16.2
2	Kindergarten	18	36	16.2	32.4
3	First Grade	22	66	19.8	59.4
3	Second Grade	22	66	19.8	59.4
3	Third Grade	25	75	22.5	67.5
3	Fourth Grade	25	75	22.5	67.5
3	Fifth Grade	26	78	23.4	70.2
3	Sixth Grade	26	78	23.4	70.2
21	Total Classrooms		492		442.8
			Maximum Capacity		Target Capacity
			492	1	443
	Current Enrollment		319		319

<sup>\*</sup>Data Source: Wisconsin DPI Third Friday enrollment counts.

**Available Capacity** 

Waterford Graded School District Educational Space Analysis

Building/Program Capacities Woodfield Elementary

Current Enrollment and Room Usage - Year 2015/16

Program	2016/2017* Enrollment	Number of Rooms Used	12500	nber tudents Room	Notes
4K	37		1	18.5	Two half day sections per room
Kindergarten	44		2	22.0	
First Grade	60		3	20.0	
Second Grade	70		3	23.3	
Third Grade	42		2	21.0	
Fourth Grade	66		3	22.0	
Fifth Grade	78		3	26.0	
Sixth Grade	50		2	25.0	
Totals:	447	1	9		

**Enrollment Capacity based on Maximum and Target Class Size** 

Num of Rooms	Program	Maximum Class Size	Maximum Capacity	Target Class Size	Target Capacity
1	4K	18	18	16.2	16.2
2	Kindergarten	18	36	16.2	32.4
3	First Grade	22	66	19.8	59.4
3	Second Grade	22	66	19.8	59.4
4	Third Grade	25	100	22.5	90
4	Fourth Grade	25	100	22.5	90
4	Fifth Grade	26	104	23.4	93.6
4	Sixth Grade	26	104	23.4	93.6
25	Total Classrooms		594	L	534.6
			Maximum Capacity		Target Capacity
	Current Enrollment		594 447		535

<sup>\*</sup>Data Source: Wisconsin DPI Third Friday enrollment counts.

**Available Capacity** 





### **Option 5: Grade Level Centers**

### **Building Target Capacity (Calculated as Elementary Schools):**

Trailside: 443 Students

Woodfield: 535 Students

Evergreen: 443 Students

### 2016/2017 Enrollment:

- 4K Second Grade (All Schools Combined): 447 Students
- Third Grade Fifth Grade (All Schools Combined): 421 Students
- Sixth Grade Eighth Grade: 487 Students

### **Option 5: Grade Level Centers**

- Locate all Pre-K Second Grade students at Trailside (Approx. 447 Students)
- Locate all Third Fifth Grade students at Woodfield Elementary (Approx. 421 Students)
- Renovate and Expand Evergreen Elementary into Sixth Eighth Grade Middle School Building
  - Construct new gymnasium, fitness room and locker rooms
  - Construct new performing arts wing
  - Renovate existing gymnasium into CTE / Engineering
  - Light renovation in existing school classrooms to be repurposed for core MS classrooms
  - Renovate Kindergarten rooms into Science Labs (6)
  - Renovate LMC
  - Renovate and expand school office to include student services
- Demolish existing Fox River Middle School
- Develop former middle school site for parking, parent drop-off and playfields



# cost estimates

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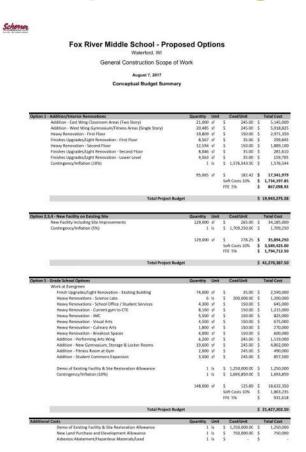
## cost estimates

### **Costs Estimates**

- Budgeted at cost per square foot basis
- Level of renovation different cost basis
- Includes 10% contingency and inflation allowance
- Includes 10% soft cost allowance
  - Design & Engineering Fees
  - Permit Fees
  - State Review Fees
  - Testing & Inspection Costs
- Includes 5% Furniture, Fixtures & Equipment (FF&E) allowance
  - Placeholder number could be high or lower depending on scope of furniture replacement
- Development costs for a new site identified separately
- Hazardous material abatement costs not included

### cost estimates

### **Conceptual Budget Summary**



Option 1: \$19.95 million

Option 2,3,4: \$41.3 million

Option 5: \$21.43 million

#### **Additional Costs:**

- Fox River MS Building Demolition: \$1,250,000 (Opts 2,3 or 4)
- Land development costs on a new site: \$750,000 (Opts 2,3 or 4)



# Discussion

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