



## Board Meeting

19 December 2016

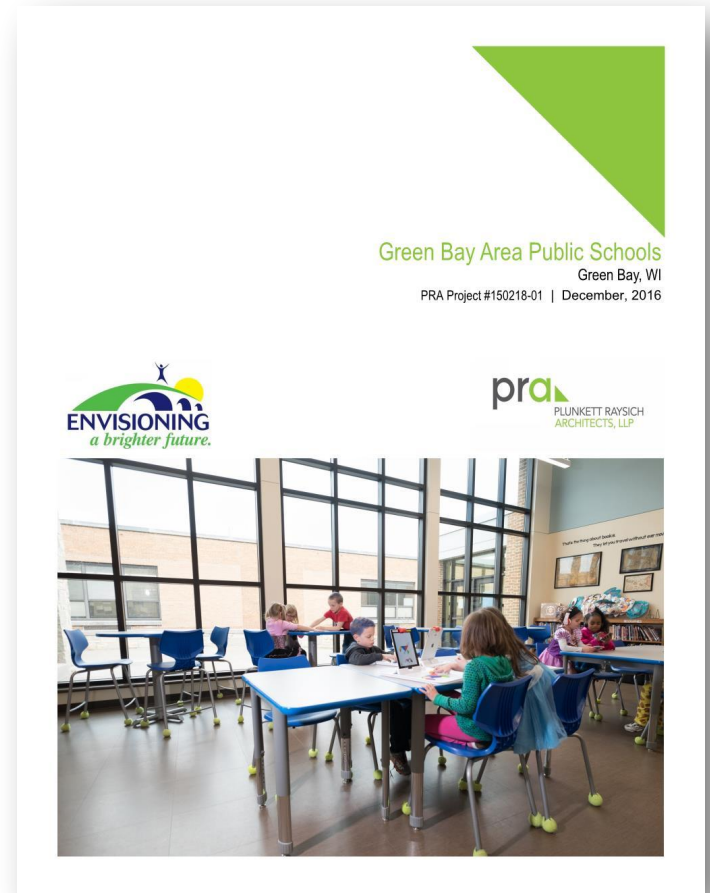
Green Bay Area Public Schools  
Facilities Master Planning



# introduction

## Master Plan Report

1. The Master Planning Process
2. Potential Projects
3. Estimated Costs



# District Master Plan

# The Master Planning Process

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# The Master Planning Process

## Where We Have Been?

1. Facilities Tours & Principal Meetings
2. Review of Building Capacities
3. Review Enrollment Projections Provided by APL
4. Community Engagement Meetings (Four Meetings)
5. Community Facilities Task Force
6. Community Survey

# The Master Planning Process

## What Is The Master Plan?

1. A Long Range Plan - Potentially 10 Plus Years
2. Identifies Recommended Projects at ALL Buildings
3. Address Capacity, Flexibility and Community Access
4. Prioritization of Recommended Projects
5. Estimated Costs
6. Consider Projects In Context of Maintenance Needs

# District Master Plan

## Potential Projects

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# Potential Projects

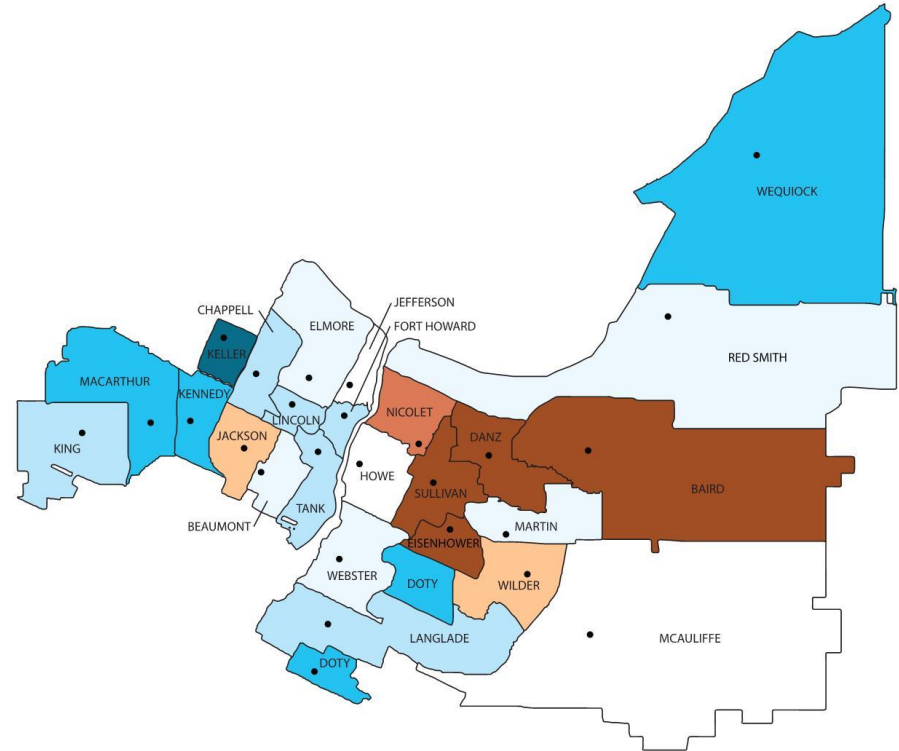
## **Recommended Actions:**

1. Adjust attendance area boundaries
2. Address Baird Elementary
3. Address Elementary and Middle School Capacity Needs
4. Address Overcrowding at Preble High School / Support Vibrant High School Communities
5. Support a program of furniture updates
6. Invest in flexible learning spaces across all District facilities

# Potential Projects

## Attendance Area Boundaries:

- Adjust as appropriate to balance enrollment across the District buildings
- Can be used as a part of a larger solution to address space needs at several school buildings
- Will be necessary if any new buildings are built within the District





# Potential Projects

## Address Baird Elementary:

- Solution One: Construct a new 4K-5 building adjacent to the existing building
  - Keeps school located in walkable neighborhood
  - Challenging construction project with active school
  - Tight site
  - Estimated Cost: \$23 Million
- Solution Two: Construct a new 4K-5 building on District owned land
  - Larger, more flexible site
  - No disruption to current school activities
  - Existing building would still need to be addressed
  - Estimated Cost: \$24.5 Million

# Potential Projects

## Address Elementary and Middle School Capacity:

- Projects:
  - Expand Eisenhower Elementary
  - Expand Martin Elementary
  - Construct a new 4K-8 School on District Owned Land
  - Expand Edison Middle School
- Estimated Costs:
  - Eisenhower Elementary: \$7.2 Million
  - Martin Elementary: \$7.2 Million
  - New 4K-8 School: \$45 Million
  - Edison Middle School: \$1.2 Million

# Potential Projects

## **Address Preble HS & Support Vibrant HS Communities:**

- Project: Construct an additional comprehensive high school
  - New building on District owned land on the eastside
  - Target Capacity: 1,000
  - Approximately 250,000 GSF building
  - Develop site with access roads, parking, athletic fields
  - All new furniture, fixtures and equipment (FF&E)
  - Design for future expansion
  - Relocate some students from Preble to the new building
- Estimated Cost: \$80.4 Million
  - Building Cost: \$72 Million
  - Site Development Costs: \$4 Million
  - FF&E: \$4.8 Million

# Potential Projects

## Address Preble HS & Support Vibrant HS Communities:

- Project: East High School
  - Renovate and upgrade the auditorium
  - Renovate into dressing rooms, makeup stations and costume storage
  - Construct a two story addition to accommodate athletic storage, weight room and fitness room
  - Renovate existing fitness room into dedicated dance studio
  - Renovate rooms 109 (Ag Science), 110 (Tech Ed Computer Lab) and 112 (Computer Lab) into visual arts studios.
  - Renovate existing art rooms into collaborative learning space / computer lab to support the Tech Ed wing
  - Renovate four (4) classrooms into flexible learning breakout spaces
  - Renovate LMC to provide more flexible, collaborative learning space
- Estimated Cost: \$6.7 Million

# Potential Projects

## **Address Preble HS & Support Vibrant HS Communities:**

- Project: Preble High School
  - Restore flexible learning spaces to original configuration after completion of new high school building and reduction of Preble enrollment
  - Renovate Rooms 151 (CADD) and 153 (Tech Lab) into flexible, collaborative learning labs to support engineering and PLTW programs
  - Renovate space for a dedicated OT/PT room
  - Renovate auditorium to improve acoustics
  - Renovate LMC to provide more flexible, collaborative learning space
- Estimated Cost: \$2.2 Million

# Potential Projects

## **Address Preble HS & Support Vibrant HS Communities:**

- Project: Southwest High School
  - Construct a new secure entry and administration suite adjacent to the gymnasium facing the main parking lot.
  - Renovate the existing administration suite to provide a community room, toilet rooms, storage spaces for community outreach programs and provided direct access from the outside
  - Construct an addition to accommodate a new multifunction fitness room
  - Renovate four (4) classrooms into flexible learning breakout spaces
  - Renovate Tech Ed suite to provide more flexible learning spaces
  - Renovate LMC to provide more flexible, collaborative learning space
- Estimated Cost: \$6.1 Million

# Potential Projects

## Address Preble HS & Support Vibrant HS Communities:

- Project: West High School
  - Construct an addition to accommodate a community room adjacent to the cafeteria. Provide toilet rooms, storage spaces for community outreach programs and provide direct access from the outside.
  - Renovate four (4) classrooms into flexible learning breakout spaces
  - Renovate Tech Ed suite to build upon and showcase the success of Bay Link Manufacturing.
  - Renovate LMC to provide more flexible, collaborative learning space
  - Secure entrances / administration offices reconfiguration at some schools
  
- Estimated Cost: \$3.65 Million

# Potential Projects

## Furniture:

- Project: Develop a program of furniture replacement across the District





# Potential Projects

## Furniture:

- Project: Develop a program of furniture replacement across the District



# Potential Projects

## Flexible Learning Environments:

- Projects: Across the District, invest in space renovations to provide flexibility, variety and community space.
  - Each building's needs considered individually
  - Utilize available capacity at many buildings to increase flexibility
  - Renovate spaces to provide flexible breakout areas
  - Develop community spaces that can be multifunctional, readily accessible and secure
  - Modernize LMC spaces to increase collaborative learning opportunities
  - Provide proper spaces for program offerings
  - Provide spaces at Middle Schools to support career pathways leading to high school offerings
  - Consider furniture replacement program in combination with these projects

# District Master Plan

## Cost Estimates

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# Cost Estimates

## Cost Estimates:

- Estimated costs include:
  - Construction cost in 2016 values
  - Soft Costs (Design, Permitting, Testing Fees)
  - Contingency
- No provision for inflation included
- Unless noted otherwise, FF&E is not included
- Land or building acquisition costs are not included
- Costs determined on a per square foot basis

<b>Baird Elementary</b>	
Solution 1: Replace on current site	\$23,000,000
Solution 2: Replace with new building on different site	\$24,500,000

<b>Elementary &amp; Middle School Capacity</b>	
Expand Eisenhower Elementary	\$4,100,000
Expand Martin Elementary	\$7,200,000
Construct new 4K-8 School	\$45,000,000
Expand Edison Middle School	\$1,200,000

<b>New High School</b>	
Construct new High School on District Owned Land	\$80,400,000

<b>Support Vibrant High Schools</b>	
East High School Improvements	\$6,700,000
Preble High School Improvement	\$2,200,000
Southwest High School Improvements	\$6,100,000
West High School Improvements	\$3,650,000

<b>Flexible Learning Environments</b>	
Aldo Leopold School	\$6,300,000
Beaumont Elementary	\$900,000
Chappell Elementary	\$3,000,000
Danz Elementary	\$1,400,000
Doty Elementary	\$1,250,000
Eisenhower Elementary	\$1,100,000
Elmore Elementary	\$2,800,000
Ft. Howard Elementary	\$1,000,000
Howe Elementary	\$900,000
Jackson Elementary	\$3,400,000
Jefferson Elementary	\$875,000
Keller Elementary	\$1,250,000
Kennedy Elementary	\$760,000
King Elementary	\$850,000
Langlade Elementary	\$1,350,000
Lincoln Elementary	\$600,000
MacArthur Elementary	\$15,200,000
McAuliffe Elementary	\$2,000,000
Nicolet Elementary	\$650,000
Red Smith School	\$1,000,000
Sullivan Elementary	\$3,000,000
Tank Elementary	\$1,500,000
Webster Elementary	\$3,400,000
Wequiock Elementary	\$380,000
Wilder Elementary	\$2,900,000
Edison Middle School	\$11,350,000
Franklin Middle School	\$3,400,000
Lombardi Middle School	\$6,000,000
Washington Middle School	\$6,000,000

questions and  
**answers**



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