

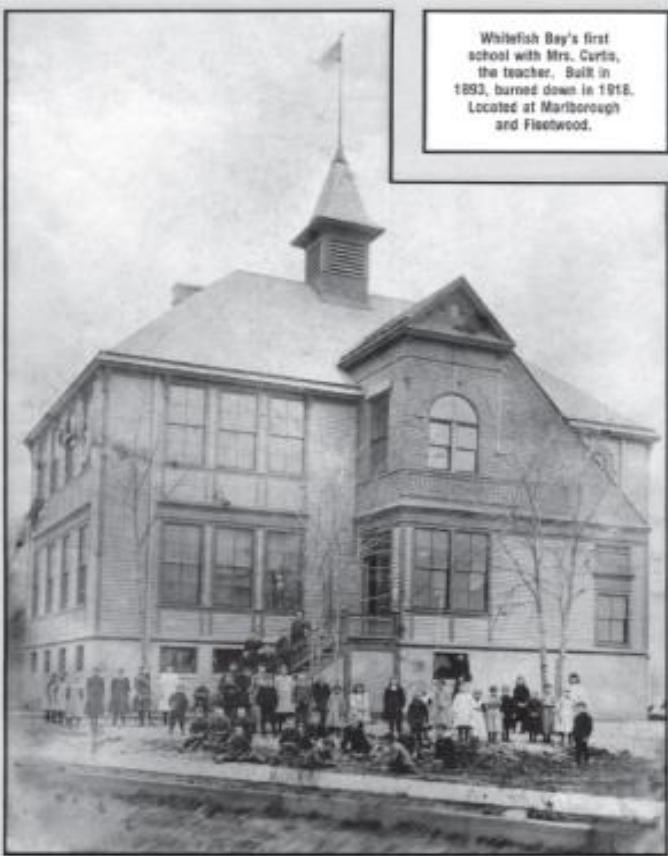
WHITEFISH BAY SCHOOL DISTRICT

LONG RANGE FACILITIES MASTER PLANNING

October 18, 2023

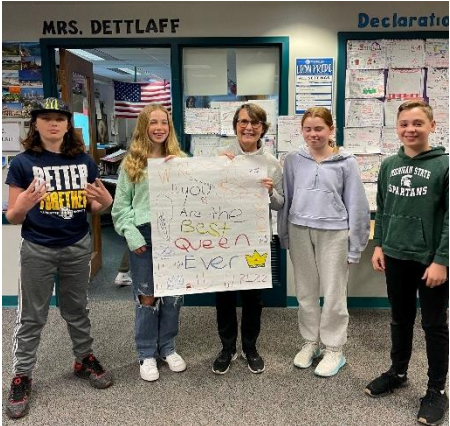


Introduction



PUBLIC SCHOOL, WHITEFISH BAY

Est. 1892



The WFB Vision

“The School District of Whitefish Bay, in partnership with families and community, is student-centered with a tradition of **educational excellence**. We will build upon this tradition by:

- Empowering students with **knowledge, skills, and character** necessary to thrive in a **changing, global society**.
- Respecting the diversity of our students and **engaging** them as **individual learners** in an **innovative** learning community.
- Addressing the needs of the **whole child** in a caring, **inclusive** environment.”



Project Team



NICK KENT

AIA, NCARB, LEED AP, ALEP

Partner in Charge, Educational Planner



NICOLE DRYDEN

AIA, NCARB, LEED AP B+C, WELL AP

Project Manager, Communications Lead



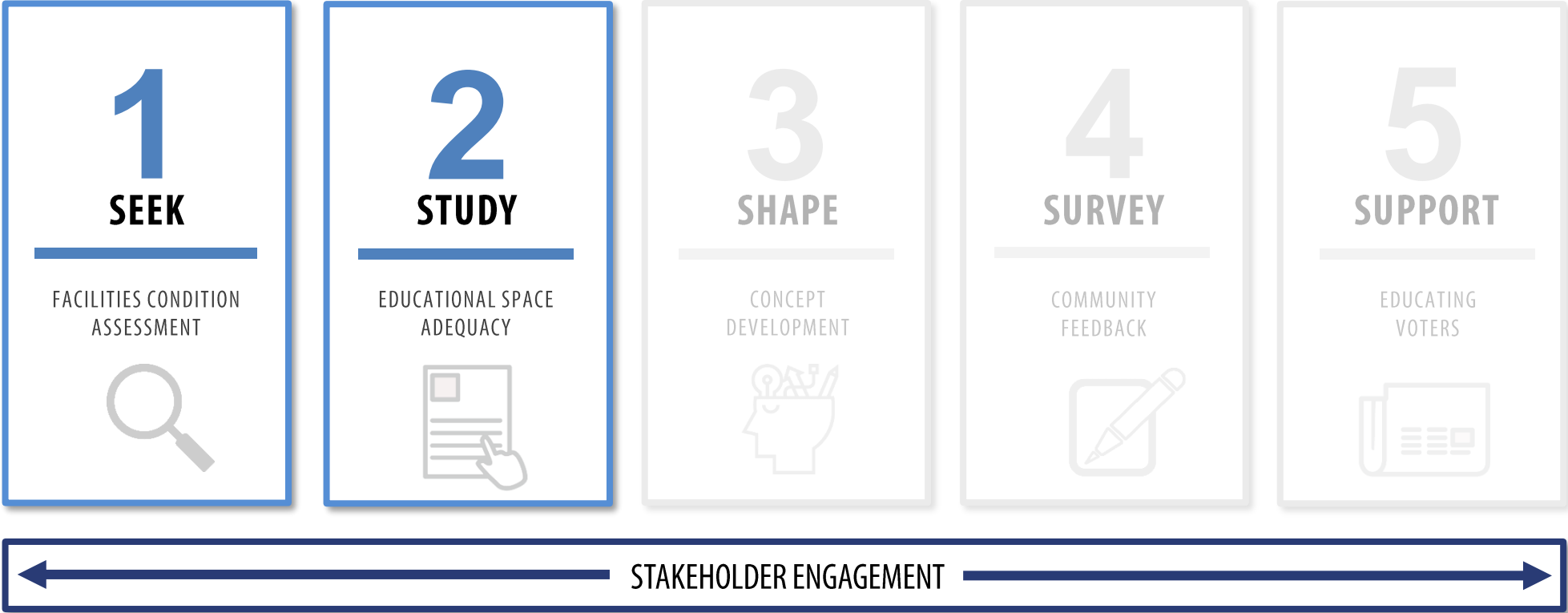
DEVIN KACK

AIA, NCARB, LEED AP

Senior Design Lead



Long Range Master Planning Process



Building Portfolio + District Timeline



Building Portfolio + District Timeline



- 1892 ● Whitefish Bay School District Founded
- 1918 ● Henry Clay School (Middle School) Built
- 1928 ● Cumberland + Richards Built
- 1932 ● High School Built
- 1955 ● Lydell School Built
- 1996 ● Referendum (Systems Upgrades, Middle School Addition)
- 2010 ● Referendum (Great Halls, Link, Music Wing)





FACILITIES CONDITION ASSESSMENT

Building Tours + Documentation

Safety + Security Review

ADA/Physical Accessibility Review

Systems Life Span Analysis

Prioritized Maintenance Lists

Facilities Condition Assessment

INDEX INTRO: HOW WE RANK BUILDINGS

CONDITION

Good	No major needs anticipated in next 15 years. Meets or exceeds expectations for a modern educational facility.
Good to Fair	No major needs anticipated in next 10 years. Meets minimum expectations for a modern educational facility.
Fair	No major needs in next 5 years (LEVEL 3) Components may be at or nearing expected service life.
Fair to Poor	No major immediate needs (LEVEL 2) Components are likely past expected service life.
Poor	Major immediate needs (LEVEL 1) Components are at or nearing failure.

CATEGORIES

ACCESSIBILITY	Access to building (accessible entrance) Access to student spaces Door hardware Toilet rooms
SAFETY + SECURITY	Site use separation Secure entry sequence Life safety issues Compartmentalization Fire Protection (existence of system)
SITE	Storm water/drainage Hardscape (paving + parking) Athletics Play space Space to expand
EXTERIOR	Material condition Energy efficiency
INTERIOR	Material condition Circulation/Wayfinding
SYSTEMS	Electrical – Lighting Electrical – Systems Plumbing Technology Fire Protection (condition of system)



Facilities Condition Assessment

BUILDING SYSTEMS – LIFE EXPECTANCY

Source: ASTM E2136, ASHRAE, and other industry standards

Roof

- Membrane 12 – 25 years

Cladding

- Brick Masonry 100 years
- Cast Stone Masonry 100 years
- Metal Panel 20 – 40 years
- Natural Stone 100 years

Doors & Windows

- Exterior Metal 30 – 40 years
- Interior Wood 30 – 40 years
- Alum. Windows 40 years

Interior Materials

- Carpet 11 – 25 years
- VCT 40 years

Mechanical / HVAC

- Boiler 30 – 35 years
- Air Handling Unit 30 - 35 years
- Unit Ventilators 25 – 30 years
- Chiller 25 – 30 years

Plumbing Systems

- Piping 15 – 40 years
- Fixtures 15 – 25 years
- Waste Piping 50 – 100 years

Electrical Systems

- Distribution Panel 30 – 50 years
- Lighting & Branch Wiring 20 years
- Transformer 30 – 35 years



Facilities Condition Assessment

CUMBERLAND ELEMENTARY OVERVIEW



ADDRESS: 4780 N Marlborough Dr, Whitefish Bay, WI 53211

SITE SIZE: 9.1 acres

BUILDING SIZE: 103,918 SF

BUILDING AGE: 1928 (additions in 1950s, 1989, and 2010)

GRADE LEVELS: 4K—5th

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Fair
SITE	Good to Fair
EXTERIOR	Fair
INTERIOR	Fair
SYSTEMS	Fair



Facilities Condition Assessment

RICHARDS ELEMENTARY OVERVIEW



ADDRESS: 5812 N Santa Monica Blvd, Whitefish Bay, WI 53217

SITE SIZE: 5.5 acres

BUILDING SIZE: 105,256 SF

BUILDING AGE: 1928 (additions in 1950s, 1989, and 2010)

GRADE LEVELS: 4K—5th

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Fair
SITE	Fair
EXTERIOR	Fair
INTERIOR	Fair
SYSTEMS	Fair



Facilities Condition Assessment

WHITEFISH BAY MIDDLE SCHOOL OVERVIEW



ADDRESS: 1144 E Henry Clay St, Whitefish Bay, WI 53217

SITE SIZE: **2.8 acres**

BUILDING SIZE: 127,186 SF

BUILDING AGE: 1918 (additions in 1930s, 1980s, 1996)

GRADE LEVELS: 6th—8th

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Fair
SITE	Fair to Poor
EXTERIOR	Fair to Poor
INTERIOR	Fair
SYSTEMS	Fair



Facilities Condition Assessment

WHITEFISH BAY MIDDLE SCHOOL ONGOING MAINTENANCE



• EXTERIOR MATERIALS

- Damaged exterior materials, including brick and mortar in various places
(Yearly tuckpointing/maintenance)

• SITE ISSUES

- Constrained space with little to no room for expansion
- Site pavement cracking
- Damaged asphalt surrounding the lot and recreation yard
- Issues of site drainage around building – site drains towards building, areas of ponding, etc.



Facilities Condition Assessment

WHITEFISH BAY MIDDLE SCHOOL – MAINTENANCE OVERVIEW



- **ACCESIBILITY**

- Difficult to navigate levels, with areas such as office and old gym accessed through circuitous means
- Some classroom entrances have pull/push clearance issues
- Some bathrooms entirely inaccessible
- Some door hardware is older style knob, not lever

- **INTERIOR MATERIALS (FLOOR/CEILING/CASEWORK)**

- Many interior materials are at or nearing expected lifespan
- Many VCT floors are cracked in corridors and classrooms
- Doors and frames are largely in poor condition/worn

- **EXTERIOR MATERIALS**

- Brick trim and EFIS panels are aged/worn
- Windows are starting to show signs of age/wear



Facilities Condition Assessment

WHITEFISH BAY HIGH SCHOOL OVERVIEW



ADDRESS: 1200 E Fairmount Ave, Whitefish Bay, WI 53217

SITE SIZE: 19 acres

BUILDING SIZE: 376,136 SF

BUILDING AGE: 1932 (additions in 1950s, 1967, and 2010)

GRADE LEVELS: 9th—12th

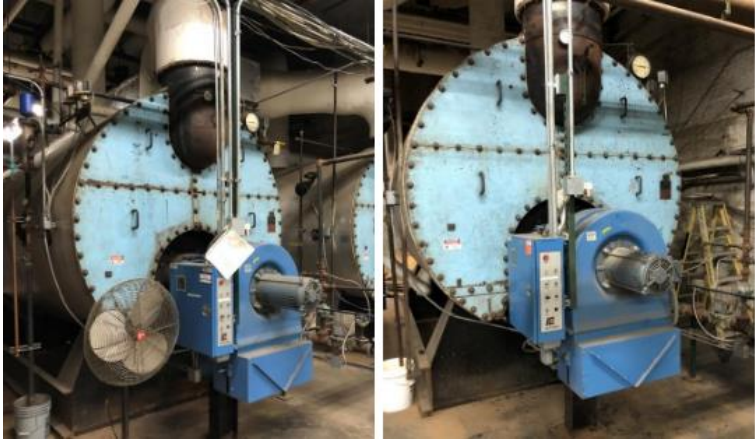
OTHER FUNCTIONS: District Office

ACCESSIBILITY	Fair to Poor
SAFETY + SECURITY	Good to Fair
SITE	Fair
EXTERIOR	Fair
INTERIOR	Fair
SYSTEMS	Fair to Poor



Facilities Condition Assessment

WHITEFISH BAY HIGH SCHOOL – MAINTENANCE OVERVIEW



- **MECHANICAL SYSTEMS**

- Steam boilers dating back to 1957 well past life expectancy
- Unit ventilators in classrooms loud, maintenance intensive and lack cooling.
- Replace pneumatic controls system with full DDC
- Replace chillers and air handlers, some nearly 70 years old

- **PLUMBING SYSTEMS**

- Replace galvanized domestic water piping throughout

- **ELECTRICAL SYSTEMS**

- Upgrade electrical distribution throughout building to accommodate today's device demands.



Facilities Condition Assessment

LYDELL SCHOOL + COMMUNITY CENTER OVERVIEW



ADDRESS: 5205 N Lydell Ave, Whitefish Bay, WI 53217

SITE SIZE: 5.8 acres

BUILDING SIZE: 21,665 SF

BUILDING AGE: 1955

FUNCTIONS: Daycare and Community Center

ACCESSIBILITY	Fair
SAFETY + SECURITY	Fair
SITE	Fair to Poor
EXTERIOR	Fair to Poor
INTERIOR	Fair
SYSTEMS	Fair



Facilities Condition Assessment

MAINTENANCE LIST ANALYSIS

Recommendations listed in the report and used for pricing have been categorized by level of condition. Estimated costs to address these items are also provided. Cost estimates were prepared by C.D. Smith in collaboration with PRA and are intended for preliminary budgeting purposes only.

LEVEL 1 – IMMEDIATE (0-2 YEARS)

Recommended for **immediate** (0-2 years) address/replacement. These items include life safety and ADA issues affecting student access, as well as items that have deteriorated to a point of affecting building use.

LEVEL 2 – (3-5 YEARS)

Conditions in this category are mostly in adequate condition with some areas requiring maintenance. Examples of this level are VCT floors with sporadic cracked or chipped tile and acoustical ceiling systems with minimal damage.

These conditions should be addressed in **3 to 5** years.

LEVEL 3 – (6-10 YEARS)

Conditions in this category were observed to be in adequate condition needing little to no immediate work beyond routine maintenance. Areas observed to be in this condition were generally found in newer portions of the building.

These conditions will likely need to be addressed in **6+** years.

EXCLUSIONS

- Asbestos Abatement per Maintenance Line Item
- Data, Security and Intercom Systems
- Fire Protection Systems



Facilities Condition Assessment

MAINTENANCE LIST PRIORITY EXAMPLES (FROM MIDDLE SCHOOL)

LEVEL 1

IMMEDIATE (0 - 2 YEARS)

SAFETY/SECURITY CATEGORY

ISSUE:

Curb cuts on north and south of site have no vehicular protection.

PROPOSED SOLUTION:

Add bollards or gate at all curb cuts large enough to allow vehicles to gain site access.

LEVEL 2

3 - 5 YEARS

ACCESSIBILITY CATEGORY

ISSUE:

Locker room toilets do not have accessible stall. These are the only toilet rooms on this floor level.

PROPOSED SOLUTION:

Install accessible stall and toilet, likely replacing the last two fixtures/stalls present.

LEVEL 3

6 - 10 YEARS

SITE CATEGORY

ISSUE:

Site fencing is starting to list and shows some damage/rust.

PROPOSED SOLUTION:

Replace site fencing (same quantity and height).



Facilities Condition Assessment

MAINTENANCE LIST BUDGETING

WHAT THE NUMBERS ARE

Based on conceptual scope

Consistent with historical costs on similar projects

A budgeting tool

Inclusive of inflation estimates

WHAT THE NUMBERS ARE NOT

NOT final construction estimates

NOT based on a full design

NOT detailed estimates

NOT inclusive of additional work that could be required by code officials



Facilities Condition Assessment

MAINTENANCE LIST BUDGETING

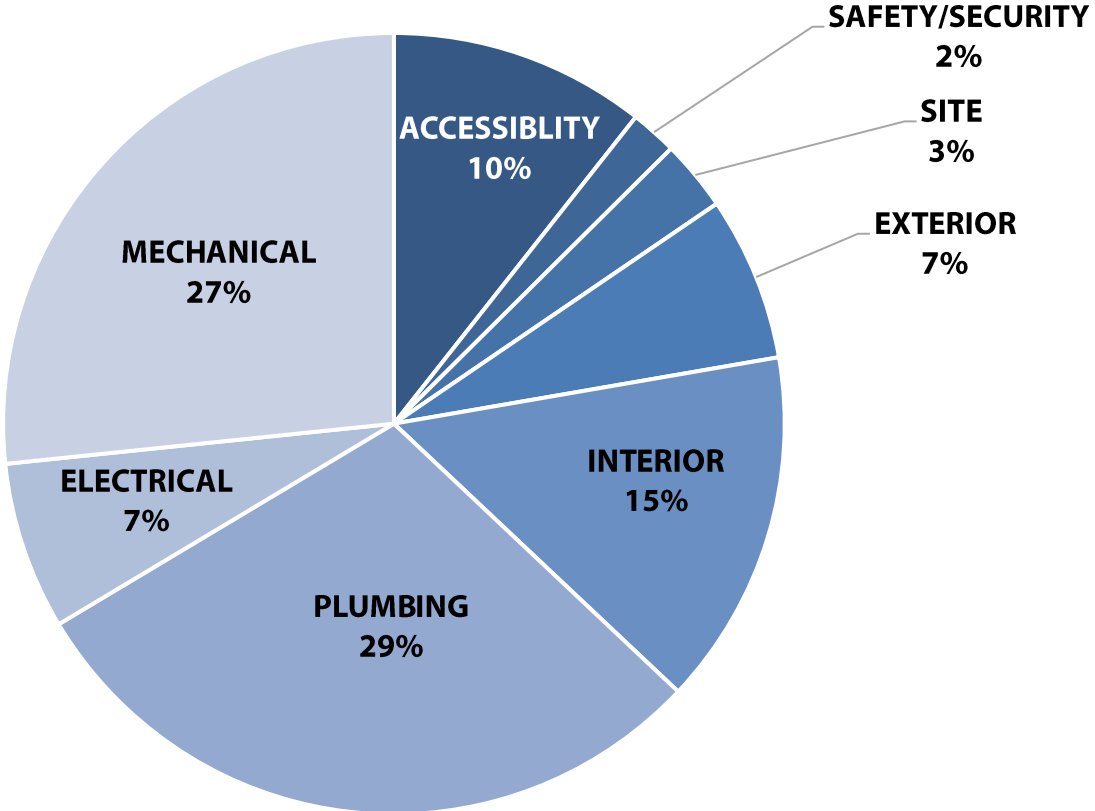
BUILDING	LEVEL 1 IMMEDIATE (0 - 2 YEARS)	LEVEL 2 3 - 5 YEARS	LEVEL 3 6 - 10 YEARS	TOTAL
CUMBERLAND ELEMENTARY SCHOOL	\$ 3.6 M	\$ 6.2 M	\$ 6 M	\$ 15.8 M
RICHARDS ELEMENTARY SCHOOL	\$ 3.4 M	\$ 8.6 M	\$ 4.5 M	\$ 16.5 M
WFB MIDDLE SCHOOL	\$ 2.6 M	\$ 11 M	\$ 4 M	\$ 17.6 M
WFB HIGH SCHOOL	\$ 24 M	\$ 38 M	\$ 30.3 M	\$ 92.4 M
LYDELL SCHOOL + COMMUNITY CENTER	\$ 1.5 M	\$ 1.5 M	\$ 2.4 M	\$ 5.4 M
TOTALS	\$ 35.1 M	\$ 65.3 M	\$ 47.2 M	\$ 147.7 M

*THIS NUMBERS ARE BUDGETING ESTIMATES BASED ON HISTORICAL DATA AND EDUCATED ASSUMPTIONS. THESE ARE NOT INCLUSIVE OR FINAL.



Facilities Condition Assessment

DISTRICT-WIDE | BREAKDOWN OF MAINTENANCE BUDGETING



Feedback Exercise



2

EDUCATIONAL SPACE ADEQUACY

Establish Target + Max Capacities

Identify Current + Potential Space Needs

Discuss Current/Future Program Offerings

Support Flexible Teaching and Learning

Educational Space Adequacy

HOW WE CALCULATE CAPACITY

Determined by...

- Student :Teacher Ratio
 - PK 15:1
 - 4K – 5th 25:1
 - 6th – 8th 30:1
 - 9th – 12th 30:1*

** elective courses vary*
- National Operational Efficiency Rates
 - 90% Elementary School
(Grades PK – 5th)
 - 85% Middle School
(Grades 6th – 8th)
 - 80% High School
(Grades 9th – 12th)
- Number of teaching spaces available



Educational Space Adequacy

DISTRICT ENROLLMENT + BOUNDARIES

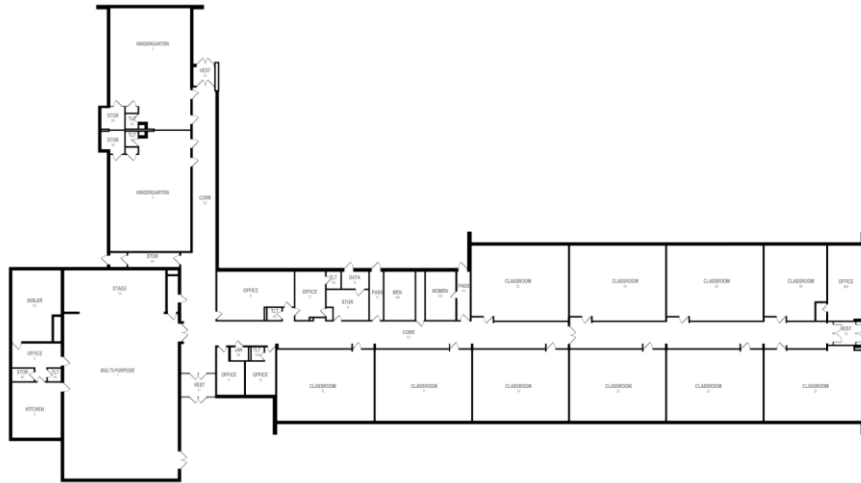
BUILDING	ENROLLMENT (2022-23)	10 YEAR HIGH	TARGET CAPACITY
CUMBERLAND ELEMENTARY (4K – 5 th)	629	757	756
RICHARDS ELEMENTARY (4K – 5 th)	658	735	756
WHITEFISH BAY MIDDLE SCHOOL (6 th – 8 th)	624	713	648
WHITEFISH BAY HIGH SCHOOL (9 th – 12 th)	932	1,000	1,231
TOTAL	2,843	3,205	3,391

Enrollment data source: Wisconsin DPI Third Friday Counts



Educational Space Adequacy

LYDELL SCHOOL + COMMUNITY CENTER



FIRST FLOOR

- COMMUNITY PROGRAMMING
 - Early Childhood Programming
 - Connects – Before & Afterschool Program
 - Youth Enrichment Programming
 - Adult Enrichment Programming
 - Open Gym
 - Senior Programming



Educational Space Adequacy

CUMBERLAND ELEMENTARY



FIRST FLOOR



SECOND FLOOR



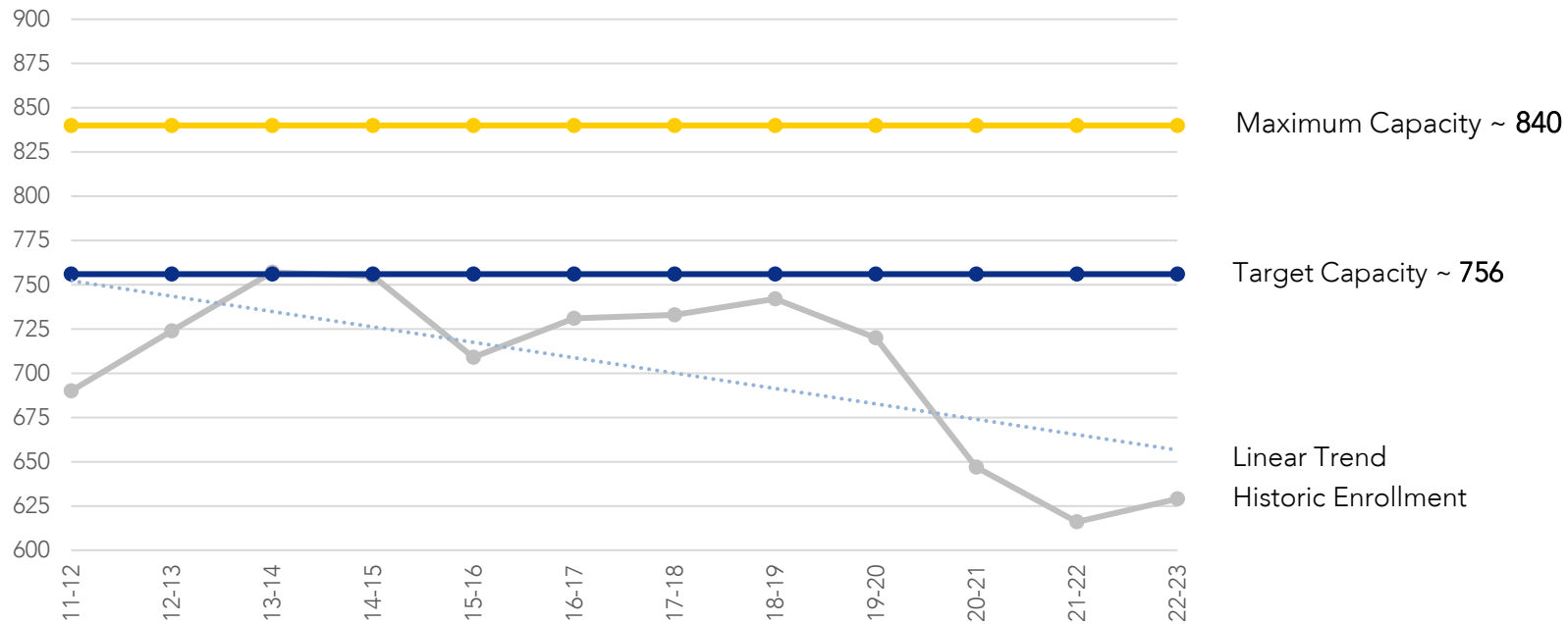
GROUND FLOOR



Educational Space Adequacy

CUMBERLAND ELEMENTARY- CAPACITY

Cumberland Elementary (4K – 5th)

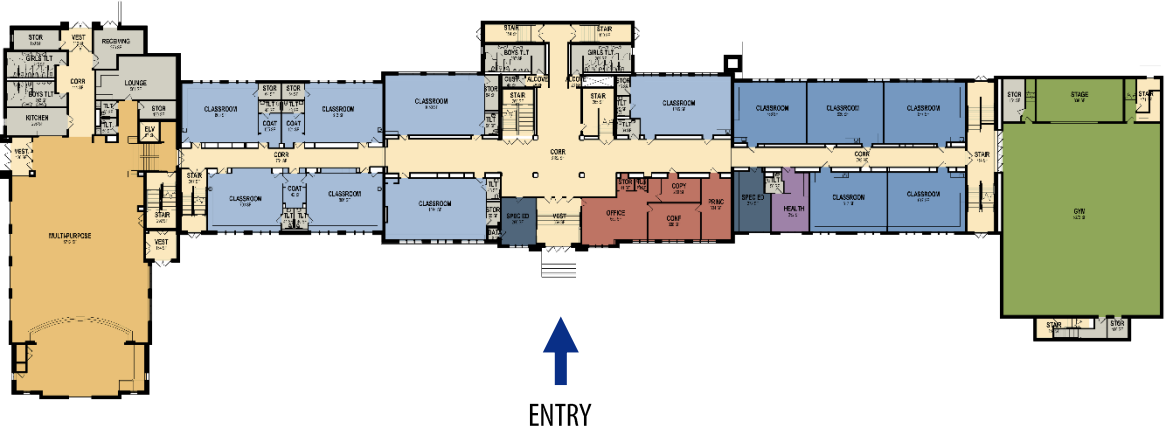


*Enrollment data source: Wisconsin DPI Third Friday Counts



Educational Space Adequacy

RICHARDS ELEMENTARY



FIRST FLOOR



SECOND FLOOR



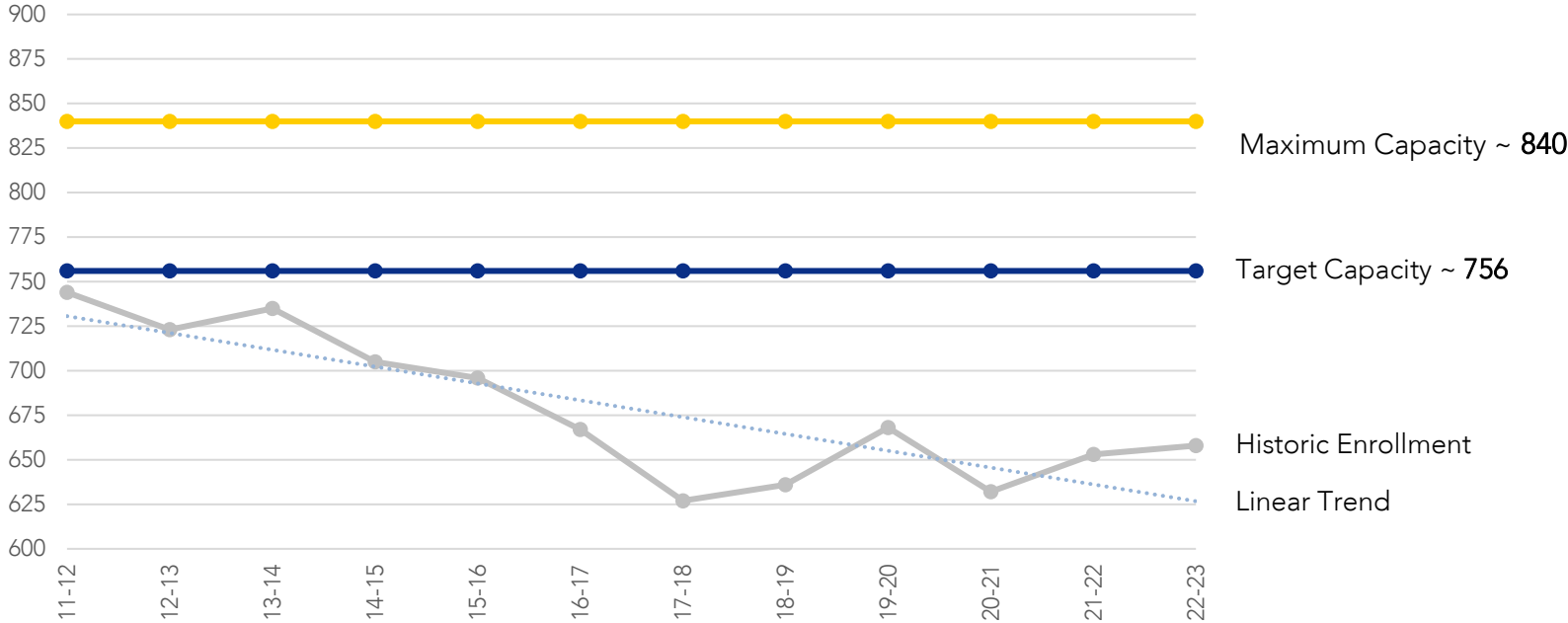
GROUND FLOOR



Educational Space Adequacy

RICHARDS ELEMENTARY – CAPACITY

Richards Elementary (4K – 5th)



*Enrollment data source: Wisconsin DPI Third Friday Counts



Educational Space Adequacy

ELEMENTARY SCHOOLS – VISIONARY SPACES



COLLAB SPACE + FLEX FURNITURE



VISIBILITY + CONNECTION



ADAPTABLE LARGE GROUP SPACE

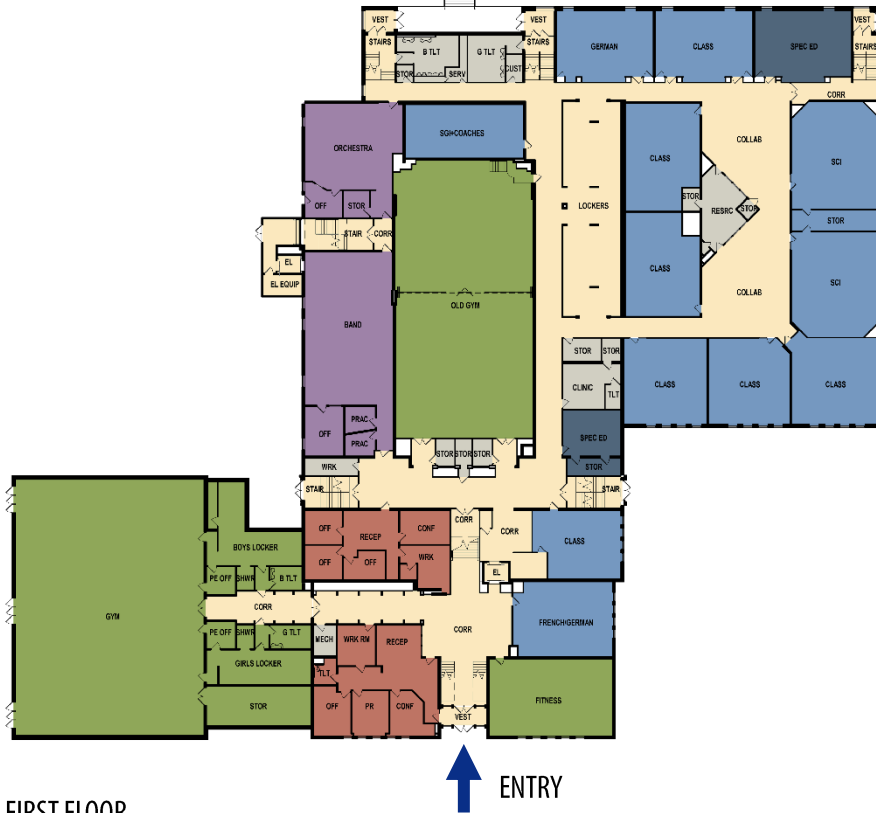


SUPPORT FOR WHOLE STUDENT



Educational Space Adequacy

WHITEFISH BAY MIDDLE SCHOOL



FIRST FLOOR



SECOND FLOOR



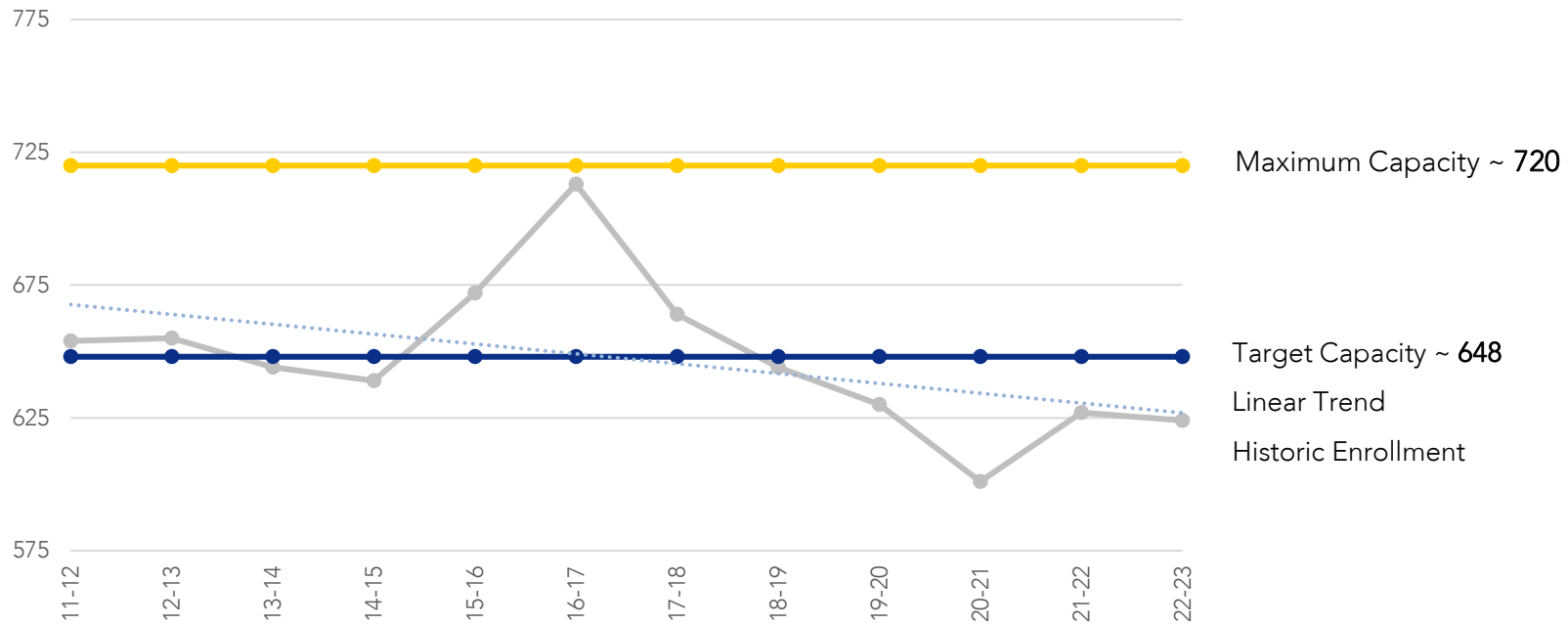
GROUND FLOOR



Educational Space Adequacy

WHITEFISH BAY MIDDLE SCHOOL – CAPACITY

WFB Middle School



*Enrollment data source: Wisconsin DPI Third Friday Counts

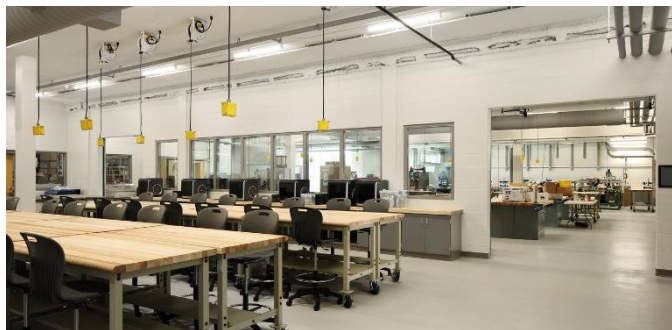


Educational Space Adequacy

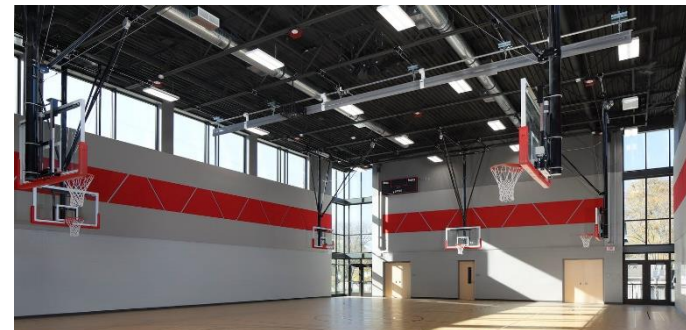
WHITEFISH BAY MIDDLE SCHOOL – VISIONARY SPACES



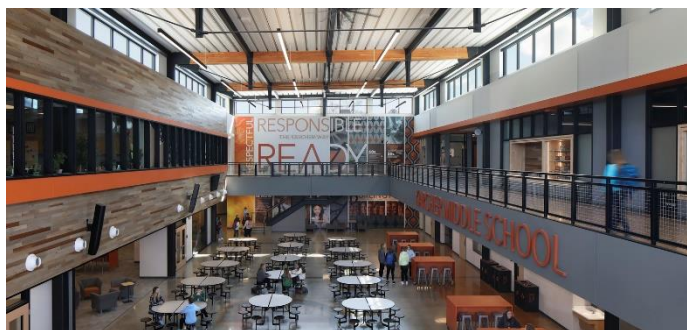
VARIETY OF SPACES (SMALL GROUP)



EXPLORATORY SPACE



PHYSICAL EDUCATION / ATHLETICS



INSPIRED STUDENT COMMONS



STUDENT COLLABORATION



SUPPORT FOR WHOLE STUDENT

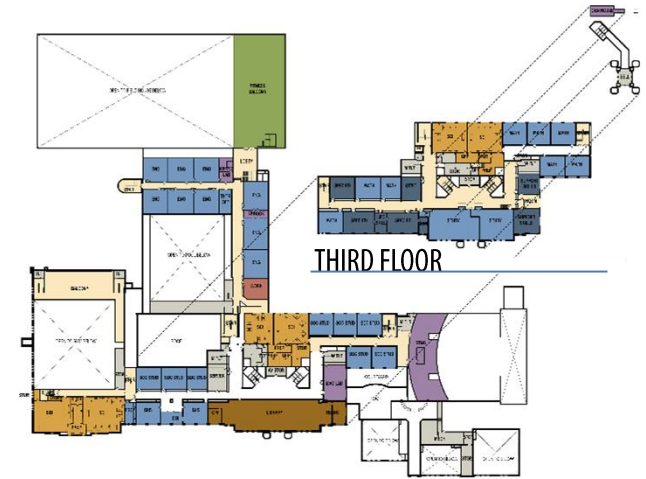


Educational Space Adequacy

WHITEFISH BAY HIGH SCHOOL



FIRST FLOOR



SECOND FLOOR



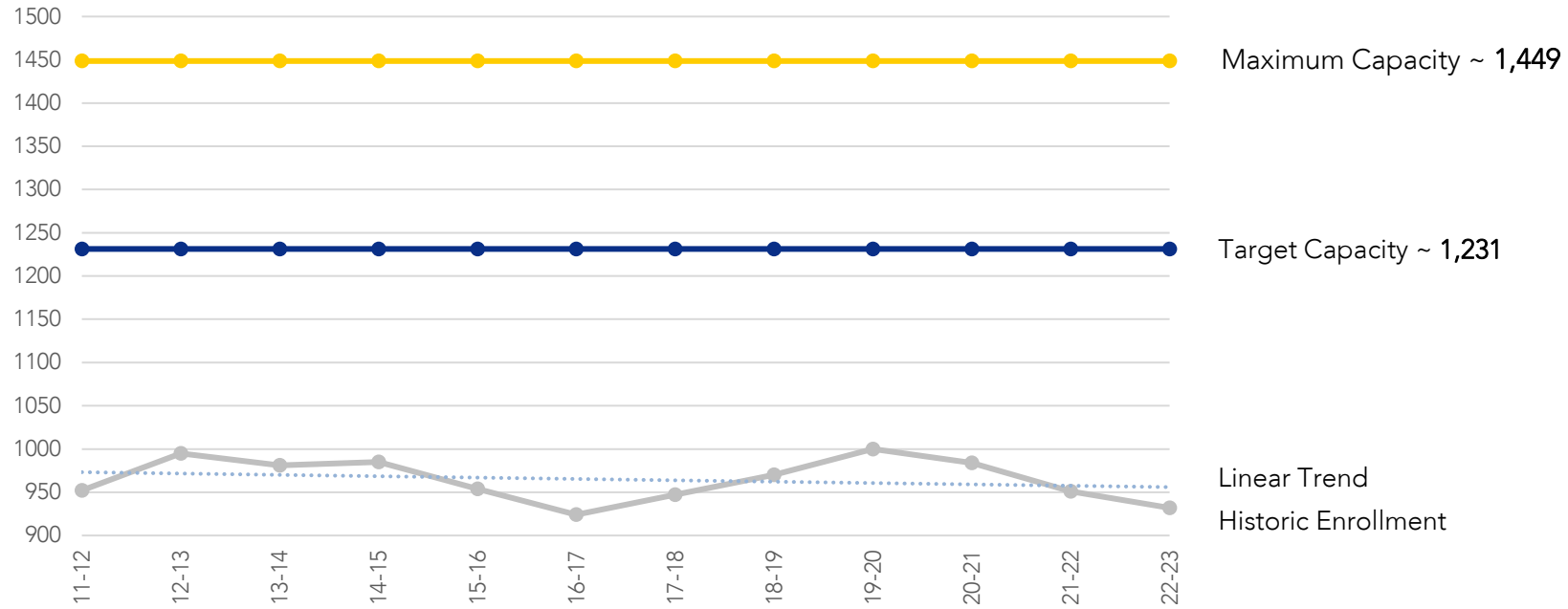
GROUND FLOOR



Educational Space Adequacy

WHITEFISH BAY HIGH SCHOOL – CAPACITY

WFB High School



*Enrollment data source: Wisconsin DPI Third Friday Counts



Educational Space Adequacy

WHITEFISH BAY HIGH SCHOOL – VISIONARY SPACES



COLLABORATION SPACE



VISIBILITY + CONNECTION



SCIENCE LABS



ADAPTABLE STUDENT COMMONS



FLEXIBLE SPACE + FURNITURE



PERFORMING ARTS



Feedback Exercise



Long Range Master Planning Process


1
SEEK

FACILITIES CONDITION
ASSESSMENT




2
STUDY

EDUCATIONAL SPACE
ADEQUACY



3
SHAPE

CONCEPT
DEVELOPMENT




4
SURVEY

COMMUNITY
FEEDBACK



5
SUPPORT

EDUCATING
VOTERS



Upcoming Dates



COMMUNITY PRESENTATION
WFB HIGH SCHOOL
NOVEMBER ?? | 6:30 PM

REMEMBERING OUR WHY



STRATEGIC PLANNING SESSIONS
WFB HIGH SCHOOL
NOVEMBER 16TH - 18TH





QUESTIONS



PLEASE JOIN US FOR A BRIEF TOUR

**ADDITIONAL QUESTIONS / COMMENTS CAN
BE SUBMITTED VIA THE LINK BELOW**