

WHITEFISH BAY SCHOOL DISTRICT

COMMUNITY SESSION #2
OVERVIEW + HIGH SCHOOL
November 1, 2023



Introduction

Est. 1892

Whitefish Bay's first school with Mrs. Curtis, the teacher. Built in 1893, burned down in 1918. Located at Marlborough and Fleetwood.



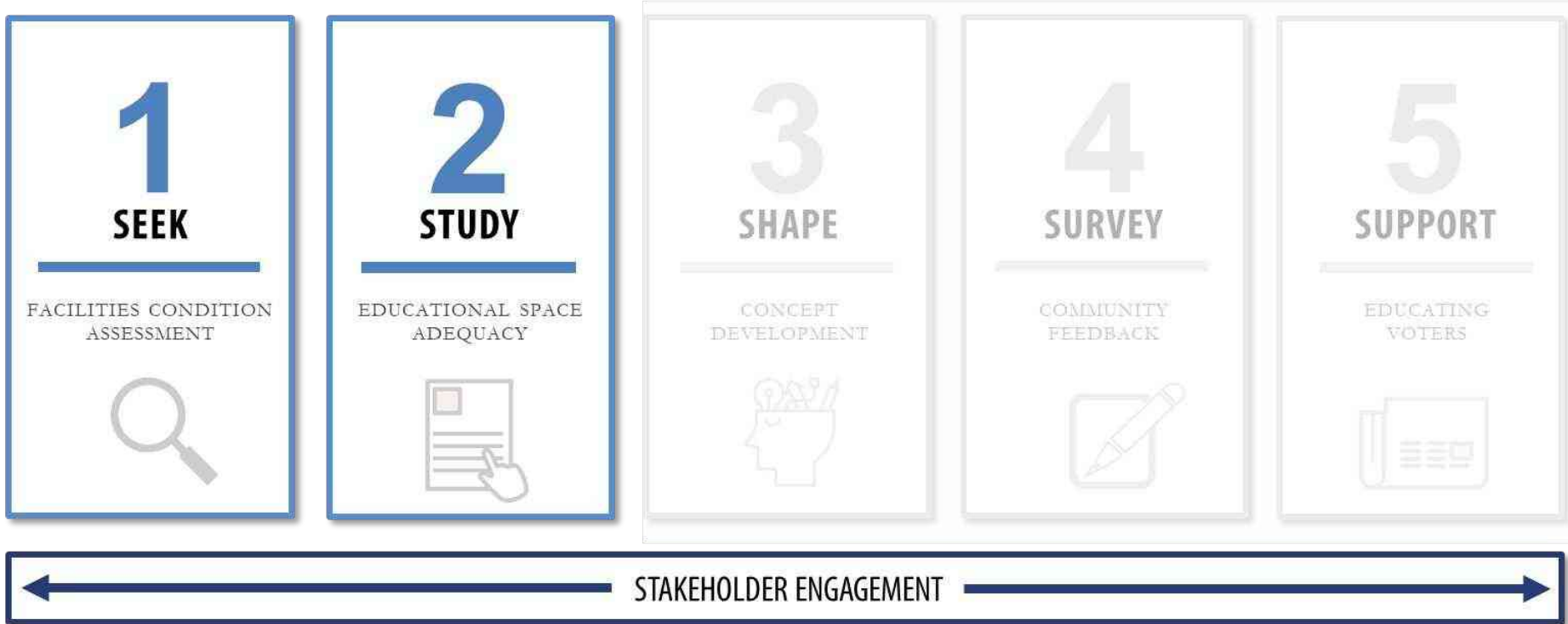
WFB School District Vision

“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.”



Long Range Master Planning Process



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



District Building Portfolio + History



District Building Portfolio + History



1892



Whitefish Bay School District Founded

1918



Henry Clay School Built (*current Middle School*)

1928



Cumberland + Richards Built

1932



High School Established + Built

1955



Lydell School Built

1989



Middle School Established at Henry Clay School

1991



Elementary + High School Infrastructure Improvements

1995



Referendum (*Middle School Addition*)

2009



Referendum (*Great Hall/Rooms, High School 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

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 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 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, and 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 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 ONGOING MAINTENANCE



- **EXTERIOR MATERIALS**

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

- **INTERIOR MATERIALS**

- Some known leaks (from HVAC) with ceilings replaced as needed

- **SITE ISSUES**

- Site pavement cracking/spalling
- Known areas of poor drainage that are regularly monitored



Facilities Condition Assessment

WHITEFISH BAY HIGH SCHOOL - BELL TOWER



- **ONGOING ISSUES**

- Method of construction around bell tower causes recurring leaks/damage
- District is remedying to best of ability, but leaks are likely to reoccur (as have happened with roofing improvements in the past)



Facilities Condition Assessment

WHITEFISH BAY HIGH SCHOOL - BELL TOWER



ONGOING ISSUES

- Method of construction around bell tower causes recurring leaks/damage
- District is remedying to best of ability, but leaks are likely to reoccur (as have happened with roofing improvements in the past)



Facilities Condition Assessment

WHITEFISH BAY HIGH SCHOOL - MAINTENANCE OVERVIEW



- **ACCESSIBILITY ISSUES**

- Majority of lower level is inaccessible or difficult to maneuver with no access to fieldhouse locker rooms (tunnel)
- Memorial gym balcony is inaccessible
- Old pool (and associated locker rooms) does not have an entrance with maneuvering clearances
- Older forms of egress (fire escapes) are not accessible
- Many classroom entrances have pull/push clearance issues
- Most door hardware older style knobs, not levers

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

- Damaged/worn materials in corridors and classrooms
- Much of the flooring and ceiling tiles need to be replaced
- Doors and frames are largely in poor condition/worn

- **SITE ISSUES**

- Site + athletic fencing is in poor condition/listing in some areas



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.
- Building has dated pneumatic controls system
- Chillers and air handlers need to be replaced, some are nearly 70 years old

- **PLUMBING SYSTEMS**

- Replace galvanized domestic water piping throughout

- **ELECTRICAL SYSTEMS**

- Electrical distribution needs to be upgraded to accommodate 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: Early Childhood and Community Recreation

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



Facilities Condition Assessment

MAINTENANCE LIST



WHITEFISH BAY SCHOOL DISTRICT

Whitefish Bay Middle School
Facilities Maintenance List + Cost

| No. | Issue | Proposed Solution | Discipline | Estimated Project Cost | Priority Level | Level 1 | Level 2 | Level 3 |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------|------------------------|----------------|---------|---------|---------|
| 22 | Several downspouts were noted to discharge at building perimeter. | Add downspout extender where possible. If at hard pavement, connect to underground storm system. | EXT | \$ - | 1 | \$ - | \$ - | \$ - |
| 23 | Area wells around perimeter of building are shallow and low slope with flush drains in full slabs of concrete. These are likely prone to back up. | Replace with deeper area wells with gravel. Provide dampproofing against existing wall. | EXT | \$ - | 2 | \$ - | \$ - | \$ - |
| 24 | Brick around perimeter of building is showing multiple instances of spalling, cracking, and damage. | Provide allowance with tuckpointing/replacement. | EXT | \$ - | 2 | \$ - | \$ - | \$ - |
| 25 | Windows throughout the building are dated with signs of wear. They are largely inefficient single pane windows. | Replace with new thermally broken aluminum storefront in openings. | EXT | \$ - | 2 | \$ - | \$ - | \$ - |
| 26 | Areas of applied EIFS are showing signs of moisture retention and are likely reaching recommended lifespan. | Remove EIFS and replace areas with rainscreen cladding with proper moisture barrier and drainage plane. | EXT | \$ - | 3 | \$ - | \$ - | \$ - |
| 27 | Railings on the north side of the building do not meet current code. | Replace with new painted metal railing with extensions. | EXT | \$ - | 3 | \$ - | \$ - | \$ - |
| 28 | Soffits/overhangs show signs of damage/wear. | Strip and repaint soffits. | EXT | \$ - | 3 | \$ - | \$ - | \$ - |



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) addressing. These items include life safety issues and ADA issues affecting student access, as well as items that have deteriorated to a point of affecting building use (**poor**).

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 some damage/staining (**fair to poor**). This also includes ADA recommendations that don't affect student use.

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. However, due to known life cycles and wear these should be budgeted for (**fair**).

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

The image shows a stack of three spreadsheets, likely the maintenance list analysis mentioned in the text. The top spreadsheet is the most visible and contains a table with multiple columns. The columns include a description of the facility item, its current condition (e.g., 'Good', 'Fair', 'Poor'), and a budgeted cost. The table is organized into sections, possibly by building or system type. The spreadsheets are slightly offset, showing the edges of the ones underneath.



Facilities Condition Assessment

MAINTENANCE PRIORITY EXAMPLES (FROM MIDDLE SCHOOL LIST)

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

A summary of individually estimated
projects *(some overlap if projects combined)*

Reflective of maintenance items ONLY

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

NOT inclusive of any educational
improvements or additional spaces



Facilities Condition Assessment

MAINTENANCE LIST BUDGETING

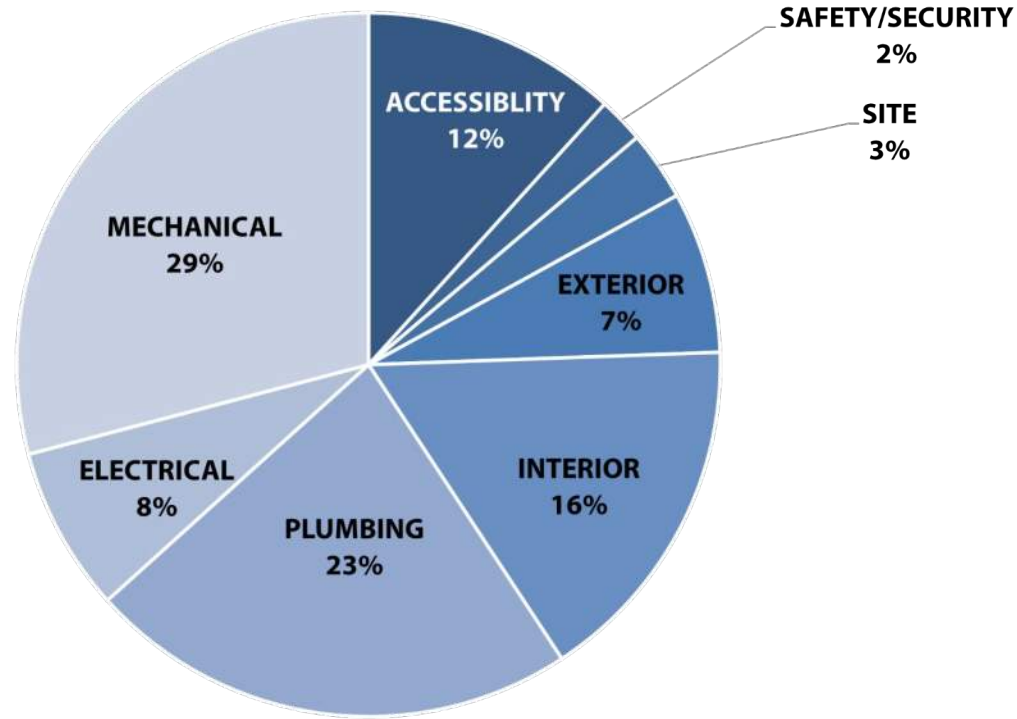
| BUILDING | LEVEL 1 0 - 2 YEARS | LEVEL 2 3 - 5 YEARS | LEVEL 3 6 - 10 YEARS | TOTAL |
|------------------------------|------------------------|------------------------|-------------------------|-----------|
| CUMBERLAND ELEMENTARY (1928) | \$ 3.8 M | \$ 6.5 M | \$ 6.3 M | \$ 16.6 M |
| RICHARDS ELEMENTARY (1928) | \$ 3.6 M | \$ 9 M | \$ 4.7 M | \$ 17.3 M |
| WFB MIDDLE (1918) | \$ 3.7 M | \$ 10.8 M | \$ 5.3 M | \$ 19.8 M |
| WFB HIGH (1932) | \$ 19.2 M | \$ 32.5 M | \$ 31 M | \$ 82.7 M |
| LYDELL (1955) | \$ 1.6 M | \$ 1.5 M | \$ 2.5 M | \$ 5.6 M |
| TOTALS | \$ 31.9 M | \$ 60.3 M | \$ 49.8 M | \$ 142 M |

*THESE NUMBERS ARE BUDGETING ESTIMATES BASED ON HISTORICAL DATA AND INFORMED ASSUMPTIONS. THESE ARE NOT INCLUSIVE OR FINAL. **COSTS ARE IN 2024 DOLLARS**



Facilities Condition Assessment

DISTRICT-WIDE | BREAKDOWN OF MAINTENANCE BUDGETING



Feedback Exercise

1. What makes our school buildings uniquely Whitefish Bay?
(e.g. neighborhood character/aesthetics, access, interior spaces, history)
2. What items or category of items from the facility condition assessment would you advise the District to prioritize?
(e.g. mechanical systems, accessibility improvements, exterior)



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 – 5 | 25:1 |
| 6 – 8 | 30:1 |
| 9 – 12 | 30:1* |

** elective courses vary*

National Operational Efficiency Rates

| | |
|-----|-----------------------------------------------|
| 90% | Elementary School <i>(Grades PK – 5th)</i> |
| 85% | Middle School <i>(Grades 6th– 8th)</i> |
| 80% | High School <i>(Grades 9th– 12th)</i> |

Number of teaching spaces available

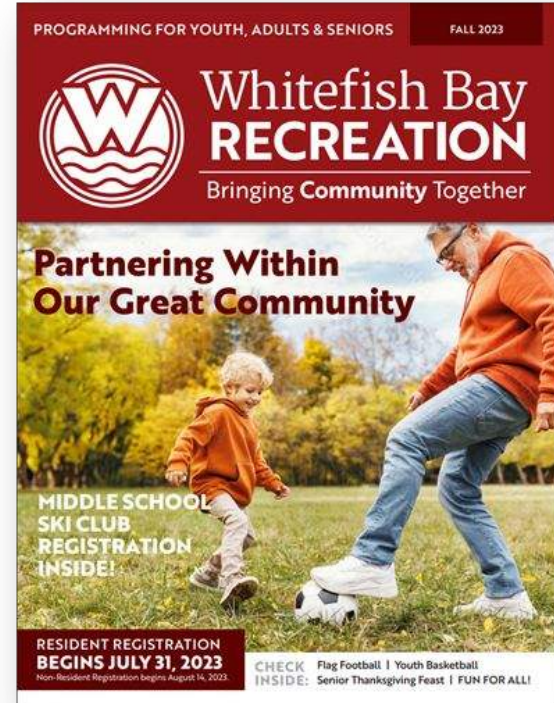


Educational Space Adequacy

LYDELL SCHOOL + COMMUNITY CENTER

COMMUNITY PROGRAMMING

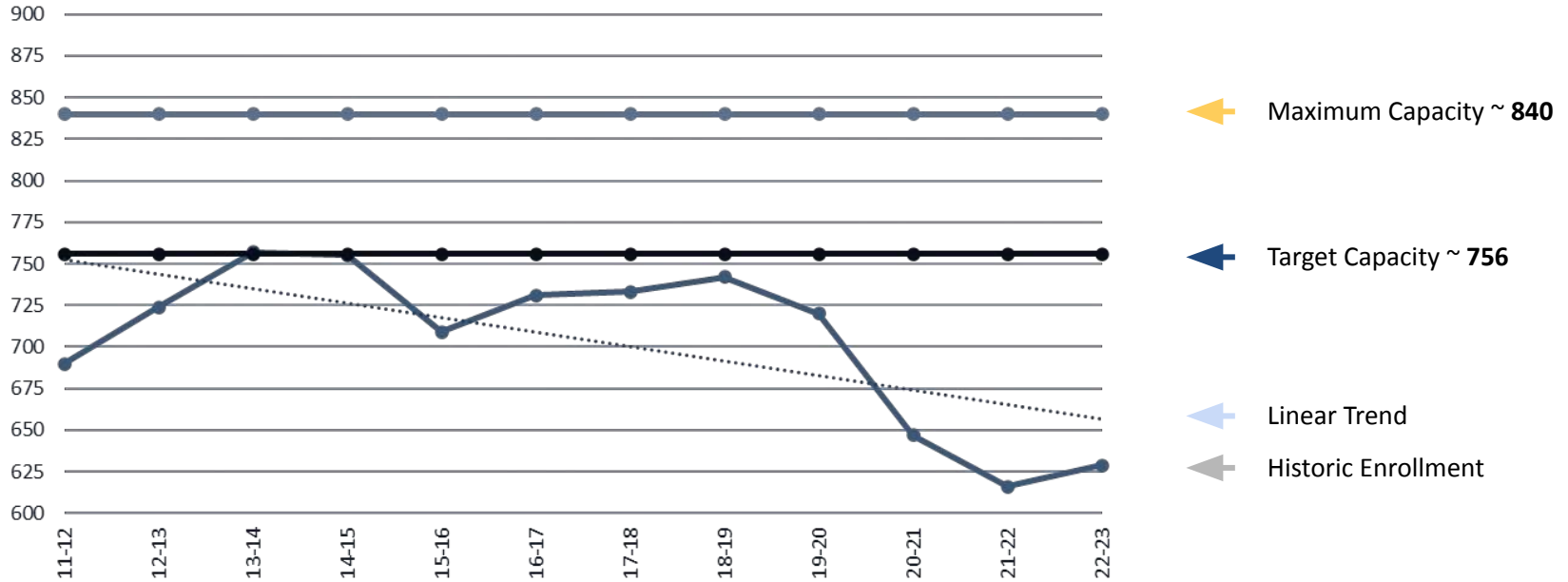
- Early Childhood Programming
- Connects – Before & After School Program
- Youth Enrichment Programming
- Adult Enrichment Programming
- Open Gym
- Senior Programming



Educational Space Adequacy

CUMBERLAND ELEMENTARY - CAPACITY

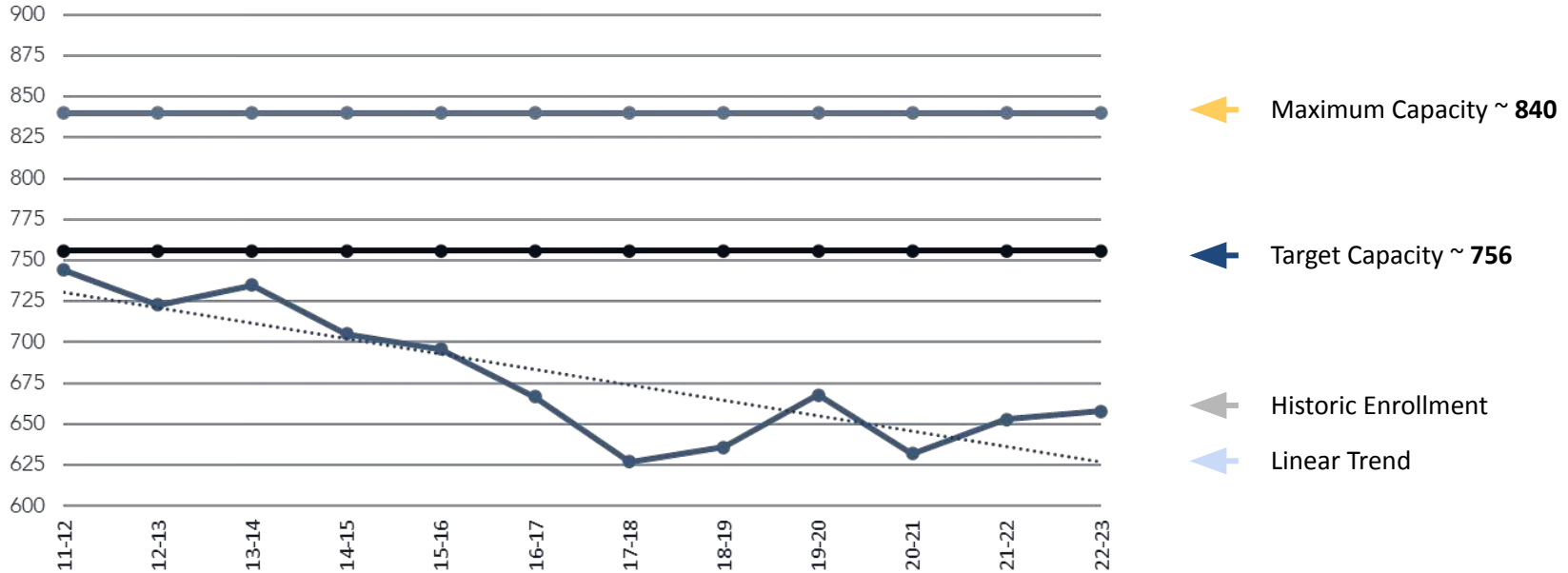
CUMBERLAND ELEMENTARY (4K – 5TH)



Educational Space Adequacy

RICHARDS ELEMENTARY - CAPACITY

RICHARDS ELEMENTARY (4K – 5th)



Educational Space Adequacy

ELEMENTARY SCHOOLS - VISIONARY SPACES



COLLAB SPACE + FLEX FURNITURE



VISIBILITY + CONNECTION



ADAPTABLE LARGE GROUP SPACE



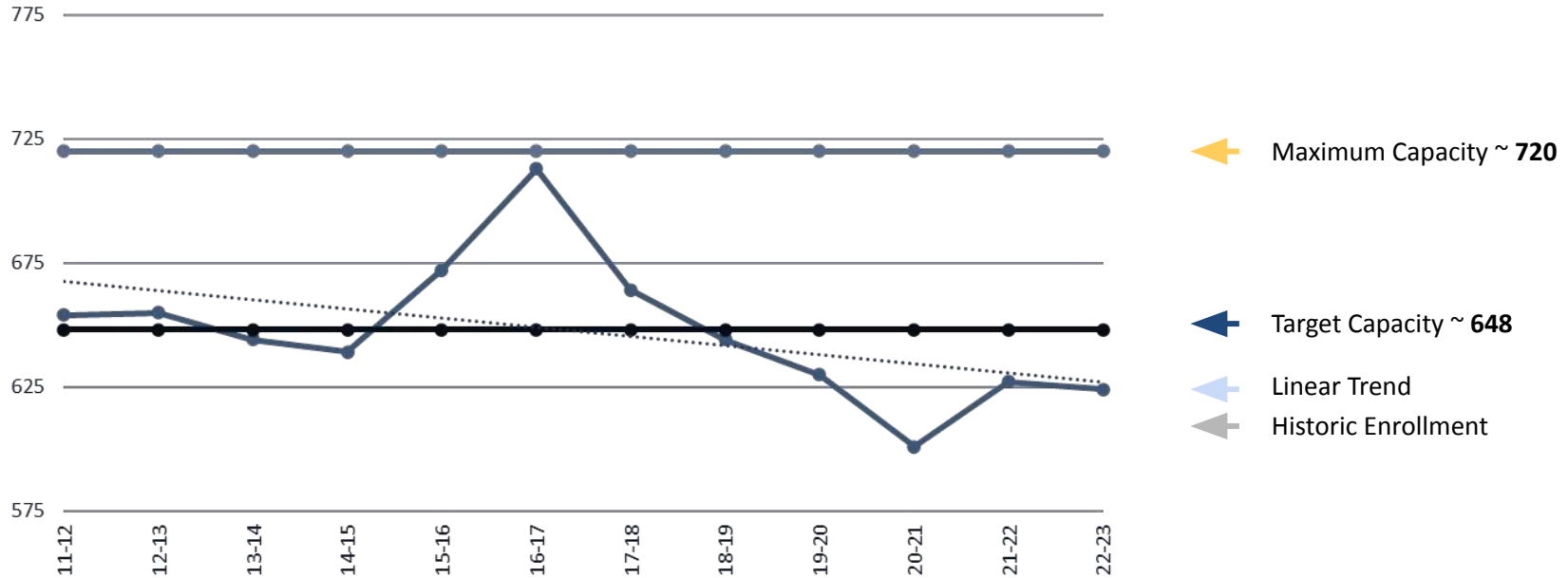
SUPPORT FOR WHOLE STUDENT



Educational Space Adequacy

WHITEFISH BAY MIDDLE - CAPACITY

WFB MIDDLE SCHOOL



Educational Space Adequacy

MIDDLE SCHOOL - VISIONARY SPACES



VARIETY OF SPACES (SMALL GROUP)



PHYSICAL EDUCATION / ATHLETICS



INSPIRED STUDENT COMMONS



STUDENT COLLABORATION



Educational Space Adequacy

MODERN CLASSROOM GUIDELINES

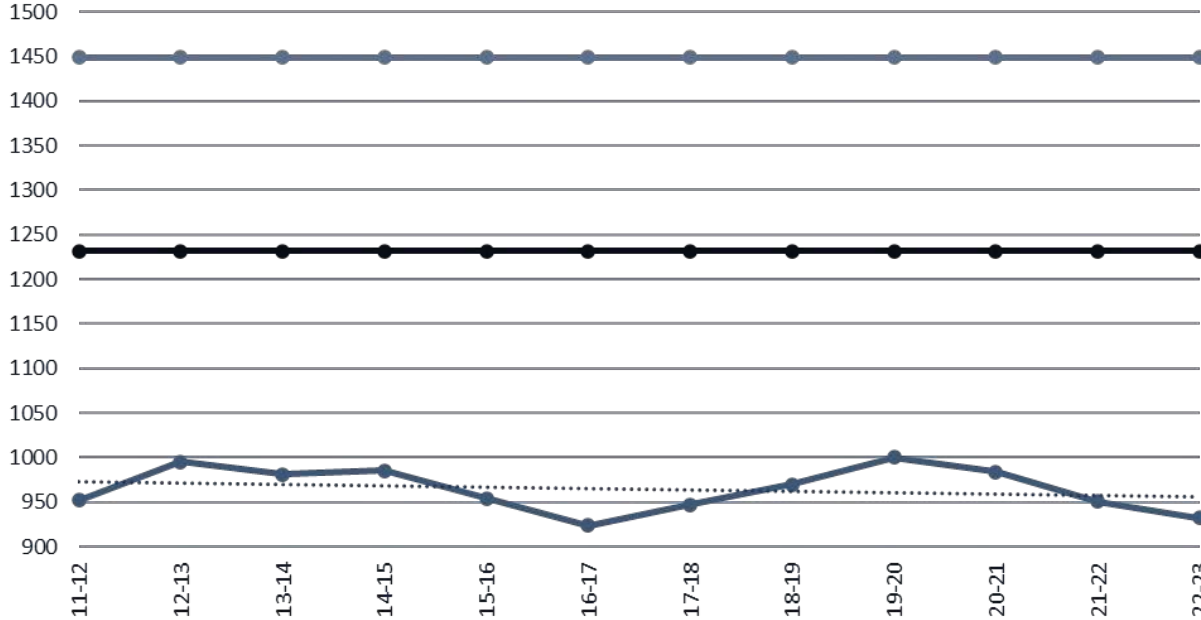
- Minimum **900 square feet** of rectangular space
- Natural daylight / views
- Acoustically separate
- Thermally comfortable
- Multiple teaching walls
- Flexible furniture



Educational Space Adequacy

WHITEFISH BAY HIGH- CAPACITY

WFB HIGH SCHOOL



***88% of core classrooms are less than recommended 900 SF min.**

Maximum Capacity ~ 1,449

Target Capacity ~ 1,231

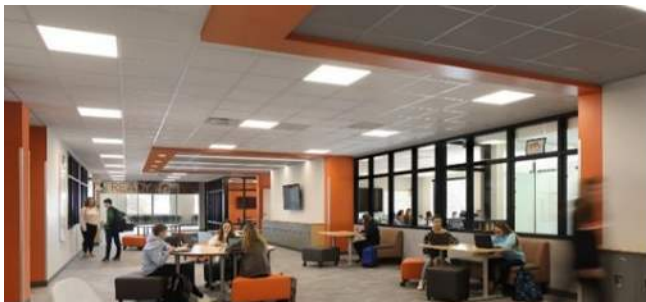
Linear Trend

Historic Enrollment



Educational Space Adequacy

HIGH SCHOOL - VISIONARY SPACES



COLLABORATION SPACE



SCIENCE LABS / VISIBILITY + CONNECTION



ADAPTABLE STUDENT COMMONS

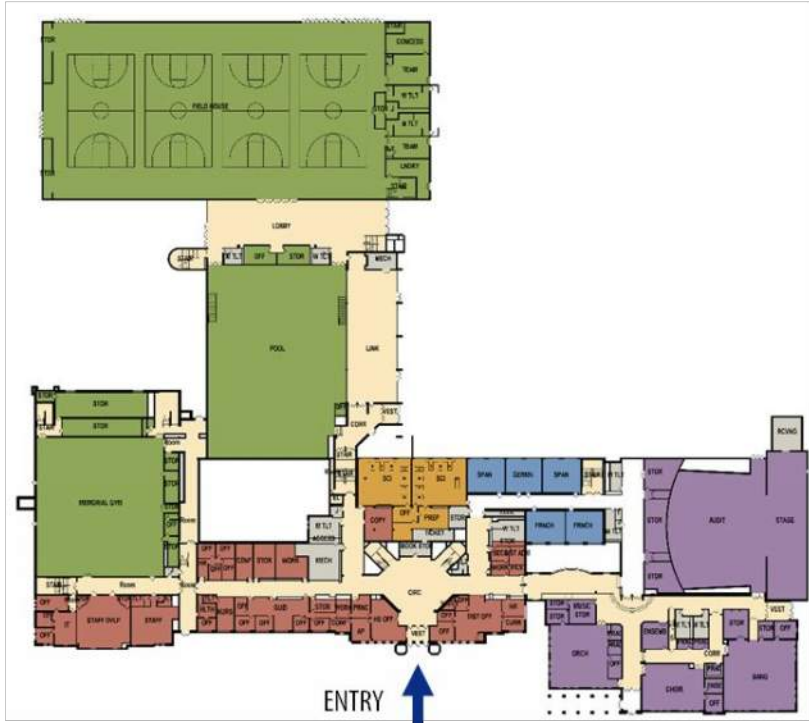


PERFORMING ARTS



Educational Space Adequacy

WHITEFISH BAY HIGH SCHOOL



FIRST FLOOR



SECOND FLOOR

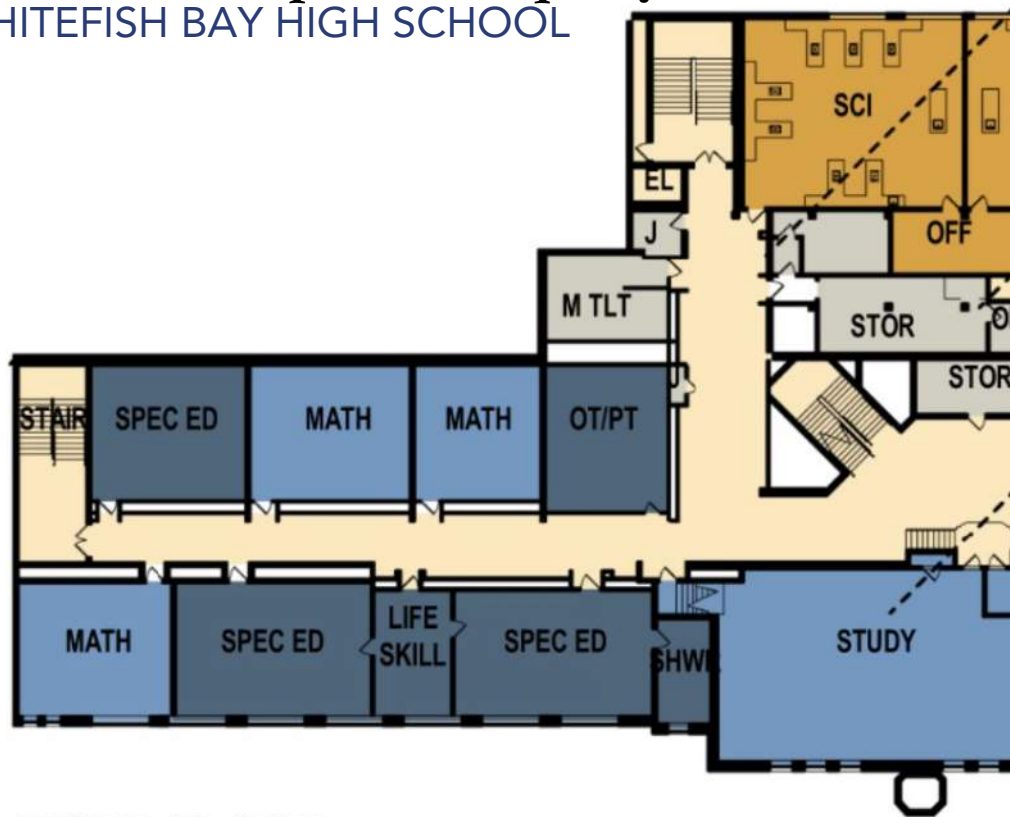


GROUND FLOOR



Educational Space Adequacy

WHITEFISH BAY HIGH SCHOOL



Feedback Exercise

1. Do you feel that our current facilities meet modern and future learning needs for Whitefish Bay?
2. What types of spaces would you most like to see incorporated into the District's school buildings?
(e.g. athletic spaces, collaboration spaces, community specific spaces)



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



STAKEHOLDER ENGAGEMENT



Upcoming Dates



Whitefish Bay
SCHOOL DISTRICT



WE NEED YOU!

Community Conversation:
**Visioning the Future of the
Whitefish Bay School District**

Join us for all three days

- » Nov. 16 & 17 @ 5:30–9:00pm
- » Nov. 18 @ 8:30am–12:00pm

Location: Cumberland School - Great Room
4780 N. Marlborough Ave.
(Enter on south side of building)



WHITEFISH BAY SCHOOL DISTRICT
LONG RANGE FACILITIES MASTER PLAN

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

The background features a faint, light blue watermark of a building facade, likely a university or institutional structure, with a banner at the bottom. The building has multiple vertical columns and arched windows. The banner contains some illegible text.

QUESTIONS

PLEASE JOIN US FOR A BRIEF TOUR

ADDITIONAL QUESTIONS / COMMENTS CAN
BE SUBMITTED VIA THE LINK BELOW

<https://tinyurl.com/WFBLongRangePlanning>