

WHITEFISH BAY SCHOOL DISTRICT

FACILITIES MASTER PLANNING UPDATE #3 EXISTING FACILITIES CONDITIONS

September 27, 2023



TODAY'S PRESENTERS



NICK KENT

Partner

AIA, NCARB, LEED AP, ALEP

**Partner in Charge /
Educational Planner**



NICOLE DRYDEN

Senior Associate

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

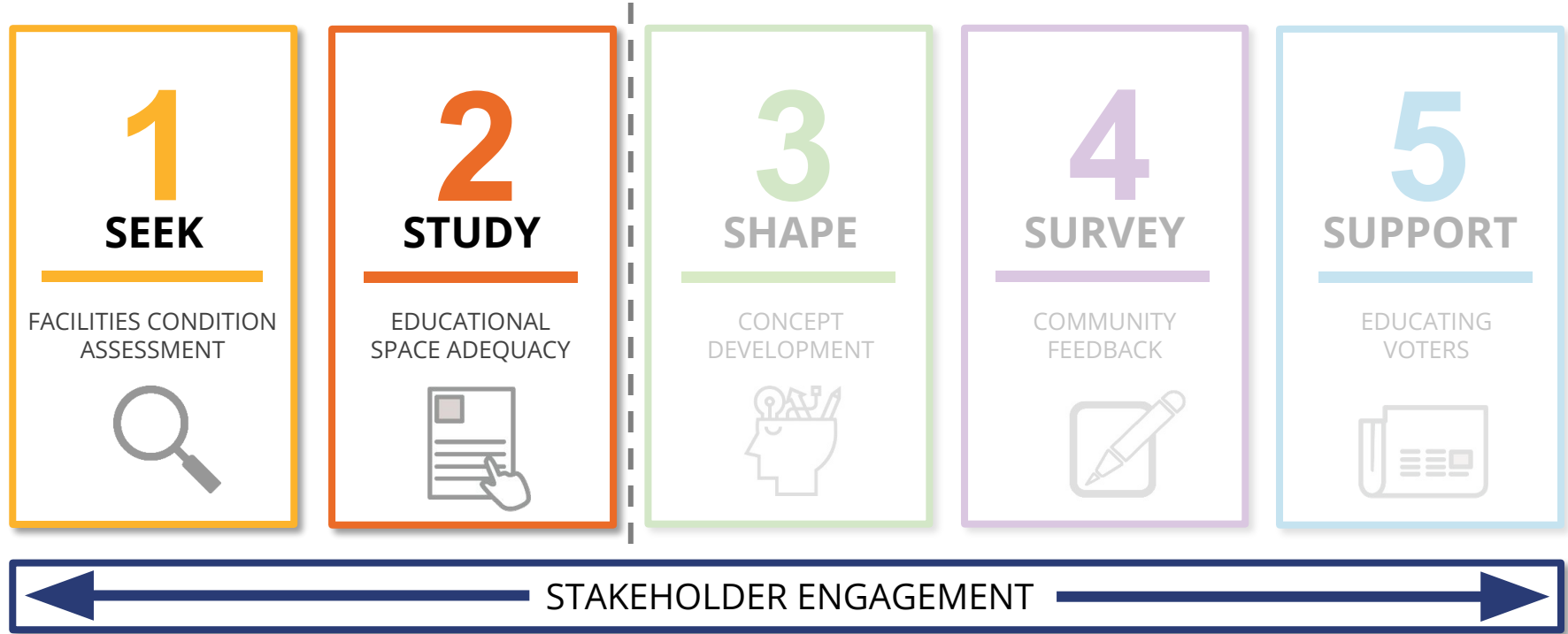
**Project Manager /
Communications Coordinator**



WHITEFISH BAY SCHOOL DISTRICT
LONG RANGE FACILITIES MASTER PLAN

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

LONG RANGE MASTER PLANNING PROCESS





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

LYDELL 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



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	\$ -	\$ -	\$ -



WHITEFISH BAY SCHOOL DISTRICT
LONG RANGE FACILITIES MASTER PLAN

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ARCHITECTS, LLP

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



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 project numbers (some
overlap if projects were combined)

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

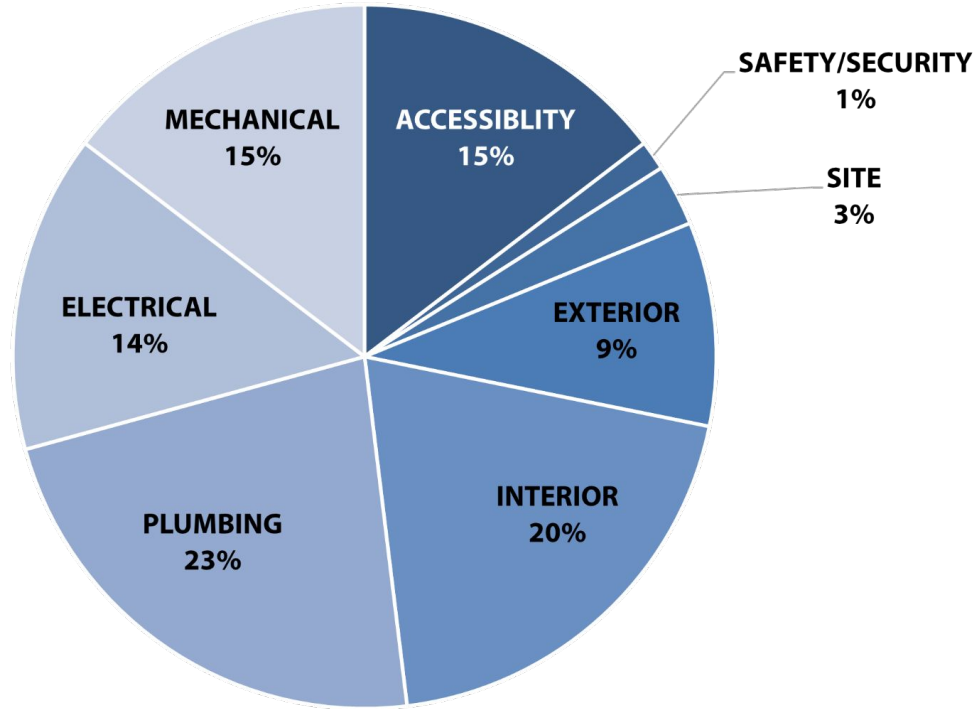
BUILDING	LEVEL 1 0 - 2 YEARS	LEVEL 2 3 - 5 YEARS	LEVEL 3 6 - 10 YEARS	TOTAL
CUMBERLAND ELEMENTARY (1928)	\$ 3.8 M	\$ 6.5 M	\$ 6.3 M	\$ 16.6 M
RICHARDS ELEMENTARY (1928)	\$ 3.6 M	\$ 9 M	\$ 4.7 M	\$ 17.3 M
WFB MIDDLE (1918)	\$ 3.7 M	\$ 10.8 M	\$ 5.3 M	\$ 19.8 M
WFB HIGH (1932)	\$ 19.2 M	\$ 32.5 M	\$ 31 M	\$ 82.7 M
LYDELL COMMUNITY CENTER (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**



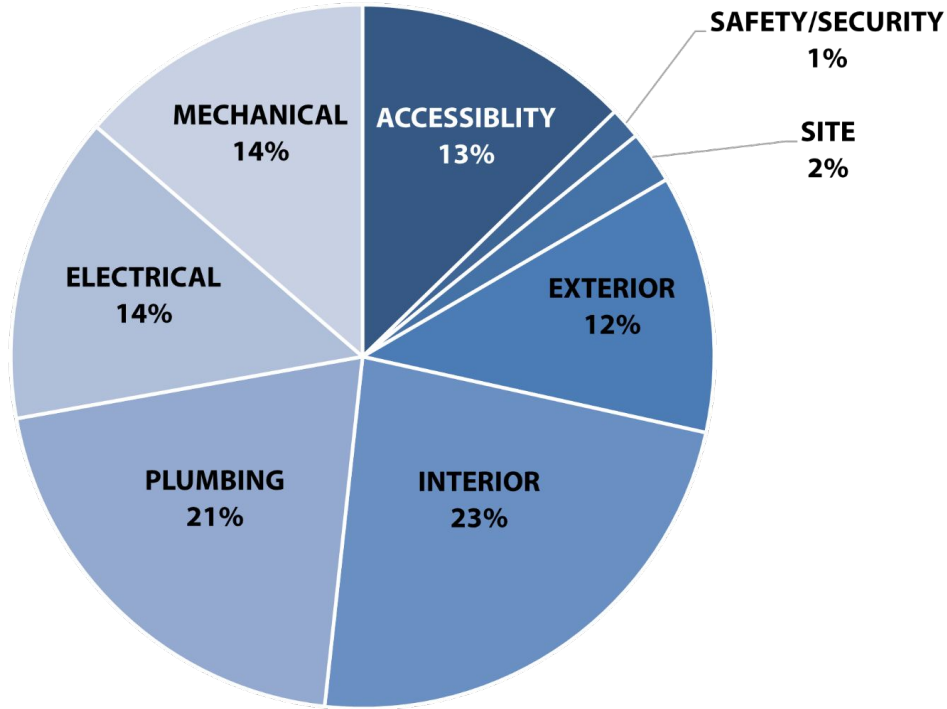
FACILITIES CONDITION ASSESSMENT

CUMBERLAND | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



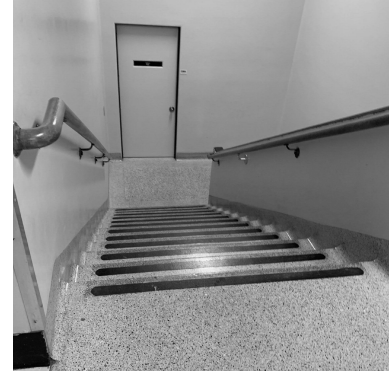
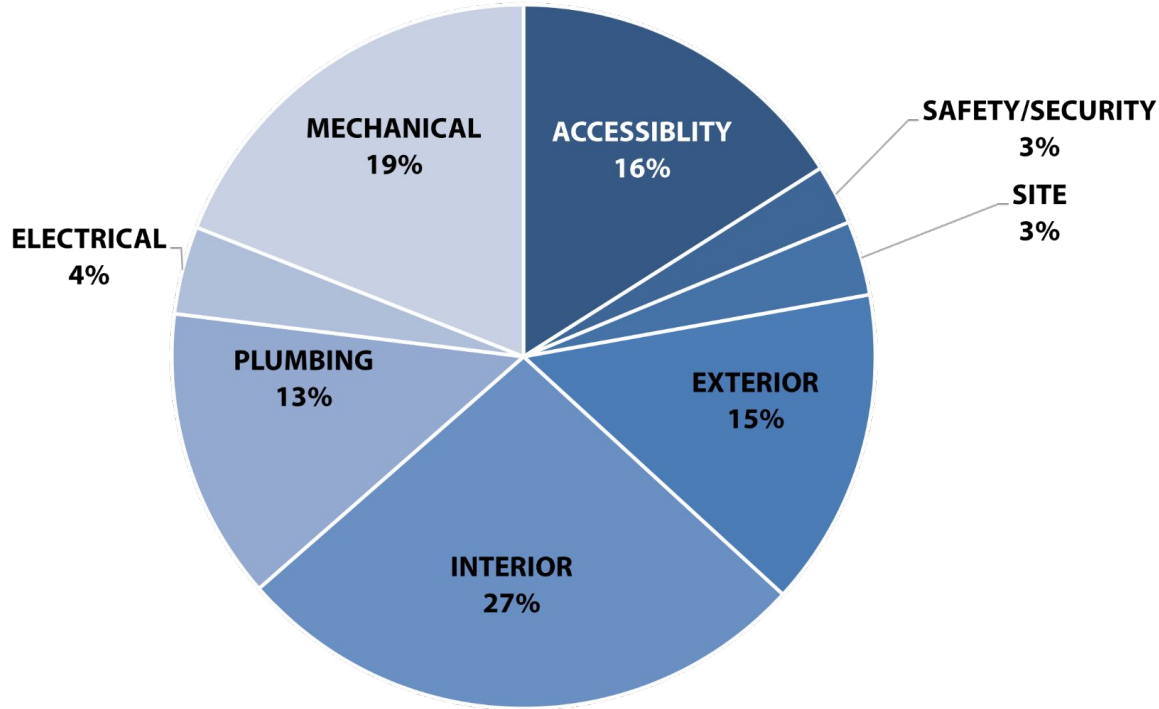
FACILITIES CONDITION ASSESSMENT

RICHARDS | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



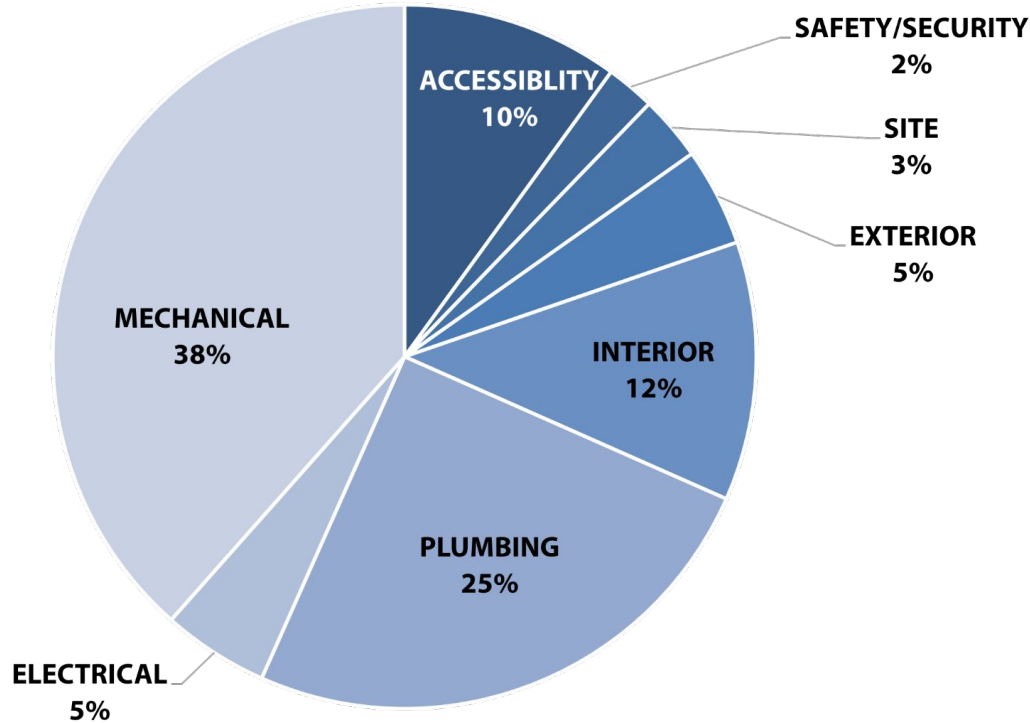
FACILITIES CONDITION ASSESSMENT

MIDDLE SCHOOL | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



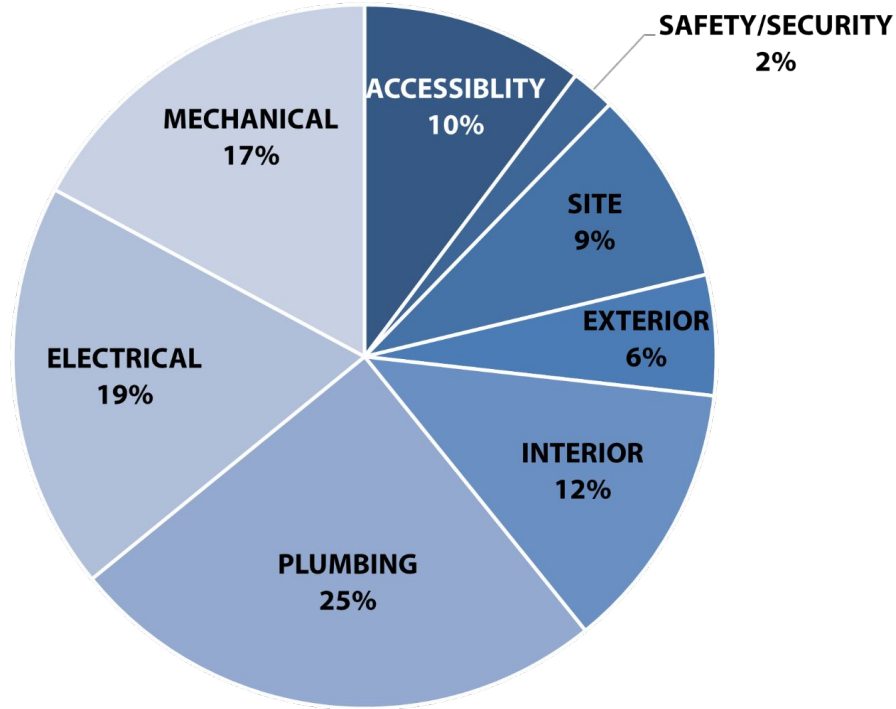
FACILITIES CONDITION ASSESSMENT

HIGH SCHOOL | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



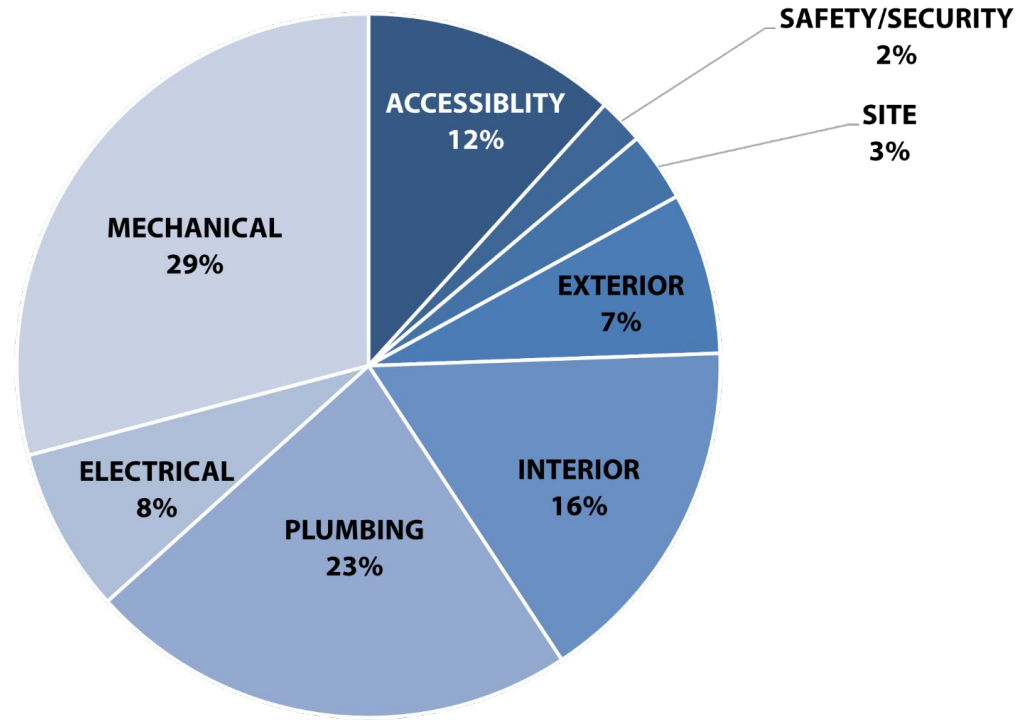
FACILITIES CONDITION ASSESSMENT

LYDELL | BREAKDOWN OF CAMPUS MAINTENANCE BUDGET



FACILITIES CONDITION ASSESSMENT

DISTRICT-WIDE | BREAKDOWN OF MAINTENANCE BUDGETING



UPCOMING DATES



COMMUNITY PRESENTATION
WFB MIDDLE SCHOOL
OCTOBER 18TH | 6:30 PM



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



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COMMUNITY PRESENTATION PREVIEW

Current State of WFBSD Facilities

Ninety minute presentation followed
by questions and an optional tour

*Questions / Comments can be submitted
in advance to via a
Google Form to be provided.*



JOIN US: FACILITIES LONG RANGE MASTER PLANNING

Architectural firm PRA will present on
a facilities long range master plan for the District.

WEDNESDAY, OCTOBER 18
6:30PM

WHITEFISH BAY MIDDLE SCHOOL
GYMNASIUM
1144 E. HENRY CLAY AVE.



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The background is a solid dark blue. On the left side, there is a faint, stylized graphic in a lighter shade of blue. It depicts a tall, multi-tiered building facade with arched windows and a central spire. A banner or ribbon is draped across the lower part of the building. The word "QUESTIONS" is written in large, bold, white, sans-serif capital letters across the center of the image, partially overlapping the building graphic.

QUESTIONS