



## BEAVER DAM UNIFIED SCHOOL DISTRICT

EVERY STUDENT • EVERY DAY • ACADEMIC EXCELLENCE



*Creative Design – our promise*

*People – our focus*

*Quality – our commitment*



# PRA Background

- Offices in Milwaukee and Madison
- 70 employees with a studio specializing in educational facilities
- Founded in 1935
- Designed over 3,000 educational facilities throughout the Midwest
- Extensive school facilities feasibility study experience
- Local experience and knowledge





# Your Team

## BEAVER DAM UNIFIED SCHOOL DISTRICT

EVERY STUDENT • EVERY DAY • ACADEMIC EXCELLENCE

**Kim Hassell, AIA**

*Partner in Charge*

Plunkett Raysich Architects

Your Key  
Contact Person

**Abie Khatchadourian, AIA, NCARB, CSI, LEED<sub>AP</sub>**

*Project Manager / Educational Planner*

Plunkett Raysich Architects

**Adrian Langhus Jr., NCARB, LEED<sub>AP</sub>**

*Project Architect*

Plunkett Raysich Architects

**Lynn Langley**

*Design Specialist*

Plunkett Raysich Architects

**FLM Engineering**

Mechanical, Plumbing, Fire Protection  
Engineering

**Dolan & Dustin, Inc.**

Electrical Engineering



# School District Experience

- Allamakee Community School District
- Albany School District
- Barneveld School District
- Big Foot Unified High School
- Brodhead School District
- Brown Deer School District
- Burlington Area School District
- Cedarburg School District
- Central Westosha School District
- Crivitz School District
- Cudahy School District
- Deerfield Community School District
- Dunkerton Community School District
- East Troy Community School District
- School District of Elmbrook
- Evansville Community School District
- Franklin School District
- Germantown School District
- Genoa City J2 School District
- Grafton School District
- Hamilton School District
- Hartford J1 School District
- School District of Jefferson
- Kenosha School District
- School District of Kettle Moraine
- School District of La Crosse
- Lake Mills School District
- Linn J4 School District
- School District of Lodi
- Madison Metropolitan School District
- Maple Dale - Indian Hill School District
- Mequon-Thiensville School District
- Middleton Cross Plains School District
- Milwaukee Public Schools
- Milton School District
- Mount Horeb Area School District
- Mukwonago Area School District
- New Berlin School District
- Nicolet School District
- Oak Creek-Franklin School District
- Oak Lawn Community School District
- Oconomowoc Area School District
- Palmyra-Eagle Area School District
- Pewaukee School District
- Port Washington Saukville School District
- Richmond School District
- Slinger School District
- Shorewood School District
- South Milwaukee School District
- Stone Bank School District
- Stoughton Area School District
- Tavor School District
- Verona Area School District
- Washington-Caldwell School District
- Waterford Graded J1 School District
- School District of Waukesha
- Whitnall School District



# Facilities Feasibility Study

1. Existing Facilities Survey
2. Educational Space Analysis
3. Review of Options
4. Concept Development
5. Site Utilization
6. Project Development Scheduling
7. Project Cost Estimate
8. Reporting





# Facilities Feasibility Study

## 1. Existing Facility Survey

- Project Kick-off Meeting
- Obtain Existing Facilities Documents
- Distribute Staff Surveys
- Generate a Maintenance and Facilities Priority List
- First Draft of Architectural/Engineer Reports
- Final Existing Facilities Report by A/E
- Review and Comments by Building Committee

2. Educational Space Analysis

3. Review of Options

4. Concept Development

5. Site Utilization

6. Project Development Scheduling

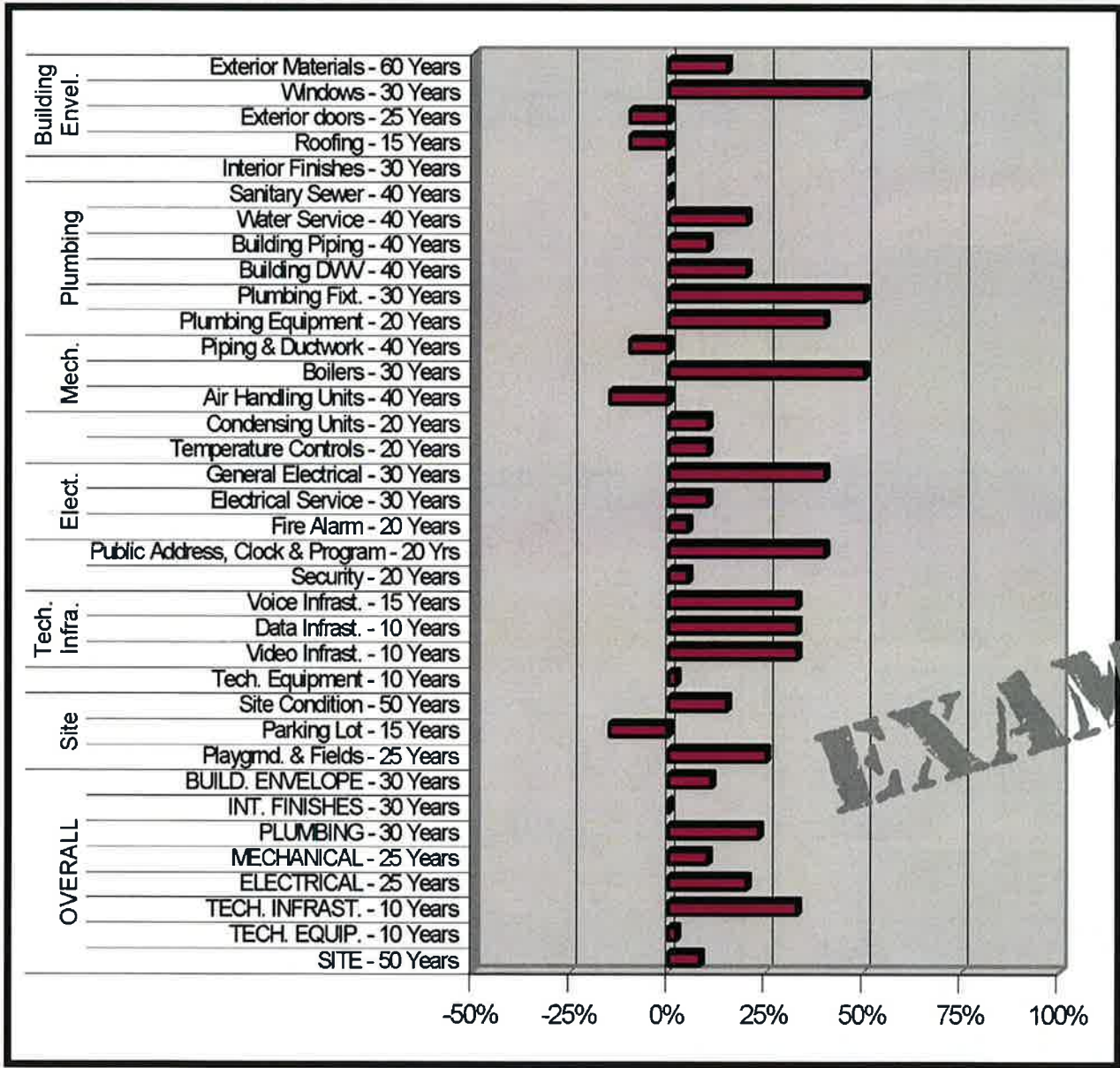
7. Project Cost Estimate

8. Reporting





# Existing Facility Survey



EXAMPLE



# Facilities Feasibility Study

1. Existing Facilities Survey

## 2. Educational Space Analysis

- Meetings with Department Heads and Administration Staff
- Develop Educational Space Study
- Review Educational Space Study with Administration
- Review and Comments by Building Committee

3. Review of Options

4. Concept Development

5. Site Utilization

6. Project Development Scheduling

7. Project Cost Estimate

8. Reporting

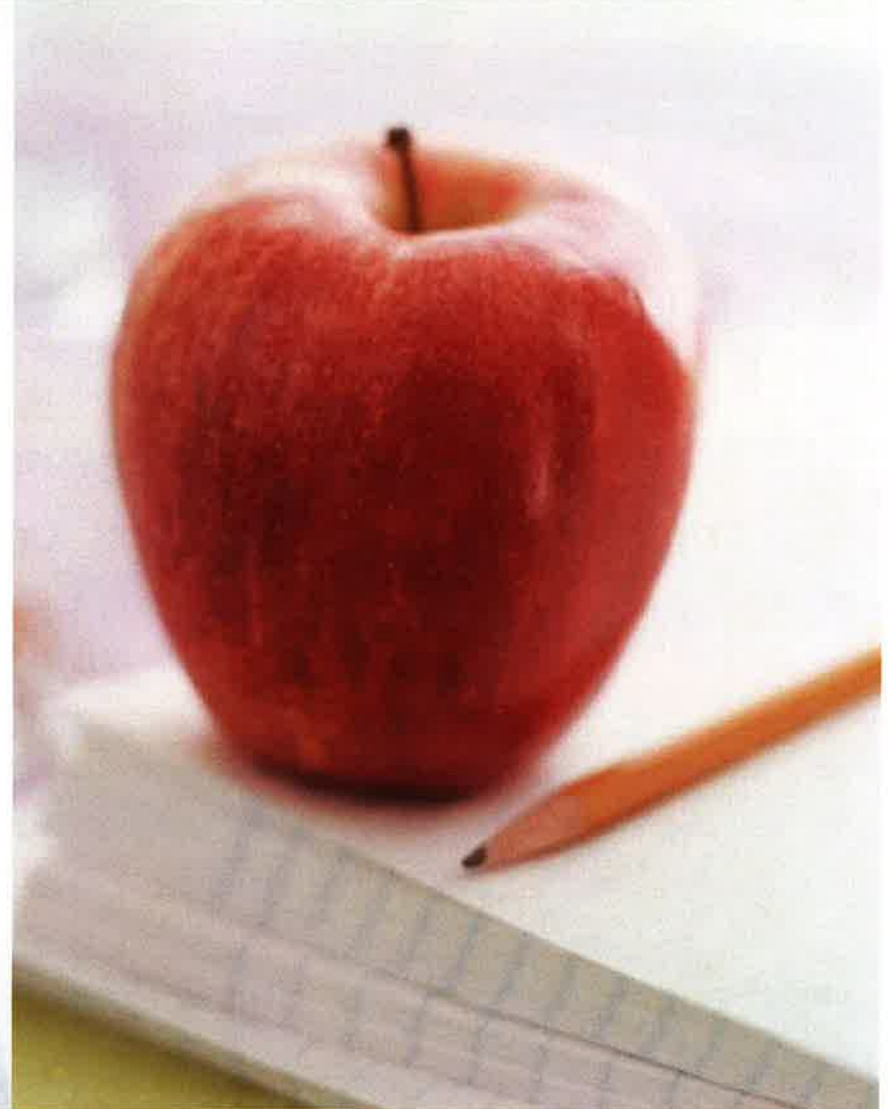




# Educational Space Analysis

## Curriculum drives the space planning requirements

- Sizes, configurations and adjacencies of specific learning areas are determined by curriculum and functional requirements
- Ability to deliver educational programs given accepted general industry standards





# Educational Space Analysis

## Space Guidelines

### Room Types

Cafeterias	12-15 Sq Ft/Student/Serv. Per.
Kitchen	2.5 Sq Ft/Meal Served (Incl. Dry Storage, Freezer, Cooler & Office)
IMC	10 Sq Ft/Student (Incl. Computer/Office/Conference/Work, etc)
Band	30-35 Sq Ft/Person
Chorus	20-25 Sq Ft/Person
Computer Labs	40 Sq Ft/Computer

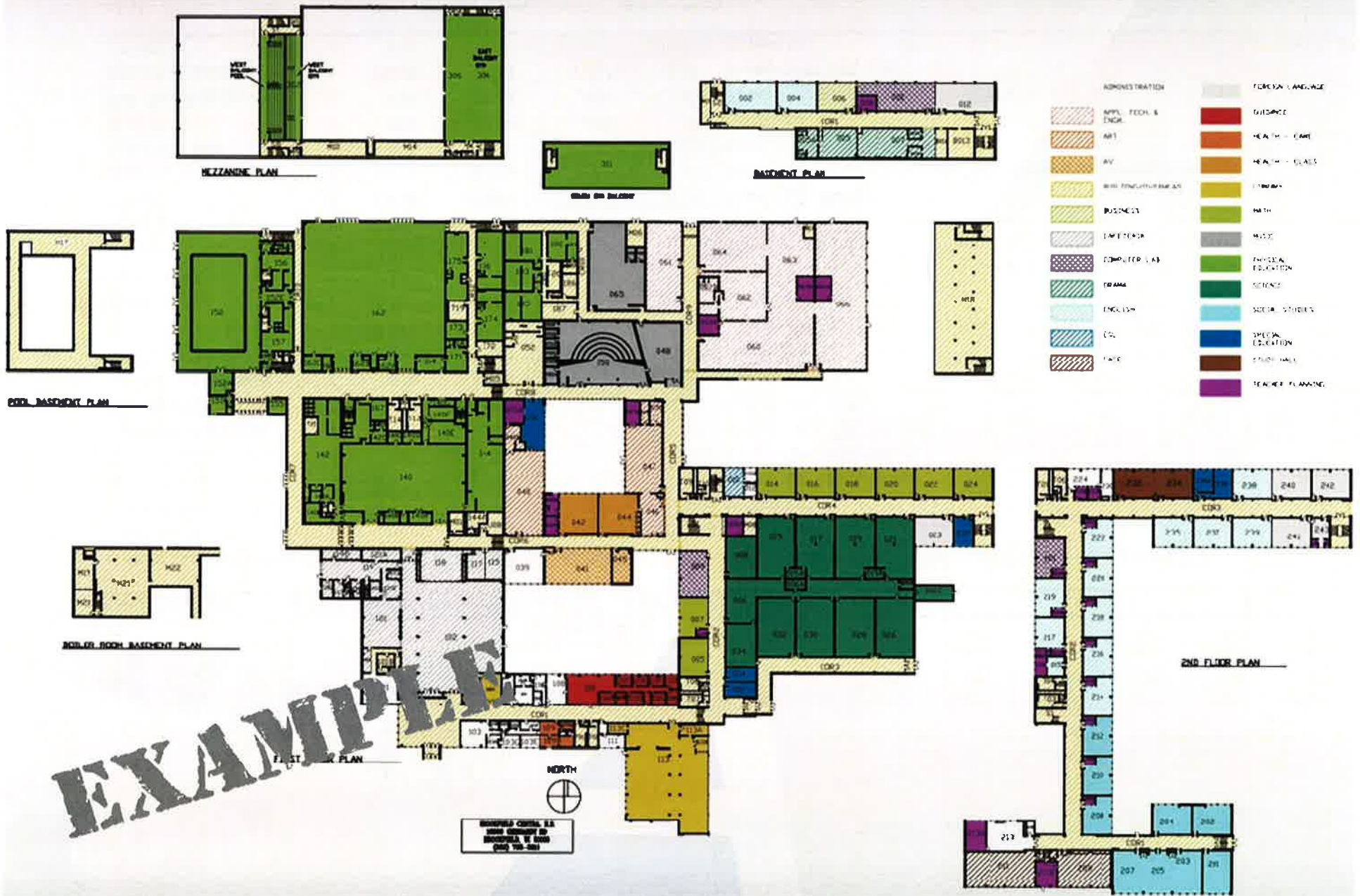
### General Class Room Sizes

K	1200 Sq Ft
1 <sup>st</sup> – 5 <sup>th</sup>	900 Sq Ft
6 <sup>th</sup> – 8 <sup>th</sup>	850 Sq Ft
9 <sup>th</sup> – 12 <sup>th</sup>	800 Sq Ft





# Educational Space Analysis



**EXAMPLE**



# Educational Space Analysis

**EXAMPLE**

Function/Grade	Qty.	Area (SF)	Exten. (SF)	Recommended		Description
				Area (SF)	Exten. (SF)	
Admin./Health/Guidan	1	2,600	2,600	2,600	2,600	Office, Princ., Work, Health, Copier, Workroom, Lounge
Conference	1			240	240	Conference
Teacher Workroom	1			450	450	Workroom
Art Classroom	1	1,334	1,334	1,400	1,400	Room 200, kiln/storage
Standard Classroom	4	938	3,750	1,000	4,000	Rooms 105, 106, 107, 111
Standard Classroom	4	900	3,600	1,000	4,000	Rooms 203, 204, 206, 209
Standard Classroom	2	916	1,832	1,000	2,000	Rooms 205, 208
Standard Classroom	2	938	1,876	1,000	2,000	Rooms 207, 212
Standard Classroom	1	961	961	1,000	1,000	Room 214
Standard Classroom	2	1,228	2,456	1,000	2,000	Rooms 101, 102, cubbies, restrooms (orig. Kindergarten rooms)
Gym	1	4,765	4,765	4,765	4,765	Gym/Cafeteria
Gym Office	1	140	140	140	140	Gym office
Kitchen	1	732	732	732	732	Kitchen
Receiving	1	400	400	400	400	Receiving
Music	1	1,046	1,046	1,400	1,400	Room 202, storage
IMC	1	2,728	2,728	3,300	3,300	IMC, Conf., Office, Computer lab, Production, presentation
Computer Lab	1	435	435	1,000	1,000	Room 112
Speech	1	500	500	500	500	Room 201
ESL/Reading/Title 1	1	938	938	938	938	Room 104, 1/2 of storage
Special Education	1	2,425	2,425	2,425	2,425	Rooms 108, 109, 210
OT/PT	1	435	435	800	800	Room 110

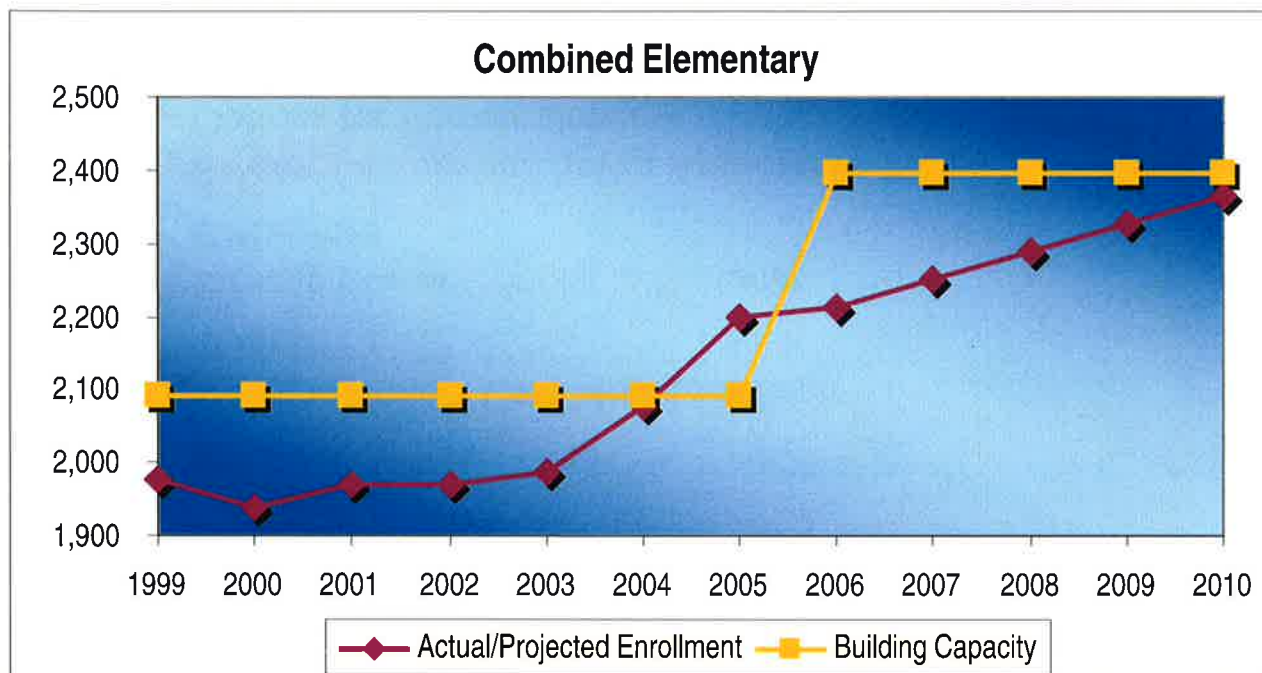
Net Assignable	32,953	36,090	3,137 Additional Area (SF)
Building Gross Area	51,622	56,536	4,914 Additional Area (SF)



# Educational Space Analysis

## Space Study

This graph represents the average enrollment capacity superimposed over the past enrollment for all of the elementary schools combined. The current enrollment exceeds the district average enrollment capacity.





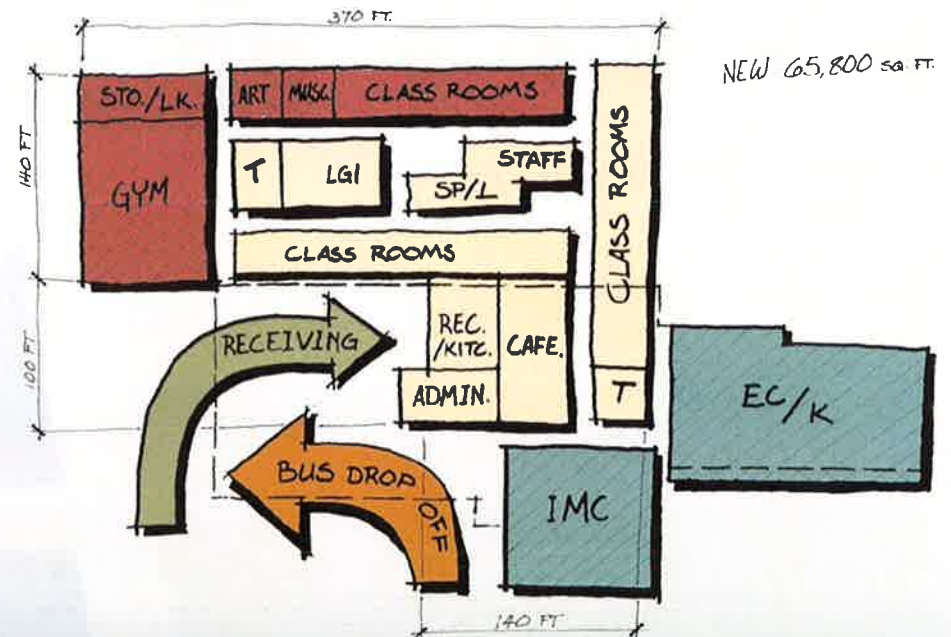
# Facilities Feasibility Study

1. Existing Facilities Survey
2. Educational Space Analysis

## 3. Review of Options

- Develop Options
- Develop Project Cost Model for Each Option
- Presentation of Options to Building Committee
- Review Options and Select Appropriate Options for Further Detail

4. Concept Development
5. Site Utilization
6. Project Development Scheduling
7. Project Cost Estimate
8. Reporting





# Review of Options

	<b>Option 1</b> Option 1. New K-5 Elementary School, New 6-8 Middle School, Kromrey replacement 6-8 Middle School (Alternate)	<b>Option 2</b> Option 2. New K-5 Elementary School, Kromrey replacement 6-8 Middle School	<b>Option 3</b> Option 3. New K-5 Elementary School, Kromrey replacement 6-8 Middle School, Addition to Glacier Creek	<b>Option 4</b> Option 4. Elementary Schools as K-4, New 5-8 Intermediate/Middle School, Kromrey replacement 5-8 Intermediate/Middle
• New K-5 Elementary School plus Early Childhood	\$15,200,000			
• New 6-8 Middle School	\$26,000,000			
• New K-5 Elementary School plus Early Childhood		\$15,200,000	\$15,200,000	
• Kromrey replacement 6-8 Middle School		\$36,500,000		
• Kromrey replacement 6-8 Middle School			\$30,500,000	
• New Addition to Glacier Creek			\$6,000,000	
• Elementary Schools as K-4				\$0
• New 5-8 Intermediate/Middle School				\$33,200,000
• Kromrey replacement 5-8 Intermediate/Middle School				\$26,500,000
• New Gymnasium at Glacier Creek	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
• New Multi-Purpose at Park Elementary OR • New Gymnasium at Park Elementary	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
• Safety/Security Items	\$3,466,300	\$3,466,300	\$3,466,300	\$3,466,300
• Facility Upgrades and Maintenance	to be determined by Board	to be determined by Board	to be determined by Board	to be determined by Board
<b>Total Option</b>	<b>\$48,666,300</b>	<b>\$59,166,300</b>	<b>\$59,166,300</b>	<b>\$67,166,300</b>
• Kromrey replacement (Alternate)	\$75,166,300			
• Kromrey replacement (Alternate) - with 5 year escalation	\$62,488,300			
• New Addition at Glacier Creek (for 750 students)		\$65,166,300		
• New Addition at Glacier Creek (for 750 students) - with escalation		\$66,824,300		
• Additional 150 students at Kromrey replacement			\$65,166,300	
• Additional 150 students at Kromrey replacement - with escalation			\$66,824,300	
Operational Costs	\$3,002,250	\$1,402,500	\$1,402,500	\$2,066,500
Operational Costs with Kromrey replacement	\$3,002,250			
Operational Costs with Glacier Creek Classroom Addition		\$1,533,750		
Operational Costs with Larger Kromrey Replacement			\$1,533,750	
Main Characteristics:	<ul style="list-style-type: none"> <li>• Option 1 -Grade level configuration remains the same (K-5 elementary school &amp; 6-8 middle schools)</li> <li>• Option 1 -Requires reorganization of attendance boundaries to better balance student population throughout district</li> <li>• Option 1 -Replace Kromrey MS with a new MS on same site in 4-7 years</li> </ul>			<ul style="list-style-type: none"> <li>• Option 2 -Grade level configuration would change to K-4 elementary and 5-8 middle schools in order to maximize</li> <li>• Option 2 -Does NOT require reorganization of attendance</li> </ul>



# Facilities Feasibility Study

1. Existing Facilities Survey
2. Educational Space Analysis
3. Review of Options

## 4. Concept Development

- Concepts Developed for Selected Options
- Review of Concepts with Study Committee
- Finalize Concept Development with Facilities Study Team

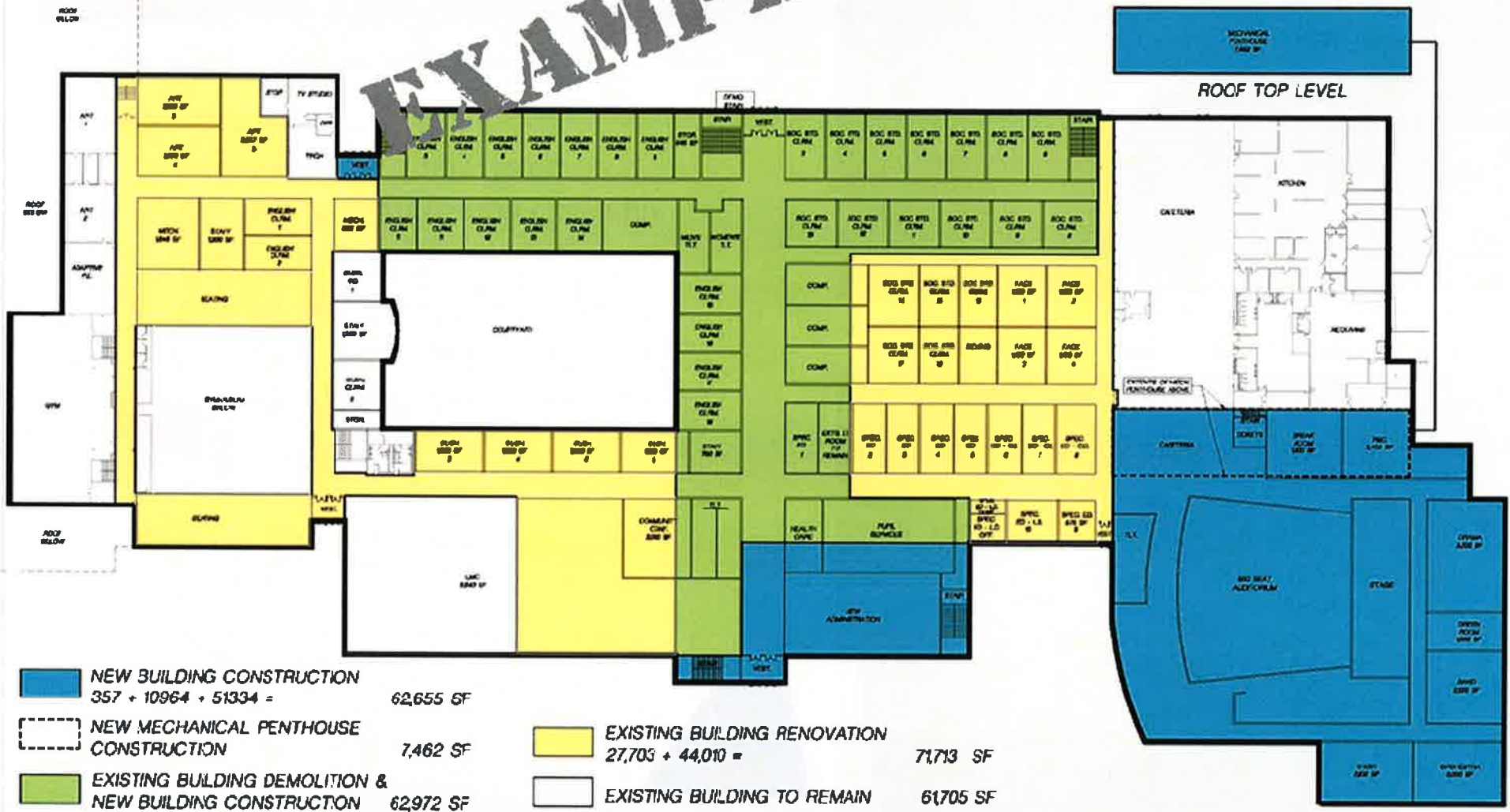
5. Site Utilization
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# Concept Development

EXAMPLE



NEW BUILDING CONSTRUCTION  
 357 + 10964 + 51334 = 62,655 SF

NEW MECHANICAL PENTHOUSE CONSTRUCTION  
 7,462 SF

EXISTING BUILDING DEMOLITION & NEW BUILDING CONSTRUCTION  
 62,972 SF

EXISTING BUILDING RENOVATION  
 27,703 + 44,010 = 71,713 SF

EXISTING BUILDING TO REMAIN  
 61,705 SF

TOTAL NEW CONSTRUCTION = 133,089 SF

FIRST FLOOR PLAN



# Facilities Feasibility Study

1. Existing Facilities Survey
2. Educational Space Analysis
3. Review of Options
4. Concept Development

## 5. Site Utilization

- Concepts Developed for Selected Options
- Review of Site Concepts with Facilities Study Team
- Finalize Site Utilization Concepts with Facilities Study Team

6. Project Development Scheduling
7. Project Cost Estimate
8. Reporting



*Washington Trenton Elementary School*



*South Beaver Dam Elementary School*



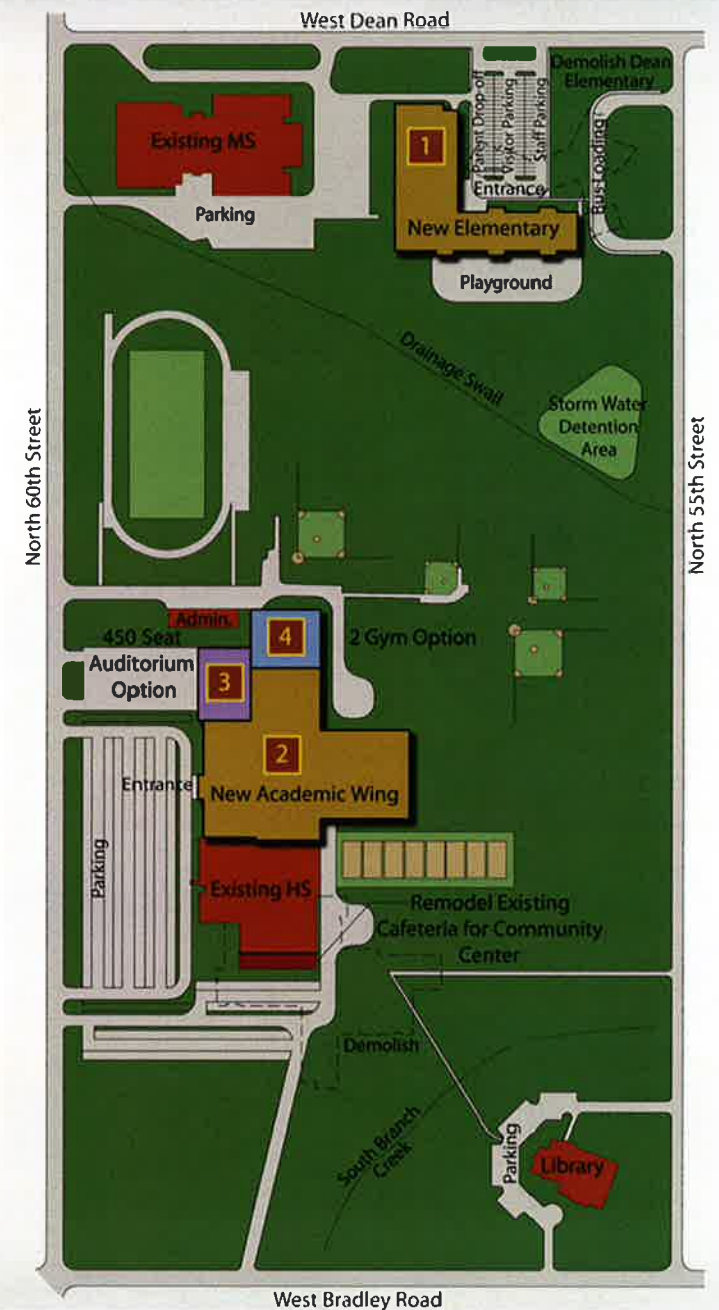
# Facilities Feasibility Study

1. Existing Facilities Survey
2. Educational Space Analysis
3. Review of Options
4. Concept Development
5. Site Utilization

## 6. Project Development Scheduling

- Develop Schedule for each Selected Option
- Review Schedule with Building Committee
- Finalize Schedule

7. Project Cost Estimate
8. Reporting





# Facilities Feasibility Study

1. Existing Facilities Survey
2. Educational Space Analysis
3. Review of Options
4. Concept Development
5. Site Utilization
6. Project Development Scheduling

## **7. Project Cost Estimate**

- Develop Project Budget Cost Estimate for each Selected Option
- Review Budgets with Administration
- Review Budgets with the Building Committee
- Finalize Costs

8. Reporting





# Project Cost Estimate

## LaCrosse School District Cost Estimates

School	Cost	Cost	Cost	Cost	Total
<b>Longfellow Middle School</b>					
1 Priority Needs	\$ 4,856,400.00				\$ 4,856,400.00
2 Maintenance and Improvements (2007 - 2010)		\$ 173,000.00			\$ 173,000.00
3 Maintenance and Improvements (2011 - 2016)			\$ 185,500.00		\$ 185,500.00
4 Maintenance and Improvements (2016 - 2021)				\$ 4,462,100.00	\$ 4,462,100.00
					<u>\$ 9,677,000.00</u>
<b>HIGHLIGHTED PRIORITIES</b>					<b>\$ 398,200.00</b>
<b>Central High School</b>					
1 Priority Needs	\$ 2,401,850.00				\$ 2,401,850.00
2 Maintenance and Improvements (2007 - 2010)		\$ 359,250.00			\$ 359,250.00
3 Maintenance and Improvements (2011 - 2016)			\$ 60,850.00		\$ 60,850.00
4 Maintenance and Improvements (2016 - 2021)				\$ 7,881,150.00	\$ 7,881,150.00
					<u>\$ 10,703,100.00</u>
<b>HIGHLIGHTED PRIORITIES</b>					<b>\$ 588,750.00</b>
<b>Logan High School</b>					
1 Priority Needs	\$ 2,510,500.00				\$ 2,510,500.00
2 Maintenance and Improvements (2007 - 2010)		\$ 317,800.00			\$ 317,800.00
3 Maintenance and Improvements (2011 - 2016)			\$ 221,400.00		\$ 221,400.00
4 Maintenance and Improvements (2016 - 2021)				\$ 5,765,400.00	\$ 5,765,400.00
					<u>\$ 8,815,100.00</u>
<b>HIGHLIGHTED PRIORITIES</b>					<b>\$ 642,300.00</b>
<b>Hogan Administrative Center</b>					
1 Priority Needs	\$ 1,640,000.00				\$ 1,640,000.00
2 Maintenance and Improvements (2007 - 2010)		\$ 229,400.00			\$ 229,400.00
3 Maintenance and Improvements (2011 - 2016)			\$ 32,100.00		\$ 32,100.00
4 Maintenance and Improvements (2016 - 2021)				\$ 846,700.00	\$ 846,700.00
					<u>\$ 2,748,200.00</u>
<b>HIGHLIGHTED PRIORITIES</b>					<b>\$ 212,900.00</b>

**EXAMPLE**



# Facilities Feasibility Study

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## 8. Reporting

- PRA to Review Final Format and Study Content with Building Committee
- Presentation of Final Study
- Study Posted on the School website





# Community and Student Engagement



- Interview community, students, staff
- Engagement in charettes and puzzle play
- Incorporate students in the process
- Opportunities with post-secondary institutions





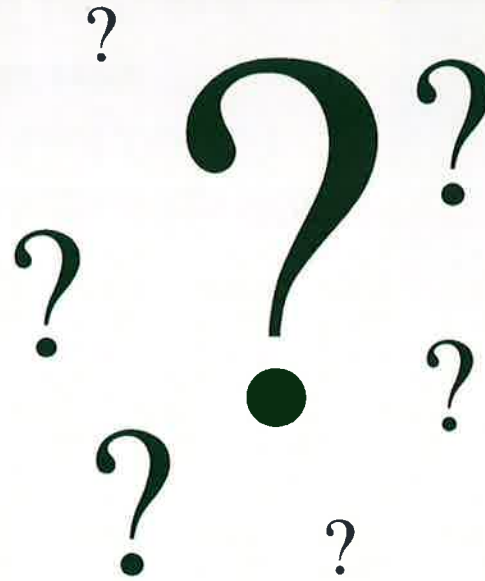
# Successful Referendum Campaigns

## Successful Referendum Campaigns for over 50 Projects

- Albany School District
- Brodhead School District (2 projects)
- Brown Deer School District
- Burlington Area School District (5 projects)
- Cedarburg School District (5 projects)
- Crivitz School District (2 projects)
- Cudahy School District (3 projects)
- Deerfield School District (2 projects)
- East Troy School District (2 projects)
- Elmbrook School District (4 projects)
- Genoa City J2 School District (2 projects)
- Germantown School District (2 projects)
- Grafton School District (5 projects)
- Hamilton School District (7 projects)
- Hartford Jt. 1 School District (3 projects)
- Jefferson School District
- La Crosse School District (2 projects)
- Linn J4 School District
- Mukwonago School District (5 projects)
- Muskego-Norway School District
- Oconomowoc Area School District (3 projects)
- New Berlin School District (4 projects)
- Slinger School District (5 projects)
- South Milwaukee School District
- Trevor School District
- Waterford School District (4 projects)
- Wisconsin Rapids School District



# Questions and Answers



*Creative Design – our promise*

*People – our focus*

*Quality – our commitment*



## Why Select Our Team?

- In-house educational planners
- Proven experience in developing sustainable studies for School Districts
- Long term relationships are valuable. Clients continually choose to work with us decade after decade.
- Facilities Feasibility Study will engage your students, staff, community and committees

*We want to continue our relationship with the Beaver Dam Unified School District and be your architect on this very important project which will serve as a roadmap for your future.*

