



 **TWO RIVERS PUBLIC SCHOOLS**
Proudly serving our Lakeshore Community.

 **bray**
architects

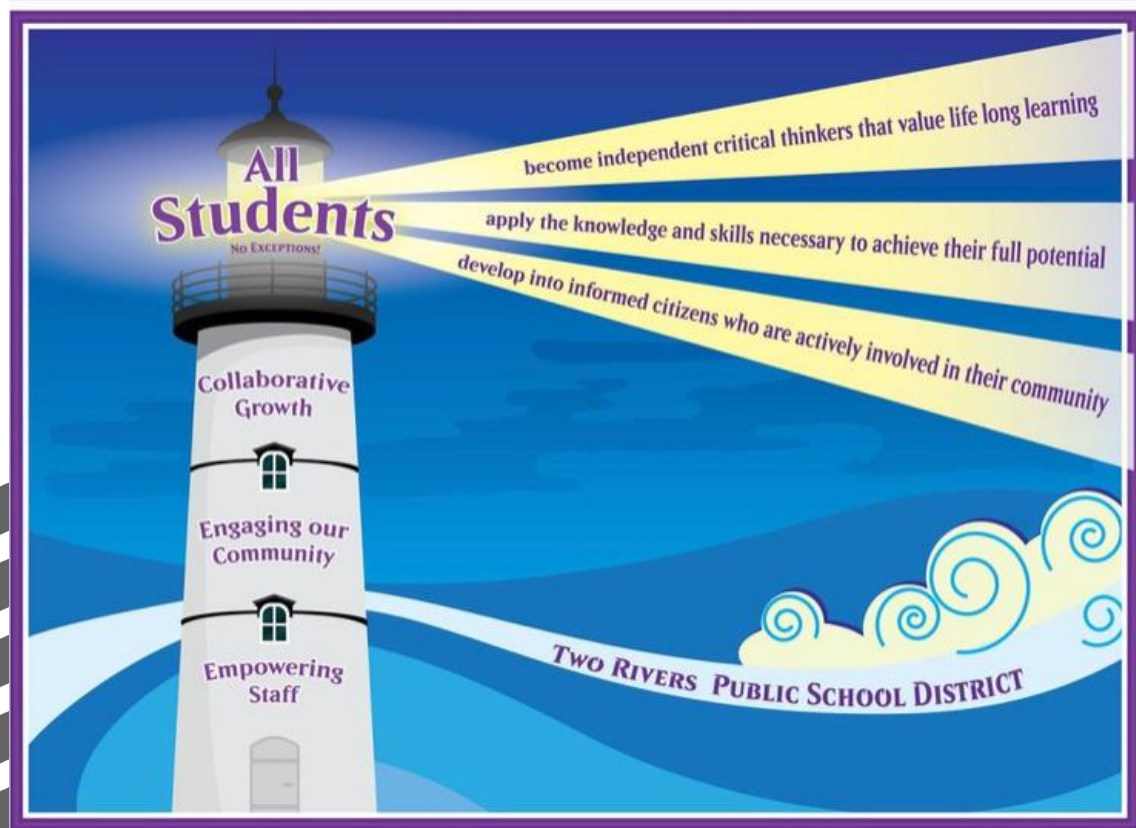
 **CGSchmidt**

FACILITIES ASSESSMENT SERVICES

November 22, 2021

AGENDA

1. Introductions
2. Committee Process
3. Facilities Assessment
4. Educational Needs
5. District Master Plan
6. Master Plan Prioritization
7. Cost Estimating
8. Next Steps

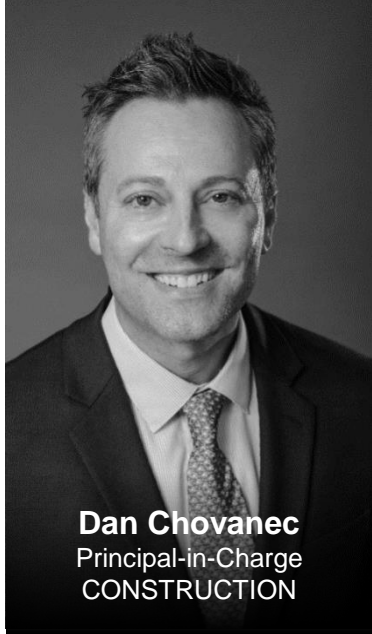


INTRODUCTIONS





Matt Wolfert
Principal-in-Charge
ARCHITECTURE



Dan Chovanec
Principal-in-Charge
CONSTRUCTION



Sarah Dunn
Communications Leader



Clint Selle
Sr. Associate | Architect



Brian Medina
MEP / VDC Director

DISTRICT FACILITIES COMMITTEE

Chad Bauknecht
Joe Bianchi
Judy Goodchild
Zak Peterson
Jaimie Salta
Tim Wester

Sheila Bialek
Michael Canty
Diane Johnson
Adam Rohrer
Austin Schroeger
Randy Williams

Nicole Benthein
Tim Engh
Dana McLinn
Elizabeth Runge
Mary Kay Slattery

COMMITTEE PROCESS



Facilities Committee Timeline

June	Engaged Consultants
June 30 & July 1	Conducted Facilities Assessment
June 17	Facilities Committee Meeting
July 8	Facilities Committee Meeting
July 22	Facilities Committee Meeting
August 5	Facilities Committee Meeting
August 23	Consultants Presented to Staff
July - August	Surveyed Faculty and Staff
September 2	Facilities Committee Meeting
September 16	Facilities Committee Meeting
September 30	Facilities Committee Meeting
October 14	Facilities Committee Meeting
October 28	Facilities Committee Meeting
November 11	Facilities Committee Meeting
November 22	Review Technology Needs



FACILITIES ASSESSMENT



Facilities Assessment Report

Review existing maintenance list and other District reports/lists

Analyze existing architectural, structural, mechanical, electrical and plumbing systems results

Document structural deficiencies and maintenance items

Prioritize maintenance items by urgency

Document associated costs for each item



EDUCATIONAL NEEDS





EDUCATIONAL NEEDS

Grade Configuration Options

- a. PreK-4th | 5th-8th | 9th-12th (Existing)
- b. ~~PreK-4th | 5th-6th | 7th-8th | 9th-12th~~
- c. ~~PreK-5th | 6th-8th | 9th-12th~~
- d. ~~PreK-2nd | 3rd-5th | 6th-8th | 9th-12th~~
- e. ~~PreK-3rd | 4th-5th | 7th-12th~~
- f. PreK-1st | 2nd-4th | 5th-8th | 9th-12th
- g. EC-4K Center
 - i. New facility
 - ii. Use /create space at existing Middle School
 - iii. Use / create space at existing High School
 - iv. Consider inclusion of a daycare

Options Considered

School	Current	Option #1 Mechanical/Infrastructure Upgrades at Each Building	Option #2a Middle School Addition / Renovation	Option #3a New Middle School (existing site)	Option #4a New Middle School (HS site)	Option #5a New Middle School (HS addition)	Option #6a 5th Grade Moves to ES's Middle School Renovation	Option #7a 5th Grade Moves to ES's New 6-8 Middle School	Option #8a 5th-6th Grade Intermediate 7th-8th Grade Middle School	Option #9a Pre-K-2nd Pre-primary 3rd-5th Elementary 6th-8th Middle School	Option #10a Pre-K-2nd Pre-primary 3rd-5th Elementary 6th-8th Middle School
Koenig Elementary School	Scope:	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation for 5th Grade	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation for 5th Grade	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation to Pre-Primary Center	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation to Pre-Primary Center
	Grades:	EC/K-4th Grades	K-4th Grades	K-4th Grades	K-4th Grades	K-4th Grades	K-5th Grades	K-5th Grades	K-4th Grades	K-2nd Grades	K-2nd Grades
	Students:	268	230	230	230	230	260	260	230	375	375
	Addition: Renovation:	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	TBD TBD	TBD TBD	TBD TBD	n/a n/a	TBD TBD
Hague Elementary School	Scope:	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation for 5th Grade	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation for 5th Grade	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation to Elementary	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation to Elementary
	Grades:	K-4th Grades	K-4th Grades	K-4th Grades	K-4th Grades	K-4th Grades	K-5th Grades	K-5th Grades	K-4th Grades	3rd-5th Grades	3rd-5th Grades
	Students:	317	317	317	317	317	362	362	317	490	490
	Addition: Renovation:	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	TBD TBD	TBD TBD	n/a n/a	TBD TBD	TBD TBD
L.B. Clark Middle School	Scope:	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation of Middle School	Close and Seek to Sell	Close and Seek to Sell	Close and Seek to Sell	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation of Middle School	Close and Seek to Sell	Mechanical / Infrastructure Upgrades Secure Entry Renovation to Intermediate	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation of Middle School	Mechanical / Infrastructure Upgrades Secure Entry Addition / Renovation of Middle School
	Grades:	5th-8th Grades	5th-8th Grades	n/a	n/a	n/a	6th-8th Grades	n/a	5th-6th Grades	6th-8th Grades	6th-8th Grades
	Students:	556	556	n/a	n/a	n/a	375	250	250	375	375
	Addition: Renovation:	n/a n/a	TBD TBD	n/a n/a	n/a n/a	n/a n/a	TBD TBD	n/a n/a	TBD TBD	TBD TBD	TBD TBD
HHS School	Scope:	Mechanical / Infrastructure Upgrades Secure Entry	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball	Mechanical / Infrastructure Upgrades Secure Entry Calisturn expansion Athletic Improvements Competition Gym (Wrestling) Upgrade practice & competition Baseball & Softball
	Grades:	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades	9th-12th Grades
	Students:	461	461	461	461	461	461	461	461	461	461
	Addition: Renovation:	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
New Building	Scope:	n/a	n/a	New Middle School Constructed North of Existing	New Middle School Constructed at High School Site (separate building)	New Middle School Constructed at High School Site (addition to HS)	n/a	New Middle School Constructed at High School Site (addition or stand-alone)	New Middle School Constructed at High School Site (addition or stand-alone)	n/a	New Middle School Constructed at High School Site (addition or stand-alone)
	Grades:	n/a	n/a	5th-8th Grades	5th-8th Grades	5th-8th Grades	n/a	6th-8th Grades	7th-8th Grades	n/a	6th-8th Grades
	Students:	n/a	n/a	506	506	506	n/a	375	250	n/a	375
	Addition: Renovation:	n/a n/a	n/a n/a	130,000 TBD	130,000 TBD	130,000 TBD	n/a	116,000 TBD	95,000 TBD	n/a	116,000 TBD
New Building	Scope:	n/a	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)	Early Learning Center (Addition or Renovation)
	Grades:	n/a	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K	Early Childhood - 4K
	Students:	n/a	125	125	125	125	125	125	125	125	125
	Addition: Renovation:	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a
Notes	Average of 125 students per grade level		Would require land swap of city land	Construction may impact parking fields	Construction may impact parking fields	Construction may impact parking fields					
Pros											
Cons											



Staff Survey

Koenig Elementary - Response Trends

EDUCATIONAL NEEDS

- Update/replace playground equipment (accessible)
- Provide air conditioning
- Update heating system to provide more consistent temperatures
 - More space / larger classrooms
 - Update building lighting / lighting controls
 - Flexible seating / furniture
 - Separate gym / cafeteria
 - Flexible learning spaces

Staff Survey

Magee Elementary - Response Trends

EDUCATIONAL NEEDS

- Update heating system to provide more consistent temperatures
- Provide air conditioning
- Additional / larger classrooms
- Update / replace playground equipment
- Update / add storage & shelving
- Separate gym / cafeteria
- Interior finishes update / flexible furniture
- Flexible spaces for students



Staff Survey

L.B. Clark MS - Response Trends

EDUCATIONAL NEEDS

- Update / replace playground equipment
- Update heating system to provide more consistent temperatures
- Provide air conditioning
- Additional gymnasium space
- Library with separation from hallways
- Larger classrooms (currently odd shapes)
- Interior finishes update / cabinets / flexible furniture
- Hands on learning for students, STEM / Maker Space



Staff Survey

High School - Response Trends

EDUCATIONAL NEEDS

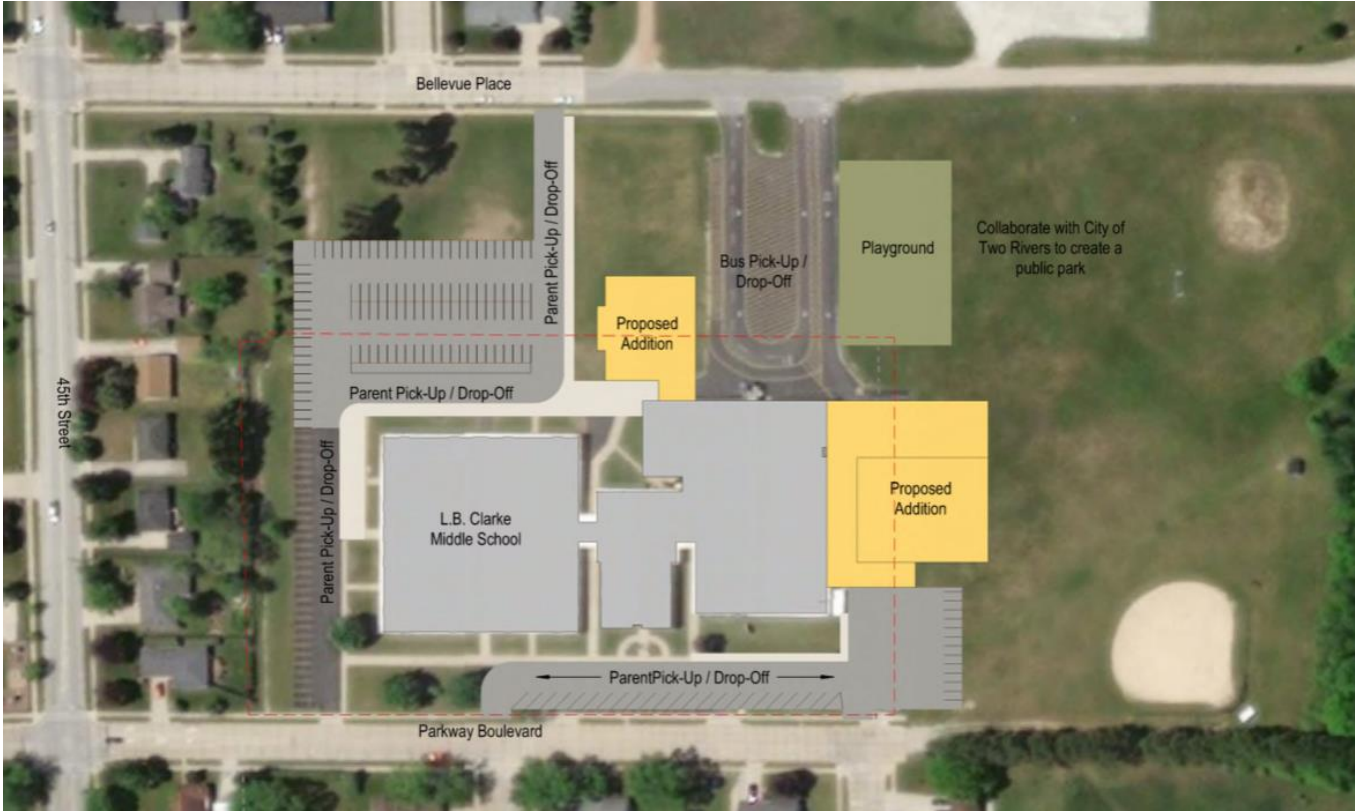
- Update heating system to provide more consistent temperatures
- Update auditorium (larger / separate space)
- Flexible student areas
- Interior finishes update / flexible furniture
- Flexible learning spaces for students / commons areas
- Upgrades to Tech. Ed.
- Update library to a more modern environment

DISTRICT MASTERPLAN



L.B. Clark MS - Addition / Renovation

District Masterplan



L.B. Clark MS - Addition / Renovation

District Masterplan



District Masterplan

Koenig Elementary - Secure Entry



Renovation Only Option



Addition/Renovation Option

Magee Elementary - Secure Entry



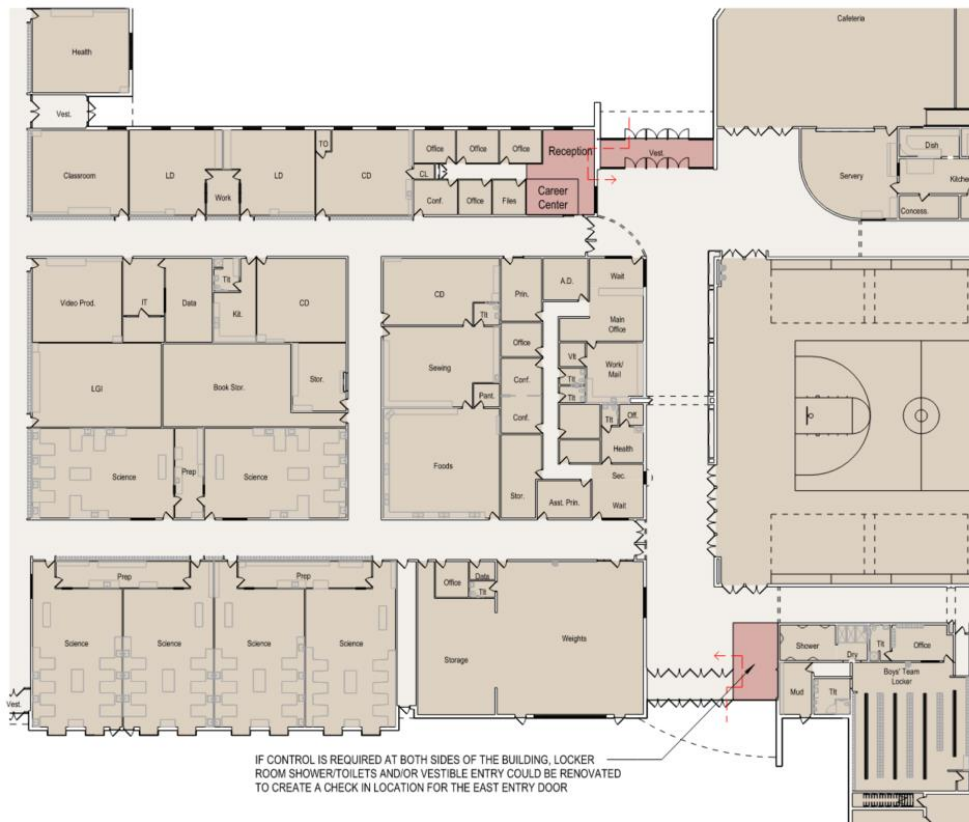
Renovation Only Option



Addition/Renovation Option

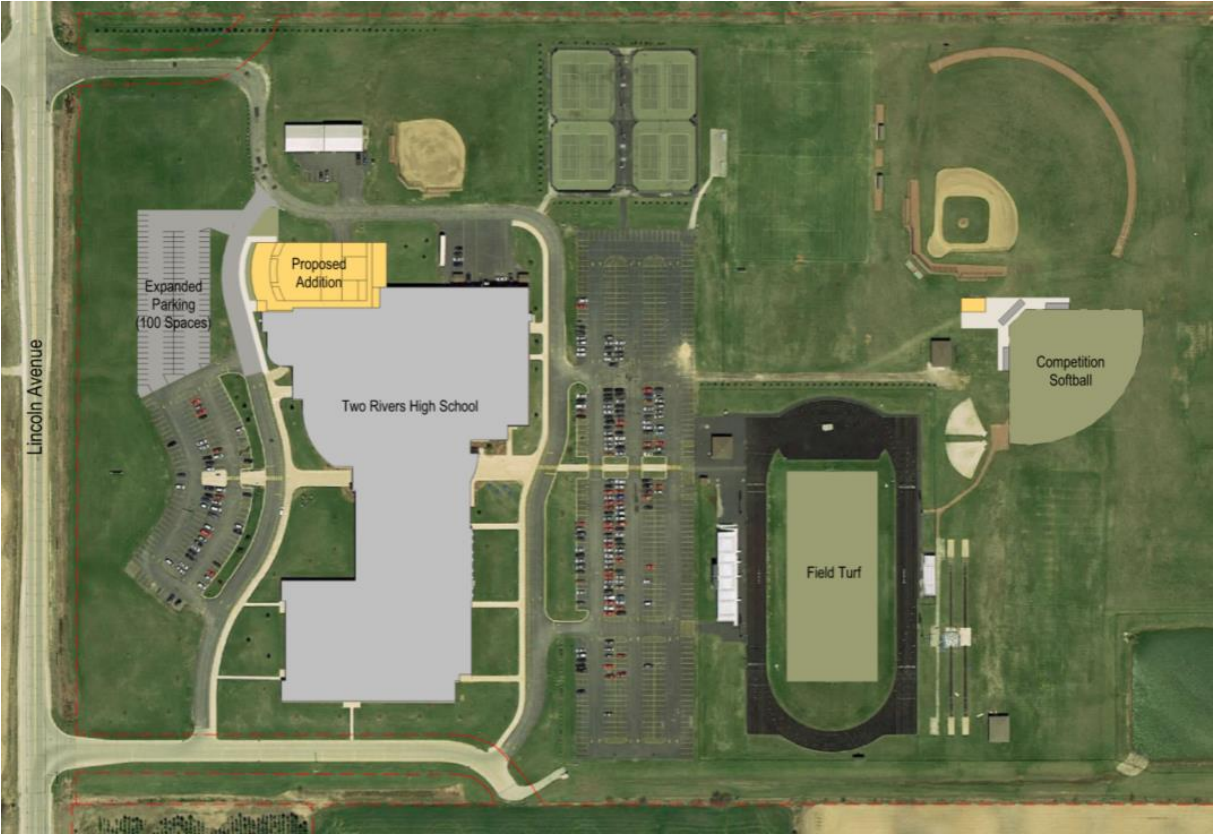
High School - Secure Entry

District Masterplan



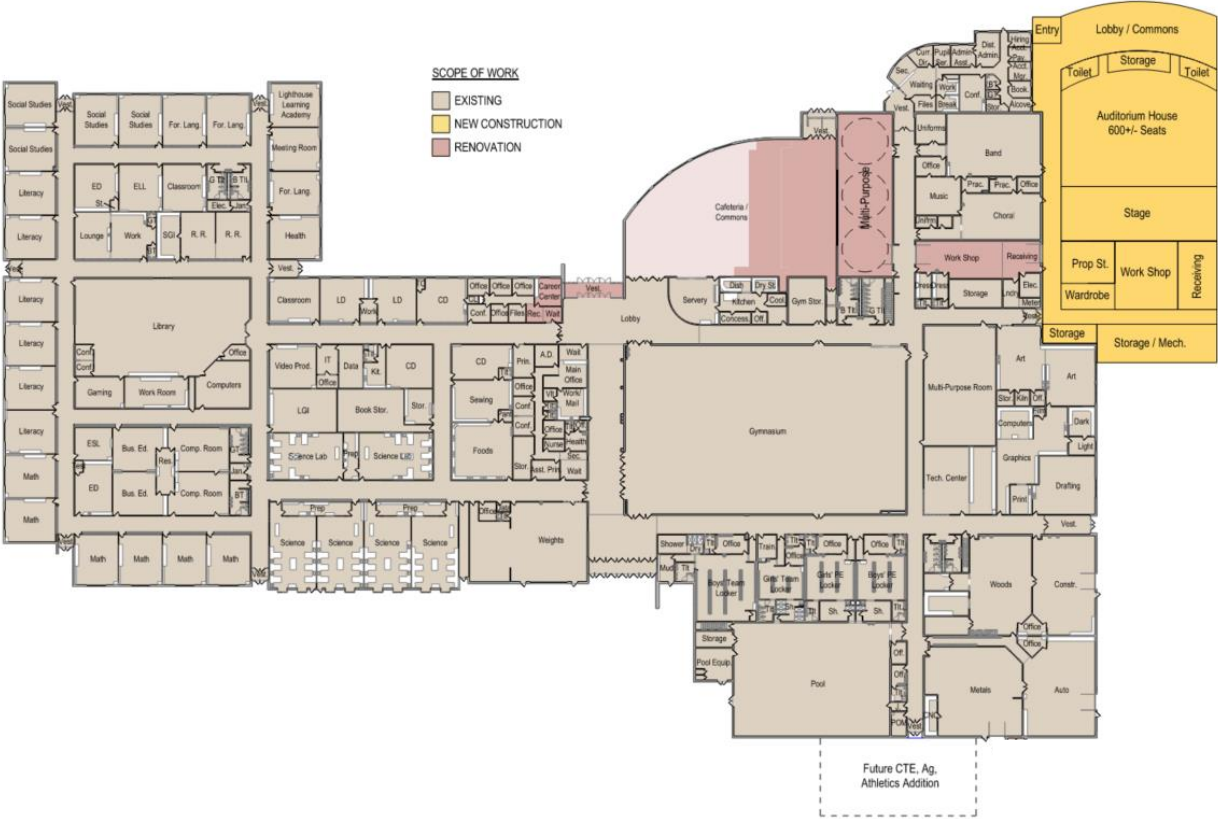
High School Additions / Renovations

District Masterplan



High School Additions / Renovations

District Masterplan



MASTER PLAN PRIORITIZATION

FACILITIES COMMITTEE PRIORITIZATION:

District-wide Infrastructure

Addition / Renovation to L.B. Clark

Secure Entries at Koenig, Magee, & HS

New Playgrounds at Koenig, Magee, & L.B. Clark

District-wide Technology Needs

OTHER CONSIDERATIONS:

Elementary Grade Reconfiguration

Track Replacement

Turf Football/Soccer

High School Auditorium

COST ESTIMATING



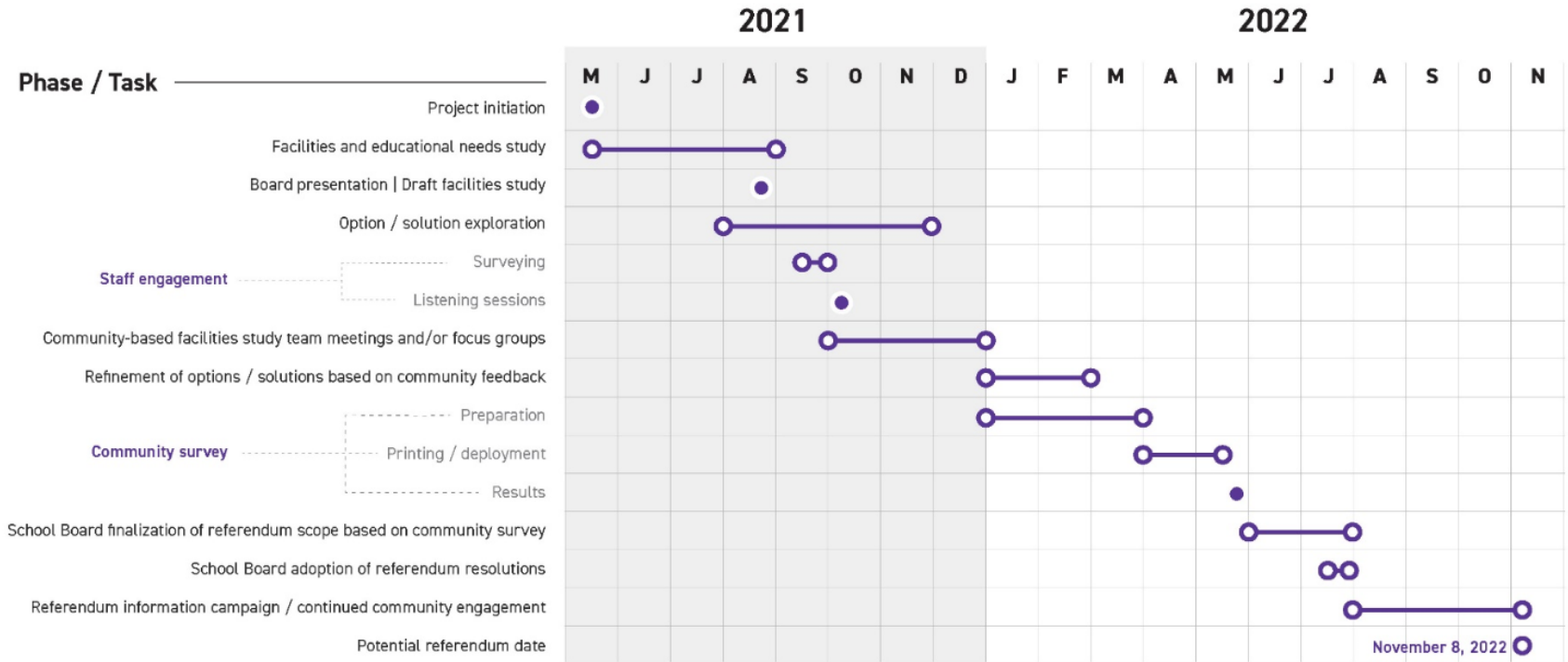
Master Plan Prioritization

Cost Estimates

District-wide Infrastructure	\$16.7M
Addition / Renovation to L.B. Clark	\$24.8M
Secure Entries at Koenig, Magee, & HS	\$1.1M
New Playgrounds at Koenig, Magee, & L.B. Clark	\$0.9M
District-wide Technology Needs	TBD

NEXT STEPS

1. **Board Review Recommendations**
2. **Committee Continue Refinement of Options**
3. **Conduct Community Engagement Sessions**
4. **School Perceptions Survey Community**
 - **Spring 2022**



The schedule above is preliminary and is subject to change.

QUESTIONS?

