Facility Master Plan Update

December 2, 2019
Long Range Facility Master Plan - Why Now?

- **Average school building is 75 years old** - Aging facilities require extensive ongoing and emergency repairs that can cost the District in dollars and disruptions.

- **Raising Racine 2022** – The priorities identified in the District’s five-year strategic plan require safe, positive learning environments.

- **Academies 2.0** – Facilities need to be reconfigured to facilitate the Interdisciplinary Curriculum.

- **Data-Driven Decisions** – Building condition and configuration benchmarks against each other and industry standards drive informed decisions.

- **Changing Demographics** – Shifting population and enrollment trends require analysis of facility utilization and existing boundaries.
Guiding Principles

> Establish Equity: All Buildings & Every Student Benefits
> Right-Size Number of Schools for Operational Efficiency
> Enlarge Elementary Schools for Educational Efficiency
> Reduce Size of Middle Schools to Build Student Relationships
> Community/Parent Rooms at All Schools for Community Connection
> STEM Labs at all Elementary Schools for Hands-on Learning
> Life Safety, Security, ADA, and Deferred Maintenance Updates at all Schools
> High School Space Renovation to Support Academies 2.0
> Multi-phase Implementation Plan to Increase Affordability
> Create a Balanced, Understandable School Feeder System
> Create an IB K-12 Continuum
What is a Long Range Facility Plan?

• Looks at facility needs over time
• Ten-year capital improvement plan (but considers needs beyond that timeframe)
• Includes population projections
• Identification of desirable school sites, site acquisition schedules and programs
• Assessment of building and site condition
• Analysis of Alternatives to new construction and major renovation
• Measures to increase efficient use of school sites
**Facility Master Plan** = Facility Condition + Educational Adequacy + Demographics

<table>
<thead>
<tr>
<th>Facility Condition</th>
<th>Facility Condition summarizes a complete and multi-disciplinary audit of all facilities and provides an estimate of reinvestment costs to restore, replace, or maintain defective assets.</th>
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<tr>
<td>Educational Adequacy</td>
<td>Educational Adequacy is an analysis of how well a school building “works” to deliver current and planned educational programs.</td>
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<tr>
<td>Demographics</td>
<td>Analysis of school boundaries, student enrollment market share, and enrollment changes due to housing developments.</td>
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Architectural
All interior surface finishes such as floors, ceilings, walls, etc.

Envelope
All exterior surfaces of a facility such as roofs, windows, doors, and exterior walls.

Electrical
Includes power distribution infrastructure, generators, lighting, fire alarm, etc.

Mechanical
Systems which help maintain & regulate facility temperature, humidity, & air circulation. Also includes plumbing systems.

Site/Civil
Includes all assets between the facility perimeter and the lot line such as parking lots, playgrounds, athletic fields, drainage, etc.
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<th>Facility</th>
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<th>Suitability for Reinvestment</th>
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**Key Demographic Findings**

**Between 2017 & 2019**
- Overall K-12 market share at RUSD declined from 74.9% to 70.3% overall
- K-5 market share declined from 74.3% to 66.8%
- 6-8 market share grew from 67.1% to 68.3%
- 9-12 market share declined from 82.0% to 77.5%

**By 2025 it is estimated that**
- Current planned housing development could yield an additional 579 students attending RUSD schools (depending on scope and scale of Foxconn and supporting projects)
- RUSD schools could gain an additional 194, 390 and 588 students if 25%, 50% and 75% of open land in Mt. Pleasant if land were to be developed, respectively
- RUSD schools could gain an additional 2,215 students if the district is able to attain market share targets as established by the district
- RUSD overall PK-12 student enrollment is estimated to be between 17,168 and 21,304 depending on extent of planned & potential housing development, and the ability of the district to obtain market share targets
Recommendations and Impact
Create a Balanced, Understandable School Feeder System

- Horlick HS (9-12)
  - Jerstad MS (6-8)
    - Olympia Brown ES (4K-5)
    - Jerstad ES (4K-5)
  - Middle School (6-8)
    - Wadewitz ES (4K-5)
    - Julian Thomas ES (4K-5)
    - Elementary School (4K-5)

- Park HS (9-12)
  - Mitchell MS (6-8)
    - SC Johnson ES (4K-5)
  - Middle School (6-8)
    - Fratt ES (4K-5)
    - Knapp ES (4K-5)

- Case HS (9-12)
  - Gifford MS (6-8)
    - Gifford ES (4K-5)
  - Schulte MS (6-8)
    - Schulte ES (4K-5)
    - Elementary School (4K-5)

- 5,104 Total Students
- 5,041 Total Students
- 4,235 Total Students
Average Students Per School

Elementary Schools

- **Existing**: 400
- **Proposed**: 615
- **Change**: +215

Feeder System Middle Schools

- **Existing**: 676
- **Proposed**: 382
- **Change**: -293

6-8 enrollment for Jerstad and Mitchell will be 55% smaller

- Enlarge Elementary Schools for Educational Efficiency
- Reduce Size of Middle Schools to Build Student Relationships
Right-Sizing Facilities

- Build Schools
- Consolidate Facilities
- 4 Less Facilities

☑ Right-Size Number of Schools for Operational Efficiency
Proposed Phasing Plan

**Phase 1a**
- Academies of Racine
- New K-8 School (Schulte)
- New Elementary School (Red Apple)
- Close Giese ES
- Hammes Field Improvements
- Misc. Life Safety, ADA, and Deferred Maintenance

**Phase 1b**
- New Middle School
- New Elementary School (Roosevelt/Janes)
- Academies of Racine
- Starbuck IB Expansion to K-8 (Jefferson/West Ridge)
- Fratt Expansion and Renovation
- SC Johnson Expansion and Renovation
- Close Existing Red Apple ES
- Close Existing Schulte ES
- Misc. Life Safety, ADA, and Deferred Maintenance

**Phase 1c**
- New Middle School
- Mitchell Remodel
- J-A Remodel and ES Expansion (North Park)
- Jefferson RAE Remodel
- West Ridge Remodel (Early Learning)
- Close Existing Roosevelt ES
- Close Existing Janes ES
- Close Existing West Ridge ES
- Close Existing Jefferson ES
- Misc. Life Safety, ADA, and Deferred Maintenance

**Phase 1d**
- Goodland ES Remodel
- Horlick Expansion and Remodel
- Wadewitz Expansion and Remodel
- Walden III Remodel
- Close Existing North Park ES
- Close Dr. Jones ES
- Misc. Life Safety, ADA, and Deferred Maintenance

**Phase 1e**
- Case Remodel
- Park Remodel
- Gilmore Fine Arts Remodel
- Misc. Life Safety, ADA, and Deferred Maintenance

- Multi-phase Implementation Plan to Increase Affordability
- Life Safety, Security, ADA, and Deferred Maintenance at all Schools
- Establish Equity: All Buildings & Every Student Benefits
- High School Space Renovation to Support Academies 2.0
Accountability
> **Single Source Program Management** - A single-source representative to all external parties, from project kick-off to its ultimate commissioning, will foster efficiencies and accountability.

> **Competitive Bidding** - All major trade work will be competitively bid among District approved vendors to ensure best pricing.

> **K-12 Specialists** - Construction manager and vendor selection will be predicated on K-12 experience.

> **Commissioning and Training** - Building system functionality will be verified and maintenance teams will be properly trained on equipment operation.

> **Community Engagement** - Input and guidance will be sought from all key stakeholders, and information will be communicated clearly and concisely.

> **Design Committees** - The inputs of committees comprised of principals, educational specialists, teachers, facility staff, and other important stakeholders will be aggregated into final building designs.