Giese Elementary

RACINE UNIFIED SCHOOL DISTRICT

School Description

Original Construction: 1965
Building Additions: None
Gross Square Footage: 46,630 ft²
Site Acreage: 10.6 acres

Demographics Assessment

	Current
Enrollment (students)	274
Facility Capacity (students)	416
Facility Utilization	66%

Phase 1 & 2 Projects

None

Educational Adequacy Scorecard

	Key Program Area	Rating	Summary
Site	Site Traffic, Safe Routes, Parking	R	Create bus loop on east side. Mostly walkers (80%). Create a public walking path (separated by fence) from N to S.
	Site Size, Outdoor Fields & Greenspace Areas	G	12 acres. Adjacent to city park. Hard surface play should be relocated & expanded.
General	Security/Supervision	R	Currently allow entry & exit from exterior classroom doors! Eliminate these doors. Need more cameras interior and exterior. Office should be relocated to front entry. More site security lighting
	ADA Accessibility	G	Front entrance is accessible. Site and building elevation grades are good.
	Administrative/Nurse/Student Support Spaces	R	Poorly organized. Not at front entry. No conference room. Support spaces in east pod are poorly laid out, noisey, etc.
	Cafeteria/Serving/Kitchen	R	Kitchen too small. Cafeteria should have windows enlarged once no longer a gym.
	Staff Planning/Collaboration Areas	Y	Don't have a dedicated space but can use building's learning commons areas.
	Restrooms-Student/Staff	Y	Need to update for ADA. Only 2 staff restrooms.
	Support Spaces (Lockers, Book Room, Storage, Receiving, etc.)	Y	Have sufficient spaces. Would like lockers/cubbies within classrooms.
	Circulation/Wayfinding	R	Very poor interior wayfinding. Better signage and color coding. High walls in east pod area further restricts wayfinding.
	Community or Parent Room	R	Needs a community room.
	Building Aesthetics (Interior & Exterior)	R	Interior and exterior appearance does not reflect the quality of care and education students receive. Much of the building aestheics are 50+ years old and need a refreash. Lack of daylight in center pod areas.
Instructional	Classroom Quantity, Size & Suitability	Y	Oddly shaped but good size and quantity. Eliminate non-used operable walls between classrooms to improve acoustics. Rooms still have chalkboards. Eliminate exterior doors.
	Science/STEM Classrooms	Y	No dedicated science/STEM space. Space to add in west learning commons.
	Music, Art, Performance Spaces	R	Art needs to be bigger with Kiln and have more sinks. Music and Band need to be in accoustically separate rooms.
	Flexible Learning Spaces, Student Project/Breakout Spaces	Y	Large learning commons space that could be much better utilized. Building equiped with some operable walls between classrooms but these are unused due to age.
	Makers Space/FAB Lab/Career & Tech. Ed. Spaces	Y	Don't have Makers Space but could add within learning commons.
	Phy. Ed. & Athletics Spaces	R	Functional area of the gym is 2,630 sf and oddly shaped. (For comparison Knapp is 5,480 sf and OB 5,000 sf) Combined with cafeteria causing scheduling limitations. Currently not able to meet DPI requirement of 90 minutes of phy. ed. per week.
	Library/Media Center/Learning Commons	G	Small library size, 2 large learning commons in the classroom pods. Flexible library furniture but fixed bookshelves. Elminate OT and work spaces with new office addition.
	Special Education Spaces	Y	Dedicate a lot of sf to SPED but spaces could be "right-sized". IEP conference room needed. Some are located in open east pod area. No sensory room.
Reuse	Facility Condition Index (FCI)	R	64.92% FCI
	Suitability for Reinvestment/Expansion/Repurposing	R	Due to high FCI and poor building design, the district should refrain from investing in this school. Large site lends itself to being reused for a new school of some type.

G	Adequate - Conforms with design best practices and meets District needs for foreseeable future
Y	Questionable - Doesn't meet design best practice but may be considered acceptable based on current usage, enrollment, or programs
R	Inadequate - Fails to meet District needs and should be considered highest priority for correction

November 2019: Project Budget estimates contained in the plan have been estimated based on current market rate. Cost estimates will be updated annually based on current market rate for materials and services at the time of the reevaluation.

BIM #	BIM Description		Total Project Budget
Giese Elementary School			
Architectural and Interior Systems			
GES-INT-1	Environmental Remediation Associated with Proposed Renovations	0-5 years	$223,500
GES-INT-2	Flooring - Classrooms, Gymnasium/Cafeteria, Kitchen, Commons Storage, Commons/Stage	0-5 years	$459,500
GES-INT-3	Flooring - Corridors, Lobby, and Offices	5-10 years	$79,500
GES-INT-4	Flooring - Library	10-20 years	$27,000
GES-INT-5	Interior Walls - Remove Wood Paneling Outside East and West Learning Centers, Repair Salt Damage in Outdoor Storage Area	0-5 years	$39,000
GES-INT-6	Walls - Clean and Refresh Brick Veneer	5-10 years	$2,000
GES-INT-7	Interior Doors - Replace Doors, Frames, and Hardware with ADA Accessible Doors and Hardware	5-10 years	$281,500
GES-INT-8	Casework - Replace Classroom Casework with Laminate Cabinets & Countertops	5-10 years	$295,500
GES-INT-9	Ceilings - Replace Ceilings in Corridors, Lobby, Gymnasium /Cafeteria and Offices	5-10 years	$35,000
GES-INT-10	Lockers - Provide Laminate Casework Cubbies	10-20 years	$79,000
GES-INT-11	Specialty Casework and Kitchen - Replace Library Casework, Kitchen Cabinets with Stainless, Serving Window, Refrigerator and Microwave	0-5 years	$43,000
GES-INT-12	Renovate Staff and Student Toilet Rooms for ADA. Includes Fixtures, Partitions, Tile Walls, Flooring, and Ceilings	0-5 years	$480,000
GES-INT-13	Wall Mounted Items - Replace Marker Boards, and Roller Shades. Acoustical Treatment in Music. Fire Extinguishers	5-10 years	$62,000
Building Envelope Systems			
GES-BE-1	Masonry Repairs - Replace Sealants and Deteriorated Mortar Joints	0-5 years	$150,500
GES-BE-2	Window Replacements - Replace Windows as Condition Deteriorates with New, Thermally Efficient Windows	10-20 years	$507,000
GES-BE-3	Exterior Doors - Replace Doors in Poor Condition with New FRP Doors	0-5 years	$71,500
GES-BE-4	Window Replacements - Replace Storefront Entrances as Condition Deteriorates with New	10-20 years	$35,500
GES-BE-5	Roofing Replacement - Areas 1-15 - Remove Roofing to Deck, Install R-30 Insulation, Install 4-Ply BUR and Metal Flashings	0-5 years	$1,784,500
GES-BE-6	Air Sealing - Seal Roof to Wall Junctures and Around Unit Ventilator Openings	0-5 years	$87,000
Electrical and Safety Systems			
GES-EE-1	Electrical Service & Distribution - Replace Electrical Service Entrance Switchboard and All Existing Distribution Panels	0-5 years	$192,000
GES-EE-2	Wiring Devices - Add Receptacles as Needed and Remove Unused Electrical Conduits, Wiring, and Equipment	5-10 years	$30,000
GES-EE-3	Lighting - Provide Interior and Exterior LED fixtures, Dimmable Lighting Controls and Occupancy Sensors, Egress Lighting	0-5 years	$375,000
GES-EE-4	Fire Alarm System – Replacement with Monitored Addressable System to Meet Code	0-5 years	$179,000
GES-EE-5	Clock System - Provide Wireless GPS Clock System with Battery-Powered Clocks	0-5 years	$45,000
GES-EE-6	PA/All-call System - Provide New Paging System, Install Ceiling Mounted Speakers if Replaced with Suspended Ceiling	10-20 years	$89,500
GES-EE-7	Video Surveillance System - Provide Cameras to Monitor Interior and Exterior of Building	0-5 years	$42,000
GES-EE-8	Backup Power - Provide Generator Sized for Connected Loads and IT Room UPS Systems	Immediate	$54,000
Mechanical & Environmental Systems			
GES-ME-1	Building Controls - Replace Pneumatic System with Open Protocol Digital Control System	0-5 years	$209,000
GES-ME-2	Replace Standard Efficiency Boilers with High Efficiency Hot Water Boilers, Pumps, VFD's, Hydronic Accessories and Glycol	0-5 years	$326,000
GES-ME-3	Cooling System - Provide High Efficiency Chilled Water Cooling Plant - Add Cooling to Entire Building	0-5 years	$579,000
GES-ME-4	Condensing Units/Split Systems - Provide Dedicated DX Split System to Serve IT Data Closet	10-20 years	$14,500
GES-ME-5	Replace Duct Distribution System - Provide Centralized VAV System, Energy Recovery System for Classrooms, Building Exhaust System	0-5 years	$2,876,500
GES-ME-6	Domestic Water Heating - Replace Existing Water Heaters with 2 New High Efficiency Water Heaters	0-5 years	$64,000
GES-ME-7	Water Coolers - Provide Electric Water Coolers with Bottle Fillers at All Current Drinking Fountain Locations	0-5 years	$56,500
GES-ME-8	Fire Sprinkler Systems - Provide New Fire Protection System for the Entire Building	10-20 years	$211,000
Site/Civil Systems			

GES-SC-1	Asphalt - High Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	0-5 years	$82,000
GES-SC-2	Asphalt - Medium Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking, Provide Dumpster Pad	5-10 years	$192,000
GES-SC-3	Asphalt - Low Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking, New Concrete Wheel Stops	10-20 years	$313,000
GES-SC-4	Concrete - High Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	0-5 years	$34,500
GES-SC-5	Concrete - Low Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	10-20 years	$12,000
GES-SC-6	Grading & Drainage - Repair Issues with Standing Water on Parkway Lawns	0-5 years	$10,000
GES-SC-7	Grading & Drainage - Install Roof Drainage System to Collect Downspouts Underground	5-10 years	$81,000
GES-SC-8	Athletic Equipment - Replace Existing Metal Climbing Equipment, Excavate Sand and Replace with Wood Chips	0-5 years	$71,000
GES-SC-9	Athletic & Playground Equipment - Replace Sand with Wood Chips, Remove and Replace Funnel Ball	5-10 years	$18,000
GES-SC-10	Fencing & Landscaping - Repair Damaged Turf, Tree Trimming, Add Support to Aluminum Fencing, Clean Storm Sewer Outfall	0-5 years	$19,000
GES-SC-11	Fencing & Landscaping - Repair Area Adjacent to Southeast Playground, Replace Damaged Aluminum Fence Spindles	5-10 years	$31,000
GES-SC-12	Fencing - Replace Chain Link Fence Separating Playground and West Parking, Replace Backstop, Repair Uneven Turf	10-20 years	$18,000
GES-SC-13	Utilities - Install New Water Service	10-20 years	$109,000
GES-SC-14	Storm Water - Install New Storm Water Management Facilities as Required, Clean Debris from Storm Sewer Outfall	0-5 years	$283,000
GES-SC-15	Life Safety - Add Concrete Bollards to Protect Electrical Transformer, Eliminate Trip Hazards, Fix Non-Compliant ADA Parking	0-5 years	$82,500
Giese Elementary School - Phase 1 Selected Total:			**$0**
Giese Elementary School - Phase 2 Selected Total:			**$0**