



### School Description

Original Construction: 1961  
 Building Additions: None  
 Gross Square Footage: 145,890 ft<sup>2</sup>  
 Site Acreage: 17.2 acres

### Demographics Assessment

	Current
Enrollment (students)	667
Facility Capacity (students)	912
Facility Utilization	73%

### Phase 1 Projects

Build 2-story elementary classroom addition on SW corner from existing building to new gymnasium. New STEM lab. Relocate Elem. art room. New LED lighting throughout. Create Kindergarten rooms w/toilets. Convert library to parent room and student support area.

Create breakout/project rooms. New MS gym, cafeteria, library, band and choir. Relocate MS art. Interior refurbishment. Masonry repairs. Re-roofing. Construct clean & dirty tech ed. labs. LED lighting, power distribution upgrades, new fire alarm, clock, PA and UPS systems. New baseball field.

### Phase 2 Projects

5-10 yr roofing replacement. 5-10 hardscape needs. Ongoing maintenance & repairs. Add air conditioning

**Educational Adequacy Scorecard**

	Key Program Area	Rating	Summary
Site	Site Traffic, Safe Routes, Parking	Y	Bus & Parent separated. Bus drops on busy 16th St. Be good to get buses on property. Limited parking for events (approx. 120 stalls) Be good to separate staff parking from parents
	Site Size, Outdoor Fields & Greenspace Areas	Y	17.2 acres. Good greenspace but no outdoor classroom. MS students benefit from a outdoor relaxation plaza. Baseball field needs to be reestablished and new basketball courts.
General	Security/Supervision	Y	Good controlled entry sequence. Need more cameras, especially exterior. Add 15 sets of compartmentalization doors.
	ADA Accessibility	G	Have elevator, ramps, powered operators.
	Administrative/Nurse/Student Support Spaces	G	Good layout and co-location
	Cafeteria/Serving/Kitchen	G	Good daylighting. Large enough to serve 1 grade at a time for 30 min.
	Staff Planning/Collaboration Areas	Y	No dedicated space. Utilize empty classrooms. Additional conference room on 2nd floor of building would be beneficial.
	Restrooms-Student/Staff	Y	Good quantity. Need ADA updates and gender-neutral
	Support Spaces (Lockers, Book Room, Storage, Receiving, etc.)	G	Have sufficient quantity of each type.
	Circulation/Wayfinding	Y	Limited interior directional signage.
	Community or Parent Room	Y	No community room but not a need since a choice school. Parent room is warranted.
	Building Aesthetics (Interior & Exterior)	Y	Good daylighting. Many original finishes but has held-up well. Classrooms need new finishes.
Instructional	Classroom Quantity, Size & Suitability	Y	Good quantity of classrooms but are only 760 sf (895 w/adjacent storage rooms). Good daylighting.
	Science/STEM Classrooms	G	Updated casework and furniture. Have fumehoods, gas ports, etc. May need another science room as enrollment grows.
	Music, Art, Performance Spaces	G	Have separate band & choir rooms, albeit small. Have 2 art rooms and an auditorium.
	Flexible Learning Spaces, Student Project/Breakout Spaces	R	Need small group instruction/breakout room use. Have an open large group instruction space.
	Makers Space/FAB Lab/Career & Tech. Ed. Spaces	Y	No exploratory learning lab/makers space area
	Phy. Ed. & Athletics Spaces	G	6,670sf gymnasium. Has bleachers and dividing curtain. Good locker rooms.
	Library/Media Center/Learning Commons	R	Only 2,610 sf. Good daylighting. Old finishes and furniture.
	Special Education Spaces	Y	Have limited SPED population but growing. Existing SPED rooms could be right-sized. No sensory room. Add behavioral room on second floor.
Reuse	Facility Condition Index (FCI)	G	17.02% FCI
	Suitability for Reinvestment/Expansion/Repurposing	G	Low FCI and large site warrants expanding Starbuck into a district-wide, K-8 IB choice school for 1,400 students.

- 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
<b>Starbuck an IB World Middle School</b>			
<b>Architectural and Interior Systems</b>			
SMS-INT-1	Environmental Remediation Associated with Proposed Renovations	0-5 years	\$393,500
SMS-INT-2	Flooring - Non-Renovated Classrooms, Gym, Library, Offices, Stairways, Provide ADA Cane Detection	0-5 years	\$750,500
SMS-INT-3	Flooring - Auditorium - Refinish Stage Flooring, Replace Vinyl Tile, Provide New Carpeting	5-10 years	\$84,000
SMS-INT-4	Flooring - Cafeteria, Renovated Classrooms, Kitchen	10-20 years	\$237,000
SMS-INT-5	Walls - Refresh Brick Veneer, Replace Combustible Material Walls, Replace Non-Compliant Stairway Railings	0-5 years	\$103,000
SMS-INT-6	Doors - Hardware - Replace Non-Accessible Door Hardware for 75 Doors, Replace 2 Damaged Doors	5-10 years	\$147,000
SMS-INT-7	Casework - Replace Casework in Non-Renovated Classrooms, and 5 Office / Support Spaces with New Laminate Casework	0-5 years	\$524,000
SMS-INT-8	Ceilings - Auditorium, Cafeteria, Classrooms and Offices, Corridors and Stairways, Gym, Kitchen, Library	0-5 years	\$628,000
SMS-INT-9	Lockers - Replace Metal Lockers in Gym Locker Rooms with New Durable Lockers	0-5 years	\$86,000
SMS-INT-10	ADA - Replace Non-Accessible Library and Reception Casework with New Accessible Casework	0-5 years	\$20,500
SMS-INT-11	ADA - Stepped Music Rooms - Remove Stepped Flooring and Finish with LVT	5-10 years	\$276,500
SMS-INT-12	Toilet Room Renovations - Renovate Student, Single, and Locker Room Toilets to Comply with ADA. Includes Fixtures, Partitions & Finishes	0-5 years	\$833,500
SMS-INT-13	Elevator - Replace or Modernize Elevator as Condition Deteriorates with Age	10-20 years	\$166,500
SMS-INT-14	FF&E - Replace Gymnasium Bleachers	5-10 years	\$112,000
SMS-INT-15	Wall Mounted Items - Replace Marker Boards & Shades, Replace Acoustical Wall Treatments in Music Room, Provide Acoustical Wall Panels in Gym, Remove Phone Booth and Infill Alcove, Replace Partitions in Gym and 3 Classrooms	5-10 years	\$569,000
SMS-INT-16	Theater Equipment - Replace Curtain Support Hardware, Stage Lighting System, and Auditorium Dimming System	0-5 years	\$265,000
SMS-INT-17	Kitchen Equipment - Consolidate Cooking Line under Single Hood, Replace Deck Oven, Replace Broken Worktable	0-5 years	\$61,500
<b>Building Envelope Systems</b>			
SMS-BE-1	Masonry Repairs - Replace Deteriorated Sealants and Masonry Joints, Replace Through-Wall Flashing under Stone Roof Edge Copings, Replace Damaged Masonry Units	0-5 years	\$618,500
SMS-BE-2	Exterior Doors and Storefront Windows - High Priority - Repair 2 Exterior Doors, Replace Storefront Systems in Poor Condition	0-5 years	\$29,000
SMS-BE-3	Storefront Window Replacement - Budget for Replacement of Storefront Systems in Fair Condition	5-10 years	\$103,000
SMS-BE-4	Storefront Window Replacement - Budget for Replacement of Storefront Systems in Good Condition	10-20 years	\$1,139,500
SMS-BE-5	Roofing Repairs - Area 14, Clean Surface, Remove Loose Coating, Prep, and Install New Coating	0-5 years	\$22,000
SMS-BE-6	Roofing Replacement - Area 1,11,17, Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	5-10 years	\$436,500
SMS-BE-7	Roofing Replacement - Area 2-10,12-16,18-22, Remove Entire Roofing System, Reuse and Add Additional Insulation, Install 4-Ply Membrane and Metal Flashings	10-20 years	\$2,125,000
SMS-BE-8	Air Sealing - Exterior Doors, Vestibules, Roof to Wall Junctures, Windows above Dropped Ceiling	5-10 years	\$80,500
<b>Electrical and Safety Systems</b>			
SMS-EE-1	Distribution System - Replace Original (1961 Vintage) Electrical Panels	0-5 years	\$441,500
SMS-EE-2	Wiring Devices - Add Receptacles as Needed and Remove Unused Electrical Conduits, Wiring, and Equipment	5-10 years	\$46,500
SMS-EE-3	Lighting - Provide Interior and Exterior LED fixtures, Dimmable Lighting Controls and Occupancy Sensors, Egress Lighting	0-5 years	\$1,063,500
SMS-EE-4	Fire Alarm System - Replacement with Monitored Addressable System to Meet Code	5-10 years	\$560,000
SMS-EE-5	Electronic Door Access Control - Replace Components as Required as System Ages	5-10 years	\$19,000
SMS-EE-6	Clock System - Provide Wireless GPS Clock System with Battery-Powered Clocks	0-5 years	\$140,000
SMS-EE-7	PA/All-call System - Provide New Paging System, Install Ceiling Mounted Speakers if Replaced with Suspended Ceiling	5-10 years	\$280,000
SMS-EE-8	Video Surveillance System - Provide Cameras to Monitor Interior and Exterior of Building	0-5 years	\$50,000
SMS-EE-9	Emergency Power - Provide UPS Systems for IT Closets	5-10 years	\$28,000
SMS-EE-10	Emergency Power - Provide New Emergency Generator	5-10 years	\$128,000
<b>Mechanical &amp; Environmental Systems</b>			
SMS-ME-1	HVAC Controls Systems - Retrofit Building Controls System and Integrate onto Common Network Platform	0-5 years	\$653,500
SMS-ME-2	Heating Plant - Replace Existing Boilers with New, High Efficiency Boilers and Accessories	10-20 years	\$793,500
SMS-ME-3	Cooling System - Replace Existing Cooling Plant with High Efficiency Chilled Water Cooling Plant	10-20 years	\$749,000
SMS-ME-4	Condensing Units/Split Systems - Provide Dedicated DX Split System to Serve IT Data Closet	10-20 years	\$28,000
SMS-ME-5	Rooftop Units - Replace 2001 Rooftop Units with New Rooftop Units and Energy Recovery for Classrooms	10-20 years	\$1,165,500
SMS-ME-6	Air Handling Units - Replace Original Air Handling Units in South Classrooms, Cafeteria, Gym, Locker-room, Music, Office, Technical Education & Auditorium, Provide Cooling, VAV Systems and Demand Control Ventilation	5-10 years	\$1,832,000
SMS-ME-7	Building General Exhaust Systems - Replace Non-Functional, Aged Fans with Efficient Fans	5-10 years	\$256,000
SMS-ME-8	Tech Ed Exhaust Systems - Replace Aging Tech Ed Dust Collector with New Recirculating, Properly Sized Unit	5-10 years	\$121,500
SMS-ME-9	Domestic Water Heating Plant - Provide Two New High Efficiency Water Heaters and Recirculation Pump	0-5 years	\$97,000
SMS-ME-10	Plumbing Fixtures - Provide Electric Water Coolers with Bottle Fillers at all Drinking Fountain Locations	5-10 years	\$132,500
SMS-ME-11	Fire Sprinkler Systems - Provide New Fire Protection System for the Entire Building	10-20 years	\$592,000
SMS-ME-12	Mechanical System Retro Cx - Provide Commissioning Services to Test 2001 Systems	5-10 years	\$73,000

**Site/Civil Systems**

SMS-SC-1	Asphalt - High Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	0-5 years	\$234,500
SMS-SC-2	Asphalt - Medium Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	5-10 years	\$85,500
SMS-SC-3	Asphalt - Low Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	10-20 years	\$651,500
SMS-SC-4	Concrete - High Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	0-5 years	\$75,500
SMS-SC-5	Concrete - Low Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	10-20 years	\$36,500
SMS-SC-6	Grading & Drainage - Repair Drainage in Areas with Frequent Standing Water or Erosion - Connect Roof Drains to Catch Basins or Storm Sewer, Add Catch Basins, Targeted Regrading, Install Additional Subsurface Drainage	0-5 years	\$377,500
SMS-SC-7	Athletic Equipment & Landscaping - Replace 6 Basketball Hoops, Replace Ball Field Backstop, Regrade Infield, Replace Asphalt Track and Long Jump Pit, Replace Field Goal Posts, Upgrade Landscaping in Interior Courtyards, Remove Stumps, Repair Drip Edge, Add Mulch Rings for Street Trees, Replace Overgrown Gravel Walkway	0-5 years	\$345,000
SMS-SC-8	Utilities - Install New Water Service	10-20 years	\$38,500
SMS-SC-9	Storm Water Management - Provide Basins or Ponds to Comply with DNR for Major Projects	0-5 years	\$246,000
SMS-SC-10	Life Safety & Misc. - Install ADA Ramp into Interior Courtyard, Repair Drainage Causing Icing near Door 2, Replace Courtyard Benches, Repairs and Tuckpointing to Brick Retaining Wall	0-5 years	\$136,000
<b>Starbuck an IB World Middle School - FCA Selected Total:</b>			<b>\$8,889,000</b>
<b>Starbuck an IB World Middle School - Phase 2 - FCA Selected Total:</b>			<b>\$4,628,500</b>

**Educational Adequacy**

SMS-EDA-1	Two-Story Addition for Classrooms, Gymnasium, Middle School Cafeteria, Kitchen, Receiving, Music, Band and LMC, Create New Elementary Playground	EDA	\$19,023,000
SMS-EDA-2	Create Five New Kindergarten Classrooms with Toilets, Enlarge Two Classrooms by Expanding into Adjacent Storage	EDA	\$583,000
SMS-EDA-3	Create Middle School Art, Clean Tech Ed Lab, and Elementary STEM Lab, Right Size World Language and Health, Convert Existing Library into Community Room and Additional Office Space	EDA	\$950,000
SMS-EDA-4	Add Outdoor Classroom to East Side of Gymnasium	EDA	\$1,020,000
		EDA	\$616,000
<b>Starbuck an IB World Middle School - Phase 1 - Educational Adequacy Selected Total:</b>			<b>\$21,576,000</b>
<b>Starbuck an IB World Middle School - Phase 2 - Educational Adequacy Selected Total:</b>			<b>\$0</b>

**Starbuck an IB World Middle School - Phase 1 Selected Total: \$30,465,000**

**Starbuck an IB World Middle School - Phase 2 Selected Total: \$4,628,500**