

SCHOOL DISTRICT OF FORT ATKINSON

Master Planning Process - Executive Summary

October 16th, 2019

District Mission:

The School District of Fort Atkinson is committed to delivering the quality opportunities and services each student needs to achieve his or her academic and personal potential.

The School District of Fort Atkinson has been engaged in a master planning process to review the district's short and long-term facility needs. The assessment reviewed the appearance, condition and current uses of the buildings as well as exploring building capacity, educational space adequacy, accessibility standards and overall site and building security for the four elementary schools, middle school and high school.

All district buildings were evaluated by a team of consultants from CG Schmidt (CGS) Construction and Plunkett Raysich Architects (PRA). The process included a review of existing floor plans, security maps, and engineering surveys, energy efficiency reports, interior and exterior walk-throughs of all District buildings and grounds, and meetings with building principles and maintenance staff. The team also identified secure entry sequences for all buildings for inclusion into the facility assessment report. This independent, objective analysis was presented to the District in two reports.

The first was the **Existing Facilities Survey and Educational Space Study** from PRA that was published in October 2018. The second was the **Facilities Assessment Report** which was recently compiled by CGS and included the summary of maintenance items for all buildings with an associated cost, including a thorough evaluation of all mechanical, electrical and plumbing systems, and an energy efficiency report. Since the District is committed to energy efficiency, CGS partnered with Upper90 Energy to determine how efficiently the buildings are performing currently, and are there opportunities to be more energy efficient in the future. (**See Upper 90 Energy Report*)

The Board and District is continually committed to keeping our students and staff safe and comfortable while they attend school or work in any of our District buildings. The District recently learned that the state may mandate that all schools be tested for radon and retested after any renovations or changes are made to the buildings HVAC systems. Radon is a naturally occurring radioactive gas that can enter buildings through cracks and openings in the foundation. As a proactive measure at the April 18, 2019 Board of Education meeting the board approved completing radon testing for all district buildings to be completed during the winter of the 2019-2020 school-year.

The School District of Fort Atkinson serves approximately 2,707 students in grades K-12 throughout six buildings. In summary, the district schools are summarized below and outline each building's grade level configuration, year the school was built, the year(s) additions were made to the building, site area for each parcel, and the square footage of each building.

School	Barrie	Luther	Purdy	Rockwell	Middle School	High School
Grade Levels	K-4	K-5	K-5	K-5	6-8	9 - 12
Built	1938	1965	1955	1955	1911 Demo 1982	1988
Addition(s)	1975	1967, 1986, 2001	1975	1975	1951, 1960, 1982, 1988 Converted HS to MS	NA
Site Acreage	6.552 Acres	21.867 Acres	13.217 Acres	5.981 Acres	10.670 Acres	70.530 Acres
Building Area SF	45,400	91,100	79,500	49,200	192,700	264,100

Step 1: Existing Facilities Survey by PRA

PRA began the process with an architectural survey of all District buildings to document the physical characteristics of all six buildings. The survey reviewed the general appearance, condition and the current uses of each building, as well as conformance to ADA accessibility standards and overall site security. One of the reasons for collecting this data is to determine the feasibility of space reallocation, remodeling and/or expanding the buildings to meet programmatic, accessibility and security requirements in the future. They began the process by reviewing existing floor plans, conducted a walk-through of all sites and buildings, plus pulled in engineering experts to survey the architectural, mechanical, electrical and plumbing systems to determine how well each system supports each building.

Both an exterior and interior audit was performed on each building, including the overall condition of each site. For example on the exterior of the buildings the report identified items such as cracked asphalt, chain link fencing is falling over and rusting, landscape is overgrown, standing water has accumulated, tennis courts need to be resurfaced, to tripping hazards on sidewalks. The interior audit identified items such as unusual wear and tear on flooring due to heavy traffic patterns, casework delamination, inconsistency with tile patterns and colors, rusting of lockers, lack of accessibility to locker rooms, doors have knob hardware and need to be switched to lever hardware, and the lack of secure entrances.

Step 2: Educational Space Study by PRA

The educational space analysis provides a quantitative measure of spaces currently located within each of the six schools to support current and potential programming. The District also provided targeted and optimal student/class size guidelines developed by the board for the report.

There are three questions that need to be answered in order to determine building capacity.

- 1. Capacity:** Does the existing capacity adequately serve the needs of students and teachers today and in the future?
If not, what are additional space needs required?

2. **Deficiency:** Are there any building space deficiencies that should be addressed immediately?
3. **Vision:** What facilities will be required in order to accommodate district goals and flexible learning environments?

For the specific scope requested by the School District of Fort Atkinson this report analyzes only the first question in regard to capacity. Calculating capacity is accomplished by two scenarios. Optimal Class Size Capacity is the point where the building is functioning optimally as an education facility. The Maximum Class Size Capacity is the point where a building is at the maximum student count to run effectively and efficiently without impacting teachers’ ability to teach and students’ ability to learn. The contents of this analysis will assist the District to address space deficiencies and look for visionary programs in the future.

The analysis also incorporates an operational efficiency based upon the grade levels that occupy each building for optimum building utilization which are as follows:

- 90% is maximum capacity at elementary school level
- 85% is maximum capacity at the middle school level
- 80% is maximum capacity at the high school level

Several assumptions were made by PRA in order to create the capacity study:

- One teacher per teaching station (one teacher per room)
- Schedule of classes, usage of rooms and the basic curriculum will remain the same
- Identified potential classroom allocation was verified by the building principal

When evaluating all buildings, Barrie, Luther, and Rockwell Elementary Schools are at target capacity, and Purdy Elementary is significantly below capacity. The Middle School is marginally under capacity for today’s student population; and the High School is significantly under capacity. This allows for some flexibility for student growth, and the opportunity to create modern learning environments.

School	Barrie	Luther	Purdy	Rockwell	Middle School	High School
Current Enrollment	276	263	335	249	635	949
Maximum Capacity	300	300	616	300	891	1,513
Target Capacity	270	270	554	270	757	1,211
Space Capacity	(6)	7	219	21	122	262

Step 3: Facilities Condition Assessment by CGS

The Facilities Condition Assessment includes the summary of maintenance items for all buildings with an estimated cost. The maintenance lists for all six buildings is categorized under general building, roofing, fire protection, plumbing, mechanical and electrical needs, and identified as either urgent in

nature, or items which need to be addressed within 2-5 years, 6-10 years, or 10+ years. The team also identified secure entry sequences for inclusion into the facility assessment report.

The budgets developed for this report are for the purposes of prioritizing and decision making. Due to the nature of the items documented, some items may require additional investigation and may require engineered solutions. The total urgent maintenance items identified for all six schools totaled \$4,168,500. Examples of issues identified were replacing doors and adding weather stripping, repairing tripping hazards, flashing and roof replacement and repairs, adding additional security cameras for full coverage.

The total maintenance needs for each milestone are outlined below.

Summary of Maintenance Needs for All Buildings

Building	Urgent	Needed in the next 2-5 Years	Needed in the next 6-10 Years	Needed in 10+ Years	Secure Entrances	Radon Testing	Subtotal
District Offices	NA	NA	NA	NA	\$17,873	NA	\$17,873
Barrie Elementary School	\$259,900	\$1,712,640	\$916,920	\$859,000	\$242,843	\$2,510	\$3,993,813
Luther Elementary School	\$1,392,950	\$3,464,177	\$1,296,100	\$79,000	\$70,868	\$3,220	\$6,306,315
Purdy Elementary School	\$237,000	\$2,432,918	\$2,656,072	\$633,000	\$601,996	\$3,220	\$6,564,206
Rockwell Elementary School	\$427,150	\$1,764,582	\$1,012,116	\$263,000	\$270,345	\$2,510	\$3,739,703
Middle School	\$1,618,400	\$2,838,216	\$4,717,775	\$1,524,000	\$579,284	\$2,400	\$11,280,075
High School	\$233,100	\$2,880,133	\$1,574,874	\$3,792,185	\$106,984	\$4,150	\$8,591,425
Total	\$4,168,500	\$15,092,666	\$12,173,856	\$7,150,185	\$1,890,193	\$18,010	\$40,493,409

**Please reference the complete studies on the district's website for supporting data and images to the observations and recommendations.*