

GREEN BAY AREA PUBLIC SCHOOL DISTRICT

Facilities Master Planning Update: Facilities Study Report



HELLO!

WE ARE (SOME OF) YOUR PLANNING TEAM



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Architect | Partner



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Architect | Partner

AGENDA

PROCESS
so far...

FUTURE READY
LEARNING
ENVIRONMENTS

FACILITY STUDY
RESULTS

QUESTIONS

NEXT STEPS

DB

PROCESS *so far...*

Process
so far...

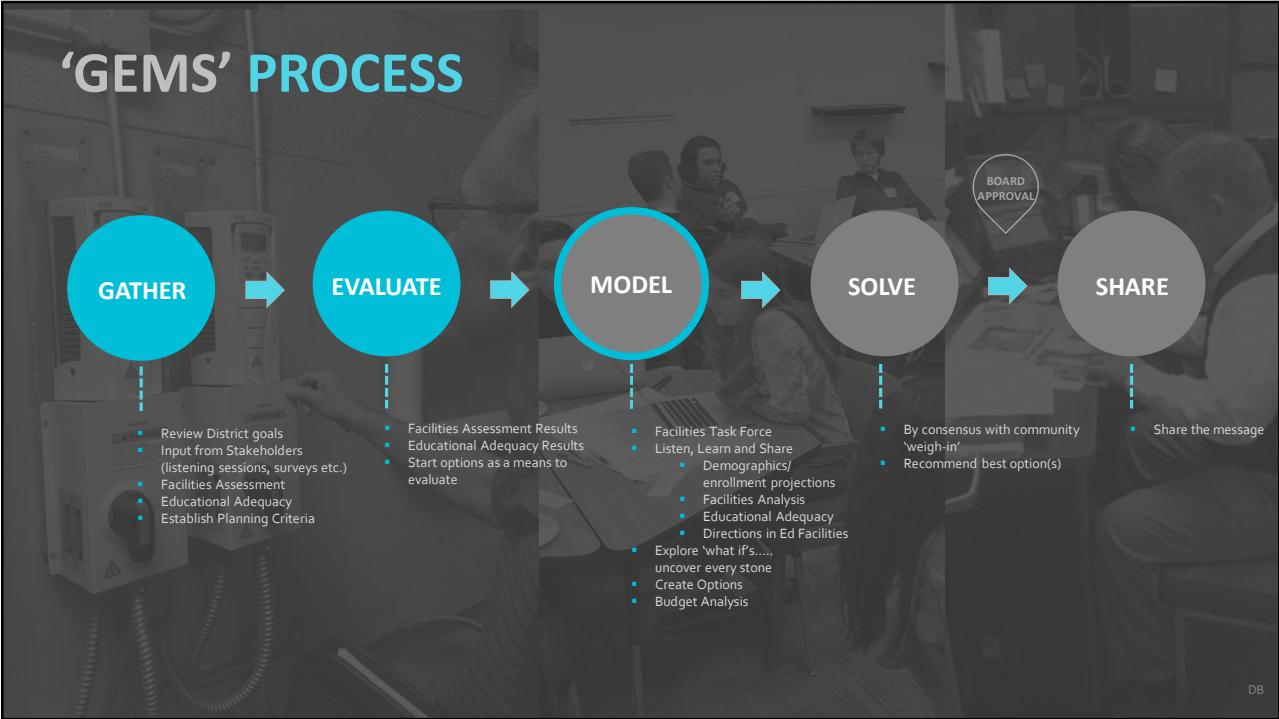
FUTURE READY
LEARNING
ENVIRONMENTS

FACILITY STUDY
REPORT

QUESTIONS

NEXT STEPS

DB



FUTURE READY LEARNING ENVIRONMENTS

Process so far... FUTURE READY LEARNING ENVIRONMENTS FACILITY STUDY REPORT QUESTIONS NEXT STEPS

FB



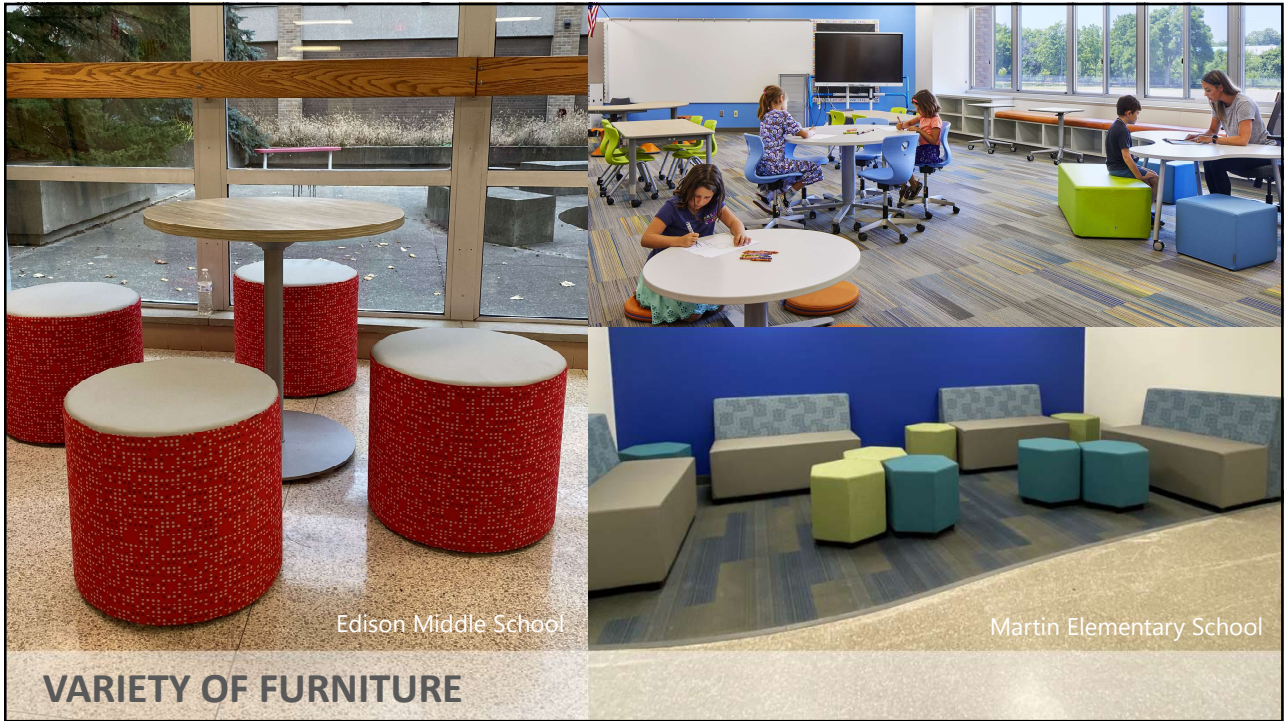
Educational Facility Considerations

1. Variety of Learning Settings
2. Connection and Flexible Spaces
3. Identity and Community
4. Safety and Security
5. Quality Environment



1. VARIETY OF LEARNING SETTINGS

PL





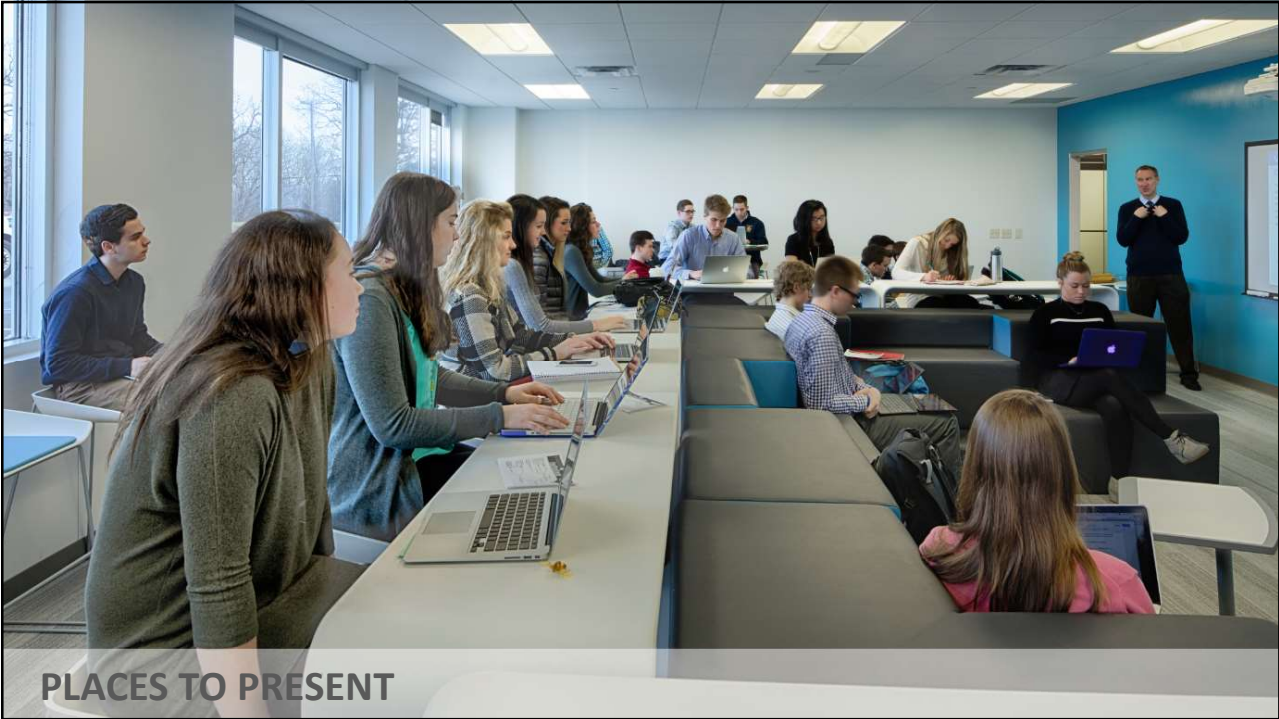
ONE ON ONE

Eisenhower Elementary School – New Addition



COLLABORATIVE SPACE

Baird Elementary School



PLACES TO PRESENT



LARGE GROUP



HANDS-ON LEARNING



OUTDOOR LEARNING SPACE

Baird Elementary School Courtyard

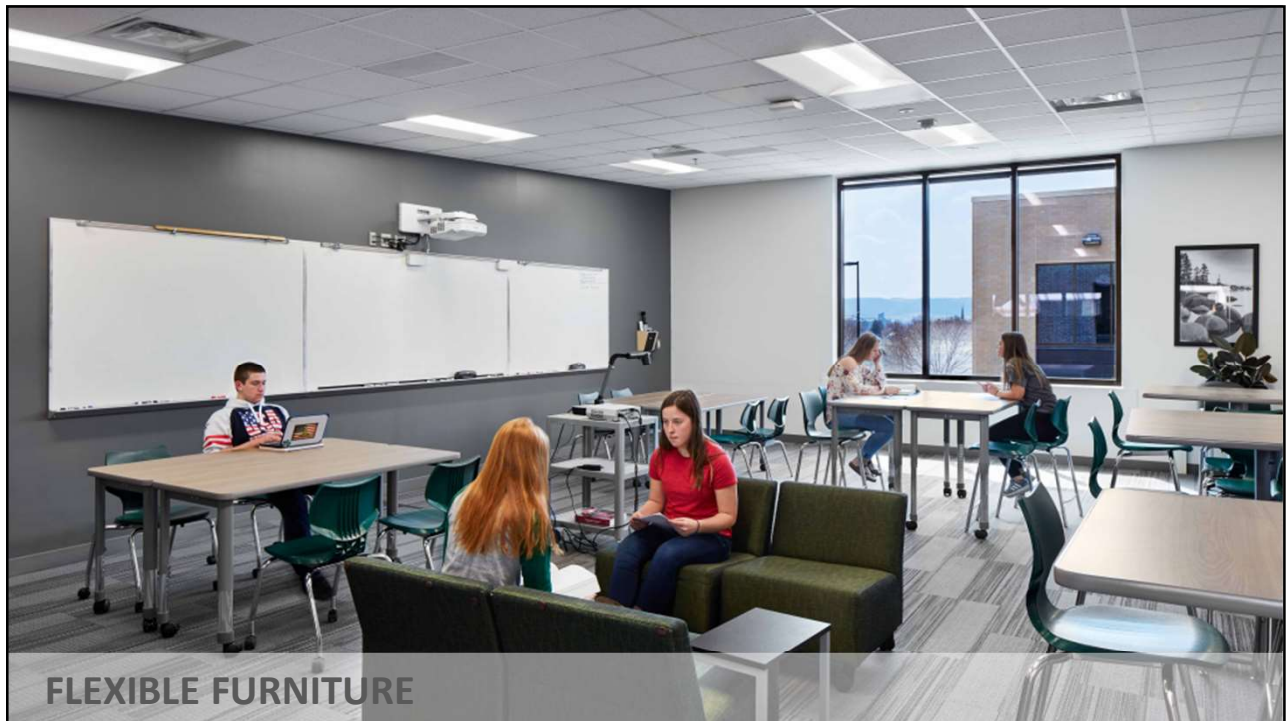
2. CONNECTION AND FLEXIBLE SPACES

NL





FLEXIBLE FURNITURE



FLEXIBLE FURNITURE



FLEXIBLE SPACE



VISUAL CONNECTIONS



SUPERVISABLE SPACES BEYOND THE CLASSROOM



CONNECTION TO THE OUTDOORS

3. IDENTITY AND COMMUNITY

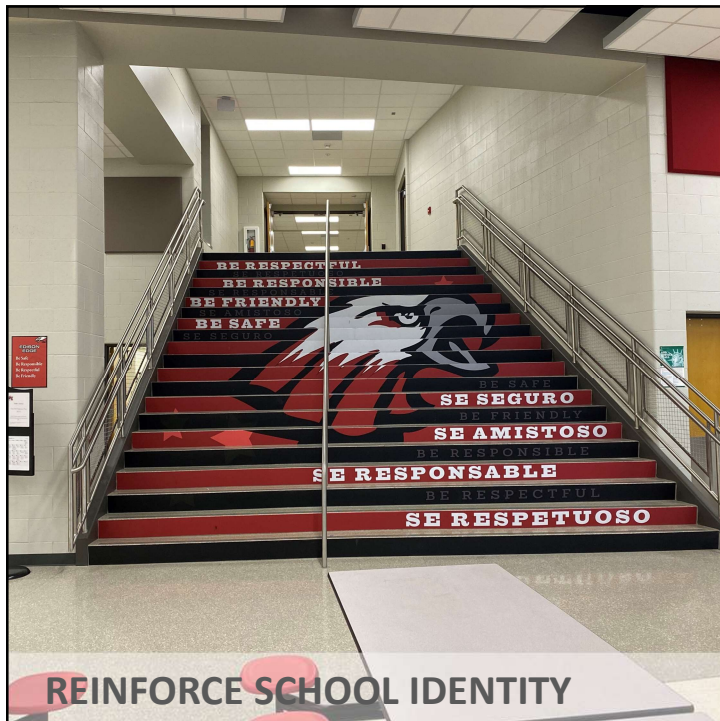
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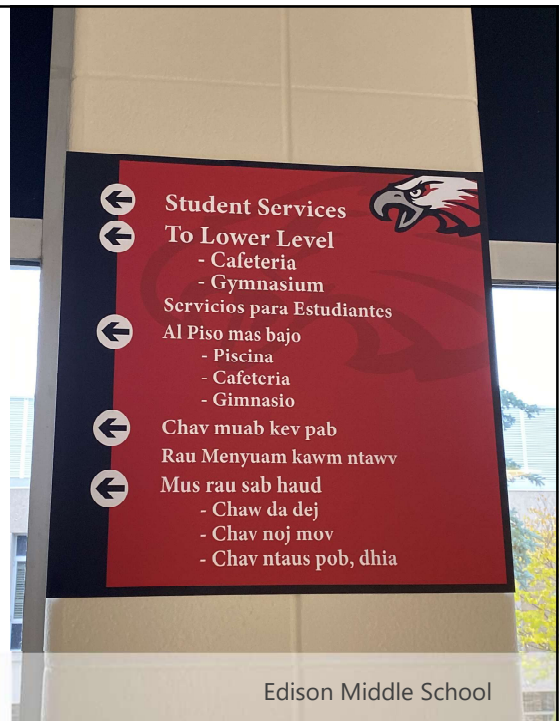
WELCOMING ENTRY



REINFORCE SCHOOL IDENTITY



REINFORCE SCHOOL IDENTITY



Edison Middle School

SE **BE** *Responsible* *Be* **FRIENDLY**
 amistoso *Se* **RESPONSABLE**



SE *Seguro*

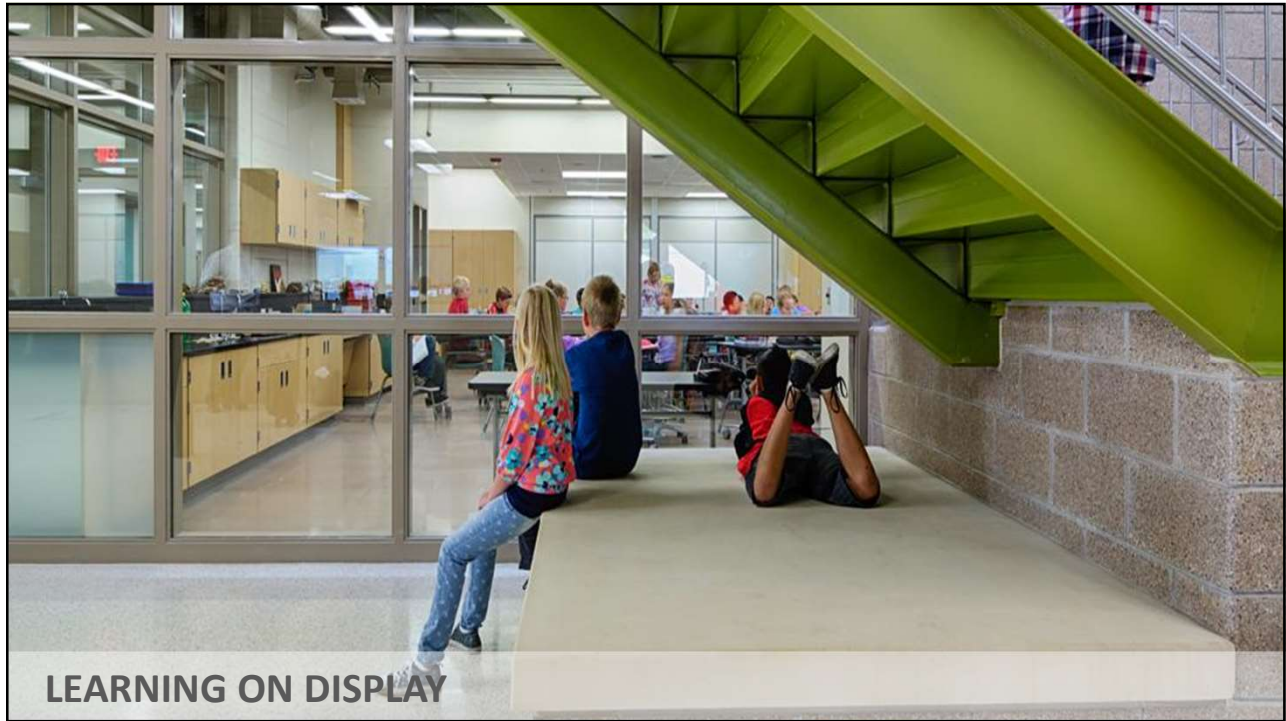
RESPONSIBLE
LEARNING
waxbaranaya
 amigable
INSPIRE
ENCOURAGE
SIB
F
W
M
G
PERSEVERE
friendly
ORGULLO
CREAR
 KEV KAWM
GROWTH
SAFE
KOBOC

create
 respectful
inspirar
 PURSUE
 ACCEPTANCE

DISPLAY VALUES

Edison Middle School





LEARNING ON DISPLAY

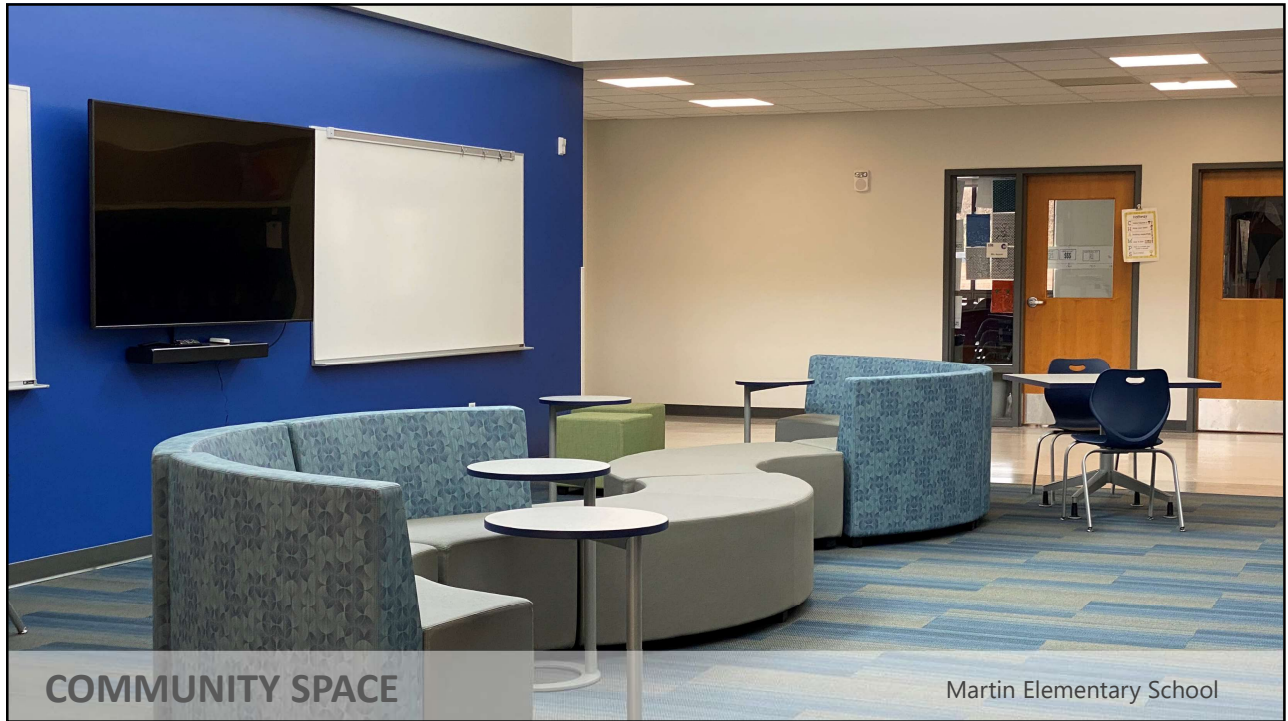


BUILDING AS A TEACHING TOOL



COMMUNITY SPACE

Baird Elementary School Commons



COMMUNITY SPACE

Martin Elementary School

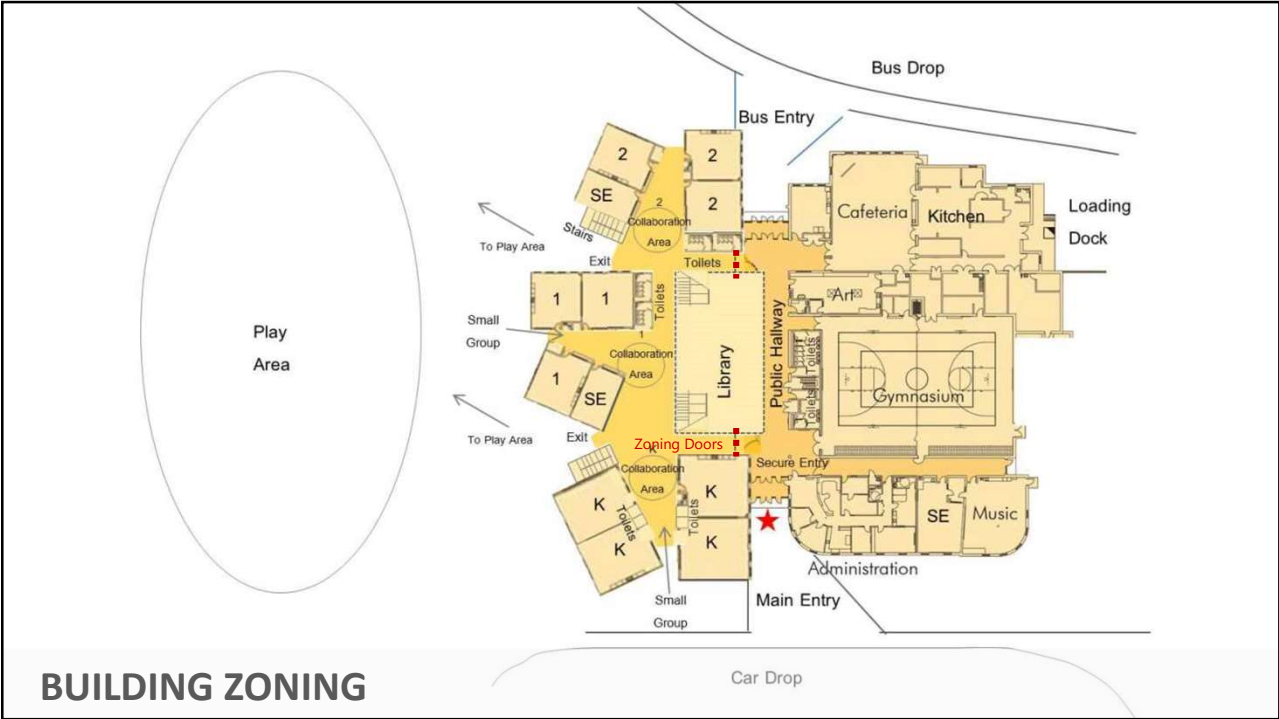
4.

SAFETY AND SECURITY

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SAFETY AND SECURITY





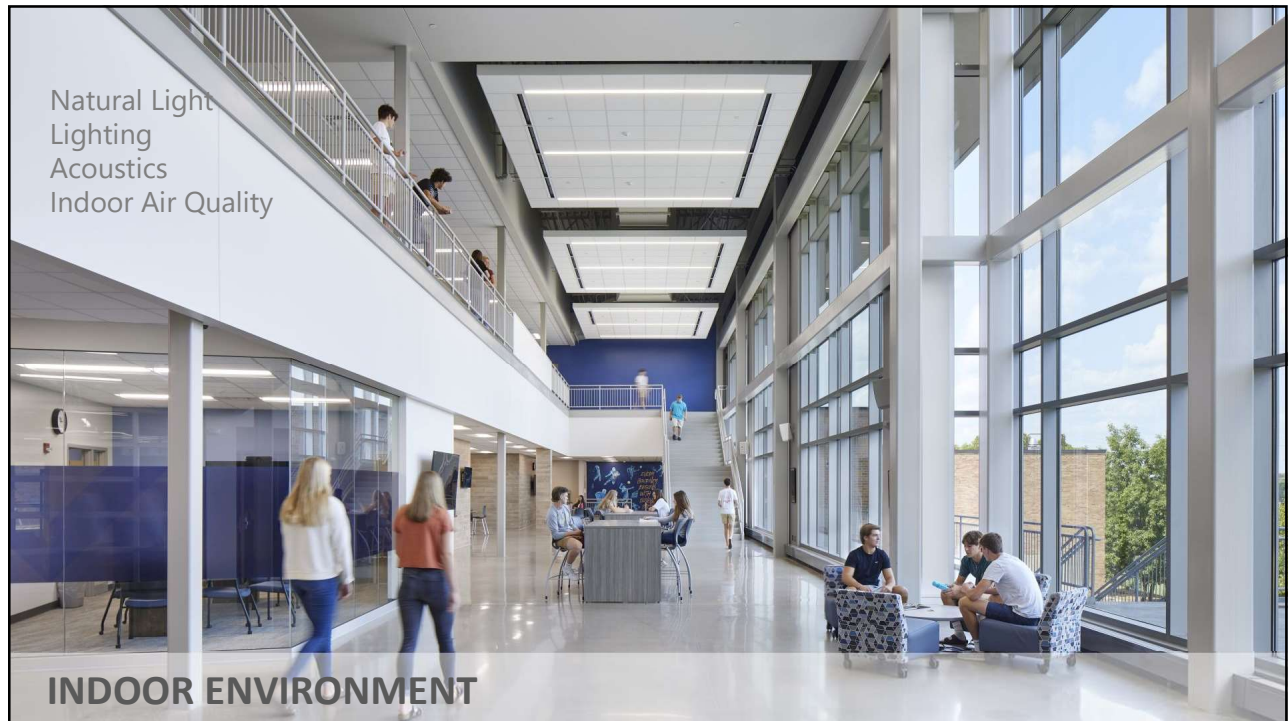
EXTERIOR SECURITY

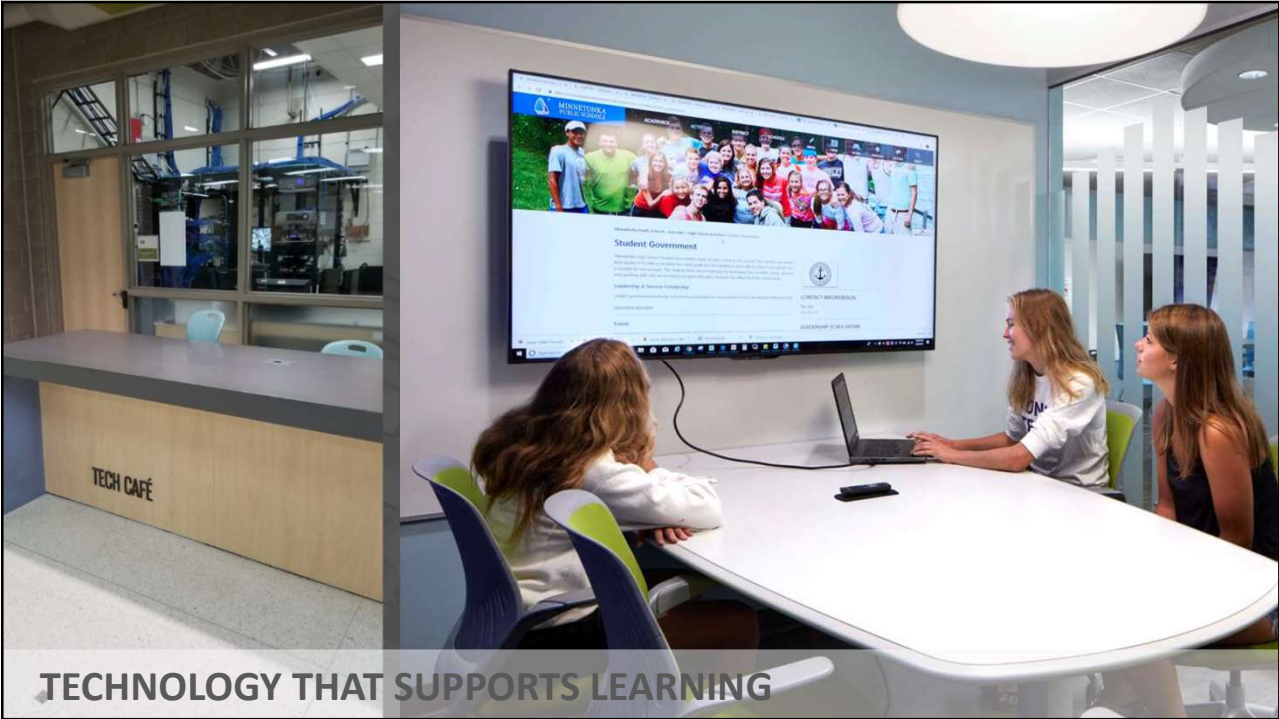


EXTERIOR SECURITY

5. QUALITY ENVIRONMENT

PL





TECHNOLOGY THAT SUPPORTS LEARNING



ENERGY EFFICIENT AND SUSTAINABLE



ADA ACCESSIBILITY



Landscape Structures

FACILITY STUDY REPORT

Process
so far...

FUTURE READY
LEARNING
ENVIRONMENTS

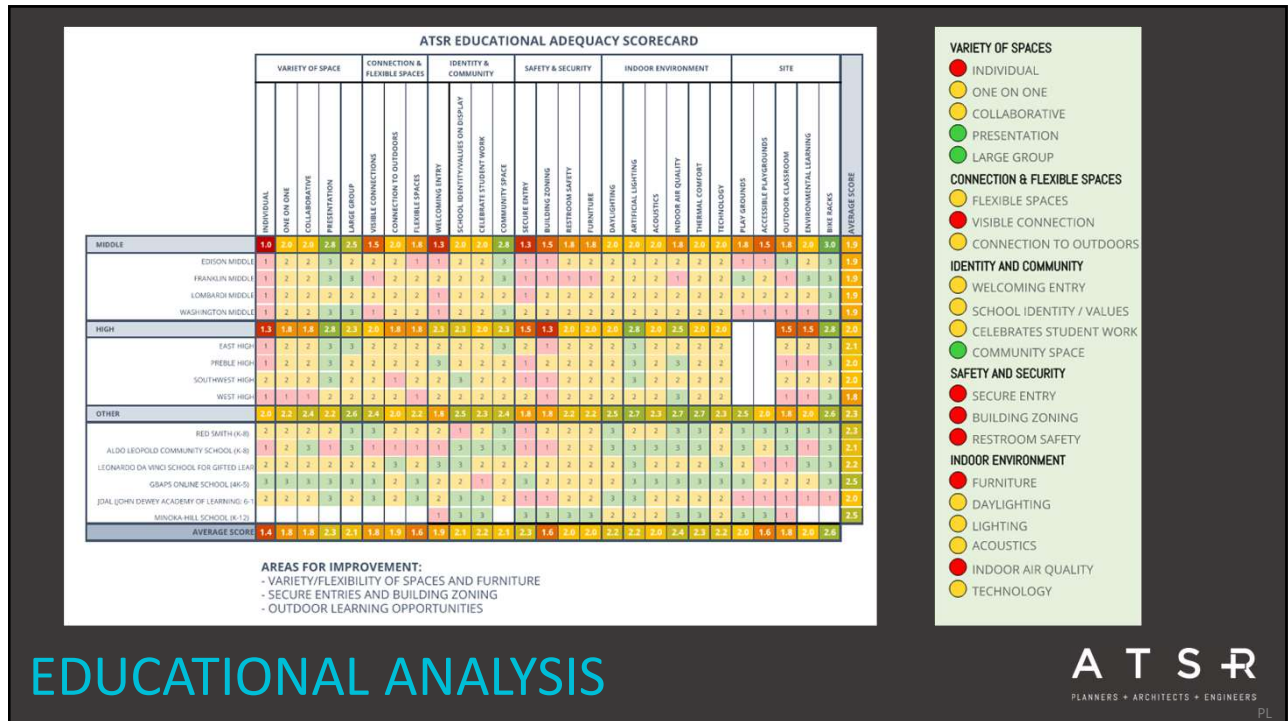
FACILITY STUDY
REPORT

QUESTIONS

NEXT STEPS

EDUCATIONAL ANALYSIS

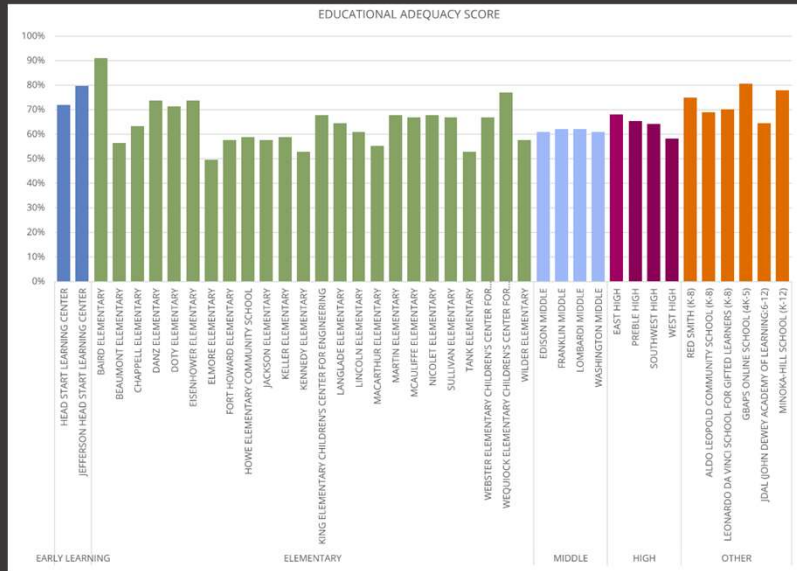
SF/PL



EDUCATIONAL ANALYSIS

ATSR
PLANNERS + ARCHITECTS + ENGINEERS

PL



EDUCATIONAL ANALYSIS



	MAX CAPACITY	CALCULATED IDEAL CAPACITY (90% MAX CAPACITY)	MAX ENROLLMENT	SEATS TO IDEAL CAP AT MAX ENR	MAX ENR TO IDEAL CAP (%)	SEATS TO MAX CAP AT MAX ENR	MAX ENR TO MAX CAP (%)
EARLY LEARNING	400	360	219	141	61%	181	55%
ELEMENTARY	11,200	10,085	7,940	2,145	78%	3,260	70%
MIDDLE	4,400	3,960	3,147	813	79%	1,253	71%
HIGH	6,700	6,030	5,195	835	84%	1,505	75%
OTHER	2,743	2,469	1,963	506	69%	780	62%
TOTAL	25,443	22,904	18,464	4,440	76%	6,979	68%

	MAX CAPACITY	CALCULATED IDEAL CAPACITY (90% MAX CAPACITY)	PROJECTED ENR IN 2033	SEATS TO IDEAL CAP IN 2033	2033 ENR TO IDEAL CAPACITY	SEATS TO MAX CAP IN 2033	2033 ENR TO MAX CAP (%)
EARLY LEARNING	400	360	212	148	59%	188	53%
ELEMENTARY	11,200	10,085	7,022	3,063	69%	4,178	62%
MIDDLE	4,400	3,960	2,467	1,493	61%	1,933	55%
HIGH	6,700	6,030	4,391	1,639	70%	2,309	63%
OTHER	2,743	2,469	1,862	607	66%	881	60%
TOTAL	25,443	22,904	15,954	6,950	67%	9,489	61%

EDUCATIONAL ANALYSIS



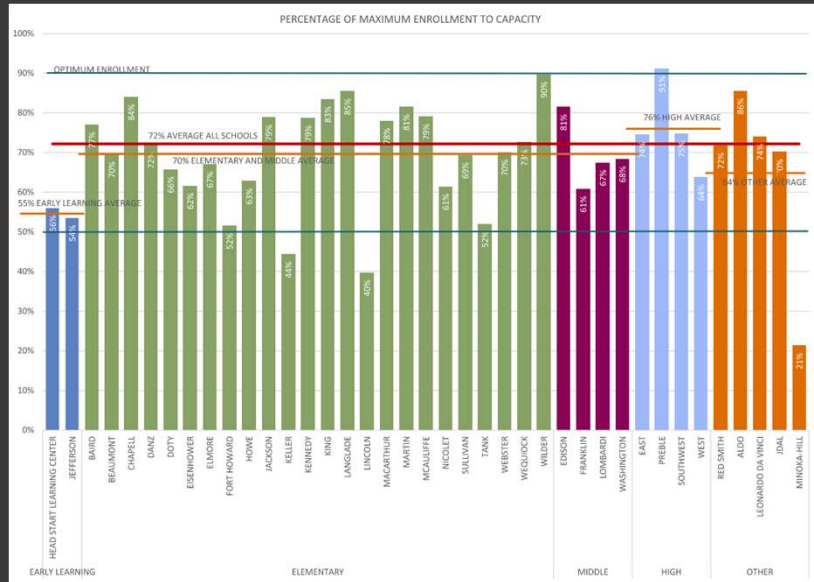
RECOMMENDED AREAS								
	MAX PROJECTED ENROLLMENT	BUILDING AREA (SF)	SF/STUDENT	RECOMMENDED MIN SF/STUDENT	RECOMMENDED MAX SF/STUDENT	SITE AREA (ACRES)	RECOMMENDED MIN SITE AREA (ACRES)	RECOMMENDED MAX SITE AREA (ACRES)
EARLY LEARNING	219	55,721	257	125	155	8.8	11.5	17.0
HEAD START LEARNING CENTER	112	18,130	161	125	155	6.3	12.0	17.0
JEFFERSON	107	37,591	351	125	155	2.5	12.0	17.0
ELEMENTARY	7,940	1,470,895	201	120	155	171.2	11.5	113.3
BARD	266	100,703	378	110	135	0.2	17.0	22.0
BEAUMONT	229	47,079	206	125	155	2.6	13.0	18.0
CHARLETT	361	56,997	158	125	155	5.9	14.0	19.0
DANE	545	81,857	149	110	135	5.9	17.0	22.0
DQTH	275	56,270	205	125	155	11.6	14.0	19.0
EISENHOWER	472	81,123	172	110	135	4.0	17.0	22.0
ELMORB	272	50,781	187	125	155	2.9	14.0	19.0
FORT HOWARD	245	62,087	253	125	155	3.7	14.0	19.0
HOWE	372	80,718	217	110	135	3.1	15.0	20.0
JACKSON	387	62,980	163	110	135	5.3	15.0	20.0
KELLER	159	56,270	354	125	155	0.4	13.0	18.0
KENNEDY	292	62,001	214	125	155	9.1	13.0	18.0
KONG	320	62,128	194	125	155	4.2	13.0	18.0
LANGRADE	283	46,738	165	125	155	7.2	13.0	18.0
LINCOLN	176	56,949	323	125	155	2.7	13.0	18.0
MACARTHUR	258	41,300	160	125	155	5.7	13.0	18.0
MARTIN	364	66,526	183	125	155	7.9	14.0	19.0
MCALIFFE	406	56,655	140	110	135	2.2	15.0	20.0
NICKLET	340	72,000	212	110	135	1.9	15.0	20.0
SULLIVAN	690	96,887	140	110	135	4.8	19.0	24.0
TANN	127	38,107	300	125	155	3.7	13.0	18.0
WEBSTER	289	57,394	198	125	155	6.7	14.0	19.0
WESSLOOCK	116	27,347	236	125	155	11.4	11.0	16.0
WILDER	436	50,166	115	125	155	10.0	14.0	19.0
MIDDLE	3,147	752,630	233	153	183	58.3	35.3	45.3
EDISON	1,682	203,041	120	150	180	15.3	37.0	47.0
FRANKLIN	653	195,013	299	150	180	17.3	35.0	45.0
LOMBARDI	703	205,110	293	150	180	23.1	35.0	45.0
WASHINGTON	708	149,466	211	160	190	5.5	34.0	44.0
HIGH	5,195	1,324,529	270	165	190	91.8	57.2	71.5
EAST	1,195	327,918	274	170	190	20.2	50.0	55.0
PREBLE	2,100	424,195	202	150	180	28.1	83.0	123.0
SOUTHWEST	1,077	331,102	308	170	190	33.3	50.0	55.0
WEST	823	281,314	343	160	200	10.2	48.0	53.0
OTHER	1,963	362,184	236	174	240	21.1	34.4	42.4
REG SMITH	853	175,730	206	150	180	12.6	36.0	46.0
ALDO	556	86,939	155	160	190	3.7	31.0	41.0
LEONARDO DA VINCI	356	38,000	107	160	190	1.9	30.0	40.0
JDAL	133	37,835	284	200	320	1.3	38.0	43.0
MINDKA HILL	65	28,680	441	200	320	1.6	37.0	42.0
TOTAL	18,464	4,010,259	219	135	168	351.2	22.8	30.2

EDUCATIONAL ANALYSIS

ATSR
 PLANNERS + ARCHITECTS + ENGINEERS
 SF/DM

- ATSR's calculated ideal capacity calculations vary slightly from the district's
- District maximum projected enrollment is **76%** of Ideal Capacity on average
- Enrollment is **declining**. With declining birthrates, this is projected to continue. Enrollment declines are a national trend.
- By 2033 projected enrollment will be **67%** of current Ideal Capacity on average

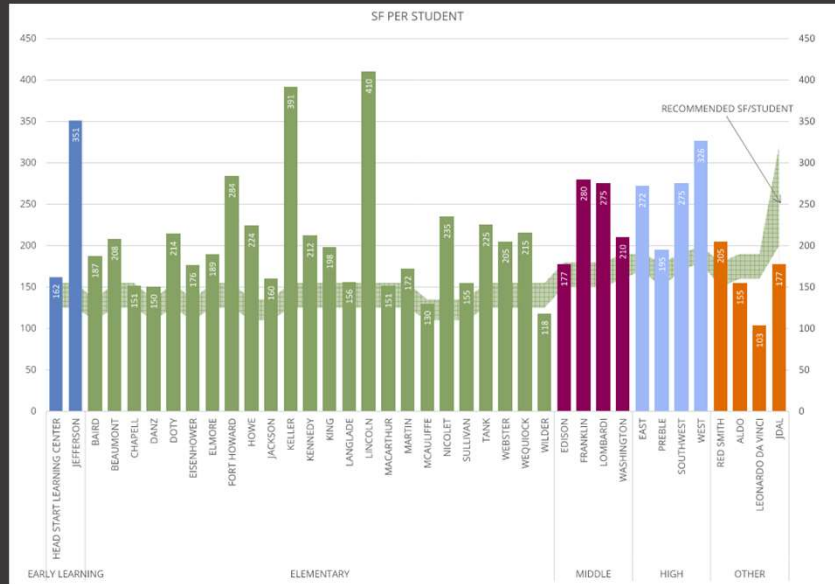
CAPACITY OVERVIEW



EDUCATIONAL ANALYSIS



EDUCATIONAL ANALYSIS



EDUCATIONAL ANALYSIS



TANK ELEMENTARY

1 VARIETY OF SPACES:

- Little variation in types of spaces
- Some classes, Library, Art, Music and Gym are below recommended size
- Cafeteria and Gym should be separated
- Need additional office space for administration and student services, and a conference room

2 CONNECTION AND FLEXIBLE SPACES:

- Little connection between spaces
- Little variation in types and mobility of furniture

3 IDENTITY AND COMMUNITY:

- Little signage to reinforce school identity and sense of belonging

4 SAFETY AND SECURITY:

- No building zoning possible

5 QUALITY ENVIRONMENT:

- Average levels of lighting, air quality, and acoustics

6 SITE:

- Playground is on City land

- No off-street bus and parent drop-off. Parent drop-off does not work well
- No visitors parking
- Parking is not next to the main entrance

7 CAPACITY:

- Enrollment is 51% of capacity

EDUCATIONAL ADEQUACY SCHOOL EXAMPLE



EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGROUNDS
- ACCESSIBLE PLAYGROUND
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS

TANK ELEMENTARY

SITE ANALYSIS

SITE: **3.7 ACRES**
 BUILDING: 38,107 SF

KEY

- ▬ PARKING
- ▬ DROP-OFF/PICK-UP
- ▬ HEAVY TRAFFIC
- ▬ PROPERTY LINE
- ▬ SCHOOL BUS
- ▬ BUS ROUTE
- ➔ ENTRY
- ➔ STUDENT ENTRY
- ♿ HANDICAP PARKING
- ♿ BIKE RACK

GENERAL NOTES

1 - NO OFF-STREET BUS OR PARENT DROP-OFF

KEY NOTES

- 1 NO DESIGNATED DAYTIME VISITOR PARKING- STREET PARKING ONLY
- 2 ADA PARKING NOT LOCATED NEAR MAIN ENTRANCE
- 3 CROSS GUARD FOR NEIGHBORHOOD WALKERS
- 4 PLAYGROUNDS ARE ON CITY OWNED PROPERTY- DIFFICULT TO ENSURE STUDENT SAFETY. UNSAFE ITEMS HAVE BEEN FOUND BY STUDENTS AT RECESS
- 5 NO VISITOR PARKING AVAILABLE FOR EVENTS OR AFTER SCHOOL
- 6 SECURITY CAMERAS DO NOT REACH PLAYGROUND AREA FOR ADEQUATE SITE MONITORING
- 7 ADDITIONAL SITE LIGHTING NEEDED FOR SAFETY
- 8 PLAY FIELD DISTRICT OWNED

ATSR₁₄₄

EDUCATIONAL ADEQUACY SCHOOL EXAMPLE

ATSR
PLANNERS + ARCHITECTS + ENGINEERS
 SF/DM

VARIETY OF SPACES

- INDIVIDUAL
- ONE ON ONE
- COLLABORATIVE
- PRESENTATION
- LARGE GROUP

CONNECTION & FLEXIBLE SPACES

- FLEXIBLE SPACES
- VISIBLE CONNECTION
- CONNECTION TO OUTDOORS

IDENTITY AND COMMUNITY

- WELCOMING ENTRY
- SCHOOL IDENTITY / VALUES
- CELEBRATES STUDENT WORK
- COMMUNITY SPACE

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

INDOOR ENVIRONMENT

- FURNITURE
- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- THERMAL COMFORT
- TECHNOLOGY

EDUCATIONAL ADEQUACY

CLASSROOMS: 13/3
 CAPACITY: 325
 ENROLLMENT: 165
 SF/STUDENT **231**

CORE SPACE SIZES

- CLASSROOMS
- KINDERGARTEN
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES
- BELOW SF STANDARDS

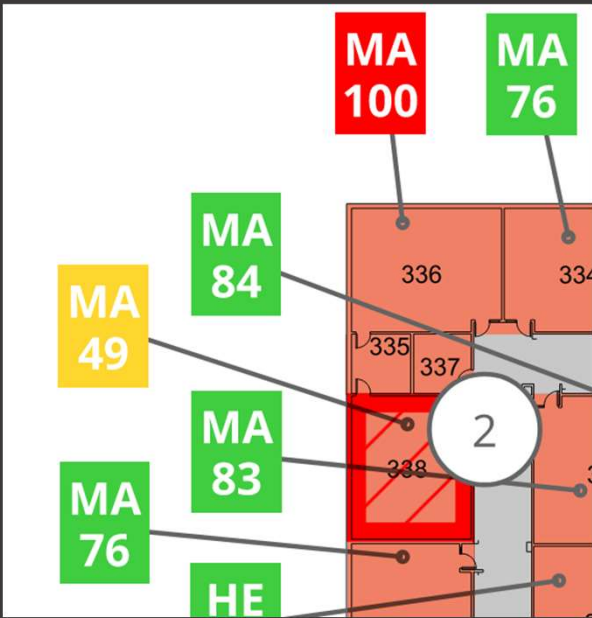
KEY NOTES

- 1 2ND LEVEL CLASSROOMS ARE NOT ACCESSIBLE
- 2 STAGE IS USED FOR AFTER SCHOOL PROGRAM AND IS NOT ACCESSIBLE
- 3 UNUSED LOCKER ROOM USED FOR SPED TOILET ROOM
- 4 TOILETS NEED UPGRADES AND NOT ENOUGH
- 5 NO TOILETS ON 2ND FLOOR
- 6 SOUND TRANSFER BETWEEN ROOMS
- 7 ENTRY IS NOT CONTROLLED. ACCESS DIRECTLY INTO SCHOOL AREA
- 8 FOOD DELIVERY OCCURS AT MAIN ENTRY AND INHIBITS A CLEAR ACCESSIBLE ROUTE
- 9 FOOD DELIVERED FROM HS SATELLITE KITCHEN ONLY WITH SOME WARMING/ COOKING CAPABILITIES
- 10 CAFETERIA USED FOR LARGE GROUP PRESENTATIONS
- 11 GYM HAS VCT FLOORING. WOOD BLEACHERS W/ ASBESTOS FLOORING UNDERNEATH. NEEDS UPGRADED SOUND SYSTEM
- 12 NURSE NOT CONNECTED TO RECEPTION
- 13 RECORDS ROOM USED FOR ISS

ATSR

EDUCATIONAL ADEQUACY SCHOOL EXAMPLE

ATSR
PLANNERS + ARCHITECTS + ENGINEERS
 SF/DM



EDUCATIONAL ADEQUACY SCHOOL EXAMPLE

A T S R
 PLANNERS + ARCHITECTS + ENGINEERS
 SF/DM



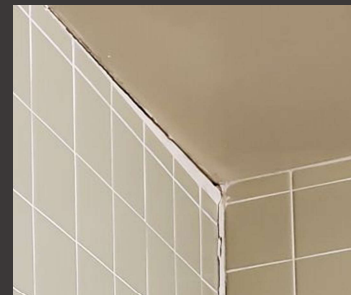
FACILITY ASSESSMENT NOTES:

- Assessment captures a point in time
- Does **not** acknowledge November 2022 referendum items
- Costs are Project Costs
- Costs set to March 2022
- For options budgeting, costs will be inflated to present using ENR-BCI, and then to future bid date

EA

A NOTE ABOUT MacARTHUR ELEMENTARY:

- Recommended to be demolished
 - Several conditions not possible to correct
 - Building Demolition Cost is included in the assessment



FACILITY ASSESSMENT VOLUMES:

- Vol 2A - Facility Assessment Overall Summaries
- Vol 2B - Early Learning and Elementary Schools
- Vol 2C - Middle Schools, High Schools and Others
- Vol 2D - Facility Assessment Appendices

EA

TANK ELEMENTARY

1 SITE

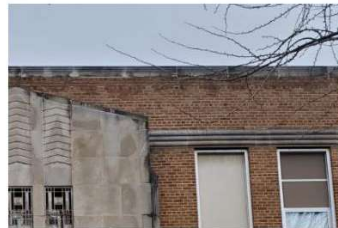
- **Parking Lot(s) Asphalt Pavement**
 - Continue general maintenance (i.e., crack cleaning, filling, and sealcoating).
- **Sidewalk(s)/Concrete Pavement**
 - Remove & replace concrete areas creating a potential trip hazard.
 - Clean & fill expansion joints along adjoining building walls, vertical elements, and building stoops.
 - Remove & replace concrete stoop topping at Door #1 & #2
- **Site/Playground Areas**
 - Sand, prime & paint metal railings

2 EXTERIOR ENVELOPE

- Original 1939 building stone caps at top of walls - joint sealant is hard, cracked in some places. Top of stone is moldy in some areas. Stone caps and joints are allowing water infiltration into exterior wall. Recommend capping with continuous prefinished metal coping (as has been



done on LMC wing) in lieu of recaulking. (Custodian indicated that 1990 building caps had just been caulked, or recommendation would be to put prefinished metal coping on that building too).



- **Stone** areas and bands are stained/moldy and should be cleaned. Some stone areas need to be tuckpointed.
- Original building window **lintels** are rusting into the thickness of the metal. Rust should be removed and lintels painted to protect from further deterioration.



- **Windows** in 1939 building recommended to be replaced - 1970's era, some are single pane w/ storms or old double hung, infill panels are delaminating on interior.



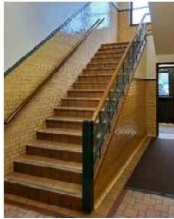
- **Sealant** around windows in 1990 addition is separated and cracked and should be replaced.



3 INTERIOR

- Remaining original wood **doors and frames** in original 1939 building are in poor condition and should be replaced.

- **Stairs:** Guard rails on stair runs in both original and addition do not meet current code for height or picket/rail spacing, and are recommended to be retrofitted/replaced.
- **Classrooms:** 1990 **casework** throughout the original building and 1990 addition is in poor condition and should be replaced, necessitating full casework and associated finishes replacement, including chalkboards in original building.



- **Lockers** in the 1939 building and first floor of 1990 building are in poor condition and should be replaced.
- **Kitchen:** The kitchen area is small, space is lost due to original mechanical chase projections, per food service director should be remodeled, incorporating some adjacent space to allow for better layout and new cooler.



4 FOOD SERVICE

- Food Preparation and Satelliting from ASB's Production Kitchen per Owner
 - Provide new, expanded kitchen including walk-in cooler.

5 MECHANICAL

- **Boilers and Pumps**
 - Two of the boilers and heating pumps were installed in 2015.
- **Air Handlers**
 - The Air Handlers were replaced in 2015.
- **Chillers and Pumps**
 - The Chiller and pumps were installed in 2015.
- **Water Heaters**
 - The atmospheric Water Heater was installed in 2003 and should be replaced.
- **Plumbing**
 - The Plumbing fixtures throughout the building are in fair to good condition.

6 ELECTRICAL

- **Electric Service**
 - The building is served by a pad mounted 208V, 3-phase transformer. This feeds a relatively new 1200A, 208V, 3-phase, 4-wire switchboard located in the Boiler Room in the basement level.
 - This service is adequate for the building.

- **Electric Switchboard, Panels and Distribution Equipment**

- The switchboard and panels are relatively new 120/208V, 3-phase, 4-wire circuit breaker type. Panels in the 1939 area of the building appear to have been upgraded during the 1990 addition to the building and are in good condition.
 - No action is required at this time.

- **Branch Circuits**

- Branch circuit wiring in the 1939 area of building has **cloth type insulation** which is mostly deteriorating. **This has left some of the wiring bare and increases the chances of electrical failures and/or short circuits, and makes the system unreliable.**
 - Replace all circuit wiring in the 1939 area of the building with new wiring.

- **Fire Alarm System**

- The fire alarm system is a relatively new addressable Simplex 4010ES system located in the Boiler Room.
- A review of the fire alarm system is required to ensure compliance with current local codes.
- Replace fire alarm system if remodeling 10% or more of building.

- **Emergency Generators / Battery Backup Systems**

- There is an emergency generator at this building
 - No action required

- **Lighting - Lamps / Ballasts / Controls**

- Lighting levels appear to be mostly adequate in all spaces. Light fixtures in the 1939 area of the building were replaced with LED fixtures. The 1990 area of the building is lit by fluorescent fixtures. Lighting is controlled with switches.
- Replace fluorescent light fixtures in the 1990 area with LED fixtures. Add occupancy sensors in all areas for controls and energy efficiency.
- **Emergency Lighting / Exit Signs**
 - Emergency lighting is battery pack fluorescent fixtures. Exit signs are LED fixtures.
 - Replace emergency lights with LED fixtures.
- **Security Lighting (Exterior)**
 - There are security emergency lights at this building
 - No action required.
- **Parking Lot Lighting**
 - Parking lot is lit with LED fixtures mounted on building.
 - No action required

7 TECHNOLOGY

- Technology systems are good
 - No work required

FACILITY ASSESSMENT

ARCHITECTURAL

GENERAL NOTES

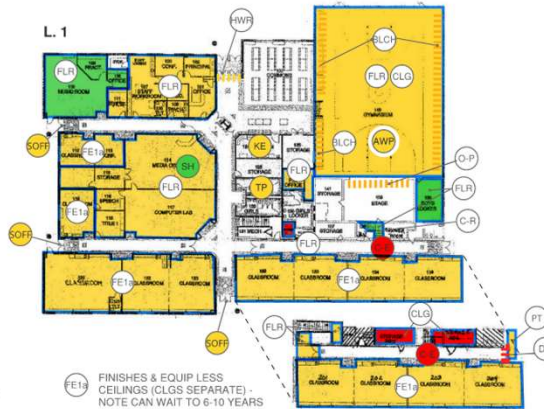
- 1 ALL EXTERIOR ALUM DOORS ARE SINGLE GLAZED - REPLACE W/ INS GLASS (LOW PRIORITY DUE TO VESTIBULES)
- 2 REMOVE AC UNITS IN WDWs AND REPLACE WITH INS GLASS
- 3 REPLACE CRACKED / MISSING CAULK AT EXT CJ'S, LOUVERS, SOME WDWs
- 4 REPLACE WIRE GLASS AT INTERIOR DOORS / SIDELIGHTS WITH TEMPERED GLASS
- 5 REPLACE CEILINGs ENTIRE BUILDING DUE TO CONDITION AND FOR REQ MECH UPGRADES
- 6 PAINT EXTERIOR WINDOW LINTELS

PRIORITY KEY

	URGENT	MEDIUM	LOW
FINISHES	Red	Yellow	Green
FINISHES AND EQUIPMENT	Red	Yellow	Green
REMODELING	Red	Yellow	Green

KEY NOTES

- (FLR) REPLACE FLOORING
- (ACT) ACT REPLACEMENT
- (CLG) CEILING REPLACEMENT
- (CODE) CODE - ELEVATOR - NO CURRENT ACCESSIBLE ROUTE TO L2
- (BLCH) BLEACHERS REPLACEMENT
- (AWP) INSTALL ACOUSTICAL WALL PANELS
- (FE1a) FINISHES & EQUIP LESS CEILINGs (CLGS SEPARATE) - NOTE CAN WAIT TO 6-10 YEARS IF NOT DOING DISPLACEMENT VENTILATION SYSTEM
- (C-R) CODE - REPLACE / REPAIR HANDRAILS / GUARDS
- (HWR) REVISE HARDWARE FOR SECURE ENTRY
- (DR) REPLACE DOOR/FRAME
- (O-P) REPLACE CURTAIN WITH OPERABLE PARTITION
- (KE) KITCHEN EQUIPMENT



L. 2

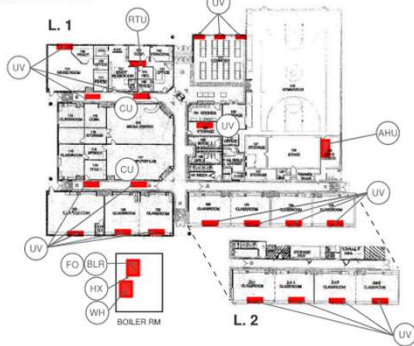
- (SH) REPLACE LIBRARY SHELVING IN 6-10 YEARS
- (TP) REPLACE TOILET PARTITIONS
- (SOFT) REPLACE DETERIORATING EXG GGD SOFFITS WITH METAL SOFFIT PANELS
- (PT) PAINT EXTERIOR STAIRS

ATSR

FACILITY ASSESSMENT SCHOOL EXAMPLE

FACILITY ASSESSMENT

MECHANICAL



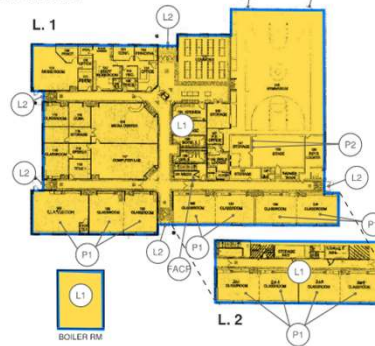
PRIORITY KEY

	URGENT	MEDIUM	LOW
EQUIPMENT	Red	Yellow	Green
SYSTEMS DISTRIBUTION	Red	Yellow	Green

KEY NOTES

- (UV) Remove Unit Ventilators and window A/C units and incorporate room into new HVAC system
- (RTU) Replace Rooftop Unit
- (AHU) Replace Gym AHU, provide better distribution of air
- (CU) Remove Condensing Unit with Unit Ventilator
- (BLR) Replace Boiler Plant with new plant (Geo or Propane BLR) New Hot Water Systems
- (WH) Replace Water Heater Tank, connect to new BLR plant
- (HX) Remove Heat Exchanger when Hot Water Pumps are replaced
- (FO) Remove Fuel Oil Tank

ELECTRICAL



PRIORITY KEY

	URGENT	MEDIUM	LOW
LIGHTING	Red	Yellow	Green

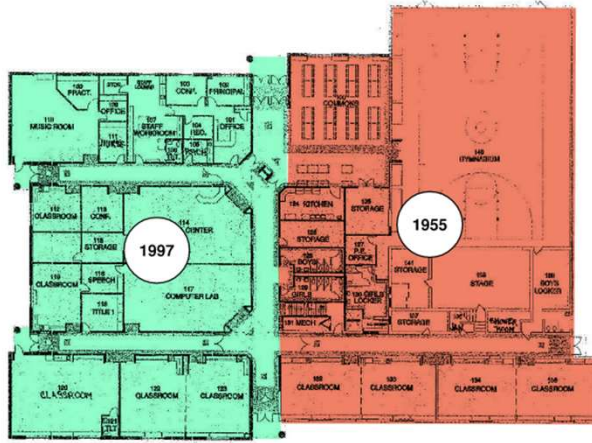
KEY NOTES

- (L1) REPLACE FLUORESCENT LIGHTS WITH LED FIXTURES IN 6-10 YEARS.
- (L2) REPLACE EXTERIOR HID LIGHTS WITH LED FIXTURES IN 6-10 YEARS.
- (FAC) REPLACE WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING
- (P1) ADD AN ADDITIONAL POWER CIRCUIT IN EACH CLASSROOM
- (P2) PANEL MANUFACTURER NO LONGER IN BUSINESS/PARTS NOT AVAILABLE

ATSR

FACILITY ASSESSMENT SCHOOL EXAMPLE

BUILDING AGE



FACILITY ASSESSMENT SCHOOL EXAMPLE

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
197					24%	\$ 74.41	2,835,700	1,2	Concl.					Priority High (1)			\$ 815,300
198						\$ 12.29	468,200	3	Concl.					Priority Med (2)			\$ 2,057,400
199						\$ 54.93	2,093,300	4,5	Concl.					Priority Low (3)			\$ 2,524,500
200	Tank Elementary					38,107 SF	Non S.							2022 TOTAL PRIORITIES			\$ 5,397,200

201	202	203	Note	Bldg No.	Location	Cat.	Category Description	Item Code	Room No. (s) / Area No. (s)	Item Description	1-5 Cond.	Orig. / Repl.	Fund	Yr	Pr.	Year	Action Recommended	Life Exp. (yrs)	Life Rem. (yrs)	Projected Project Cost
				25	Tank Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	Orig Building Classrooms	VCT & cswk poor condition (small amt of orig wd cswk better than 80's/90's majority), orig chalkboards. ACT dgs are OK)	2	CI		2	2022	Replace cswk (adjusted to 23'), boards, flooring (VCT), paint walls			\$ 260,700	
				25	Tank Elementary	6.13	Cabinetry / Counter Tops / Stools	FE1-1b	1990 Addn CR's #117, 118, 119, 120, 211, 213, 215	VCT & cswk poor condition. ACT dgs and boards are OK (repl one @ cabd in rm 119)	2	CI		2	2022	Replace cswk (adjusted to 31'), flooring (VCT), paint walls			\$ 190,100	
				25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Chest Freezer may not be NSF	2	CI		3	2022	Replace Chest Freezer			\$ 2,300	
				25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Exposed pressed wood Wall Shelving ends.	2	CI		2	2022	Replace Shelving			\$ 2,100	
				25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Hand Sink lack of separation to Prep	1	CI		2	2022	Provide separate Hand Sink			\$ 8,600	
				25	Tank Elementary	6.18	Kitchen Equipment		Kitchen	Exhaust Ventilator does not have 6" min overhang of oven and not Type I (Grease Hood)	0	CI		0	2022	Satellite bldg per District - AHU therefore may have judged that Type II is OK. Monitor for change of use.			\$ -	
				25	Tank Elementary	6.19	Cold Storage Rooms		Cooler	Refrigerated Storage capacity appears low - no cooler	1	CI		1	2022	Provide Walk-in Cooler Per Food Service Director			\$ 50,300	
				25	Tank Elementary	6.19	Cold Storage Rooms		Cooler	Shelving needed	1	CI		1	2022	Provide shelving			\$ 3,900	
				25	Tank Elementary	7.00	HVAC					CI							\$ -	
				25	Tank Elementary	7.01	Boilers		Boiler Room	Boiler Tag: B-1 Make: D/Delrich Model: GT403A-9 Serial Number: 100011347031500004 Mfg: 1999	4	2015 CI	Y20	3	2022		30	23	\$ 227,000	

FACILITY ASSESSMENT SCHOOL EXAMPLE



Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	%	overall		2022		
				Project Cost	%	High Priority	Medium	Low
8	Eisenhower Elementary	2022	1%	\$5,049,300	1%	\$ 537,800	\$ 954,400	\$ 3,557,100
81,123	sf Site Work			\$33,200		16,300	16,900	-
\$ 62.24	/ sf Building Envelope			\$1,639,400		510,300	590,000	539,100
	Building Interior			\$349,300		11,200	331,400	6,700
	Building Systems			\$3,027,400		-	16,100	3,011,300
9	Elmore Elementary	2022	1%	\$4,642,200	1%	\$ 95,900	\$ 1,426,400	\$ 3,119,900
50,791	sf Site Work			\$383,900		60,300	323,600	-
\$ 91.40	/ sf Building Envelope			\$893,700		-	35,100	858,600
	Building Interior			\$231,500		-	129,000	102,500
	Building Systems			\$3,133,100		35,600	938,700	2,158,800
10	Fort Howard Elementary	2022	1%	\$5,274,100	1%	\$ 561,800	\$ 3,233,800	\$ 1,478,500
62,087	sf Site Work			\$69,000		36,300	32,700	-
\$ 84.95	/ sf Building Envelope			\$1,590,600		-	1,222,100	368,500
	Building Interior			\$173,400		2,300	119,900	51,200
	Building Systems			\$3,441,100		523,200	1,859,100	1,058,800
11	Howe Elementary	2022	2%	\$7,118,400	2%	\$ 612,700	\$ 4,367,200	\$ 2,138,500
80,718	sf Site Work			\$509,200		445,800	63,400	-
\$ 88.19	/ sf Building Envelope			\$1,194,800		15,700	564,300	614,800
	Building Interior			\$1,314,900		149,500	825,100	340,300
	Building Systems			\$4,099,500		1,700	2,914,400	1,183,400
12	Jackson Elementary	2022	2%	\$9,130,500	2%	\$ 495,600	\$ 4,943,700	\$ 3,691,200
62,980	sf Site Work			\$25,400		14,700	10,700	-
\$ 144.97	/ sf Building Envelope			\$1,199,000		39,900	396,900	772,200
	Building Interior			\$631,200		-	624,400	6,800
	Building Systems			\$7,274,900		441,000	3,921,700	2,912,200
13	Jefferson Elementary	2022	1%	\$2,861,900	1%	\$ 939,300	\$ 1,483,300	\$ 439,300
37,951	sf Site Work			\$7,400		2,300	5,100	-
\$ 75.41	/ sf Building Envelope			\$784,000		461,300	147,100	175,600
	Building Interior			\$7,300		-	7,200	100
	Building Systems			\$2,063,200		475,700	1,323,900	263,600
14	Keller Elementary	2022	2%	\$6,915,000	2%	\$ 151,000	\$ 4,372,700	\$ 2,391,300
56,270	sf Site Work			\$96,800		69,700	27,100	-
\$ 122.89	/ sf Building Envelope			\$1,181,400		400	231,700	949,300
	Building Interior			\$1,051,700		54,200	987,200	10,300
	Building Systems			\$4,585,100		26,700	3,126,700	1,431,700

FACILITY ASSESSMENT SUMMARIES – Vol 2A

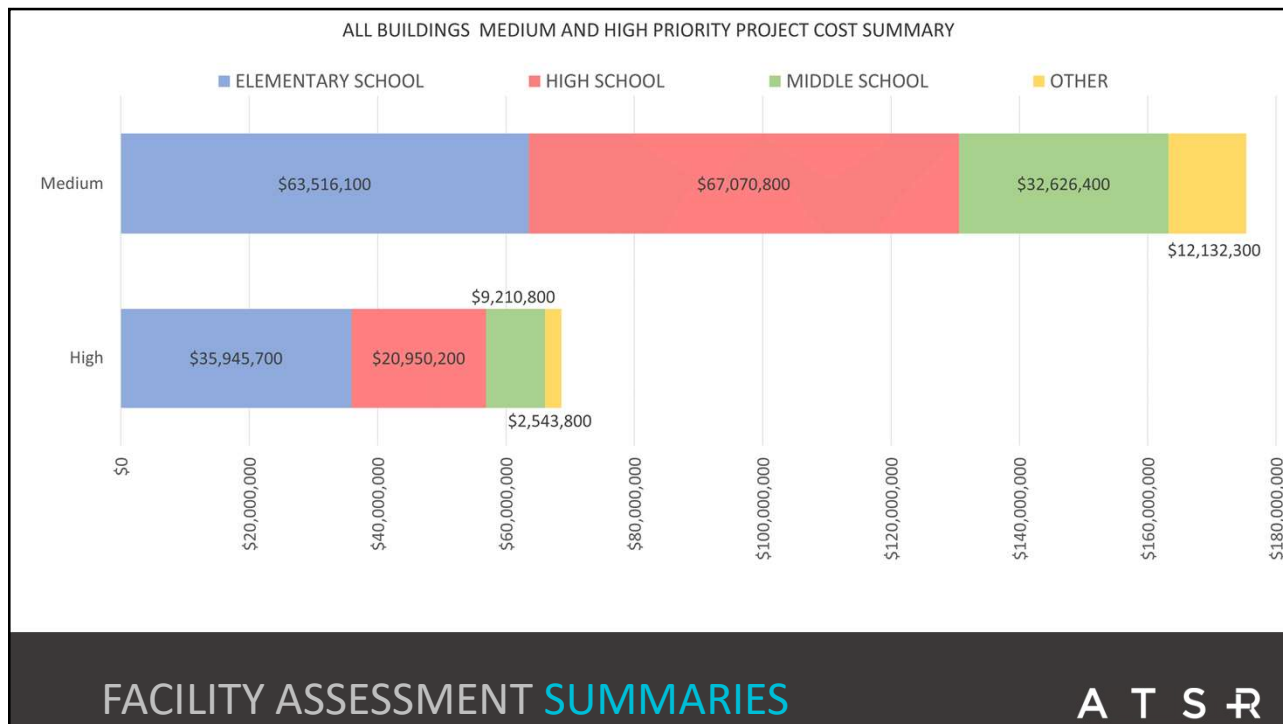
A T S R

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

Bldg No.	Building Name	Year	%	overall		2022		
				Project Cost	%	High Priority	Medium	Low
152	SUB TOTALS			\$403,102,600		\$ 68,894,100	\$ 185,839,800	\$ 148,368,700
			5%		15%		100%	
	TOTAL - ALL YEARS 2022-2052			\$403,102,600			\$ 403,102,600	
	TOTAL - PRIORITIES 1-2			\$254,733,900			\$ 254,733,900	
	TOTAL - PRIORITY 1			\$68,894,100	17%		\$ 68,894,100	
	TOTAL - PRIORITY 2			\$185,839,800	46%		\$ 185,839,800	
	TOTAL - PRIORITY 3			\$148,368,700	37%		\$ 148,368,700	

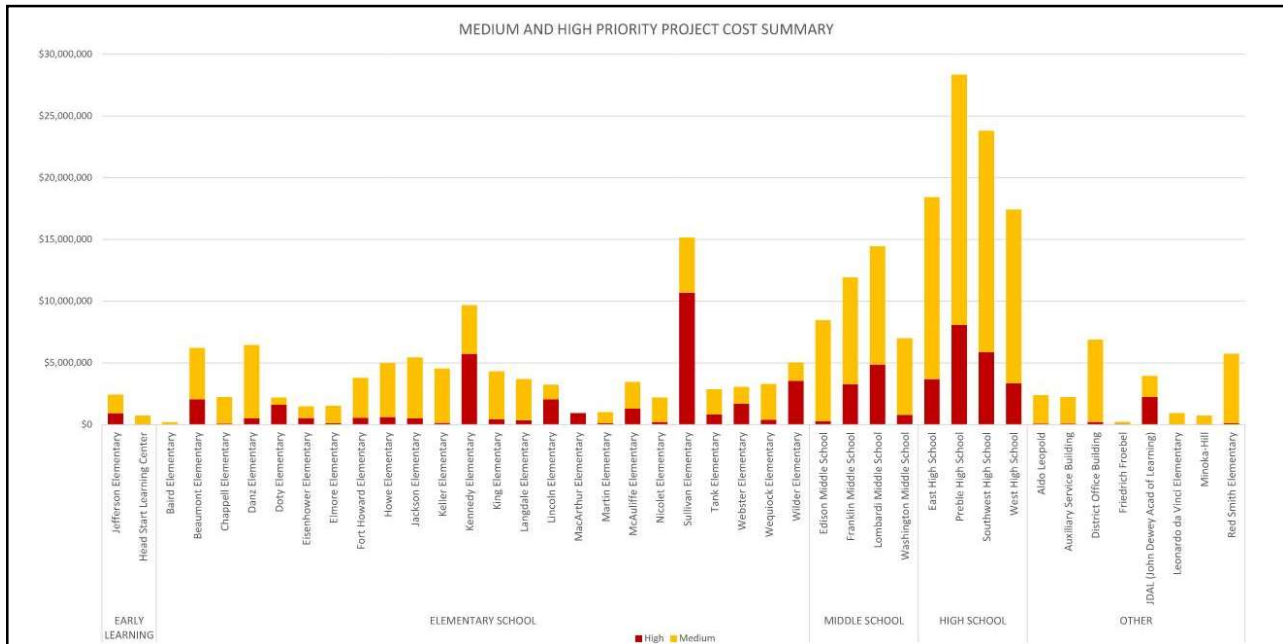
FACILITY ASSESSMENT SUMMARIES

A T S R

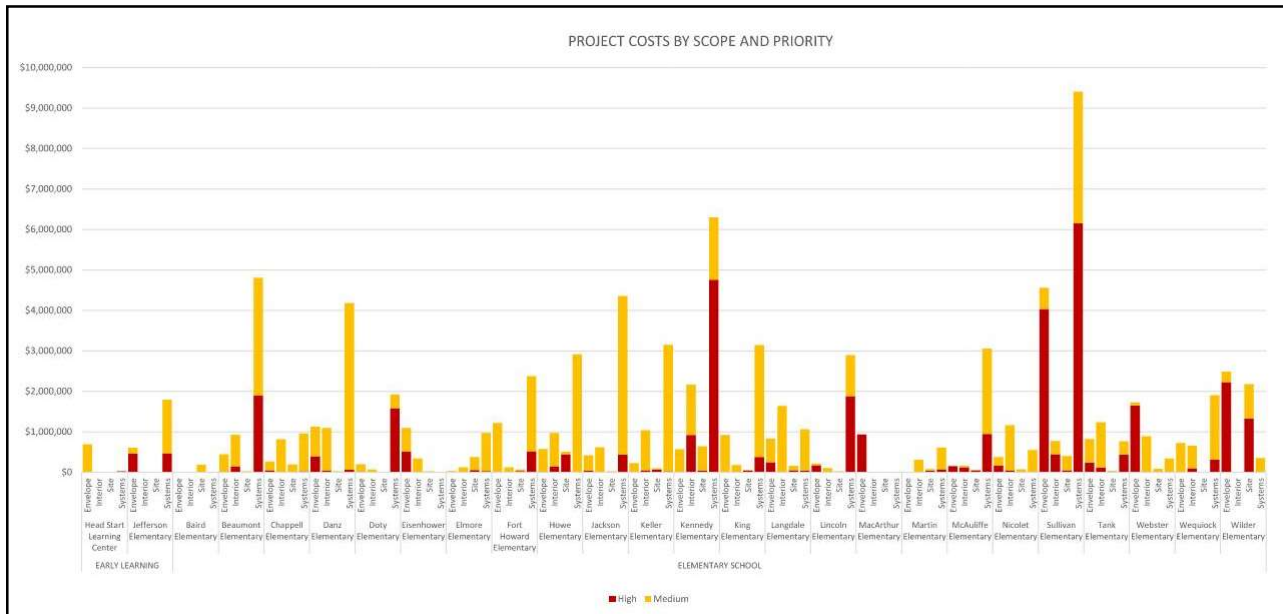


Project N	Project	overall	2022			
			High Priority	Medium	Low	
1.00	SITE - Hard surfaces	\$5,313,800	1%	\$ 1,395,500	\$ 3,878,100	\$ 40,200
1.01	Asphalt paving	384	66%	27,100	3,457,400	18,100
1.02	Concrete walks / curbs	384	34%	1,348,400	414,500	22,100
1.03	Curb / Gutter	384	0%	20,000	6,200	-
2.00	SITE - Activity Spaces	\$13,038,000	3%	\$ 3,020,400	\$ 2,564,100	\$ 7,453,500
2.01	Playgrounds	384	1%	-	121,600	-
2.02	Athletic Fields	384	47%	-	1,124,600	4,982,800
2.03	Supporting Activity Structures (Dugouts, fen	384	0%	-	20,700	-
2.04	Exterior Bleachers - grandstands	384	11%	1,477,600	-	-
2.05	Hard surface play areas	384	41%	1,542,800	1,297,200	2,470,700
3.00	SITE - Drainage / Landscaping	\$773,800	0%	\$ 492,700	\$ 177,000	\$ 104,100
3.01	Grass / Turf	384	36%	76,000	109,900	94,000
3.02	Trees, Shrubs, Planting	384	2%	-	1,700	10,100
3.03	Retaining Walls	384	4%	-	28,100	-
3.04	Monument Signage	384	0%	-	-	-
3.05	Storm / Drainage	384	59%	416,700	37,300	-
3.06	Accessibility (ADA)	367	0%	-	-	-
3.07	Irrigation Systems	-	0%	-	-	-
4.00	Exterior (Building Envelope)	\$84,904,400	21%	\$ 14,028,600	\$ 21,843,500	\$ 49,032,300
4.01	Roofs	383	82%	8,884,300	14,942,500	45,790,300
4.02	Wall systems	368	1%	221,100	573,500	462,800
4.03	Tuck pointing / Sealant	368	5%	775,200	1,409,200	2,060,600
4.04	Doors / Hardware	369	3%	231,300	1,512,600	524,600
4.05	Curtainwall / Storefront	368	3%	233,900	1,976,500	167,300
4.06	Window systems	368	6%	3,682,300	1,022,400	-

FACILITY ASSESSMENT SUMMARIES **A T S R**

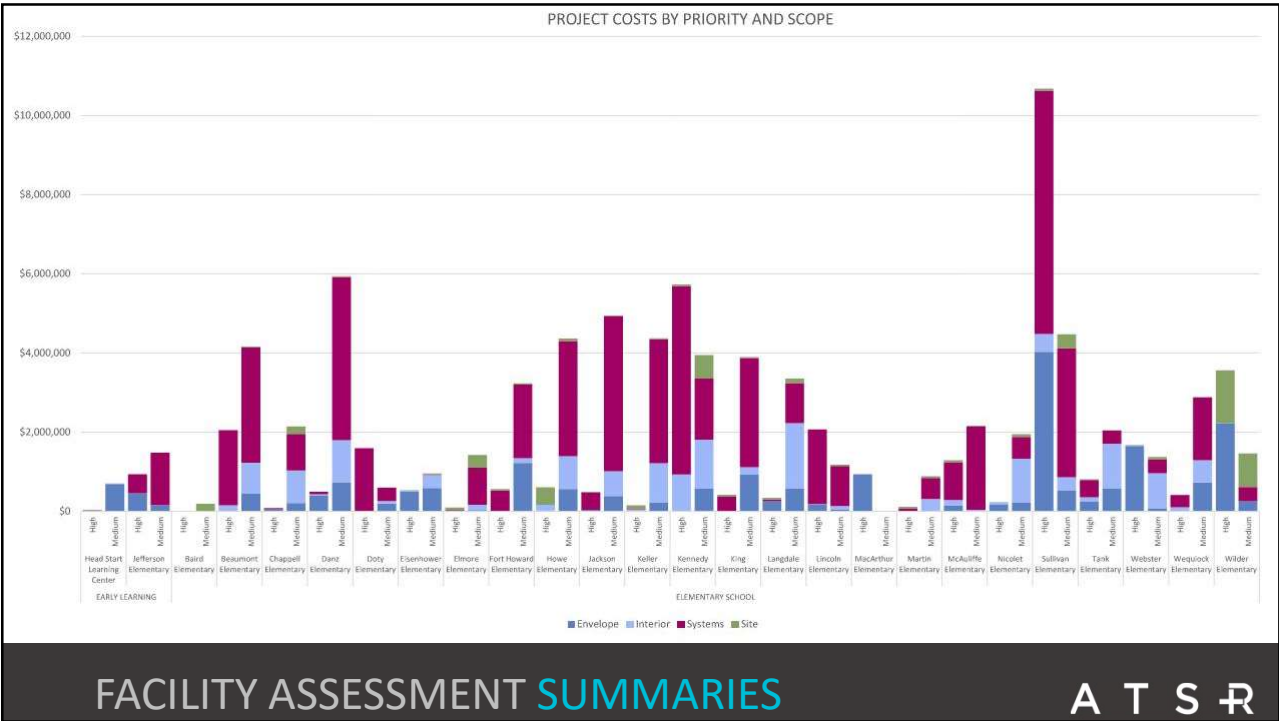
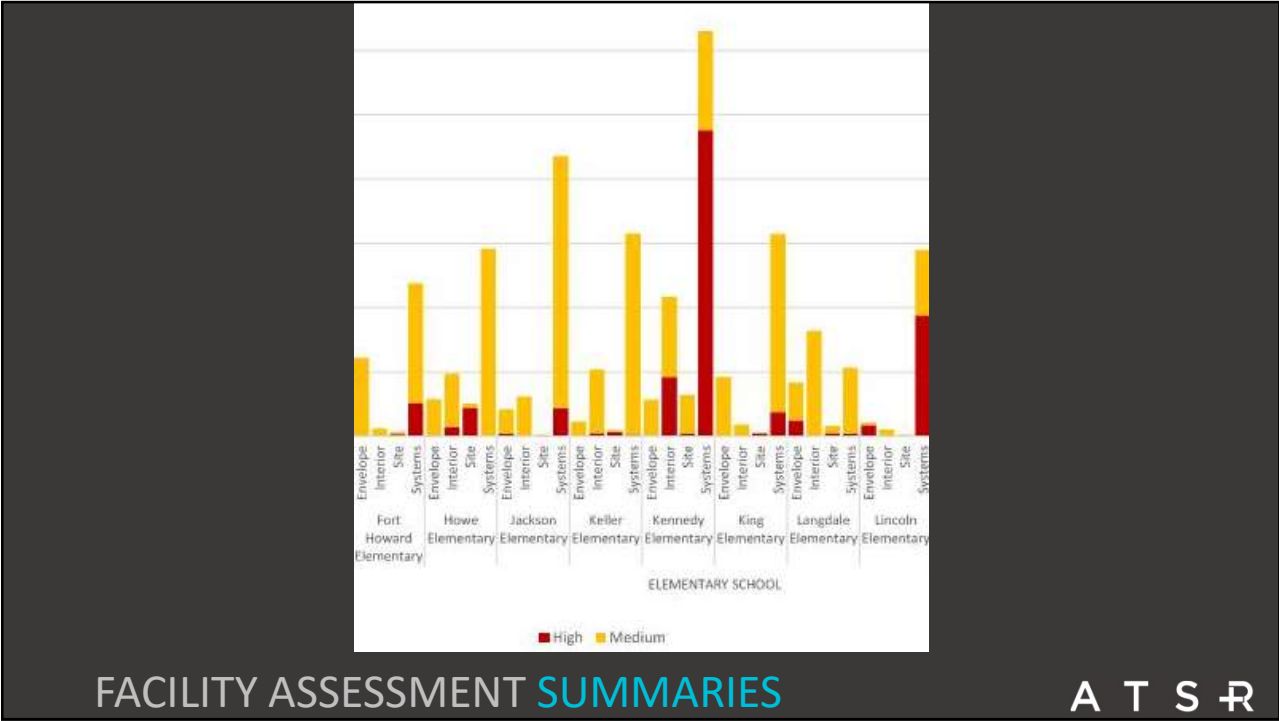


FACILITY ASSESSMENT SUMMARIES



FACILITY ASSESSMENT SUMMARIES

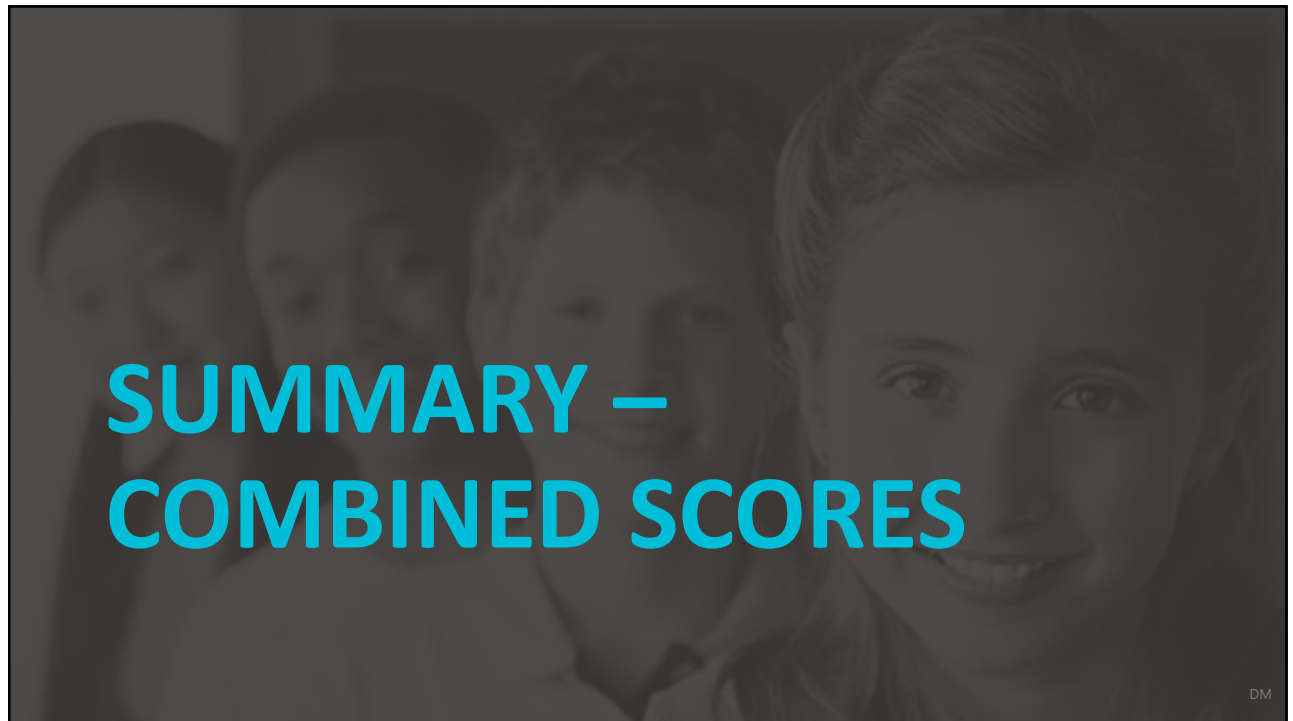


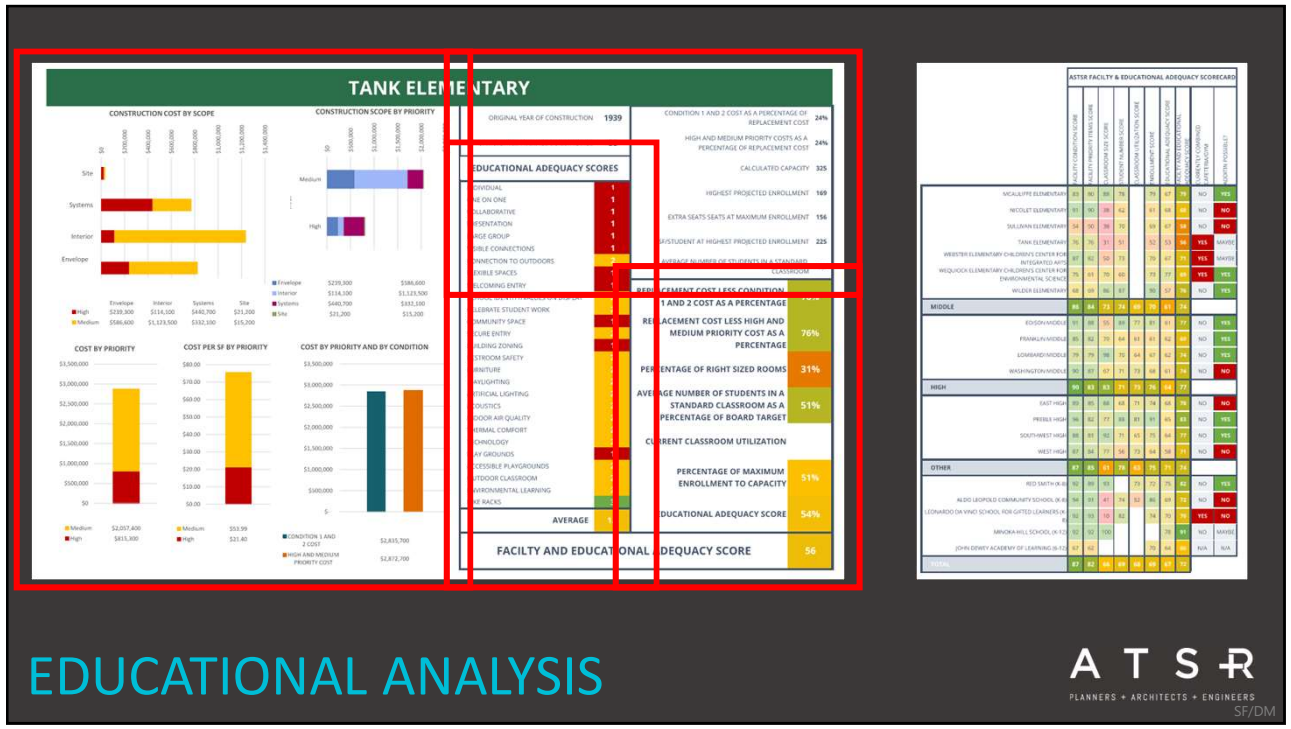


This chart calculates cost of condition 1 and 2 items relative to replacement cost of the building

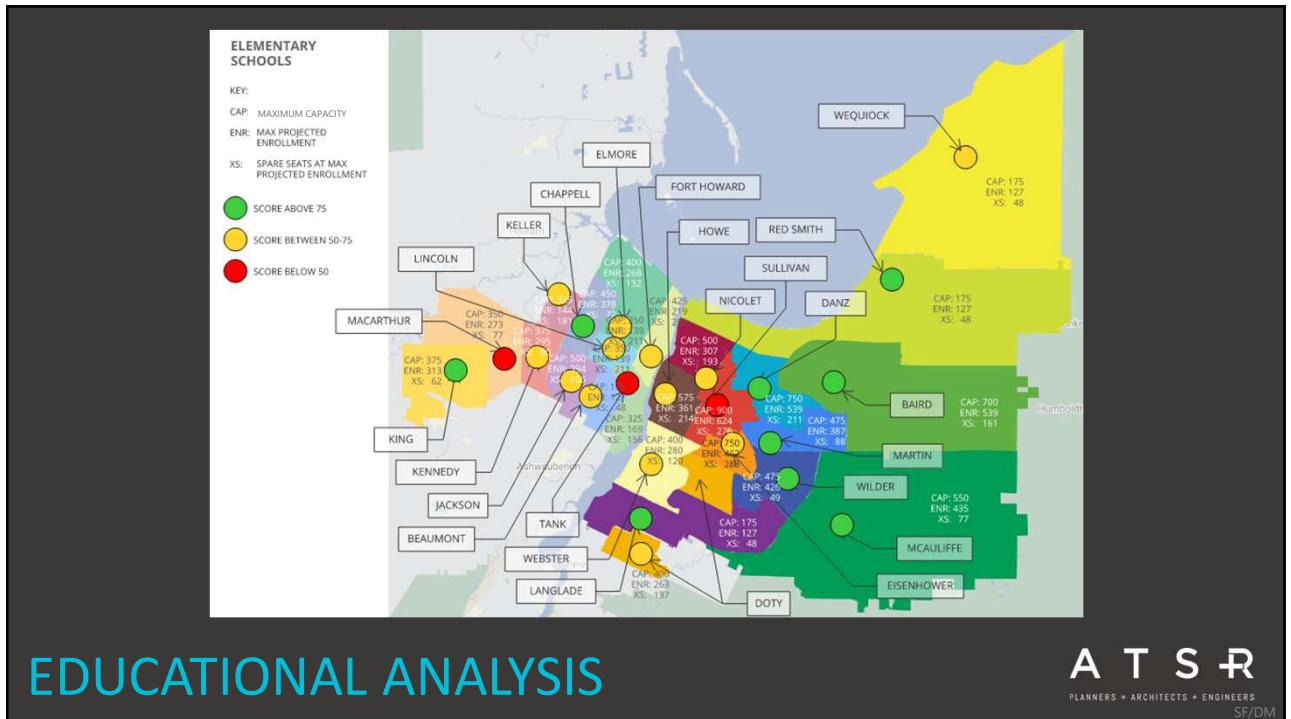
	Alta		Boyd		Rehman		Chaparral		Dora		Laguna		Las Brisas		East		Hewitt		Hoyt		Jackson		Jefferson		Kolar		Kernoch		King		Lagobla		Larco		MacArthur		Mid			
	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable	Flammable				
Building size (square footage)	86,939	100,735	47,079	56,951	81,057	45,000	56,270	81,123	50,791	62,087	80,718	62,980	37,951	56,270	62,601	62,128	46,738	56,949	41,300	66																				
ADA ACCESSIBILITY																																								
0.0 Site Access	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
0.8 Building access / Entry / Toilet	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
AIR QUALITY																																								
35.9 Ventilation (whole bldg)	0.0%	0.0%	14.6%	0.0%	0.0%	0.0%	6.9%	0.0%	0.0%	2.1%	0.0%	93.6%	11%	10.8%	25.4%	1.5%	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
11.5 Temperature Controls	0.0%	0.0%	3.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	2.0%	2.2%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
20.0 Mechanical / Boilers / Systems	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
GENERAL BUILDING CONDITION- EXTERIOR																																								
11.6 Roofs	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
7.1 Windows	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
8.1 Walls / Exterior	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
GENERAL BUILDING CONDITION- INTERIOR																																								
24.4 Interior Finishes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
29.5 Interior Equipment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
3.2 Plumbing Systems	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
19.4 Electrical / Lighting	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Cond 1,2: § 183 SUMMARY																																								
Percentage of Building Replacement Cost (%)	0.4%	0.1%	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
TOTAL by Bldg (Million \$)	1.7	0.2	4.7	2.2	2.7	1.1	2.2	1.5	1.8	2.9	4.3	3.9	1.1	4.3	9.2	2.2	2.8	2.5	0.9	0.6																				
KEY																																								
Green (less than 1%)																																								
1%-5% Yellow (between 1% - 5%)																																								
5% Red (over 5%)																																								
10.0 Summary line mult. (x10)																																								

FACILITY ASSESSMENT SUMMARIES – FCI MATRIX A T S R





EDUCATIONAL ANALYSIS



EDUCATIONAL ANALYSIS

QUESTIONS

Process
so far...

FUTURE READY
LEARNING
ENVIRONMENTS

FACILITY STUDY
REPORT

QUESTIONS

NEXT STEPS

A T S R
PLANNERS + ARCHITECTS + ENGINEERS

NEXT STEPS

Process
so far...

FUTURE READY
LEARNING
ENVIRONMENTS

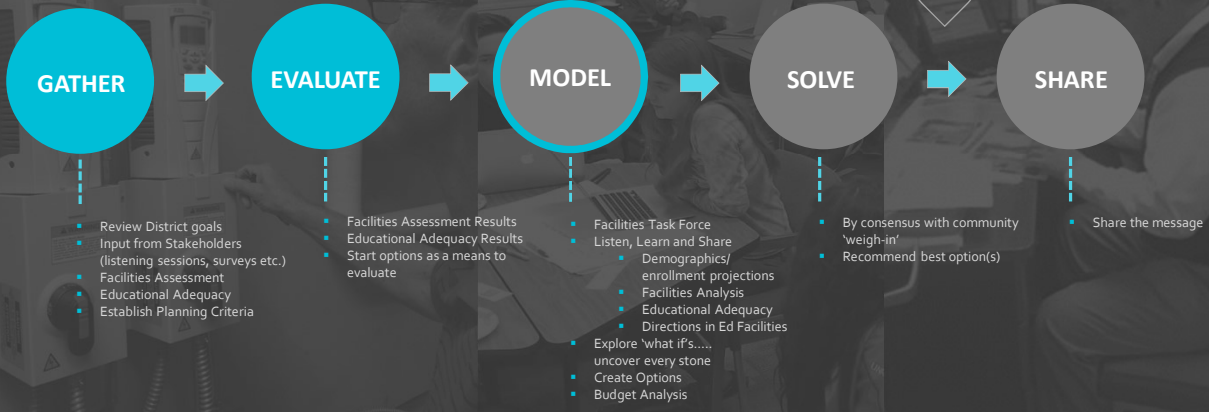
FACILITY STUDY
REPORT

QUESTIONS

NEXT STEPS

A T S R
PLANNERS + ARCHITECTS + ENGINEERS

'GEMS' PROCESS



DB

THANK YOU!

A T S R
PLANNERS + ARCHITECTS + ENGINEERS