

DISTRICT MASTER PLAN

Anthony Wayne Local Schools
Master Plan

School Board Meeting

05.15.2023



Agenda

- 1 Introduction
- 2 Master Plan Timeline
- 3 Building Assessments
- 4 Community Survey Results
- 5 Initial Building Concepts +
Recommendation
- 6 Initial Sports Facilities Concepts +
Recommendation
- 7 School Board Questions + Comments

Agenda

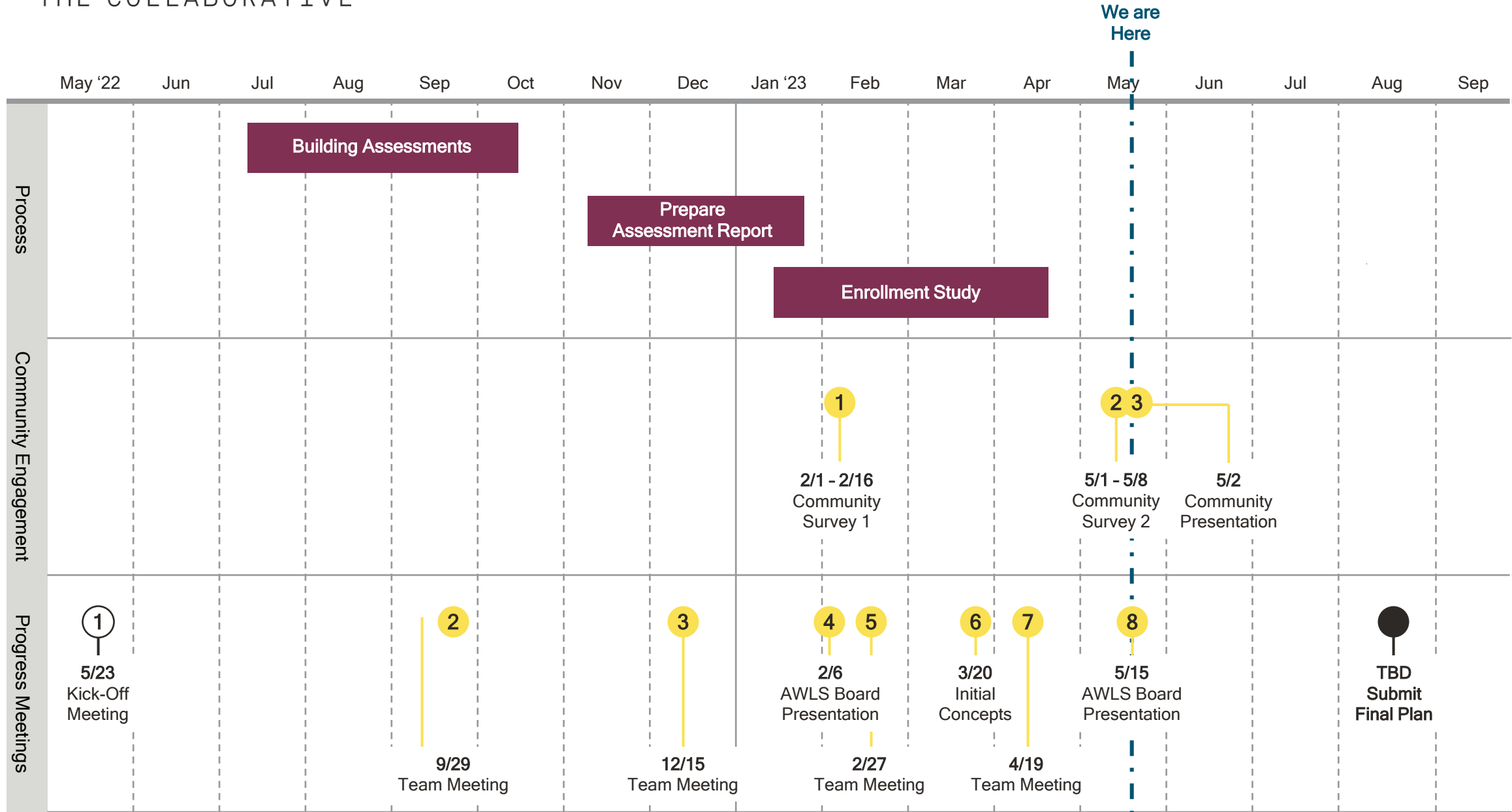
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Master Plan Timeline



We are Here

Agenda

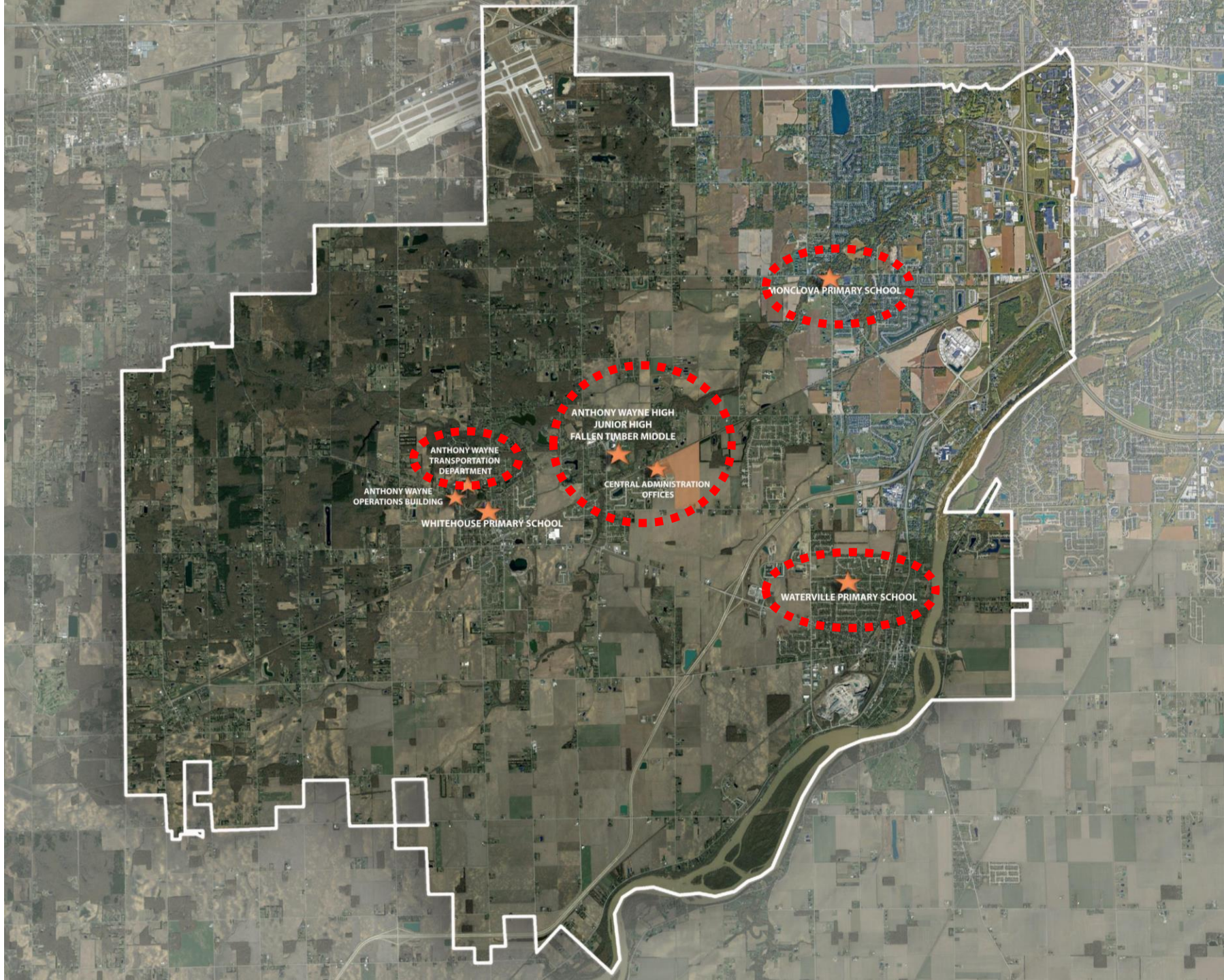
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- Why Do

Building Assessments?

-
- Gain an understanding of existing conditions of all facilities
 - Determine remaining life expectancy of systems
 - Develop deferred maintenance plan to utilize funds wisely
 - Understand what needs to be replaced now vs future

Existing Building Information



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Existing Building Information

	Grades	Year Built	Additions					Total SF	Age
High School	9 - 12	1951	1952	1967	1996	2001	2019	237,726	72
Junior High School	7 - 8	1959	1967	1975	2002	2019		86,925	64
Fallen Timbers	5 - 6	1972	2019					70,670	51
Monclova	PreK - 4	1972	1997	2000	2004	2018		69,760	51
Waterville	PreK - 4	1996	2018					71,857	27
Whitehouse	K - 4	2019						65,480	4
Total SF								602,418	

Building Assessments

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

Date of Audit:

7/6/2022

The building is a single story educational facility serving Kindergarten through Fourth Grades. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.



Building Square Footages (GSF)	
1st Floor	51,400
Total:	51,400

Existing Building Data/ Statistics	
Year of Construction Completion:	1970's with later additions
Stories:	1
Use Group:	E - Education
Structure:	Steel frame & load bearing masonry
Exterior Enclosure:	Brick and Pre-Cast Stone Veneer
Roof:	Membrane
Elevator(s):	None
Heating:	Electric
Cooling:	DX Cooling
Electric:	
Fire Suppression:	None

Rating System	
1 = Replace	
2 = Poor	
3 = Adequate	
4 = New	

Building Systems Summary	
Architectural Condition:	60%
Life Safety / Code / Accessibility:	88%
Structural:	63%
Mechanical / Plumbing / Fire Protection:	48%
Electrical:	36%

Building Summary:	59%
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Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over
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Building Assessments - Detail

Roof:	Rating	Comments	50%			
Roof Type:	1	Membrane type roof. Roof has been added onto over the years as additions have been put onto the original building. A lot of patches, re-flashing are showing age and cracking. Upper Roof area over multi-use room roof has unadhered from insulation and is bowing. Existing roof has a lot of flat areas causing ponding water. Proper rigid roof insulation and new membrane roof should be installed.	25.0%			
Roof Copings:	1	No real copings exist. From previous re-roofs a termination bar only has been installed to the top edge of the Concrete fascia panels. Some are secured, screwed and sealed, most are partially secured and not sealed. Suggest with roof replacement a gravel stop or some other coping type be installed.	25.0%			
Soffits:	N/A					
Expansion Joints:	2	Expansion joints are existing on the roof, however covered up by past membrane roofing projects. More examination would be needed once the existing membrane roof is removed. Suggest to remove and reinstall whatever roof expansion joints are installed when the re-roof project happens	50.0%			
Curbs & Flashings:	2	Similar to above, due to the age and the previous roof repairs installed, a lot of the flashings and curbing were difficult to review. Assuming all new flashing and curbing would take place with the roof placement	50.0%			
Gutters & Downspouts:	N/A					
Roof Access:	4	Vertical ladders from Janitor closet to the Roof and from the lower roof to the upper roof exist. All in good condition. When the re-roof project happens suggest the existing roof hatch be replaced with a new insulated hatch	100.0%			
Exterior Walls:						
	Rating	Comments	60%			
Wall Type:	3	Metal panel at Entry, brick, & precast stone masonry veneer. All in overall good condition. Some areas of repair and staining present.	75.0%			
Foundation Type:	3	Concrete walls and foundation - some minor areas of cracking and differential settlement is present.	75.0%			
Lintels:	2	Some rust starting to form on lintels and some paint delamination happening. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint.	50.0%			
Masonry Joints:	2	Several areas are in need of repair and tuck pointing.	50.0%			
Control & Expansion Joints:	2	Minimal joints present - joints should be raked clean and new backer rod and sealant applied.	50.0%			
Exterior Openings:						
	Rating	Comments	50%			
Window Types:	2	Insulated aluminum frame system is present - original to building. Considering age, the window system should be replaced.	50.0%			
Entrance Systems:	2	Insulated aluminum entrance system is present - original to building. Considering age, the door system should be replaced.	50.0%			
Louvers:	2	Louvers are dated and should be replaced - at a minimum recommend raking joints clean and resealing with backer rod and sealant.	50.0%			
Area wells:	N/A					
Interior Finishes:						
	Rating by Floor			79%		
	LL	1	2	3		
Floors:	3				Mix of Carpet, terrazzo tile (main corridors), ceramic tile (toilet rooms), VCT and epoxy. The epoxy floors at the existing building have a rough texture and do not match the rest of the building, but appears to have held up. VCT in the janitor closets needs removed and replaced.	75.0%
Walls:	3				Mix of mostly CMU with Ceramic tile wainscot at corridors, full ceramic tile at toilet rooms with some gyp.bd and moveable wall panels. All vertical wall surfaces are in good condition.	75.0%
Ceilings:	3				New ACP ceilings appear to have been installed in recent years in most classrooms and corridors. Some classrooms in the original building have not had ceilings replaced and should do to moisture/humidity causing the panels to sag.	75.0%
Clear Floor Height:	4				No concerns noted.	100.0%
Doors:	3				Overall good condition. While some doors have different finishes there is very little damage and all appear in working order.	75.0%
Doors - Hardware:	3				Similar to the doors, current accessible hardware is installed including closers for rated doors. All looked in working order.	75.0%
Stairways:	N/A					
Fixed Furnishings/ Casework:	3				While dated in look and finish and mixed finish selection, overall most all casework still looked in very good condition with very little to no laminate damage on the horizontal surfaces and a mix of laminate and solid surface counters	75.0%
Elevator:	N/A					

Building Assessments - Detail

Accessibility / Life Safety:	Rating	Comments	88%
Means of Egress- Door Hardware:	4	No concerns noted.	100.0%
Means of Egress- Stairs:	N/A		
Means of Egress- Handrails:	N/A		
Means of Egress- Elevators:	N/A		
Signage:	4	All rooms had appropriate ADA signage with Braille. Appeared to be installed at correct elevation and distance off doors	100.0%
Accessibility- Ramps:	N/A		
Accessibility- Elevators:	N/A		
Restrooms- Clearances:	3	No concerns noted.	75.0%
Restrooms- Handrails/ Fixtures:	3	No concerns noted.	75.0%
Drinking Fountains:	3	No concerns noted.	75.0%
Accessible Building Entrance/ Exit:	4	No concerns noted.	100.0%
Structural:	Rating	Comments	63%
Foundation and Footings:	3	Concrete walls and foundations - some minor areas of cracking and differential settlement is present needing repair.	75.0%
Structural Frame Type:	3	Steel frame with load bearing masonry - no concerns noted.	75.0%
Basement(s):	N/A		
Floor Construction:	2	Area of slab on grade and flooring in the original portion of the building is rough/irregular and in need of repair.	50.0%
Roof Assembly:	2	Roof area over the original portion of the building experiencing excessive movement/bounce - cause unknown.	50.0%
Catwalk:	N/A		
Electrical Lighting:	Rating	Comments	79%
Areas adequately lit:	4	Spaces have appropriate light levels throughout.	100.0%
Any incandescent lighting:	3	The stage area in the community room still includes incandescent lighting.	75.0%
T12, T8, T5 lamps:	1	The building includes LED luminaires in the 2019 Addition and Renovations and limited other areas. The majority of the lighting is fluorescent T8 based luminaires. LED lighting is included in the gym.	25.0%
Egress lighting adequate coverage:	3	The egress lighting uses battery based systems. Either integral to the normal lighting or auxiliary two headed units.	75.0%
Exit sign adequate coverage:	4	Exits are signed and functional	100.0%
Exterior entries include egress lighting:	4	Egress lighting is provided at the exterior egress doors.	100.0%
Electrical Power:	Rating	Comments	46%
Age of Equipment/Manufacturer:	1	The electrical distribution includes equipment from 1970, 1980s, 2000, 2005, and 2019. The main distribution gear is in the 2000 addition. Some of the gear that remains in the original 1970 portion of the building is in poor condition and should be considered for replacement. Equipment in the building was manufactured by Federal Pacific Equipment (1970), Square D (1980), General Electric (1980), Square D (2000),	25.0%
Room has code clearances:	3	The electrical rooms are tight. Barely enough clearance around the equipment. No space for growth within the equipment rooms.	75.0%
Size/voltage/phase of main service:	3	1600A 277/480V-3PH. Size is adequate for the facility. 500kVA transformer from the Utility (Toledo Edison) Assume the transformer has been sized to the load present at the facility as the transformer is undersized to the building service.	75.0%
Does main service include a meter:	1	No meter included on the main panel or any sub distribution panels.	25.0%
Is TVSS present:	1	The electrical distribution equipment in 2000 and 2019 has had surge protection added to some of the equipment. Nothing prior to that included surge protection. None of the replacement panels that have been installed in place of some of the original distribution equipment included surge protection. Surge protection should be considered for installation throughout the building and distribution, sub-distribution, and branch panel levels.	25.0%
Receptacles	2	General receptacle placement and coverage is acceptable. The older portion of the building has less locations than would be currently placed in classrooms. The devices do not meet current code requirements, they do not include tamper resistant features.	50.0%
Generator (yes/no), Manufacturer:	NA	No generator is included at this building. Emergency power for code required items is provided by batteries.	
Gas or Diesel:	NA		
Number of transfer switches:	NA		

Building Assessments - Detail

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Gas or Diesel:	NA		
Number of transfer switches:	NA		
Fire Alarm System:	Rating	Comments	56%
Does building have a fire alarm system:	2	The building is fully covered by a fire alarm detection and notification system.	50.0%
Addressable/non-addressable:	4	Addressable	100.0%
Manufacturer and series:	2	Simplex 4005	50.0%
Remote Annunciator location:	1	A Fire Alarm Annunciator is located at the North-East entry. This is not currently an official entry point. The annunciator should be relocated to the main entry along with the knox box.	25.0%
Is coverage adequate:	2	The building is fully covered by the Fire Alarm system for detection including pull stations and smoke detectors. The Notification Devices are horn strobes which no longer meets code requirements.	50.0%
Does system include CO detection:	4	CO detection is included where required and monitored by the Fire Alarm System.	100.0%
Does system meet ADA:	2	The strobe coverage is adequate. The audible device coverage is adequate, however horns are used for audible notification.	50.0%
Types of devices, Audible, strobe, or AV:	1	Horn-strobe notification devices are utilized in the building.	25.0%
HVAC Systems:	Rating	Comments	58%
Boiler(s):	N/A	None, All electric heat in building, in Uvs and some electric baseboard and CUH and UH	
Chiller(s):	N/A	None, all DX cooling in building	
Ductwork Distribution:	3	Ductwork in a few areas (gym, multi-purpose, etc.)	75.0%
Air Handler(s):	1	Unit Ventilators: Various different years, many are old and need replaced some from 2000 and 2005 are still in fair condition. Some replaced with VRF style recently are close to new. Kitchen Make Up Air fan is unconditioned, installed in 2001 or 2002 Based on the age of most of the equipment it is very likely that most of the refrigerant is R22. R22 is no longer being produced and will become increasingly more difficult and expensive to obtain.	25.0%
Pump(s):	N/A	None, electric heat and dx cooling	
VFD(s):	N/A		
HVAC Zoning:	3	Zoning is appropriate.	75.0%
Heating Water Distribution:	N/A		
Shared systems with other bldgs.?	N/A		
HVAC Controls	Rating	Comments	25%
DDC or pneumatic controls?	1	Mostly pneumatic, very little on DDC	25.0%
Other Buildings Served:	1	Very little on DDC and integrated into district head end	25.0%
Plumbing Systems:	Rating	Comments	60%
Plumbing Fixtures:	3	Appear in good condition for age.	75.0%
Water Service:	3	Recently replaced backflow preventer. No known or reported issues with meter or pressure.	75.0%
Water Distribution:	3	No known or reported issues with water piping through building. EWCs have been replaced in the last couple of years	75.0%
Sanitary and Vent System:	1	No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required. Liftstation in North End of building from 1989. Pump should be replaced.	25.0%
DHW:	2	Electric water heaters in various locations. Water Heaters and HW circ pumps at the end of life expectancy (2 out of 3). Two of the Mixing Valves appear that they do not meet ASSE 1070 and should be replaced.	50.0%

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Photos

Exterior Photos



Crack at foundation.



Differential settlement.



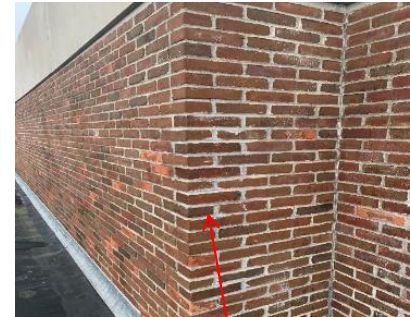
Masonry repairs.



Rusting roof flashing and joint opening up.



Areas of ponding.



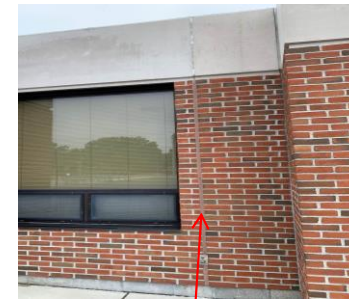
Masonry repairs.



Areas of ponding.



Areas of ponding.



Reseal masonry joint

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Photos

Interior Photos



Typical classroom



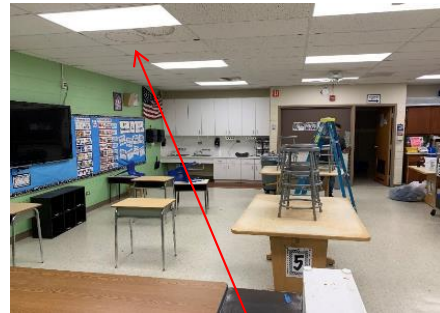
Typical classroom casework



Typical classroom.



Stained ceiling tiles.



Stained ceiling tiles.



Typical rated corridor door.

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Costs

Building Recommendations with Opinion of Costs							Bond / Levy Work		Permanent Improvements		
Renovation Recommendations		B/L Quantity	Unit	Low Unit Cost	High Unit Cost	PI Quantity	Total Low	Total High	Total Low	Total High	
Architectural											
	Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, and Copings	40,170	SF	\$22.00	\$25.00	11,230.00	\$ 883,740.00	\$ 1,004,250.00	\$ 247,060.00	\$ 280,750.00	
	Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing (10%)	2,500	SF	\$9.00	\$10.00		\$ 22,500.00	\$ 25,000.00			
	Window replacement		EA	\$9,000.00	\$15,000.00	42.00			\$ 378,000.00	\$ 630,000.00	
	Replace Existing Storefront Entries (Interior and Exterior)		EA	\$5,500.00	\$6,500.00	16.00			\$ 88,000.00	\$ 104,000.00	
	Louwer Replacement/joint raking and resealing		EA	\$1,500.00	\$2,000.00	18.00			\$ 27,000.00	\$ 36,000.00	
	Concrete Floor Repairs and Finish Flooring Reinstallation (10%)		SF	\$12.00	\$15.00	350.00			\$ 4,200.00	\$ 5,250.00	
	VCT Flooring Removal and Replacement (1%)		SF	\$5.00	\$6.00	200.00			\$ 1,000.00	\$ 1,200.00	
	Acoustical Ceiling Removal and Replacement (15%)	5,000.00	SF	\$6.50	\$7.50		\$ 32,500.00	\$ 37,500.00	\$ -	\$ -	
HVAC											
	Replacement of approximately 20 UV's	20	EA	\$14,000.00	\$16,000.00		\$ 280,000.00	\$ 320,000.00			
	Replacement of MAU and Exhaust fan in kitchen	1	EA	\$25,000.00	\$35,000.00		\$ 25,000.00	\$ 35,000.00			
Electrical / Technology											
	Recommend relacing all of the electrical distribution from the 1970s and 1980s. The equipment is in poor condition and some is not maintainable from the original equipment manufacturer.	10	EA	\$5,000.00	\$6,500.00		\$ 50,000.00	\$ 65,000.00			
	Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system.	1	LOT	\$20,000.00	\$30,000.00		\$ 20,000.00	\$ 30,000.00			
	Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level.		EA	\$2,500.00	\$3,500.00	40			\$ 100,000.00	\$ 140,000.00	
	Recommend adding power meters at the main distribution and sub-distribution panels.	2	EA	\$3,000.00	\$5,000.00		\$ 6,000.00	\$ 10,000.00			
	Replace duplex receptacles throughout the building with new tamper rated devices.		SF	\$1.50	\$3.00	69,760			\$ 104,640.00	\$ 209,280.00	
	Update the lighting throughout the building to LED type.	69,760	SF	\$4.00	\$6.00		\$ 279,040.00	\$ 418,560.00			
	Update the classroom lighting controls to include occupancy sensors and dimmers.	44	EA	\$1,000.00	\$1,500.00		\$ 44,000.00	\$ 66,000.00			
	Update stage lighting to LED.	1	LOT	\$15,000.00	\$35,000.00		\$ 15,000.00	\$ 35,000.00			
	Technology Equipment						\$ 69,779.00	\$ 69,779.00			
Fire Alarm											
	Update fire alarm system to a voice system. Replace the notification devices throughout the building		SF	\$2.50	\$3.00	69,760			\$ 174,400.00	\$ 209,280.00	
	Locate the new Fire Alarm Annunciator in the main office. Provide a remote annunciator in the entry vestibule.	2	EA	\$2,500.00	\$3,500.00		\$ 5,000.00	\$ 7,000.00			
Plumbing											
	Replace Water Heaters and mixing valves		EA	\$8,000.00	\$12,000.00	2			\$ 16,000.00	\$ 24,000.00	
	Install Grease Interceptor and Required Piping		EA	\$25,000.00	\$40,000.00	1			\$ 25,000.00	\$ 40,000.00	
Fire Protection											
							Total Hard Cost	\$ 1,732,559.00	\$ 2,123,089.00	\$ 1,165,300.00	\$ 1,679,760.00
							Abatement	\$ -	\$ -		
		10%					Contingency	\$ 173,255.90	\$ 212,308.90	\$ 116,530.00	\$ 167,976.00
		15%					GC / Profit / Overhead	\$ 259,883.85	\$ 318,463.35	\$ 174,795.00	\$ 251,964.00
		22%					Soft Costs (Fees / Permits / Const. Cont)	\$ 381,162.98	\$ 467,079.58	\$ 256,366.00	\$ 369,547.20
							Total Renovation Cost	\$ 2,546,861.73	\$ 3,120,940.83	\$ 1,712,991.00	\$ 2,469,247.20

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Costs

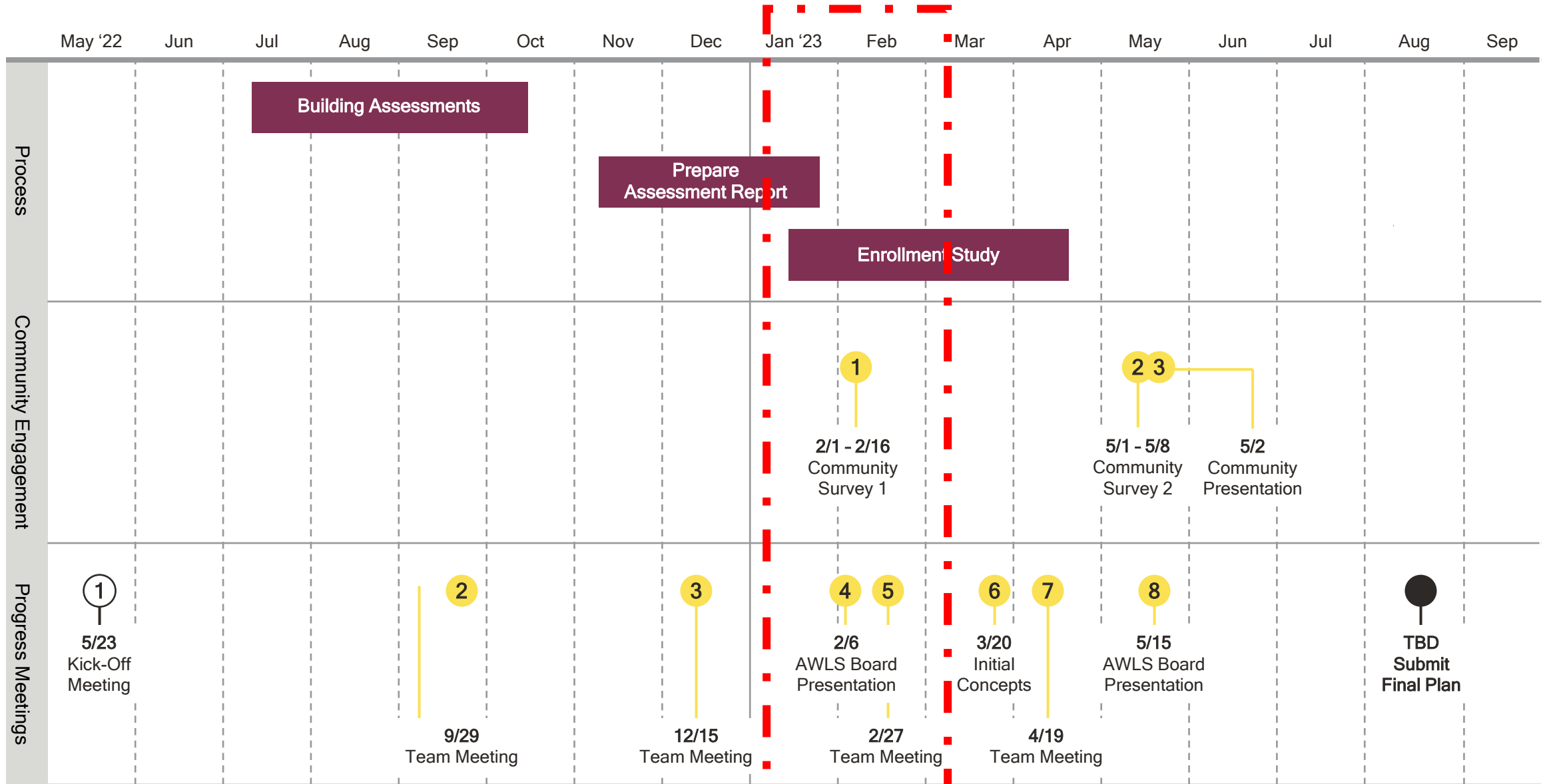
Building Systems Summary							Building Recommendations with Opinion of Costs			
Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over			Bond / Levy Work		Permanent Improvements	
	Architectural Condition:	Life Safety / Code / Accessibility:	Structural:	Plumbing / Fire Protection:	Electrical:	Building Summary:	Total Renovation Cost Low	Total Renovation Cost High	Total Renovation Cost Low	Total Renovation Cost High
Monclova Elementary	60%	88%	63%	48%	36%	59%	\$2,396,511.60	\$2,963,240.70	\$1,760,766.00	\$2,524,372.20
Waterville Elementary	62%	88%	69%	66%	40%	65%	\$1,732,319.66	\$2,727,812.85	\$1,394,136.61	\$2,009,267.66
Fallen Timbers Middle School	72%	63%	75%	45%	48%	60%	\$1,551,585.00	\$2,025,513.00	\$1,551,886.35	\$2,113,205.85
Junior High School	62%	84%	75%	41%	47%	62%	\$3,320,693.25	\$4,239,388.13	\$1,222,599.00	\$1,643,533.50
High School	66%	73%	75%	55%	50%	64%	\$5,771,608.96	\$7,741,864.96	\$6,007,726.83	\$7,435,580.46
Administration Building	64%	63%	69%	69%	0%	53%	\$597,849.00	\$764,841.00	\$2,117,241.00	\$2,515,243.50
Transportation Building	39%	44%	75%	64%	46%	54%	\$542,062.50	\$642,904.50	\$747,524.40	\$872,886.00
						Total	\$15,912,629.97	\$21,105,565.13	\$14,801,880.19	\$19,114,089.17

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Master Plan Timeline

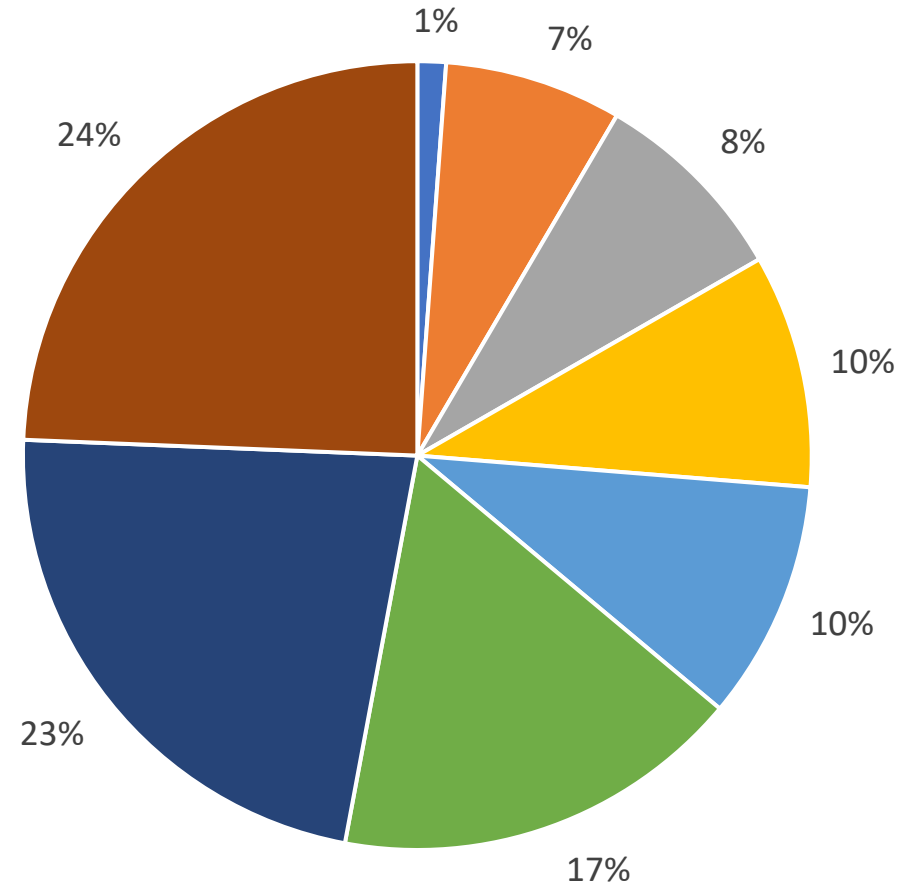


Community Survey Results

- Safety & Security of the School
- Physical Condition of the School
- Ability to Accommodate Increase in Enrollment

When determining whether to renovate, replace, build new, repurpose, or retire a school building, which of the three should be the highest priority?

- Other
- Overall cost of the project
- The school building doesn't have the right spaces for the current programs being taught
- Facility is overcrowded or underutilized
- Ability to accommodate increases in enrollment on current site
- Ability to accommodate increase in enrollment
- Physical condition of the school
- Safety and security of the school



All Day Kindergarten

One of the program changes that the District has heard from some parents is the desire to have an all-day Kindergarten program. What do you believe the level of need is for having an all-day, every-day Kindergarten program in the District?

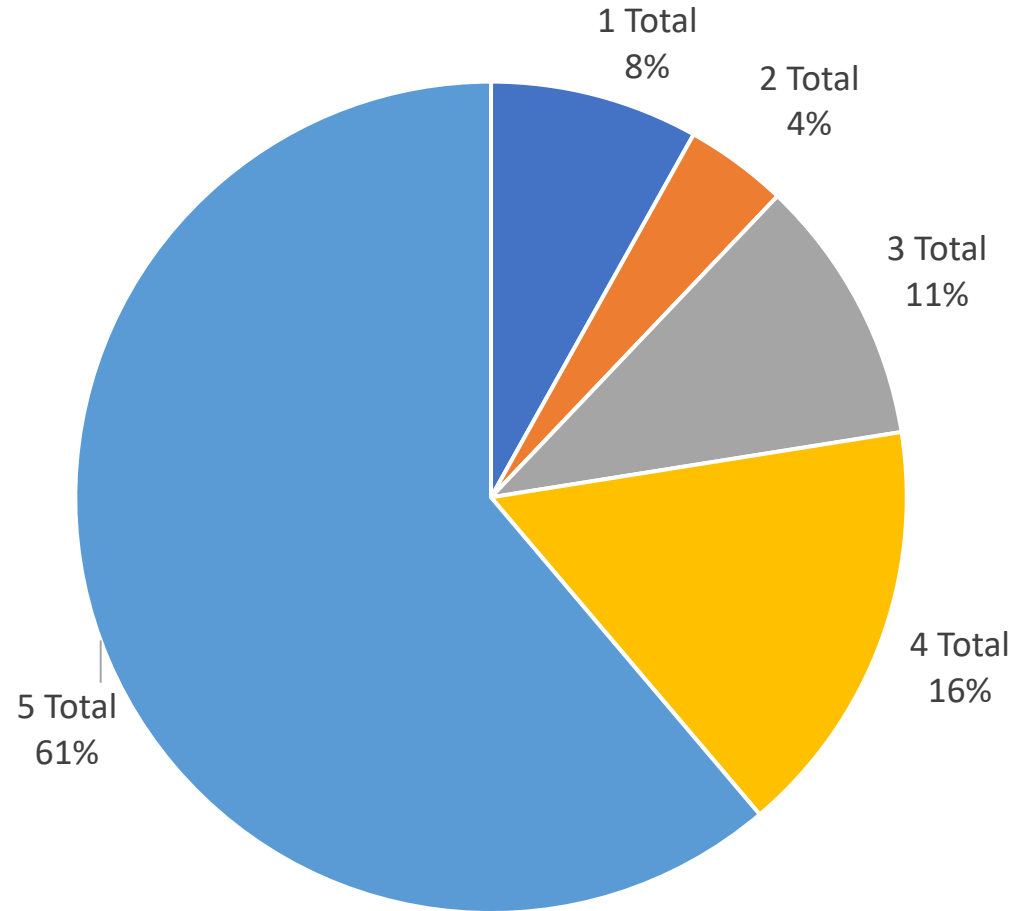
1 Total Low Need

2 Total

3 Total

4 Total

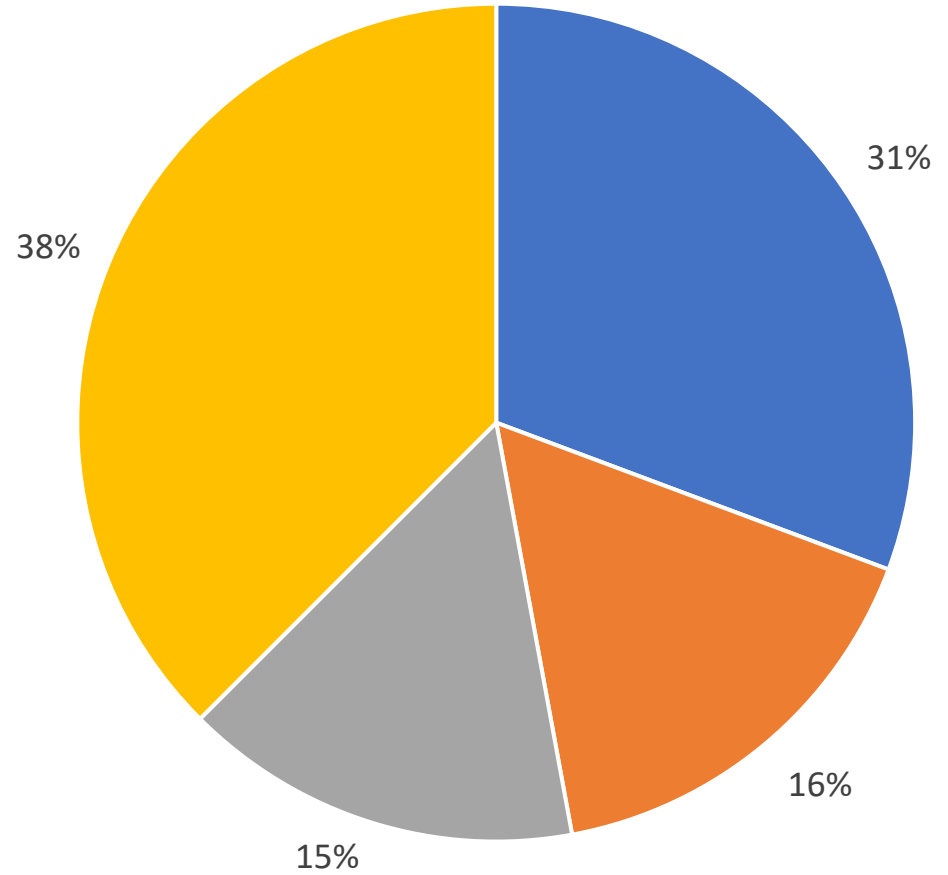
5 Total High Need



Renovations / Additions vs New Build

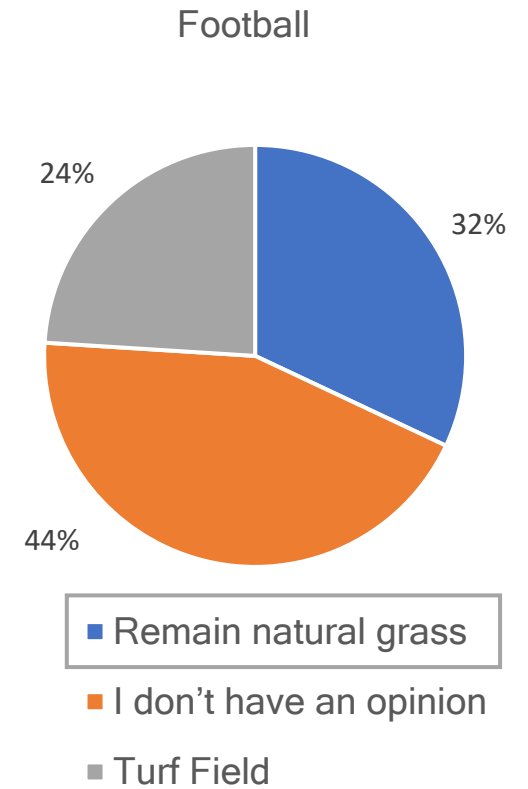
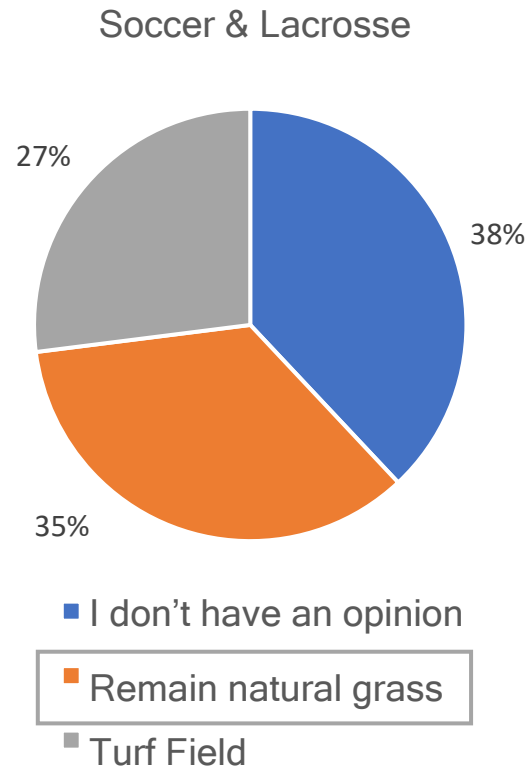
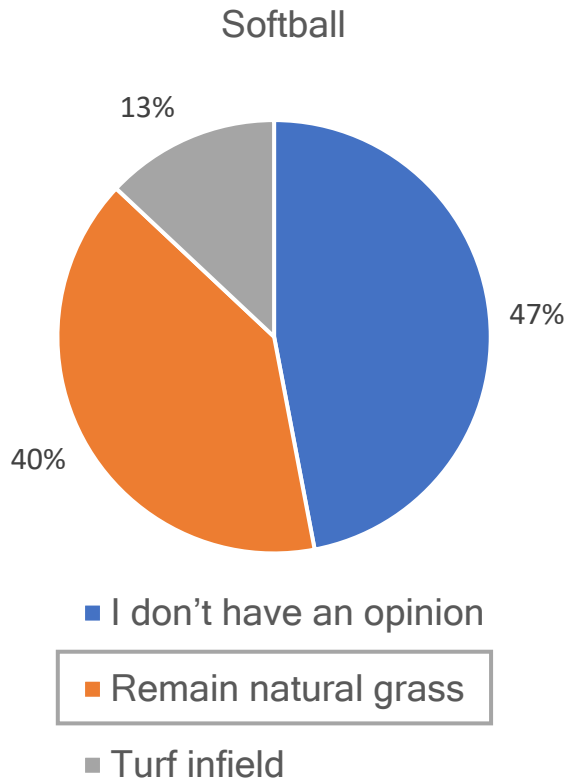
Survey Feedback Indicated Existing Building Renovations and Additions are Preferred Over New Building Construction

- Do not redistrict and add classrooms to current buildings as needed
- Build a new primary school
- Make FT a new primary building and redistrict
- No opinion



Athletic Field Surface

What Type of Play Surface is Preferred - Natural Grass Versus Synthetic Turf?



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What are the top three outdoor facility challenges that our athletic programs face at this time?

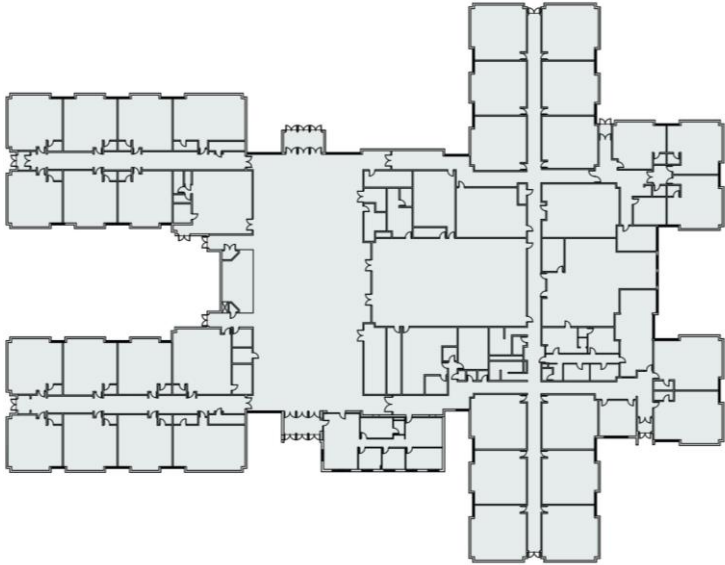
- Additional Seating Areas for Parents, Fans & Students
- Additional Parking for Athletic Competitions
- Address Flood Plain Issues



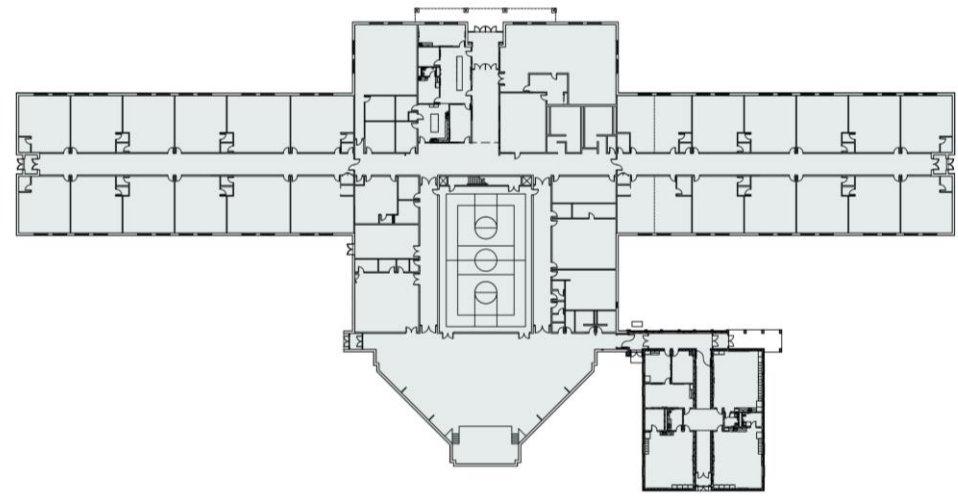
Agenda

- 1 Introduction
- 2 Master Plan Timeline
- 3 Building Assessments
- 4 Community Survey Results
- 5 Initial Building Concepts + Recommendation**
- 6 Initial Sports Facilities Concepts + Recommendation
- 7 School Board Questions + Comments

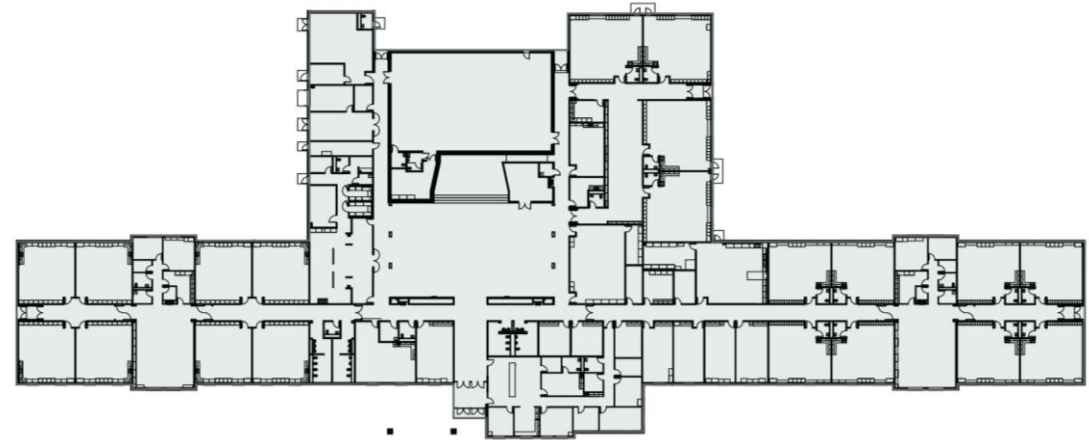
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Monclova Primary (Existing)
Enrollment as of 12/22 = 543



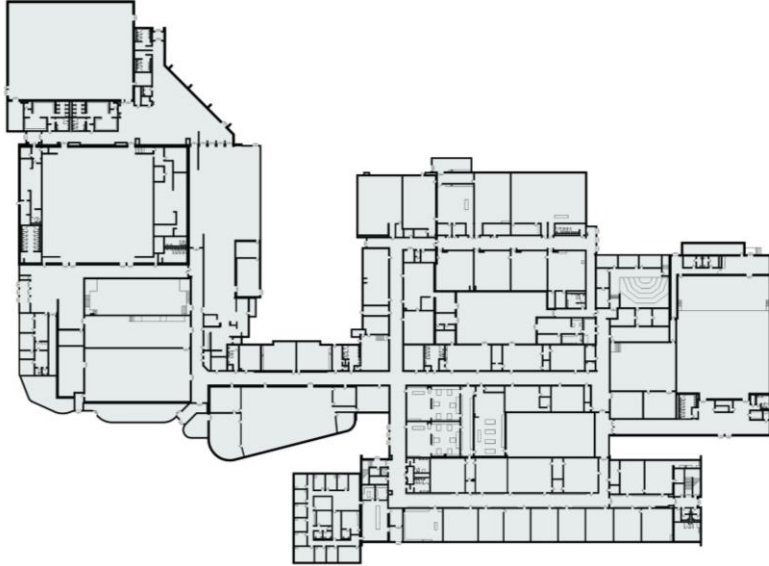
Waterville Primary (Existing)
Enrollment as of 12/22 = 554



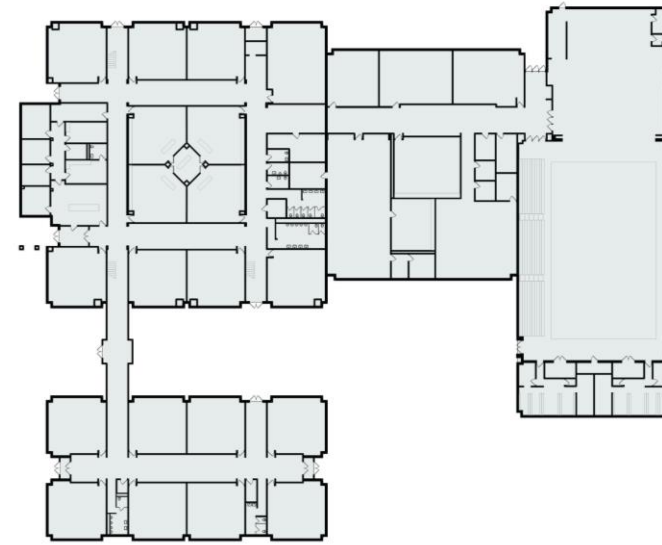
Whitehouse Primary (Existing)
Enrollment as of 12/22 = 540

THE COLLABORATIVE

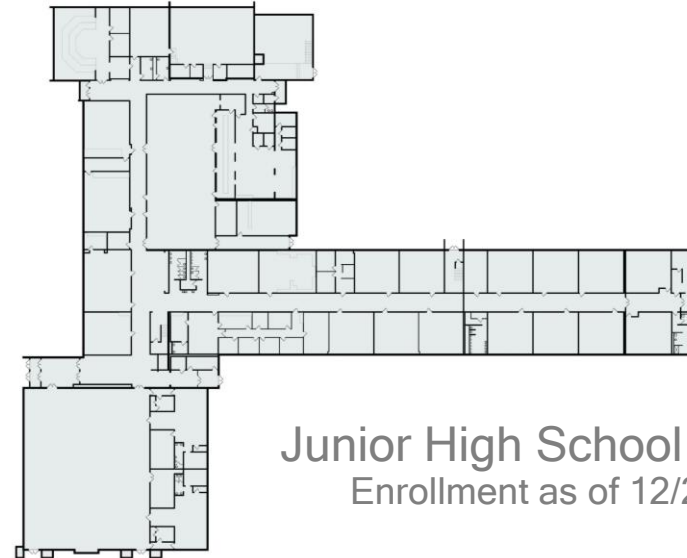
Secondary Schools / Existing Conditions



High School (Existing)
Enrollment as of 12/22 = 1433



Fallen Timbers Middle School (Existing)
Enrollment as of 12/22 = 649



Junior High School (Existing)
Enrollment as of 12/22 = 712

AWLS 10 Year Enrollment Projections

2022/23 to 2032/33

- AWLS K-12 student enrollment has effectively decreased by 82 students over the past 10 years
 - From 2013/14 to 2019/20, student enrollment increased by 40 students.
 - Since 2019/20, student enrollment has decreased by 122 students
- Predictions are for a modest increase of AWLS K-12 students in the future.
- Based on the recommended projected enrollment, K-12 student enrollment in the AWLS School District is projected to increase by 36 students, from 4,339 students, to 4,375 students from 2022/23 to 2032/33.

Study prepared by
Cooperative Strategies,
Dublin, Ohio

Enrollment projections were developed using the cohort survival methodology and by analyzing, historical enrollment data by school, grade, and year, Census data, resident live birth data, and building permits.

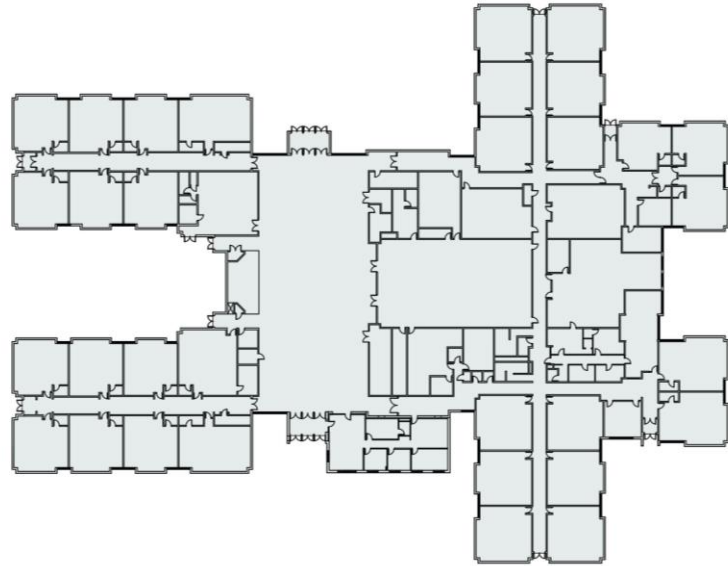
Concept

1

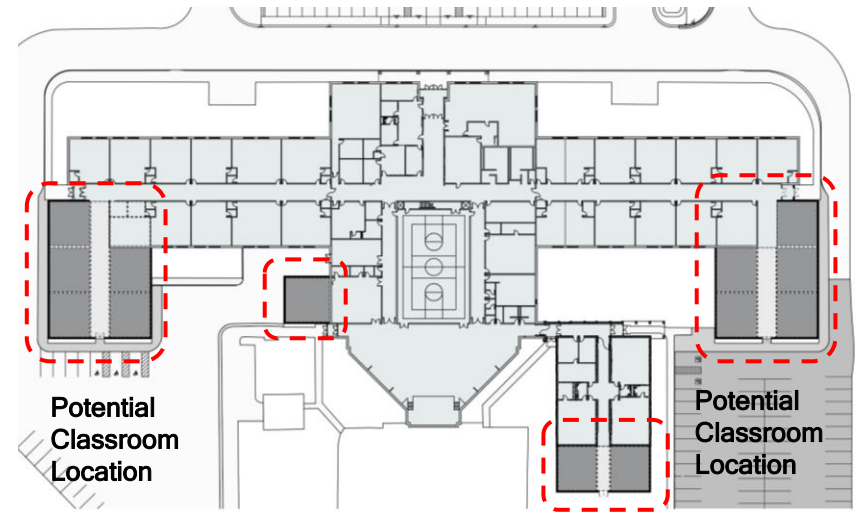
- Immediate Deferred Maintenance at All Schools
- Increase enrollment at Waterville & Whitehouse Primary Schools (via additions)
- Offer All Day Kindergarten at each Primary School.
- All Pre-K Students at Monclova Primary
- HS, JHS and Middle School remain at current location and are renovated and added to as necessary

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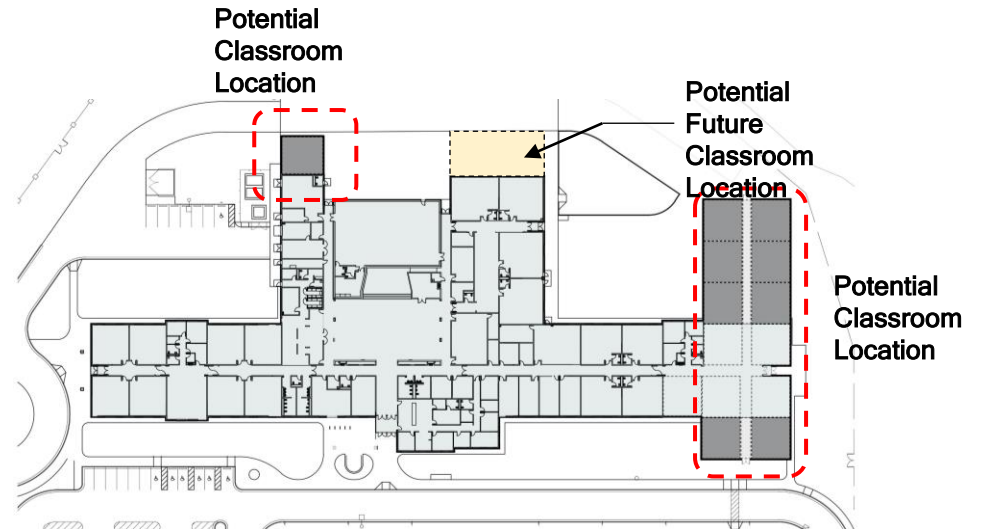
Concept 1 / Primary Schools



Monclova Primary
Increased Occupancy 500+/- Students
Including ADK and All District Pre-K Students



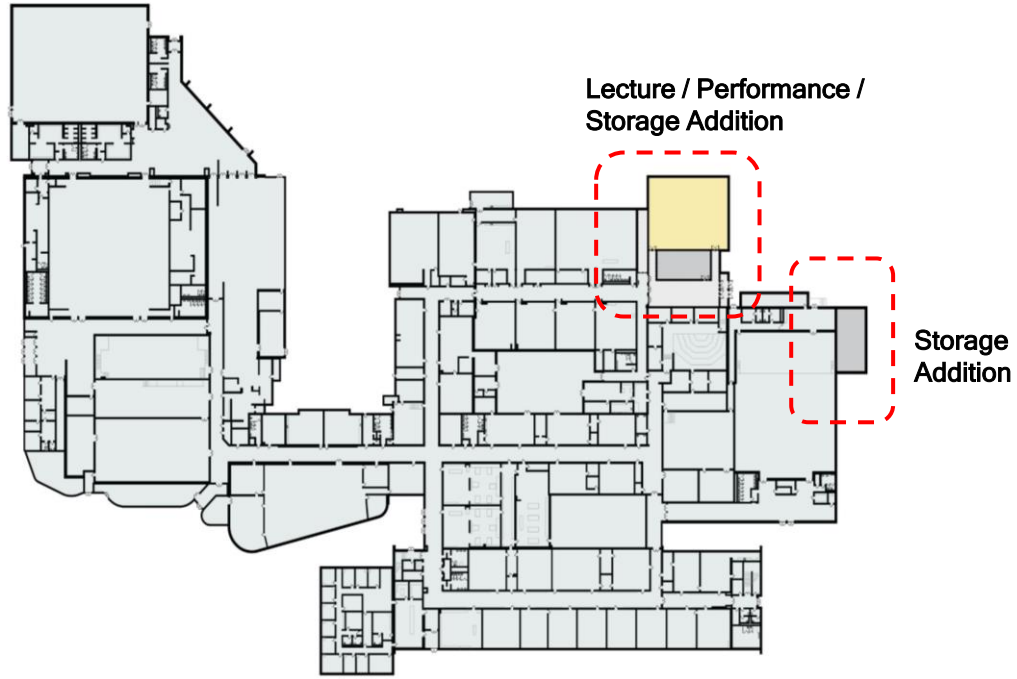
Waterville Primary
Increased Occupancy 500+/- Students including ADK



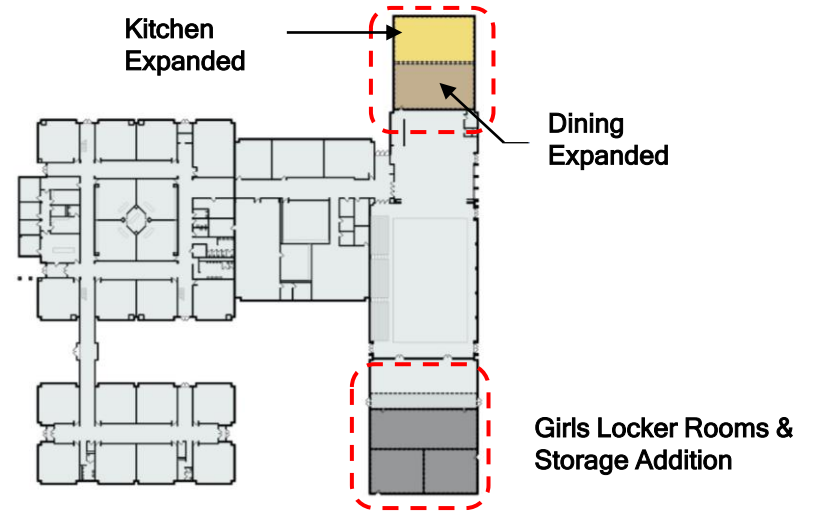
Whitehouse Primary
Increased Occupancy 500+/- Students Including ADK

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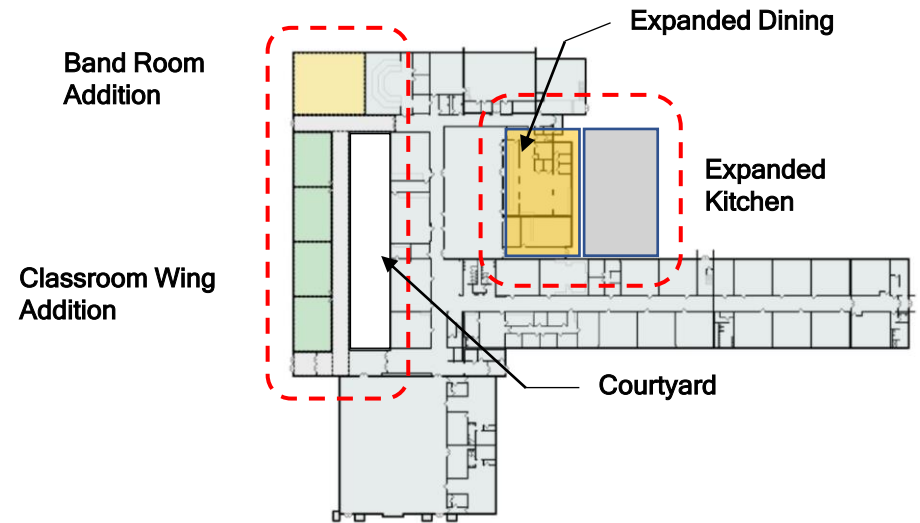
Concept 1 / MS, JHS & HS



High School with Additions



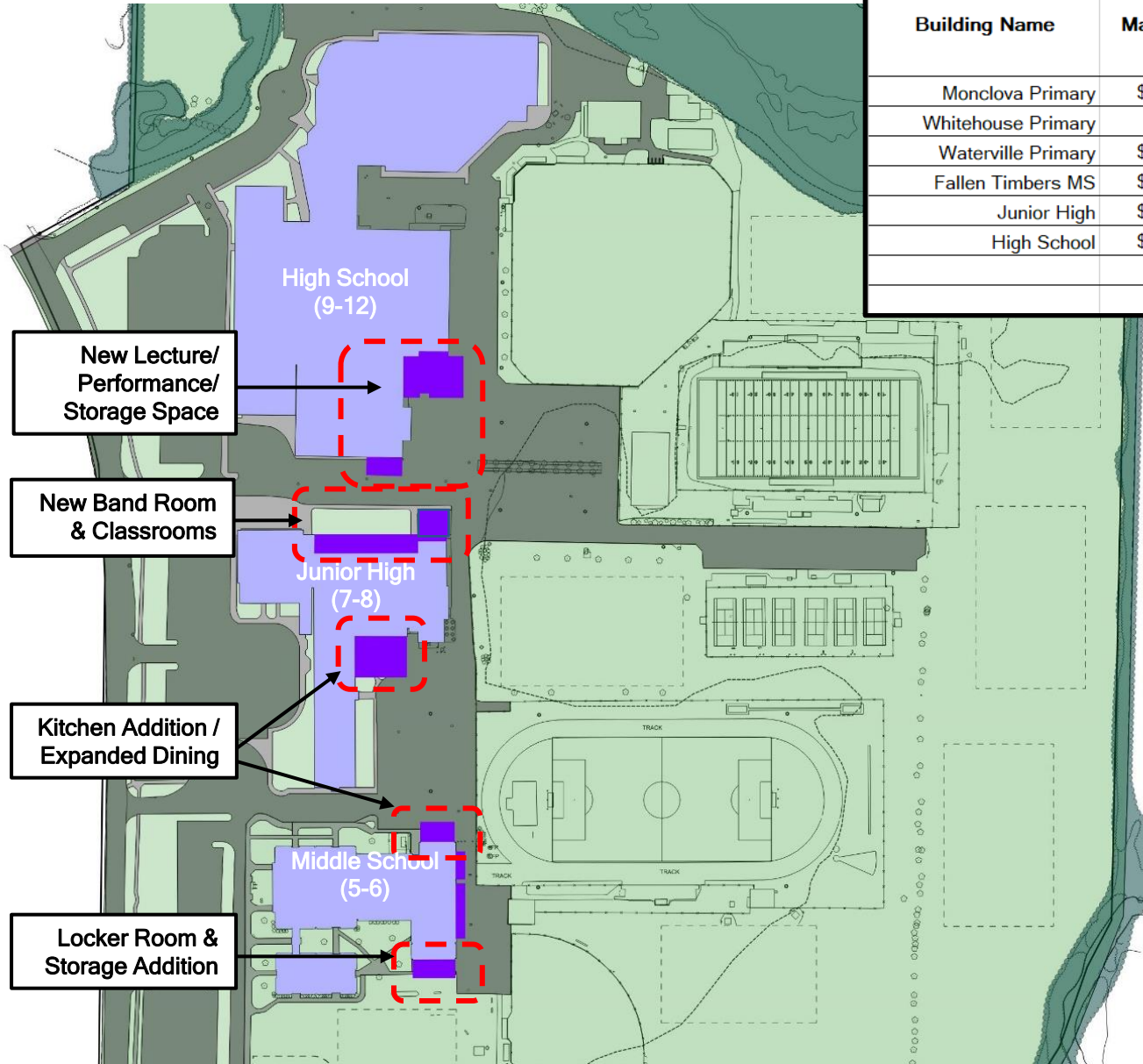
Fallen Timbers Middle School with Additions



Junior High School with Additions

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Concept 1 / Finzel Road Campus Site Plan

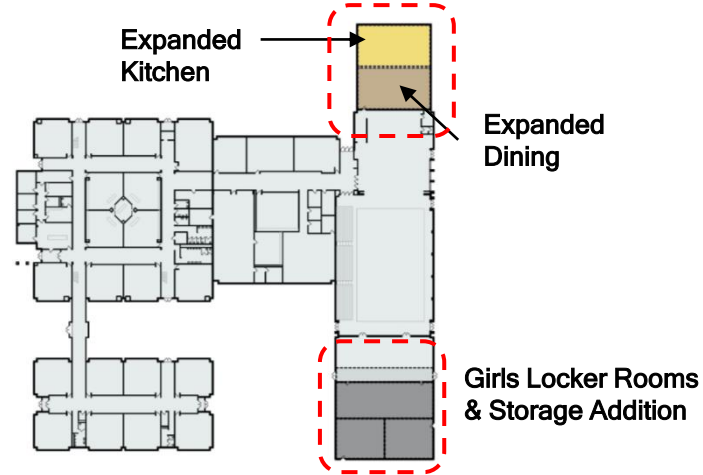


Concept 1 - Estimate of Probable Cost						
Building Name	Differed Maintenance Costs	Addition Construction Costs (\$325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	\$2,123,089	\$0	\$0	\$2,123,089	\$530,772	\$2,653,861
Whitehouse Primary	\$0	\$3,441,425	\$350,000	\$3,791,425	\$947,856	\$4,739,281
Waterville Primary	\$2,330,434	\$5,262,075	\$350,000	\$7,942,509	\$1,985,627	\$9,928,136
Fallen Timbers MS	\$1,560,179	\$2,868,450	\$150,000	\$4,578,629	\$1,144,657	\$5,723,286
Junior High	\$3,073,717	\$5,972,200	\$150,000	\$9,195,917	\$2,298,979	\$11,494,896
High School	\$6,073,854	\$2,850,900	\$150,000	\$9,074,754	\$2,268,688	\$11,343,442
					TOTAL	\$45,882,903

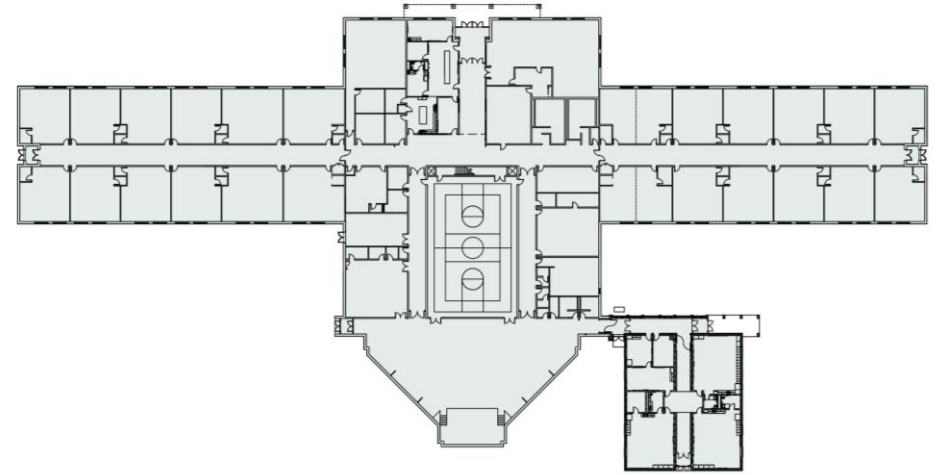
Concept 2

- Immediate Deferred Maintenance Items
- Decrease enrollment at all three existing Primary Schools (Below 500 students)
- Renovate Fallen Timbers as new Primary School
- Offer All Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova
- Renovate Existing JHS as the New Middle School
- Renovate Existing HS as the New JHS
- Build New HS at Bucher Road Campus

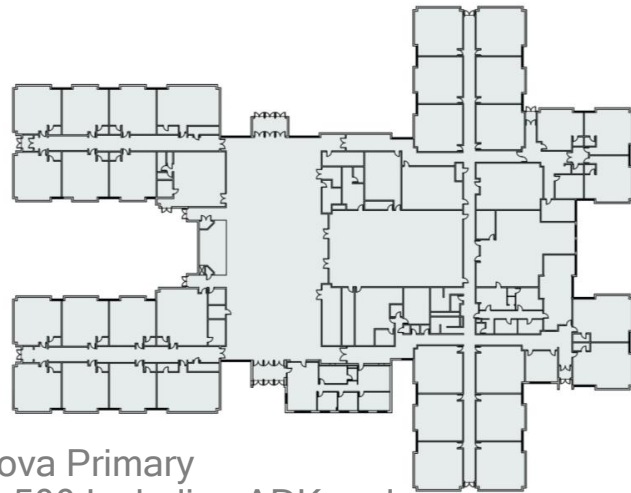
THE COLLABORATIVE



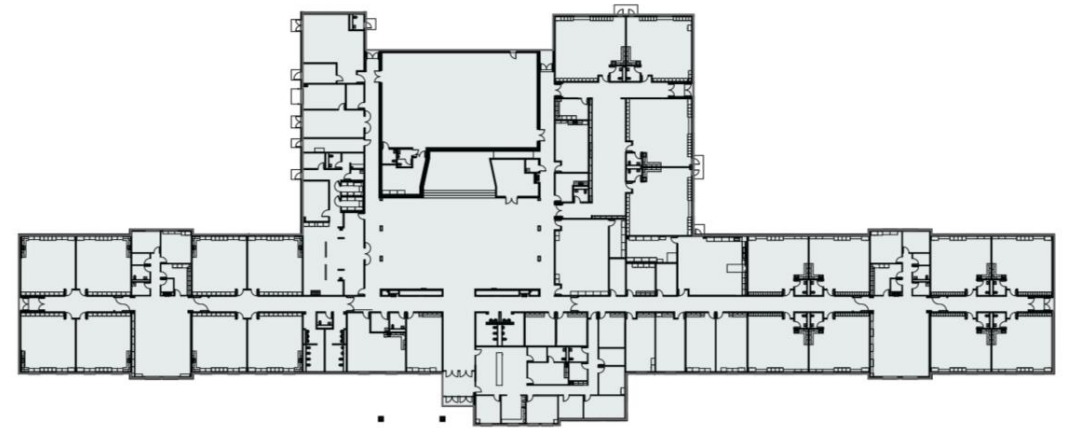
Fallen Timbers - Renovated as Primary School
(Occupancy below 500 Including ADK)



Waterville Primary
(Occupancy below 500 Including ADK)



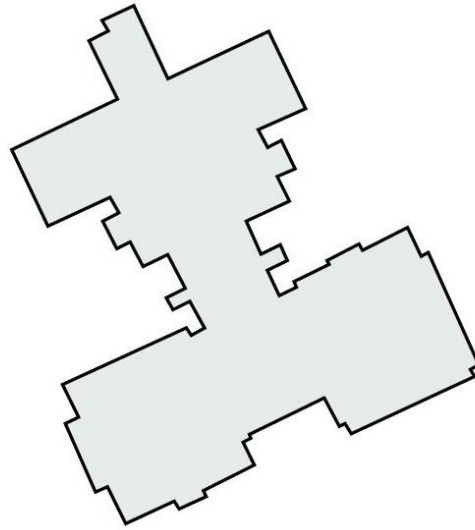
Monclova Primary
(Occupancy below 500 Including ADK and
All District Pre-K Students)



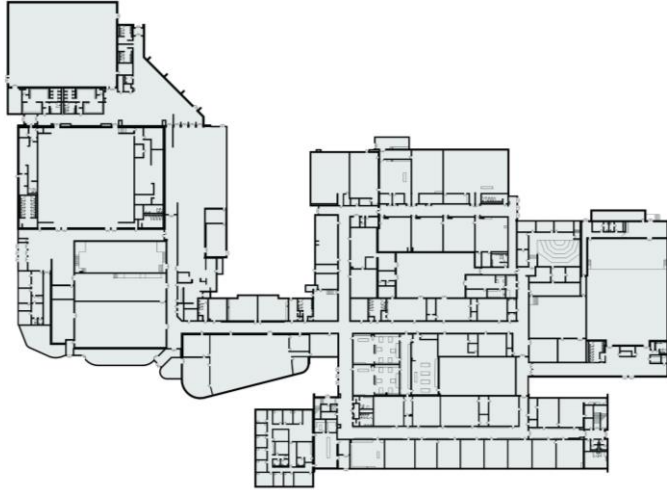
Whitehouse Primary
(Occupancy below 500 Including ADK)

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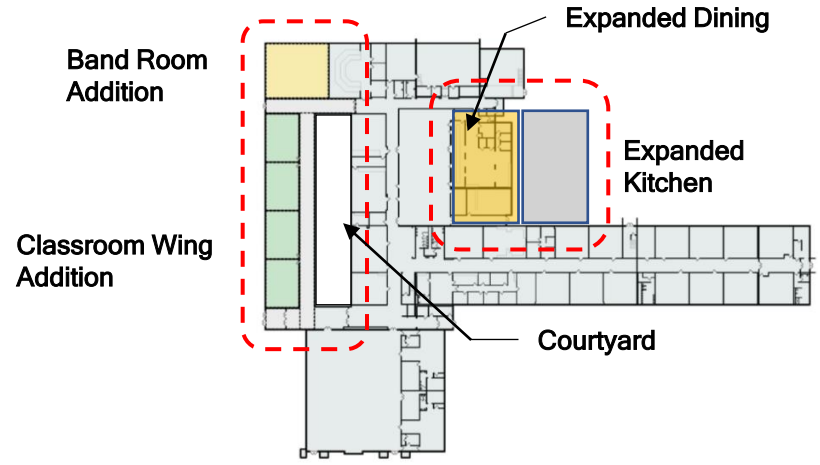
Concept 2 / MS, JHS & HS



New HS, Grades 9-12, at Bucher Road Campus



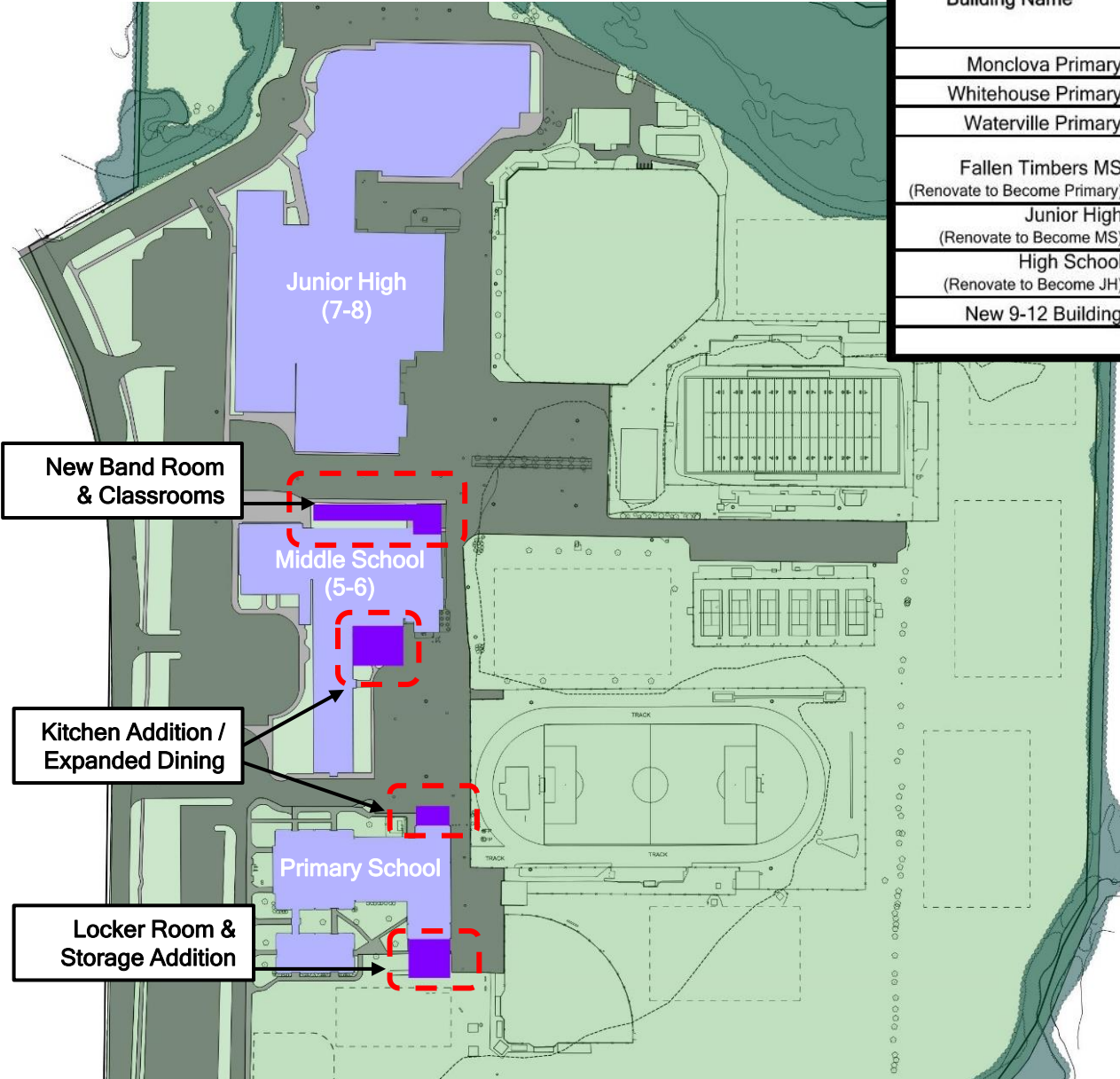
High School- Renovated as Junior High (No Additions Required)



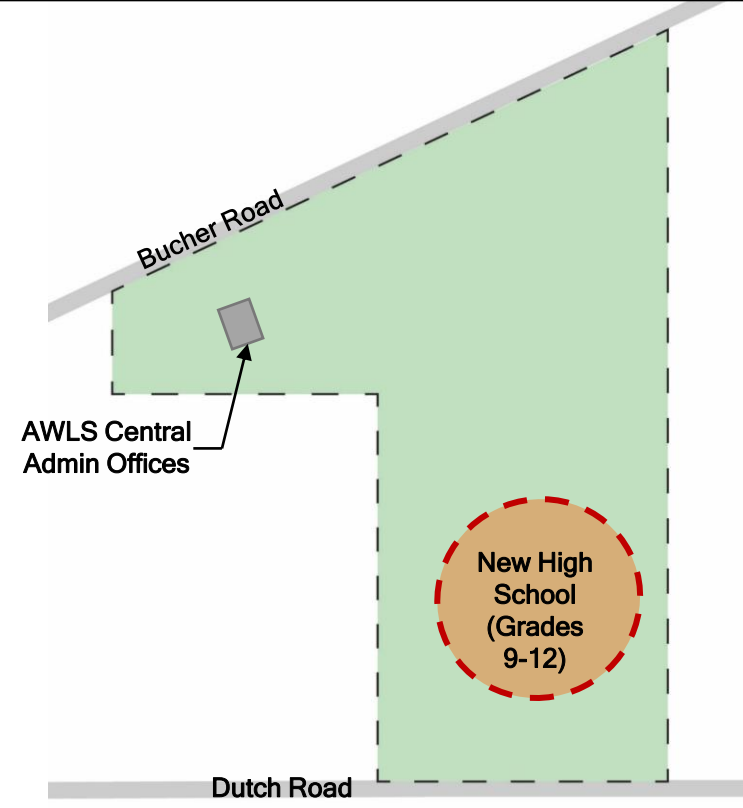
Junior High School- Renovated as Middle School with additions

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Concept 2 / Finzel Road Campus Site Plan



Concept 2 - Estimate of Probable Cost						
Building Name	Differed Maintenance Costs	Addition Construction Costs (\$325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	\$2,123,089	\$0	\$0	\$2,123,089	\$530,772	\$2,653,861
Whitehouse Primary	\$0	\$0	\$0	\$0	\$0	\$0
Waterville Primary	\$2,330,434	\$0	\$0	\$2,330,434	\$582,609	\$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	\$1,560,179	\$2,868,450	\$150,000	\$4,578,629	\$1,144,657	\$5,723,286
Junior High (Renovate to Become MS)	\$3,073,717	\$5,972,200	\$150,000	\$9,195,917	\$2,298,979	\$11,494,896
High School (Renovate to Become JH)	\$6,073,854	\$0	\$0	\$6,073,854	\$1,518,463	\$7,592,317
New 9-12 Building	\$0	\$73,125,000	\$500,000	\$73,625,000	\$18,406,250	\$92,031,250
					TOTAL	\$122,408,653

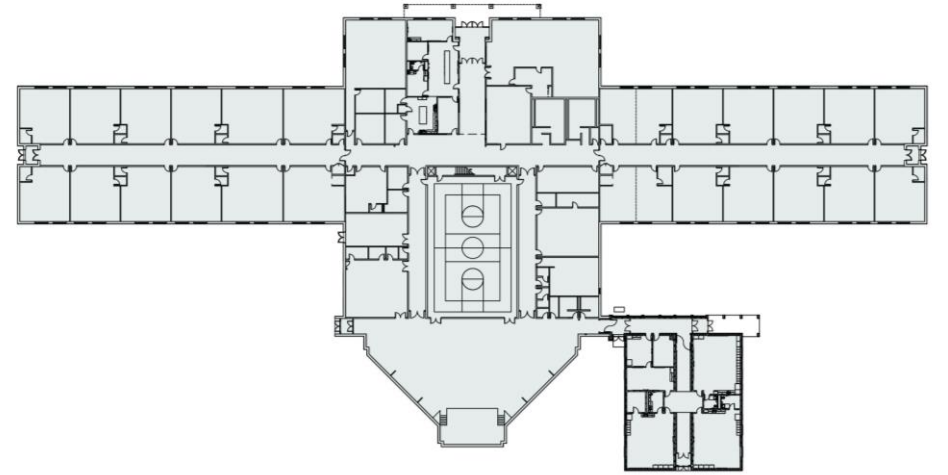
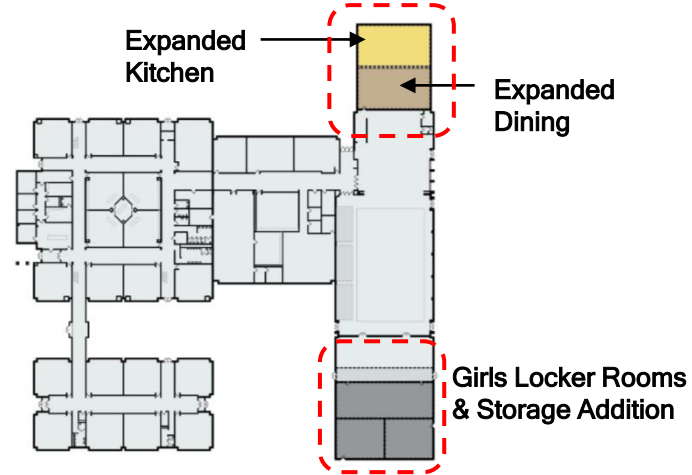


Concept

3

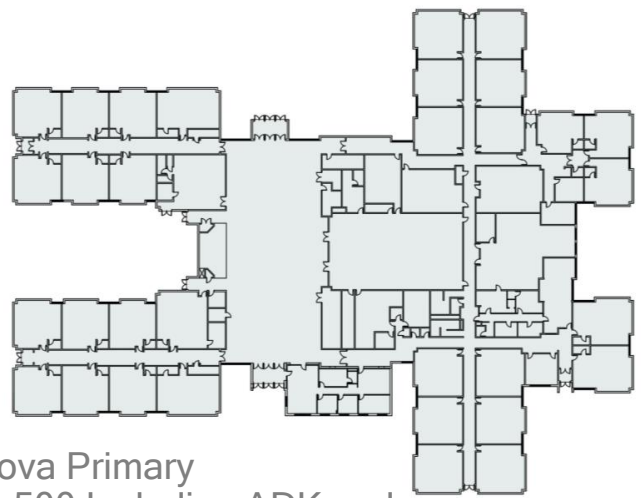
- Immediate Deferred Maintenance Items
- Decrease enrollment at all three existing Primary Schools (Below 500 students)
- Renovate Fallen Timbers as new Primary School
- Offer All Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova
- Build New Grade 5-6 Middle School at Bucher Road Campus
- Jr High School Grades 7-8, with additions
- High School Grades 9-12, with additions

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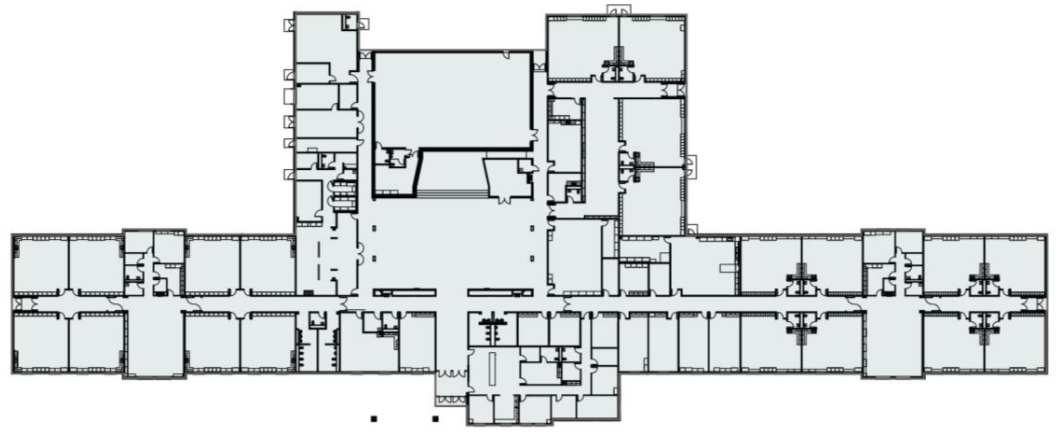


Fallen Timbers - Renovated as Primary School
(Occupancy below 500 Including ADK)

Waterville Primary
(Occupancy below 500 Including ADK)



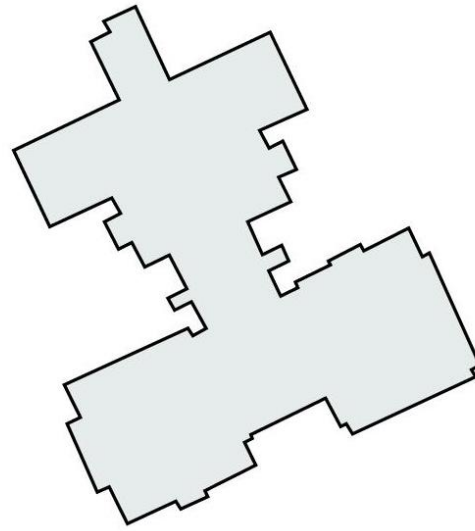
Monclova Primary
(Occupancy below 500 Including ADK and All District Pre-K Students)



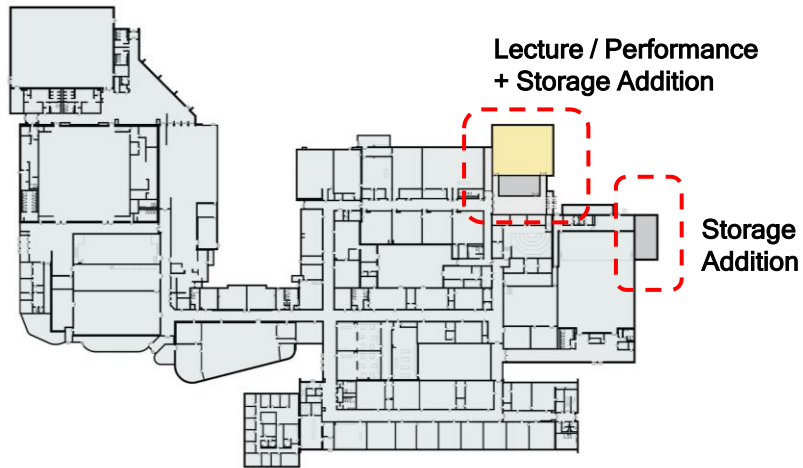
Whitehouse Primary
(Occupancy below 500 Including ADK)

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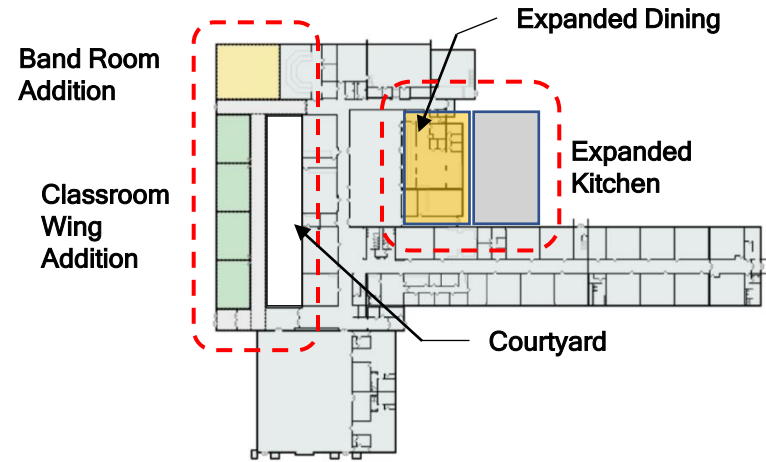
Concept 3 / MS, JHS & HS



New MS, Grades 5-6, at Bucher Road Campus



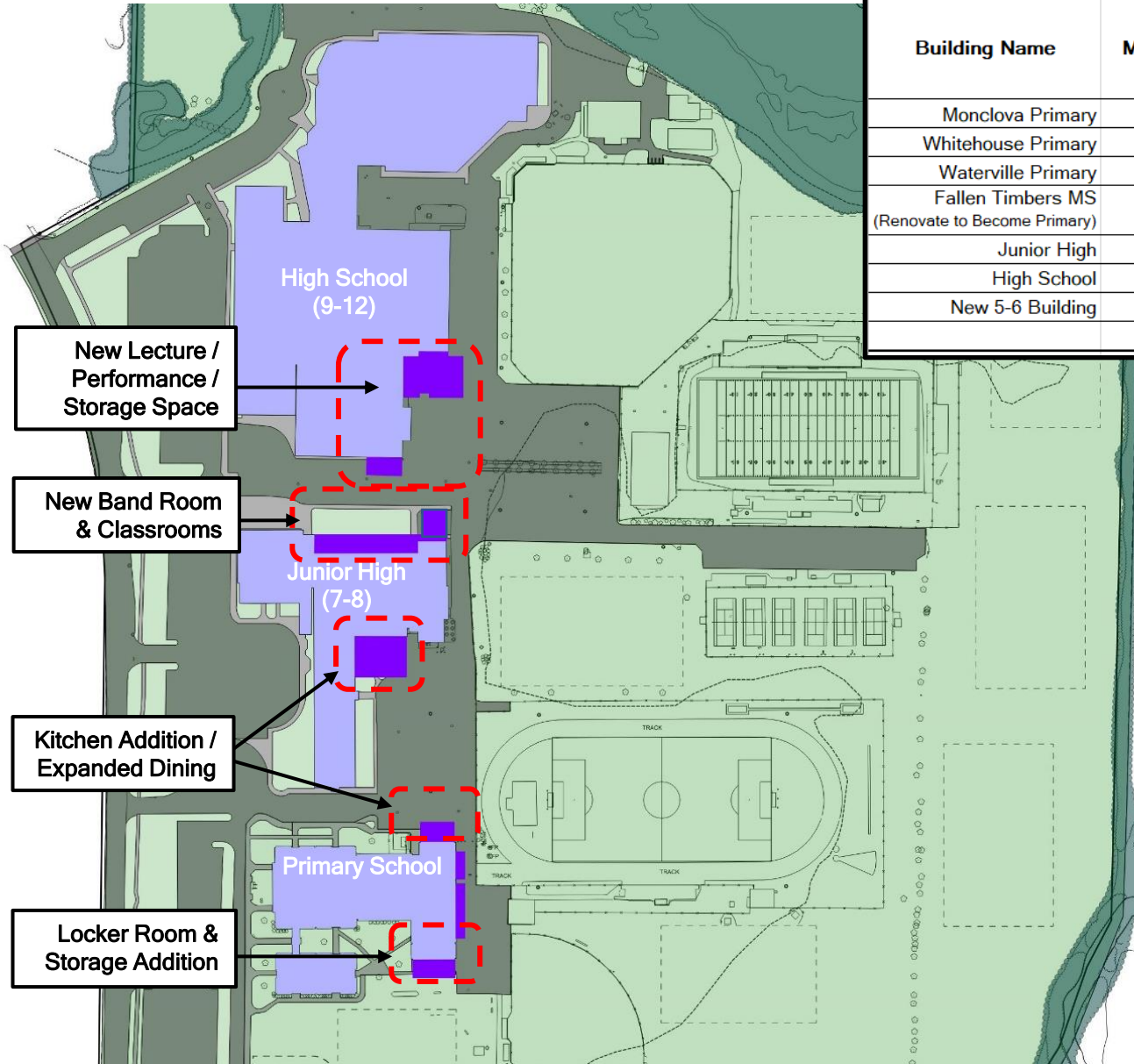
High School-w/ additions



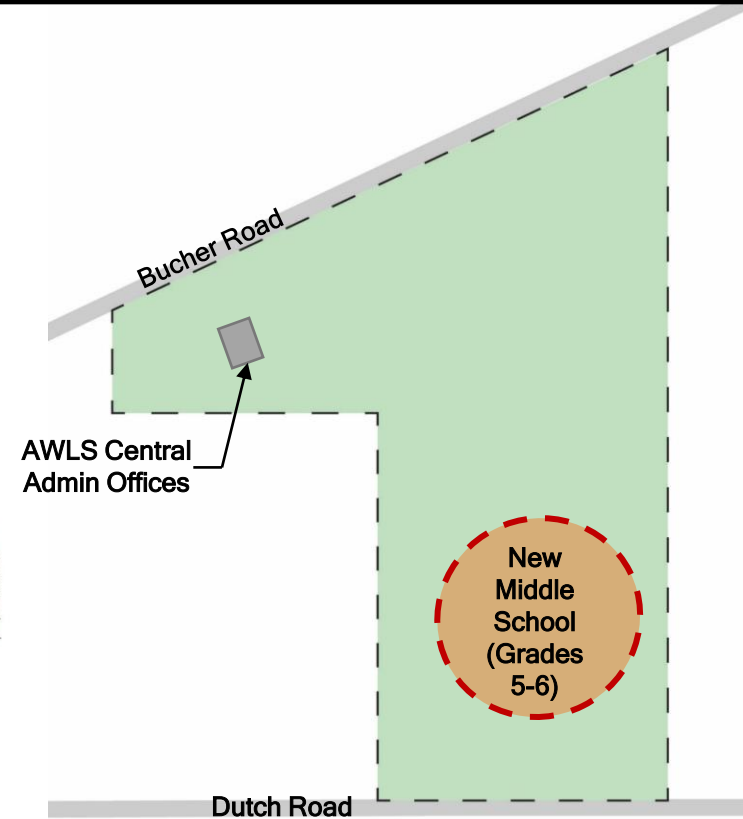
Junior High School - with Additions

THE COLLABORATIVE

Concept 3 / Finzel Road Campus Site Plan



Concept 3 - Estimate of Probable Cost						
Building Name	Differed Maintenance Costs	Addition Construction Costs (\$325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
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Whitehouse Primary	\$0	\$0	\$0	\$0	\$0	\$0
Waterville Primary	\$2,330,434	\$0	\$0	\$2,330,434	\$582,609	\$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	\$1,560,179	\$2,868,450	\$150,000	\$4,578,629	\$1,144,657	\$5,723,286
Junior High	\$3,073,717	\$5,972,200	\$150,000	\$9,195,917	\$2,298,979	\$11,494,896
High School	\$6,073,854	\$2,850,900	\$150,000	\$9,074,754	\$2,268,688	\$11,343,442
New 5-6 Building	\$0	\$42,250,000	\$350,000	\$42,600,000	\$10,650,000	\$53,250,000
TOTAL						\$87,378,528



THE COLLABORATIVE

Concept 1

- Deferred Maintenance at all Buildings
- Additions to Whitehouse and Waterville for ADK
- Monclova - ADK and All District Pre-K Students
- Additions to Fallen Timbers, Jr High and High Schools for Band, Classrooms, Locker Rooms and Kitchen/Dining expansion

Concept 2

- Deferred Maintenance at all Buildings
- ADK - All Primary Buildings
- All District Pre-K Students at Monclova
- Additions to Fallen Timbers (Primary Building) and Jr High for Band, Classrooms, Locker Rooms and Kitchen/Dining expansion
- New High School Building at Bucher Road

Concept 3

- Deferred Maintenance at all Buildings
- ADK - All Primary Buildings
- All District Pre-K Students at Monclova
- Additions to Fallen Timbers (Primary Building), Jr High and High School for Band, Classrooms, Locker Rooms and Kitchen/Dining expansion
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High School	\$6,073,854	\$2,850,900	\$150,000	\$9,074,754	\$2,268,688	\$11,343,442
					TOTAL	\$45,882,903

Concept 2 - Estimate of Probable Cost						
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New 9-12 Building	\$0	\$73,125,000	\$500,000	\$73,625,000	\$18,406,250	\$92,031,250
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Concept 3 - Estimate of Probable Cost						
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High School	\$6,073,854	\$2,850,900	\$150,000	\$9,074,754	\$2,268,688	\$11,343,442
New 5-6 Building	\$0	\$42,250,000	\$350,000	\$42,600,000	\$10,650,000	\$53,250,000
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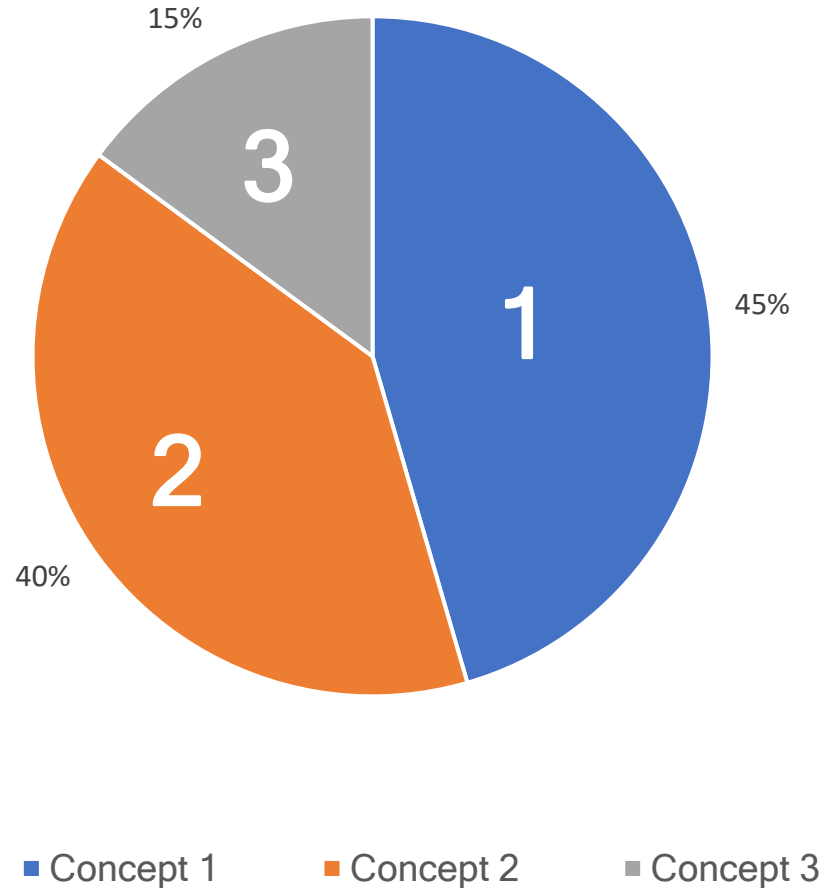
Community Survey Results

May 2023

Preferred Concept

– 45% of Community Respondents Prefer Concept 1

When considering the building facility needs of the District at this time, which of the three building concepts from The Collaborative do you suggest be included in the AWLS Facility Master Plan?



Recommendation for Building Concept 1

Logic

- Current enrollment projections doesn't suggest a growth need for a new school building
- Existing school facilities are in good condition
- Significant cost difference between Concepts 1 + 2

Building Concept 1

- Immediate Deferred Maintenance at All Schools
- Increase enrollment at Waterville & Whitehouse Primary Schools (via additions)
- Offer All Day Kindergarten at each Primary School.
- All Pre-K Students at Monclova Primary
- HS, JHS and Middle School remain at current location and are renovated and added to as necessary for new functions

Agenda

- 1 Introduction
- 2 Master Plan Timeline
- 3 Building Assessments
- 4 Community Survey Results
- 5 Initial Building Concepts +
Recommendation
- 6 Initial Sports Facilities Concepts +
Recommendation**
- 7 School Board Questions + Comments

Sports Fields Overall Site Map



Concept A

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Baseball

- New Synthetic Turf Infield Alternate - Base Bid
- Natural Grass Field

Football

- New Stadium Re-oriented, and Elevated above Flood Plain, increased seating to 5,000
- Synthetic Turf Field Alternate - Base Bid - Natural Grass Field
- Press Box
- Raised Bleachers with Locker Rooms, Training Room and Storage beneath
- Perimeter Fence, Paved Walkways and Concourse
- Retaining wall at football/tennis to preserve existing tennis courts

Track/Soccer/Lacrosse

- Track re-worked to accommodate full Soccer and Lacrosse Field, seating for 3,000
- New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate - Base Bid, Natural Grass Field

Locker Room Building

- Locker Room, Concessions, Restroom and Storage Expansion and New Golf Simulator

New Softball Complex

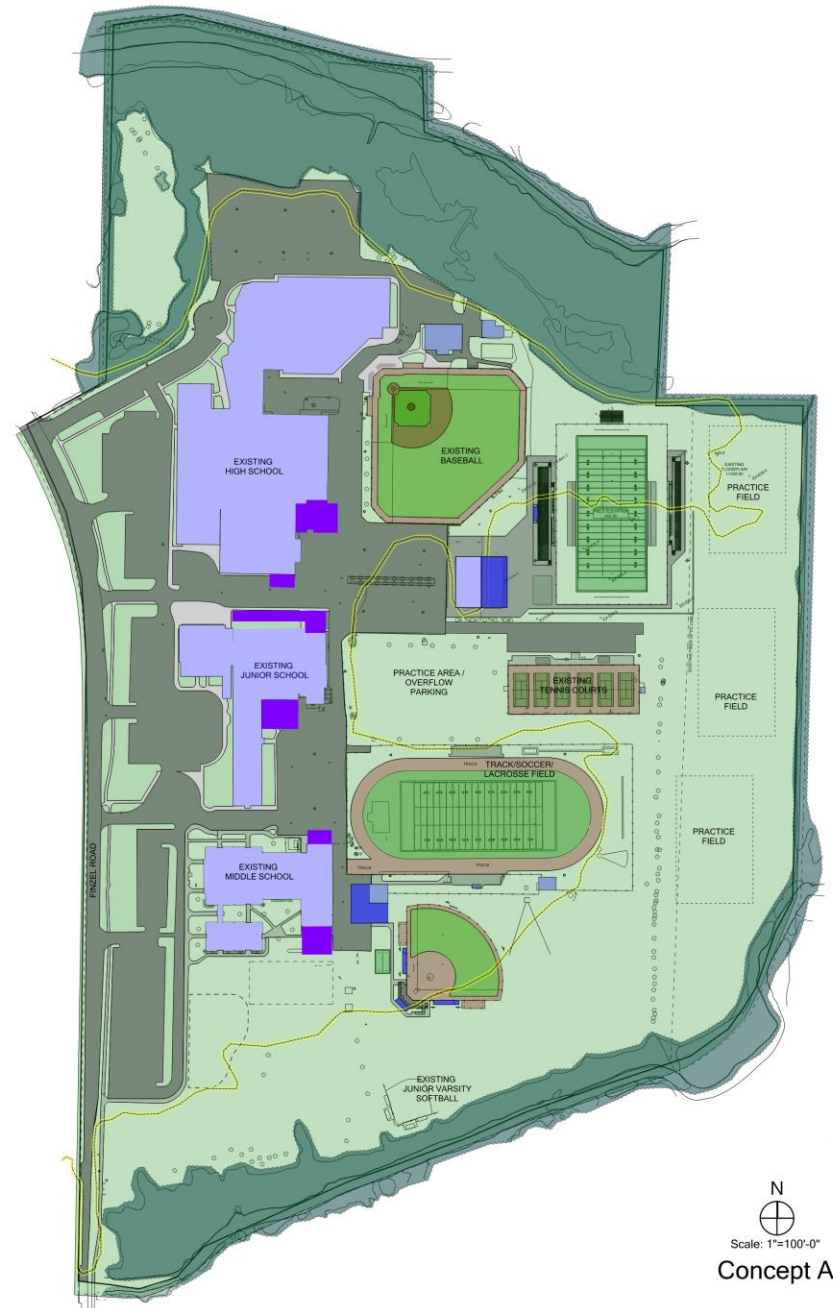
- Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
- Major Improvement Alternates Include:
- Synthetic Turf Field
- Dugouts w/Storage
- Press Box, Score Board and Paved Walkways

Building Additions

- Girls - Softball, Lacrosse and Soccer Locker Rooms
- Boys - Lacrosse and Soccer Locker Rooms
- Band Storage and General Storage and Concessions

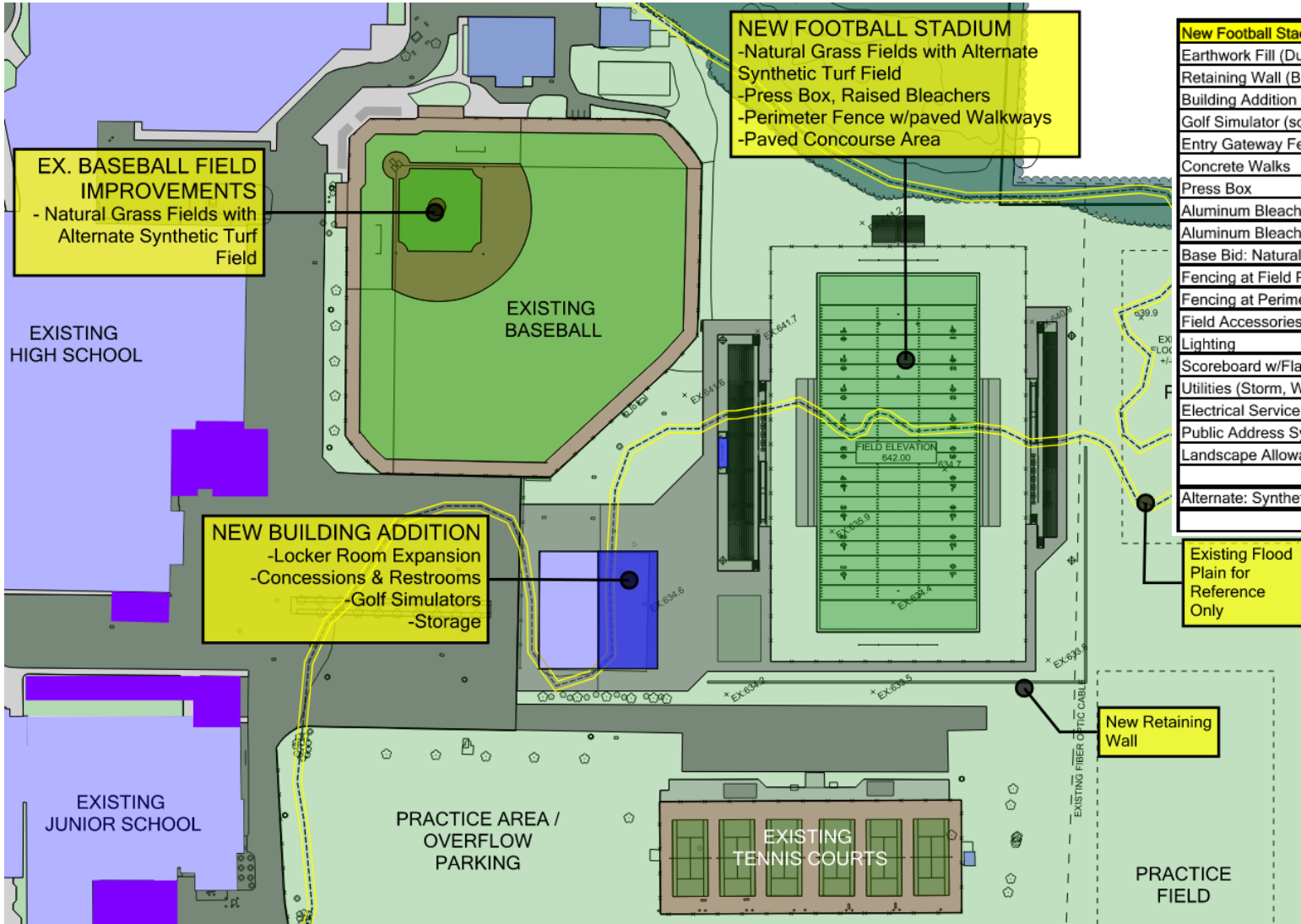
Additional Notes

- Stadium construction 2024/2025 requires football game relocation for 2024 season
- Add practice fields at Bucher Road



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Concept A / Finzel Rd (North)



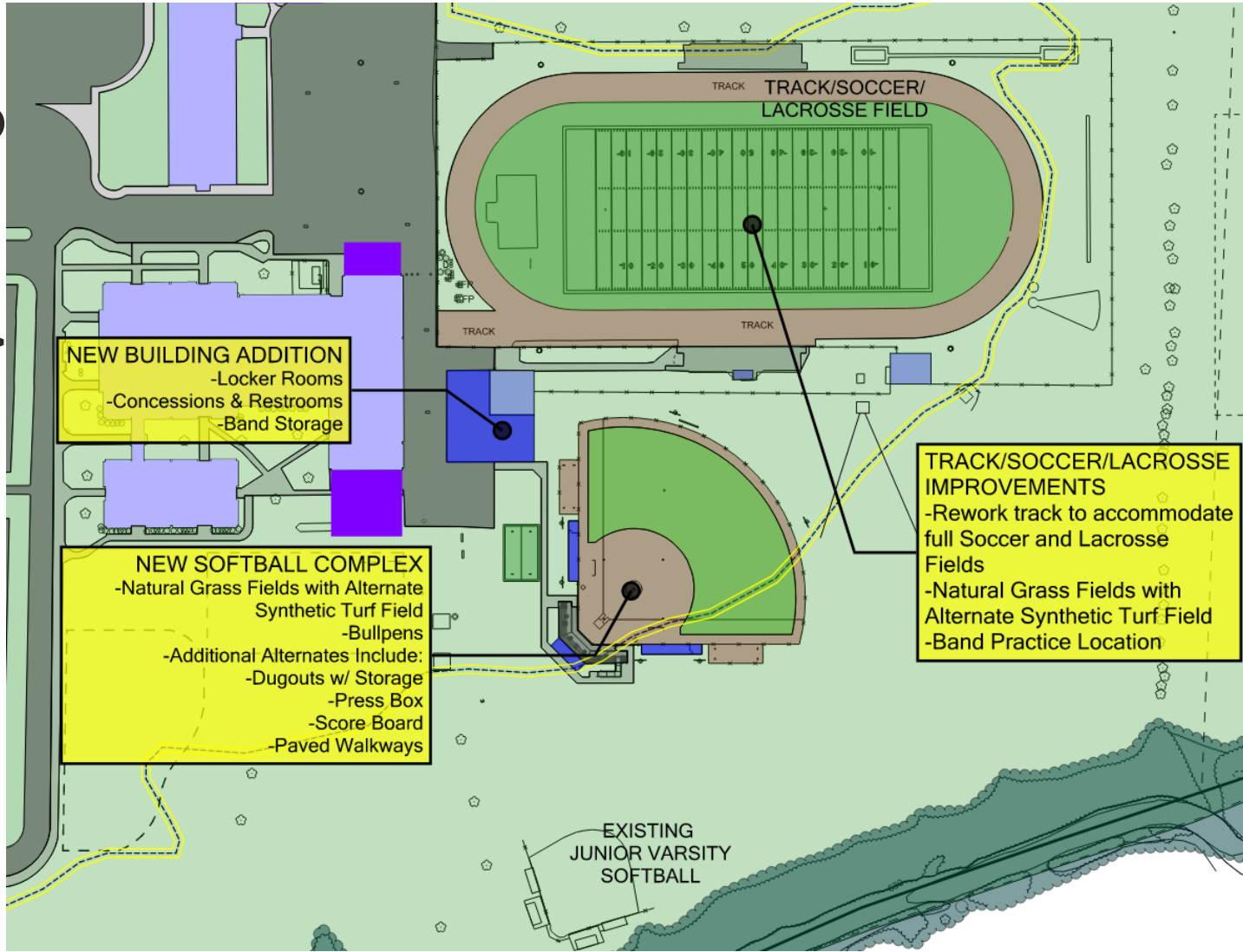
Existing Baseball Field Improvements	Quantity	Unit Cost	Unit	Total
Base Bid: Natural Grass Infield	23,000	\$2	sq.ft.	\$46,000
Storm Drainage - Connect to System	1	\$10,000	lump sum	\$10,000
Sod for Field Transition (320' x 10' Transition Zone)	3,200	\$4	sq.ft.	\$12,800
Modify Existing Irrigation	1	\$5,000	lump sum	\$5,000
Total Base Bid			TOTAL	\$73,800
Alternate: Synthetic Turf Infield	23,000	\$11	sq.ft.	\$253,000
Total With Alternate				\$326,800

New Football Stadium	Quantity	Unit Cost	Unit	Total
Earthwork Fill (Due to Flood Plain)	29,200	\$15	cu.yd	\$438,000
Retaining Wall (Block Wall - 880 lf x 4' ht.)	3,520	\$50	s.f.f.	\$176,000
Building Addition	7,300	\$300	lump sum	\$2,190,000
Golf Simulator (screen, net, turf, computer)	2	\$50,000	each	\$100,000
Entry Gateway Feature/Ticket Booth	1	\$50,000	lump sum	\$50,000
Concrete Walks	33,400	\$6	sq.ft.	\$200,400
Press Box	1	\$400,000	lump sum	\$400,000
Aluminum Bleachers - Elevated System (5,000 Seats)	5,000	\$325	lump sum	\$1,625,000
Aluminum Bleachers - Elev. System for Band (380)	380	\$325	lump sum	\$123,500
Base Bid: Natural Grass Football Field	110,000	\$2	sq.ft.	\$220,000
Fencing at Field Perimeter (4'Ht., Chain-Link)	1,370	\$45	l.f.	\$61,650
Fencing at Perimeter (6'Ht., Chain-Link)	1,500	\$55	l.f.	\$82,500
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	6	\$45,000	per pole	\$270,000
Scoreboard w/Flagpole	1	\$70,000	each	\$70,000
Utilities (Storm, Water, Sanitary)	1	\$150,000	lump sum	\$150,000
Electrical Service & Teledata	1	\$10,000	lump sum	\$10,000
Public Address System	1	\$10,000	lump sum	\$10,000
Landscape Allowance (seed, mulch, plants)	1	\$70,000	lump sum	\$70,000
Total Base Bid			TOTAL	\$6,257,050
Alternate: Synthetic Turf Football Field	110,000	\$11	sq.ft.	\$1,210,000
Total With Alternate				\$7,467,050

- Football Schedule
 - 18 month Design and Construction
- Maintains Parking to Tennis
 - Retaining Wall
- Option to Extend Baseball Field

THE COLLABORATIVE

Concept A / Finzel Rd (South)



New Softball Complex				
	Quantity	Unit Cost	Unit	Total
Earthwork Fill (due to Flood Plain)	2,530	\$15	cu.yd	\$37,950
Building Addition (L.R., R.R., Concessions, Storage)	6,000	\$200	lump sum	\$1,200,000
Natural Grass Outfield (slit-seeding)	18,000	\$2	sq.ft.	\$36,000
Base Bid: Natural Grass Infield	11,000	\$2	sq.ft.	\$22,000
Stone Screenings (warning track)	6,000	\$4	sq.ft.	\$24,000
Outfield Irrigation	1	\$30,000	lump sum	\$30,000
Outfield Drainage	1	\$60,000	lump sum	\$60,000
Backstop Netting	1	\$50,000	lump sum	\$50,000
Fencing (8'Ht, Chain-Link)	1100	\$40	l.f.	\$44,000
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	6	\$40,000	per pole	\$240,000
Total Base Bid			TOTAL	\$1,753,950
Alternate: Synthetic Turf Infield	11,000	\$11	sq.ft.	\$121,000
Alternate: Dugouts (2)	2	\$75,000	each	\$150,000
Alternate: Concrete Walks	3,310	\$6	sq.ft.	\$19,860
Alternate: Scoreboard	1	\$68,000	each	\$68,000
Alternate: Press Box	1	\$50,000	Lump Sum	\$50,000
Total With Alternate				\$2,162,810

New Soccer/Lacrosse/Track Stadium				
	Quantity	Unit Cost	Unit	Total
Support Building (L.R., R.R., Concessions, Storage)	6,000	\$350	lump sum	\$2,100,000
Storage Building (South End)	1,200	\$200	lump sum	\$240,000
Press Box	1	\$400,000	lump sum	\$400,000
Aluminum Bleachers - Elevated System (3,000 Seats)	3,000	\$325	lump sum	\$975,000
Base Bid: Natural Grass Field (slit-seeding)	108,000	\$2	sq.yd.	\$216,000
Field Irrigation & Drainage System	1	\$125,000	lump sum	\$125,000
Fencing at Track Perimeter (4'Ht., Chain-Link)	1,600	\$45	l.f.	\$72,000
Track Surfacing & Striping	59,370	\$12	sq.ft.	\$712,440
Track - 4" Asphalt Pavment	58,566	\$3	sq.ft.	\$175,698
Track - 6" Stone Base	2,170	\$25	ton	\$54,250
Track - Long Jump Pits/Forms/Sand/Conc Runway	1	\$60,000	each	\$60,000
Track - Pole Vault Forms	2	\$2,000	each	\$4,000
Track - Discus Net System w/Concrete Pad	1	\$30,000	lump sum	\$30,000
Track - Shot Put Area/Forms/Conc Pads/Stone Area	2	\$35,000	lump sum	\$70,000
Fencing at Perimeter (6'Ht, Chain-Link)	2,000	\$55	l.f.	\$110,000
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	2	\$45,000	per pole	\$90,000
Scoreboard w/Flagpole	1	\$70,000	each	\$70,000
Electrical Service & Teledata	1	\$10,000	lump sum	\$10,000
Public Address System	1	\$10,000	lump sum	\$10,000
Landscape Allowance (seed, mulch, plants)	1	\$70,000	lump sum	\$70,000
Total Base Bid			TOTAL	\$5,604,388
Alternate: Synthetic Turf Football Field	108,000	\$11	sq.ft.	\$1,188,000
Total With Alternate				\$6,792,388

THE COLLABORATIVE

Concept A / Cost Summary



N
Scale: 1"=100'-0"
Concept A

Concept A - Estimate of Probable Cost			
		SUBTOTAL	\$14,579,188
		Design/Estimating Contingency (10%)	\$ 1,457,919
		General Conditions (10%)	\$ 1,457,919
		Profit + Overhead (10%)	\$ 1,457,919
		TOTAL HARD COSTS	\$ 18,952,944
		A/E Design Fees (7.5%)	\$ 1,421,471
		Civil Engineering	\$ 50,000
		Site Survey & Soil Borings	\$ 15,000
		Construction Testing	\$ 50,000
		FF&E (Loose Furn, Fixtures, Equipment)	\$ 200,000
		Owner Contingency (8%)	\$ 1,516,236
		TOTAL SOFT COSTS	\$ 3,252,706
TOTAL NON-ESCALATED PROJECT COST			\$ 22,205,651

Alternate: Synthetic Turf Infield	23,000	\$11	sq.ft.	\$253,000
Alternate: Synthetic Turf Football Field	110,000	\$11	sq.ft.	\$1,210,000
Alternate: Synthetic Turf Infield	11,000	\$11	sq.ft.	\$121,000
Alternate: Dugouts (2)	2	\$75,000	each	\$150,000
Alternate: Concrete Walks	3,310	\$6	sq.ft.	\$19,860
Alternate: Scoreboard	1	\$68,000	each	\$68,000
Alternate: Press Box	1	\$50,000	Lump Sum	\$50,000
Alternate: Synthetic Turf Football Field	108,000	\$11	sq.ft.	\$1,188,000
TOTAL COST IN ALTERNATES				\$3,059,860

Concept

B

THE COLLABORATIVE

Baseball

- New Synthetic Turf Infield Alternate - Base Bid - Natural Grass Field

Football

- New Stadium - N/S Orientation and increased seating to 5,000
- Synthetic Turf Field Alternate - Base Bid - Natural Grass Field
- Press Box and Athletic Lighting
- Raised Bleachers with Locker Rooms, Training Room and Storage beneath
- Perimeter Fence, Paved Walkways and Concourse

Existing Football Field

- Dedicated Band Practice, JH and Primary School Sports

Existing Locker Room Building

- Band Storage and New Golf Simulator

New End Zone Building

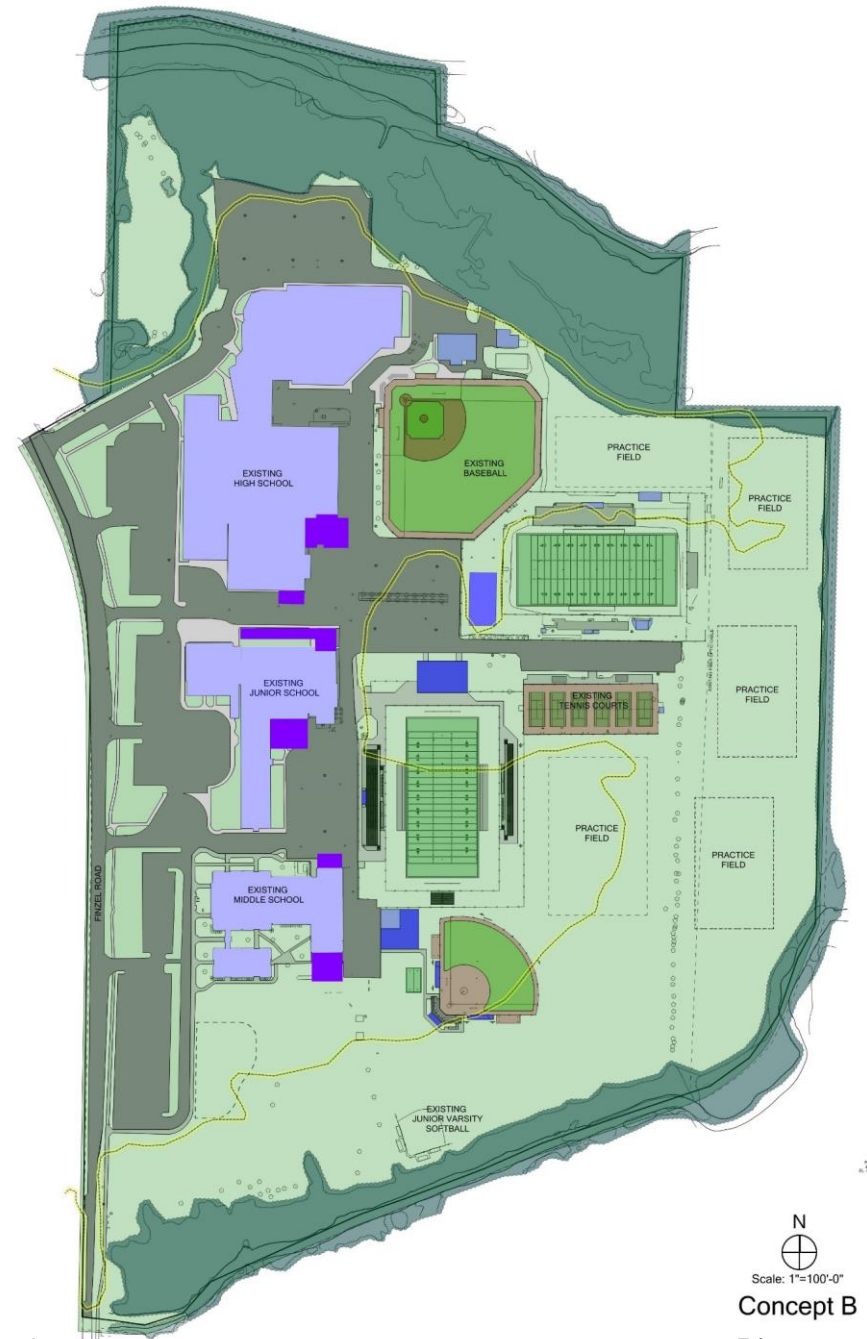
- Locker Rooms, Concessions, Restrooms and Storage

New Softball Complex

- Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
- Major Improvement Alternates Include:
 - Synthetic Turf Field
 - Dugouts w/Storage
 - Press Box, Score Board and Paved Walkways

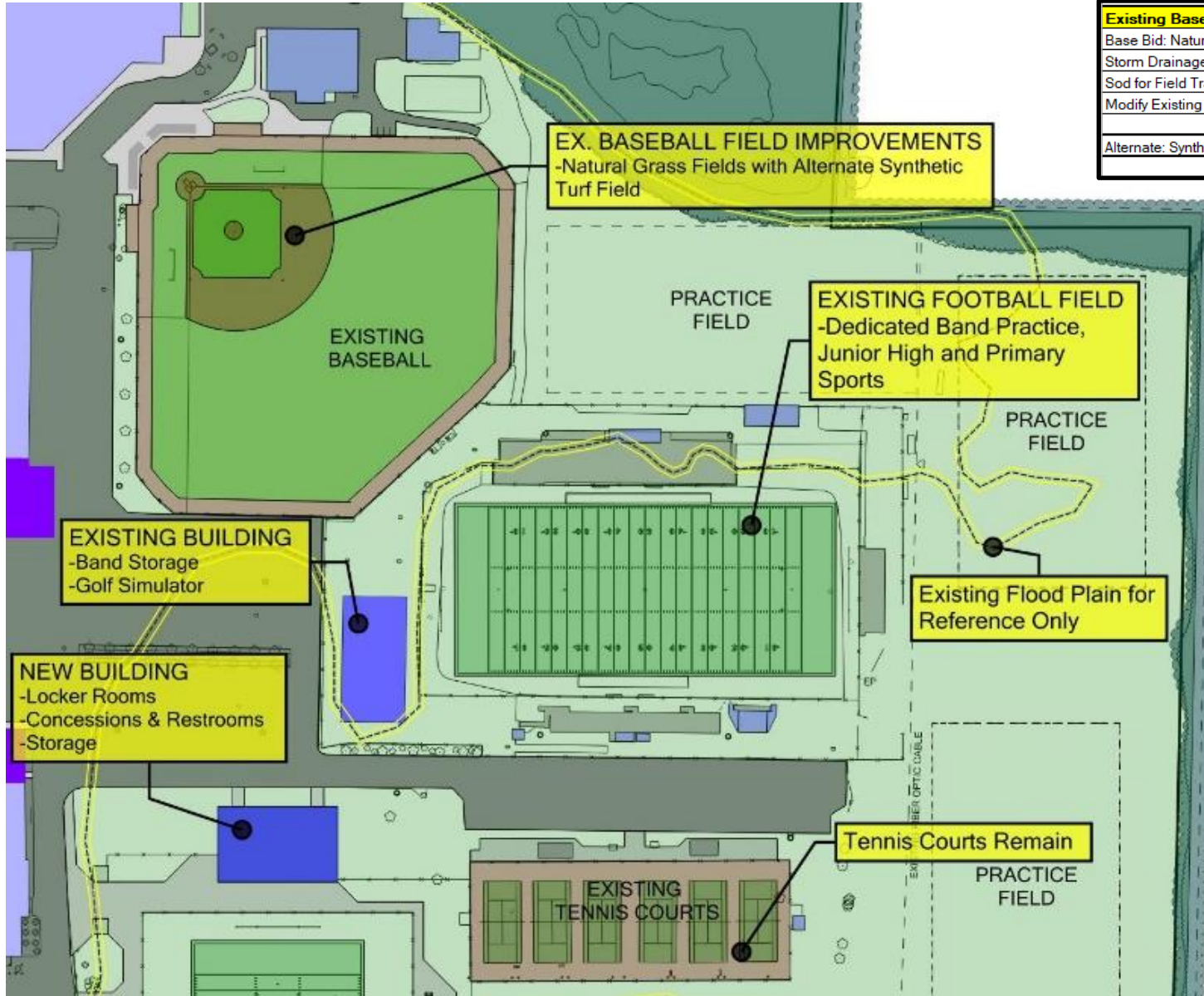
Building Additions

- Girls - Softball, Lacrosse and Soccer Locker Rooms
- Boys - Lacrosse and Soccer Locker Rooms
- Band Storage and General Storage and Concessions
- New Synthetic Turf Infield Alternate - Base Bid - Natural Grass Field



THE COLLABORATIVE

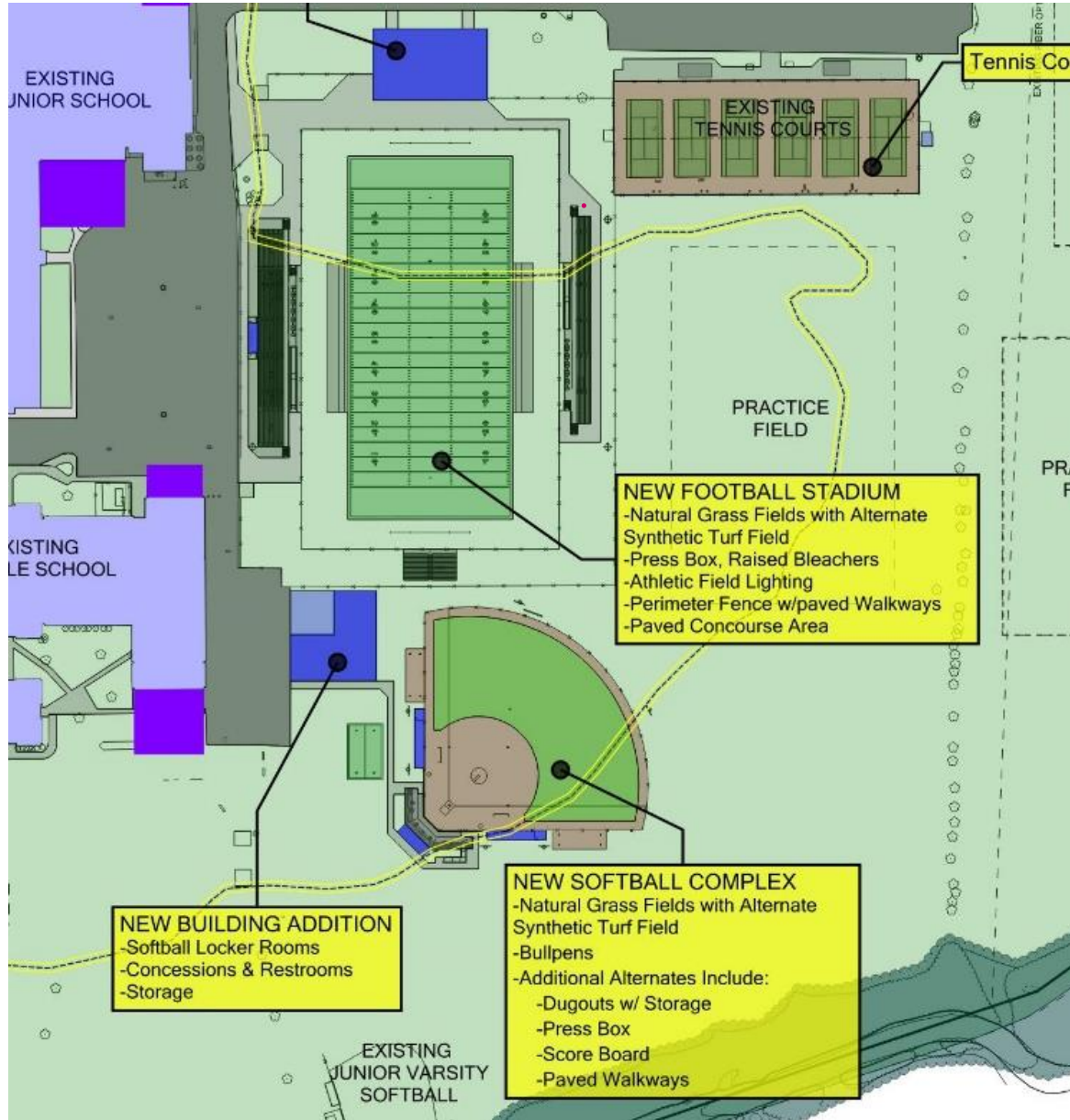
Concept B / Finzel Rd (North)



Existing Baseball Field Improvements	Quantity	Unit Cost	Unit	Total
Base Bid: Natural Grass Infield	23,000	\$2	sq.ft.	\$46,000
Storm Drainage - Connect to System	1	\$10,000	lump sum	\$10,000
Sod for Field Transition (320' x 10' Transition Zone)	3,200	\$4	sq.ft.	\$12,800
Modify Existing Irrigation	1	\$5,000	lump sum	\$5,000
Total Base Bid			TOTAL	\$73,800
Alternate: Synthetic Turf Infield	23,000	\$11	sq.ft.	\$253,000
Total With Alternate				\$326,800

THE COLLABORATIVE

Concept B / Finzel Rd (South)



New Football Stadium	Quantity	Unit Cost	Unit	Total
Earthwork Fill (due to Flood Plain)	14,600	\$15	cu.yd	\$219,000
Retaining Wall (Block Wall - 880 lf x 4' ht.)	1,760	\$50	s.f.f.	\$88,000
New Building (L.R., R.R., Concessions, Storage)	8,000	\$250	lump sum	\$2,000,000
Golf Simulator (screen, net, turf, computer)	2	\$50,000	each	\$100,000
Entry Gateway Feature/Ticket Booth	1	\$75,000	lump sum	\$75,000
Concrete Walks	24,200	\$6	sq.ft.	\$145,200
Press Box	1	\$400,000	lump sum	\$400,000
Aluminum Bleachers - Elevated System (5,000 Seats)	5,000	\$325	lump sum	\$1,625,000
Aluminum Bleachers - Elev. System for Band (380)	380	\$325	lump sum	\$123,500
Base Bid: Natural Grass Football Field	110,000	\$2	sq.ft.	\$220,000
Fencing at Field Perimeter (4'Ht., Chain-Link)	1,370	\$45	l.f.	\$61,650
Fencing at Perimeter (6'Ht, Chain-Link)	1,400	\$55	l.f.	\$77,000
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	6	\$45,000	per pole	\$270,000
Scoreboard w/Flagpole	1	\$70,000	each	\$70,000
Utilities (Storm, Water, Sanitary)	1	\$150,000	lump sum	\$150,000
Electrical Service & Teledata	1	\$10,000	lump sum	\$10,000
Public Address System	1	\$10,000	lump sum	\$10,000
Landscape Allowance (seed, mulch, plants)	1	\$70,000	lump sum	\$70,000
Total Base Bid			TOTAL	\$5,724,350

New Softball Complex	Quantity	Unit Cost	Unit	Total
Earthwork Fill (due to Flood Plain)	3,480	\$15	cu.yd	\$52,200
Building Addition (L.R., R.R., Concessions, Storage)	6,000	\$300	lump sum	\$1,800,000
Natural Grass Outfield (slit-seeding)	18,000	\$2	sq.yd.	\$36,000
Base Bid: Natural Grass Infield	11,000	\$2	sq.ft.	\$22,000
Stone Screenings (warning track)	6,000	\$4	sq.ft.	\$24,000
Outfield Irrigation	1	\$30,000	lump sum	\$30,000
Outfield Drainage	1	\$60,000	lump sum	\$60,000
Backstop Netting	1	\$50,000	lump sum	\$50,000
Fencing (8'Ht, Chain-Link)	1100	\$40	l.f.	\$44,000
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	6	\$40,000	per pole	\$240,000
Total Base Bid			TOTAL	\$2,368,200
Alternate: Synthetic Turf Infield	11,000	\$11	sq.ft.	\$121,000
Alternate: Dugouts (2)	2	\$75,000	each	\$150,000
Alternate: Concrete Walks	3,310	\$6	sq.ft.	\$19,860
Alternate: Scoreboard	1	\$68,000	each	\$68,000
Alternate: Press Box	1	\$50,000	Lump Sum	\$50,000
Total With Alternate				\$2,777,060

THE COLLABORATIVE

Track/Soccer/Lacrosse

- New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate - Base Bid, Natural Grass Field
- New Track
- Seating for 3,000
- Field Event Area and Storage Building
- Athletic Lighting
- Raised Bleachers and Press Box
- Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse

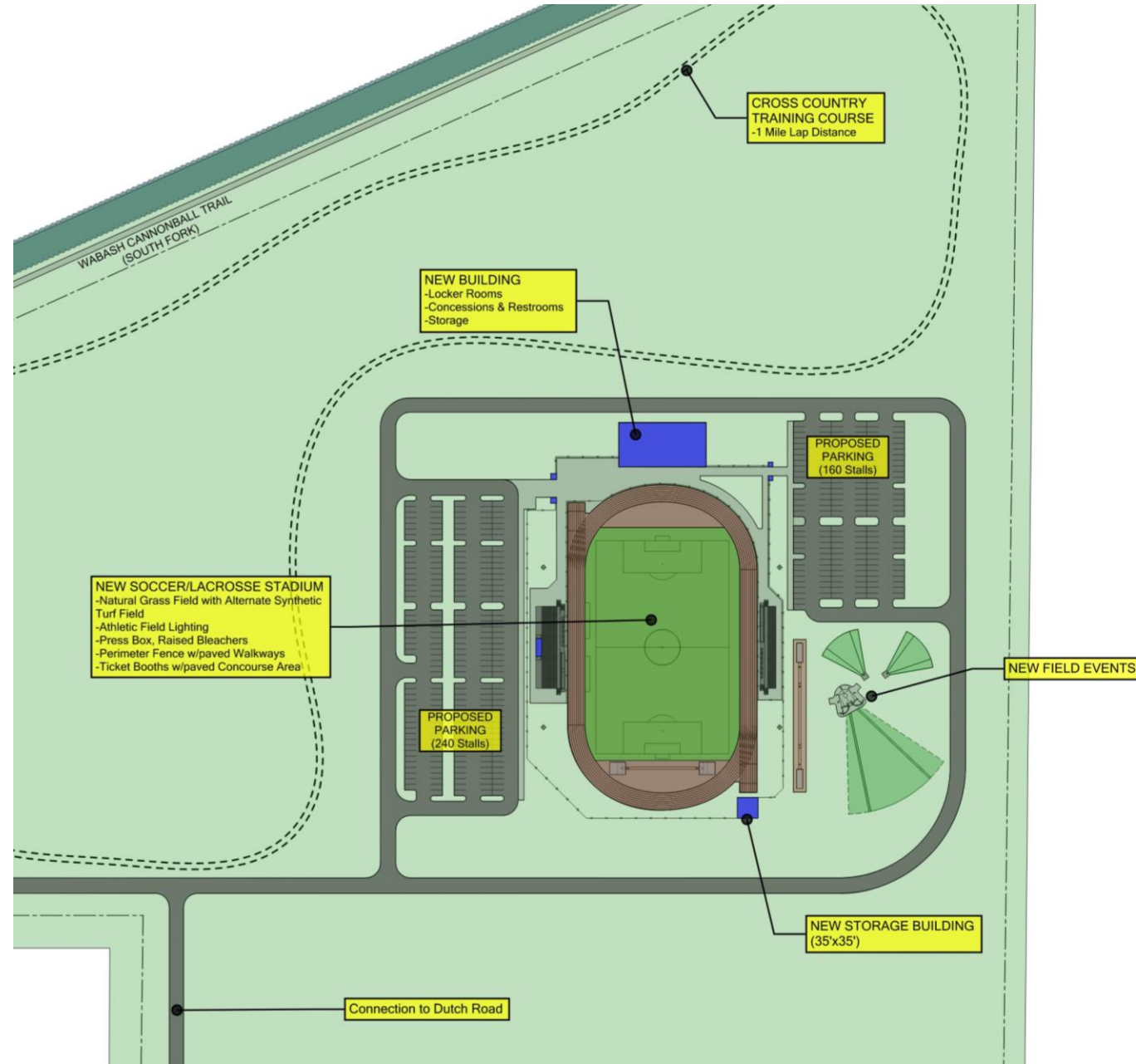
New End Zone Building

- Locker Rooms, Concessions, Restrooms and Storage

Parking and Roadways

Note:

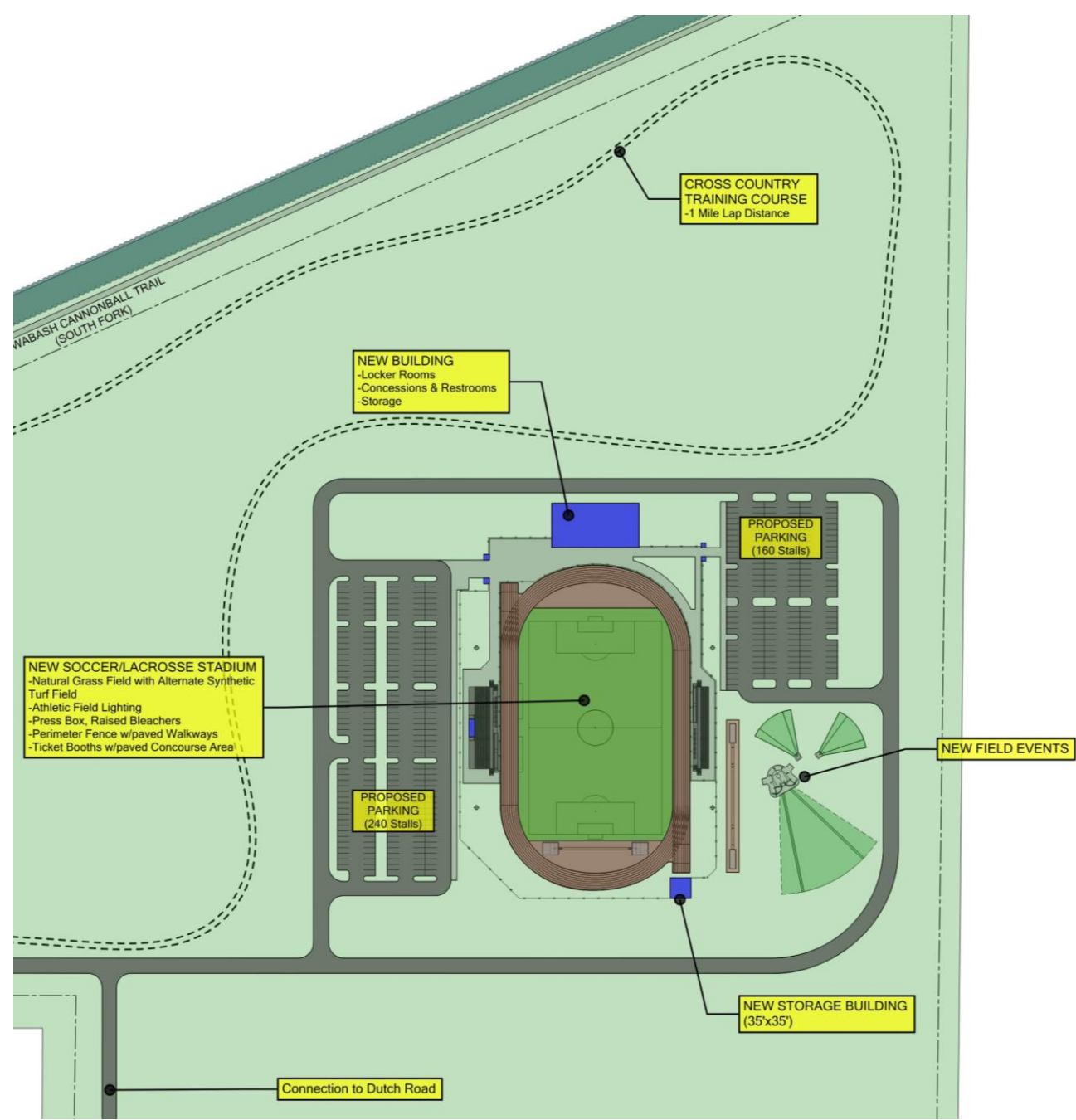
Build Soccer/Lacrosse/Track Complex first (18 months) then once Complete Build the New Football Complex at new Location



THE COLLABORATIVE

Concept B / Bucher Rd Campus

New Soccer/Lacrosse/Track Stadium - Bucher Rd	Quantity	Unit Cost	Unit	Total
Support Building (L.R., R.R., Concessions, Storage)	6,000	\$350	lump sum	\$2,100,000
Storage Building (South End)	1,200	\$200	lump sum	\$240,000
Entry Gateway Feature/Ticket Booths	1	\$100,000	lump sum	\$100,000
Concrete Walks	39,500	\$6	sq.ft.	\$237,000
Press Box	1	\$400,000	lump sum	\$400,000
Aluminum Bleachers - Elevated System (3,000 Seats)	3,000	\$325	lump sum	\$975,000
Base Bid: Natural Grass Field (slit-seeding)	108,000	\$2	sq.ft.	\$216,000
Field Irrigation & Drainage System	1	\$125,000	lump sum	\$125,000
Fencing at Track Perimeter (4'Ht., Chain-Link)	1,600	\$45	l.f.	\$72,000
Track Surfacing & Striping	59,370	\$10	sq.ft.	\$593,700
Track - 4" Asphalt Pavement	58,566	\$3	sq.ft.	\$175,698
Track - 6" Stone Base	2,170	\$25	ton	\$54,250
Track - Long Jump Pits/Forms/Sand/Conc Runway	1	\$60,000	each	\$60,000
Track - Pole Vault Forms	2	\$2,000	each	\$4,000
Track - Discus Net System w/Concrete Pad	1	\$30,000	lump sum	\$30,000
Track - Shot Put Area/Forms/Conc Pads/Stone Area	2	\$35,000	lump sum	\$70,000
Fencing at Perimeter (6'Ht., Chain-Link)	2,000	\$55	l.f.	\$110,000
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	6	\$45,000	per pole	\$270,000
Scoreboard w/Flagpole	1	\$70,000	each	\$70,000
Electrical Service & Teledata	1	\$10,000	lump sum	\$10,000
Public Address System	1	\$10,000	lump sum	\$10,000
Landscape Allowance (seed, mulch, plants)	1	\$70,000	lump sum	\$70,000
Utilities - Storm Main (To Dutch Road)	2,600	\$55	l.f.	\$143,000
Utilities - Storm Lines	2,300	\$45	l.f.	\$103,500
Utilities - Storm Structures (CB,MH)	15	\$2,500	each	\$37,500
Utilities - Water (From Bucher Road)	1,400	\$80	l.f.	\$112,000
Utilities - Water (Tap Fees & 3 Fire Hydrants)	1	\$20,000	lump sum	\$20,000
Utilities - Sanitary (From Bucher Road)	1,100	\$50	l.f.	\$55,000
Utilities - Sanitary Manholes	3	\$2,000	each	\$6,000
Parking Stalls (paving, drainage, curb, lighting)	400	\$3,500	Per Stall	\$1,400,000
Asphalt Roadway (25' wide, Heavy-Duty)	5,200	\$65	l.f.	\$338,000
Asphalt Roadway to Dutch Road	2,200	\$65	l.f.	\$143,000
Total Base Bid			TOTAL	\$8,360,648
Alternate: Synthetic Turf Football Field	108,000	\$11	sq.ft.	\$1,188,000
Total With Alternate				\$9,548,648

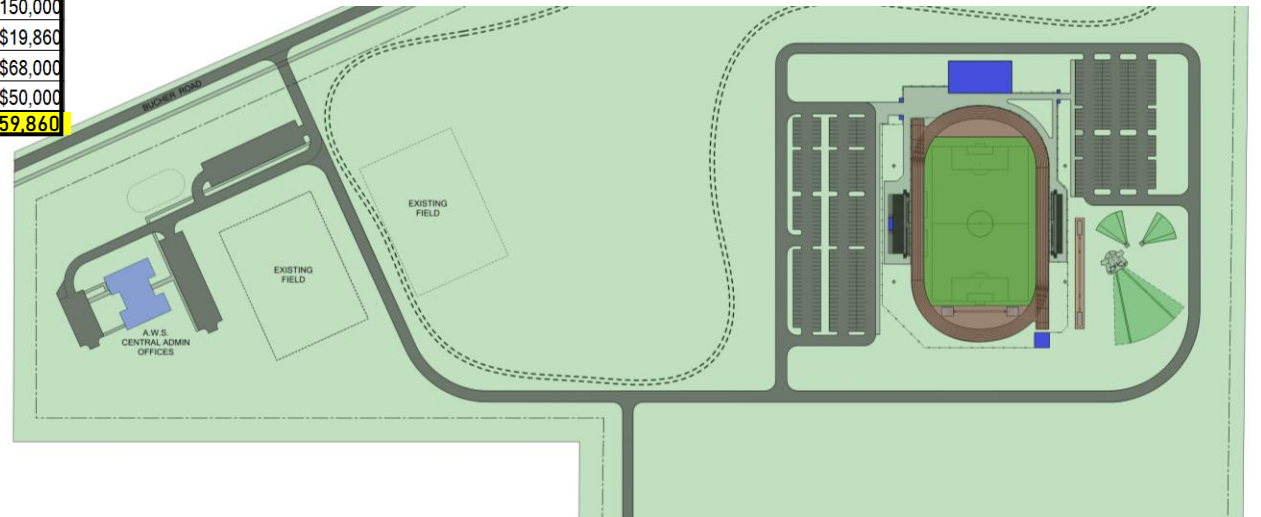


THE COLLABORATIVE

Concept B / Finzel Rd Campus Cost Summary

Concept B - Estimate of Probable Cost			
		SUBTOTAL	\$16,726,998
		Design/Estimating Contingency (10%)	\$ 1,672,700
		General Conditions (10%)	\$ 1,672,700
		Profit + Overhead (10%)	\$ 1,672,700
		TOTAL HARD COSTS	\$ 21,745,097
		A/E Design Fees (7.5%)	\$ 1,630,882
		Civil Engineering	\$ 50,000
		Site Survey & Soil Borings	\$ 15,000
		Construction Testing	\$ 50,000
		FF&E (Loose Furn, Fixtures, Equipment)	\$ 200,000
		Owner Contingency (8%)	\$ 1,739,608
		TOTAL SOFT COSTS	\$ 3,685,490
		TOTAL NON-ESCALATED PROJECT COST	\$ 25,430,587

Alternate: Synthetic Turf Football Field	110,000	\$11	sq.ft.	\$1,210,000
Alternate: Synthetic Turf Infield	23,000	\$11	sq.ft.	\$253,000
Alternate: Synthetic Turf Football Field	108,000	\$11	sq.ft.	\$1,188,000
Alternate: Synthetic Turf Infield	11,000	\$11	sq.ft.	\$121,000
Alternate: Dugouts (2)	2	\$75,000	each	\$150,000
Alternate: Concrete Walks	3,310	\$6	sq.ft.	\$19,860
Alternate: Scoreboard	1	\$68,000	each	\$68,000
Alternate: Press Box	1	\$50,000	Lump Sum	\$50,000
		TOTAL COST IN ALTERNATES		\$3,059,860



Concept

C

THE COLLABORATIVE

Baseball/Softball Complex

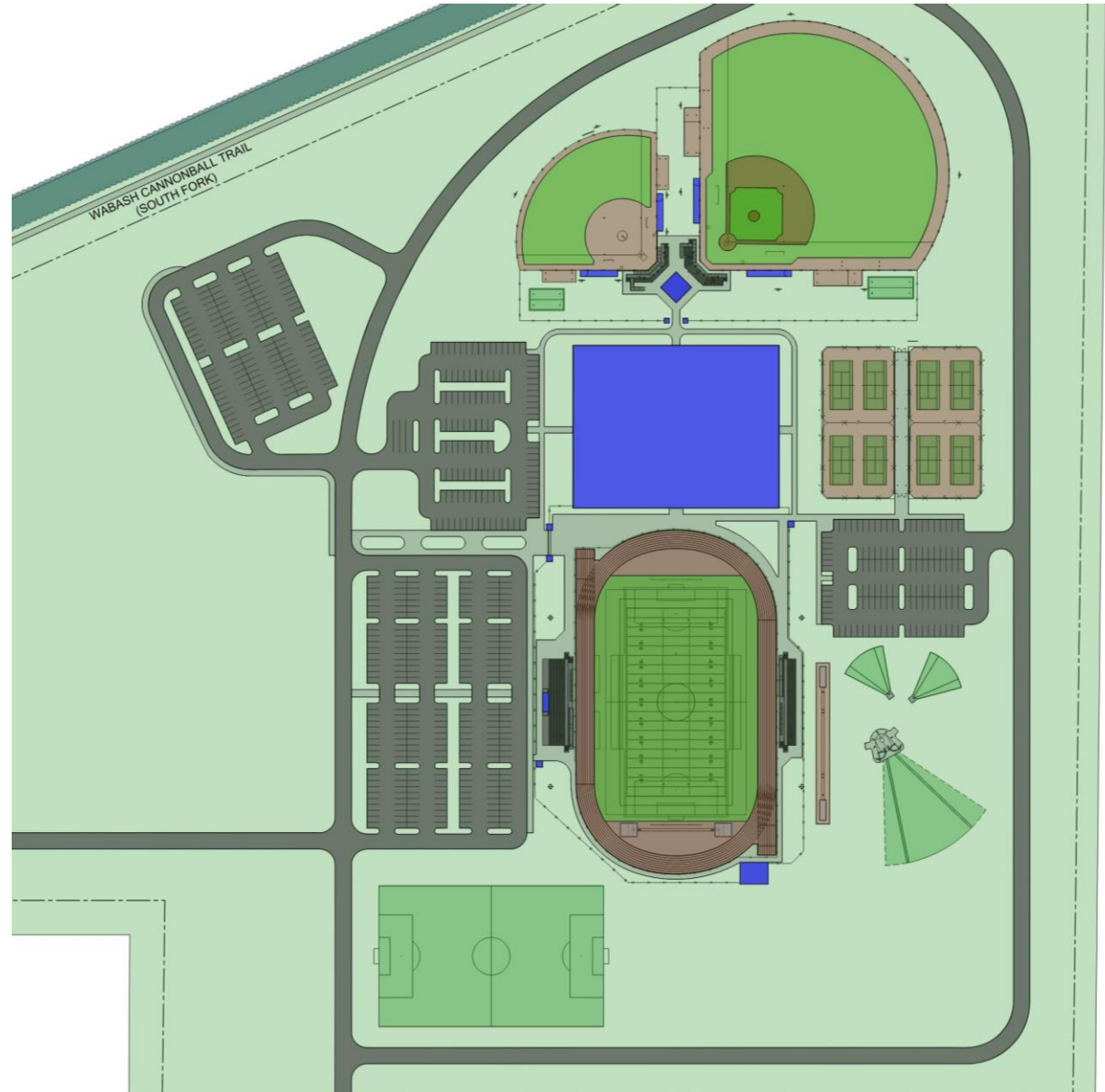
- Synthetic Turf Fields Alternate - Base Bid, Natural Grass Fields
- Bullpens and Dugouts w/ Storage
- Batting Cages - 2 Tunnels each
- Combo Press Box, Restrooms, Storage and Concessions
- Bleachers and Scoreboard - Each Field
- Paved Walkways

Track/Soccer/Lacrosse/Football Stadium

- New Track
- Field Event Area and Storage Building
- Full Soccer and Lacrosse and Football Field - Synthetic Turf Alternate
- Base Bid, Natural Grass Field
- Athletic Lighting
- Raised Bleachers and Press Box - Seating for 5,000
- Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse

Tennis Complex

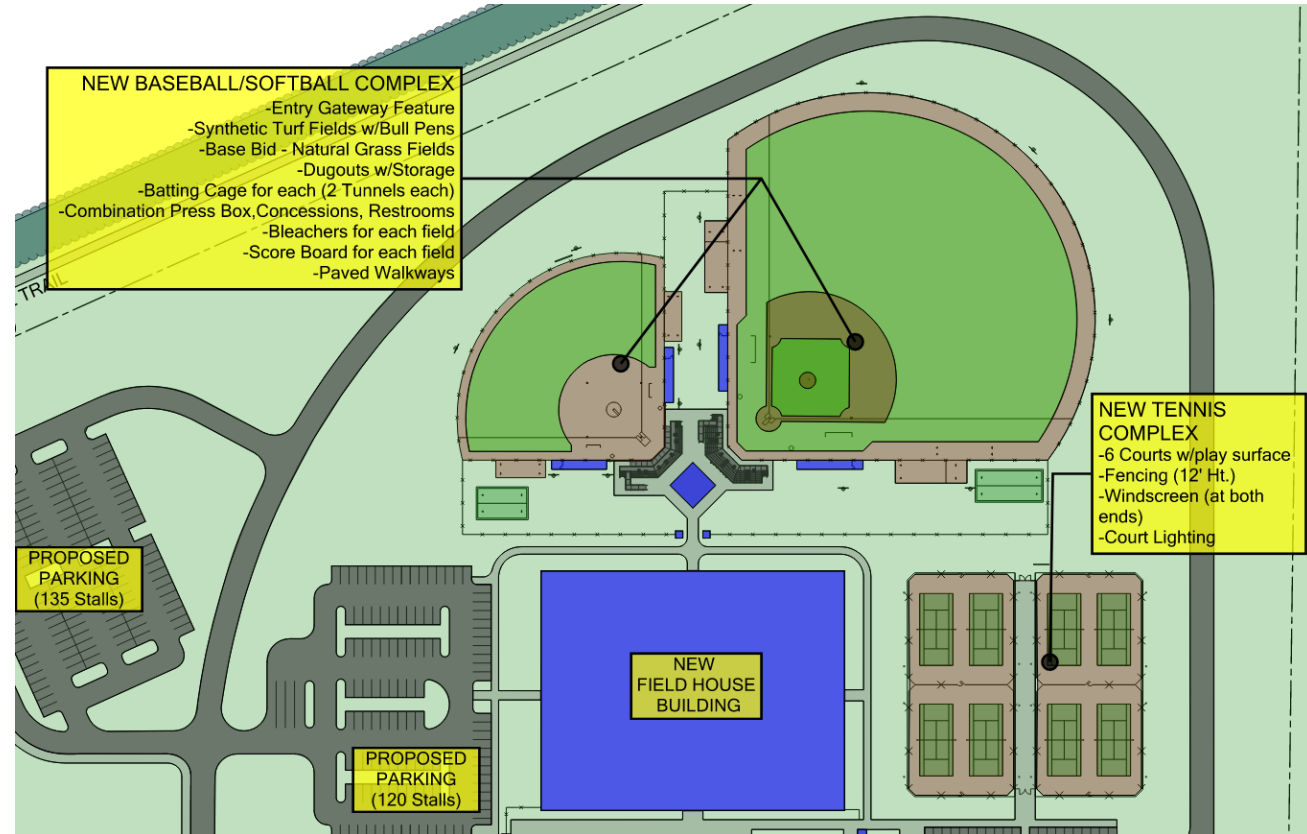
- 6 Courts, 12' High Fencing w/ Windscreens and Lighting
- New Fieldhouse Building
- Practice Fields
- Cross Country Course
- Parking and Roadways
- Finzel Road Facilities for JHS and Youth Sports



THE COLLABORATIVE

Concept C / Bucher Rd Campus

New Softball/Baseball Complex	Quantity	Unit Cost	Unit	Total
Entry Gateway Feature/Ticket Booths	1	\$40,000	lump sum	\$40,000
Press Box (Restroom, Concessions, Storage)	1300	\$250	Lump Sum	\$325,000
Storage Building (South End)	1,500	\$200	lump sum	\$300,000
Concrete Walks (within Ball Complex)	6,800	\$6	sq.ft.	\$40,800
Fencing at Perimeter of Complex (6'Ht, Chain-Link)	1,000	\$55	l.f.	\$55,000
Base Bid: S-Natural Grass Field	46,000	\$2	sq.ft.	\$92,000
S-Dugouts (2)	2	\$75,000	each	\$150,000
S-Backstop Netting	1	\$50,000	lump sum	\$50,000
S-Fencing for Ballfield (8'Ht, Chain-Link)	800	\$65	l.f.	\$52,000
S-Field Accessories	1	\$10,000	lump sum	\$10,000
S-LED Sports Lighting	6	\$40,000	per pole	\$240,000
S-Scoreboard	1	\$68,000	each	\$68,000
S-Bleacher Seating (Elevated System)	100	\$325	per seat	\$32,500
S-Batting Cage (Turf on Conc Base, Net System, Power)	1	\$40,000	Lump Sum	\$40,000
Base Bid: B-Natural Grass Field	145,000	\$2	sq.ft.	\$290,000
B-Dugouts (2)	2	\$85,000	each	\$170,000
B-Backstop Netting	1	\$75,000	lump sum	\$75,000
B-Fencing for Ballfield (8'Ht, Chain-Link)	1100	\$65	l.f.	\$71,500
B-Field Accessories	1	\$10,000	lump sum	\$10,000
B-LED Sports Lighting	7	\$40,000	per pole	\$280,000
B-Scoreboard	1	\$35,000	each	\$35,000
B-Bleacher Seating (Elevated System)	100	\$325	per seat	\$32,500
B-Batting Cage (Turf on Conc Base, Net System, Power)	1	\$60,000	Lump Sum	\$60,000
Utilities (Storm, Water, Sanitary)	1	\$50,000	lump sum	\$50,000
Landscape Allowance (seed, mulch, plants)	1	\$30,000	lump sum	\$30,000
			TOTAL	\$2,599,300
Alternate: S-Synthetic Turf Field	46,000	\$11	sq.ft.	\$506,000
Alternate: B-Synthetic Turf Field	145,000	\$11	sq.ft.	\$1,595,000
			Total With Alternate	\$4,700,300
New Tennis Complex (6 Courts)	Quantity	Unit Cost	Unit	Total
Concrete Walks	600	\$6	sq.ft.	\$3,600
4" Asphalt Pavement for Tennis surface	31,042	\$3	sq.ft.	\$93,126
6" Stone Base	1,150	\$25	ton	\$28,750
Tennis Play Surface Coating/Court Striping	31,042	\$2	sq.ft.	\$62,084
Tennis Court Asphalt Joints (1" Deep)	2,000	\$5	lump sum	\$10,000
Net System - Set of 2 (Post, Footing, & Net)	6	\$5,000	each	\$30,000
Court Fencing (12' 'Ht, Chain-Link)	1600	\$100	l.f.	\$160,000
Chain-Link Gates	8	\$1,500	each	\$12,000
LED Sports Lighting	12	\$35,000	per pole	\$420,000
Windscreen	6000	\$25	sq.ft.	\$150,000
Landscape Allowance (seed, mulch, plants)	1	\$20,000	lump sum	\$20,000
			TOTAL	\$989,560

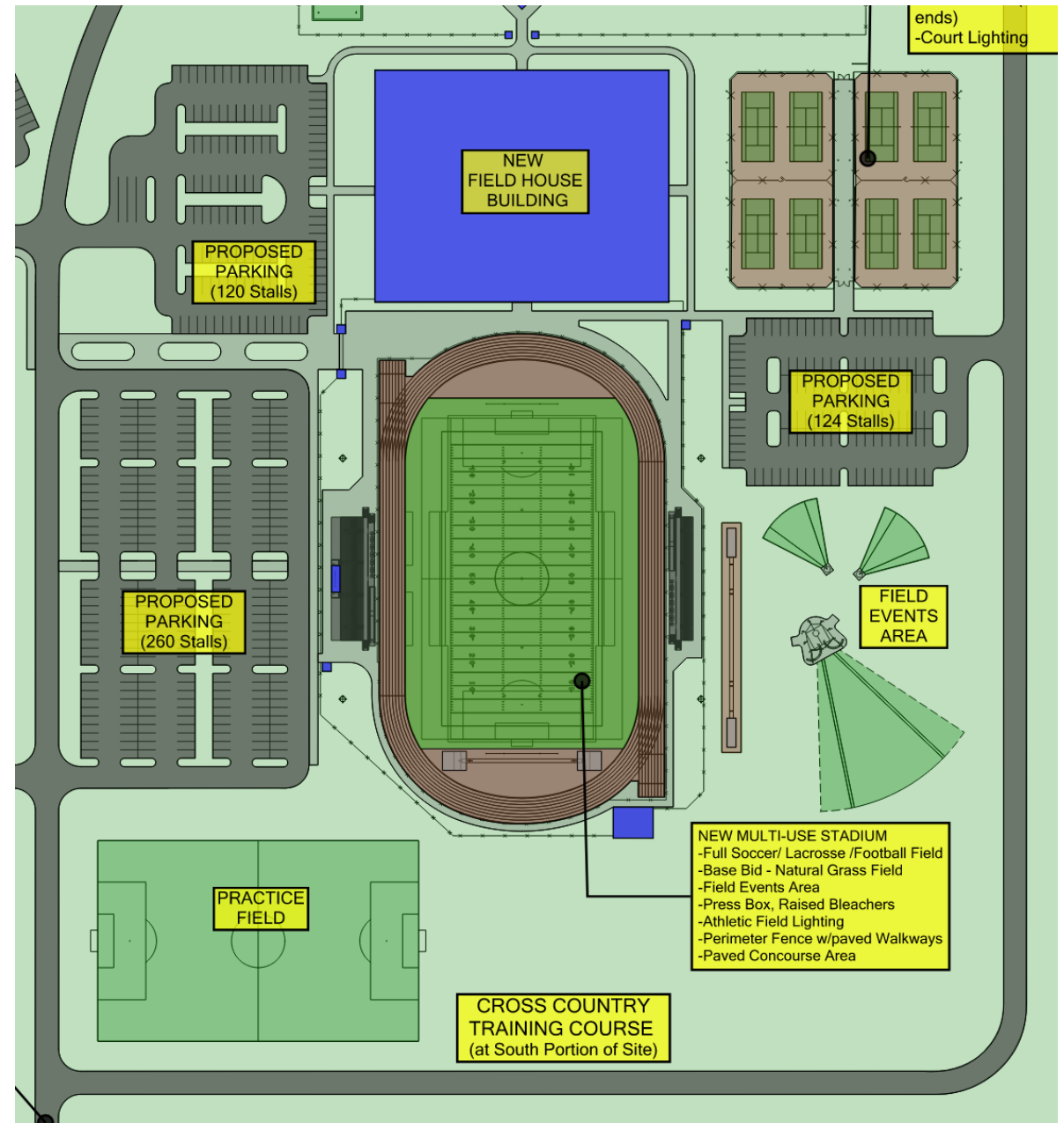


THE COLLABORATIVE

Concept C / Bucher Rd Campus

New Fieldhouse	Quantity	Unit Cost	Unit	Total
Building	86,000	\$220	lump sum	\$18,920,000
Golf Simulator (screen, net, turf, computer)	2	\$50,000	each	\$100,000
Concrete Walks	5,000	\$6	sq.ft.	\$30,000
Utilities (Storm, Water, Sanitary)	1	\$200,000	lump sum	\$200,000
Electrical Service & Teledata	1	\$10,000	lump sum	\$10,000
Landscape Allowance (seed, mulch, plants)	1	\$25,000	lump sum	\$25,000
TOTAL				\$19,285,000

New Multi-Use Stadium	Quantity	Unit Cost	Unit	Total
Entry Gateway Feature/Ticket Booths	1	\$100,000	lump sum	\$100,000
Storage Building (South End)	1,200	\$200	lump sum	\$240,000
Concrete Walks (within Stadium Area)	33,220	\$6	sq.ft.	\$199,320
Press Box	1	\$400,000	lump sum	\$400,000
Aluminum Bleachers - Elevated System (5,000 Seats)	5,000	\$325	lump sum	\$1,625,000
Aluminum Bleachers - Elev. System for Band (380)	380	\$325	lump sum	\$123,500
Base Bid: Natural Grass Football Field	110,000	\$2	sq.ft.	\$220,000
Fencing at Field Perimeter (4'Ht., Chain-Link)	1,370	\$45	l.f.	\$61,650
Track Surfacing & Striping	59,370	\$10	sq.ft.	\$593,700
Track - 4" Asphalt Pavement	58,566	\$3	sq.ft.	\$175,698
Track - 6" Stone Base	2,170	\$25	ton	\$54,250
Track - Long Jump Pits/Forms/Sand/Conc Runway	1	\$60,000	each	\$60,000
Track - Pole Vault Forms	2	\$2,000	each	\$4,000
Track - Discus Net System w/Concrete Pad	1	\$30,000	lump sum	\$30,000
Track - Shot Put Area/Forms/Conc Pads/Stone Area	2	\$35,000	lump sum	\$70,000
Fencing at Perimeter (6'Ht, Chain-Link)	1,550	\$55	l.f.	\$85,250
Field Accessories	1	\$10,000	lump sum	\$10,000
Lighting	6	\$45,000	per pole	\$270,000
Scoreboard w/Flagpole	1	\$70,000	each	\$70,000
Utilities (Storm, Water, Sanitary)	1	\$150,000	lump sum	\$150,000
Electrical Service & Teledata	1	\$10,000	lump sum	\$10,000
Public Address System	1	\$10,000	lump sum	\$10,000
Landscape Allowance (seed, mulch, plants)	1	\$70,000	lump sum	\$70,000
Total Base Bid				\$4,632,368
Alternate: Synthetic Turf Football Field	110,000	\$11	sq.ft.	\$1,210,000
Total With Alternate				\$5,842,368

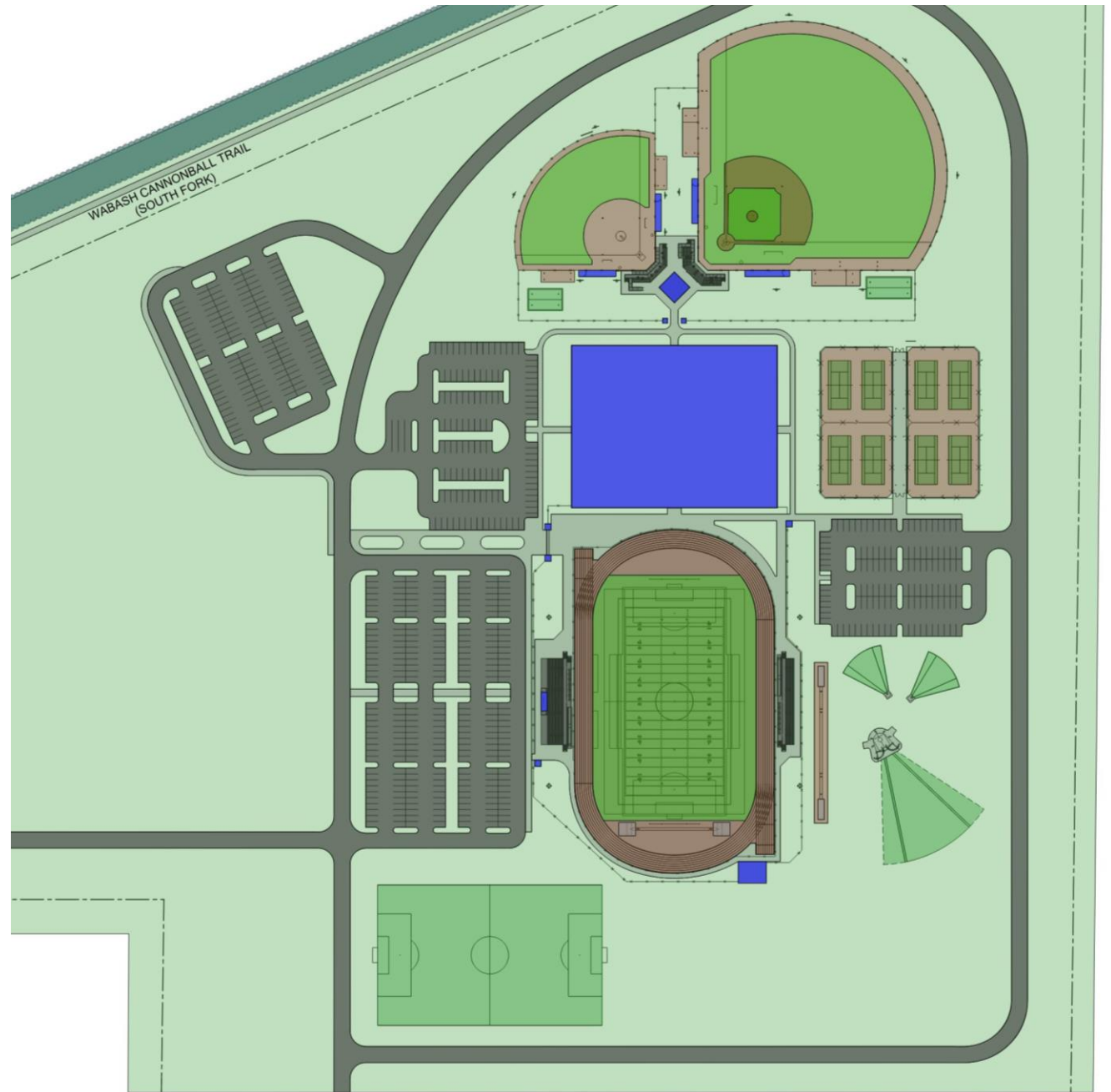


THE COLLABORATIVE

Concept C / Bucher Rd Campus Cost Summary

Concept C - Estimate of Probable Cost		
	SUBTOTAL	\$30,659,228
	Design/Estimating Contingency (10%)	\$ 3,065,923
	General Conditions (10%)	\$ 3,065,923
	Profit + Overhead (10%)	\$ 3,065,923
	TOTAL HARD COSTS	\$ 39,856,996
	A/E Design Fees (7.5%)	\$ 2,989,275
	Civil Engineering	\$ 100,000
	Site Survey & Soil Borings	\$ 15,000
	Construction Testing	\$ 100,000
	FF&E (Loose Furn, Fixtures, Equipment)	\$ 2,000,000
	Owner Contingency (8%)	\$ 3,188,560
	TOTAL SOFT COSTS	\$ 8,392,834
	TOTAL NON-ESCALATED PROJECT COST	\$ 48,249,831

Alternate: S-Synthetic Turf Field	46,000	\$11	sq.ft.	\$506,000
Alternate: B-Synthetic Turf Field	145,000	\$11	sq.ft.	\$1,595,000
Alternate: Synthetic Turf Football Field	110,000	\$11	sq.ft.	\$1,210,000
TOTAL COST IN ALTERNATES				\$3,059,860



THE COLLABORATIVE

Summary / Sports Facilities Concepts

Concept A

- Baseball
 - New Turf Infield Alternate - Base Bid - Natural Grass Field
- Football
 - New Stadium Re-oriented, and Elevated above Flood Plain
 - Synthetic Turf Field Alternate - Base Bid - Natural Grass Field
 - Press Box
 - Raised Bleachers with Locker Rooms, Training Room and Storage beneath
 - Perimeter Fence, Paved Walkways and Concourse
- Track/Soccer/Lacrosse
 - Track re-worked to accommodate full Soccer and Lacrosse Field
 - New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate - Base Bid, Natural Grass Field
- Locker Room Building
 - Locker Room, Concessions, Restroom and Storage Expansion and New Golf Simulator
- New Softball Complex
 - Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
 - Major Improvement Alternates Include:
 - Synthetic Turf Field
 - Dugouts w/Storage
 - Press Box, Score Board and Paved Walkways
- Building Additions
 - Girls - Softball, Lacrosse and Soccer Locker Rooms
 - Boys - Lacrosse and Soccer Locker Rooms
 - Band Storage and General Storage and Concessions

Concept B / Finzel Rd Campus

- Baseball
 - New Turf Infield Alternate - Base Bid - Natural Grass Field
- Football
 - New Stadium - N/S Orientation - Base Bid, Natural Grass Field
 - Synthetic Turf Field (elevated out of flood plain) - Add Alternate
 - Press Box and Athletic Lighting
 - Raised Bleachers with Locker Rooms, Training Room and Storage beneath
 - Perimeter Fence, Paved Walkways and Concourse
- Existing Football Field - Dedicated Band Practice, JH and Primary Sports
- Existing Locker Room Building
 - Band Storage and New Golf Simulator
- New End Zone Building
 - Locker Rooms, Concessions, Restrooms and Storage
- New Softball Complex
 - Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
 - Major Improvement Alternates Include:
 - Synthetic Turf Field
 - Dugouts w/Storage
 - Press Box, Score Board and Paved Walkways
- Building Additions
 - Girls - Softball, Lacrosse and Soccer Locker Rooms
 - Boys - Lacrosse and Soccer Locker Rooms
 - Band Storage and General Storage and Concessions

Concept B / Bucher Rd Campus

- Track/Soccer/Lacrosse
 - New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate
 - Base Bid, Natural Grass Field
 - New Track
 - Field Event Area and Storage Building
 - Athletic Lighting
 - Raised Bleachers and Press Box
 - Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse
- New End Zone Building
 - Locker Rooms, Concessions, Restrooms and Storage
- Parking and Roadways

Concept C / Bucher Rd Campus

- Baseball/Softball Complex
 - Synthetic Turf Fields Alternate - Base Bid, Natural Grass Fields
 - Bullpens and Dugouts w/ Storage
 - Batting Cages - 2 Tunnels each
 - Combo Press Box, Restrooms, Storage and Concessions
 - Bleachers and Scoreboard - Each Field
 - Paved Walkways
- Track/Soccer/Lacrosse/Football
 - New Track
 - Field Event Area and Storage Building
 - Full Soccer, Lacrosse and Football Field - Synthetic Turf Alternate - Base Bid, Natural Grass Field
 - Athletic Lighting
 - Raised Bleachers and Press Box
 - Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse
- Tennis Complex
 - 6 Courts, 12' High Fencing w/ Windscreens and Lighting
- New Fieldhouse Building
- Practice Fields
- Cross Country Course
- Parking and Roadways

Concept A - Estimate of Probable Cost			
		SUBTOTAL	\$14,579,188
	Design/Estimating Contingency (10%)		\$ 1,457,919
	General Conditions (10%)		\$ 1,457,919
	Profit + Overhead (10%)		\$ 1,457,919
	TOTAL HARD COSTS		\$ 18,952,944
	A/E Design Fees (7.5%)		\$ 1,421,471
	Civil Engineering		\$ 50,000
	Site Survey & Soil Borings		\$ 15,000
	Construction Testing		\$ 50,000
	FF&E (Loose Furn, Equipment)		\$ 200,000
	Owner Contingency (8%)		\$ 1,516,236
	TOTAL SOFT COSTS		\$ 3,252,706
TOTAL NON-ESCALATED PROJECT COST			\$ 22,205,651

Concept B - Estimate of Probable Cost			
		SUBTOTAL	\$16,726,998
	Design/Estimating Contingency (10%)		\$ 1,672,700
	General Conditions (10%)		\$ 1,672,700
	Profit + Overhead (10%)		\$ 1,672,700
	TOTAL HARD COSTS		\$ 21,745,097
	A/E Design Fees (7.5%)		\$ 1,630,882
	Civil Engineering		\$ 50,000
	Site Survey & Soil Borings		\$ 15,000
	Construction Testing		\$ 50,000
	FF&E (Loose Furn, Fixtures, Equipment)		\$ 200,000
	Owner Contingency (8%)		\$ 1,739,608
	TOTAL SOFT COSTS		\$ 3,685,490
TOTAL NON-ESCALATED PROJECT COST			\$ 25,430,587

Concept C - Estimate of Probable Cost			
		SUBTOTAL	\$30,659,228
	Design/Estimating Contingency (10%)		\$ 3,065,923
	General Conditions (10%)		\$ 3,065,923
	Profit + Overhead (10%)		\$ 3,065,923
	TOTAL HARD COSTS		\$ 39,856,996
	A/E Design Fees (7.5%)		\$ 2,989,275
	Civil Engineering		\$ 100,000
	Site Survey & Soil Borings		\$ 15,000
	Construction Testing		\$ 100,000
	FF&E (Loose Furn, Fixtures, Equipment)		\$ 2,000,000
	Owner Contingency (8%)		\$ 3,188,560
	TOTAL SOFT COSTS		\$ 8,392,834
TOTAL NON-ESCALATED PROJECT COST			\$ 48,249,831

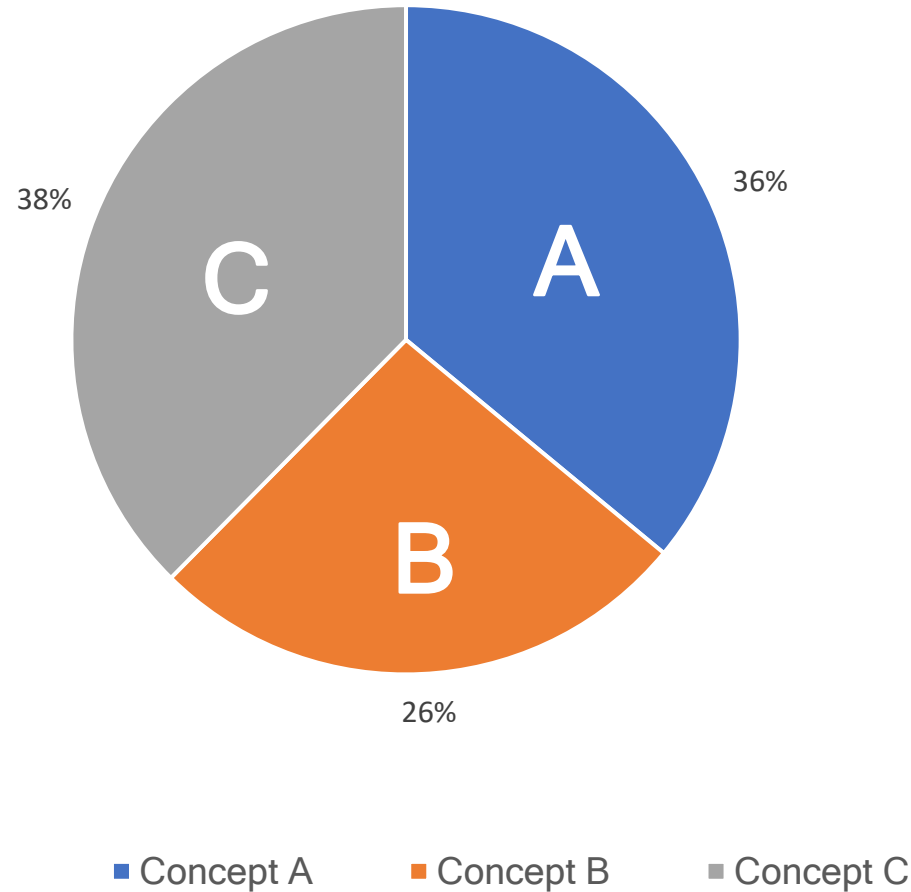
Community Survey Results

May 2023

Preferred Concept

– 38% of Community Respondents Prefer Concept C

When considering the athletic facility needs of the District at this time, which of the three Athletic Facility Concepts from The Collaborative do you suggest be included in the AWLS Facility Master Plan?



Recommendation for Sports Facility Concept A

Logic

- If High School remains at Finzel Road Campus, High School sports should remain at Finzel Road Campus
- Travel arrangements for non driving students
- Significant cost difference between Concepts A + C
- Option for more practice fields / Future uses at Bucher Road

Agenda

- 1 Introduction
- 2 Master Plan Timeline
- 3 Building Assessments
- 4 Community Survey Results
- 5 Initial Building Concepts +
Recommendation
- 6 Initial Sports Facilities Concepts +
Recommendation
- 7 School Board Questions + Comments

School Board Questions + Comments

Thank

You



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Architecture
Planning &
Design

TC.design