



WILSON SCHOOL DISTRICT

DISTRICT-WIDE FEASIBILITY STUDY
COMMUNITY PRESENTATION

Timeline

October, 2018	Initial Project Proposal from Crabtree Rohrbach and Associates
December 11, 2018	Project kick-off to Wilson School Board
December-February, 2019	Information gathering/ building visits/ administration work sessions
March, 2019	Key stakeholder Visioning Exercises (community members, students, staff and administration)
March 18, 2019	Wilson School Board project update presentation
June- July, 2019	Demographic Study/ results shared and analyzed
August- November, 2019	Recommendations/ options developed
January 6, 2020	Board presentation regarding recommendations/ options
January 13, 2020	Public Board work session
February 10 & 13, 2020	Community Forums

Please note that all meeting minutes, presentations and other documents regarding the Feasibility Study are available on the district website, under the Operations tab.

CURRENT BUILDING CAPACITY AND UTILIZATION

FACILITY	GRADE CONFIG.	CURRENT CAPACITY*	CURRENT ENROLL.	CURRENT UTILIZATION
Cornwall Terrace E.S.	K-5	600	517	86.0%
Green Valley E.S.	K-5	600	559	93.0%
Shiloh Hills E.S.	K-5	600	560	93.0%
Spring Ridge E.S.	K-5	625	512	82.0%
Whitfield E.S.	K-5	600	596	99.0%
Southern M.S.	6th-8th	961	762	79.0%
West M.S.	6th-8th	1,295	729	56.0%
High School	9th-12th	2,270	1,992	88.0%

***Recommended “Functional Capacity” calculations are 90% for elementary levels, and 85% for intermediate/secondary levels.**

KEY POINTS:

- Elementary schools currently operating collectively at 91% of capacity.
- Middle schools currently operating collectively at only 68% of their capacity.
- High School currently operating at 88% of its capacity.

FACILITY CONDITION INDEX

Facility Condition Index (FCI): An assessment of existing building physical conditions, including site, safety/security, systems and code compliance.

KEY POINTS:

- **Noteworthy deficiencies:**
 1. HVAC replacement at Cornwall Terrace, Spring Ridge, Whitfield, Southern, and High School (lower building) buildings.
 2. Kitchen equipment replacement/re-design at all buildings except West.
 3. LED lighting replacement at all buildings.
 4. Site improvements (paving, sidewalks, etc.).
 5. Exterior door/window replacement at High School, Southern, Whitfield & Cornwall Terrace buildings.
 6. Casework replacement at High School, Spring Ridge, Shiloh Hills & Green Valley buildings.

EDUCATIONAL SUITABILITY ASSESSMENT

Educational Suitability Assessment (ESA): Analysis of each buildings ability to support the educational program, support spaces, security, technology, furniture and environmental quality.

KEY POINTS:

- **Noteworthy deficiencies:**
 1. **Student development at elementary schools (buildings are utilized at full capacity).**
 2. **Site (additional parking needed, congestion/traffic flow).**
 3. **Food service configurations at High School, Southern/Cornwall Terrace, Whitfield, & Green Valley buildings).**
 4. **Building configuration (congestion areas at High School, Whitfield & Southern; no secure vestibule at Southern).**
 5. **Undersized & outdated performing arts components at High School.**
 6. **Educational program equity issue between Southern and West.**

PROJECTED ENROLLMENT

FACILITY	GRADE CONFIG.	CURRENT CAPACITY	CURRENT ENROLL.	CURRENT UTILIZATION	PROJECTED ENROLL.	REVISED UTILIZATION
Cornwall Terrace E.S.	K-5	600	517	86.0%	659	110.0%
Green Valley E.S.	K-5	600	559	93.0%	590	98.0%
Shiloh Hills E.S.	K-5	600	560	93.0%	563	94.0%
Spring Ridge E.S.	K-5	625	512	82.0%	670	107.0%
Whitfield E.S.	K-5	600	596	99.0%	751	125.0%
Southern M.S.	6th-8th	961	762	79.0%	765	79.0%
West M.S.	6th-8th	1,295	729	56.0%	774	59.0%
High School	9th-12th	2,270	1,992	88.0%	2149	95.0%
District Admin Building	-	-	-	-	-	-
Total District		7,551	6,227	84.5%	6921	95.9%

***Numbers based on the average of the moderate and conservative enrollment projections for 2024/25 provided by DecisionInsite.**

KEY POINTS:

- Projected elementary enrollment (489 students) will result in 107% utilization.
- Projected middle school enrollment (48 students) will result in 69% utilization.
- Projected high school enrollment (157 students) will result in 95% utilization.

PROPOSED OPTION #1: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED SCOPE OF WORK:

- **Renovate Cornwall Terrace & Southern - becomes 5-6 building.**
- **Renovate remaining elementary schools - become K-4 facilities.**
- **Renovate West - becomes a 7-8 building.**
- **Renovate and construction addition to High school (same for all options).**
- **Construct new K-4 elementary school.**

KEY CONSIDERATIONS:

- **No additions at existing elementary schools required.**
- **5-6 building eliminates two separate buildings on one site, provides space for potential relocation of DAO if desired/needed, and greatly improves organization & adjacencies.**
- **Requires maintenance/operation costs for additional building.**

PROPOSED OPTION #1: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED COST ESTIMATES

FACILITY	GRADE CONFIG.	PROJECTED ENROLL.	PLANNED CAPACITY	SF OF NEW CONSTR.	REVISED UTILIZATION	TOTAL ESTIMATED COST RANGE		
Cornwall Terrace E.S.	-	-	-	-	-	-		-
Green Valley E.S.	K-4	540	600	-	90.0%	\$ 1,890,329	to	\$ 2,234,820
Shiloh Hills E.S.	K-4	540	600	-	90.0%	\$ 1,350,526	to	\$ 1,594,303
Spring Ridge E.S.	K-4	550	625	-	88.0%	\$ 5,169,396	to	\$ 5,734,130
Whitfield E.S.	K-4	540	600	-	90.0%	\$ 6,928,022	to	\$ 7,750,163
Southern M.S.	5th-6th	1064	1,600	-	67.0%	\$ 26,269,445	to	\$ 28,833,022
West M.S.	7th-8th	1010	1,295	-	78.0%	\$ 1,652,500	to	\$ 1,878,500
High School	9th-12th	2149	2,550	110,000	84.0%	\$ 38,465,900	to	\$ 41,223,467
New Elementary School	K-4	530	600	90,000	88.0%	\$ 20,474,875	to	\$ 21,523,375
District Admin Building	-	-	-	-	-	-		-
Total District	-	6923	8,470	200,000	84.4%	\$ 102,200,993		\$ 110,771,780

PROPOSED OPTION #1: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED NEW K-4 ELEMENTARY SCHOOL SCHEMATIC OVERALL FLOOR PLAN:



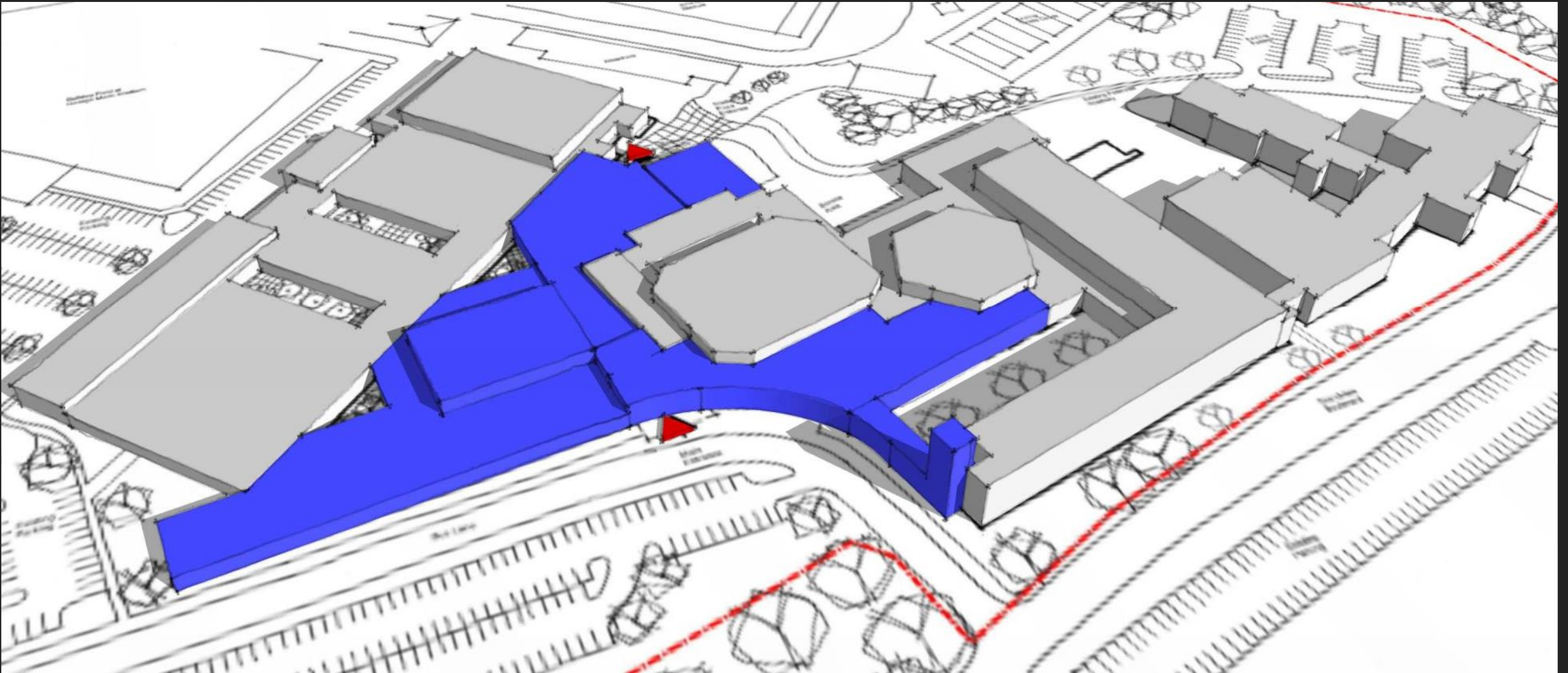
Existing District owned land

PROPOSED HIGH SCHOOL SCHEMATIC FLOOR PLAN:



PROPOSED HIGH SCHOOL PLAN - ALL OPTIONS

PROPOSED HIGH SCHOOL SCHEMATIC MASSING PLAN:



PROPOSED OPTION #2: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED SCOPE OF WORK:

- **Renovate all elementary schools - become K-4 facilities.**
- **Renovate & construct additions to Southern - becomes 5-6 building.**
- **Renovate West - becomes a 7-8 building.**
- **Renovate & construct addition to high school.**

KEY CONSIDERATIONS:

- **Requires no additions at existing elementary schools.**
- **Organization & adjacencies at Southern greatly improved.**
- **Requires additions at Southern, an already tight site.**

PROPOSED OPTION #2: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED COST ESTIMATES:

FACILITY	GRADE CONFIG.	PROJECTED ENROLL.**	PLANNED CAPACITY*	SF OF NEW CONSTR.	REVISED UTILIZATION	TOTAL ESTIMATED COST RANGE***		
Cornwall Terrace E.S.	K-4	540	600	-	90.0%	\$ 5,458,765	to	\$ 5,873,388
Green Valley E.S.	K-4	530	600	-	88.0%	\$ 1,890,329	to	\$ 2,234,820
Shiloh Hills E.S.	K-4	540	600	-	90.0%	\$ 1,350,526	to	\$ 1,594,303
Spring Ridge E.S.	K-4	550	625	-	88.0%	\$ 5,169,396	to	\$ 5,734,130
Whitfield E.S.	K-4	540	600	-	90.0%	\$ 6,928,022	to	\$ 7,750,163
Southern M.S.	5th-6th	1064	1,225	25,000	87.0%	\$ 28,522,532	to	\$ 30,063,862
West M.S.	7th-8th	1010	1,295	-	78.0%	\$ 1,652,500	to	\$ 1,878,500
High School	9th-12th	2149	2,550	110,000	84.0%	\$ 38,465,900	to	\$ 41,223,467
District Admin Building	-	-	-	-	-	-		-
Total District	-	6923	8,095	110,000	86.9%	\$ 89,437,970		\$ 96,352,633

PROPOSED OPTION #3: MAINTAIN GRADE ALIGNMENT

PROPOSED SCOPE OF WORK:

- Renovate & construct additions to all elementary schools.
- Renovate Southern.
- Renovate West.
- Renovate & construct addition to high school.

KEY CONSIDERATIONS:

- Requires additions at all elementary schools, including Whitfield (very restrictive site).
- Proposed elementary school capacities range from **625 to 825**.
- *Does not improve the organization and adjacencies of the educational spaces at Southern.*

PROPOSED OPTION #3: MAINTAIN GRADE ALIGNMENT

PROPOSED COST ESTIMATES:

FACILITY	GRADE CONFIG.	PROJECTED ENROLL.	PLANNED CAPACITY	SF OF NEW CONSTR.	REVISED UTILIZATION	TOTAL ESTIMATED COST RANGE		
Cornwall Terrace E.S.	K-5	659	725	5,800	90.0%	\$ 6,451,345	to	\$ 6,875,288
Green Valley E.S.	K-5	590	650	3,150	90.0%	\$ 2,487,974	to	\$ 2,863,920
Shiloh Hills E.S.	K-5	563	625	2,100	90.0%	\$ 1,815,361	to	\$ 2,060,303
Spring Ridge E.S.	K-5	670	750	6,750	89.0%	\$ 6,780,009	to	\$ 7,379,693
Whitfield E.S.	K-5	751	825	11,900	90.0%	\$ 9,736,837	to	\$ 10,639,363
Southern M.S.	6th-8th	765	961	-	79.0%	\$ 11,710,999	to	\$ 12,961,079
West M.S.	6th-8th	774	1,295	-	59.0%	\$ 1,652,500	to	\$ 1,878,500
High School	9th-12th	2149	2,550	110,000	84.0%	\$ 38,465,900	to	\$ 41,223,467
District Admin Building	-	-	-	-	-	-		-
Total District		6921	8,381	139,700	83.9%	\$ 79,100,925		\$ 85,881,613

PROPOSED OPTION #4: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED SCOPE OF WORK:

- Renovate Cornwall Terrace & Southern - becomes 5-6 building.
- Renovate remaining elementary schools - become K-4 facilities.
- Construct additions to Green Valley, Shiloh Hills & Spring Ridge.
- Renovate West - becomes a 7-8 building.
- Renovate & construct addition to high school.

KEY CONSIDERATIONS:

- Additions at elementary schools pushes the planned capacity for these buildings to at least **800**.
- 5-6 building eliminates two separate buildings on one site, provides space for potential relocation of DAO if desired/needed, and greatly improves organization and adjacencies.

PROPOSED OPTION #4: GRADE RECONFIGURATION/RE-DISTRICT

PROPOSED COST ESTIMATES:

FACILITY	GRADE CONFIG.	PROJECTED ENROLL.	PLANNED CAPACITY	SF OF NEW CONSTR.	REVISED UTILIZATION	TOTAL ESTIMATED COST RANGE		
Cornwall Terrace E.S.	-	-	-	-	-	-		-
Green Valley E.S.	K-4	715	800	10,350	89.0%	\$ 4,414,302	to	\$ 4,937,620
Shiloh Hills E.S.	K-4	715	800	10,350	89.0%	\$ 3,932,749	to	\$ 4,297,103
Spring Ridge E.S.	K-4	730	825	11,250	88.0%	\$ 7,950,834	to	\$ 8,646,630
Whitfield E.S.	K-4	540	600	-	90.0%	\$ 6,928,022	to	\$ 7,750,163
Southern M.S.	5th-6th	1064	1,600	-	67.0%	\$ 26,269,445	to	\$ 28,833,022
West M.S.	7th-8th	1010	1,295	-	78.0%	\$ 1,652,500	to	\$ 1,878,500
High School	9th-12th	2149	2,550	110,000	84.0%	\$ 38,465,900	to	\$ 41,223,467
District Admin Building	-		-	-	-	-		-
Total District	-	6923	8,470	141,950	83.6%	\$ 89,613,752		\$ 97,566,505

PROPOSED OPTION #5a: MAINTAIN GRADE ALIGNMENT

PROPOSED SCOPE OF WORK:

- All elementary and middle schools to be renovated.
- Renovate & construct addition to high school.
- Construct new K-5 elementary school.

KEY CONSIDERATIONS:

- No additions and elementary or middle schools required.
- Does not improve the organization and adjacencies of the educational spaces at Southern.
- Requires maintenance/operation costs for additional building.
- Requires staff/personal costs for additional building.

PROPOSED OPTION #5a: MAINTAIN GRADE ALIGNMENT

PROPOSED COST ESTIMATES:

FACILITY	GRADE CONFIG.	PROJECTED ENROLL.	PLANNED CAPACITY	PROPOSED SCOPE	SF OF NEW CONSTR.	REVISED UTILIZATION	TOTAL ESTIMATED COST RANGE		
Cornwall Terrace E.S.	K-5	515	600	reno	-	85.0%	\$ 5,458,765	to	\$ 5,873,388
Green Valley E.S.	K-5	515	600	reno	-	85.0%	\$ 1,890,329	to	\$ 2,234,820
Shiloh Hills E.S.	K-5	515	600	reno	-	85.0%	\$ 1,350,526	to	\$ 1,594,303
Spring Ridge E.S.	K-5	550	625	reno	-	88.0%	\$ 5,169,396	to	\$ 5,734,130
Whitfield E.S.	K-5	515	600	reno	-	85.0%	\$ 6,928,022	to	\$ 7,750,163
Southern M.S.	6th-8th	765	961	reno	-	79.0%	\$ 11,711,000	to	\$ 12,961,078
West M.S.	6th-8th	774	1,295	maint. reno	-	59.0%	\$ 1,652,500	to	\$ 1,878,500
High School	9th-12th	2149	2,550	add/reno	110,000	84.0%	\$ 38,465,900	to	\$ 41,223,467
New Elementary School	K-5	625	700	new	95,000	89.0%	\$ 21,474,875	to	\$ 22,573,375
District Admin Building	-		-	maintain	-	-	-		-
Total District	-	6923	8,531		205,000	82.1%	\$ 94,101,313		\$ 101,823,224

PROPOSED OPTION #5b: MAINTAIN GRADE ALIGNMENT

PROPOSED SCOPE OF WORK:

- All elementary and middle schools to be renovated.
- Southern M.S. to receive comprehensive renovations.
- Renovate & construct addition to high school.
- Construct new K-5 elementary school.

KEY CONSIDERATIONS:

- No additions and elementary or middle schools required.
- The organization and adjacencies of the educational spaces at Southern M.S. are greatly improved.
- Requires maintenance/operation costs for additional building.
- Requires staff/personal costs for additional building.

PROPOSED OPTION #5b: MAINTAIN GRADE ALIGNMENT

PROPOSED COST ESTIMATES:

FACILITY	GRADE CONFIG.	PROJECTED ENROLL.	PLANNED CAPACITY	PROPOSED SCOPE	SF OF NEW CONSTR.	REVISED UTILIZATION	TOTAL ESTIMATED COST RANGE		
Cornwall Terrace E.S.	K-5	515	600	reno	-	85.0%	\$ 5,458,765	to	\$ 5,873,388
Green Valley E.S.	K-5	515	600	reno	-	85.0%	\$ 1,890,329	to	\$ 2,234,820
Shiloh Hills E.S.	K-5	515	600	reno	-	85.0%	\$ 1,350,526	to	\$ 1,594,303
Spring Ridge E.S.	K-5	550	625	reno	-	88.0%	\$ 5,169,396	to	\$ 5,734,130
Whitfield E.S.	K-5	515	600	reno	-	85.0%	\$ 6,928,022	to	\$ 7,750,163
Southern M.S.	6th-8th	765	961	reno	-	79.0%	\$ 22,697,532	to	\$ 23,947,610
West M.S.	6th-8th	774	1,295	maint. reno	-	59.0%	\$ 1,652,500	to	\$ 1,878,500
High School	9th-12th	2149	2,550	add/reno	110,000	84.0%	\$ 38,465,900	to	\$ 41,223,467
New Elementary School	K-5	625	700	new	95,000	89.0%	\$ 21,474,875	to	\$ 22,573,375
District Admin Building	-		-	maintain	-	-	-		-
Total District	-	6923	8,531		205,000	82.1%	\$ 105,087,845		\$ 112,809,756

Community Participation

A group of students in a classroom setting, smiling and interacting around a table. The students are of various ages, from young children to teenagers. They are gathered around a wooden table, and some are holding small objects. The background shows a typical classroom environment with shelves, posters, and other students.

Format:

- Ask a clarifying question
- Provide feedback
- Time limit: 90 seconds