

Wilson School District



**New Lincoln Park Elementary School
Community Information Session**

Wednesday, February 28, 2024



Agenda

- A look back
- Research, evaluation, and analysis
- Lincoln Park Elementary School Recommendation
- Overview of site plan
- Community considerations
- Q&A



A Look Back

- Fall of 2018: District-wide feasibility study to use as a resource for long-term decision making about the District's educational facilities
- Study provided enrollment projections (which have been updated regularly) and information related to the current condition of all facilities
- As enrollment continues to increase in our district, it has become necessary to consider the future of our facilities and their ability to meet the educational needs of our students
- Short-term solutions have been implemented:
 - Modular classrooms at Whitfield
 - A modest right-sizing project
- Board approved Crabtree, Rohrbaugh & Associates to enter the schematic design phase for a new Lincoln Park Elementary School, inclusive of the investigative process necessary to design
- NOTE: All meetings, presentations and updates are available on the District's Facilities Projects Website





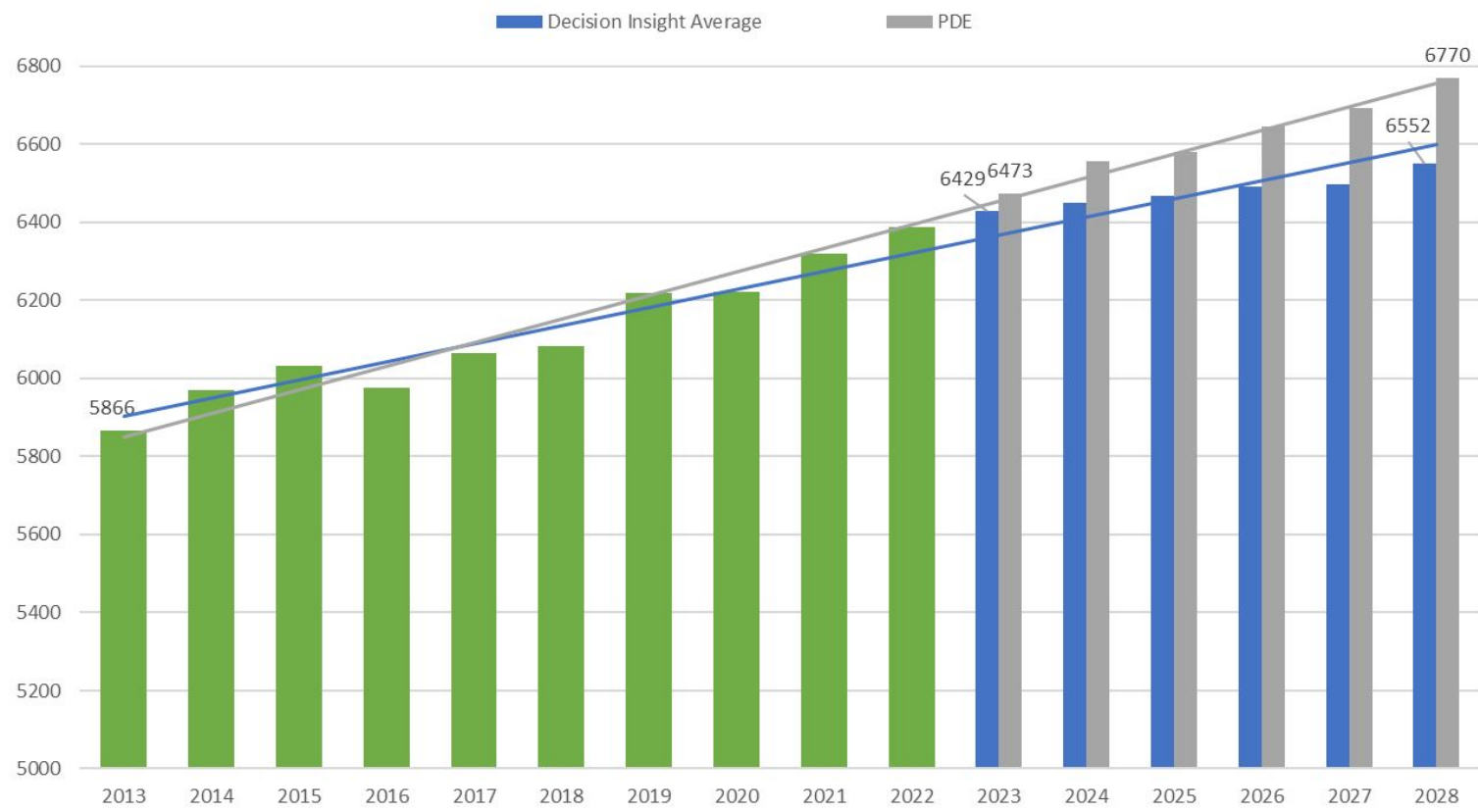
Research, Evaluation, Analysis

Considerations for the Necessity of a New Elementary School

Enrollment and Capacity

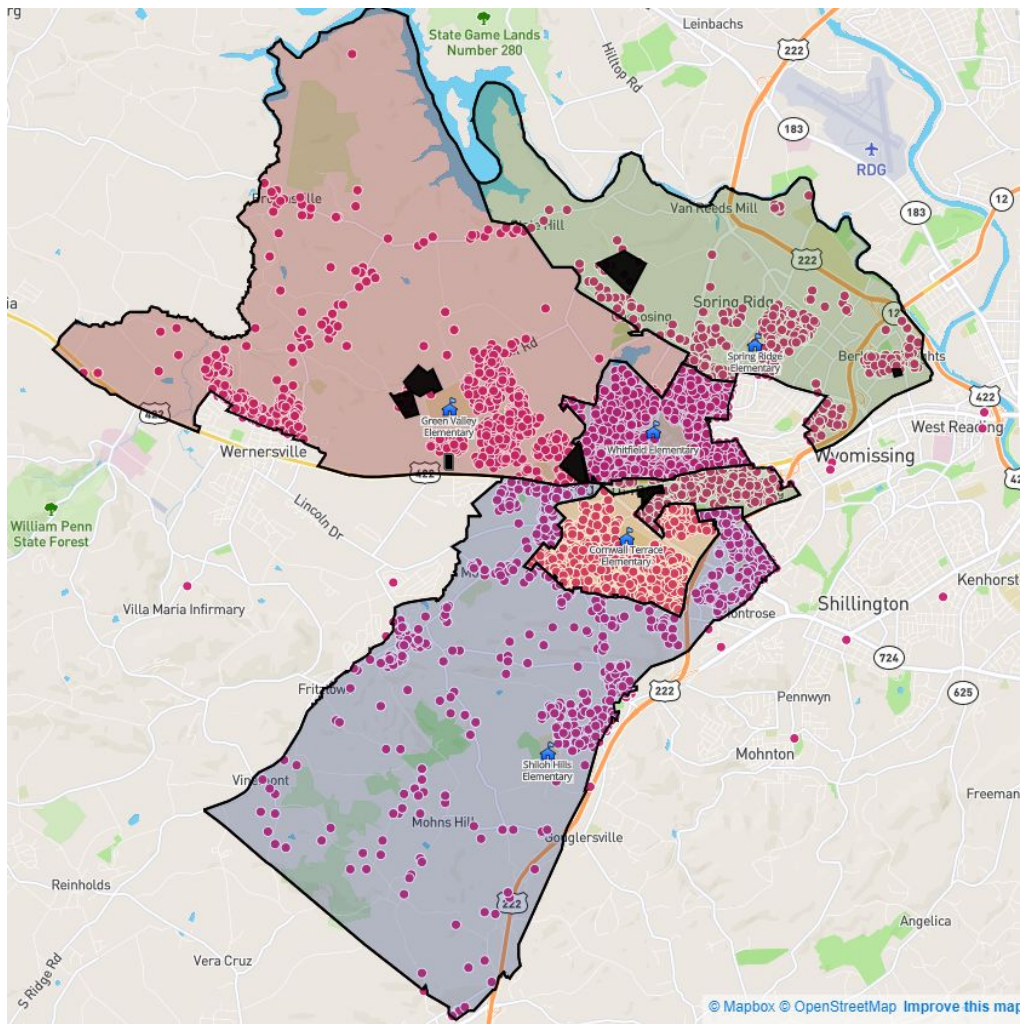
- Enrollment continues to increase
- Currently above functional capacity (500) in all elementary schools.
- Needs of learners and school communities are changing
- Programmatic needs are shifting:
 - Small group instruction
 - EL, SE, Related Services, etc.





Enrollment Projections





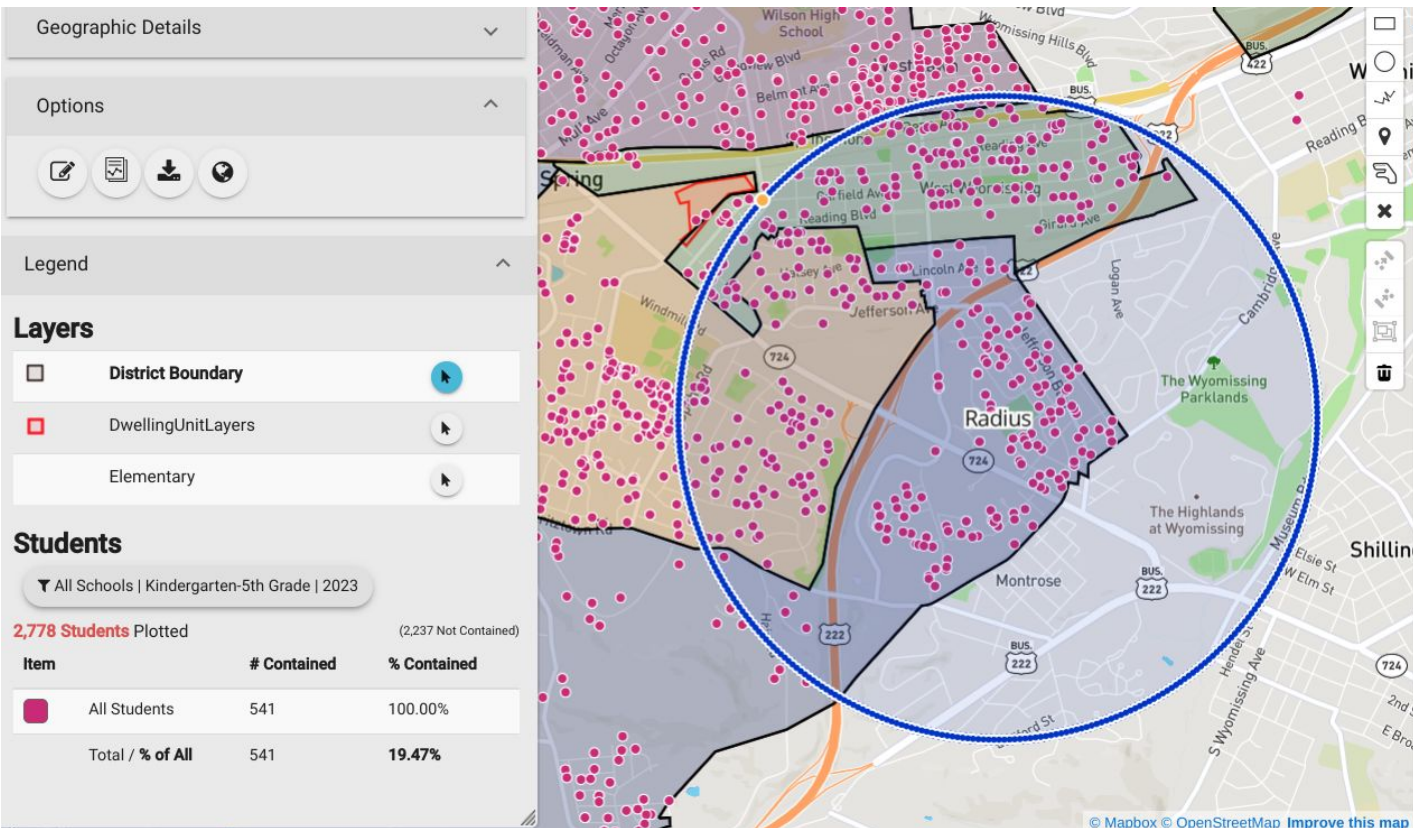
District Map

***Students**

*** Residential
Construction
(developments)**



WILSON SCHOOL DISTRICT



Within 1 Mile - 541 students (K-5)

Other Considerations During Evaluation

Adding onto current elementary buildings

- Originally built for approximately 400 students
- More costly (construction)
- Not programatically appropriate
- All common areas/ parking/ flow of traffic would be over capacity

Other site locations

- Site work necessary
- Cost prohibitive
- Transportation/ walkability concerns



WILSON SCHOOL DISTRICT



New Lincoln Park Elementary School

New Lincoln Park Elementary School

- Build a new 3 section per grade elementary school on the Lincoln Park site – creating 6 elementary schools
- Allows for future growth in the district
- Allows for the possibility of additional Pre-K classrooms throughout the district in community -based schools
- Eliminates the need to split Spring Ridge - 3 elementary schools to each middle school
- Elementary School sizes will be approximately:
 - Lincoln Park: 360
 - CT, GV, SL, SR, WH: 510



WILSON SCHOOL DISTRICT

NEW LINCOLN PARK ELEMENTARY SCHOOL

SCHEMATIC DESIGN – SITE PLAN



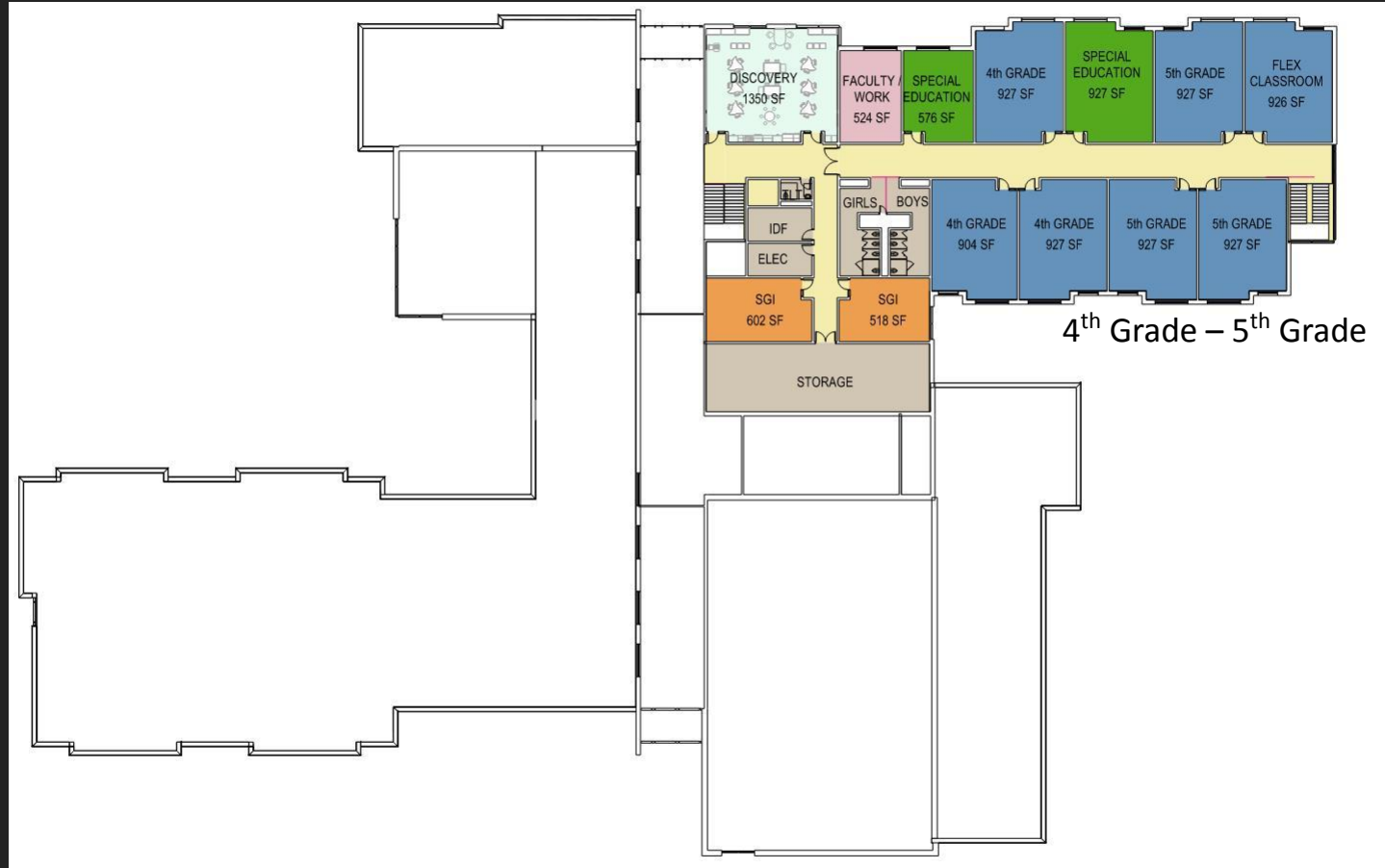
NEW LINCOLN PARK ELEMENTARY SCHOOL

SCHEMATIC DESIGN – FIRST FLOOR PLAN



NEW LINCOLN PARK ELEMENTARY SCHOOL

SCHEMATIC DESIGN – SECOND FLOOR PLAN



NEW LINCOLN PARK ELEMENTARY SCHOOL

SCHEMATIC DESIGN – EXTERIOR MASSING



NEW LINCOLN PARK ELEMENTARY SCHOOL

SCHEMATIC DESIGN – INTERIOR MASSING



Community Considerations

- Expected completion date: July 2026
- Site environmental & traffic studies complete
- Comprehensive Redistricting prior to start of 2026-2027 school year
 - Task force to be developed in Fall 2024
 - Recommendation in Summer of 2025
 - Rising 5th/ 8th graders will have option to remain in current school with parent transportation



Timeline

- March 4 - Board authorization design development
- Late Spring - Board authorization construction documentation
- Early Fall 2024 - Board authorization to bid project
- Late Fall 2024 - Construction begins
- Summer 2026 - School opens



WILSON SCHOOL DISTRICT		CRA Project # 3696	
New Elementary School		80% SD ESTIMATE	\$ 33.20 Million
At Lincoln Park Site			
This Cost Estimate is based on historical average yearly inflation, 2023 RS Means and historical cost data. This estimate may fluctuate based on higher than projected inflation, contractor participation during bidding, and material availability.			
COST ESCALATION SET AT:		DESIGN PERIOD	8 MONTHS
3.0% PER YEAR		CONSTRUCTION PERIOD	20 MONTHS
0.25% PER MONTH		CONSTRUCTION MID POINT	18 MONTHS
1 AREA SUMMARY			
Existing Building Renovation		-	SF
New Building Area - Base Bid		78,760	SF
Square Footage Area Alternates		1	SF
Total Building Area		78,760	SF
Building Demolition Area (Building SF)		-	SF
2 NEW CONSTRUCTION COST - BASE BID			
		\$ / SF	
SUBTOTAL		\$272.00	\$ 21,422,720
9 SITE WORK			
SUBTOTAL			\$ 2,750,000
10 EQUIPMENT AND FURNITURE IN GC BID			
SUBTOTAL			\$ 1,385,620
SUBTOTAL STRUCTURE COST - BASE BID			\$ 25,558,340
SUBTOTAL STRUCTURE COST - BASE BID			\$ 25,558,340
12 ESCALATION FACTORS			
SUBTOTAL ESCALATION FACTORS		8.50%	\$ 2,172,459
SUBTOTAL ADJUSTED STRUCTURE COST			\$ 27,730,799
SUBTOTAL STRUCTURE COST - BASE BID			\$ 27,730,799

13 CONSTRUCTION RELATED SOFT COSTS - BASE BID			
SUBTOTAL CONSTR. SOFT COSTS		6.75%	\$ 1,951,829
SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - BASE BID			\$ 29,682,628
14 ADDITIONAL SOFT COSTS WITH ALTERNATES			
CRA BASE BID FEE		5.00%	\$ 1,484,131
CRA TOTAL BASIC SERVICE FEES		Total	\$ 1,484,131
CONSULTANTS			
CIVIL ENGINEER		LS	\$ 265,000
SEWER MODULE PLANNING		LS	\$ 12,500
GEOTECH INVESTIGATION		LS	\$ 15,000
SITE SURVEY		LS	\$ 9,275
TRAFFIC STUDY		LS	\$ 23,900
FOOD SERVICE		LS	\$ 25,000
BUILDER'S RISK INSURANCE		LS	\$ 25,000
REIMBURSE/ PRINTING		0.30%	\$ 89,048
SUBTOTAL			\$ 1,948,854
15 FINANCING - BASE BID			
FINANCING FEES		2.00%	\$ 593,653
16 MOVEABLE FIXTURES / EQUIPMENT			
FURNITURE/EQUIPMENT ALLOWANCE		2.00%	\$ 975,000
SUBTOTAL NON-CONSTR. SOFT COSTS		11.85%	\$ 3,517,507
ESTIMATED TOTAL PROJECT COSTS - BASE BID			\$ 33,200,135
RANGE 5% LOWER AND HIGHER			\$ 31,500,000 to \$ 34,900,000

Current Project Cost Estimate
\$31.5– \$34.9 million





Conversation



Thank you!

Visit [wilsonsd.org](https://www.wilsonsd.org) for project updates