



ECSD

Citizen's Advisory Committee Report and Recommendations April 25, 2018

Process Summary | Facility Study Documentation

- Complete district-wide facilities analysis
- Building documentation of:
 - Building evolution / history
 - Existing site and floor plans
 - Needs assessment
 - ADA accessibility assessment
 - Building systems summary
 - Roof plan and analysis
 - Door plan and schedule
- District-provided documentation
- Building tours / verifications / observation
- Building systems by consultant engineering teams
- Faculty / staff surveying

STUDY DOCUMENT

EVANSVILLE COMMUNITY SCHOOL DISTRICT
Evansville, Wisconsin
Wednesday | January 24, 2018

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ECSD	Evansville Community School District	8
JC McKenna Middle School		48

January 24, 2018

Process Summary | Citizen's Advisory Committee

- Regular meetings Fall 2017 - Spring 2018
- Committee meeting topics:
 - Facility study review
 - Existing building tours
 - District enrollment data / history
 - 21st century educational design
 - School finance 101



Citizens Advisory Committee

COMMITTEE CHARGE

The Evansville Community School District Board of Education authorizes the creation of an advisory committee, to be known as the Citizens Advisory Committee (CAC), which is charged with identifying and confirming needs and exploring potential solutions to our district's PreK-12th grade facility needs. The Board desires the following matters to be considered by the CAC in making recommendations to the Board of Education for potential future action:

- ▶ Identify and evaluate (in partnership with District leadership, Bray Architects, and JP Cullen) immediate, emerging, and future infrastructure, building system, and educational needs.
- ▶ Propose options/renovations/upgrades that support safe and accessible learning environments.
- ▶ Provide purposeful spaces that inspire innovative learning, accommodate evolving technology, and promote collaboration amongst students, staff, parents, and the community.
- ▶ Recommend a solution that is cost-effective for taxpayers and offers an enduring, energy-efficient, and adaptable end-product that will support the Evansville Community School District's future students and the residents of all the communities we serve for decades to come.
- ▶ Serve as information providers and key communicators to the community throughout the process.

Process Summary | Needs Prioritization

EVANSVILLE COMMUNITY SCHOOL DISTRICT
EVANSVILLE, WISCONSIN
BRAY PROJECT NO. 3318

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

DRAFT



Wednesday | November 1, 2017

NEEDS SUMMARY | EVANSVILLE COMMUNITY SCHOOL DISTRICT

Area of Need		Levi Leonard Elementary	Theodore Robinson Intermediate School	JC McKenna Middle School	Evansville High School
Safety / Security	1 Electrical - Consider replacing all existing incandescent exit lights with dedicated LED exit lights.	X	X		
	2 Electrical - Provide duct smoke detectors as part of the fire alarm system on all air handling units operating at 2,000 CFM or greater.	X	X		
	3 Site - Improve safety for students at drop off/pick up.	X	X	X	
	4 Add fire protection / sprinkler system if additions or major renovations are undertaken.	X	X	X	X
	5 Add panic / emergency alert button at receptionist(s) stations	X	X	X	X
	6 Create a secure entry vestibule with direct access to the office.	X	X		
Infrastructure & Building Systems	7 Plumbing - Replace original copper and galvanized water supply piping and valves.	X	X	X	
	8 Plumbing - Replace original cast iron and galvanized sanitary and storm sewer piping.	X	X	X	
	9 Plumbing - Replace water softener in mechanical room near boy's locker room.			X	
	10 Plumbing - Verify if an acid waste system is needed in science rooms based on chemical usage, and install if needed.			X	
	11 Plumbing - Consider installing an emergency gas shut off in the science rooms.			X	
	12 Plumbing - Install emergency eyewash unit at mop sinks where soap dispensing systems are installed.				X
	13 Plumbing - Install vacuum breaker on science room faucets.				X
	14 HVAC - Replace Cleaver Brooks boiler originally installed in 1964	X			
	15 HVAC - Upgrade the constant flow pumping system to variable flow pumping system.	X			
	16 HVAC - Replace older air handling units from the 1960s and upgrade to variable air volume type systems.	X	X		
	17 HVAC - Replace pneumatic controls with digital controls.	X	X	X	
	18 HVAC - Consider adding air conditioning to classrooms that currently do not have it.	X	X		
	19 HVAC - Replace air conditioning units that currently have R-22 refrigerant (to be verified by District)	X			
	20 HVAC - Replace radiant ceiling panel heating system with alternative system.	X			
21 HVAC - Consider replacing the steam heating system with high efficiency hot water boilers if a major renovation or addition is planned.			X		
22 HVAC - Replace existing unit ventilators with new units containing both hot water heating and chilled cooling coils.			X		
23 HVAC - Consider replacing the building automation system head end controls.				X	
24 HVAC - Consider options for replacing or upgrading components of the ground-source geothermal system to be more efficient, if possible.				X	
25 HVAC - Plan to replace heat pumps in the near / intermediate future.				X	

Area of Need		Levi Leonard Elementary	Theodore Robinson Intermediate School	JC McKenna Middle School	Evansville High School
Infrastructure & Building Systems	24 HVAC - Consider options for replacing or upgrading components of the ground-source geothermal system to be more efficient, if possible.				X
	25 HVAC - Plan to replace heat pumps in the near / intermediate future.				X
	26 Electrical - Replace main switchboard with a new switchboard that has a main circuit breaker, distribution circuit breakers, and a surge protection device.			X	X
	27 Electrical - Replace old Westinghouse panelboards and feeders with new panelboards and feeder wire.			X	X
	28 Electrical - Provide occupancy sensors for lighting control in classrooms.			X	X
	29 Electrical - Provide occupancy sensors for lighting control in common spaces that do not currently have them.			X	X
	30 Electrical - Provide switches to control lighting in spaces currently controlled by circuit breakers.				X
	31 Electrical - Consider replacing common light fixtures with LED fixtures with multiple zone switching control and occupancy sensors.			X	X
	32 Electrical - Consider replacing all existing fluorescent light fixtures with LED fixtures.			X	X
	33 Electrical - Consider replacing existing exterior pole and building mounted fixtures with LED fixtures.			X	X
	34 Electrical - Consider replacing battery powered analog clocks with a Primex wireless synchronized master clock system.			X	X
	35 Electrical - Replace classroom intercom wall speakers and wiring.			X	X
	36 Electrical - Replace old corridor motion detectors at the end of their useful life.			X	X
	37 Architectural - Replace ceiling tile and grid where stained, damaged and/or aged.			X	X
	38 Architectural - Replace flooring where worn, aged or cracking.			X	X
	39 Architectural - Abate and replace asbestos flooring.			X	X
	40 Architectural - Replace casework (cabinetry) that is worn, aged or damaged.			X	X
	41 Architectural - Provide built-in storage in classrooms without it currently.			X	
42 Architectural - Consider aesthetic upgrades throughout - e.g. paint, ceilings, flooring, doors, lighting, etc.			X	X	

Area of Need		Levi Leonard Elementary	Theodore Robinson Intermediate School	JC McKenna Middle School	Evansville High School
Building Envelope	43 Repair masonry where crumbling/cracking and tuckpoint areas in need.	X	X	X	
	44 Paint, repair or replace hollow metal doors and / or frames that are worn, peeling and/or rusting.	X	X	X	
	45 Replace single pane windows with a thermally broken window system with insulated glazing units.	X	X	X	
	46 Repair or replace areas of fascia that are rusted, damaged, and worn.			X	
	47 Repair or replace areas of glass block that are damage and worn.			X	
Educational Needs / Spaces	48 Increase access to computers and technology		X	X	X
	49 Improvements to and additional space for special education				X
	50 Add STEM / Science Space	X			
	51 Add or update Tech Ed. / STEM spaces				X
	52 Consider department groupings or grade level groupings for classrooms			X	
	53 Provide updated spaces for band, chorus, and art with music rooms isolated or better treated for sound.			X	
	54 Provide collaboration space / student space outside of the classroom.	X	X	X	X
Site	55 Provide additional gym space			X	
	56 Provide weight room equipment and space upgrades.				X
	57				
	58 Improve overall site traffic flow, organization, parking, and public street utilization	X	X	X	
Other	59 Improve traffic flow for parent and bus drop off and pick up	X	X	X	
	60 Playground improvements and address drainage issues	X	X		
	61 Improve accessible pick up for students with disabilities			X	
	62 Additional parking for athletic fields				X
Other	63 Upgrade areas / components that are not compliant with Americans with Disabilities Act (ADA) when other renovation or improvements are made.	X	X	X	
	64 Upgrade bathrooms - quantity, quality, location and age of infrastructure.			X	
	65				
	66				
	67				
	68				
	69				
	70				

R13 - Current Projects 3318 - Evansville Community School District Schematic Design/Bray Architects, Inc. Needs Summary, 11-01-17, DRAFT.rvt





Process Summary | Master Planning Option Exploration

EVANSVILLE COMMUNITY SCHOOL DISTRICT
EVANSVILLE, WISCONSIN
BRAY PROJECT NO. 3318

Wednesday | November 15, 2017

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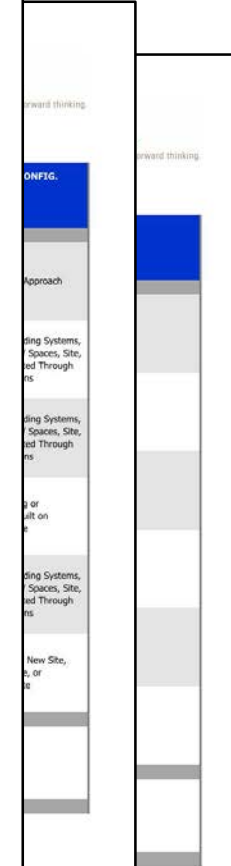
PRELIMINARY OPTION SUMMARY CHART

School	Current Grade Config.	2017-2018 Enrollment	OPTION A UPDATE CURRENT BUILDINGS / NO GRADE RECONFIG.			OPTION B NEW K-2 ELEMENTARY / TRIS AS MIDDLE SCHOOL			OPTION C NEW K-3 ELEM. / LEVI AS 4-5 / TRIS AS 6-8		
			Grade Config.	Approx. Enroll. ¹	Solution / Scope	Grade Config.	Approx. Enroll. ¹	Solution / Scope	Grade Config.	Approx. Enroll. ¹	Solution / Scope
Community Partners	4 Year Old Kindergarten	109	4 Year old Kindergarten	100	No Work / No Change in Delivery Approach	4 Year old Kindergarten	100	No Work / No Change in Delivery Approach	4 Year old Kindergarten	100	No Work / No Change in Delivery Approach
Levi Leonard Elementary School	Kindergarten - 2nd Grades	359	Kindergarten - 2nd Grades	375	Safety / Security, Infrastructure & Building Systems, Building Envelope, Educational Needs / Spaces, Site, and Other Improvements Accommodated Through Additions and/or Renovations	3rd - 5th Grades	375	Safety / Security, Infrastructure & Building Systems, Building Envelope, Site, Other Improvements and Educational Needs Caused by Grade Reconfiguration Accommodated Through Additions and/or Renovations	4th - 5th Grades	250	Safety / Security, Infrastructure & Building Systems, Building Envelope, Site, Other Improvements and Educational Needs Caused by Grade Reconfiguration Accommodated Through Additions and/or Renovations
Theodore Robinson Intermediate School	3rd - 5th Grades	388	3rd - 5th Grades	375	Safety / Security, Infrastructure & Building Systems, Building Envelope, Educational Needs / Spaces, Site, and Other Improvements Accommodated Through Additions and/or Renovations	6th - 8th Grades	375	Safety / Security, Infrastructure & Building Systems, Building Envelope, Site, Other Improvements and Educational Needs Caused by Grade Reconfiguration Accommodated Through Additions and/or Renovations	6th - 8th Grades	375	Safety / Security, Infrastructure & Building Systems, Building Envelope, Site, Other Improvements and Educational Needs Caused by Grade Reconfiguration Accommodated Through Additions and/or Renovations
JC McKenna Middle School	6th - 8th Grades	412	6th - 8th Grades	375	Safety / Security, Infrastructure & Building Systems, Building Envelope, Educational Needs / Spaces, Site, and Other Improvements Accommodated Through Additions and/or Renovations	not applicable	n/a	Idle and Seek to Sell Building	not applicable	n/a	Idle and Seek to Sell Building or Demolish if New Elementary Built on Existing Middle School Site
Evansville High School	9th - 12th Grades	550	9th - 12th Grades	600	Safety / Security, Infrastructure & Building Systems, Building Envelope, Educational Needs / Spaces, Site, and Other Improvements Accommodated Through Additions and/or Renovations	9th - 12th Grades	600	Safety / Security, Infrastructure & Building Systems, Building Envelope, Educational Needs / Spaces, Site, and Other Improvements Accommodated Through Additions and/or Renovations	9th - 12th Grades	600	Safety / Security, Infrastructure & Building Systems, Building Envelope, Educational Needs / Spaces, Site, and Other Improvements Accommodated Through Additions and/or Renovations
New School	not applicable	n/a	not applicable	n/a	not applicable	Kindergarten - 2nd Grades	375	New Elementary School on Unidentified New Site	Kindergarten - 3rd Grades	500	New Elementary School On Unidentified New Site or on Existing Middle School Site
Notes											
<p>1. Approximate enrollments based on 2021-2022 and 2026-2027 Applied Population Lab projected enrollments and preliminarily assumes 100 students in 4 Year Old Kindergarten, 125 students in each grade Kindergarten - 8th, and 150 students in each grade 9th - 12th</p> <p>2. Assumes District Office remains in current location at Grove Campus</p> <p>3. Location for Alternative Education space(s) will be identified as number of options being considered is narrowed</p>											

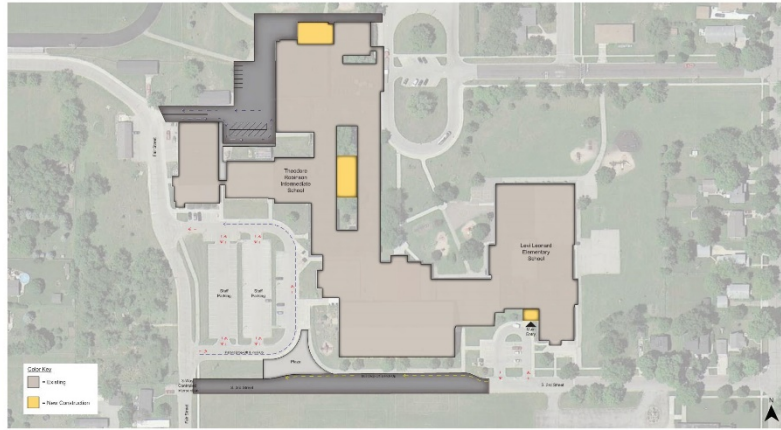
Page 1 of 3

Page 2 of 3

Page 3 of 3



Process Summary | Master Planning Option Exploration



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Project #: 3318

Site Plan - Option B
(Survey Option 1)

Grove Campus
Evansville, WI
January 24, 2018
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Project #: 3318

Site Plan - Option B
(Survey Option 1)

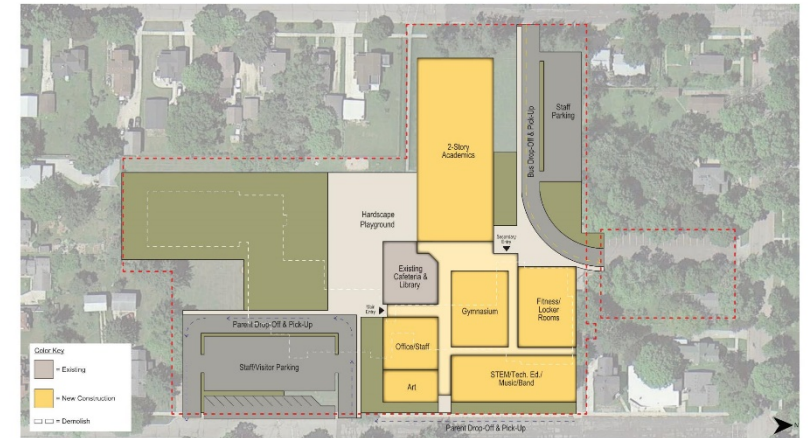
New K-2 Elementary School
Evansville, WI
January 24, 2018
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Project #: 3318

Site Plan - A, B, & F

Evansville High School
Evansville, WI
January 24, 2018
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Project #: 3318

Site Plan - Option F
(Survey Option 2)

New Middle School
Evansville, WI
January 24, 2018
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Process Summary | Community Survey



Evansville Community School District

Dear Parents and Community Members:

We are very grateful for the support our community continues to provide the Evansville schools. In 2014, Evansville voters supported an operational referendum that allowed the District to maintain programs, enhance safety and make much needed building repairs. Next year, the funding from that referendum will end. In order to maintain our current programs and services, the District will need to secure approval of another operational referendum or make significant cuts to programs and daily expenses.

The District is also exploring a capital referendum to renovate or replace JC McKenna Middle School and update our other schools. To help develop options, a Citizens Advisory Committee (CAC) consisting of community volunteers was formed last fall. To date, the CAC has met 9 times, reviewing the following information sources:

- Facilities Condition Report including an assessment of interior and exterior building conditions
- Enrollment history and projections
- School Security and Safety Audit

The next step in the CAC's planning process is to gather feedback through this District-wide survey. **Ultimately, our plans must reflect the priorities of taxpayers, as well as our students and families. Therefore, please take 10 minutes to respond to this survey.**

TAKE THE SURVEY IN ONE OF TWO EASY WAYS

Online:

- 1) Simply go to the survey website: www.survey2000.com
- 2) Enter your Survey Access Number:
- 3) Take the survey!

By Paper:

If you do not have Internet access, please return the survey to any school office or mail to: School Perceptions, 317 East Washington, Slinger, WI 53086.

The Survey Access Number can be used only once. To obtain additional surveys for other adults in your household, please call the District Office at 608.882.3387.

Please complete the survey before March 14, 2018.

To collect this feedback, we are working with School Perceptions LLC, an independent firm with expertise in conducting community surveys. All survey data is returned to School Perceptions, and your feedback will be confidential.

Survey results will be presented at a joint meeting of the CAC and the School Board on March 21 and will also be available on the District website at www.ecsdnet.org. Thank you for taking the time to complete this survey.

Sincerely,
Jerry Roth
District Administrator

David Hamilton
Mason Braunschwig

Eric Busse
Thomas Titus
School Board

John Rasmussen
Melissa Hammann

Keith Hennig

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Process Summary | Community Survey Summary

Evansville Community School District Community Survey Results

Winter 2018



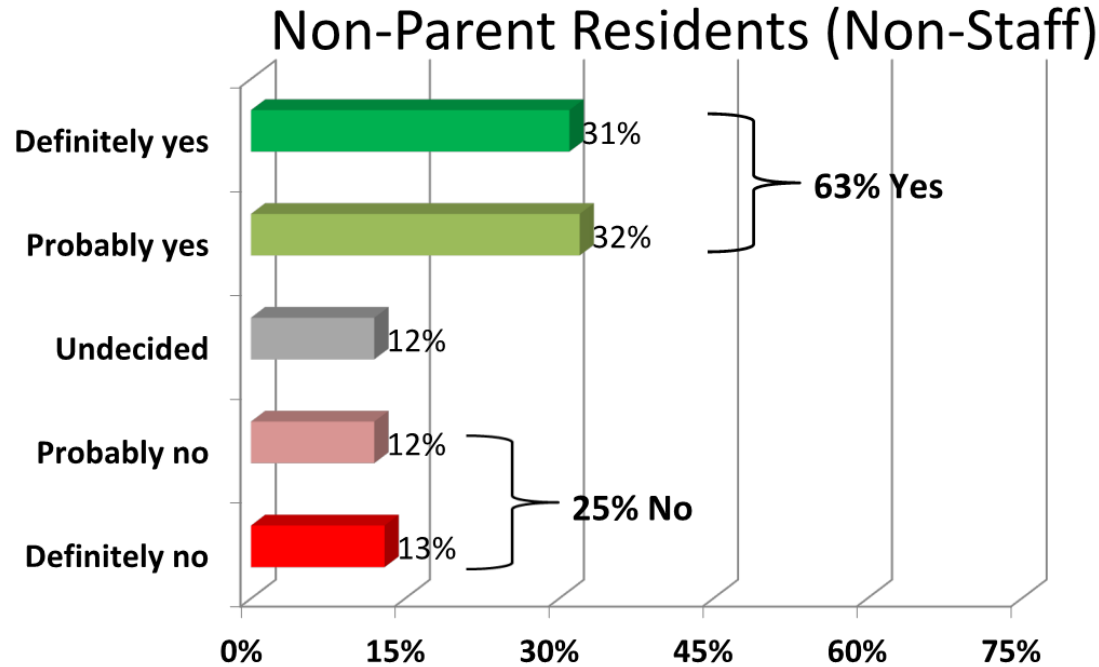
Survey Summary

- The survey was conducted in late February – early March of 2018.
- Residents within the District were mailed a paper survey. Each survey included a unique survey access code for those who preferred to take the survey online.
- Total responses = 908 (445 paper)
- Participation rate = 22%

Process Summary | Community Survey Summary

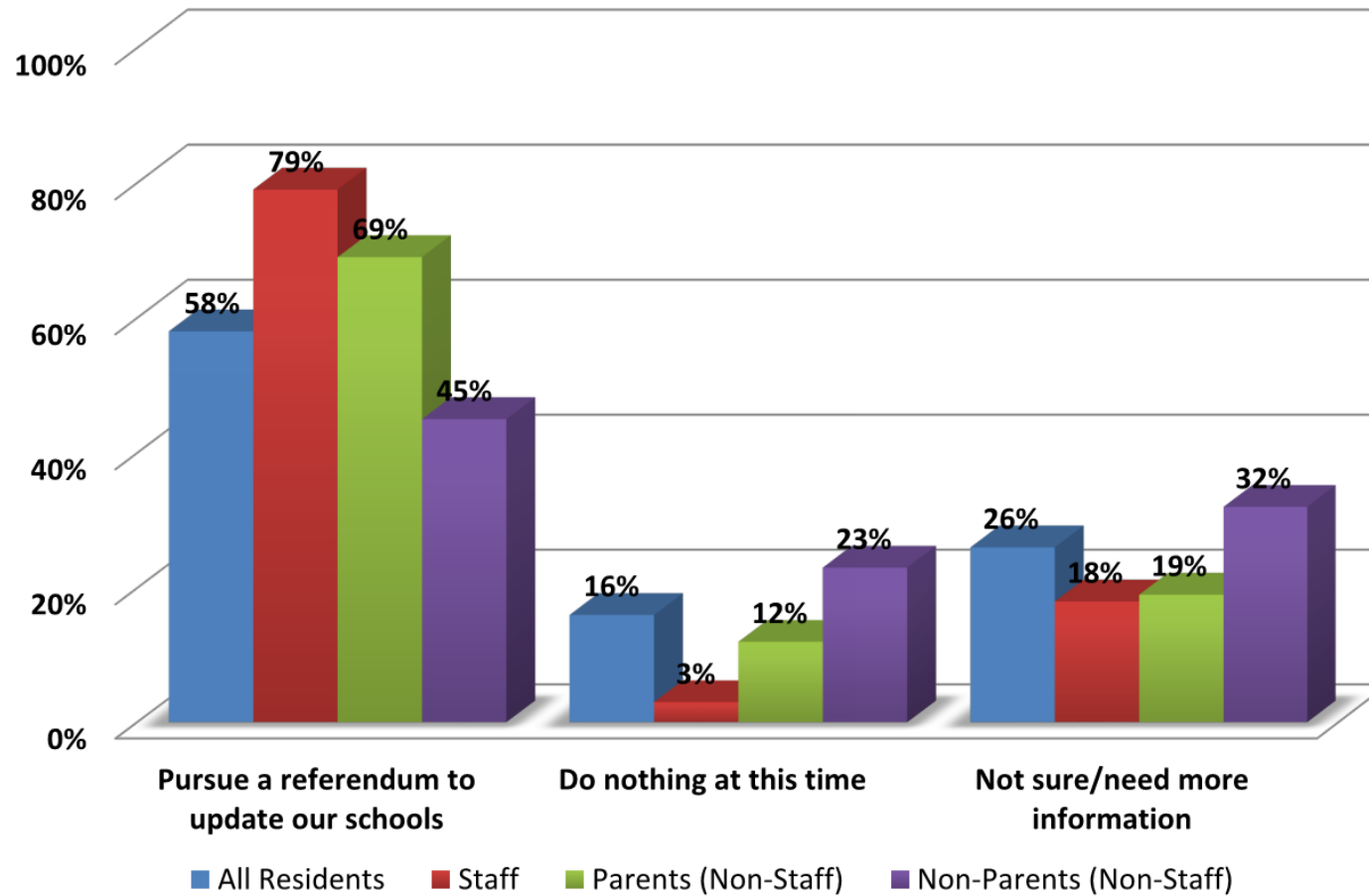
Would you support renewing the operational referendum with an increase totaling \$1.2 million for each of the next five years?

Representing an estimated annual increase of \$9 for each \$100,000 of a home's value over the current level.



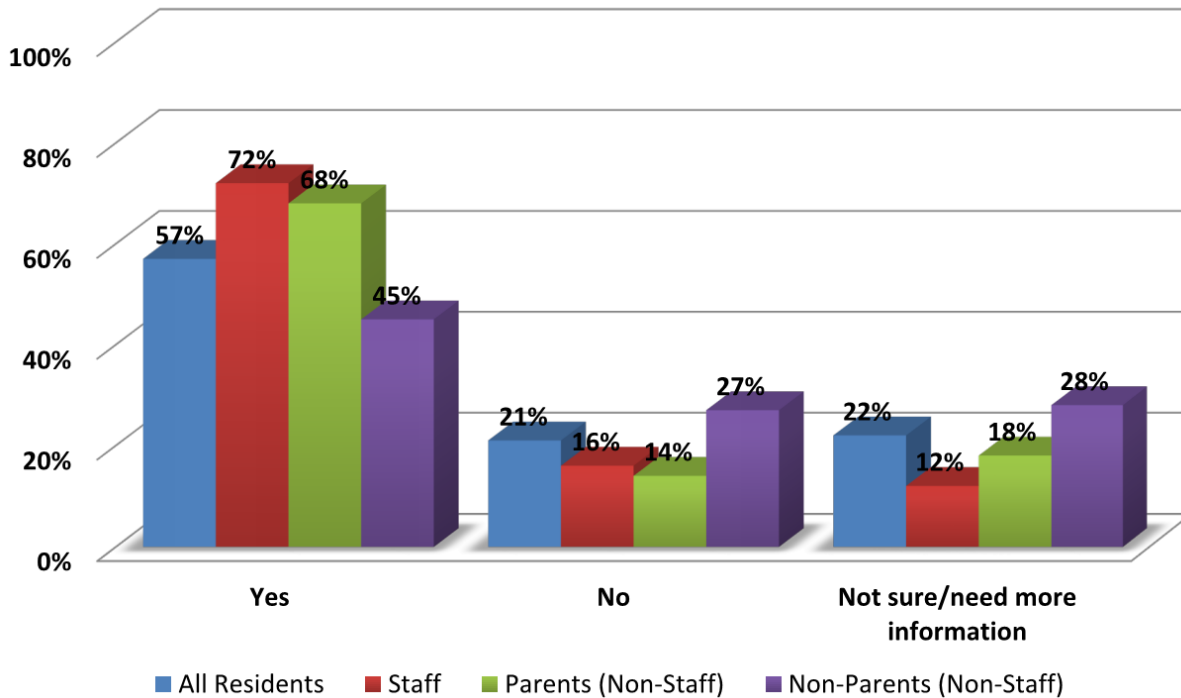
Process Summary | Community Survey Summary

What advice would you give the School Board?

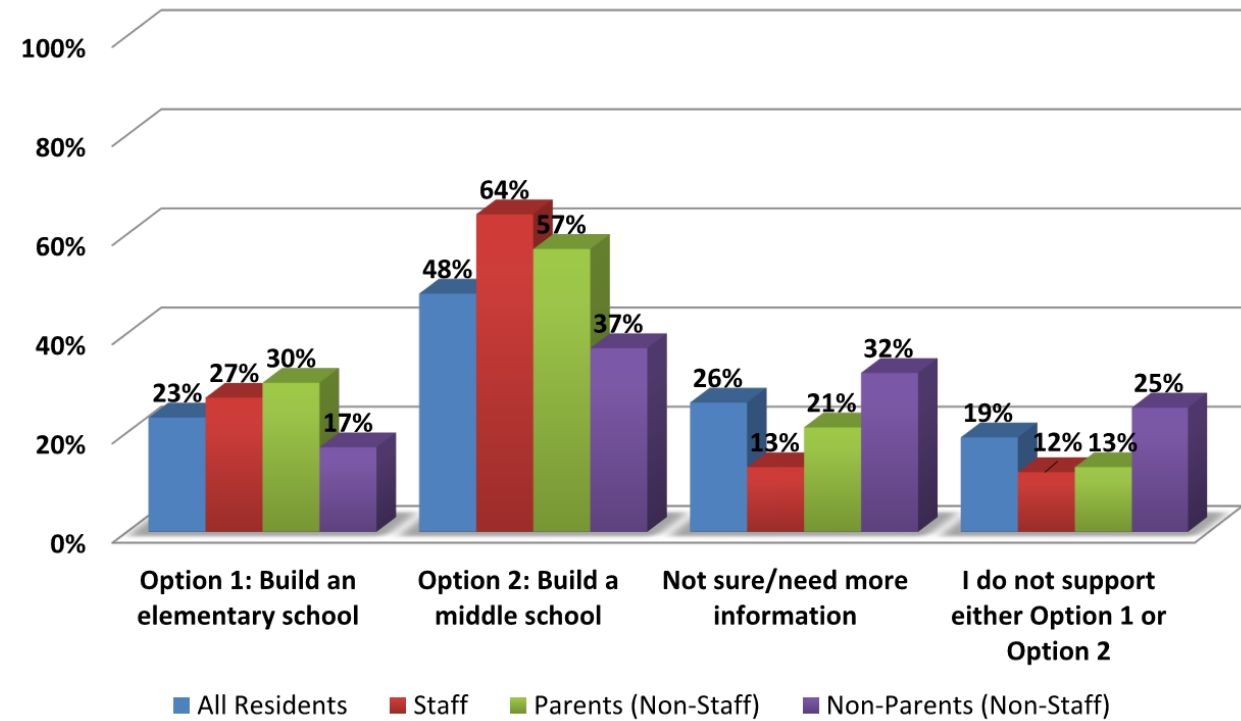


Process Summary | Community Survey Summary

Would you support a plan to demolish the majority of the middle school, reuse portions and build new school sections?



Please select ALL option(s) that you would support:



Process Summary | Community Survey Summary

What priority would you place on...

High (3), Medium (2), Low (1)

Item	All Residents	Staff Residents	Parent Residents (Non-Staff)	Non-Parent Residents (Non-Staff)
replacing roof sections as needed at an estimated cost of up to \$620,000?	2.32	2.35	2.31	2.31
improving Grove Campus safety and security at an estimated cost of \$2.3 million?	2.38	2.50	2.47	2.28
updating the Technical Education Classrooms (Shop) and Engineering Labs at an estimated cost of \$3.1 million?	2.15	2.00	2.21	2.16
updating the building's infrastructure at an estimated cost of up to \$14.1 million?	2.18	2.28	2.27	2.08
replacing geothermal heating system at an estimated cost of up to \$2.1 million?	1.87	1.92	1.90	1.83
renovating the classrooms and creating collaboration spaces at an estimated cost of up to \$10.5 million?	1.87	1.99	1.96	1.75
building a swimming pool at an estimated cost of \$9.1 million?	1.71	1.70	1.88	1.59
providing a larger weight room/fitness center at an estimated cost of \$3.1 million?	1.59	1.70	1.81	1.41

Process Summary | Community Survey Summary

The cost of all the facility projects identified in this survey exceeds \$65 million. **We realize doing all of these projects at one time is not feasible.** Therefore, we will establish a plan based on the priorities of the community and their willingness to financially support the projects:

New School

Option 1: Build an elementary school/Update Grove Campus	\$31.3 million
Option 2: Build a middle school	\$24.8 million

Grove Campus Projects

Create Classrooms and Collaboration Spaces	\$10.5 million
Safety and Security	\$2.3 million
Building Infrastructure	\$14.1 million

High School Projects

Career and Technical Education Classrooms (Shop) and Engineering Labs	\$3.1 million
Geothermal System	\$2.1 million
Roof Replacement	\$620,000
Swimming Pool	\$9.1 million
Weight Room/Fitness Center	\$3.1 million

The following table shows the estimated tax increase over the current level for various referendum amounts. The projected reductions in tax rates, described on page 4 of this survey, are reflected in the calculations.

Referendum amount	\$34 million	\$38 million	\$42 million	\$46 million	\$50 million
Estimated tax increase per \$100,000 of property value over the current level	\$15 per year (\$1.25/month)	\$37 per year (\$3.08/month)	\$59 per year (\$4.92/month)	\$82 per year (\$6.83/month)	\$105 per year (\$8.75/month)

Process Summary | Community Survey Summary

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■ \$50 million

■ \$46 million

■ \$42 million

■ \$38 million

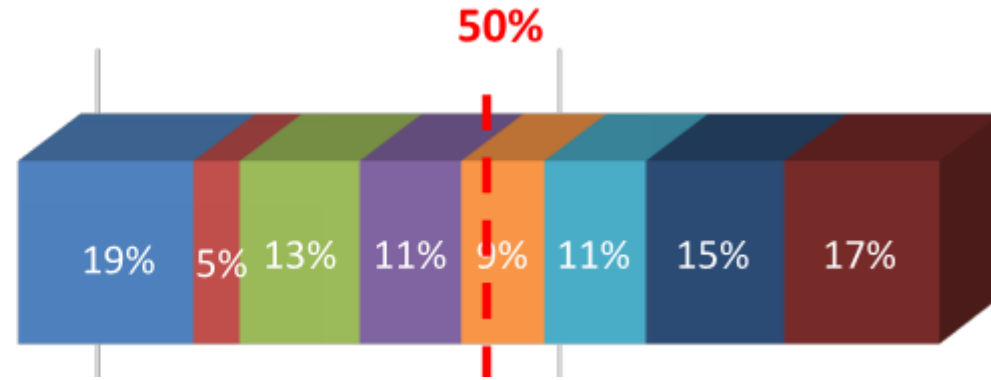
■ \$34 million

■ I would support a referendum smaller than \$34 million

■ I'm not sure/need more information

■ I would not support any referendum

Non-Parent Residents (Non-Staff)



Process Summary | Committee Recommendation

- Consider an Operating Referendum of \$1,200,000 for each of the next 5 years
- Consider a Facilities Referendum (Single Question) for \$34,000,000
 - Demolish the majority of the existing JC McKenna Middle School Building
 - Existing Library and Cafeteria (completed in 2001) to remain
 - Build a New Middle School on the JC McKenna Site (\$24,800,000)
 - 6th – 8th Grades (approx. 99,000 sq. ft.)
 - Reuse existing Library and Cafeteria
 - Begin High School Roof Replacement (\$620,000)
 - Grove Campus Safety and Security (\$2,300,000)
 - Secure entry renovations
 - Extend Third Street to improve traffic flow and safety
 - Additional building improvements

What priority would you place on...

High (3), Medium (2), Low (1)

Item	All Residents	Staff Residents	Parent Residents (Non-Staff)	Non-Parent Residents (Non-Staff)
replacing roof sections as needed at an estimated cost of up to \$620,000?	2.32	2.35	2.31	2.31
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Process Summary | Committee Recommendation

- **Consider a Facilities Referendum (Single Question) for \$34,000,000 (continued)**
 - High School Tech Ed/STEAM Improvements (\$3,100,000)
 - Addition / Renovation
 - Grove Campus Building Infrastructure (\$3,180,000)
 - Goal of addressing highest priority needs and improving energy efficiency, which may include:
 - Plumbing, HVAC, and Electrical improvements
 - Remaining sections of roof replacement
 - Window replacement

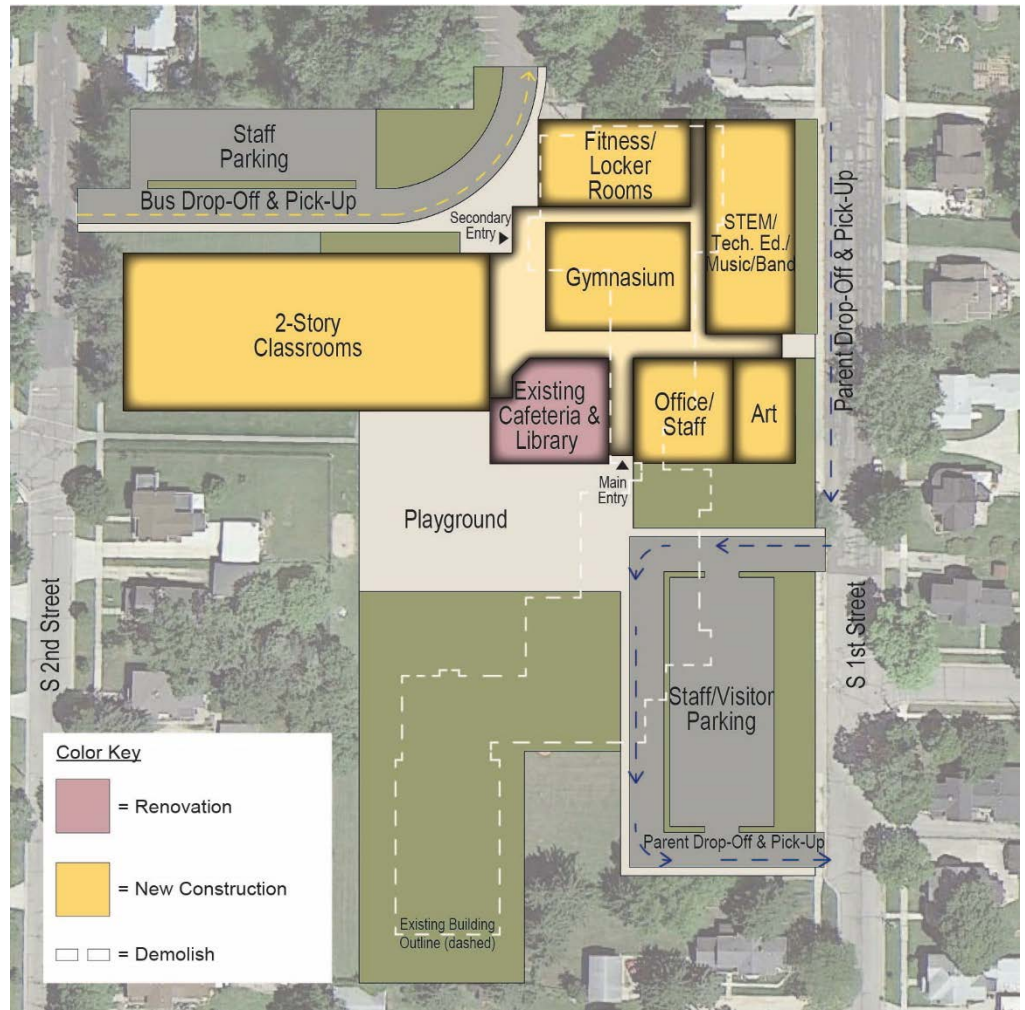
Facilities Referendum Projects	
New Middle School	\$24,800,000
Begin High School Roof Replacement	\$620,000
Grove Campus Safety & Security	\$2,300,000
High School Tech Ed / STEAM	\$3,100,000
Grove Campus Building Infrastructure	\$3,180,000
Total	\$34,000,000



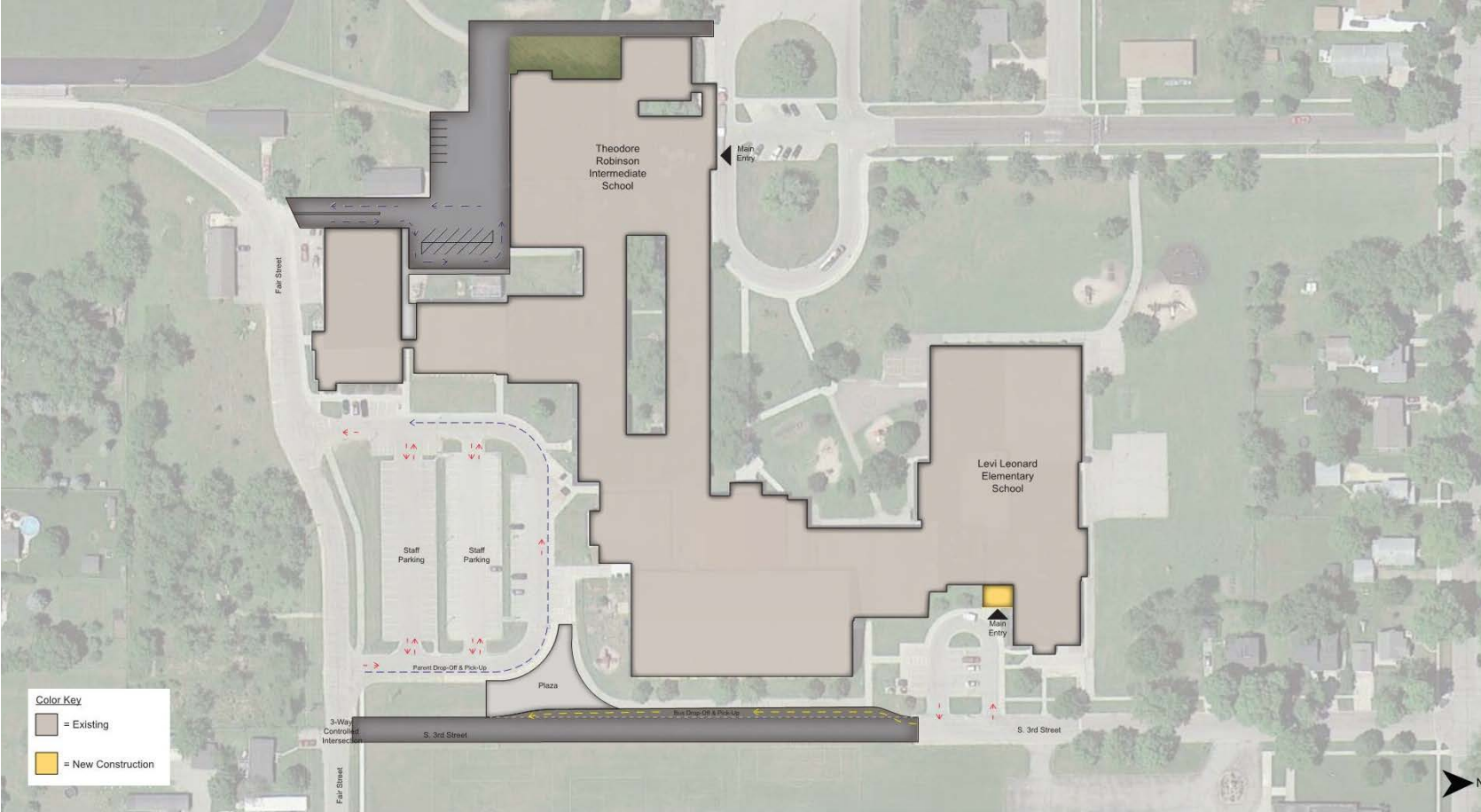
ECSD

Q & A

Solutions Summary | New Middle School on JC McKenna Site



Solutions Summary | Grove Campus Safety & Security



Solutions Summary | High School Tech Ed / STEAM

