BOLD Public Schools

FACILITY ASSESSMENT



Presented by:

NEXUS



Tonight's Agenda

- 1 Nexus Planning Process
- 2 Staff Survey Insights
- 3 Facility Condition Assessment
- 4 Educational Adequacy
- **5** Options
- 6 Next Steps









Facilities & Maintenance

Three Phase Approach

PHASE -

PLAN

A four-step, strategic planning process conducted over a 3-5 month period.

PHASE



ASSESS

A comprehensive facilities assessment and study of BOLD's PreK-12 buildings.

PHASE III



IMPLEMENT

Offerings include:

- Facility Master Planning
- District Master Planning
- Community Engagement
- Communications and Graphic Design
- Referendum Strategy and Support
- Project Implementation







Facilities & Maintenance

Phase II – Comprehensive Assessment







- ✓ Staff Survey and Input
- √ Facility Condition Assessment
 - √ 16 Consultants from 8 Firms
- ✓ Educational Adequacy Assessment
 - ✓ Meetings with Administration Team
 - √ Facility Committee Meetings





Staff Survey and Insights

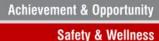


The 60 question survey

was taken between May 25th – June 1st

- √ 44 Respondents
- √ 65% District Wide Participation Rate







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Staff Survey – Summary



HIGHEST OVERALL SCORES

- √ Safe and secure environment
- √ Comfortable and Flexible Furniture
- ✓ Playground/Athletic Fields



LOWEST OVERALL SCORES

- ✓ Building motivates students
- √ Spaces that can be reconfigured for group sizes
- Building facilitates faculty planning, collaboration, or team teaching
- Flexibility to meet the learning needs of all students
- √ Spaces for team collaboration, project-based group learning, or peer-to-peer tutoring
- ✓ Functional spaces for 1-on-1 learning
- ✓ Spaces for exploratory learning
- ✓ Appropriate special education spaces









Facilities & Maintenance

Facility Condition Assessment

On-site observations of:

- ✓ system and component age
- ✓ construction methods
- √ material adequacy
- ✓ longevity























Recruitment & Retention
Facilities & Maintenance

Deferred Maintenance - Olivia



Steam to Hot Water Conversion Replacement of boiler plant



Air Handling Unit Replacements

CTE, Wrestling, Gym, Pool, Band, Choir, Kitchen



Electrical, Technology, & Lighting Upgrade



Fire Alarm System & Camera Upgrade



ADA Upgrades Restrooms, Locker Room, & Stair Compliance



Kitchen Equipment Replacement











Deferred Maintenance - Olivia



Flooring & Ceiling Replacement Classrooms, offices, & corridors



Classroom Casework & Wall Finishes



Concrete and Asphalt Upgrades



Athletic Field Improvements

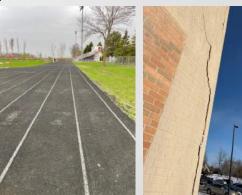


Exterior Façade & Roofing















Deferred Maintenance – Bird Island



HVAC Upgrade Boiler, AHUs, Controls, Unit Ventilators



Electrical Upgrade
Distribution, Lighting, Technology, Security



Roofing



ADA Upgrades



Flooring & Ceiling Replacement



Concrete and Asphalt Repairs













What is an Educational Adequacy Assessment?

Comprehensive review of the educational program activities, use of the building, and physical spaces required for each activity and provides analysis of how effectively the spaces support student learning and program delivery:









Staff Engagement – What We Heard

- Improve public spaces (gyms, performance, commons)
- Separate middle school
- Enhance science labs
- Building safety and security
- Storage space for Elementary
- Improve thermal comfort
- More natural light
- Reimagine courtyard
- Separate high school restrooms
- Small group breakout spaces
- Relocate PE offices
- Improve special education space
- Larger cafeteria
- Increase parking for events
- Modernize learning spaces
- Performance auditorium
- Building that doesn't leak all the time
- Outdoor teaching space

- Improve food service
- New or like new school
- Inspiring educational spaces
- Central staff lounge
- STEM room
- Reorganize Tech Ed
- Improve curb appeal
- New concessions
- Correct site drainage
- Enough space for all programs
- Consolidate office space
- Larger fitness center
- More early childhood storage
- Improve lighting
- More student gathering spots
- Improve site wayfinding
- Update restrooms
- Track resurfacing







Construction Inflation

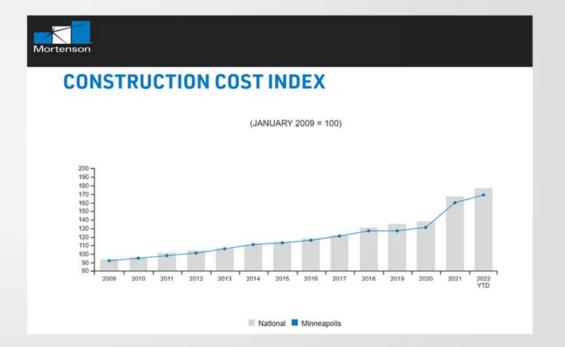
Previous Referendum

Feb 2021 Q1 \$57.3M*

Construction Inflation 30%

Q1 in Today's \$ \$74.5M

*Note: Previous Q1 did not include a pool, had less classroom space, and not as much stadium & site work as options shown today. Nor did it include any upgrades to Bird Island.





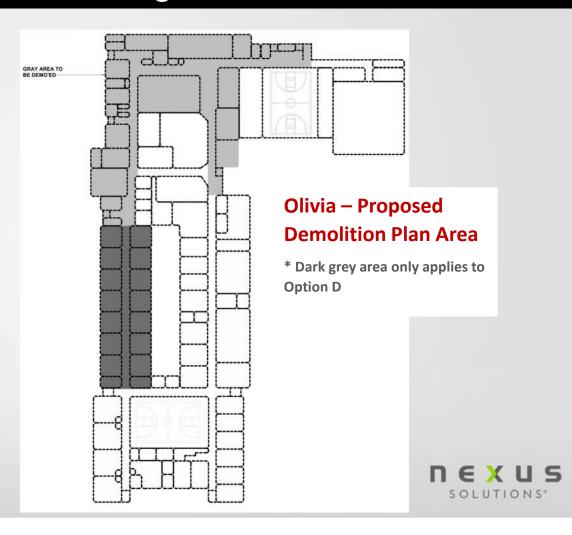




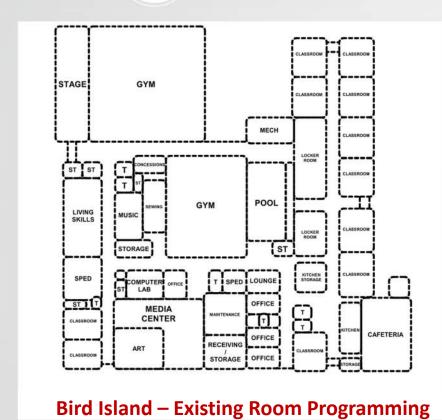
Facilities & Maintenance

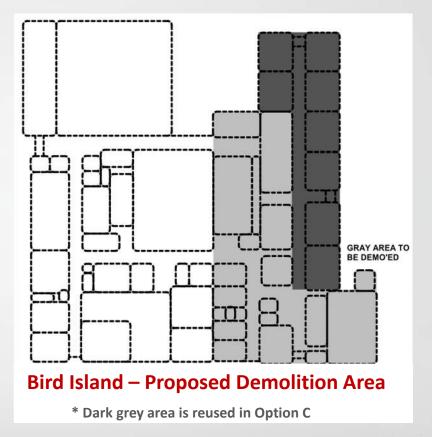
Olivia Building





Bird Island











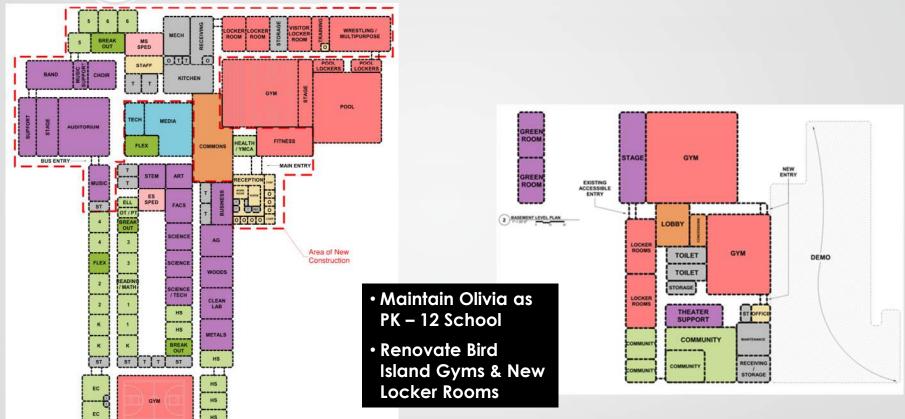
EC ENTRY

Recruitment & Retention

Facilities & Maintenance

C CUSTODIAL
O OFFICE
ST STORAGE
T TOILET

Option A (can renovate Olivia and do nothing to BI)





Achievement & Opportunity
Safety & Wellness



Recruitment & Retention

Facilities & Maintenance

Option B

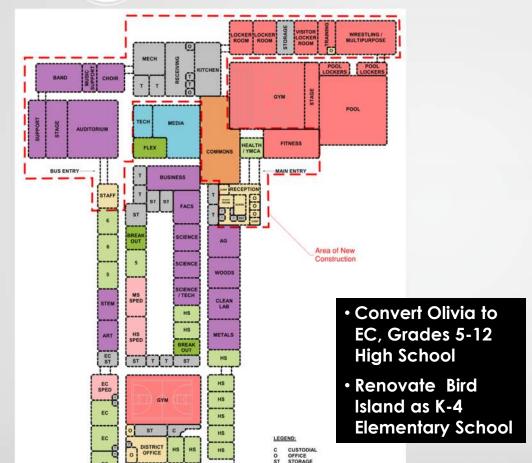


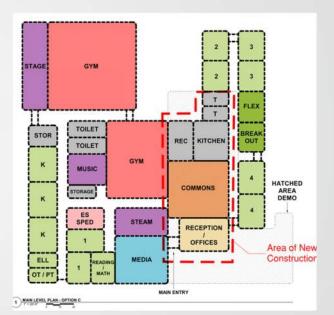




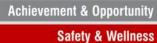
Facilities & Maintenance

Option C





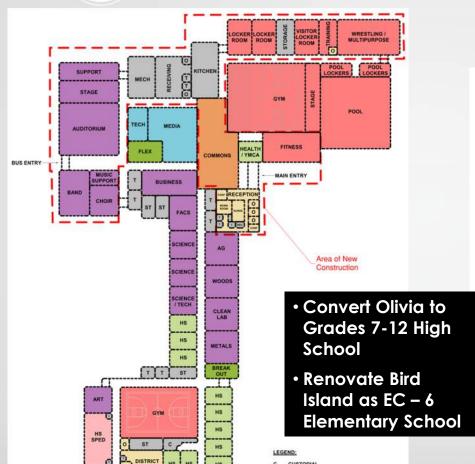






Facilities & Maintenance

Option D







Achievement & Opportunity

Safety & Wellness

Recruitment & Retention

Facilities & Maintenance

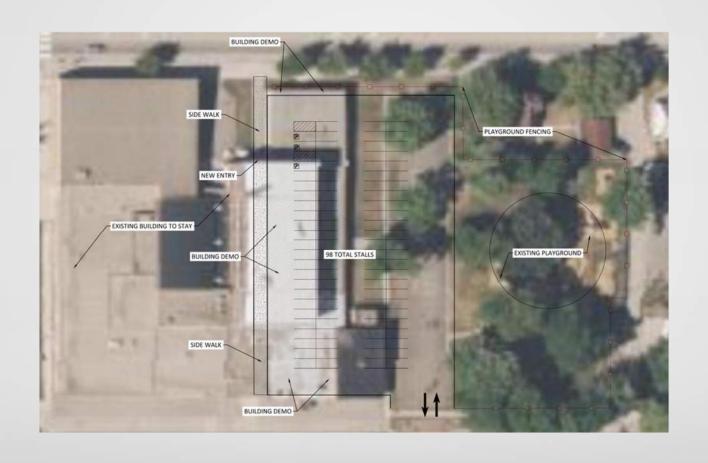
Olivia Site & Athletic Updates







Bird Island Site Updates







Cost Comparison

| OPTION - A | | |
|---|----------|----------------------------------|
| Olivia School | | |
| Demo and Abatement (30,000 sqft) | \$ | 920,000 |
| New Construction (58,000 sqft) | \$ | 23,110,000 |
| Renovate Existing (125,000 sqft) | \$ | 19,970,000 |
| Site/Civil | \$ | 2,940,000 |
| Athletic Field/Stadium | \$ | 3,470,000 |
| Auditorium (11,000 sqft) | \$ | 5,420,000 |
| 011 1 77 1 | _ | |
| Olivia Total | \$ | 55,830,000 |
| Bird Island School | \$ | 55,830,000 |
| 0 22 7 211 2 0 0 0 1 | \$ | 1,270,000 |
| Bird Island School | | , , |
| Bird Island School Demo and Abate - 3 Story & East Wing | \$ | , , |
| Bird Island School Demo and Abate - 3 Story & East Wing New Construction | \$ | 1,270,000 |
| Bird Island School Demo and Abate - 3 Story & East Wing New Construction Renovate Existing (38,500 sqft) | \$ \$ \$ | 1,270,000 |
| Bird Island School Demo and Abate - 3 Story & East Wing New Construction Renovate Existing (38,500 sqft) No Playground | \$ \$ \$ | 1,270,000 - 7,060,000 - |

| OPTION - B | |
|---|----------------------|
| Olivia School | |
| Demo and Abatement | \$ 920,000 |
| New Construction (58,000 sqft) | \$ 23,110,000 |
| Renovate Existing (125,000 sqft) | \$ 20,360,000 |
| Site/Civil | \$ 2,940,000 |
| Athletic Field/Stadium | \$ 3,470,000 |
| Auditorium (11,000 sqft) | \$ 5,420,000 |
| Olivia Total | \$ 56,220,000 |
| Bird Island School | |
| Demo and Abate - 3 Story & East Wing | \$ 1,270,000 |
| | |
| New Construction | \$ - |
| New Construction Renovate Existing (38,500 sqft) | \$ 7,650,000 |
| | 7,650,000 130,000 |
| Renovate Existing (38,500 sqft) EC Playground | \$ |
| Renovate Existing (38,500 sqft) EC Playground | \$ 130,000 |

| \$ | 920,000 |
|----------|-----------------------|
| \$ | 20,380,000 |
| \$ | 20,440,000 |
| \$ | 2,940,000 |
| \$ | 3,470,000 |
| \$ | 5,420,000 |
| \$ | 53,570,000 |
| | |
| \$ | 1,140,000 |
| \$ | 4,630,000 |
| Ψ | 4,000,000 |
| \$ | 13,130,000 |
| | |
| \$ | 13,130,000 |
| \$ \$ | 13,130,000 310,000 |
| | \$ \$ \$ \$ |

| OPTION - D | | |
|---|----------------|---|
| Olivia School | | |
| Demo and Abatement | \$ | 1,180,000 |
| New Construction (46,300 sqft) | \$ | 19,870,000 |
| Renovate Existing (114,500 sqft) | \$ | 18,680,000 |
| Site/Civil | \$ | 2,940,000 |
| Athletic Field/Stadium | \$ | 3,470,000 |
| Auditorium (11,000 sqft) | \$ | 5,420,000 |
| Oli-1- T-4-1 | • | E4 ECO 000 |
| Olivia Total | \$ | 51,560,000 |
| Bird Island School | Þ | 51,560,000 |
| 0.00.00 | \$ | 1,270,000 |
| Bird Island School | | , , , , , , , , , , |
| Bird Island School Demo and Abate - 3 Story & East Wing | \$ | 1,270,000 |
| Bird Island School Demo and Abate - 3 Story & East Wing New Construction (33,500 sqft) | \$ | 1,270,000 12,280,000 |
| Bird Island School Demo and Abate - 3 Story & East Wing New Construction (33,500 sqft) Renovate Existing (38,500 sqft) | \$ \$ \$ | 1,270,000 12,280,000 8,710,000 |
| Bird Island School Demo and Abate - 3 Story & East Wing New Construction (33,500 sqft) Renovate Existing (38,500 sqft) EC-6 Playground(s) Site/Civil | \$ \$ \$ | 1,270,000 12,280,000 8,710,000 360,000 |







