



FACILITY MASTER PLAN

School Engagement Session

New Build Design Update

March 20, 2023



Tonight's Agenda

- Welcome and Introductions
- Facility Master Plan Overview
- Design Update
- Questions & Answers



Meet Your District Presenters



Machion Jackson
Deputy Superintendent of
Operations



Cleveland "Mike" Simmons
Executive Director of
Facilities & Capital Projects



Kidest Albaari
Senior Director of Capital Projects



Chatoris Jones
Senior Director of Operations





Meet Your Owner's Representatives



Nicole Blocker
Plante Moran
Realpoint
Program Manager



Tony Thomas, PE
Plante Moran Cresa
Project Manager



Kim Dokes
Dokes Design
Architecture LLC
Project Manager



Salam Rida
Dokes Design
Architecture LLC
Project Manager



David Esparza
AECOM
Project Manager



Tarolyn Buckles
Onyx Enterprises
Project Manager





Meet Your Design & Construction Team



Brendon Pollard
Kingscott
Principal,
Director of Planning and
Design



Sami Szeszulski
Kingscott
Project Manager



John Davids
Kingscott
Senior Design Architect



John Abela
SDG Associates
Director of Design



Ed Bloom
Rockford
Project Executive



Adam Al-Ansari
Rockford
Project Manager



Gabryelle Giddens
Rockford
Assist. Project Manager





We are on a Journey!

Reform doesn't happen once. Reform is a process.

And STILL We Rise!



What the Facility Master Plan seeks to accomplish...



Provide a 20-year facilities vision and plan within the constraints of funding. We have a ~\$2.1 billion need with ~\$700 million of one-time funding. This Plan identifies recommendations for full ~\$2.1 billion in long-term investments and immediate work for ~\$700 million.



Protect neighborhood schools and feeder patterns; placing students in the best school building as possible with the review of Facility Condition Index, enrollment, local demographic studies, and school building utilization.



Continue to maximize use of our school buildings (students v. seats), improve overall condition of schools through some new school buildings and renovations focused on HVAC, roofs, and masonry.

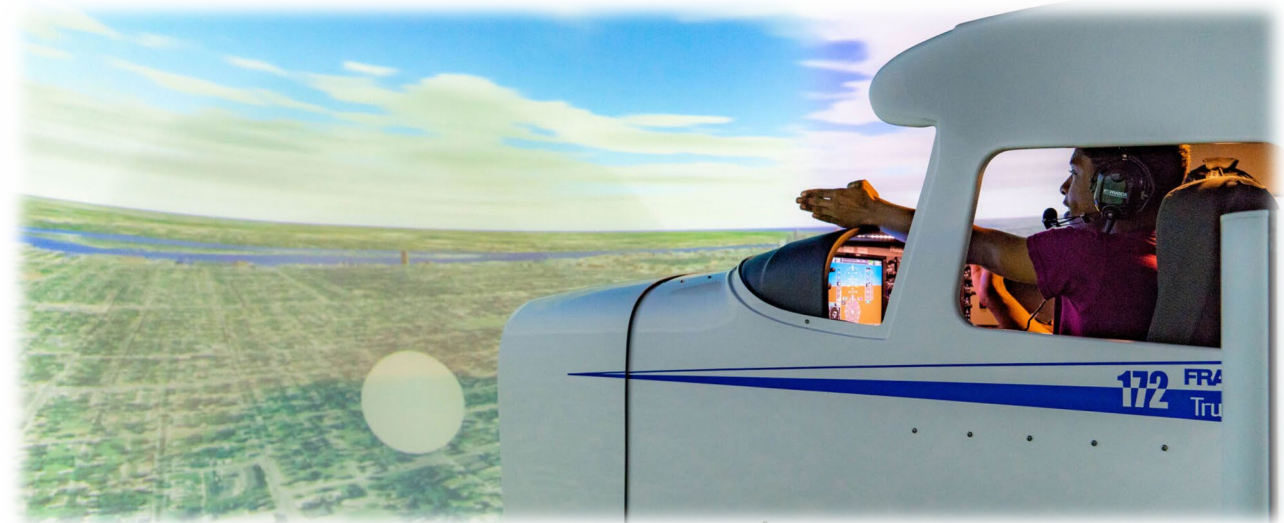


Invest in early education to provide feeder patterns into K-12 schools.



Facility Master Plan Vision Statement

“Our vision is to implement a plan that supports schools and neighborhoods, creating opportunities for children and families, create physical spaces that equip students and educators for success, and healthy, safe and sustainable facility design, financing and operations...”





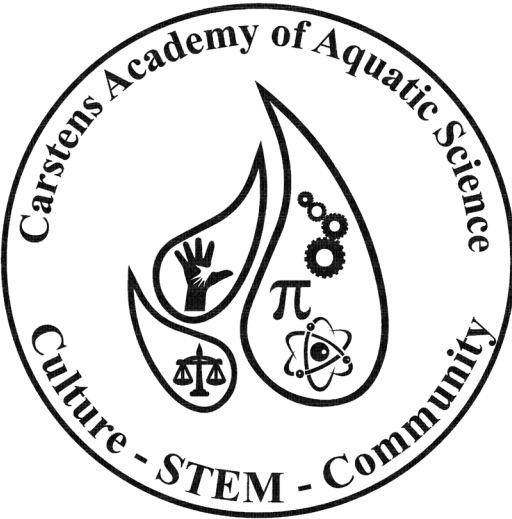
Facility Master Plan (FMP) Implementation Strategy Overview



Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
8 Schools Impacted	10 Schools Impacted	38 Schools Impacted	5 Schools Impacted	19 Schools Impacted	50 Schools Impacted
SCOPE: New Buildings, Additions, Program Moves & Demolitions	SCOPE: Program Moves, Building Reactivations & Alternative Campus	SCOPE: Pre-K Expansion & Pre-K Centers	SCOPE: Demolitions	SCOPE: New Buildings, Reactivations, Addition, & Major Renovations	SCOPE: Building Renovations
\$202,000,000 INVESTMENT TOTAL	\$12,350,000 INVESTMENT TOTAL	\$13,634,959 INVESTMENT TOTAL	\$11,000,000 INVESTMENT TOTAL	\$306,667,733 INVESTMENT TOTAL	\$153,939,173 INVESTMENT TOTAL
PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2022	PROJECT START: Summer 2023	PROJECT START: Fall 2024



Carstens Elementary – Middle School



PROGRAM COMPARISON

CURRENT

Building	SF	Students	Capacity
Carstens	128,000	347	650

BOARD APPROVED

Building*	SF	Student Capacity	Construction Budget
Carstens	75,700	620	\$29,000,000

SCHEDULE OVERVIEW*

Planning	Start: April 2023	Complete: September 2023
Design / Bidding	Start: September 2023	Complete: July 2026
Construction	Start: August 2026	Complete: August 2028

***Estimated Hard Construction Cost and Schedule subject to verification based on current market conditions.**

Exterior Massing – Front



EXTERIOR IMAGERY



Building Site Design Principles

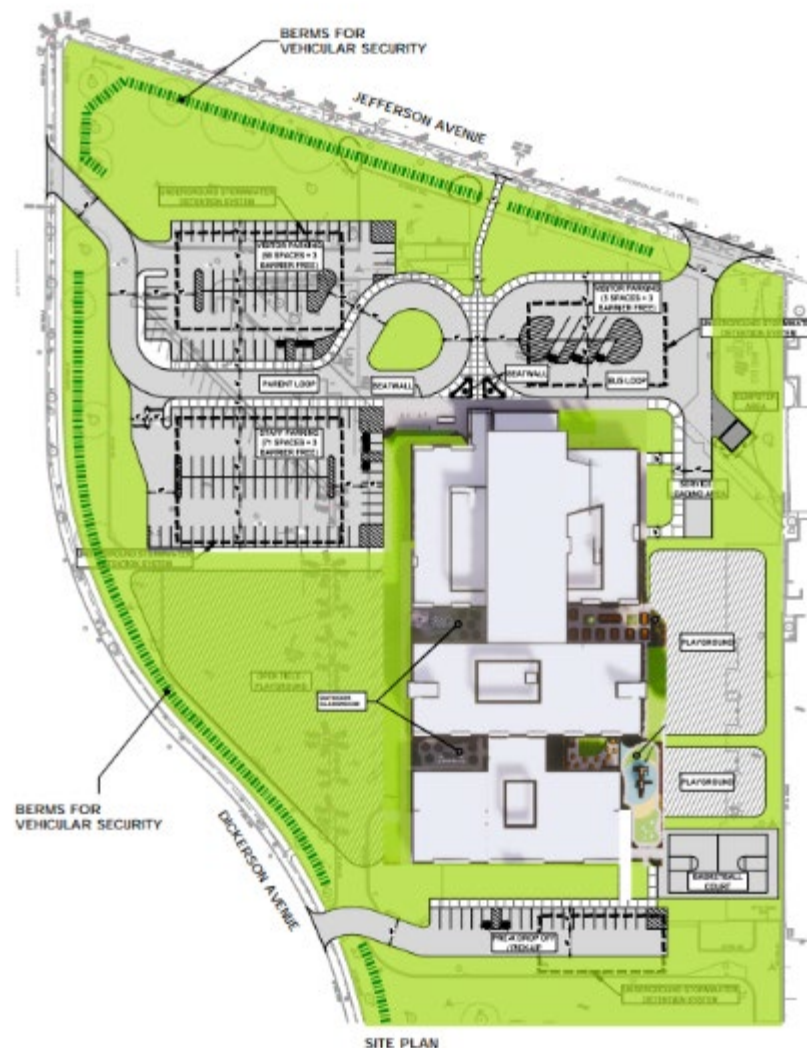
All design concepts are measured by how its impact to site safety for students and staff.

Key Factors:










- Safe pathway for students and families walking to school
- A separation of student drop-off and bus traffic
- A safe and efficient vehicular traffic pattern on the site
- Separate parking areas for staff and visitors
- Safe access for students from school to playgrounds and other outdoor areas
- Integration of traffic patterns into neighborhood streets with safe ingress and egress

Carstens Site Context

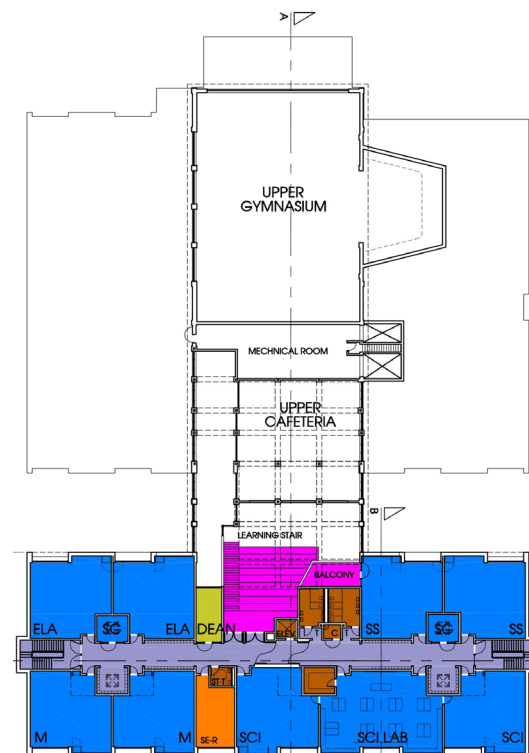
- More visibility
- Adjacency to commercial properties
- Residential Multi-Family context
- Architectural character
- Flood Plain issues to be solved
- Proximity to Jefferson Ave.
- Points of Site Entry/ Traffic calming



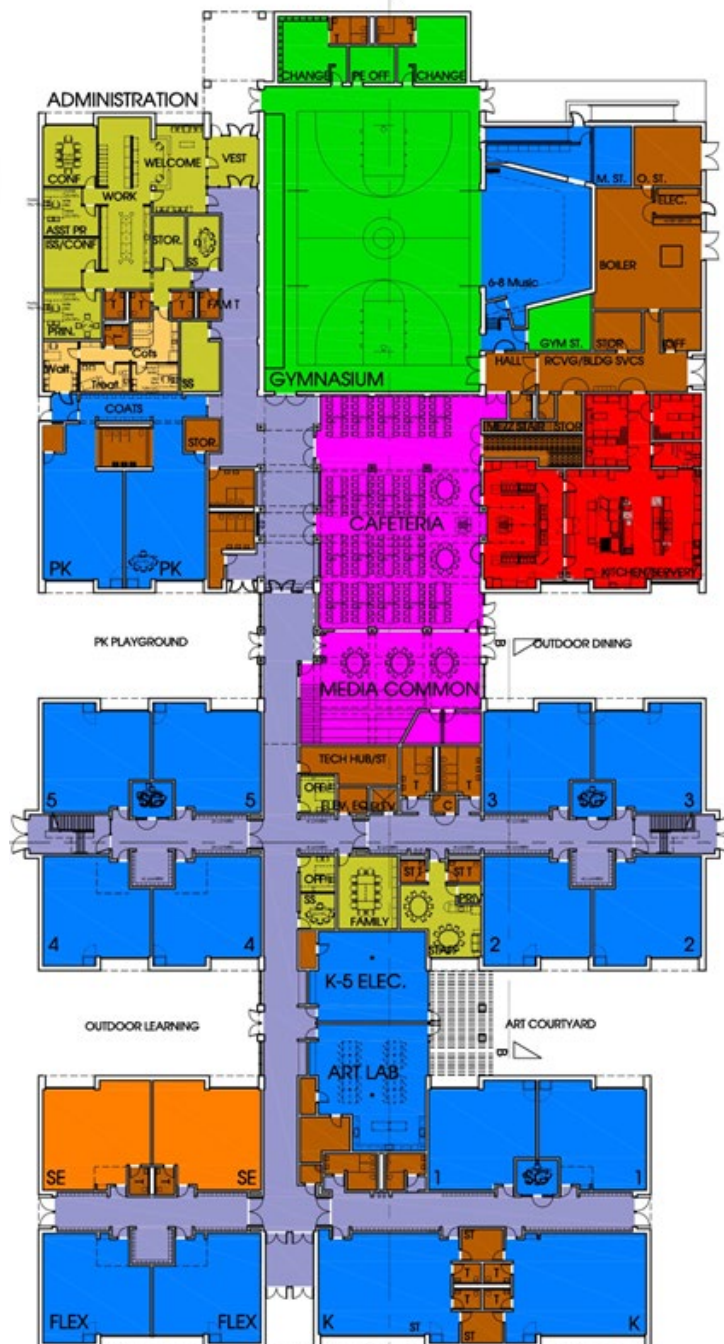
Floor Plan & Program Elements

KEY	TOTAL SQUARE FOOTAGE: 75,700 S.F.	
	ADMIN/SUPPORT	 PHYSICAL EDUCATION
	HEALTH CENTER	 COMMON SPACES
	CLASSROOMS	 FOOD SERVICE
	ESE CLASSROOMS	 CIRCULATION
	BUILDING SUPPORT	

Level 2



Level 1



- **Secured Vestibule Entrance**
- **26 Classrooms** (900-950 SF each)
- **1 Science Lab** (1,400 SF)
- **6 Specialty Rooms**
 - 1 Music Room
 - 1 K – 5 Elective Room
 - 1 Art Lab
 - 1 Health Suite
 - 1 Family & Volunteer Center
 - 1 Media Commons & Learning Stairs
- **Gymnasium** (5,200 SF)
- **Student Courtyards**
 - Outdoor Learning/Studying
 - Outdoor Dining
 - Art Courtyard
- **Play Spaces**
 - Separate PK Playground
 - 5 – 12 Playground

Total Square Footage: 75,700 SF

Floor Plan & Program Elements












② SECOND FLOOR PLAN

Level 2



① FIRST FLOOR PLAN

Level 1

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CARSTENS

Wall Tile:




Orange Rust 1007 Galaxy 1616 Arctic White 0750 Key Lime 1096

Taraflex:



Color Palette:



Large Group

SW 6958
Dynamic Blue

SW 6911
Confident Yellow

Steam/Small Group

SW 6886
Invigorate


SW 7004
Snowbound

Classrooms


SW 6921
Electric Lime

SW 7649
Silverplate


Laminate:




Solid Surface:




Walk-off Carpet:




Flotex Planks:




Kinetex:




LVT:




Marmoleum: MCT




Color Palette:




FROST




MANDARIN




GRASS




SUNSHINE



GREIGE



SKY



Reception Desk



Reception Desk



Cafeteria



Cafeteria





Learning Stair



Great Hall



Gymnasium



Gymnasium-Stage Open

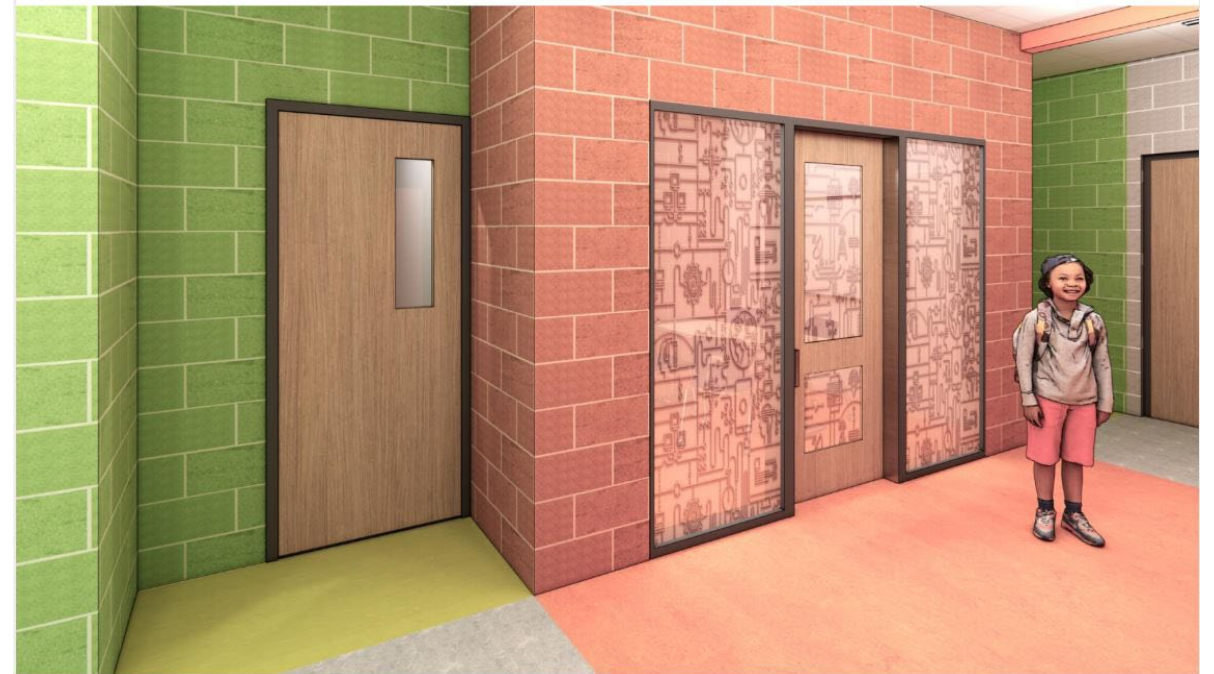




Classroom Corridor



Small Group Room



Classroom



Classroom



Art Room



Art Room





Thank You!