

WAYNE COMMUNITY SCHOOLS

BOARD OF EDUCATION COMMUNITY FACILITY MEETING
TUESDAY, MARCH 29, 2022
6:30 PM
WAYNE JR/SR HIGH SCHOOL GYM

INTRODUCTION AND PURPOSE OF MEETING

INTRODUCTIONS: Board of Education, Bob Soukup - CWP Architects

PURPOSE:

Wayne Community Schools is experiencing consistent growth, especially at the preschool and elementary grades. Due to this growth, in 2019, the school board commissioned a study to review current facilities as well as current and anticipated needs.



March 2020 - Covid Pandemic

2020-21 School Year - Focus & priority was to maintain in school, in-person classes and activities.

Fall 2021, School Board Strategic Planning



Wayne Community Schools

2022-2027 DISTRICT STRATEGIC PLAN

2021 Strategic Plan Priorities





[2019-2029]

FACILITIES PROGRAM STATEMENT + MASTER PLAN

WAYNE COMMUNITY SCHOOLS

Wayne, Nebraska
January 13, 2020



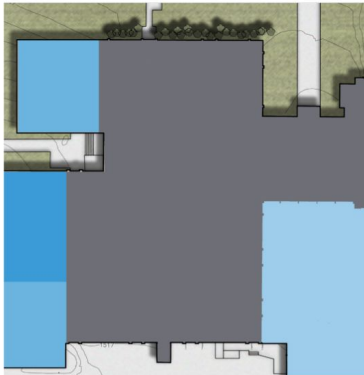
**CARLSON
WEST
POVONDRA**
ARCHITECTS

EXECUTIVE SUMMARY

01

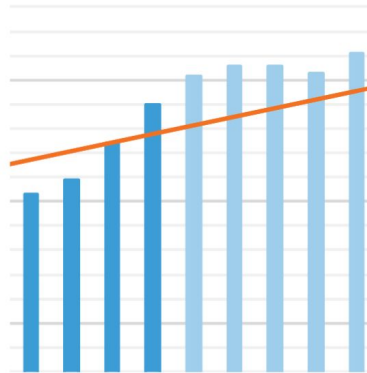
PURPOSE

Chapter One sets out the purpose of the document, desired goals, and explains the process of inquiry and design that went into developing the Program Statement and Future Master Plan for Wayne Community Schools.



02

GROWTH

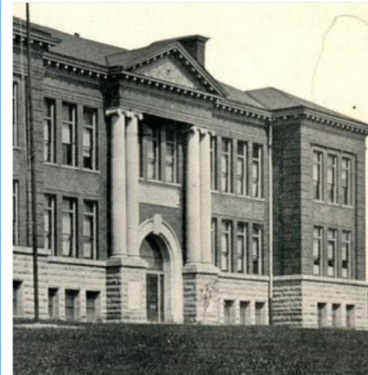


Chapter Two tells the story of the district's history and its future. It takes a look at current and projected student enrollment, in hopes of understanding the future needs of the district, and how it relates to tax funding.

03

ANALYSIS

While understanding future demands is key, **Chapter Three** seeks to gain an understanding of the district's current facilities, listing current strengths and weaknesses to be prepared for the next decade of learning.



EXECUTIVE SUMMARY

04

FUTURE NEEDS



Chapter Four lists the future programmatic needs of Wayne Community Schools that are missing from Chapter Three's analysis. It details proposed program needs for both space and equipment at the early childhood, elementary, and junior/senior high level.

05

PROPOSED MASTER PLAN

Taking into consideration the anticipated growth of the school district, existing deficiencies in needed space, and the necessary programs over the next ten years, **Chapter Five** shows the Proposed Master Plan in two alternatives.



06

NEXT STEPS



Chapter Six identifies the next steps forward for Wayne Community Schools, including an estimated project cost for the proposed alternatives, and what a potential timeline might be moving forward.

**ANALYSIS OF
EXISTING FACILITIES**

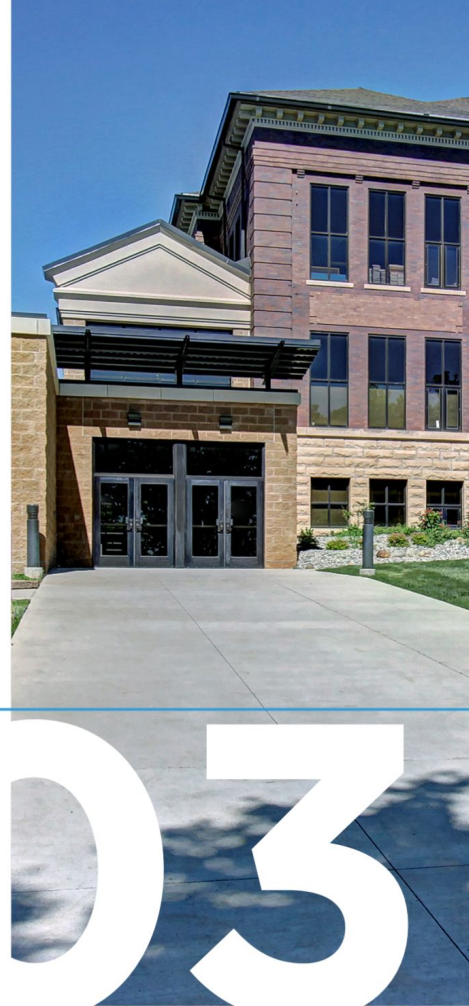


FIGURE 3.0.1: AERIAL MAP OF DISTRICT FACILITIES



Key

A. Early Learning Center (Leased Space) / Pre-K
B. Junior/Senior High School / 7th-12th

C. Kern Track + Field
D. Elementary School / K-6th

Aerial map courtesy of Google Maps, circa 2019.

3.1 JUNIOR/SENIOR HIGH SCHOOL

OVERVIEW

Originally built in 1965, the Junior/Senior High School is a great asset to the community, and has been renovated or received additions in 1983, 1999 and most recently in 2010. While improvements have been strategically funded/implemented over time, including a recently renovated agriculture and industrial technology shop, the Junior/Senior High School would still benefit from modern improvements to targeted programmatic spaces outlined in this study.

Table 3.1.1: High School Renovations and Upgrades

Year	Project	
1965	Original School Built	■
1983	Shop Addition	■
1999	Addition	■
2001	Fire Alarm Upgrade	
2008	Elevator Addition	
2010	ADA Upgrades	
2010	High School Renovation + Middle School Addition	■
2013	Kern Track + Field Complex Renovations + ADA Upgrades	
2013	HVAC Upgrade	
2013	Master Plan + Study completed	
2015	Study for new Auditorium and Pre-K classrooms	



Figure 3.1.1: Junior/Senior High School Site Plan showing additions over time

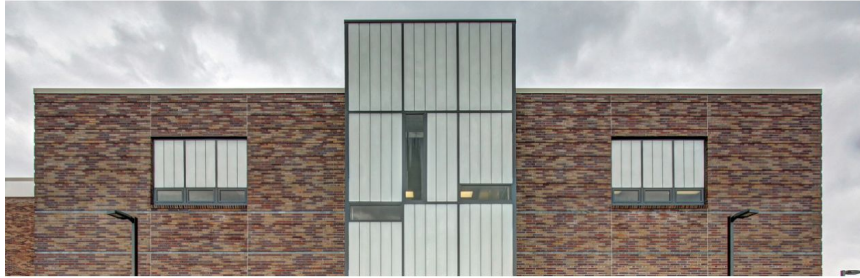


Fig. 3.1.2: West Elevation, 2013



Fig. 3.1.3: Cafeteria, 2013



Fig. 3.1.4: Reception, 2013



Fig. 3.1.5: Hall of Fame Wall, 2013



Fig. 3.1.6: Kitchen, 2013



Fig. 3.1.7: Science Room, 2013



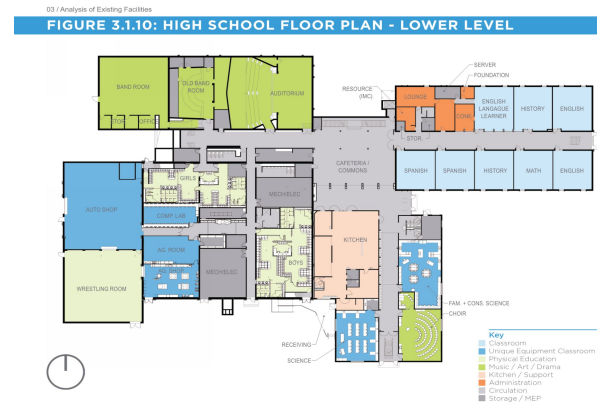
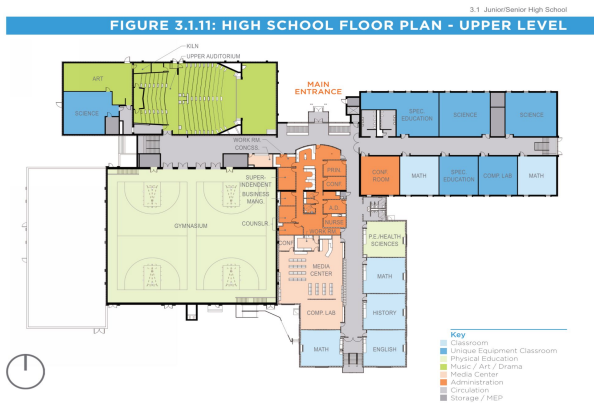
Fig. 3.1.8: Music Room, 2013



Fig. 3.1.9: Media Center, 2013

SHORTCOMINGS - JR/SR HIGH

- LACK OF SPACE FOR PHYSICAL EDUCATION/AFTER SCHOOL PRACTICES
- CONCERT SPACE - GYMNATORIUM
- ACCESSIBILITY/CONCESSIONS/RESTROOMS DURING EVENTS
- ACCESS TO WEIGHT ROOM/WRESTLING ROOM
- SCIENCE LABS OUTDATED AND NOT TOGETHER
- ART ROOM SIZE INSUFFICIENT TO MEET STUDENT NEEDS
- AG/FFA SPACE LIMITED - NEED FOR LAB AREA
- PARKING - ESPECIALLY FOR EVENTS



3.2 ELEMENTARY SCHOOL



Figure 3.2.1: Diagram showing Elementary School site plan with additions

OVERVIEW

The Elementary School building was constructed over 100 years ago, in the optimism of creating a place to educate the youth of the community in a building that would stand the test of time. The current building has received additions and/or renovations in 1956, 2003 and 2010. Just prior to 2003, the facility was in need of some major renovations. When faced with the option of tearing down the structure or investing more capital funds to make the needed renovations and additions, the community voted to maintain the historic structure and aesthetic. Almost 20 years later, the building still maintains much of its original architectural significance.

Table 3.2.1: Elementary School Renovations and Upgrades

Year	Project	
1908	Original School Constructed	■
1956	Addition	■
2003	Middle School Addition	■
2010	Elementary Addition + Renovation	■
2013	Master Plan + Study completed	
2015	Study for new Auditorium and Pre-K classrooms	
2019	HVAC Improvements	



Fig. 3.2.2: Exterior front facade showing 1923 Building and 2010 Addition, 2013



Fig. 3.2.3: Lobby, 2013



Fig. 3.2.4: Classroom, 2013



Fig. 3.2.5: Classroom, 2013



Fig. 3.2.6: Playground, 2012



Fig. 3.2.7: Main Entrance, 2013

SHORTCOMINGS - ELEMENTARY

- CLASSROOM SPACE FOR LOWER ELEMENTARY
- AT CAPACITY FOR ENROLLMENT
- K & 1 NEED 1ST FLOOR FIRE ESCAPE
- EXPANSION OF SPED AND EL PROGRAMS HAS LIMITED SPACE
- INTERVENTION SPACE - CURRENTLY USING HALLWAY
- SPACE FOR SPECIALIST AND SMALL GROUP CLASSES
- LUNCHROOM SIZE
- PARKING/PICK-UP/DROP-OFF

03 / Analysis of Existing Facilities

FIGURE 3.2.8: ELEMENTARY - FIRST FLOOR PLAN



3.2 Elementary School

FIGURE 3.2.9: ELEMENTARY - SECOND FLOOR PLAN



3.2 Elementary School

FIGURE 3.2.9: ELEMENTARY - SECOND FLOOR PLAN



FIGURE 3.3.3: CURRENT EARLY LEARNING CENTER



Fig. 3.3.3: Floor plan showing the current leased space at 803 Providence Road



Fig. 3.3.4: Classroom, 2019



Fig. 3.3.5: Playground, 2019



Fig. 3.3.8: Reception, 2019



Fig. 3.3.6: Exterior, 2019



Fig. 3.3.7: Active Learning Space, 2019



Fig. 3.3.9: Storage, 2019



Fig. 3.3.10: Office, 2019

SHORTCOMINGS - EARLY LEARNING CENTER

- OFF CAMPUS - DISTRICT STAFF
- PK STAFF ISOLATED - LACK INTERACTION WITH PRIMARY GRADE TEACHERS
- SAFETY AND SECURITY
- TECHNOLOGY ACCESS TO NETWORK
- RENTAL COSTS - \$60,000+ PER YEAR

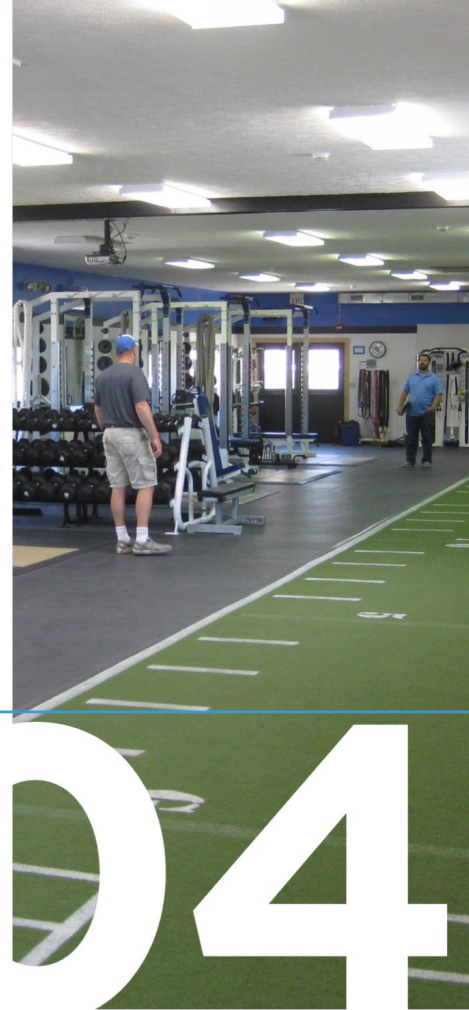
RENTAL COST FLOW

The school district spends approximately \$5,000 per month on the leased space on Providence Road. That equates to \$60,000 per year. If the ELC stays in the space through the current leased terms (year 2024), rent will cost:

\$240,000.

- EARLY LEARNING CENTER - 3 AND 4 YEAR OLD PROGRAM IS FULL
- AG/FFA - 80+ MEMBERS OF FFA. CONSIDERATION OF AG FACILITY
- INCREASED ENROLLMENT

FACILITY REQUIREMENTS FOR FUTURE PROJECTS



04

Figure 2.2.2: Student Enrollment (Historic + Projected)

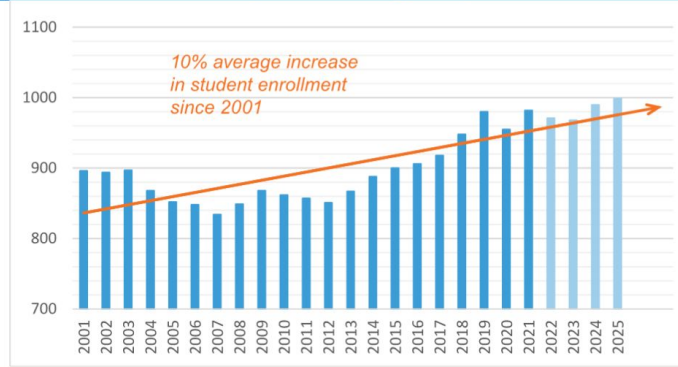


Table 2.2.2: Student Enrollment by Grade

	2015	2016	2017	2018	2019	2020	2021	2022*	2023*	2024*	2025*
Pre-K	33	28	34	31	40	37	40	40	40	40	40
Kinder.	65	65	54	84	54	65	75	65	70	70	70
Grade 1	65	65	67	61	84	55	69	75	65	70	70
Grade 2	65	65	68	71	57	88	55	69	75	65	70
Grade 3	56	65	70	65	76	56	87	55	69	75	65
Grade 4	51	56	69	71	68	77	57	87	55	69	75
Grade 5	74	51	57	69	75	72	80	57	87	55	69
Grade 6	64	74	60	58	78	69	74	80	57	87	55
Elementary	473	469	479	510	532	482	497	488	478	491	474
Grade 7^	61	64	82	64	61	83	79	80	85	65	90
Grade 8	72	61	72	85	65	62	86	79	80	85	65
Grade 9	65	72	69	80	85	60	64	86	79	80	85
Grade 10	64	65	82	72	82	80	56	64	86	79	80
Grade 11	80	64	70	78	73	75	78	56	64	86	79
Grade 12	64	80	64	71	82	76	82	78	56	64	86
Jr/Sr High	406	406	439	450	448	436	445	443	450	459	485
Total	879	875	918	960	980	955	982	971	968	990	999

*Projections.

^Yearly influx from St. Mary's Catholic School.

REVIEW OF FACILITY STUDY

SUMMER 2019

BOARD RETREAT WITH COMMUNITY MEMBERS
RECOMMENDED FACILITY STUDY

FALL 2019

CWP ARCHITECTS CONDUCTED THE FACILITY STUDY
INTERVIEWED BOARD MEMBERS AND STAFF DURING FALL SEMESTER

JANUARY 2020

CWP ARCHITECTS PRESENTED STUDY FINDINGS TO BOARD

CONSIDERATIONS FROM STUDY OF FACILITIES

OPTION 1

- New Early Learning Center (PreK and Kindergarten)
 - 21,100 SF
- High School Renovation & Additions
 - 19,615 SF Performing Arts Addition
 - 5,500 SF Classroom Addition
 - 9,429 SF Interior Renovations

OPTION 2

- New High School
 - 126,300 SF - 320 Student (9-12)

FIGURE 5.0.1: PROPOSED MASTER PLAN





ELC NEW CONSTRUCTION

The proposed floor plan for the new Early Learning Center places the reception desk and district administrative offices at the front door, acting as an access point that controls visitors entering the building. Also at the core of the building are all of the shared amenities, such as the Serving Kitchen and Food Preparation, Library, and Recreational Multi-purpose Room. Having these centrally located in the floor plan makes them equidistant to all classrooms. Each classroom has a recessed opening and designated toilet for their room. In the long-term phasing of the building, additional classrooms could be added on the school's west wing, potentially housing first grade classrooms.

Another alternative to the Early Learning Center, is replacing the recreational multi-purpose room with a 330-spectator auxiliary gymnasium. During the day, the space would be used by the ELC, and in the evenings and weekends, the space could be programmed with much needed practice and event space. Adequate locker rooms for home and away teams also encourages use for Junior Varsity and youth sporting events.



Fig. 5.2.2: Front elevation, Early Learning Center



Fig. 5.2.3: Playground, Early Learning Center

FIGURE 5.2.7: EARLY LEARNING CENTER ALTERNATE



- Key**
- Classroom
 - Activity and/or Support Spaces
 - Administration
 - Circulation

A. Alternate Bid Gymnasium
 B. Alternate First Grade Classrooms

FIGURE 5.2.4: JR/SR HIGH LOWER LEVEL

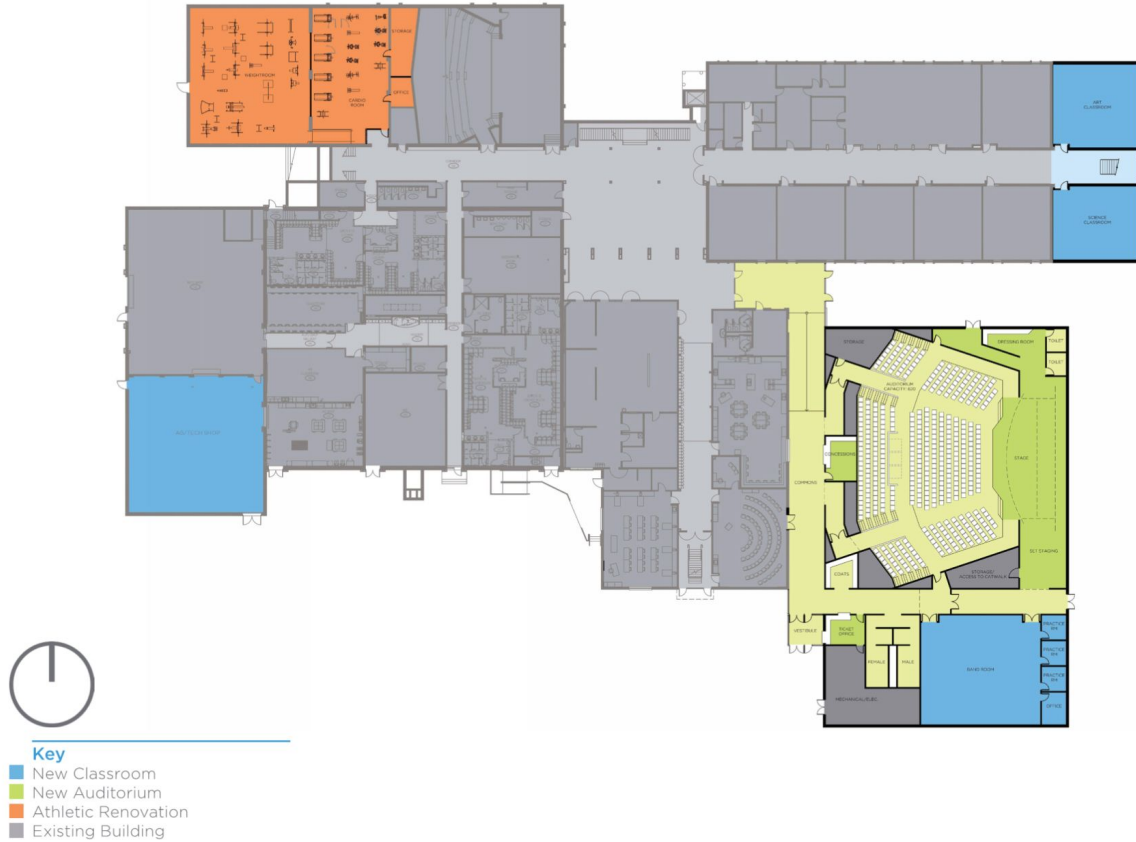
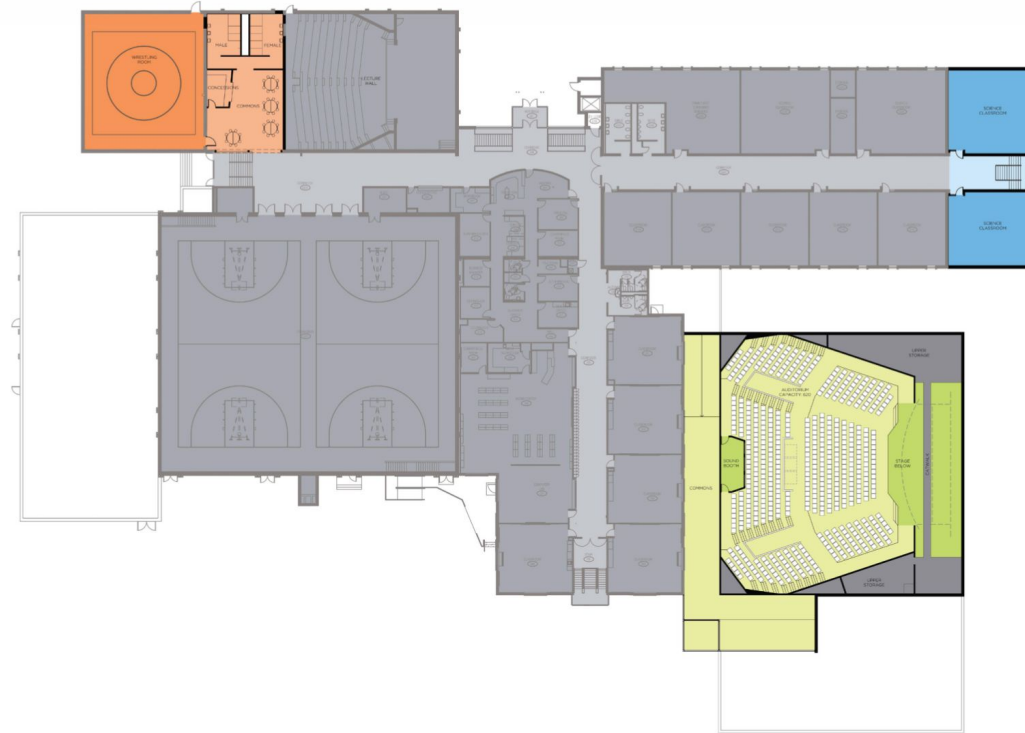


FIGURE 5.2.5: JR/SR HIGH UPPER LEVEL



Key

- New Classroom
- New Auditorium
- Athletic Renovation
- Existing Building

**ESTIMATED
FISCAL IMPACTS**



6.2 ESTIMATED PROJECT COST

DESIGN SOLUTION 1: NEW ELC + HIGH SCHOOL ADDITIONS / RENOVATIONS

The estimated construction cost for a new Early Learning Center would be as follows:

Early Learning Center	Cost Range
Base Bid	
Construction Value	\$5,300,000 to \$5,800,000
Total Project Cost	\$6,100,000 to \$6,700,000
Alternate Design	
Construction Value	\$6,700,000 to \$7,400,000
Total Project Cost	\$7,700,000 to \$8,500,000

Together these conceptual renovations, additions, and new construction make up Alternate Design Solution 1.

If the district were to pursue Early Learning Center (Alternate Design), the new performing arts wing, the two story classroom addition, and the interior renovations the Estimate of Probable Cost would be as follows:

The estimated construction cost for the proposed additions and renovations to the high school would be as follows:

High School	Cost Range
New Performing Arts Wing	
Construction Value	\$7,300,000 to \$8,300,000
Total Project Cost	\$8,400,000 to \$9,500,000
New Two Story Classroom Addition	
Construction Value	\$1,400,000 to \$1,700,000
Total Project Cost	\$1,600,000 to \$2,000,000
Interior High School Renovations	
Construction Value	\$1,900,000 to \$2,200,000
Total Project Cost	\$2,200,000 to \$2,550,000

Design Solution 1	Total Cost Range
Construction Value	\$17,300,000 to \$19,600,000
Total Project Cost	\$19,900,000 to \$22,550,000

2020 ESTIMATED COST

DESIGN SOLUTION 2: NEW HIGH SCHOOL

The estimated construction cost for the new High School Program, **excluding land acquisition costs**, would be as follows:

Design Solution 2	Total Cost Range
Construction Value	\$34,700,000 to \$37,900,000
Total Project Cost	\$39,900,000 to \$43,600,000

2020 ESTIMATED COST

NEW DEVELOPMENTS SINCE 2020

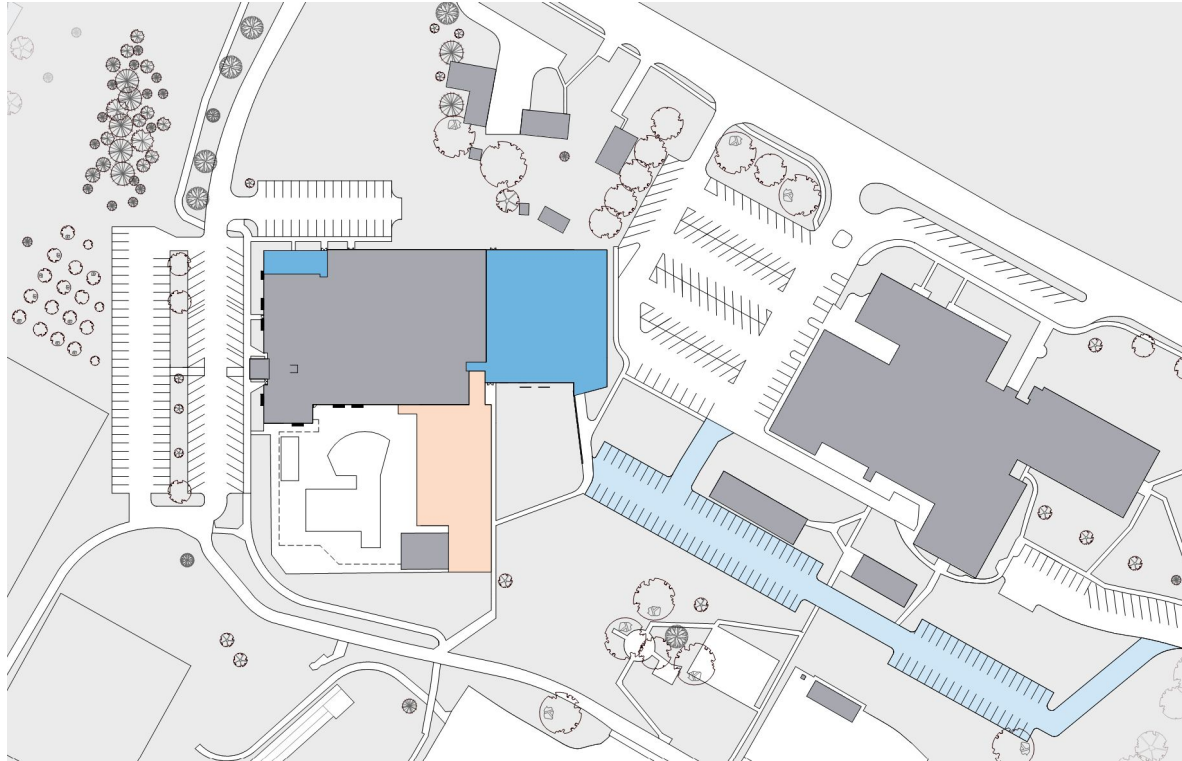
INCREASING CONSTRUCTION VALUES

- OPTION 1 - 2023 PROBABLE COST
 - Early Learning Center - \$8.3m to \$9.4m Total Project Cost
 - HS Reno & Additions - \$10.3m to \$11.5m Total Project Cost

- OPTION 2 - 2023 PROBABLE COST
 - NEW HIGH SCHOOL (9-12) 320 STUDENTS
 - \$41.8m to \$45.6m Total Project Cost
 - Does not include purchase of land or new outdoor athletic facilities.

NEW DEVELOPMENTS SINCE 2020

INTERLOCAL AGREEMENT BETWEEN SCHOOL AND CITY









Next Steps for tonight's meeting

- 1) General questions for Mr. Soukup or Dr. Lenihan regarding the presentation.
- 2) Small Group feedback
 - a) 10-15 minutes - One person document using large sticky note paper, one person assigned to report back to the large group.
 - b) Discuss & provide feedback on the following questions;
 - i) What did you like about the 2019 plan?
 - ii) What did you not like about the 2019 plan?
 - iii) What questions do you have about the 2019 plan?
 - c) Individual forms to fill out.
 - i) The same questions as above.
 - ii) Would you be interested in being on a school district facility committee to consider facility options moving forward?
- 3) Large Group Feedback - brief 1-2 minute report from each group.
- 4) Adjournment.