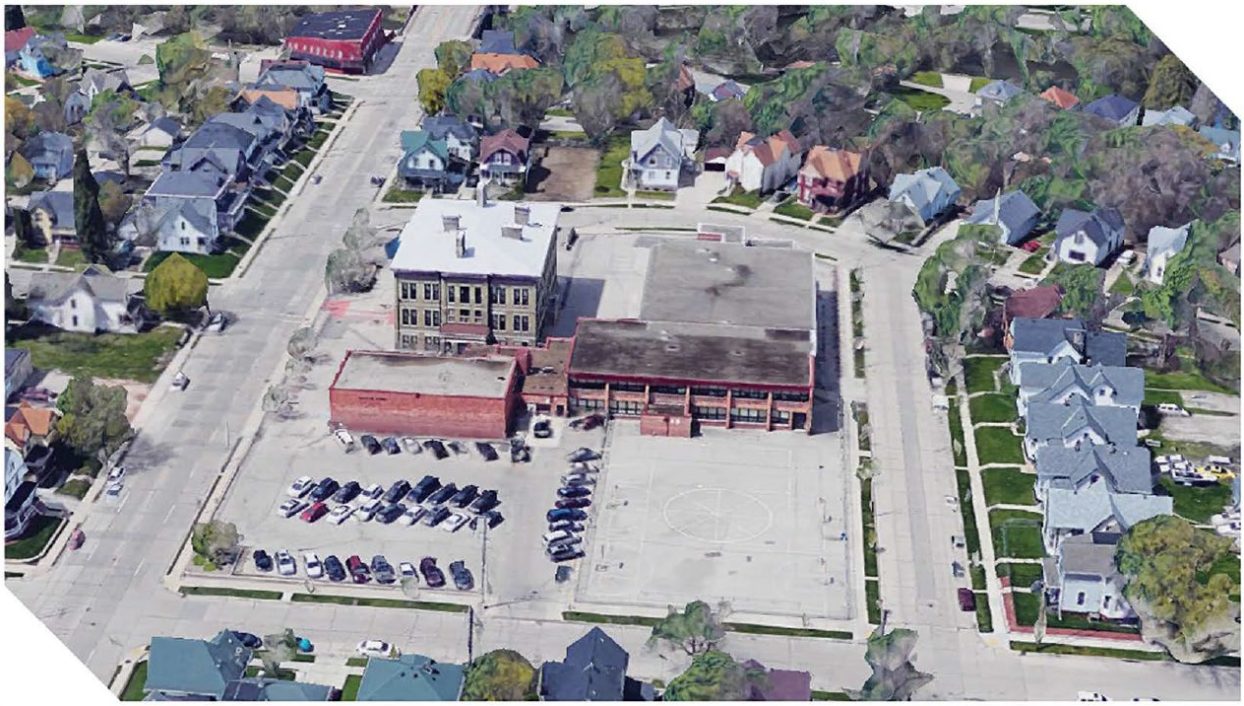
Jefferson Lighthouse Elementary School

RACINE UNIFIED SCHOOL DISTRICT



School Description

Original Construction:	1899
Building Additions:	1962
Gross Square Footage:	57,870 ft^2
Site Acreage:	2.4 acres

Demographics Assessment

Enrollment (students)	524
Facility Capacity (students)	640
Facility Utilization	82%

Project Scope

- Demolish 1899 building and replace with basketball courts & greenspace
- Renovate 1962 section and construct a new secured east entry w/main office
- Interior Refresh (Flooring, Doors, Casework, LED Lighting, Ceilings)
- ADA Compliance Issues
- Renovate toilet rooms for ADA
- Repurpose building for RAE use
- Create flexible STEAM lab
- Add classroom over library
- Add Elevator
- Remove stage
- Repurpose east hardscapes for parking
- Masonry Repair
- Replace Roofing
- LED lighting
- Fire alarm, clock and UPS systems
- Heating glycol, building automation integration and retro-commissioning

Educational Adequacy Scorecard

	Key Program Area	Rating	Summary
Site	Site Traffic, Safe Routes, Parking	R	No visitor parking. Lack of crossing guards and crosswalks but very few walkers. 50/50 bus/parent drop. All drop on street
	Site Size, Outdoor Fields & Greenspace Areas	R	Site only 2.4 acres. No greenspace or playfields. Lots of trip hazards on hardsurface play
General	Security/Supervision	R	Office not at front entrance. No secure vestibule. Add 6 sets of compartmentalization doors. Should add security doors to separate 1962 section.
	ADA Accessibility	R	No elevator. Restrictions throughout building, especially 1899 area.
	Administrative/Nurse/Student Support Spaces	R	Poorly organized. Nurse separate from receptionist which is separate from Principal. Support staff have insufficient space/offices within the building.
	Cafeteria/Serving/Kitchen	R	Kitchen too small. Cafeteria should have windows installed once no longer a gym.
	Staff Planning/Collaboration Areas	G	Have a dedicated space on 2nd floor of 1899 section
	Restrooms-Student/Staff	Y	No restrooms on 2nd & 3rd floor of 1899 section. ADA updates needed
	Support Spaces (Lockers, Book Room, Storage, Receiving, etc.)	Y	Have coat rooms. No receiving. Lacking general building storage.
	Circulation/Wayfinding	R	Very poor in old section, 1962 area is acceptable. Front entrance not well marked.
	Community or Parent Room	Y	No space for community but not needed since an IB choice school.
	Building Aesthetics (Interior & Exterior)	R	1962 needs to be refreashed. Old section needs complete remodeling. Minimal school branding/colors. Harsh exterior apperance with no greenspace.
Instructional	Classroom Quantity, Size & Suitability	Y	1962 good. Classrooms in 1899 section vary from 550-750 sf.
	Science/STEM Classrooms	R	Have no science, exploratory learning space.
	Music, Art, Performance Spaces	R	Art is small. Band located next to Principal. Music on stage.
	Flexible Learning Spaces, Student Project/Breakout Spaces	R	Aside from library there are no small group instructional spaces
	Makers Space/FAB Lab/Career & Tech. Ed. Spaces	Y	Don't have Makers Space but could add within library.
	Phy. Ed. & Athletics Spaces	R	Combined with cafeteria. Gym is only 2,400 sf
	Library/Media Center/Learning Commons	G	2009 addition. Only 1,800 sf.
	Special Education Spaces	Y	Only 1 SPED Sensory room, no resource. Limited SPED enrollment of 20 students. Conf. room for IEP
Reuse	Facility Condition Index (FCI)	G	28.5% FCI
	Suitability for Reinvestment/Expansion/Repurposing	Y	The 1899 section has a high FCI, foundation concerns and ADA limitations. It is recommended to demolish this section, renovate & repurpose the 1962 section for a small specialty school.

G	Adequate - Conforms with design best practices and meets District needs for foreseeable future
Y	Questionable - Doesn't meet design best practice but may be considered acceptable based on current usage, enrollment, or programs
R	Inadequate - Fails to meet District needs and should be considered highest priority for correction

Phase 1 Referendum	Phase 1 Non-Ref.	Phase 2	BIM #	BIM Description		Total Project Budget
Jefferson Lighthouse Elementary School (1962 Deferred Maintenance)						
Architectural and Interior Systems						
X			JLE-INT-1	Environmental Remediation Associated with Proposed Renovations	0-5 years	$274,000
X			JLE-INT-2	Flooring - Classrooms (1962), Corridors (1962), Gym, Lobby, Library, Lounge, Stairs	0-5 years	$524,000
X			JLE-INT-3	Interior Walls - Painting Entire Building, Remove Wainscoting/Paneling & Refinish Plaster	0-5 years	$137,500
X			JLE-INT-4	Ceilings - Replace Ceilings in Classrooms, Offices, Corridors, Lobby, Stairs & Paint Gym	0-5 years	$174,000
		X	JLE-INT-5	Door Hardware - Replacement with Accessible Lever Style	5-10 years	$83,000
X			JLE-INT-6	Casework - Replace Casework in Classrooms, Library, Reception, Staff Spaces	0-5 years	$397,500
X			JLE-INT-7.1	Elevator Addition - Provide Accessibility to 1962 Sections of the Building	0-5 years	$219,000
			JLE-INT-7.2	Elevator Addition - Provide Accessibility to 1899 Sections of the Building	0-5 years	$192,000
X			JLE-INT-8	ADA Compliance - Provide Accessible Ramp at Addition	0-5 years	$59,000
X			JLE-INT-9	Toilet Room Renovations - Comply with ADA. Includes Fixtures, Partitions & Finishes	0-5 years	$437,500
		X	JLE-INT-10	Lockers - Replace 1962 Cubbies	5-10 years	$34,000
X			JLE-INT-11	Wall Mounted Items - Replace Marker Boards, and Roller Shades	0-5 years	$137,500
X			JLE-INT-12	Structural Repairs - Correct Foundation and Building Cracking for Structural Integrity	0-5 years	$29,000
X			JLE-INT-13	Kitchen Equipment Upgrades - Replace 3 Comp. Sink, Add Hand Sink, Add Refrigerator Legs, Kitchen Finishes	0-5 years	$40,500
Building Envelope Systems						
X			JLE-BE-1	Masonry Repairs - Replace Sealants, Repair Deteriorated Joints, Replace Deteriorated Lintels, Install New Brick in Select Locations	0-5 years	$209,000
			JLE-BE-2	Window Replacement - Replace with Thermally Efficient Window System including Flashing	10-20 years	$392,500
X			JLE-BE-3	Roofing - Repairs for Area 8, Replacement for Areas 3,4,5,6,10,&13 - Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	0-5 years	$160,000
		X	JLE-BE-4	Roofing Replacement - Areas 1,2,8,&11, Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	5-10 years	$376,500
			JLE-BE-5	Roofing Replacement - Areas 7,9,12,&14, Remove Entire Roofing System, Install R-30 Insulation, Install 4-Ply Membrane and Metal Flashings	10-20 years	$10,000

		X	JLE-BE-6	Air Sealing - Attic Insulation, Connection Between Additions, General Penetrations, Kitchen Area, Rear Entry Overhang, Roof to Wall Junctures, Soffits, Soffits and Attic Insulation	5-10 years	$77,500
Electrical and Safety Systems (1962 Building Only)						
			JLE-EE-1	Replace Aging Branch Panels, Provide Additional Branch Panels for Current/New Requirements and HVAC Renovations	10-20 years	$128,000
X			JLE-EE-2	Wiring Devices - Add Receptacles as Needed and Remove Unused Electrical Conduits, Wiring, and Equipment	5-10 years	$19,500
X			JLE-EE-3	Lighting - Provide Interior and Exterior LED fixtures, Dimmable Lighting Controls and Occupancy Sensors, Egress Lighting	5-10 years	$289,000
X			JLE-EE-4	Fire Alarm System – Replacement with Monitored Addressable System to Meet Code	0-5 years	$165,000
		X	JLE-EE-5	Electronic Door Access Control - Replace Components as Required as System Ages	5-10 years	$64,000
X			JLE-EE-6	Clock System - Provide Wireless GPS Clock System with Battery-Powered Clocks	0-5 years	$41,500
		X	JLE-EE-7	PA/All-call System - Provide New Paging System, Install Ceiling Mounted Speakers if Replaced with Suspended Ceiling	5-10 years	$82,500
	X		JLE-EE-8	Video Surveillance System - Provide Cameras to Monitor Interior and Exterior of Building	5-10 years	$69,000
X			JLE-EE-9	Emergency Power - Provide UPS Systems for 2 IT Closets	0-5 years	$25,500
Mechanical & Environmental Systems (1962 Building Only)						
X			JLE-ME-1	HVAC Controls Systems - Integrate Existing DDC System onto Common Network Platform	0-5 years	$32,000
X			JLE-ME-2	Heating Plant - Provide Glycol and Fill Station to Existing Heating Water System	0-5 years	$73,000
		X	JLE-ME-3	Cooling Plant - Provide High Efficiency Chiller & Pumps - Add Cooling to Entire Building	5-10 years	$460,000
			JLE-ME-4	Condensing Units/Split Systems - Provide Dedicated DX Split System to Serve IT Data Closet	10-20 years	$15,000
		X	JLE-ME-5	Gym Air Handling Unit Replacement & Classroom Unit Ventilator Cooling Additions	5-10 years	$373,500
		X	JLE-ME-6	Building General Exhaust Systems - Replace Non-Functional, Aged Fans with Efficient Fans, Provide Thermal Equalizers	5-10 years	$64,500
		X	JLE-ME-7	Domestic Water Heating Plant - Provide Two New High Efficiency Water Heaters and Recirculation Pump	5-10 years	$63,500
		X	JLE-ME-8	Plumbing Fixtures - Provide Electric Water Coolers with Bottle Fillers at all Drinking Fountain Locations	5-10 years	$44,000
		X	JLE-ME-9	Domestic Water Piping System - Replace Galvanized Piping System with Insulated Copper	5-10 years	$126,000
			JLE-ME-10	Fire Sprinkler Systems - Provide New Fire Protection System for the Entire Building	10-20 years	$165,000
X			JLE-ME-11	Mechanical System Retro Cx - Provide Commissioning Services to Test 2015 Systems	0-5 years	$19,000
Site/Civil Systems						

X			JLE-SC-1	Asphalt - High Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	0-5 years	$152,500
		X	JLE-SC-2	Asphalt - Medium Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	5-10 years	$167,500
			JLE-SC-3	Asphalt - Low Priority Base Patching, Crack Routing & Filling, Seal Coating & Marking	10-20 years	$301,500
X			JLE-SC-4	Concrete - High Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	0-5 years	$154,500
		X	JLE-SC-5	Concrete - Medium Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	5-10 years	$29,000
			JLE-SC-6	Concrete - Low Priority - Replace Deteriorated Sidewalks, Pavements, Ramps & Aprons	10-20 years	$39,500
X			JLE-SC-7	Grading & Drainage - Fix Walkway Icing Issues, Remove Excess Soil, Restore with Seed	0-5 years	$12,000
X			JLE-SC-8	Athletic & Playground Equipment - High Priority, Replace 4 Basketball Hoops	0-5 years	$20,000
		X	JLE-SC-9	Athletic & Playground Equipment - Medium Priority, Replace Rubber & Replace 6' Fencing	5-10 years	$11,000
			JLE-SC-10	Athletic & Playground Equipment - Low Priority, Replace Chain-link Gate and 50% Fencing	10-20 years	$132,500
			JLE-SC-11	Storm Water Management, Provide Basins or Ponds to Comply with DNR for Major Projects	10-20 years	$208,500
Jefferson Lighthouse Elementary School - Phase 1 - FCA Selected Total:						**$3,802,000**
Jefferson Lighthouse Elementary School - Phase 2 - FCA Selected Total:						**$2,057,000**

Educational Adequacy						
X			JLE-EDA-1	Demolish 1899 Building and Convert to Basketball Courts and Greenspace	EDA	$588,000
X			JLE-EDA-2	Construct New East Entrance and Office Area, Flex Lab and Expand Parking	EDA	$323,000
X			JLE-EDA-3	Construct Classroom Above Library	EDA	$317,000
X			JLE-EDA-4	Demolish Stage and Renovate Existing Gym into Open Cafeteria, Expand Kitchen	EDA	$223,000
	X		JLE-EDA-5	Allowance for New Flexible Furniture	EDA	$279,500
Jefferson Lighthouse Elementary School - Phase 1 - Educational Adequacy Selected Total:						**$1,451,000**
Jefferson Lighthouse Elementary School - Phase 2 - Educational Adequacy Selected Total:						**$0**

Jefferson Lighthouse Elementary School - Phase 1 Selected Total:	**$5,253,000**
Jefferson Lighthouse Elementary School - Phase 2 Selected Total:	**$2,057,000**

RACINE UNIFIED SCHOOL DISTRICT

EDUCATIONAL SPACE ADEQUACY PLAN
JEFFERSON LIGHTHOUSE ELEMENTARY SCHOOL

Original Construction : 1899
Building Addition(s) : 1962

Building Area: 57,560 sf

DEMOLITION
MODERATE RENOVATION
HEAVY RENOVATION
NEW CONSTRUCTION

0 15 30 60

SCALE: 1" = 30'-0"

NEXUS SOLUTIONS®

FIRST FLOOR PLAN

RACINE UNIFIED SCHOOL DISTRICT

EDUCATIONAL SPACE ADEQUACY PLAN
JEFFERSON LIGHTHOUSE ELEMENTARY SCHOOL

Original Construction : 1899
Building Addition(s) : 1962

Building Area: 57,560 sf

DEMOLITION
NEW CONSTRUCTION

0 15 30 60

SCALE: 1" = 30'-0"

NEXUS SOLUTIONS®

SECOND FLOOR PLAN

RACINE UNIFIED SCHOOL DISTRICT

EDUCATIONAL SPACE ADEQUACY PLAN
JEFFERSON LIGHTHOUSE ELEMENTARY SCHOOL

Original Construction : 1899
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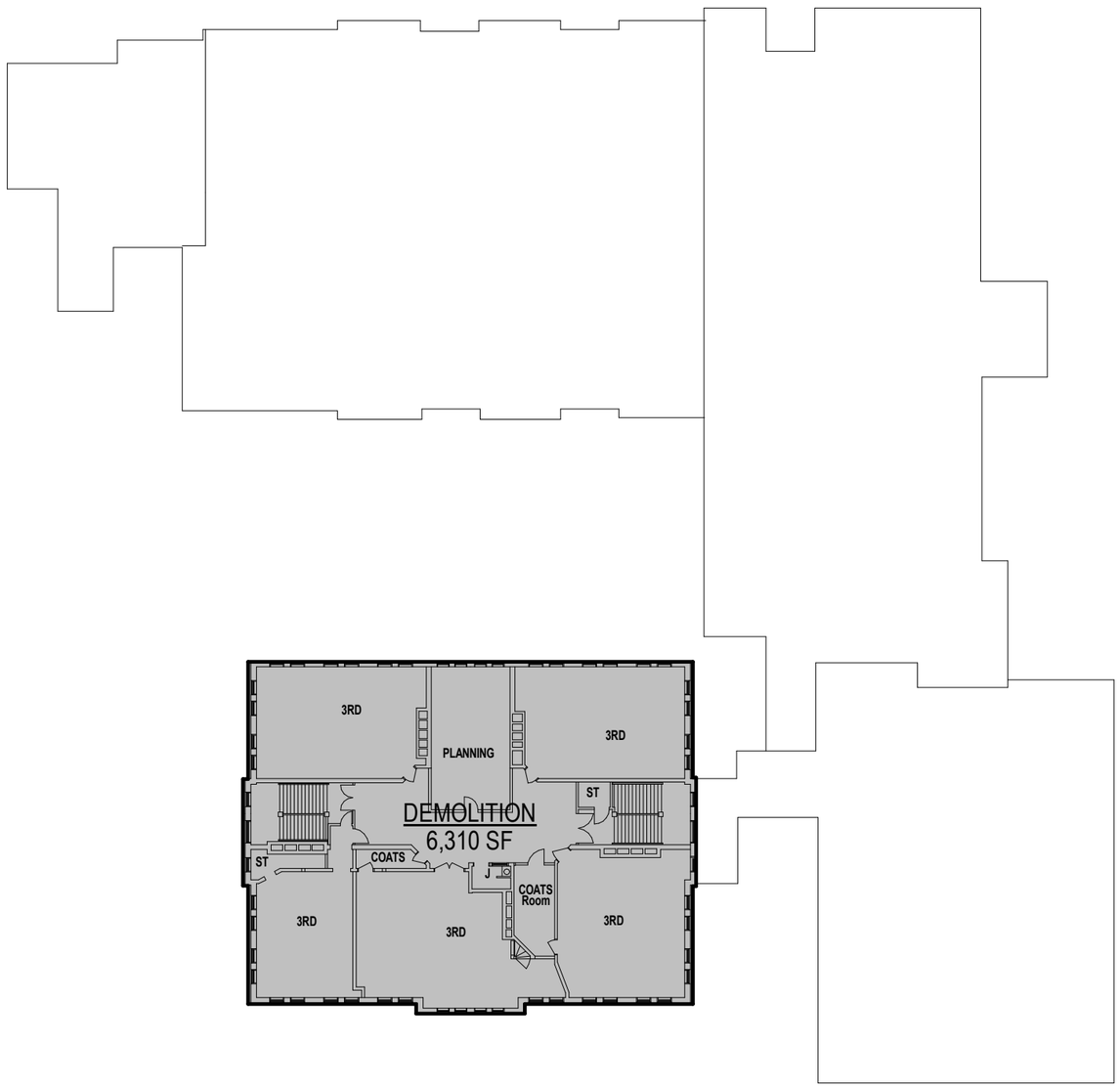
Building Area: 57,560 sf



DEMOLITION

0 15 30 60

SCALE: 1" = 30'-0"

NEXUS SOLUTIONS®

THIRD FLOOR PLAN