



Full Day Kindergarten Update

February 2022 Board of Education

Full Day Kindergarten

Well Rounded Students

- Increased flexibility and opportunities to individualize instruction for students.
- More individual and small group interaction.
- Additional Social Emotional Learning (SEL)
- Easier scheduling of specialized services

Teaching Benefits

- More time with students to assess and individualize instruction to their needs and interests.
- Fewer total students per year to focus on greater individualization.

Advantages for Families

- Lowered childcare costs and greater opportunity for lower-income families to receive higher quality early education.
- Ability for both parents to remain in workforce

Community

- Increased services for community
- Higher rated school system
- Possible Increase to property value



Scenarios

1. Neighborhood School Additions

- a. Build on at All 7 Elementary Schools for Added Capacity
 - i. Review Small Group and Breakout Instruction Needs
 - ii. Review Gym Needs
 - iii. Review Lunchroom Needs
 - iv. Review Office Needs (Social, Psych., ML, OT/PT, etc)
 - v. Review Wellness Rooms
- b. Build on at Schools that Currently Do Not Have Available Capacity
 - i. **Dryden**
 - ii. **Olive**
 - iii. **Patton**
 - iv. **Westgate** (Potential New School or Large Scale Renovations / Additions)
 - v. **Windsor**
 - 1. **Greenbrier** - Currently Has Capacity. No addition needed at this time.
 - 2. **Ivy Hill** - Currently Has Capacity. No addition needed at this time.

2. **Add on to a North School (TBD) and South School (TBD).** Redistrict to pull enrollment out of buildings to accommodate Full Day Kindergarten.

3. **5th Grade Additions at Thomas Middle School and South Middle School**

4. **New Kindergarten Center** - Location TBD

5. **New Elementary School** - Redistrict to pull enrollment from existing buildings.



Summary of Spaces

School	Potential K Enrollment	*Potential Number of Sections / Classrooms Needed	Existing K Classroom Spaces	**Classrooms Short
Dryden	84	4	2	2
Greenbrier	53	3	1	2
Ivy Hill	113	6	2	4
Olive-Mary Stitt	106	6	2	4
Patton	78	4	2	2
Westgate	95	5	3	2+1(K IS)=3
Windsor	96	5	2	3
District Totals	625	33	14	20
<p>*If New Kindergarten Center, building would need to accommodate this potential enrollment</p> <p>**If building at existing buildings, this is the net total of classrooms short</p>				



Summary of Estimated Costs

Description	Low Est. Cost	Upper Est. Cost
Option 1A Additions at ALL 7 Elementary Schools	\$ 24,083,824	\$ 30,620,630
Option 1B Additions at Elementary Schools with Current Needs	\$ 20,050,958	\$ 25,512,333
Option 2 Patton and Dryden Additions	\$ 21,170,118	\$ 27,288,414
Option 3 Middle School 5th Grade Additions	\$ 31,096,800	\$ 39,389,280
Option 4 New Kindergarten Center	\$ 34,919,115	\$ 44,896,005
Option 5 New Elementary School	\$ 34,012,125	\$ 43,082,025

1. Neighborhood School Additions

1.A.) Additions on All 7 Elementary Schools

1.B.) Additions on Schools with Current Needs



Option 1A: Additions at All Elementary Schools



FIRST FLOOR PLAN
DRYDEN ELEMENTARY SCHOOL

- 2 Classrooms
- Gym Expansion
- Office Expansion?



FIRST FLOOR PLAN
GREENBRIER ELEMENTARY SCHOOL

- 2 Classrooms
- Support Space?
- 1 Story with Enhanced Roof Structure for Future Vertical Expansion



FIRST FLOOR PLAN
IVY HILL ELEMENTARY SCHOOL

- 4 Classrooms
- Support Space?



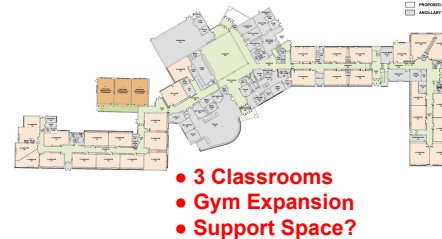
FIRST FLOOR PLAN - OPTION 1
OLIVE-MARY STITT ELEMENTARY SCHOOL

- 4 Classrooms
- Support Space?
- Reconfigurations



FIRST FLOOR PLAN
PATTON ELEMENTARY SCHOOL

- 2 Classrooms
- Support Space?
- 1 Story with Enhanced Roof Structure for Future Vertical Expansion?



FIRST FLOOR PLAN
WESTGATE ELEMENTARY SCHOOL

- 3 Classrooms
- Gym Expansion
- Support Space?



FIRST FLOOR PLAN - OPTION 2
OLIVE-MARY STITT ELEMENTARY SCHOOL

- 4 Classrooms
- New Main Office
- Support Space?



FIRST FLOOR PLAN
WINDSOR ELEMENTARY SCHOOL

- 3 Classrooms
- Support Space?
- 1 Story with Enhanced Roof Structure for Future Vertical Expansion?

School	Classrooms Short
Dryden	2
Greenbrier	2
Ivy Hill	4
Olive-Mary Stitt	4
Patton	2
Westgate	2+1(IS)=3
Windsor	3
District Totals	20

Option 1A - Additions at ALL 7 Elementary Schools

20 Classrooms

Design and Consulting	Low Est. Cost	Upper Est. Cost
Architect and Engineer 7%	\$ 1,301,125	\$ 1,654,275
Civil Engineering	\$ 557,625	\$ 708,975
Construction Manager Fee 4.5%	\$ 836,438	\$ 1,063,463
Fixed General Conditions 2%	\$ 371,750	\$ 472,650
General Conditions 1.4%	\$ 260,225	\$ 330,855
P&P Bond 1%	\$ 185,875	\$ 236,325
Insurance .67%	\$ 124,536	\$ 158,338
Contingency	\$ 1,858,750	\$ 2,363,250
Subtotal	\$ 5,496,324	\$ 6,988,130
Dryden	\$ 3,462,500	\$ 4,407,500
Greenbrier	\$ 1,331,250	\$ 1,686,250
Ivy Hill	\$ 1,893,750	\$ 2,398,750
Olive	\$ 4,193,750	\$ 5,333,750
Patton	\$ 2,031,250	\$ 2,596,250
Westgate	\$ 3,481,250	\$ 4,431,250
Windsor	\$ 2,193,750	\$ 2,778,750
Subtotal	\$ 18,587,500	\$ 23,632,500
Total Estimated Costs	\$ 24,083,824	\$ 30,620,630

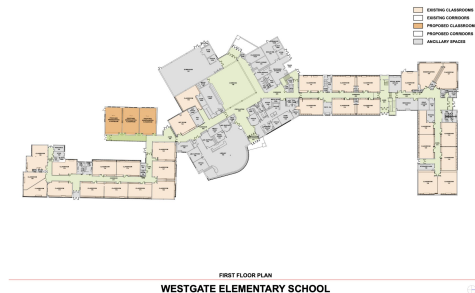
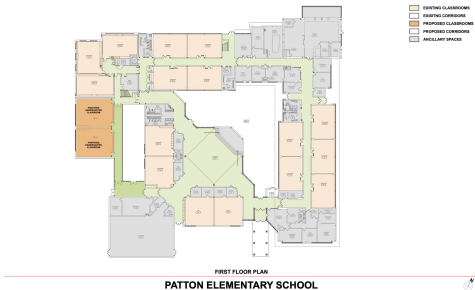
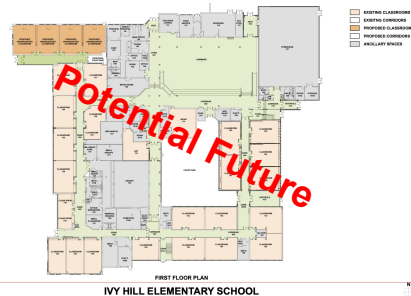
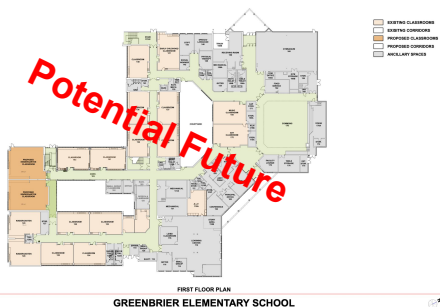
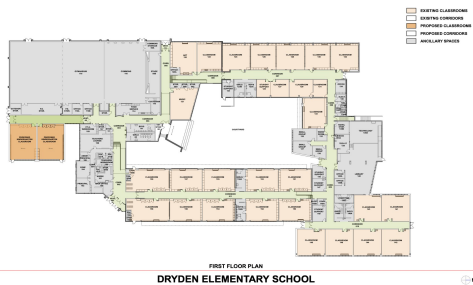
- + FDK at all home schools
- + No redistricting
- + No disruption of other programs
- + Decrease in transportation need
- ? Could result in small # of unassigned rooms at 2 schools
- ? Westgate needs more
- ? Monitor Olive enrollment

Other Considerations

Annual Operating Cost Est \$1.4M

- Furniture Costs
- Technology Costs
- Move Costs
- Copier Costs

1.B.) Additions on Schools with Current Needs



School	Classrooms Short
Dryden	2
Greenbrier	-
Ivy Hill	-
Olive-Mary Stitt	4
Patton	2
Westgate	2+1(IS)=3
Windsor	3
District Totals	14

Option 1B - Additions at Elementary Schools with Current Needs 14 Classrooms		
Design and Consulting	Low Est. Cost	Upper Est. Cost
Architect and Engineer 7%	\$ 1,083,250	\$ 1,378,300
Civil Engineering	\$ 464,250	\$ 590,700
Construction Manager Fee 4.5%	\$ 696,375	\$ 886,050
Fixed General Conditions 2%	\$ 309,500	\$ 393,800
General Conditions 1.4%	\$ 216,650	\$ 275,660
P&P Bond 1%	\$ 154,750	\$ 196,900
Insurance .67%	\$ 103,683	\$ 131,923
Contingency	\$ 1,547,500	\$ 1,969,000
Subtotal	\$ 4,575,958	\$ 5,822,333
Dryden	\$ 3,462,500	\$ 4,407,500
Greenbrier	\$ -	\$ -
Ivy Hill	\$ -	\$ -
Olive	\$ 4,193,750	\$ 5,333,750
Patton	\$ 2,031,250	\$ 2,596,250
Westgate	\$ 3,593,750	\$ 4,573,750
Windsor	\$ 2,193,750	\$ 2,778,750
Subtotal	\$ 15,475,000	\$ 19,690,000
Total Estimated Costs	\$ 20,050,958	\$ 25,512,333

- + FDK at all home schools
- + No redistricting
- + No disruption of other programs
- + Lowest cost for community
- + Decrease in transportation need
- ? Westgate needs more
- ? Monitor Olive enrollment
- ? Ivy Hill enrollment may rebound and need to be addressed later

- Other Considerations**
Annual Operating Cost Est \$1.4M
- Furniture Costs
 - Technology Costs
 - Move Costs
 - Copier Costs

2. Additions at a northern school and a southern school

Option 2 - Proposed: Patton and Dryden Additions
One northern school and one southern school additions
20 Classrooms (Appx. +450 Student Capacity)

Design and Consulting	Low Est. Cost	Upper Est. Cost
Architect and Engineer 7%	\$ 1,143,713	\$ 1,474,253
Civil Engineering	\$ 490,163	\$ 631,823
Construction Manager Fee 4.5%	\$ 735,244	\$ 947,734
Fixed General Conditions 2%	\$ 326,775	\$ 421,215
General Conditions 1.4%	\$ 228,743	\$ 294,851
P&P Bond 1%	\$ 163,388	\$ 210,608
Insurance .67%	\$ 109,470	\$ 141,107
Contingency	\$ 1,633,875	\$ 2,106,075
Subtotal	\$ 4,831,368	\$ 6,227,664
Dryden	\$ 8,191,250	\$ 10,397,250
Patton	\$ 8,147,500	\$ 10,663,500
Subtotal	\$ 16,338,750	\$ 21,060,750
Total Estimated Costs	\$ 21,170,118	\$ 27,288,414

- + FDK at all home schools
- + No disruption of other Programs
- + Relieves space pressure at some schools
- ? Redistricts at least 4 communities
- ? Does not address full district need
- ? Relocates many staff

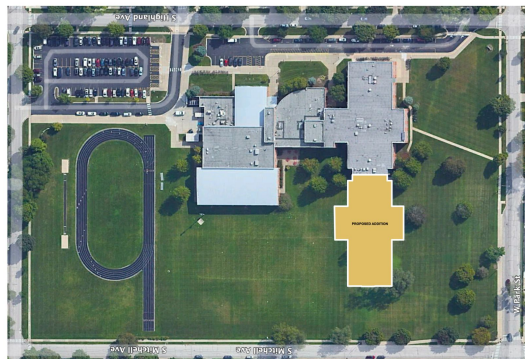
Other Considerations

- Furniture Costs
- Technology Costs
- Move Costs
- Copier Costs

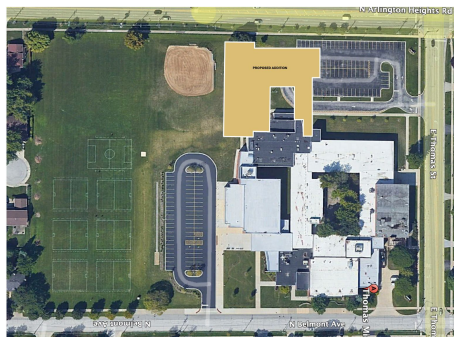
3. Middle School Additions for 5th Grade



Option 3: Middle School Additions



SITE PLAN
SOUTH MIDDLE SCHOOL



SITE PLAN
THOMAS MIDDLE SCHOOL

- + No redistricting
- + Provides 5th gr with transition opportunities w/ middle school
- + Plenty of space on South property
- + Space available on Thomas property
- ? May have excess rooms left over at elementary schools that would be underutilized.
- ? Increases enrollment of 250-300 students to each middle school
- ? Need 2 addt'l administrators
- ? Traffic impact at SMS & TMS
- ? Community concerns RE 5th grade joining middle school level
- ? Relocates many staff members

Other Considerations

Annual Operating Cost Est \$2.0M

- Lockers
- Wider Hallways
- Science Rooms
- Specials Rooms
- Lunch Space
- Move Costs
- Furniture Costs
- Technology Costs
- Copier Costs





Option 3: Middle School Additions

Elementary School Classroom Analysis w/ 5th Grade Moving to Middle Schools

School	Potential K Enrollment	Potential Number of K Sections / Classrooms Needed	Existing K Classroom Spaces	Current 5th Grade Sections	Potential Increase of Open Rooms at Building	Classrooms Currently Used for other Services	Potential Open Rooms at Building	Classroom Occupancy Rate
Dryden	84	4	2	4	(2)	(2)	(4)	83%
Greenbrier	53	3	1	2	0	(3)	(3)	87%
Ivy Hill	113	6	2	5	(1)	(8)	(9)	73%
Olive-Mary Stitt	106	6	2	5	(1)	(3)	(4)	88%
Patton	78	4	2	4	(2)	(1)	(3)	86%
Westgate	95	5	3	4	(2)	0	(2)	94%
Windsor	96	5	2	4	(1)	(3)	(4)	88%
District Totals	625	33	14	28	(9)	(20)	(29)	

4. New Kindergarten Center



Option 4: New Kindergarten Center

625 Students / 20 per class = **31 Classrooms**

Enrollment Buffer = 4
35 Classrooms

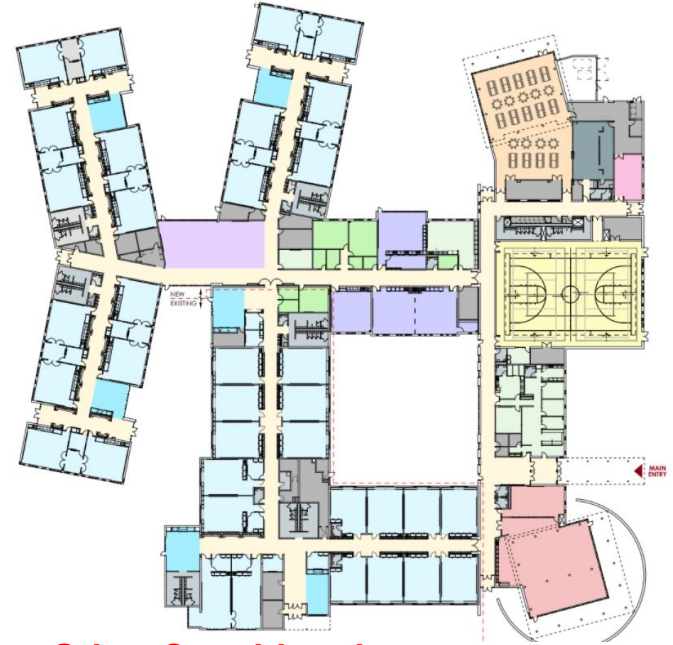
Closest Similar D25 School (Ivy Hill - 34 Classrooms)

~77,000sf



Option 4: New Kindergarten Center

Design and Consulting	Low Est. Cost	Upper Est. Cost
Architect and Engineer 7%	\$ 1,886,500	\$ 2,425,500
Civil Engineering	\$ 808,500	\$ 1,039,500
Construction Manager Fee 4.5%	\$ 1,212,750	\$ 1,559,250
Fixed General Conditions 2%	\$ 539,000	\$ 693,000
General Conditions 1.4%	\$ 377,300	\$ 485,100
P&P Bond 1%	\$ 269,500	\$ 346,500
Insurance .67%	\$ 180,565	\$ 232,155
Contingency	\$ 2,695,000	\$ 3,465,000
Subtotal	\$ 7,969,115	\$ 10,246,005
School	Low Est. Cost	Upper Est. Cost
New Kindergarten Center	\$ 26,950,000	\$ 34,650,000
Subtotal	\$ 26,950,000	\$ 34,650,000
Total Estimated Costs	\$ 34,919,115	\$ 44,896,005



Other Considerations

Annual Operating Cost Est \$2.0M

- Furniture Costs
- Technology Costs
- Move Costs
- Copier Costs



Option 4: New Kindergarten Center

- + All-school focus completely on early learners
- + Increase connections/relationships of families across D25
- + Add to Dunton Administration Center

- ? Needs addt'l staff (principal, nurse, maintenance, possible support staff)
- ? Creates a possible 3rd school for families with multiple children in D25
- ? Needs referendum to build new; could build as an addition
- ? May see addt'l costs if current Dunton staff need to relocate
- ? Operating costs are higher
- ? Transportation need increases, but is offset some by decreased need for mid-day runs
- ? One story school takes up large land area

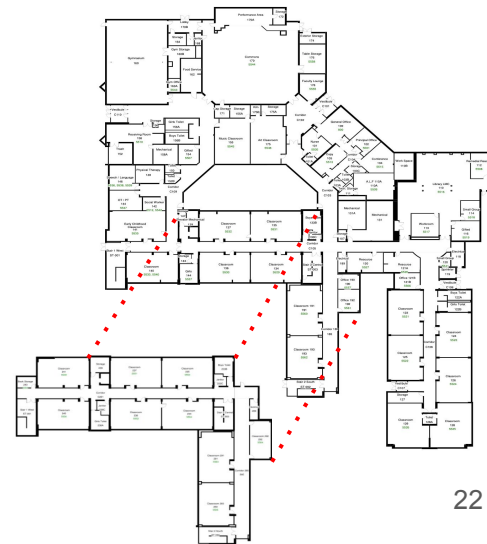
5. New Elementary School



Option 5: New Elementary School

- Recommend 24 Classroom School + 2 Enrollment Buffer = 26 Total
 - 4 sections per grade (4 x 6 = 24) + 2 Enrollment
 - Appx. 540 Student Enrollment at 22.5 students per class
- Similar D25 School: Greenbrier
- New School Appx. 70,000gsf

Design and Consulting	Low Est. Cost	Upper Est. Cost
Architect and Engineer 7%	\$ 1,837,500	\$ 2,327,500
Civil Engineering	\$ 787,500	\$ 997,500
Construction Manager Fee 4.5%	\$ 1,181,250	\$ 1,496,250
Fixed General Conditions 2%	\$ 525,000	\$ 665,000
General Conditions 1.4%	\$ 367,500	\$ 465,500
P&P Bond 1%	\$ 262,500	\$ 332,500
Insurance .67%	\$ 175,875	\$ 222,775
Contingency	\$ 2,625,000	\$ 3,325,000
Subtotal	\$ 7,762,125	\$ 9,832,025
School	Low Est. Cost	Upper Est. Cost
New Kindergarten Center	\$ 26,250,000	\$ 33,250,000
Subtotal	\$ 26,250,000	\$ 33,250,000
Total Estimated Costs	\$ 34,012,125	\$ 43,082,025





Option 5: New Elementary School

- + Lessen enrollment at other schools
- + Creates another neighborhood school location
- + New school community gets to “build” culture, etc.

- ? Needs additional staff (principal, nurse, facilities, support staff)
- ? Redistrict likely all 7 communities
- ? Some staff transfers
- ? Needs referendum to build new; could build as an addition
- ? May see additional costs if Dunton staff need to relocate
- ? Operational costs are higher



Summary of Estimated Costs

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Next Steps and Questions



- Need to Begin Finalizing One Option for Better Scope Development, Design and Additional Pricing Exercises
 - Site Surveys for Selected Option
 - Traffic Study this Spring for Selected Option
- 6-8 Months of Design and Village Review

March 8th meeting

- a. Enrollment Study
- b. Financing/Bond Sale Options
- c. Communication Plan for Possible Referendum
- d. Timeline Considerations
- e. Alternate Plans