



# DAVENPORT Community Schools

*G R O W I N G   E X C E L L E N C E*

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## Board Meeting

Monday, September 11, 2023



# DISTRICT MASTER PLAN PHASE 1



**DAVENPORT**  
Community Schools  
*GROWING EXCELLENCE*



# Phase 1 | Projects

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## Goals

Highest priority projects to provide space needed for instruction and activities which impact all students within the district

Priority 1 – Improvements to meet classroom needs of students

Priority 2 – Improvements to meet outdoor needs of students

## Projects

Sudlow Middle School – Expansion and Renovation

Smart Middle School – Expansion and Renovation

North High School – Science Room and Classroom Expansion and Remodeling

Elementary School Remodeling and Improvements

High School Outdoor Turf Fields (North / West)

High School Turf and Baseball Field (Central)

## Total Cost

\$146,000,000 to \$154,000,000

## Available District Funds

\$170,000,000

# Phase 1 | Sudlow/Smart Middle School

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## Initial Considerations

- Addition and Renovation proposed for Sudlow and Smart Middle School
- Current issues and prospective solution or benefit of improvement:
  - Existing 7th and 8th grade programs have moved into all available spaces within the existing buildings for providing services that benefit students.
  - Improving buildings would allow sufficient space for all grade levels plus provide the necessary space to house the resources, programs, and services that benefit students which improves outcomes for students
  - Improve and enhance the vision of education within the district, by creating new and improved environments that will keep students in the district, attract new families, and aid in attracting new staff

# Phase 1 | Sudlow Middle School

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## Initial Considerations

- Provide an addition and renovation to the existing facility to support middle school curriculum needs and to support integration of sixth grade
- Improve existing building according to concerns identified through the facility study process
- Provide needed collaboration and flexible use areas with increased sightlines and supervision within the building
- Increase safety and security within the building
- Allow for creating a house model within academic wings of the building
  - Physical structure will aid in developing smaller learning communities which are designed to improve relational and social development, enhance student academic engagement, and provide an environment which will improve student outcomes
- Sudlow and Smart identified to be considered for initial projects as it is one of buildings most in need of improvement

# Phase 1 | Sudlow Middle School

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## Initial Considerations

- Expand cafeteria to improve efficiency for lunch resulting in better control and more instructional time
- Additional classroom space to meet needs of additional students and programs, as well as allow a house approach
- Additional gymnasium space to improve instruction due to larger population size
- Maintain Creative Arts Academy space within building
- Improve spaces for FCE, CTE, and STEM
- Improve site safety and logistics, parking and outdoor student activity spaces
- Requires removal of Washington Elementary Building

# Sudlow Middle School

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## Initial Considerations

### Project Information

- Building program based upon initial target during high level master planning with District leadership team. The program developed was a target to serve as starting place for each building project, whether existing building or new.
- Initial building program determined a target building area of 172,900 square feet of space needed for building project.
- Costs include improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

### Proposed Project Cost

\$57,656,530

# Sudlow Middle School

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## Current Considerations

### Project Information

- As component of commencing project, deeper conversations held with building leadership and staff to understand needs and goals for Sudlow Middle School
- The revised building program has resulted in a target building area of 160,782 square feet of space needed for building project.
- An addition and remodeling to the existing building would be required improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

### Proposed Project Cost

\$57,593,142



# Sudlow Middle School

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## Current Considerations

### Alternate Option

- The question was raised as to a comparative number to construct a new stand-alone building.
- The original cost of a stand-alone building was based upon initial program areas. The reduction in building area through the programming process reduces the amount of space needed to be constructed.
- The cost of a stand-alone new facility has reduced from initial projections to an amount in the range of \$66,500,000 to \$68,000,000
- If the existing Sudlow gymnasium was retained and integrated into new construction, a new facility could be constructed for an amount in the range of \$61,600,000 to \$63,000,000

# Sudlow Middle School

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## Current Considerations

### Alternate Option – PROS vs CONS

#### ADDITION / REMODELING

##### Pros

- Existing Historic building remains
- Prior investment to campus intact
- Allows district to create new vision for old campus
- Lower cost for overall construction

##### Cons

- Not every room/space is improved/remodeled
- Site logistics remain largely unchanged
- Challenges to achieve ADA accessibility
- Room sizes and configuration limiting

#### MOSTLY NEW CONSTRUCTION

##### Pros

- New construction for all areas of building except gym
- Allows improvement to room size and configuration
- Entire investment distributed to new construction
- Completely accessible and code compliant
- Improve site logistics
- Shorter duration of overall construction & phasing

##### Cons

- Existing Historic building would be demolished
- New construction over existing geothermal
- Site area continues to present logistic challenges

# Smart Middle School

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## Initial Considerations

### Project Information

- Building program based upon initial target during high level master planning with District leadership team. The program developed was a target to serve as starting place for each building project, whether existing building or new.
- Initial building program determined a target building area of 138,235 square feet of space needed for building project.
- Costs include improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

### Proposed Project Cost

\$51,749,500

# Smart Middle School

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## Current Considerations

### Project Information

- As component of commencing project, deeper conversations held with building leadership and staff to understand needs and goals for Smart Middle School
- The revised building program has resulted in a target building area of 127,332 square feet of space needed for building project.
- An addition and remodeling to the existing building would be required improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

### Proposed Project Cost

\$49,420,000 - \$51,400,000

# Smart Middle School

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## Current Considerations

### Alternate Option

- The question was raised as to a comparative number to construct a new stand-alone building.
- The original cost of a stand-alone building was based upon initial program areas. The reduction in building area through the programming process reduces the amount of space needed to be constructed.
- The cost of a stand-alone new facility has reduced from initial projections to an amount in the range of \$55,300,000 to \$57,510,000
- If the existing Smart gymnasium was retained and integrated into new construction, a new facility could be constructed for an amount in the range of \$52,750,000 to \$54,870,000

# Smart Middle School

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## Current Considerations

### Alternate Option – PROS vs CONS

#### ADDITION / REMODELING

##### Pros

- Existing Historic building remains
- Prior investment to campus intact
- Allows district to create new vision for old campus
- Lower cost for overall construction

##### Cons

- Not every room/space is improved/remodeled
- Site logistics remain largely unchanged
- Challenges to achieve ADA accessibility
- Room sizes and configuration limiting

#### MOSTLY NEW CONSTRUCTION

##### Pros

- New construction for all areas of building except gym
- Allows improvement to room size and configuration
- Entire investment distributed to new construction
- Completely accessible and code compliant
- Improve site logistics
- Shorter duration of overall construction & phasing
- New building could be constructed on Monroe site

##### Cons

- Existing Historic building would be demolished
- Site area continues to present logistic challenges

# Sudlow Middle School

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## Question Follow Up

### Maintenance and Operating Expense

- Current: \$160,230
- Projected cost after addition/renovation = \$256,900
- Projected cost for new facility = \$191,863
- Note: Deferred cost for maintenance and repair within first 10 years

### Fixtures, Furnishings, and Equipment (FFE)

- Included in estimated costs

### Costs

- Project costs do not include fee for construction management services