

# Westlake Academy Facilities Update

Town Council February 28, 2022

# WA Facilities Update

- ▶ **Westlake Academy Historical facility timeline**
- ▶ **Bennett Partners Facility Analysis**
- ▶ **Sports Package**
- ▶ **Proposed Next Steps**



# Westlake Academy - Historical Growth

2003 -Original Campus opened 55,000 sq. ft.

2010 -Added the Sam & Margarete Lee Arts and Sciences Center - 8,500 sq. ft.

PMSI firm was hired, facilities planning / growth model

2011 -Expanded parking area west of the Sam & Margarete Lee Arts and Sciences Center

Three portable buildings installed - 4,200 sq. ft.

2012 -Bennett Partners - Master Plan, Building Cost, SDS growth module

Westlake Academy Master Plan was adopted

2013-Three portable buildings installed - 4,200 sq. ft.

Bennett Partners was hired to provide architectural services for the Phase I expansion

2014- Added MPH, Field House and Secondary Building - 38,000 Sq. Ft.

2018- Hired Stantec to review and update the WA Master Plan

# Westlake Academy - Historical Growth, cont.

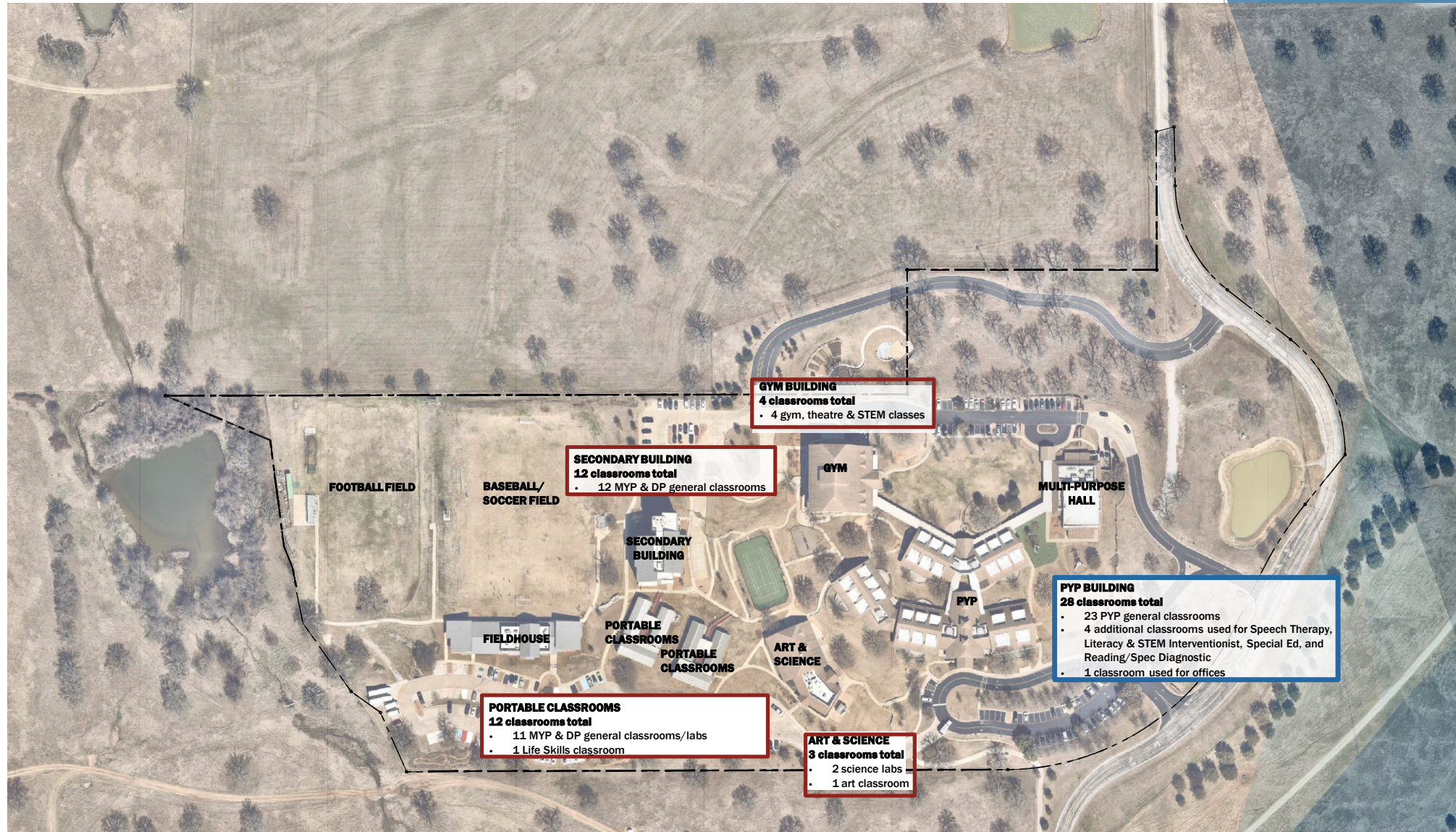
2019 - Identified immediate need of 3 additional science labs, 2 art rooms and potentially reducing the number of portable buildings

- Bennett Partners was hired to provide architectural services to complete a facility analysis of the campus which includes the following:
  - Space utilization and capacity in all buildings
  - Arts & Sciences Center Expansion
  - Future buildings and sports field locations

# Current Facility Analysis

- 2019 BP Facility Analysis Report
  - Arts & Sciences Center Expansion- Two options
  - Space utilization in all buildings
  - Current campus without portables and **no new facilities**
  - Current campus without portables with **additional buildings**
    - Three options





These documents may not be used for regulatory approval, permit, or construction.

20176.00

0 80' 160'



## Current Campus | Option 01

WESTLAKE ACADEMY CAMPUS ASSESSMENT

ARCHITECTURE  
INTERIORS  
PLANNING

bennett  
partners



## CURRENT CAMPUS WITH PORTABLES

2021-22 BENCHMARK  
ENROLLMENT:

341  
PYP

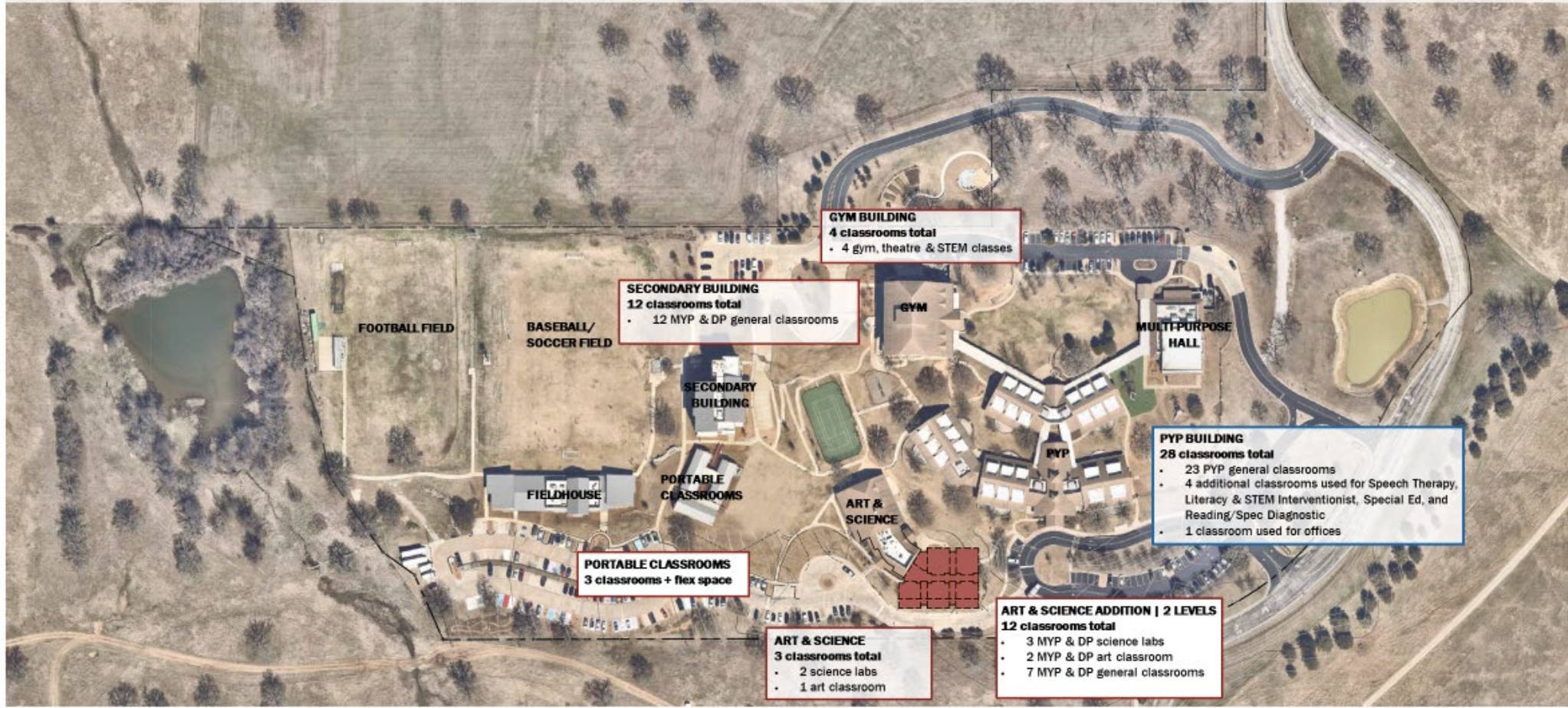
530  
MYP&DP

## MASTER PLAN - OPTION 02

STUDENTS BASED ON BENCHMARK 2021-22  
STUDENT RATIO:

341  
PYP  
(+95 students)

530  
MYP&DP



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0 80' 160'



## Master Plan | Option 02

WESTLAKE ACADEMY CAMPUS ASSESSMENT



CURRENT CAMPUS WITH PORTABLES  
2021-22 BENCHMARK  
ENROLLMENT:

341  
PYP

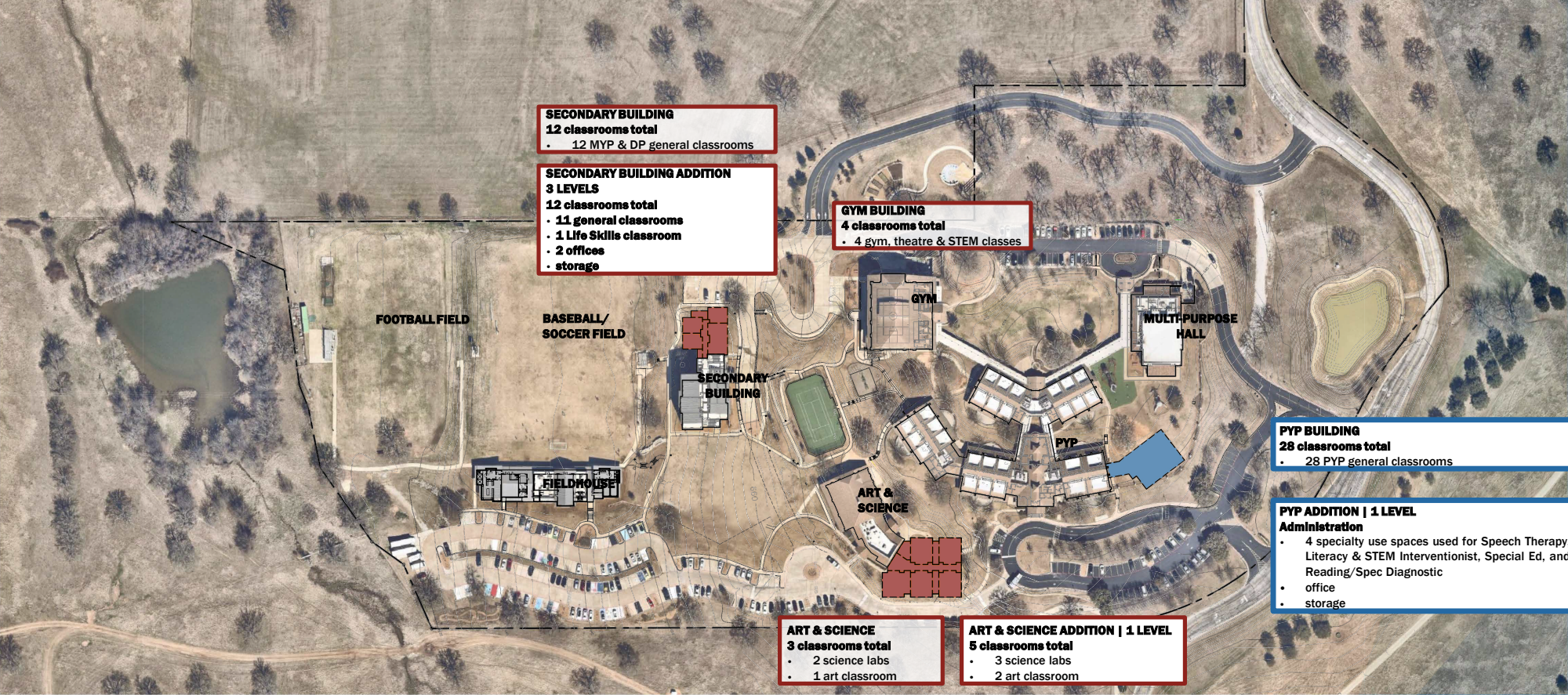
530  
MYP&DP

MASTER PLAN - OPTION 03  
STUDENTS BASED ON BENCHMARK  
2021-22 STUDENT RATIO:

436  
PYP  
(+95 students)

636\*  
MYP&DP  
(+108 students)

\*IF THE ART & SCIENCE 2-STORY ADDITION IS SELECTED, THIS CAPACITY WILL BE INCREASED BY ANOTHER 7 CLASSROOMS



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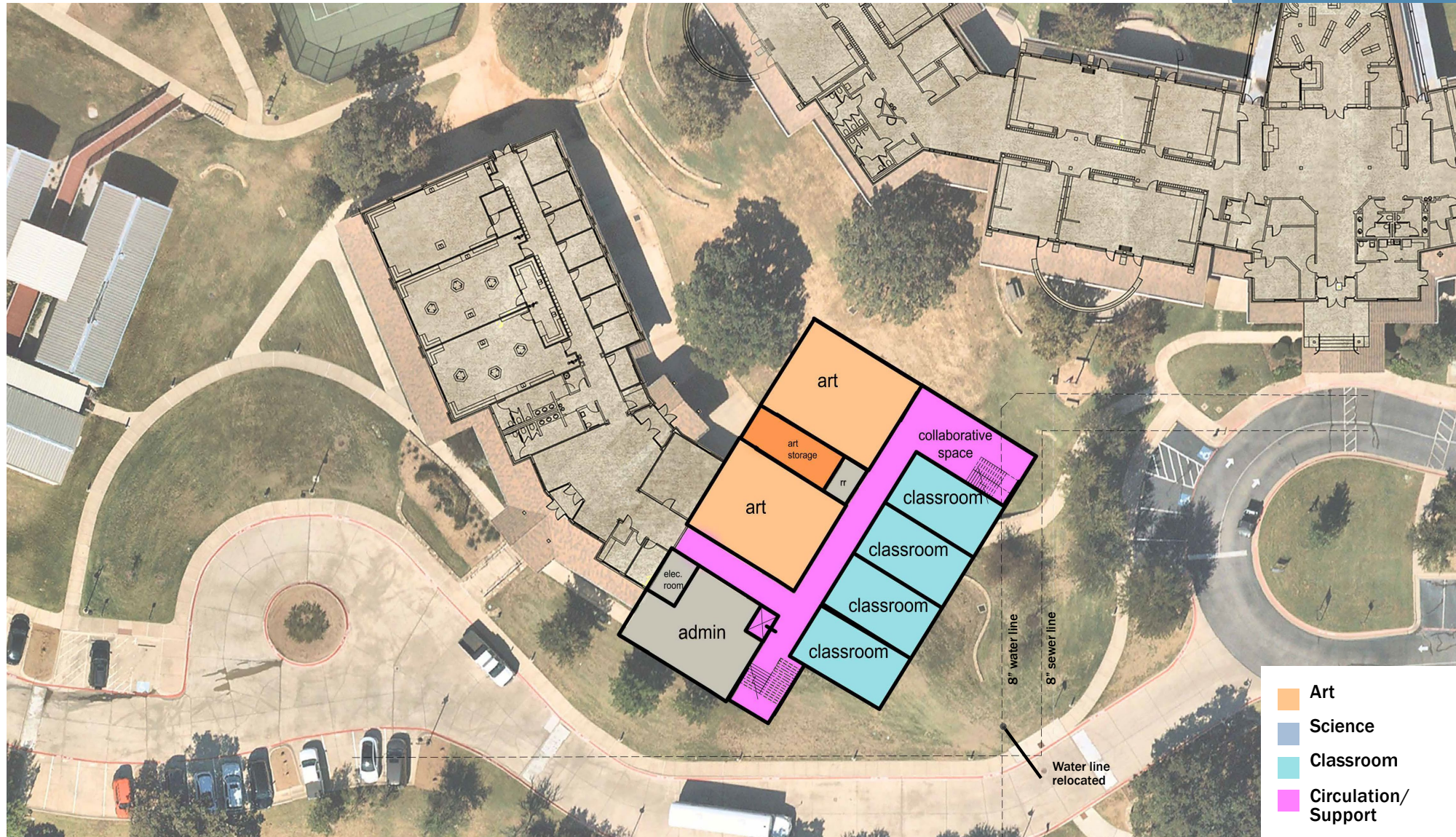
80'



Master Plan | Option 3

WESTLAKE ACADEMY CAMPUS ASSESSMENT





- Art
- Science
- Classroom
- Circulation/Support

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23 February 2022

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0 16' 32'



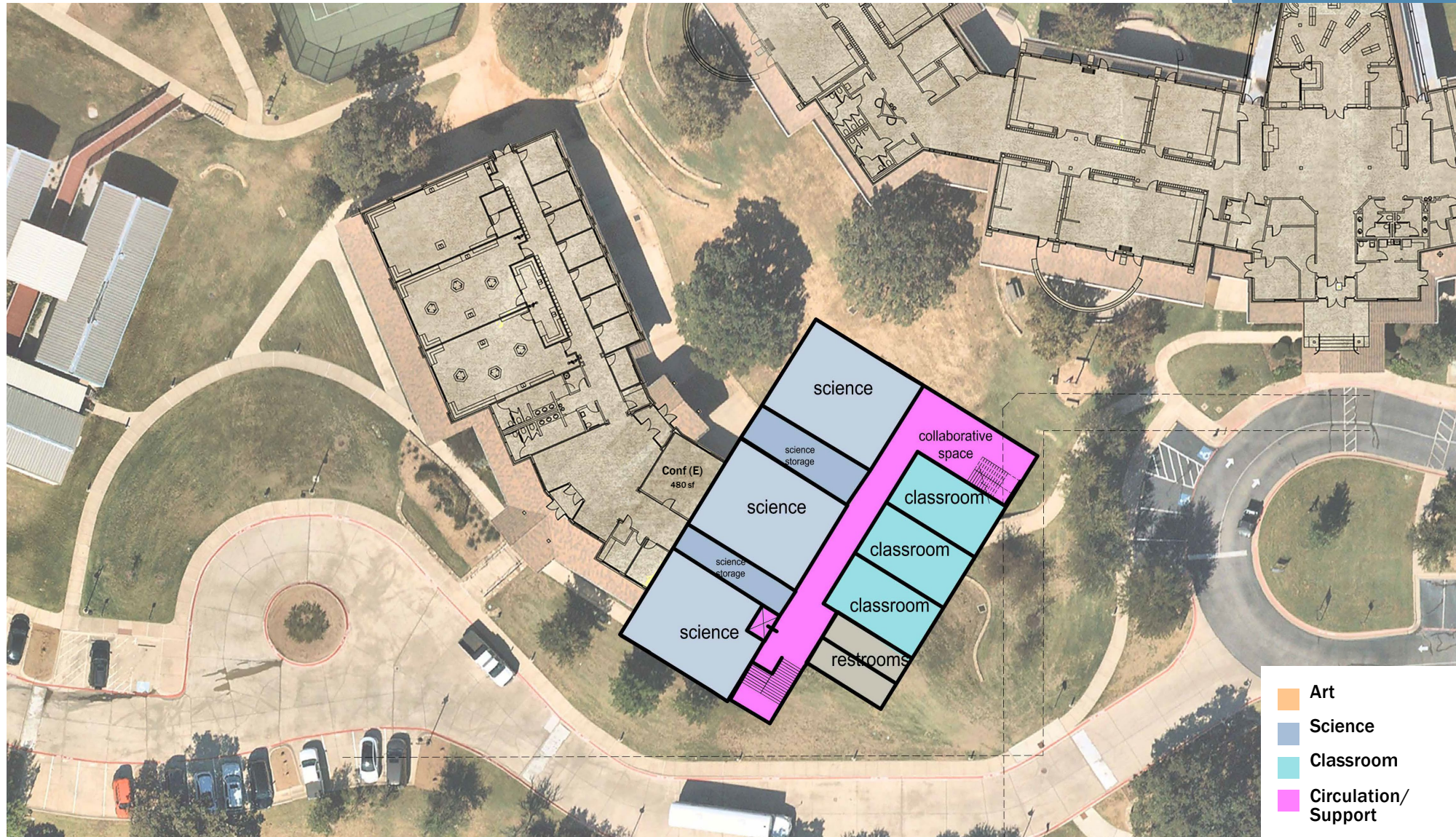
## Art & Science Addition | Ground Floor

WESTLAKE ACADEMY

9

ARCHITECTURE  
INTERIOR  
PLANNING  
**bennett  
partners**





These documents may not be used for regulatory approval, permit, or construction.

20109.00

0 16' 32'



## Art & Science Addition | Second Floor

WESTLAKE ACADEMY

10

ARCHITECTURE  
INTERIORS  
LANDSCAPE

bennett  
partners





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20109.00

## Art & Science Addition | View looking West

WESTLAKE ACADEMY

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ARCHITECTURE  
INTERIORS  
LANDSCAPE

bennett  
partners





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## Art & Science Addition | View looking North

WESTLAKE ACADEMY

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ARCHITECTURE  
INTERIORS  
PLANNING  
bennett  
partners





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## Art & Science Addition | View looking East

WESTLAKE ACADEMY

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ARCHITECTURE  
INTERIORS  
PLANNING

bennett  
partners

Buildings	Approximate Square Feet	Estimated Cost	Pro/Con	Personal
Replace with new portables - 2 classrooms	1,500	\$175,000-\$250,000	Cash funded, 12-month/Temp. bldg.	No new staff
Replace older portables/new 6 classrooms single portable layout	6,140	\$450,000-\$600,000	Cash funded, 12-month/Temp. bldg., rework the building pad	No new staff
Single Story Arts & Sciences	11,600	\$9.9M	Meets immediate needs, half of fund / Funding, no reduction in portables, ongoing maintenance cost	No new staff
Two Story Arts & Science	20,000	\$15.6M	Moves 8 classrooms out of portables, meet immediate needs/3 classrooms in portables, funding, ongoing maintenance cost	No new staff
PYP Pod Admin/Specialty Classrooms	5,370	\$4.3M	Accommodates future growth of the PYP, addresses current growth trends/funding, staffing cost, ongoing maintenance cost	4 sec./grd Additional staff cost
Three Story Secondary School	14,100	\$7.6M	Accommodates future growth of the WA, removes all portable buildings, has classroom space/Funding, cost to staff, not where current growth is ongoing maintenance cost	Additional staff cost

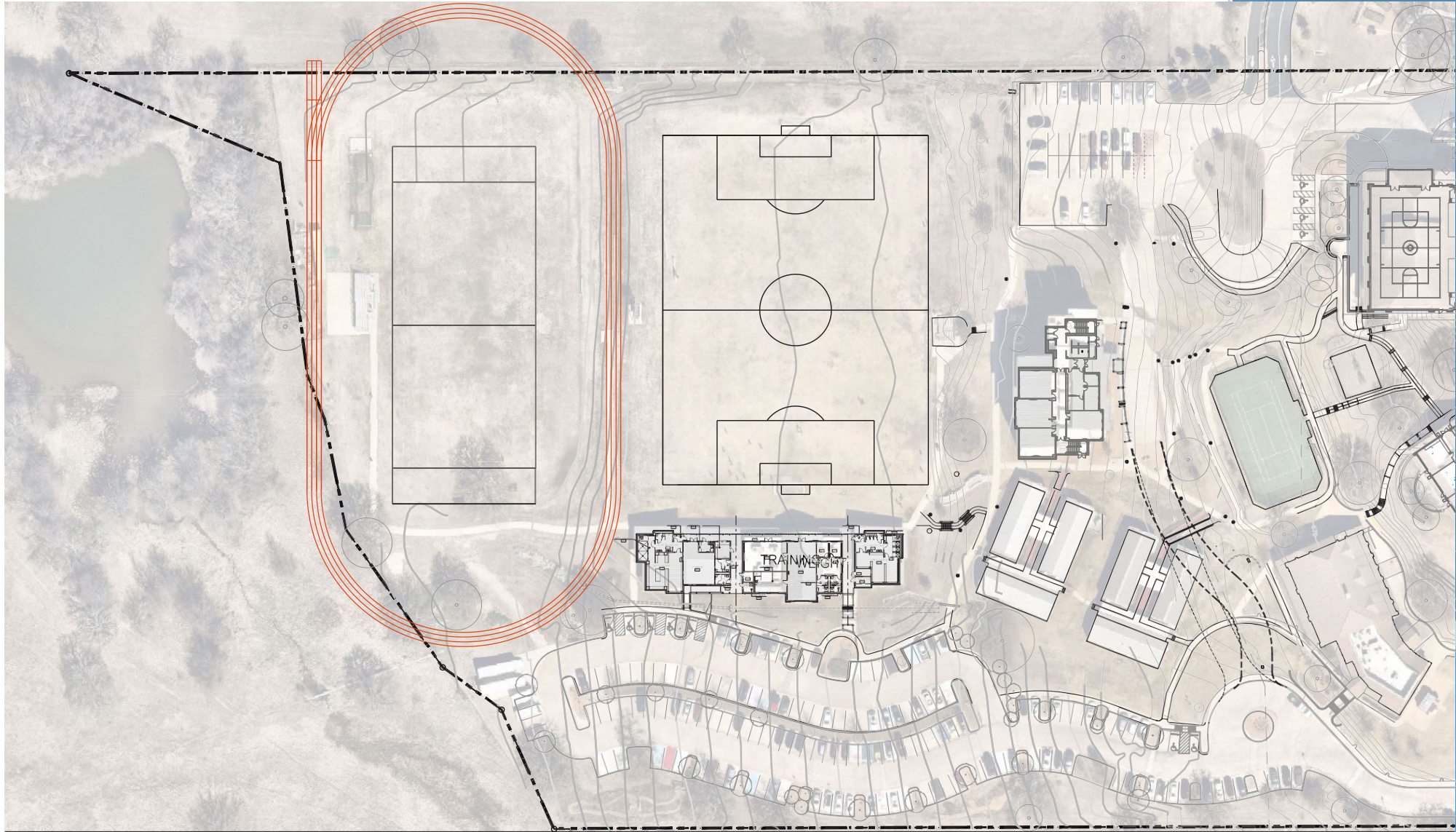
# Funding Sources for Building Projects

- ▶ Current cash balance - WA Capital Fund Total \$5.1M
  - ▶ \$2.1M General WA CIP Fund
    - ▶ Development Agreements, Corporate Partners
  - ▶ \$3M restricted to the A&S Extension-donor request
    - ▶ Private donor
- ▶ Opportunity for the foundation to create a capital campaign
- ▶ Bond Election/Increase in Property Tax Rate



# Sports Package

- ▶ November 2020 donor came forward to make athletic improvements
- ▶ December 2020 Bennett Partners
  - ▶ Analysis on how an 11-man field & track fit on the campus
  - ▶ Cost estimates - \$10M to \$12M
- ▶ March 2021 - The Town Council put a pause on building an 11-man field until after the 2021 football season.
- ▶ February 2022 Athletic Director, Coaches and staff recommend to go back to 6-man
  - ▶ Test fit on a 6-man field and 400m track with 100M straight lanes
- ▶ February 2022 upgrades options review with donor
  - ▶ Gym - Locker rooms, bleachers, score board, storage, lighting, acoustic wall panels Private Funding (developmental impact fees or charitable donations)
  - ▶ Field House- larger lockers, storage, finishes in coaches' area, restrooms, whirlpool
  - ▶ Gym and Field House remodeling estimates \$1M to \$1.5M
  - ▶ Soccer Fields- Astro turf, bleachers, two permanent shelters
  - ▶ Football Field- Astro turf, 350-seating bleachers, press box, storage, smaller track, restrooms



These documents may not be used for  
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21167.00

0 40' 80'



## Site Plan - 400m track & 100m straight

WESTLAKE ACADEMY ATHLETIC FACILITY UPGRADES

17

ARCHITECTURE  
INTERIORS  
PLANNING

bennett  
partners





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0 40' 80'



## Site Plan - 300 Meter Track with 100 Meter Straight

WESTLAKE ACADEMY ATHLETIC FACILITY UPGRADES

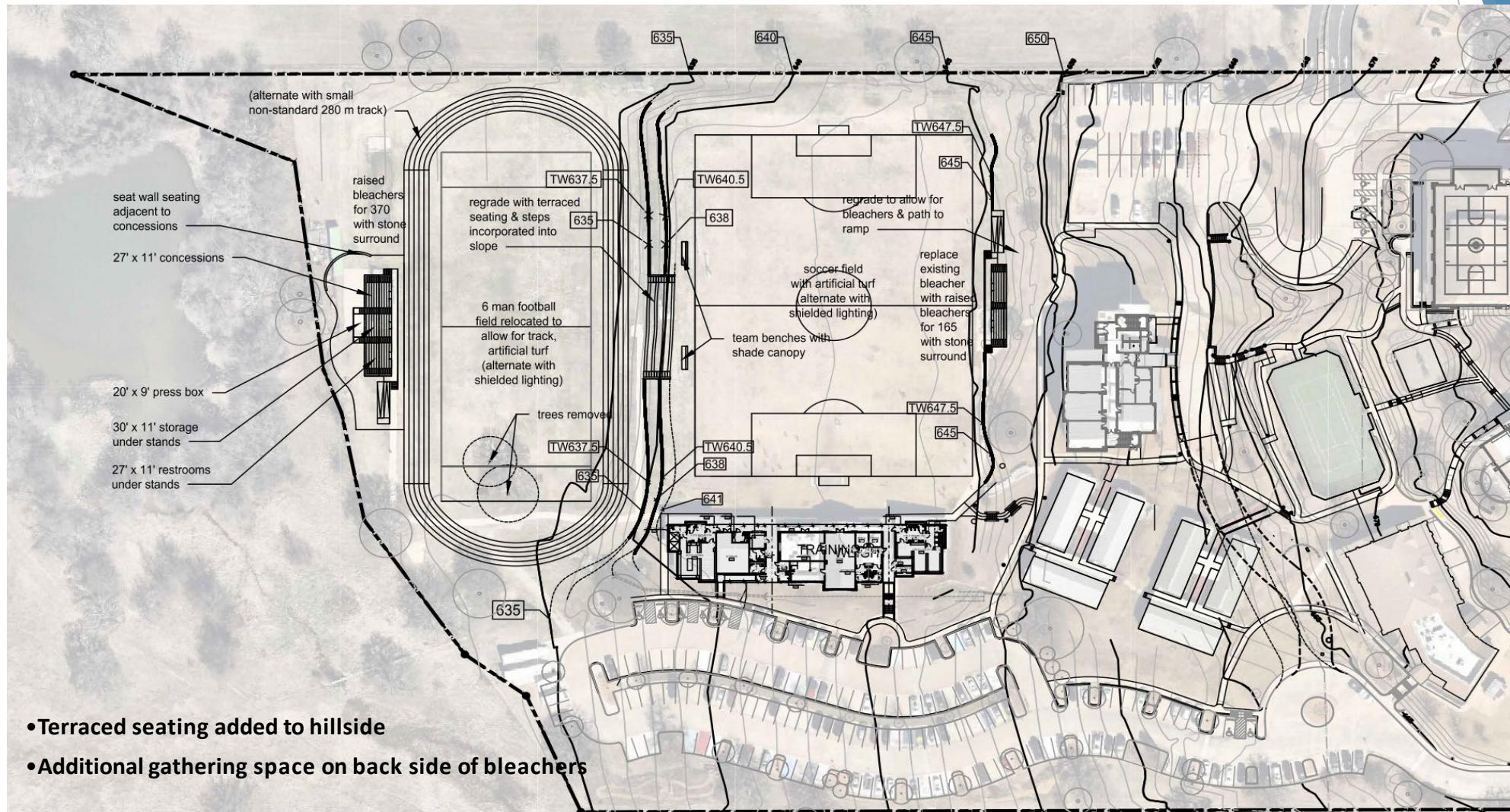
18

WESTLAKE ACADEMY  
ATHLETIC FACILITY UPGRADES  
PLANNING

bennett  
partners



# Sports Fields Upgrades



Site Plan

# Remodeling Gym Floor Plan

- FINISH UPDATES
- ADDED EQUIPMENT
- FULL RENOVATION



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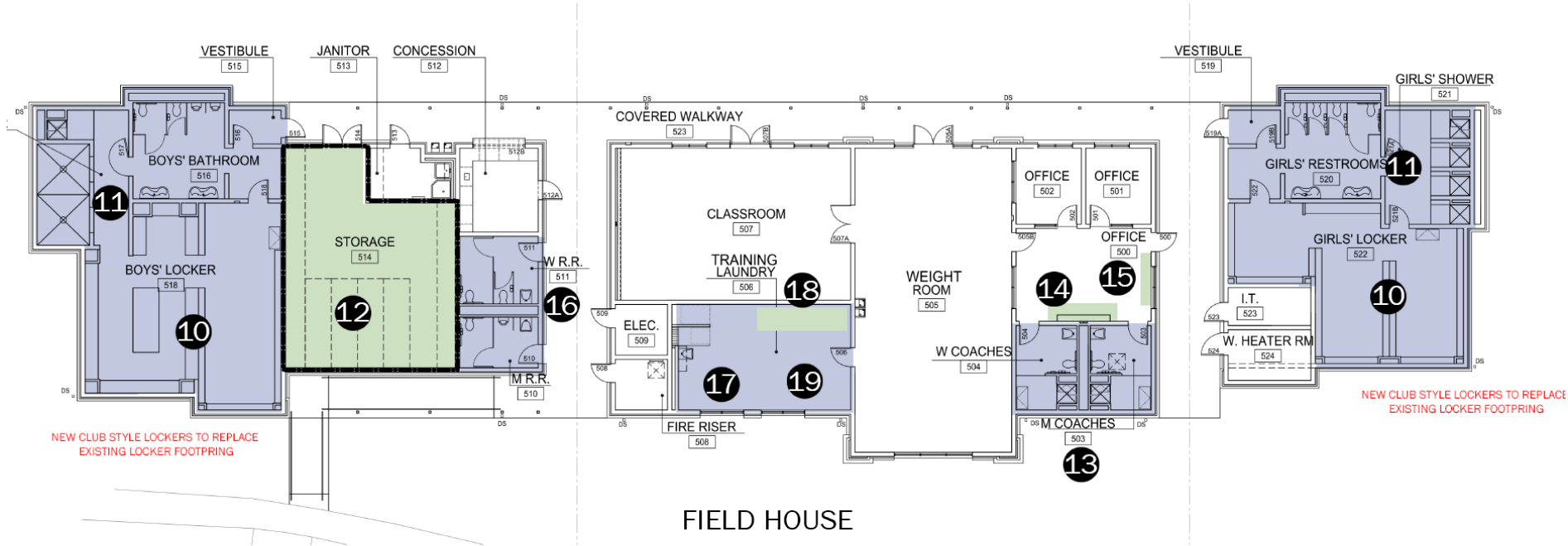
0 8' 16'

Westlake Academy

PROPOSED ATHLETIC UPGRADES

ARCHITECTURE  
INTERIORS  
PLANNING  
bennett  
partners

# Remodeling Fieldhouse Floor Plan



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21167.00

0 8' 16'

**Westlake Academy**  
PROPOSED ATHLETIC UPGRADES

ARCHITECTURE  
INTERIORS  
PLANNING  
**bennett  
partners**



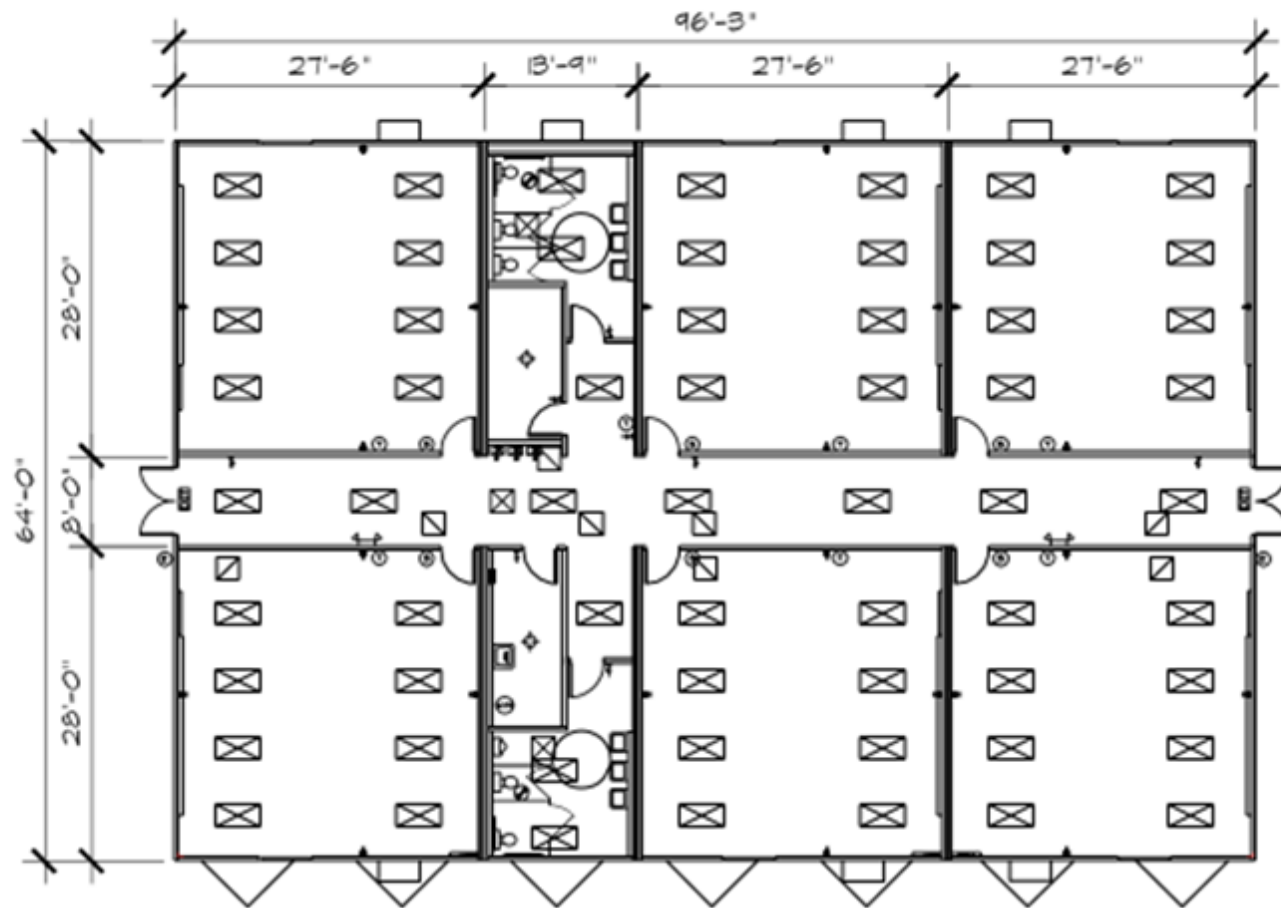
# Proposed Next Steps

- ▶ Review all funding sources for the building expansion options
- ▶ Meet with Foundation to discuss potential building expansion for a capital campaign opportunity
- ▶ Town Council approval remodeling Gym and Fieldhouse
- ▶ Town Council approval to create a phase donor agreement
- ▶ Enter into an agreement with BP to start Sports Package program
  - ▶ 3-to-5-month process
  - ▶ Funded by donation
- ▶ Town Council approval of the concept plan for the two sports fields
- ▶ Staff reports to TC on the building expansion funding options
- ▶ Enter into an agreement with BP to move forward with A & S programming
  - ▶ Fund by WA Campus Expansion fund
- ▶ Enter into an agreement with a CM at Risk for building preconstruction management only
  - ▶ 3-to-6-month process
  - ▶ Fund by WA Campus Expansion fund



# Public Project Process

- ▶ Conceptual drawing
- ▶ First Round of price estimates
- ▶ **Getting direction**
- ▶ Enter into an agreement with BP
- ▶ Programing - 2 to 3 months
- ▶ Create construction drawing -3 months
- ▶ Second round of estimates -2 months
- ▶ Hire CMR
- ▶ Bid - 2 month
- ▶ Confirm funding sources
- ▶ Town Council TC project approval
- ▶ Begin project - estimated Fall 2022



**FLOOR PLAN**

**RT-05**

- ⊠ 2X4 CEILING MT. FLUORESCENT LIGHT
- ◆ CEILING MT. INCANDESCENT DIMM LIGHT
- ⊞ CEILING MT. EXIT LIGHT w/BATTERY PACK
- ⌞ DUAL HEAD EMERGENCY LIGHT @ 84" A.F.F.
- ⊙ EMERGENCY LIGHT w/BATTERY PACK

- SINGLE POLE SWITCH @ 48" A.F.F.
- ⊙ SENSOR SWITCH @ 48" A.F.F.
- ⊕ 110V DUPLEX RECEPTACLE @ 15" A.F.F.
- ⊕⊕ 110V 6P1 DUPLEX RECEPT. @ 15" A.F.F.

- ⊠ 24X24 CEILING MT. ADJ. SUPPLY AIR DIFFUSER
- ⊞ CEILING MT. 24X24 RETURN AIR GRILLE
- ⊞ CEILING MT. EXHAUST FAN
- ⊙ PROGRAMMABLE THERMOSTAT @ 54" A.F.F.

PORTABLE CLASSROOM WING  
SIX CLASSROOMS WITH RESTROOMS  
PURCHASE OR LEASE/RENTAL

DATE: 4-27-2016  
DRAWN BY: LCA  
SHEET NO: 1