

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

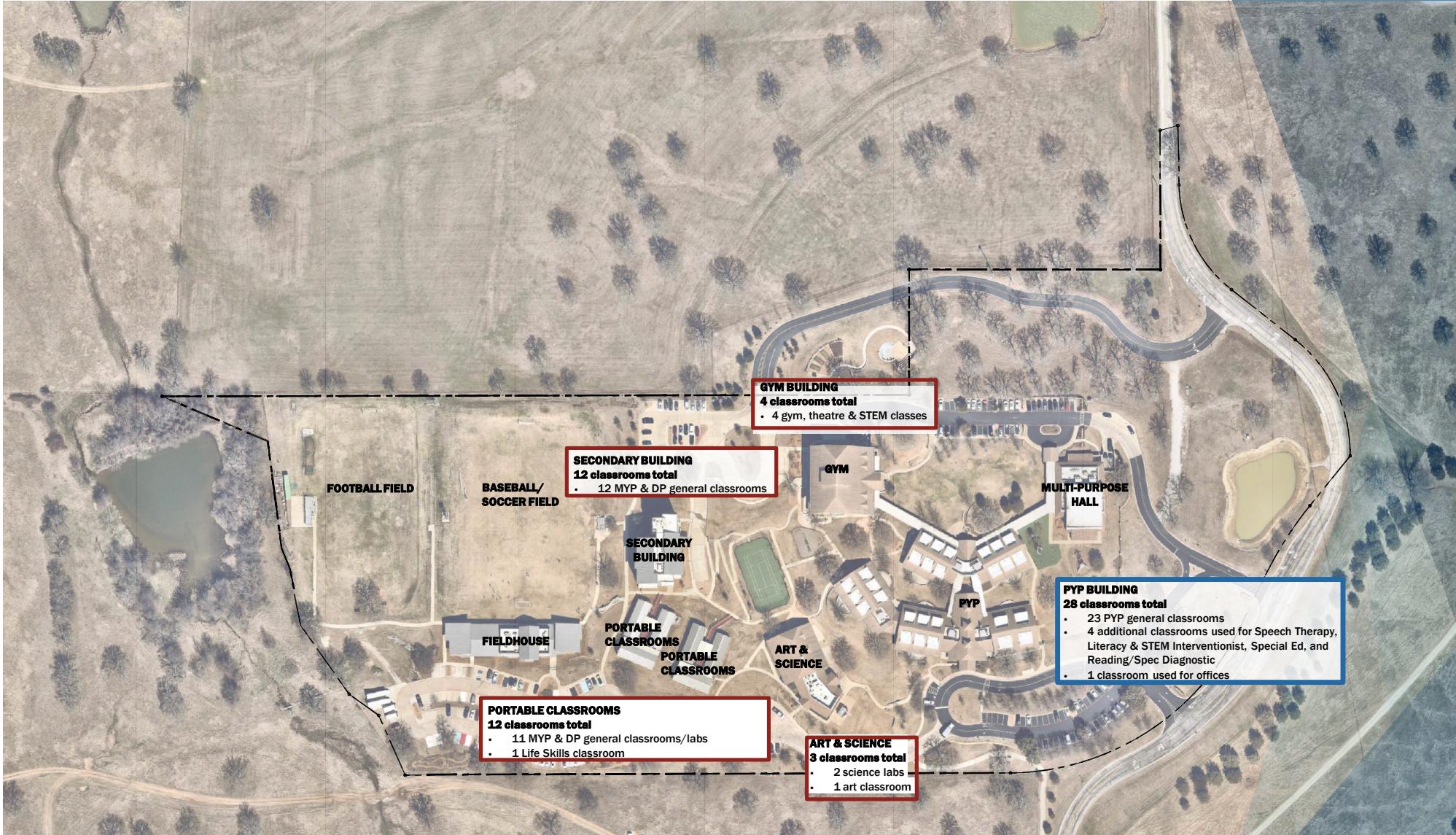
Westlake Academy - Historical Growth, cont.

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



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20176.00

0 80' 160'



Current Campus | Option 01
WESTLAKE ACADEMY CAMPUS ASSESSMENT

ARCHITECTURE
INTERIOR DESIGN
PLANNING
**bennett
partners**

CURRENT CAMPUS WITH PORTABLES

2021-22 BENCHMARK
ENROLLMENT:

341
PYP

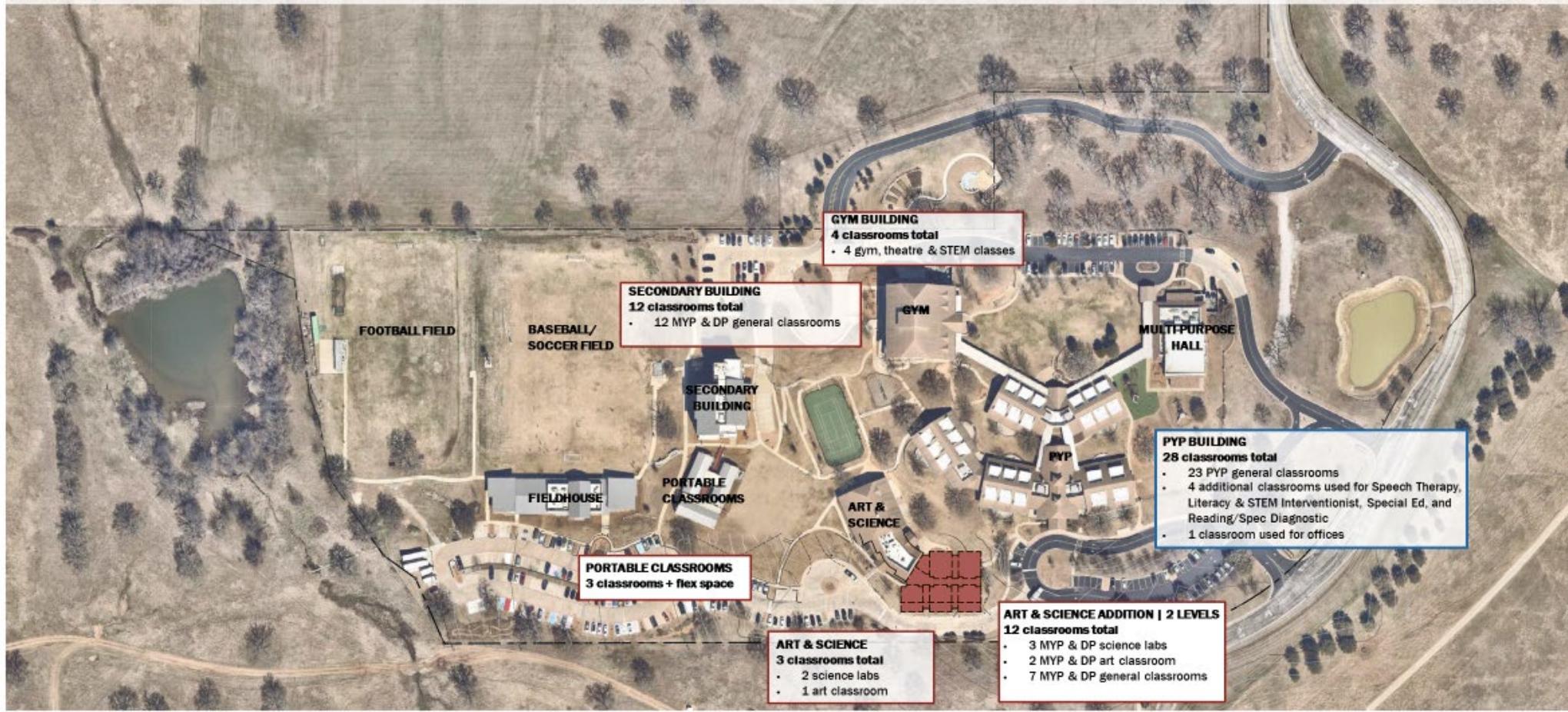
530
MYP&DP

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

ARCHITECTURE
INTERIORS
PLANNING

**bennett
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CURRENT CAMPUS WITH PORTABLES

2021-22 BENCHMARK
ENROLLMENT:

341
PYP

530
MYP&DP

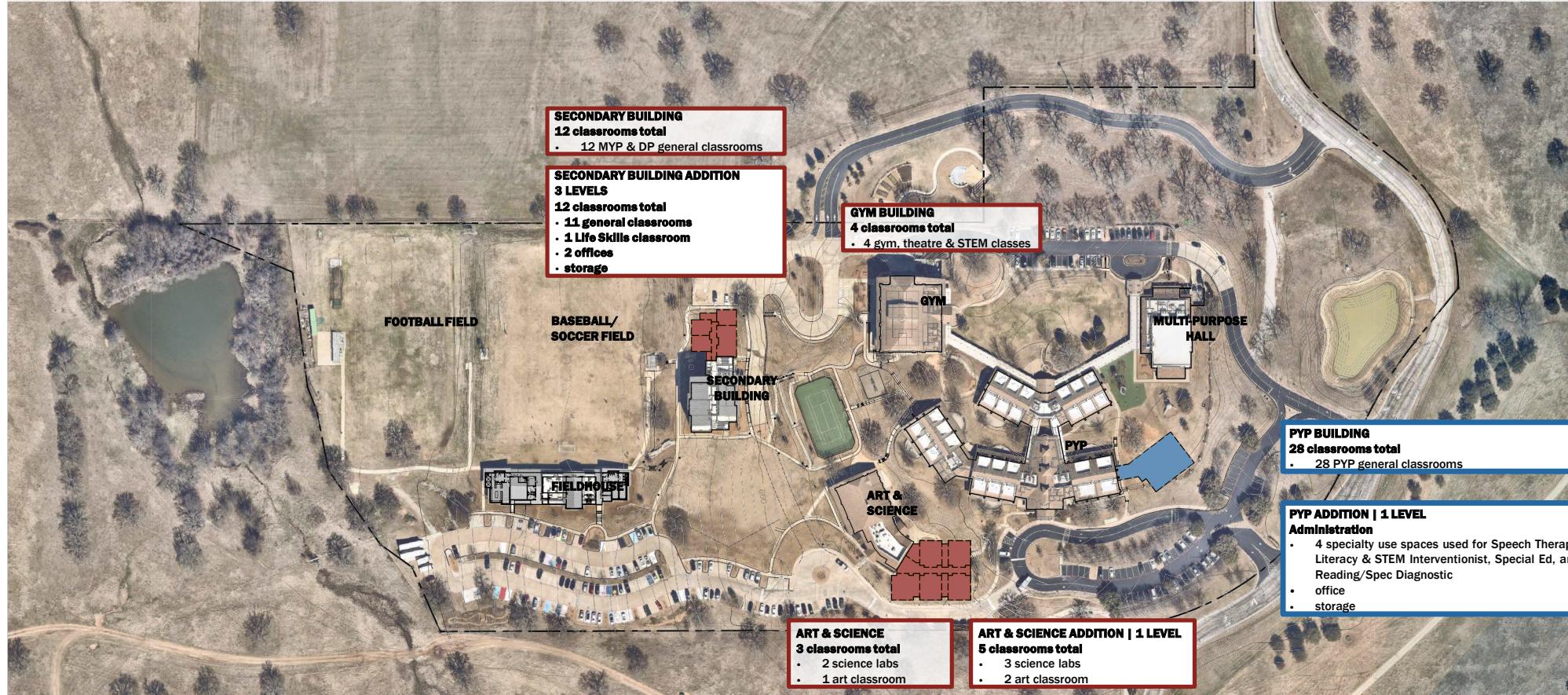
MASTER PLAN - OPTION 03

STUDENTS BASED ON BENCHMARK
2021-22 STUDENT RATIO:

436
PYP
(+95 students)

636*
MYP&DP
(+106 students)

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



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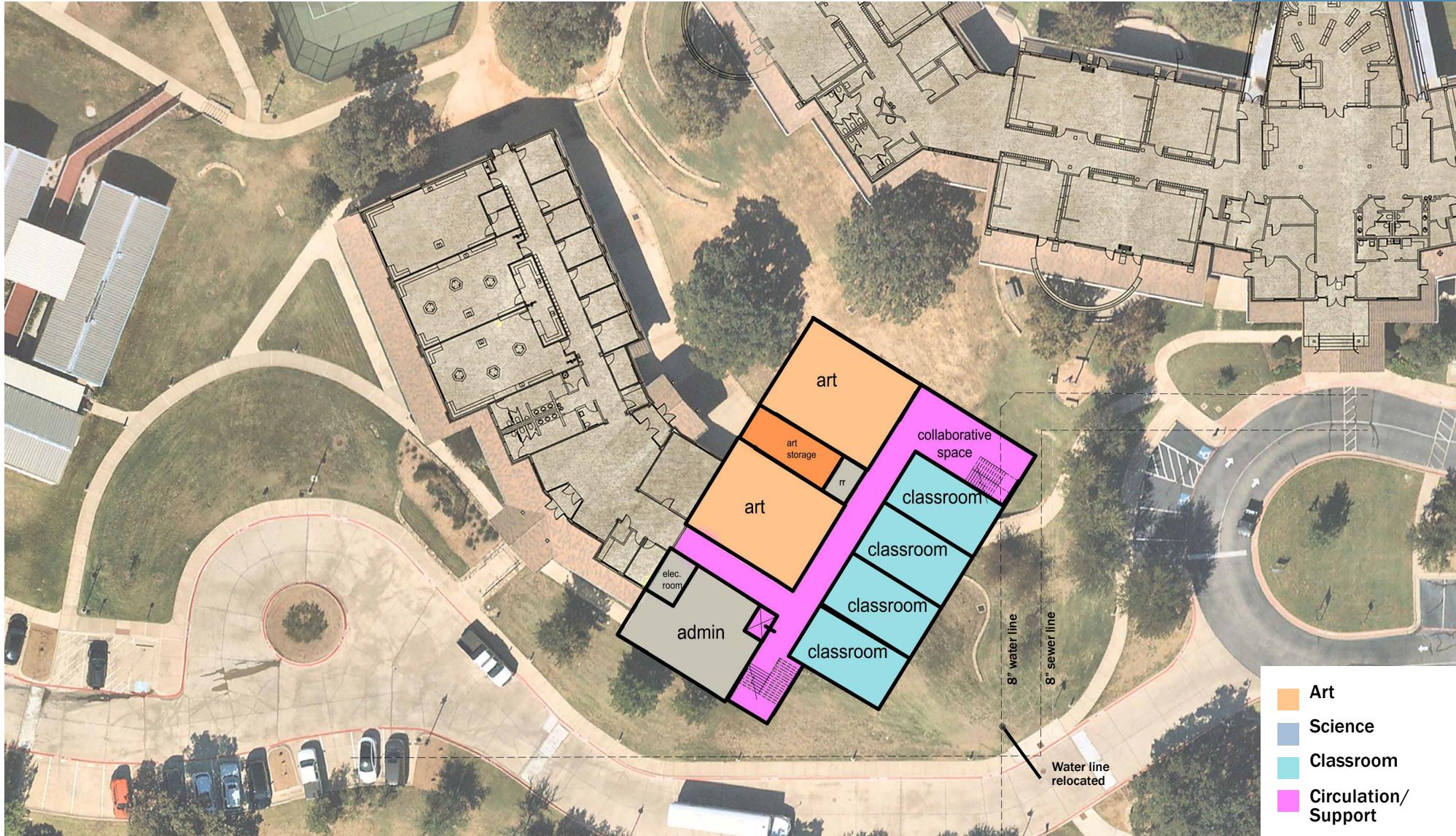


Master Plan | Option 3

WESTLAKE ACADEMY CAMPUS ASSESSMENT

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ARCHITECTURE
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23 February 2022

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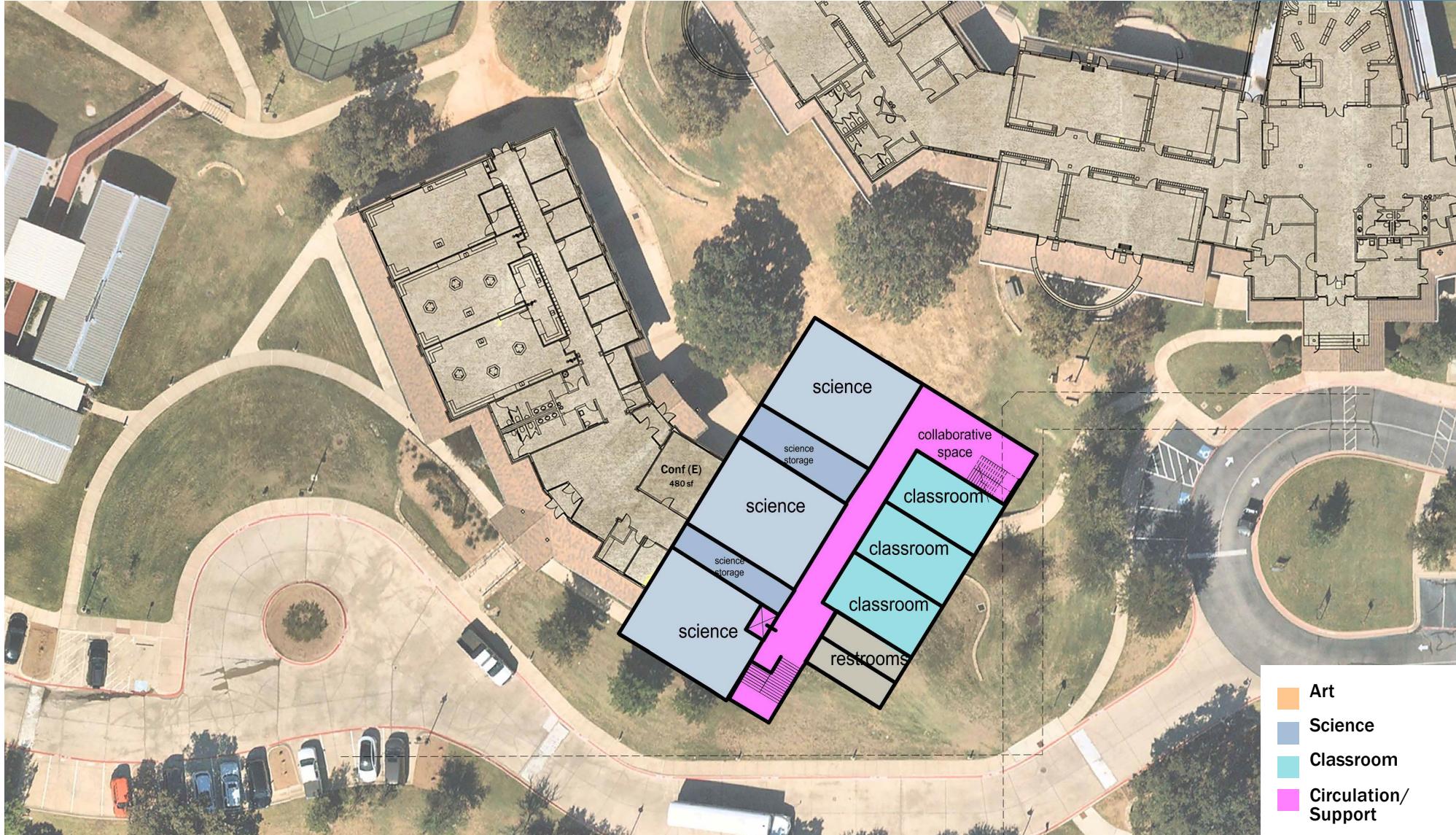


Art & Science Addition | Ground Floor

WESTLAKE ACADEMY

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ARCHITECTURE
INTERIOR DESIGN
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0 16' 32'



Art & Science Addition | Second Floor

WESTLAKE ACADEMY

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ARCHITECTURE
INTERIOR DESIGN
INTERIOR CONTRACTING

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Art & Science Addition | View looking West
WESTLAKE ACADEMY

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INTERIOR DESIGN
PLANNING

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Art & Science Addition | View looking North
WESTLAKE ACADEMY

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Art & Science Addition | View looking East

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INTERIOR DESIGN
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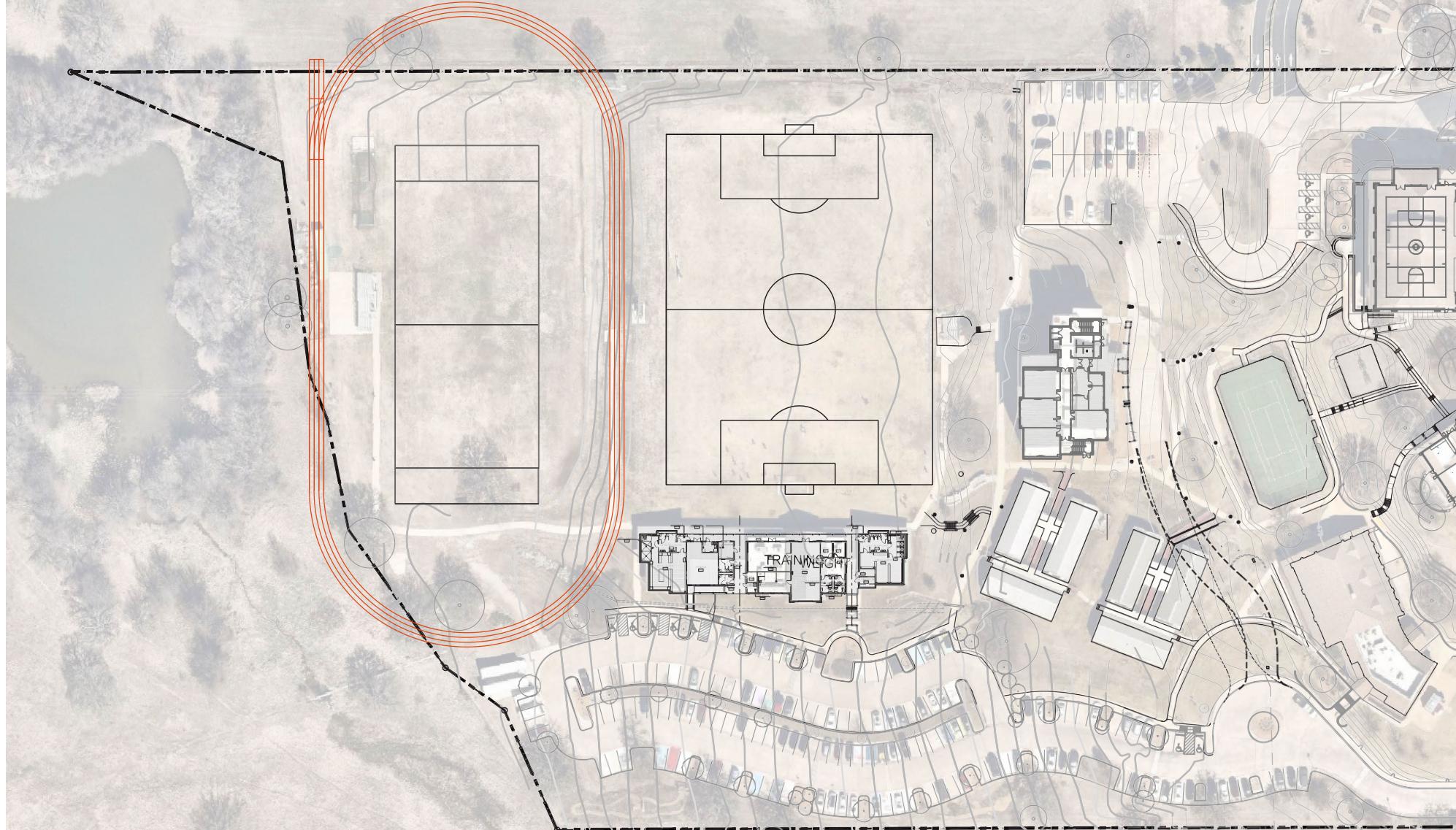
Buildings	Approximate Square Feet	Estimated Cost	Pro/Con	Personal
Replace with new portables - 2 classrooms	1,500	\$175,000-\$250,000	Cash funded, 12-month/Temp. bldg.	No new staff
Replace older portables/new 6 classrooms single portable layout	6,140	\$450,000-\$600,000	Cash funded, 12-month/Temp. bldg., 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- Astroturf, bleachers, two permanent shelters
 - ▶ Football Field- Astroturf, 350-seating bleachers, press box, storage, smaller track, restrooms



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0 40' 80'



Site Plan - 400m track & 100m straight

WESTLAKE ACADEMY ATHLETIC FACILITY UPGRADES

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0 40' 80'



Site Plan - 300 Meter Track with 100 Meter Straight

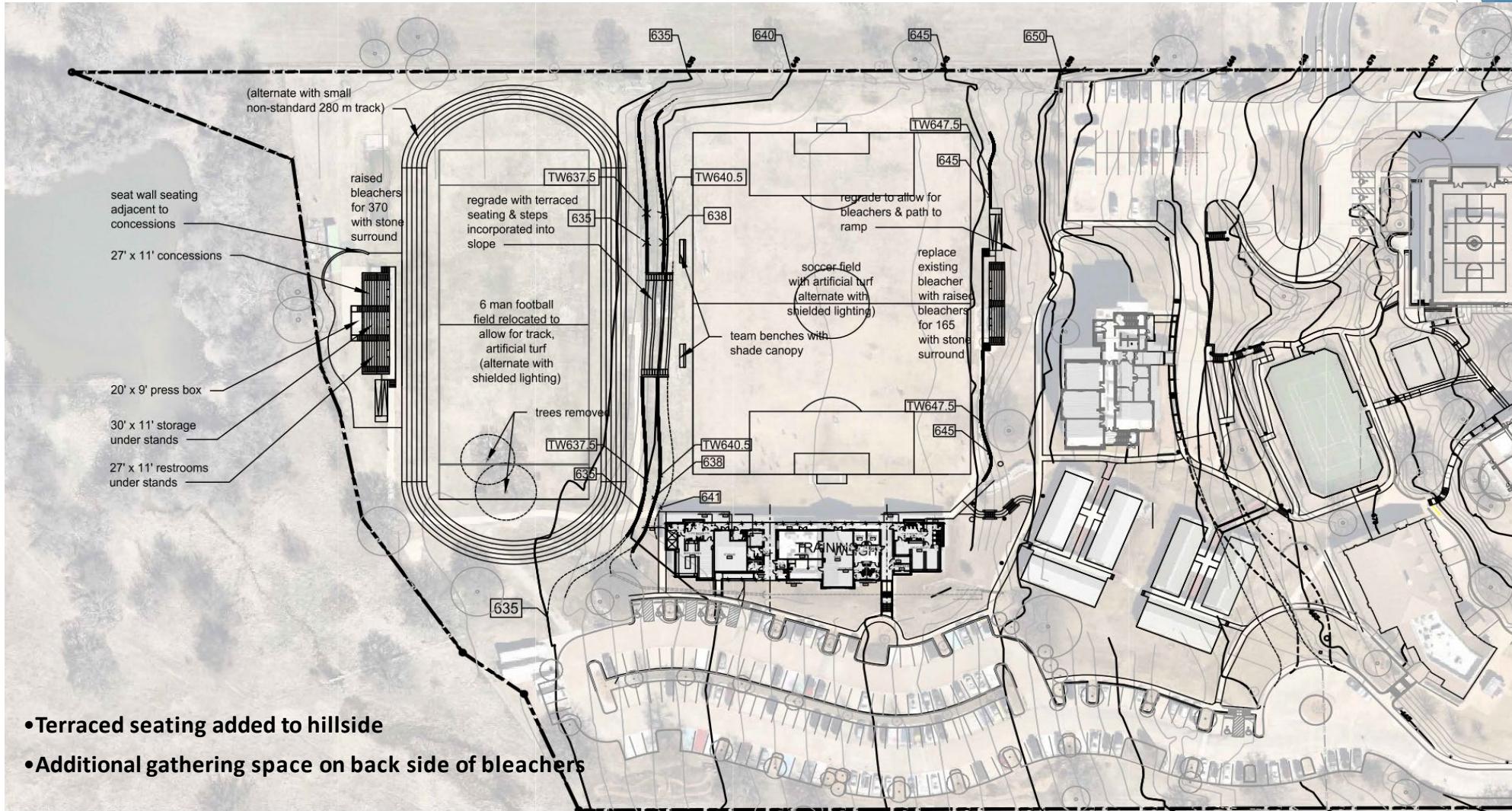
WESTLAKE ACADEMY ATHLETIC FACILITY UPGRADES

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ARCHITECTURE
INTERIOR DESIGN
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Sports Fields Upgrades



Site Plan

WESTLAKE ACADEMY ATHLETIC FACILITY UPGRADES

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Remodeling Gym Floor Plan



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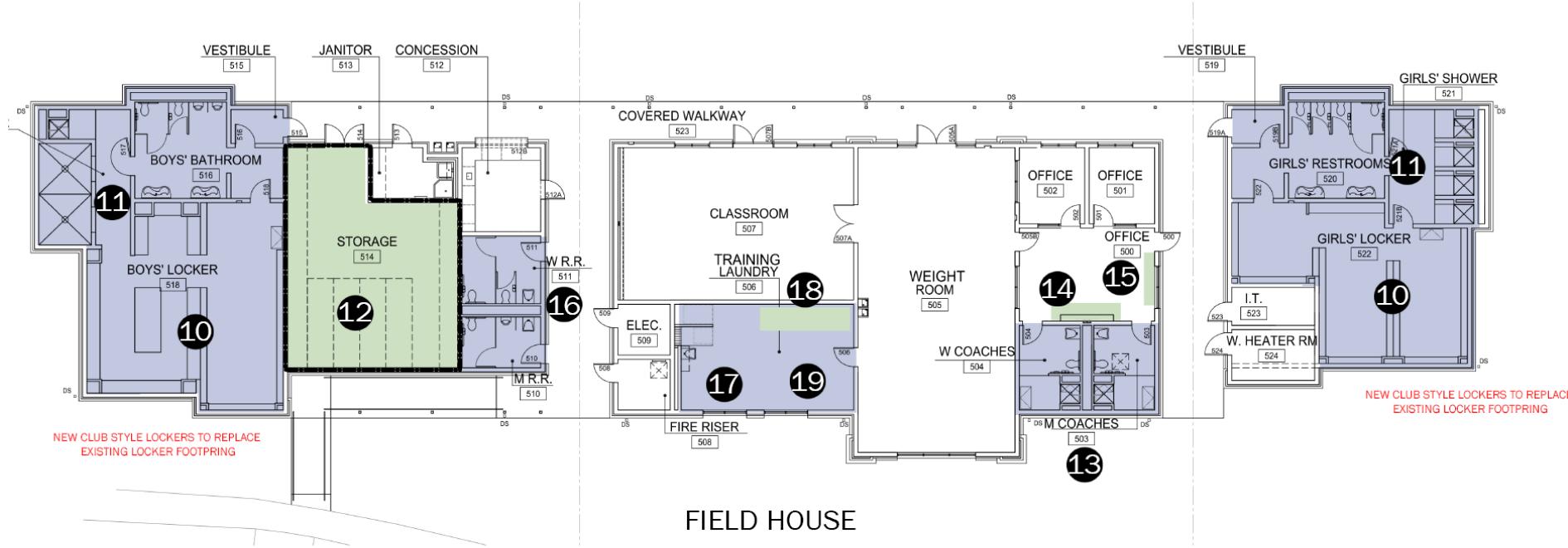
Westlake Academy

PROPOSED ATHLETIC UPGRADES

ARCHITECTURE
INTERIORS
PLANNING

ARCHITECTURE
INTERIORS
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Remodeling Fieldhouse Floor Plan



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0 8' 16'

Westlake Academy
PROPOSED ATHLETIC UPGRADES

ARCHITECTURE
INTERIORS
PLANNING
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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 programing
 - ▶ 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

