

Atlantic Community School District  
1201 E 14<sup>th</sup> Street  
Atlantic, Iowa 50022

SVPA Project No 25004

## **FACILITIES MASTER PLAN – FINAL REPORT | 06/06/2025**





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## **PART 1**

## **EXECUTIVE SUMMARY**

### **Background:**

In July of 2024 the Iowa Construction Advocate Team (ICAT) from Estes Construction conducted an existing conditions Facilities Assessment for the buildings and grounds at the following district facilities:

- Achievement Center (Atlantic CSD Administration Offices)
- Early Learning Center (pre-kindergarten)
- Atlantic High School (9<sup>th</sup> – 12<sup>th</sup> Grades)
- Atlantic Middle School (6<sup>th</sup> – 8<sup>th</sup> Grades)
- Schuler Elementary School (4<sup>th</sup> – 5<sup>th</sup> Grades)
- Washington Elementary School (K – 3<sup>rd</sup> Grades)
- Transportation / Bus Maintenance Garage

The assessment provided an evaluation of existing conditions and opinions of probable costs to perform the necessary maintenance, repairs, or renovations required to bring the current conditions into compliance with building codes, quality, comfort, improved learning environment, aesthetics, and ADA accessibility requirements.

In December of 2024 SVPA Architects was hired by the district to provide master planning services to identify potential major project priorities and to further develop a 10-year maintenance plan for future routine facilities upkeep. From January of 2025 to May of 2025 SVPA Architects and Estes Construction met with a district leadership team and School Board members to receive feedback on current educational challenges and goals for facility improvements. A comprehensive list of project priorities and maintenance needs was identified. Estes Construction assisted in developing itemized cost opinions for each of the improvements identified.

The project team worked with the district's financial advisors to understand funding sources and strategies to align the project goals with the available funding. Through this process, two lists of potential projects were further refined. One list was for larger scale high priority projects that could be included in a Bond Referendum. The team selected a strategy to utilize a combination of General Obligation Bonds and Sales Tax Revenue Bonds to generate \$40 million in project funds for the proposed scope of work. The second list included maintenance projects that will be needed over the next 10 years. This list was categorized into priority timelines. Based on the remaining portion of future Sales Tax (SAVE) income each year, the list was organized to allow approximately \$1 million per year for these projects.

## Master Plan Recommendations:

After reviewing the existing conditions comprehensive assessment, visiting each of the attendance centers to gather feedback from staff members, and meeting with the Leadership Committee several times to identify opportunities and priorities to improve your schools to meet the needs of your students and your community, we recommend the following:

- Provide a new secure main entrance at each of the school buildings to improve safety for students and staff.
- The 1958 and 1962 sections of Washington Elementary are no longer adequate to provide the types and quality of 21<sup>st</sup> century education spaces your growing student enrollment needs. Construct a new classroom addition on the northwest portion of the site to provide modern space for kindergarten and 1<sup>st</sup> graders including flexible small group spaces and special support programs. Demolish and replace the 1958 and 1962 portions of the building. Construct new space to provide a secure entrance, a separate cafeteria, and high-quality specialized rooms for music, art, and special education. Provide a new addition on the east side of the building with five Pre-Kindergarten classrooms. Site improvements will include a new Pre-K drop-off loop, parking lot, and bus lane improvements. The two-story 1986 section of the building will remain and include interior renovations to serve 2<sup>nd</sup> and 3<sup>rd</sup> grade students. When the project is complete the front (south) side of the building will have a modern and attractive façade that the community can be proud of.
- Schuler Elementary School and the Middle School currently share food service operations from the kitchen and gymnasium in Schuler. Serving lunch for 4<sup>th</sup> through 8<sup>th</sup> graders in the gymnasium stresses the schedule for PE and athletic activities. The buildings are connected by an outdated skywalk. Replace the current skywalk with a new 40' wide sky bridge. This elevated space will provide a commons space for lunch seating, student social space and multi-purpose use. The student restrooms on each floor level in Schuler will be renovated.
- There is a clear demand in the district and the community for additional gymnasium and practice spaces for variety of activities programs. Construct a new multi-purpose fieldhouse at the High School. This will include two competition-size wood basketball/volleyball courts and additional multi-purpose sport flooring areas for other activities. A new (larger) weight and fitness room will be included to address the current space constraints in the existing upper-level weight room at the High School. The field house will provide opportunities for community use and regional activities.
- The media center in the High School is outdated and under-utilized. This space will be renovated to provide flexible meeting spaces and an accessible single-use family restroom off the commons. Four new classrooms will be provided in a connecting element between the High School and the field house. Two of the existing interior classrooms at the intersections of the corridors will be opened up to provide flexible student social spaces and small group rooms.



# Atlantic CSD - Master Plan Scope & Budgets

6/6/2025

Item: Bond Referendum Project Scope of Work

**Total Budget:**

<b>WE</b>	<b>Washington Elementary School (K - 3rd Grades)</b>	<b>\$17,487,792</b>
<b>WE-1</b>	Phase 1 - Classroom (K-1st) Addition (21,500 SF)	\$9,040,600
<b>WE-2</b>	Phase 2 - Demolish & Replace 1958 & 1962 Sections (15,900 SF)	\$4,205,642
<b>WE-3</b>	Pre-Kindergarten Addition w/ Age Appropriate Playground - (6,500 SF)	\$2,855,524
<b>WE-4</b>	New Pre-K Drop-Off Loop & Parking (20 stalls)	\$559,664
<b>WE-5</b>	Existing Interior Renovations to 1986 Building (2nd & 3rd Grade)	\$622,861
<b>WE-6</b>	Minor Changes to Bus Lane, Drop-Off Curb & Sidewalks	\$203,501
<b>SE</b>	<b>Schuler Elementary School (4th - 5th Grades)</b>	<b>\$697,269</b>
<b>SE-1</b>	Restroom Renovations (all 3 Floors)	\$565,080
<b>SE-4</b>	Secure Entrance Improvements	\$132,189
<b>MS</b>	<b>Middle School (6th - 8th Grades)</b>	<b>\$1,774,826</b>
<b>MS1</b>	New Sky Bridge / Commons (4,000 SF)	\$1,595,520
<b>MS-4</b>	Secure Entrance Improvements	\$179,306
<b>HS</b>	<b>High School (9th - 12th Grades)</b>	<b>\$19,994,982</b>
<b>HS-1</b>	New Field House (50,000 SF)	\$16,900,000
<b>HS-2</b>	Classroom Addition (4 rooms) / Field House Connector (4,300 SF)	\$1,651,539
<b>HS-3</b>	Secure Entrance and Safety Improvements	\$282,568
<b>HS-4</b>	Media Center & Flex/Commons Area Renovations	\$1,160,875

**Critical Need / High Priority**

**TOTAL: \$39,954,869**



## Atlantic CSD - Master Plan Scope & Budgets

6/6/2025

Item: Scope of Work Description:

**Total Budget:**

<b>WE Washington Elementary School (K - 3rd Grades)</b>		<b>\$17,487,792</b>
<b>WE-1</b>	Phase 1 - Classroom (K-1st) Addition (21,500 SF)	\$9,040,600
<b>WE-2</b>	Phase 2 - Demolish & Replace 1958 & 1962 Sections (15,900 SF)	\$4,205,642
<b>WE-3</b>	Pre-Kindergarten Addition w/ Age Appropriate Playground - (6,500 SF)	\$2,855,524
<b>WE-4</b>	New Pre-K Drop-Off Loop & Parking (20 stalls)	\$559,664
<b>WE-5</b>	Existing Interior Renovations to 1986 Building (2nd & 3rd Grade)	\$622,861
<b>WE-6</b>	Minor Changes to Bus Lane, Drop-Off Curb & Sidewalks	\$203,501
<b>1</b>	Critical Need / High Priority	<b>\$17,487,792</b>
<b>2</b>	Future / Medium Priority	\$0
<b>SE Schuler Elementary School (4th - 5th Grades)</b>		<b>\$1,516,303</b>
<b>SE-1</b>	Restroom Renovations (all 3 Floors)	\$565,080
<b>SE-2</b>	Renovate West Locker Room (Training Room & Support Spaces)	\$402,869
<b>SE-3</b>	Renovate East Locker Room (Wrestling & Officials)	\$416,165
<b>SE-4</b>	Secure Entrance Improvements	\$132,189
<b>1</b>	Critical Need / High Priority	<b>\$697,269</b>
<b>2</b>	Future / Medium Priority	\$819,034
<b>MS Middle School (6th - 8th Grades)</b>		<b>\$3,104,426</b>
<b>MS1</b>	New Sky Bridge / Commons (4,000 SF)	\$1,595,520
<b>MS-2</b>	Level 1 - Special Ed Room (Single Restroom & Exterior Access Control)	\$27,922
<b>MS-3</b>	Locker Room Renovations	\$1,301,678
<b>MS-4</b>	Secure Entrance Improvements	\$179,306
<b>1</b>	Critical Need / High Priority	<b>\$1,774,826</b>
<b>2</b>	Future / Medium Priority	\$1,329,600
<b>HS High School (9th - 12th Grades)</b>		<b>\$20,873,751</b>
<b>HS-1</b>	New Field House (50,000 SF)	\$16,900,000
<b>HS-2</b>	Classroom Addition (4 rooms) / Field House Connector (4,300 SF)	\$1,651,539
<b>HS-3</b>	Secure Entrance and Safety Improvements	\$282,568
<b>HS-4</b>	Media Center & Flex/Commons Area Renovations	\$1,160,875
<b>HS-5</b>	Career Tech & VOAG Wing Improvements (in Maintenance Plan)	\$634,771
<b>HS-6</b>	Science Lab Renovations (in Maintenance Plan)	\$243,998
<b>1</b>	Critical Need / High Priority	<b>\$19,994,982</b>
<b>2</b>	Future / Medium Priority	\$878,769

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<b>1</b>	Critical Need / Highest Priority
<b>2</b>	Future / Medium Priority

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**TOTAL:**

<b>\$39,954,869</b>
<b>\$3,027,403</b>

**TOTAL: \$42,982,272**



ATLANTIC CSD

BIG IDEAS (BOND SCOPE) MASTER PLAN BUDGETS

6/6/2025

WASHINGTON ELEMENTARY PROJECT BUDGETS		2026 Total Project Budget
<b>BIG IDEAS (BOND SCOPE)</b>		<b>17,487,792</b>
1) Phase 1 - Classroom Addition	9,040,600	BASED ON ALTERNATE CONCEPT SCHEMATIC DATED 05-28-2025
2) Phase 2 - Demo & Replacement	4,205,642	BASED ON SCHEMATIC DATED 04-04-2025
3) Future Pre-K Addition w/Playground	2,855,524	BASED ON SCHEMATIC DATED 05-28-2025
4) New Parking Lot	559,664	BASED ON SCHEMATIC DATED 05-28-2025
5) Minor Interior Renovation to 1986 Building	622,861	
6) Minor Changes to Drop-Off Curb & Sidewalks	203,501	BASED ON SCHEMATIC DATED 04-23-2025
<b>SCHULER ELEMENTARY PROJECT BUDGETS</b>		<b>2026 Total Project Budget</b>
<b>BIG IDEAS (BOND SCOPE)</b>		<b>697,269</b>
1) Restroom Renovation	565,080	BASED ON SCHEMATIC DATED 04-04-2025
2) Secure Entry Improvements	132,189	BASED ON SCHEMATIC DATED 04-04-2025
<b>MIDDLE SCHOOL PROJECT BUDGETS</b>		<b>2026 Total Project Budget</b>
<b>BIG IDEAS (BOND SCOPE)</b>		<b>1,774,826</b>
1) Sky Bridge Renovation	1,595,520	BASED ON SCHEMATIC DATED 04-04-2025
2) Secure Entrance Improvements	179,306	BASED ON SCHEMATIC DATED 04-04-2025
<b>HIGH SCHOOL PROJECT BUDGETS</b>		<b>2026 Total Project Budget</b>
<b>BIG IDEAS (BOND SCOPE)</b>		<b>19,994,982</b>
1) New Field House	16,900,000	REVISED TO 50,000 SF ADDITION
2) Classroom Addition	1,651,539	BASED ON SCHEMATIC DATED 04-04-2025
3) Secure Entry and Safety Improvements	282,568	BASED ON SCHEMATIC DATED 04-04-2025
4) Media Center and Flex/Commons Area Renovations	1,160,875	BASED ON SCHEMATIC DATED 04-04-2025; INCLUDES SINGLE-USE RESTROOM AND MOTHER'S ROOM
<b>TOTAL BIG IDEAS (BOND SCOPE) COSTS</b>		<b>39,954,869</b>



ATLANTIC CSD

MAINTENANCE MASTER PLAN BUDGETS

6/6/2025

**WASHINGTON ELEMENTARY PROJECT BUDGETS** **2026 Total Project Budget** **Priority** **Year**

<b>MAINTENANCE</b>		<b>1,265,136</b>			
1) Roof Replacement	123,944	Critical	2026		
2) Elevator Replacement	93,600	Critical	2025		
3) Electrical Updates	331,760	High	2027	WILL DECREASE IF BOND 1 & 2 MOVE FORWARD	
4) Landscaping/Garden Area Improvements	54,080	High	2027		
5) New Doors and Windows	183,352	Medium	2032		
6) HVAC Life Cycle	331,760	Medium	2033	WILL DECREASE IF BOND 1 & 2 MOVE FORWARD	
7) Gymnasium Floor Replacement	146,640	Medium	2034		

**SCHULER ELEMENTARY PROJECT BUDGETS** **2026 Total Project Budget** **Priority** **Year**

<b>MAINTENANCE</b>		<b>1,743,010</b>			
1) Elevator Repair	20,800	Medium	2031	ALLOWANCE FOR REPAIRS	
2) Abatement	13,398	High	2027		
3) New Lighting	476,779	Medium	2033	EXCLUDES GYM LIGHTING	
4) Electrical Updates	15,600	Medium	2033		
5) Replace Lockers	132,080	Critical	2026		
6) Refresh Interior Finishes	96,886	Medium	2031	PAINT AND CARPET UPDATES; (8) ROOMS	
7) ADA/Code Upgrades	361,387	Medium	2031	DOOR HARDWARE, GLAZING, FIRE RATED DOORS, AND HANDRAIL	
8) Playground Improvements	310,960	High	2027		
9) Renovate West Locker Room	315,120	High	2030		

**MIDDLE SCHOOL PROJECT BUDGETS** **2026 Total Project Budget** **Priority** **Year**

<b>MAINTENANCE</b>		<b>683,022</b>			
1) Tuckpointing	74,880	Critical	2026		
2) Auditorium Stair Wall Plaster Refinish	15,600	Critical	2026		
3) Cage Area in Girls Locker Room	10,400	Critical	2026	BUDGET GIVEN BY SCHOOL	
4) Existing PA System Upgrades	225,680	Medium	2030		
5) ADA/Code Upgrades	160,942	High	2027	RESTROOM UPDATES, HANDRAILS, GLAZING, AND DOOR VISION KITS	
6) Gymnasium and Library Lighting Upgrades	173,680	Critical	2026		
7) Level 1 Special Ed Room Improvements	21,840	High	2026		

**HIGH SCHOOL PROJECT BUDGETS** **2026 Total Project Budget** **Priority** **Year**

<b>MAINTENANCE</b>		<b>3,555,631</b>			
1) Fix Kitchen Floor Cracking	10,400	Critical	2026		
<del>2) Roof Replacement</del>		Critical	2025	USING CASH ON HAND TO COMPLETE; \$1,300,000 PER SNYDER & ASSOCIATES	
3) Bells, Clocks, and Paging System Upgrades	79,951	High	2028		
4) Exterior Doors	78,000	High	2028		
5) Exterior Window Updates	49,920	Medium	2029		
6) Resurface East Parking Lot and Section of Drive	1,053,520	High	2028		
7) Update HVAC System	31,200	High	2028	ONE UNIT TO REPLACE; ALLOWANCE	
8) Refresh Interior Finishes	1,560,000	High	2028		
9) Improvements to Career Tech and VOAG Spaces	498,160	High	2029		
10) Science Lab Renovation	194,480	High	2029		

**ATHLETICS PROJECT BUDGETS** **2026 Total Project Budget** **Priority** **Year**

<b>MAINTENANCE</b>		<b>549,120</b>			
1) Middle School Gymnasium - Replace Hoops	49,920	Medium	2030		
2) High School Gymnasium - Replace Hoops	49,920	Medium	2030		
3) High School Gymnasium - Replace Bleachers	156,000	Medium	2032		
4) High School Gymnasium - Replace Wood Floor	293,280	Medium	2034		

**EARLY LEARNING CENTER PROJECT BUDGETS** **2026 Total Project Budget** **Priority** **Year**

<b>MAINTENANCE</b>		<b>621,490</b>			
1) Renovate Existing Restrooms	147,265	Critical	2026		
2) Security System Upgrades	54,601	High	2029		
4) ADA/Code Upgrades	17,613	High	2029	ADA UPGRADES INCLUDED IN ITEM 1 ABOVE; GLAZING	
5) Door and Window Updates	78,596	Medium	2032		
6) Refresh Interior Finishes	208,000	Medium	2032		
7) New Lighting	115,415	High	2029		



ACHIEVEMENT CENTER PROJECT BUDGETS		2026 Total Project Budget	Priority	Year
<b>MAINTENANCE</b>		<b>1,142,322</b>		
1) Internet/Wireless Access Issues		161,200	Critical	2026
2) Door Updates		51,002	Critical	2027
3) HVAC Repairs		104,000	Critical	2027
4) Paving Updates		302,451	High	2028
5) New Finishes		26,000	Critical	2027
6) Update Fire Alarm System		78,536	Medium	2031
7) New Lighting		315,133	Critical	2026
8) Landscaping Updates		104,000	Critical	2026
<b>TOTAL MAINTENANCE COSTS</b>		<b>9,559,730</b>		
	<b>CRITICAL</b>	<b>1,543,183</b>		
	<b>HIGH</b>	<b>5,193,490</b>		
	<b>MEDIUM</b>	<b>2,823,056</b>		
<b>TOTAL MAINTENANCE BUDGETS ALLOCATED PER YEAR</b>				
	<b>2025</b>	<b>1,393,600</b>		
Washington-Elevator Replacement		93,600		
High School-Roof Replacement		1,300,000		FROM CASH ON HAND
	<b>2026</b>	<b>1,186,421</b>		
Washington-Roof Replacement		123,944		
Schuler-Replace Lockers		132,080		
Middle School-Tuckpointing		74,880		
Middle School-Auditorium Stair Wall Plaster Refinish		15,600		
Middle School-Cage Area in Girls Locker Room		10,400		
Middle School-Gymnasium and Library Lighting Upgrades		173,680		
Middle School-Level 1 Special Ed Room Improvements		21,840		
High School-Fix Kitchen Floor Cracking		10,400		
Early Learning Center-Renovate Existing Restrooms		147,265		
Achievement Center-Internet/Wireless Access Issues		161,200		
Achievement Center-New Lighting		315,133		
	<b>2027</b>	<b>1,156,142</b>		
Achievement Center-Landscaping Updates		104,000		
Achievement Center-Door Updates		51,002		
Achievement Center-HVAC Repairs		104,000		
Achievement Center-New Finishes		26,000		
Washington-Electrical Updates		331,760		WILL DECREASE IF BOND 1 & 2 MOVE FORWARD
Washington-Landscaping/Garden Area Improvements		54,080		
Schuler-Abatement		13,398		
Schuler-Playground Improvements		310,960		
Middle School-ADA/Code Upgrades		160,942		
	<b>2028</b>	<b>1,065,632</b>		
High School-Bells, Clocks, and Paging System Upgrades		79,951		
High School-Exterior Doors		78,000		
High School-Resurface East Parking Lot and Section of Drive		351,173		ALLOCATED OVER (3) YEAR PERIOD
High School-Update HVAC System		31,200		
High School-Refresh Interior Finishes		222,857		ALLOCATED OVER (7) YEAR PERIOD
Achievement Center-Paving Updates		302,451		
	<b>2029</b>	<b>1,255,139</b>		
High School-Resurface East Parking Lot and Section of Drive		351,173		ALLOCATED OVER (3) YEAR PERIOD
High School-Refresh Interior Finishes		222,857		ALLOCATED OVER (7) YEAR PERIOD
High School-Improvements to Career Tech and VOAG Spaces		249,080		ALLOCATED OVER (2) YEAR PERIOD
High School-Science Lab Renovation		194,480		
Early Learning Center-Security System Upgrades		54,601		
Early Learning Center-ADA/Code Upgrades		17,613		
Early Learning Center-New Lighting		115,415		
High School-Exterior Window Updates		49,920		
	<b>2030</b>	<b>1,238,070</b>		
High School-Resurface East Parking Lot and Section of Drive		351,173		ALLOCATED OVER (3) YEAR PERIOD
High School-Refresh Interior Finishes		222,857		ALLOCATED OVER (7) YEAR PERIOD
High School-Improvements to Career Tech and VOAG Spaces		249,080		ALLOCATED OVER (2) YEAR PERIOD
Schuler-Renovate West Locker Room		315,120		
Athletics-Middle School Gymnasium - Replace Hoops		49,920		
Athletics-High School Gymnasium - Replace Hoops		49,920		



ATLANTIC CSD

MAINTENANCE MASTER PLAN BUDGETS

6/6/2025

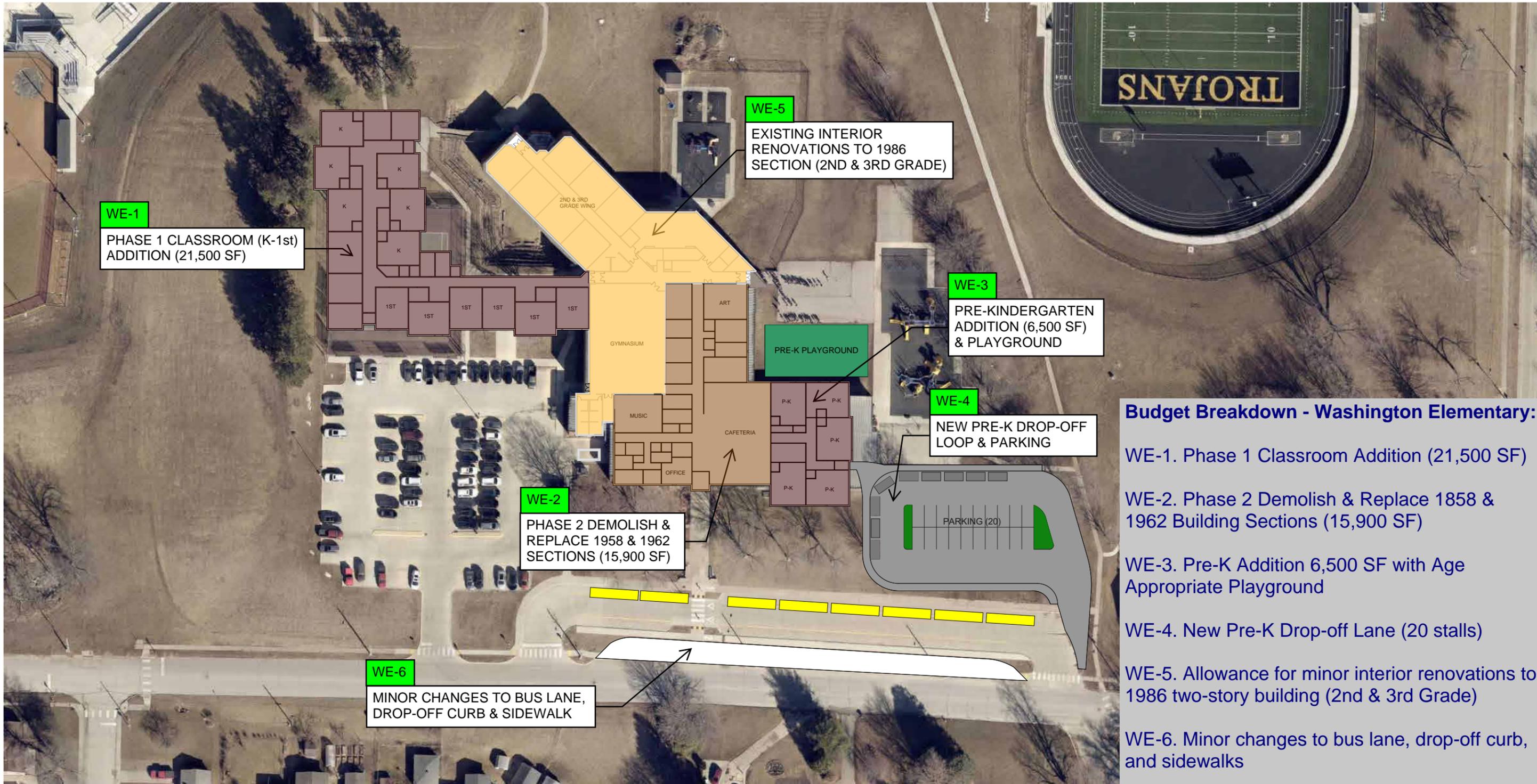
<b>2031</b>	<b>1,006,146</b>	
High School-Refresh Interior Finishes	222,857	ALLOCATED OVER (7) YEAR PERIOD
Middle School-Existing PA System Upgrades	225,680	
Achievement Center-Update Fire Alarm System	78,536	
Schuler-Elevator Repair	20,800	
Schuler-Refresh Interior Finishes	96,886	
Schuler-ADA/Code Upgrades	361,387	
<b>2032</b>	<b>848,805</b>	
High School-Refresh Interior Finishes	222,857	ALLOCATED OVER (7) YEAR PERIOD
Early Learning Center-Door and Window Updates	78,596	
Early Learning Center-Refresh Interior Finishes	208,000	
Washington-New Doors and Windows	183,352	
Athletics-High School Gymnasium - Replace Bleachers	156,000	
<b>2033</b>	<b>1,046,996</b>	
High School-Refresh Interior Finishes	222,857	ALLOCATED OVER (7) YEAR PERIOD
Washington-HVAC Life Cycle	331,760	WILL DECREASE IF BOND 1 & 2 MOVE FORWARD
Schuler-New Lighting	476,779	
Schuler-Electrical Updates	15,600	
<b>2034</b>	<b>662,777</b>	
High School-Refresh Interior Finishes	222,857	ALLOCATED OVER (7) YEAR PERIOD
Athletics-High School Gymnasium - Replace Wood Floor	293,280	
Washington-Gymnasium Floor Replacement	146,640	



**ATLANTIC CSD  
MASTER PLANNING  
Preliminary Schedule (EARLY BID PACKAGE)**

ID	WBS	Task Name	Duration	Start	Finish	Timeline																	
						1st Half	2nd Half	1st Half	2nd Half	1st Half	2nd Half	1st Half	2nd Half	1st Half	2nd Half	1st Half	2nd Half	1st Half	2nd Half	1st Half	2nd Half		
1	<b>1</b>	<b>PRE-CONSTRUCTION</b>	<b>667 days</b>	<b>Mon 4/7/25</b>	<b>Tue 10/26/27</b>	<b>PRE-CONSTRUCTION</b>																	
2	1.1	Referendum Phase	151 days	Mon 4/7/25	Tue 11/4/25	Referendum Phase																	
6	1.2	Design Phase	220 days	Tue 11/4/25	Mon 9/7/26	Design Phase																	
17	1.3	Bidding and Awards	96 days	Mon 6/15/26	Tue 10/27/26	Bidding and Awards																	
36	1.4	Regulatory Approval	150 days	Mon 2/23/26	Mon 9/21/26	Regulatory Approval																	
43	1.5	Material Procurement	320 days	Wed 8/5/26	Tue 10/26/27	Material Procurement																	
61	<b>2</b>	<b>Construction</b>	<b>763 days</b>	<b>Wed 8/5/26</b>	<b>Fri 7/6/29</b>	<b>Construction</b>																	
62	2.1	Washington Elementary School	555 days	Mon 5/24/27	Fri 7/6/29	Washington Elementary School																	
63	2.1.1	WE-1: Phase 1 Class Addition	48 wks	Mon 5/24/27	Fri 4/21/28	WE-1: Phase 1 Class Addition																	
64	2.1.2	WE-6: Minor Interior Renovation to 1986 Building	11 wks	Mon 5/24/27	Fri 8/6/27	WE-6: Minor Interior Renovation to 1986 Building																	
65	2.1.3	WE-7: Bus Lane, Drop Off Curb, Sidewalks	4 wks	Mon 5/24/27	Fri 6/18/27	WE-7: Bus Lane, Drop Off Curb, Sidewalks																	
66	2.1.4	WE-4: New Pre-K Drop-Off Loop	6 wks	Mon 6/21/27	Fri 7/30/27	WE-4: New Pre-K Drop-Off Loop																	
67	2.1.5	WE-2: Phase 2 Support Space Demo & Replace	38 wks	Mon 5/29/28	Fri 2/16/29	WE-2: Phase 2 Support Space Demo & Replace																	
68	2.1.6	WE-3: Pre-K Additon	24 wks	Mon 8/21/28	Fri 2/2/29	WE-3: Pre-K Additon																	
69	2.1.7	WE-3: Playground	6 wks	Mon 5/28/29	Fri 7/6/29	WE-3: Playground																	
70	2.2	Schuler Elementary School	50 days	Mon 5/24/27	Fri 7/30/27	Schuler Elementary School																	
71	2.2.1	SE-1: Restroom Renovations	10 wks	Mon 5/24/27	Fri 7/30/27	SE-1: Restroom Renovations																	
72	2.2.2	SE-4: Secure Entry Improvements	6 wks	Mon 5/24/27	Fri 7/2/27	SE-4: Secure Entry Improvements																	
73	2.3	Middle School	325 days	Mon 5/24/27	Fri 8/18/28	Middle School																	
74	2.3.1	MS-1: New Sky Bridge Commons	16 wks	Mon 5/1/28	Fri 8/18/28	MS-1: New Sky Bridge Commons																	
75	2.3.2	MS-4: Secure Entry Improvements	6 wks	Mon 5/24/27	Fri 7/2/27	MS-4: Secure Entry Improvements																	
76	2.4	High School	543 days	Wed 8/5/26	Fri 9/1/28	High School																	
77	2.4.1	HS-1: New Field House	62 wks	Wed 8/5/26	Tue 10/12/27	HS-1: New Field House																	
78	2.4.2	HS-2: Classroom Addition	26 wks	Wed 8/5/26	Tue 2/2/27	HS-2: Classroom Addition																	
79	2.4.3	HS-3: Secure Entry and Safety Improvements	6 wks	Mon 5/24/27	Fri 7/2/27	HS-3: Secure Entry and Safety Improvements																	
80	2.4.4	HS-4: Media Center & Flex/Commons Renovations	14 wks	Mon 5/29/28	Fri 9/1/28	HS-4: Media Center & Flex/Commons Renovations																	





**Budget Breakdown - Washington Elementary:**

- WE-1. Phase 1 Classroom Addition (21,500 SF)
- WE-2. Phase 2 Demolish & Replace 1958 & 1962 Building Sections (15,900 SF)
- WE-3. Pre-K Addition 6,500 SF with Age Appropriate Playground
- WE-4. New Pre-K Drop-off Lane (20 stalls)
- WE-5. Allowance for minor interior renovations to 1986 two-story building (2nd & 3rd Grade)
- WE-6. Minor changes to bus lane, drop-off curb, and sidewalks

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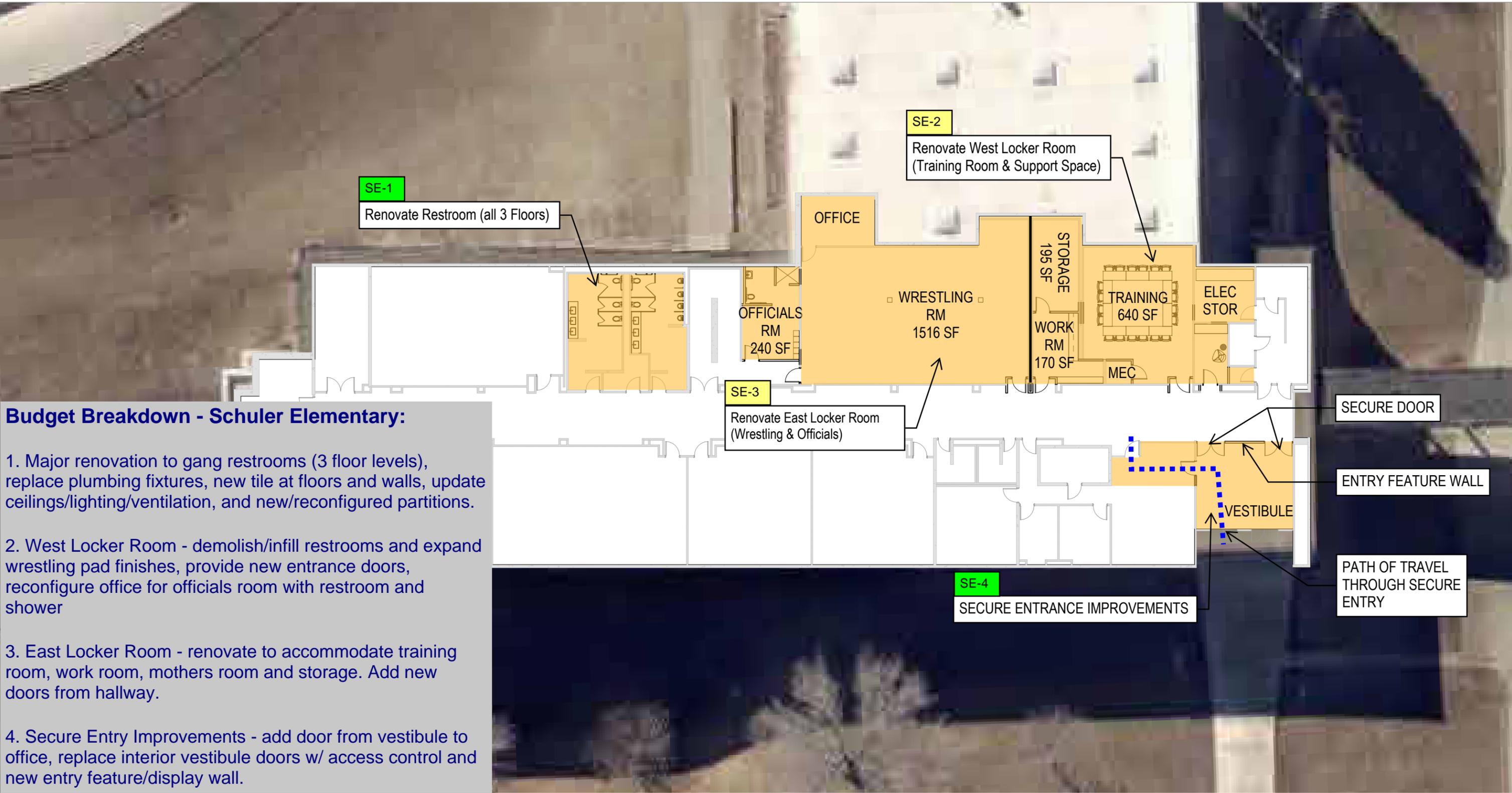
**ATLANTIC MASTER PLAN  
WASHINGTON ELEMENTARY  
SCHOOL**

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WASHINGTON ELEMENTARY	
<b>A01</b>	





**Budget Breakdown - Schuler Elementary:**

1. Major renovation to gang restrooms (3 floor levels), replace plumbing fixtures, new tile at floors and walls, update ceilings/lighting/ventilation, and new/reconfigured partitions.
2. West Locker Room - demolish/infill restrooms and expand wrestling pad finishes, provide new entrance doors, reconfigure office for officials room with restroom and shower
3. East Locker Room - renovate to accommodate training room, work room, mothers room and storage. Add new doors from hallway.
4. Secure Entry Improvements - add door from vestibule to office, replace interior vestibule doors w/ access control and new entry feature/display wall.

SECURE DOOR  
 ENTRY FEATURE WALL  
 VESTIBULE  
 PATH OF TRAVEL THROUGH SECURE ENTRY

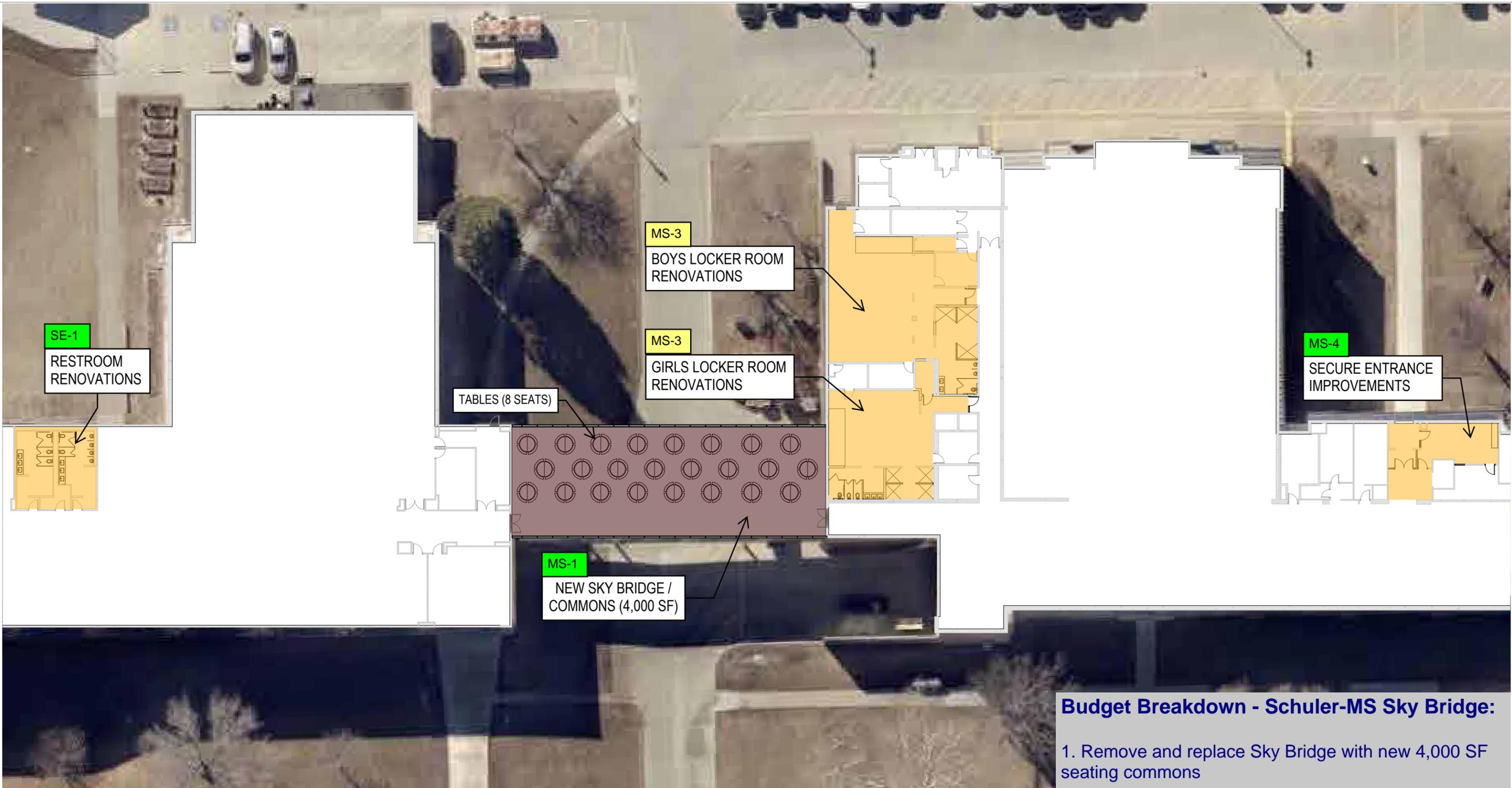
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**ATLANTIC CSD MASTER PLAN  
 SCHULER ELEMENTARY SCHOOL**

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SCHULER - LEVEL 1	
<b>A02</b>	



**Budget Breakdown - Schuler-MS Sky Bridge:**

- 1. Remove and replace Sky Bridge with new 4,000 SF seating commons

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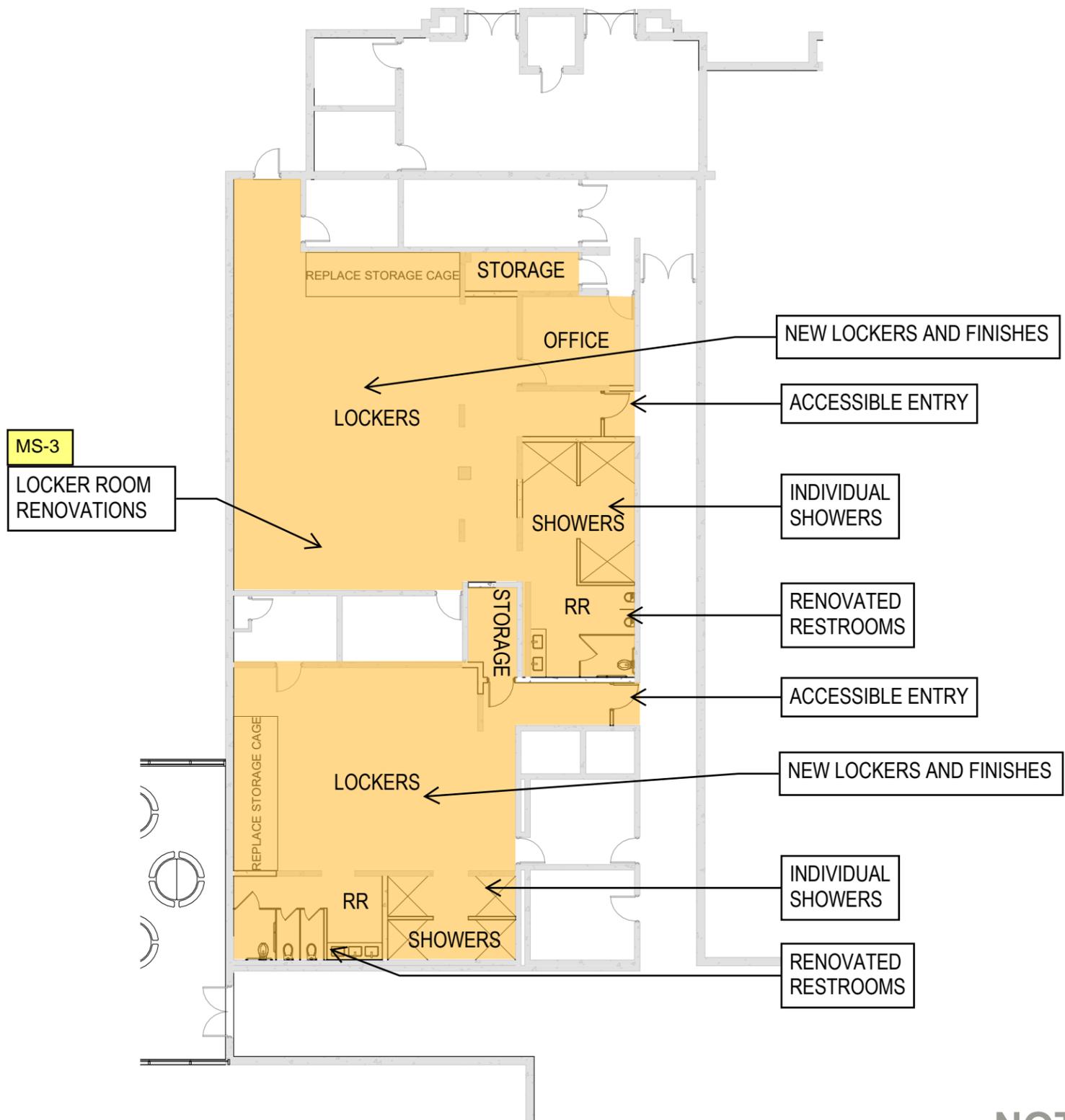


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SCHULER & MIDDLE SCHOOL**

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SCHULER & MIDDLE SCHOOL SKY BRIDGE	
<b>A03</b>	



**Budget Breakdown - Middle School:**

3. Locker Rooms - selective demolition and renovation of entrances for accessibility, new/reconfigured restrooms and individual showers, replace lockers and provide interior refresh.

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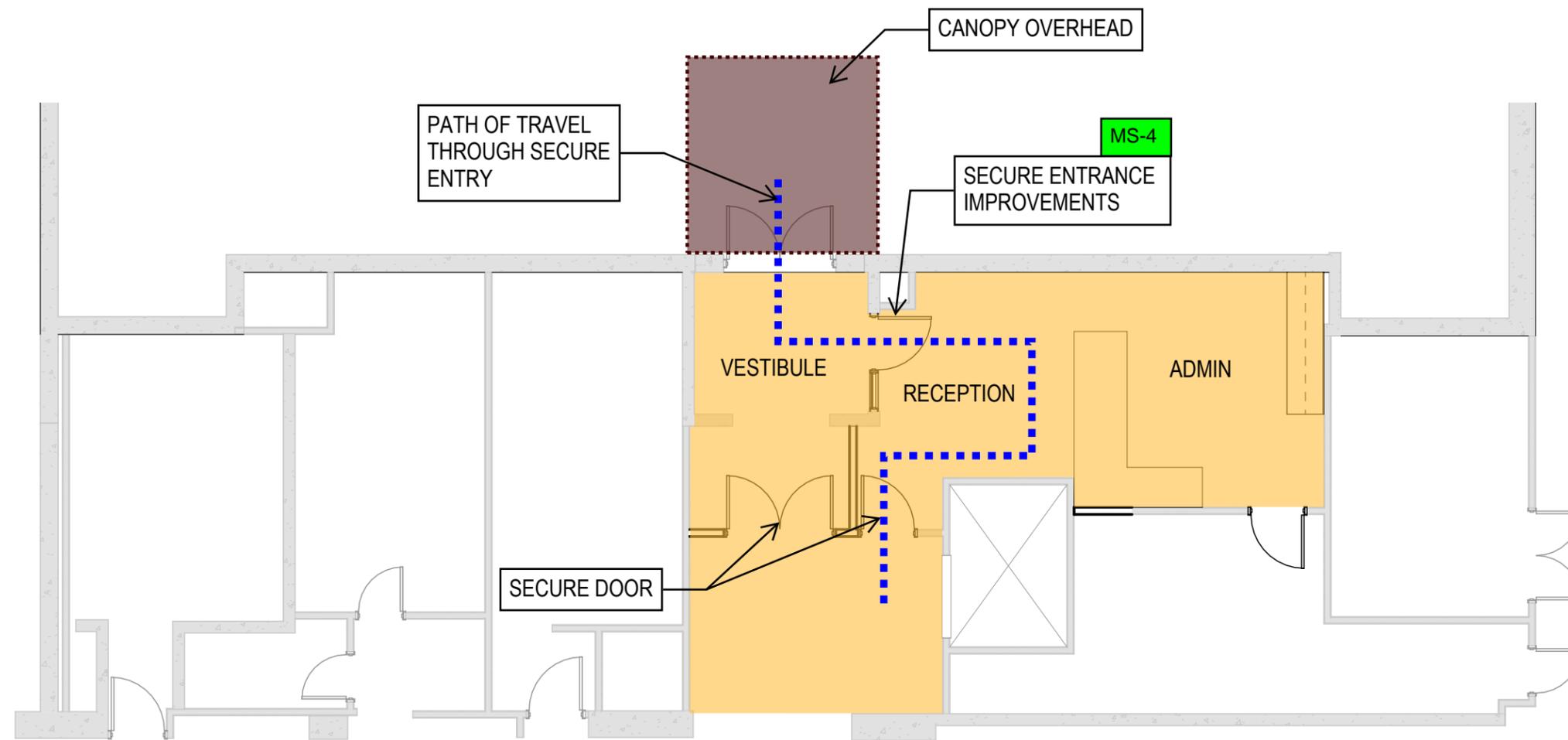


**ATLANTIC CSD MASTER PLAN  
MIDDLE SCHOOL - LEVEL 1**

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MIDDLE SCHOOL - LOCKER ROOMS	
<b>A04</b>	



### Budget Breakdown - Middle School:

4. Secure Entrance Improvements - renovate existing rooms adjacent to north entrance to allow visitors to enter into a secure admin./reception area before entering school corridor. Provide access control updates at doors. Provide new entrance canopy.

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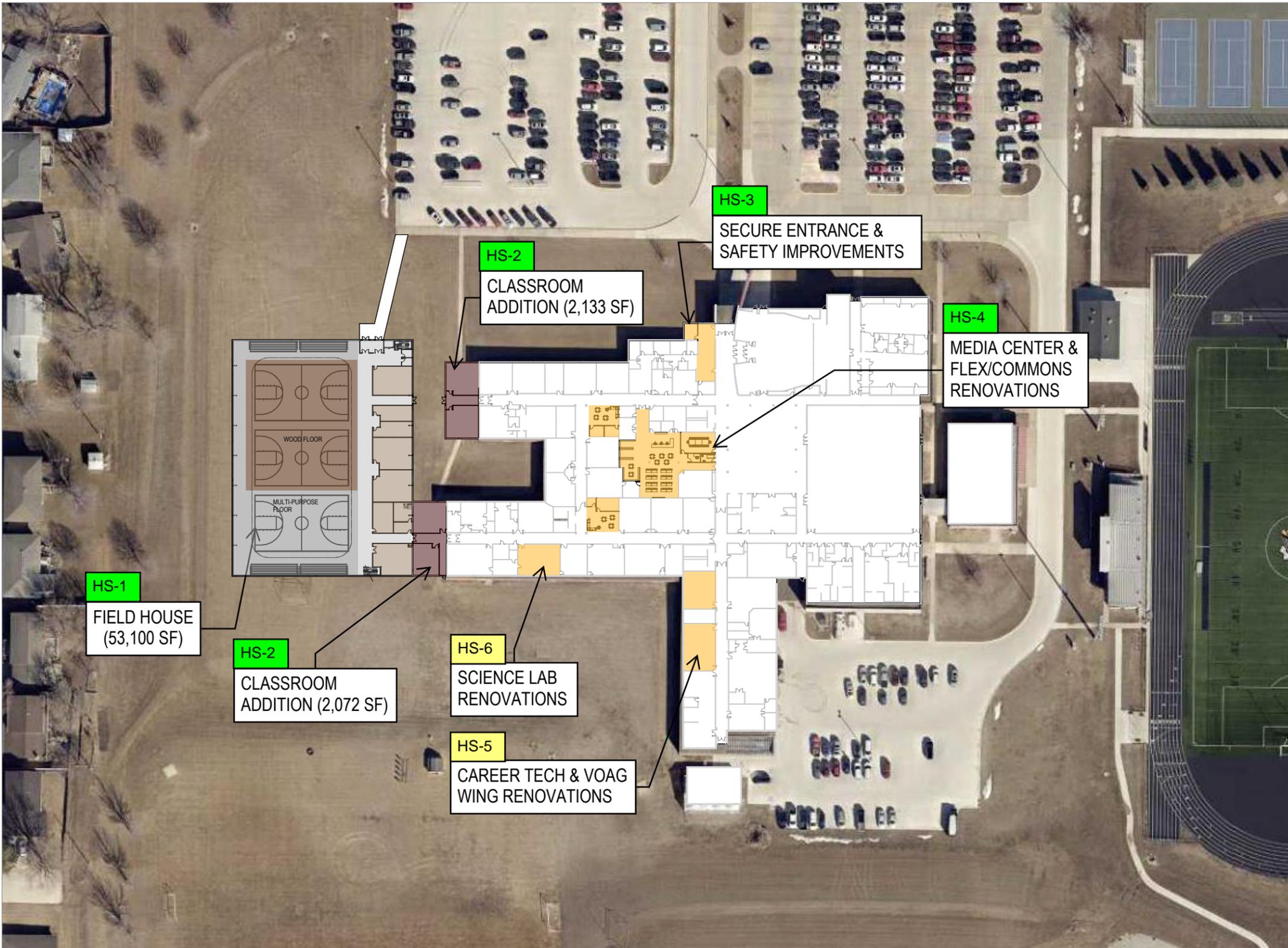


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MIDDLE SCHOOL - SECURE ENTRY	
A05	



### Budget Breakdown - High School:

1. Field House - 53,100 SF freestanding pre-engineered metal building, two wood floor courts, one multipurpose floor court, multipurpose synthetic turf area, 3-lane track surface for sprint & hurdles practice, and new weight room.
2. Classroom Additions - 4,205 SF, four new classrooms, connecting corridor from existing High School to new Field House
3. Secure Entry Improvements - small addition to provide one additional office and a new door that allows entrance into the office from the vestibule, minor interior refresh, and access control at doors
4. Media Center and Flex/Commons area interior renovations - includes meeting room, single-use restroom with changing table, consolidated stacks area, student social spaces, mothers room, and small group meeting rooms (Media Center 4,100 SF, open commons flex areas 900 SF each)
5. Career Tech Wing Interior Renovations - relocate welding area out of wood shop, update classrooms on west side of corridor as needed for aviation and other flexible tech programs.
6. Science Lab Renovation - major renovation of the existing Science Lab.

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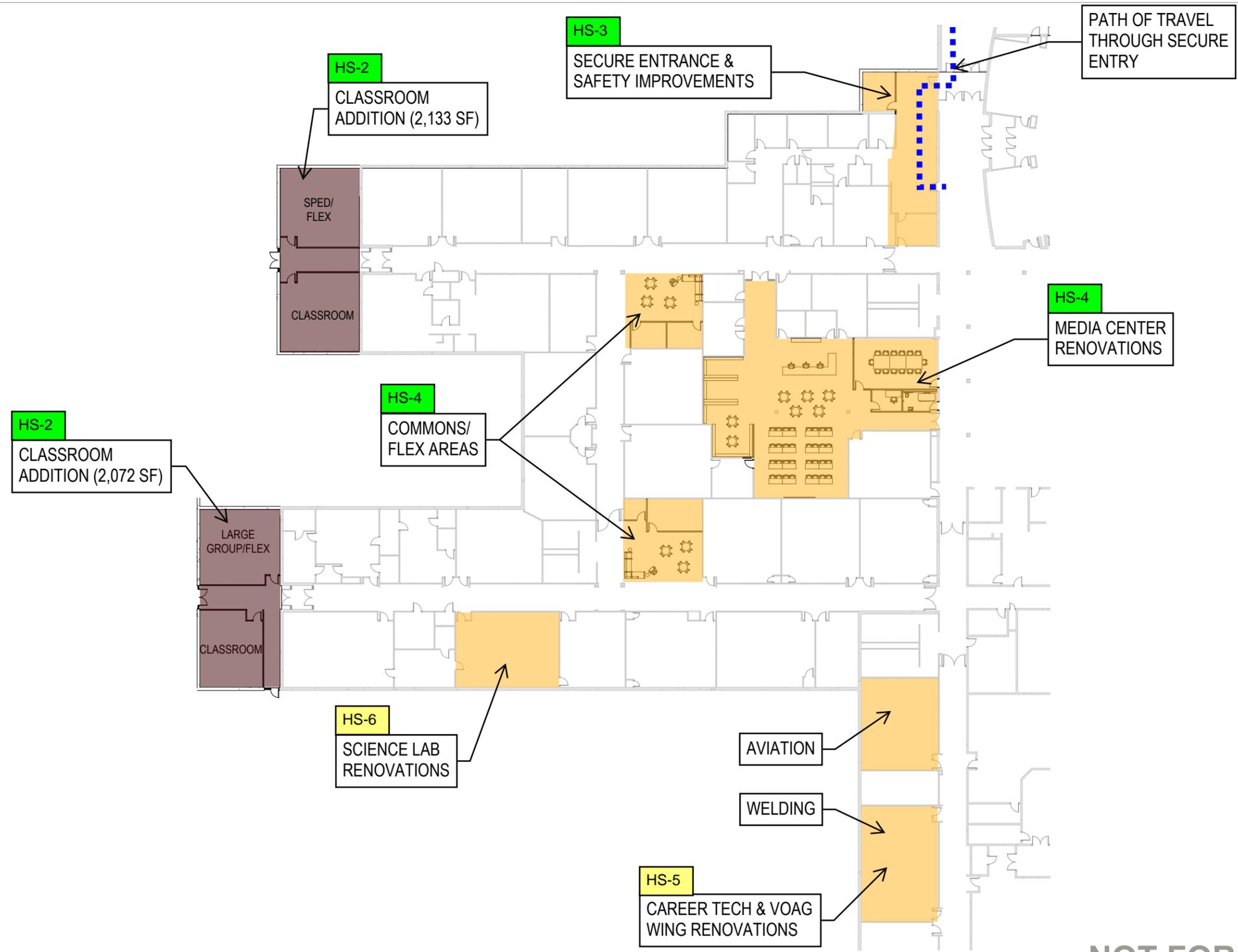
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HIGH SCHOOL SITE PLAN	
A06	

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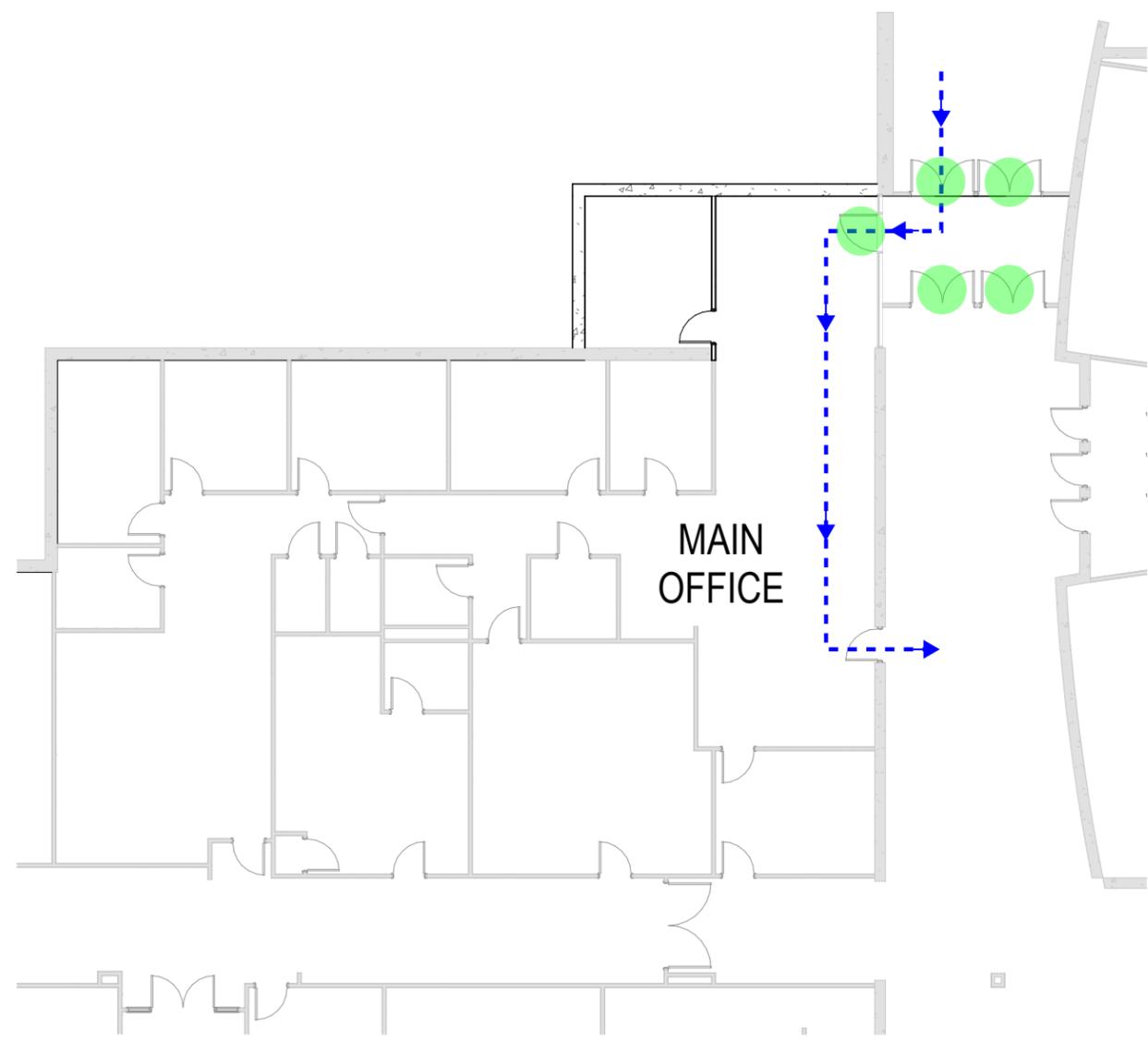
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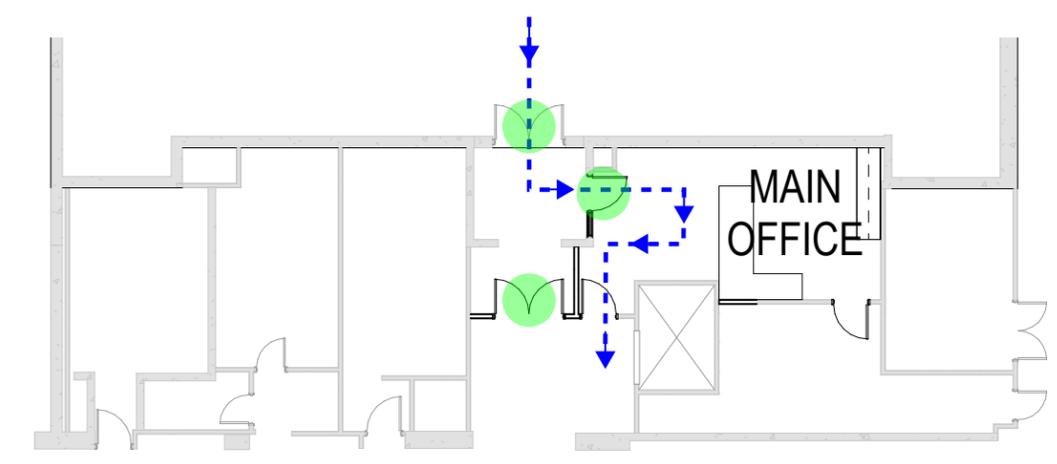
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ENLARGED FLOOR PLAN	
A07	





HIGH SCHOOL 



MIDDLE SCHOOL 

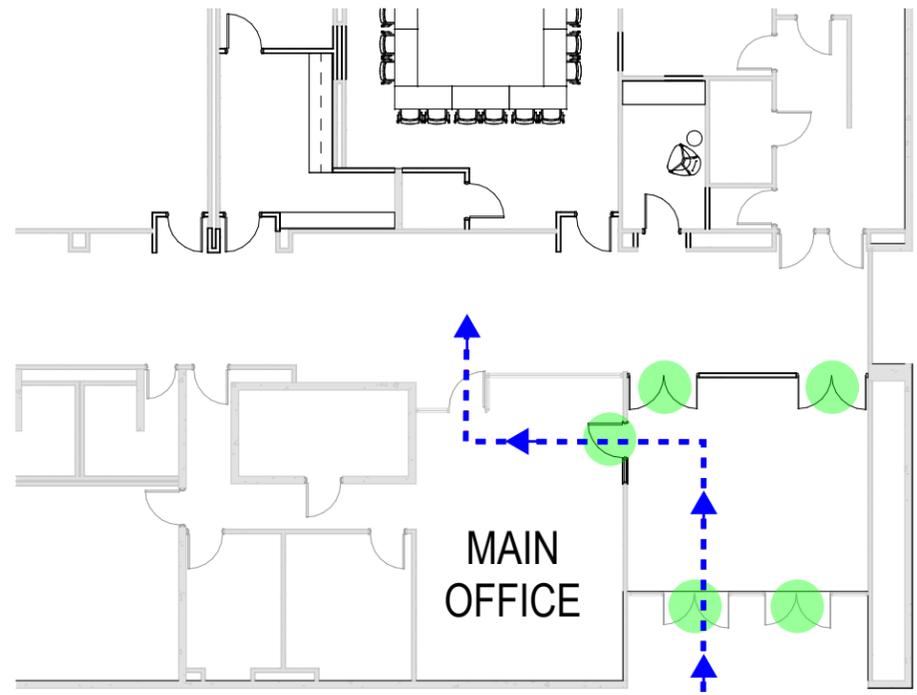
-  SECURE DOOR
  -  PATH OF TRAVEL
- NOT FOR CONSTRUCTION**



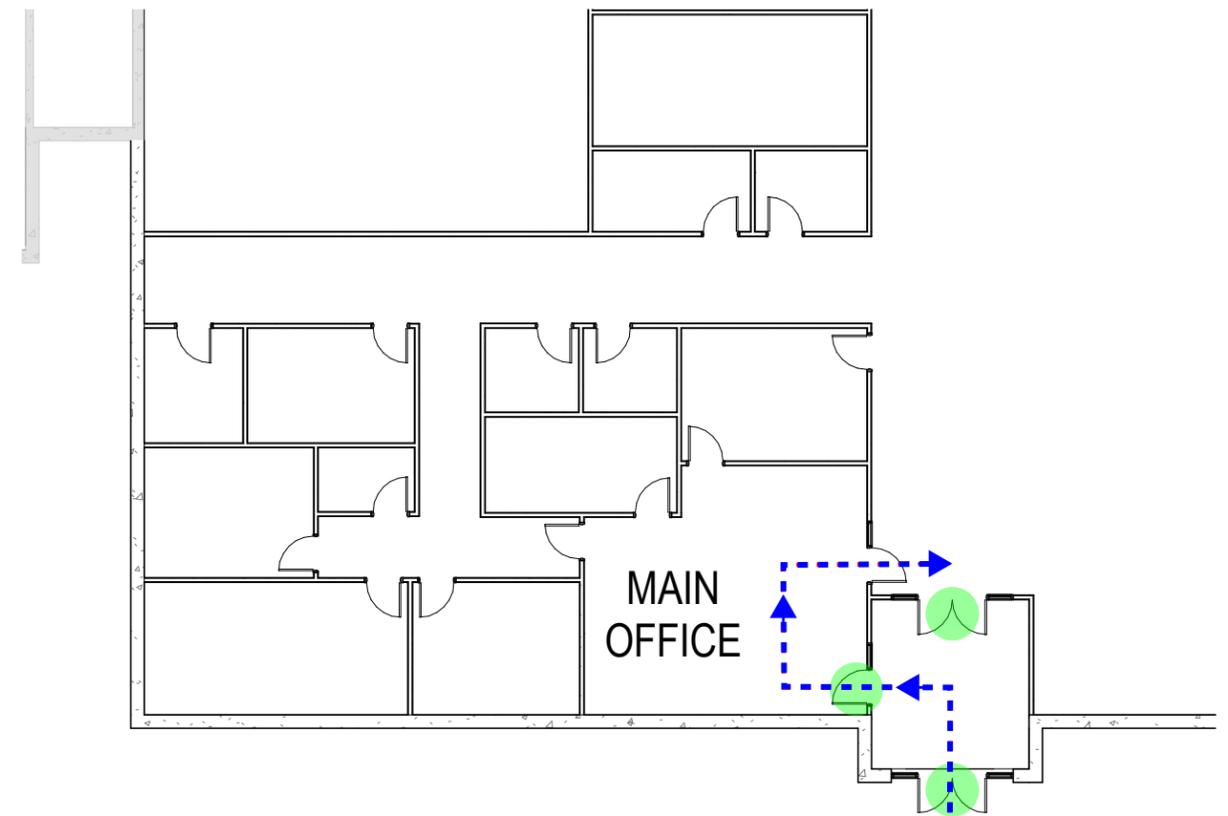

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SECURE ENTRY	
A09	



SCHULER ELEMENTARY SCHOOL 



WASHINGTON ELEMENTARY SCHOOL 

-  SECURE DOOR
-  PATH OF TRAVEL

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SECURE ENTRY

A10