



Master Facility Planning

2023-24 Board Goal: Establish a master facility plan for each of our facilities, beginning with Hillside and Fairview South by June 2024

become what's next 



Hillside Elementary Facility Listening Session

Thursday, April 4
7pm-8pm at the District Office
3555 N. Calhoun Road, Brookfield

The Board of Education Seeks Community Input on the Options Below

Option	Benefits	Costs
#1 - Keep Facility in District's Property Portfolio	<ul style="list-style-type: none"> • Secures property as a long-term option 	<ul style="list-style-type: none"> • Money invested may be sunk cost - could be invested elsewhere • Estimated cost to maintain - \$34,000 annually, \$1.8M in roof and HVAC maintenance over 8 years
#2 - Sell Property	<ul style="list-style-type: none"> • Possibly best value for taxpayers • Could yield up to \$1 million • Adds to housing inventory in the District - housing is at a premium 	<ul style="list-style-type: none"> • Long process to sell property • No longer in the District portfolio - only asset on the western part of Brookfield
#3 - Donate Property	<ul style="list-style-type: none"> • Create a community partnership to serve a community need • Provide opportunity for community to make the best use of this community asset 	<ul style="list-style-type: none"> • Lost revenue of up to \$1 million • No partnerships identified or defined • Unknown benefit to the school district

History of Hillside Elementary



Opened as an elementary school in 1969

59,208 Sq Ft (SF), 9 Acres

Closed in 2012 due to declining District enrollment and capacity available at 5 other elementary schools.

Total Enrollment (2012) - 359

- Resident: 293
- Open Enrollment: 66

2023 Hillside Elementary Updates

Enrollment

- No compelling enrollment projection data to force reconsideration of reopening Hillside
- Capacity still exists at 5 District elementary schools, with Dixon hosting students from both BCHS (30%) and BEHS (70%) pathways

Capital Plan

- 2019's Facility Planning Committee recommended \$10M set aside in capital budget for Hillside improvements should the school ever come back online. Per Board guidance in November 2023, those dollars have been reallocated in the 2024-25 capital plan to support a possible Fairview South/North Avenue remodel and other capital investment needs.
- 2019 Facility Planning Committee also recommended moving forward with minimum expenditures to keep school functional - \$238,000 invested in roof repair in 2022.

2023 Eppstein Uhen Architect Report Summary

Hillside Elementary School

2 Categories (Size/Proportion, Space Type & Adjacency) were evaluated as “Good,” where most of the criteria was found to be acceptable and satisfied its purpose.

5 Categories (Site, Safety, Furniture, Equipment & Infrastructure, Interiors & Aesthetics) were evaluated as “Poor,” where “most of the criteria assessed was found to be unacceptable and did not satisfy its purpose.”

CRITERIA	BROOKFIELD ELEMENTARY SCHOOL	BURLEIGH ELEMENTARY SCHOOL	DIXON ELEMENTARY SCHOOL	TONAWANDA ELEMENTARY SCHOOL	SWANSON ELEMENTARY SCHOOL	WISCONSIN HILLS MIDDLE SCHOOL	PILGRIM PARK MIDDLE SCHOOL	CENTRAL HIGH SCHOOL	EAST HIGH SCHOOL	FAIRVIEW	HILLSIDE
SITE	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	MIXED	GOOD	GOOD	MIXED	POOR
SAFETY	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	POOR
SIZE & PROPORTION	GOOD	GOOD	GOOD	GOOD	MIXED	GOOD	MIXED	MIXED	GOOD	GOOD	GOOD
SPACE TYPE & ADJACENCY	GOOD	GOOD	GOOD	MIXED	GOOD	GOOD	MIXED	GOOD	GOOD	MIXED	GOOD
FURNITURE	GOOD	GOOD	GOOD	MIXED	MIXED	GOOD	MIXED	MIXED	GOOD	MIXED	POOR
EQUIPMENT & INFRASTRUCTURE	MIXED	POOR	MIXED	MIXED	MIXED	MIXED	POOR	POOR	POOR	POOR	POOR
INTERIORS & AESTHETICS	MIXED	MIXED	MIXED	MIXED	MIXED	MIXED	POOR	GOOD	MIXED	POOR	POOR

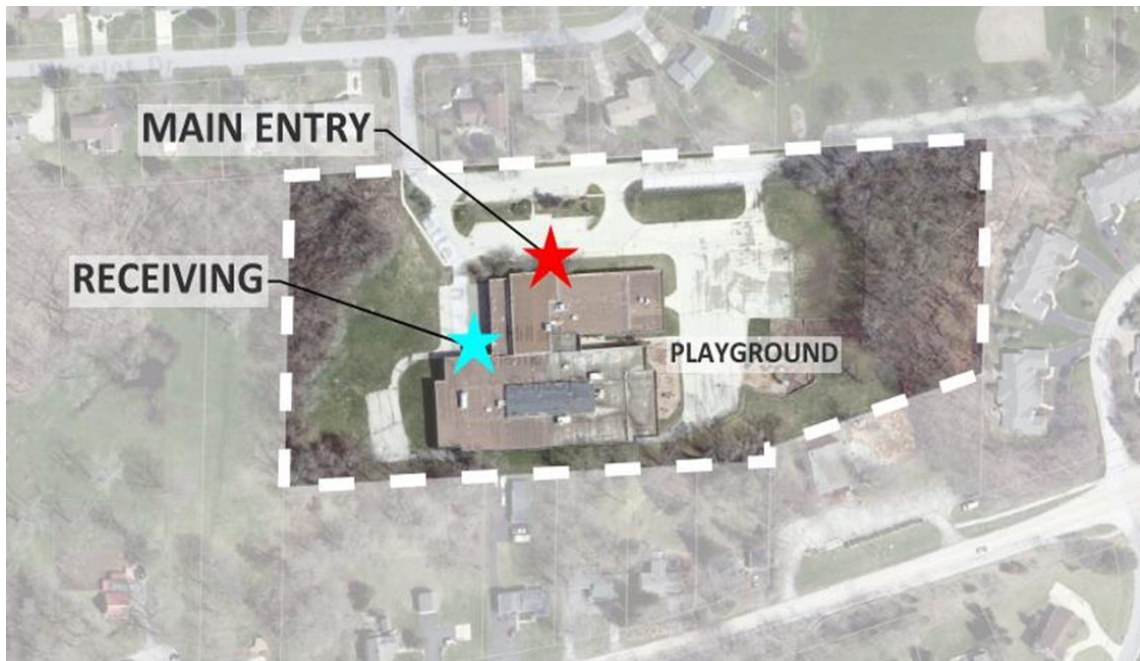
Hillside Elementary - Educational Adequacy Learning Conditions



TAKEAWAYS:

- Building currently vacant, former elementary, primarily used for storage
- Dated finishes and infrastructure throughout, some targeted areas updated
- Water infiltration issues throughout, section of roof recently repaired
- No secure entry sequence
- Steep main building ramp between levels
- Building is past end-of-life.

Hillside Elementary - EUA's Site Conditions



TAKEAWAYS:

- Difficult to separate bus and vehicular traffic
- Adequate playground, limited field spaces
- Limited and undersized site

Current Enrollment Analysis

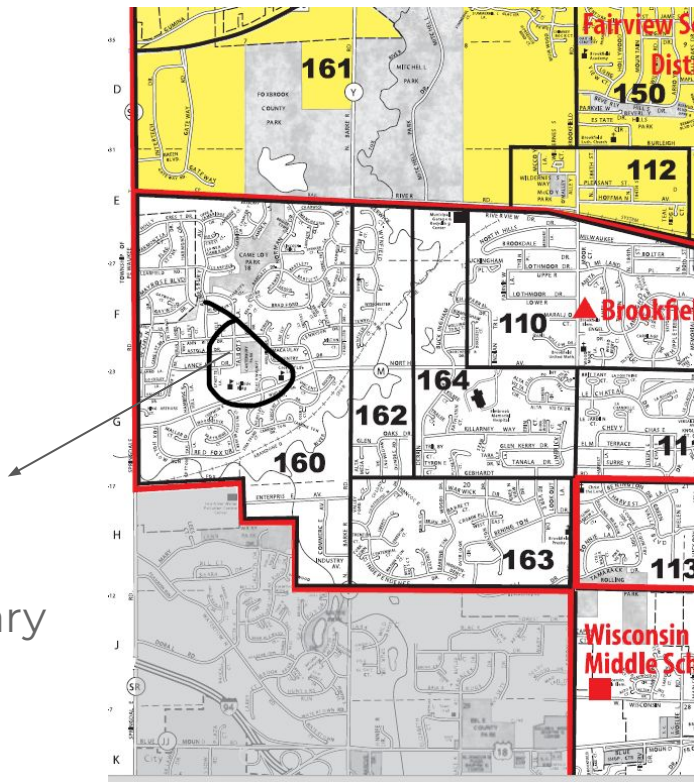
Former Hillside Tracts Included - **160, 162, 163**

4K-5th Grade Students Attending
Elmbrook Schools: **366**

Current 4K-5th Grade Resident
Enrollment - All Students: **453**

Current Market Share: **81%**

Hillside
Elementary



Elementary Enrollment Capacity (5-Year Projection)

	Brookfield Elem	Burleigh	Dixon	Swanson	Tonawanda
Projected	Enrollment (% of capacity)				
2024-25	658 (85%)	913 (87%)	649 (84%)	771 (73%)	528 (89%)
2025-26	642 (83%)	902 (87%)	636 (82%)	745 (71%)	538 (90%)
2026-27	623 (80%)	930 (88%)	632 (81%)	741 (70%)	542 (91%)
2027-28	610 (79%)	888 (84%)	614 (79%)	728 (69%)	545 (92%)
2028-29	600 (77%)	874 (83%)	595 (77%)	727 (69%)	540 (91%)

Other Options Considered

Option	Analysis
Early Childhood / District 4K Center	This option was considered when the District added 4K in 2021 for operational efficiency and programming benefits. However, District Administration prioritized neighborhood schools and keeping elementary students of the same family together when recommending the current model. Additionally, the location of Hillside is less than ideal, and could result in a 30-40+ minute bus ride for our littlest learners.
Performing Arts Center (PAC)	During 2023 contract talks with the Sharon Lynne Wilson Center there were several discussions about building a District PAC. However, the price tag (\$20M) was determined to not be a good use of taxpayers dollars. Also, a site analysis at Hillside deemed it could not support both a PAC and theater parking for events.
Lease to 3rd Party	Over the years, at least one educational institution expressed interest in leasing Hillside for private use. Given its current state, this would require at least the minimum renovations (\$12.3M) and could result in competition for our existing students.
City Purchase	The City is not interested in the property as it is located directly across from a current City Park (Canterbury)

The Board of Education seeks community input on these three options:

1. Keep Facility in District's Property Portfolio
2. Sell Property
3. Donate Property