

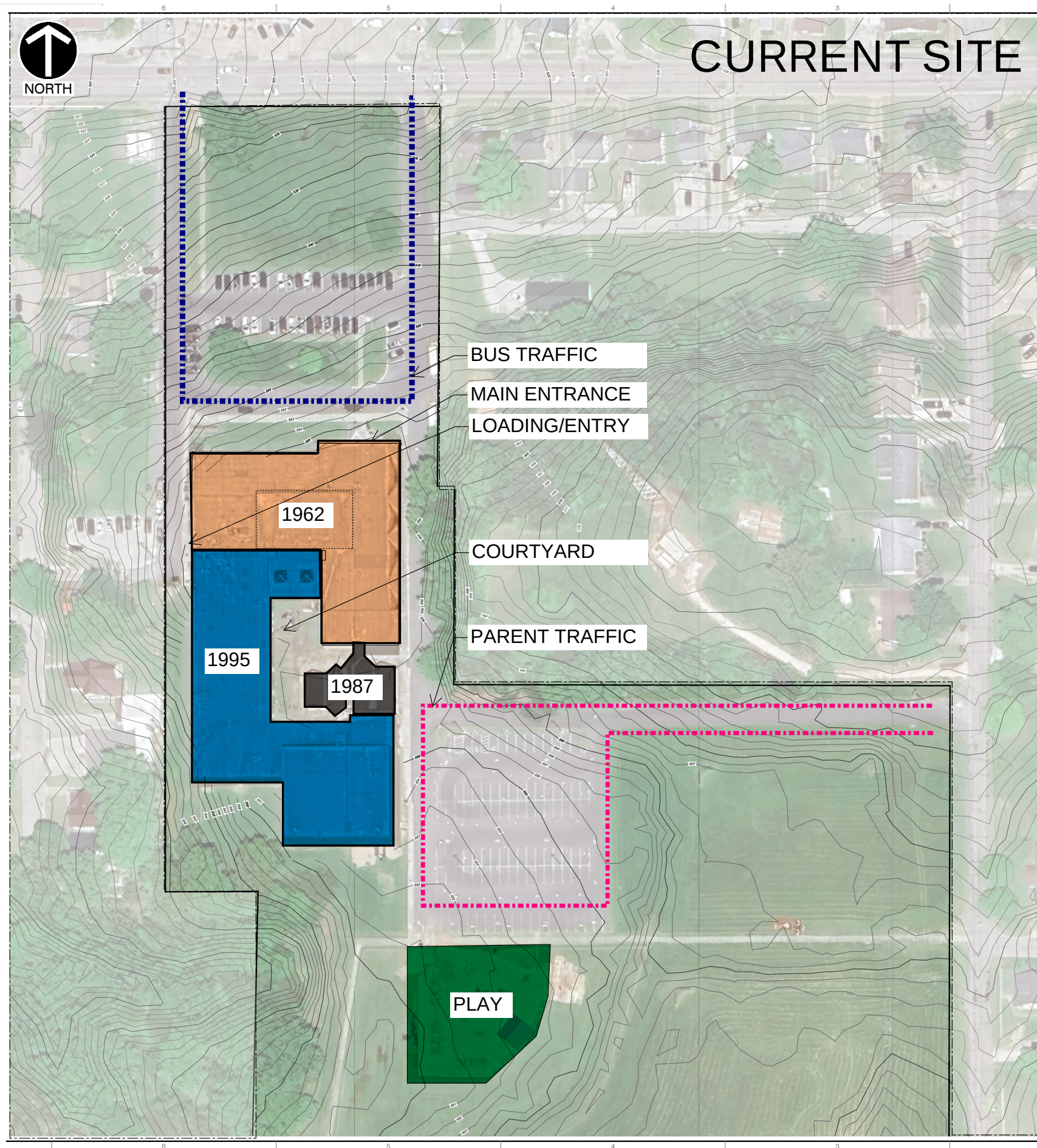


**STEP 1 SERVICES REVIEW**  
WASHINGTON COMMUNITY SCHOOLS  
SEPTEMBER 2025 BOARD MEETING



SEPTEMBER 25, 2025



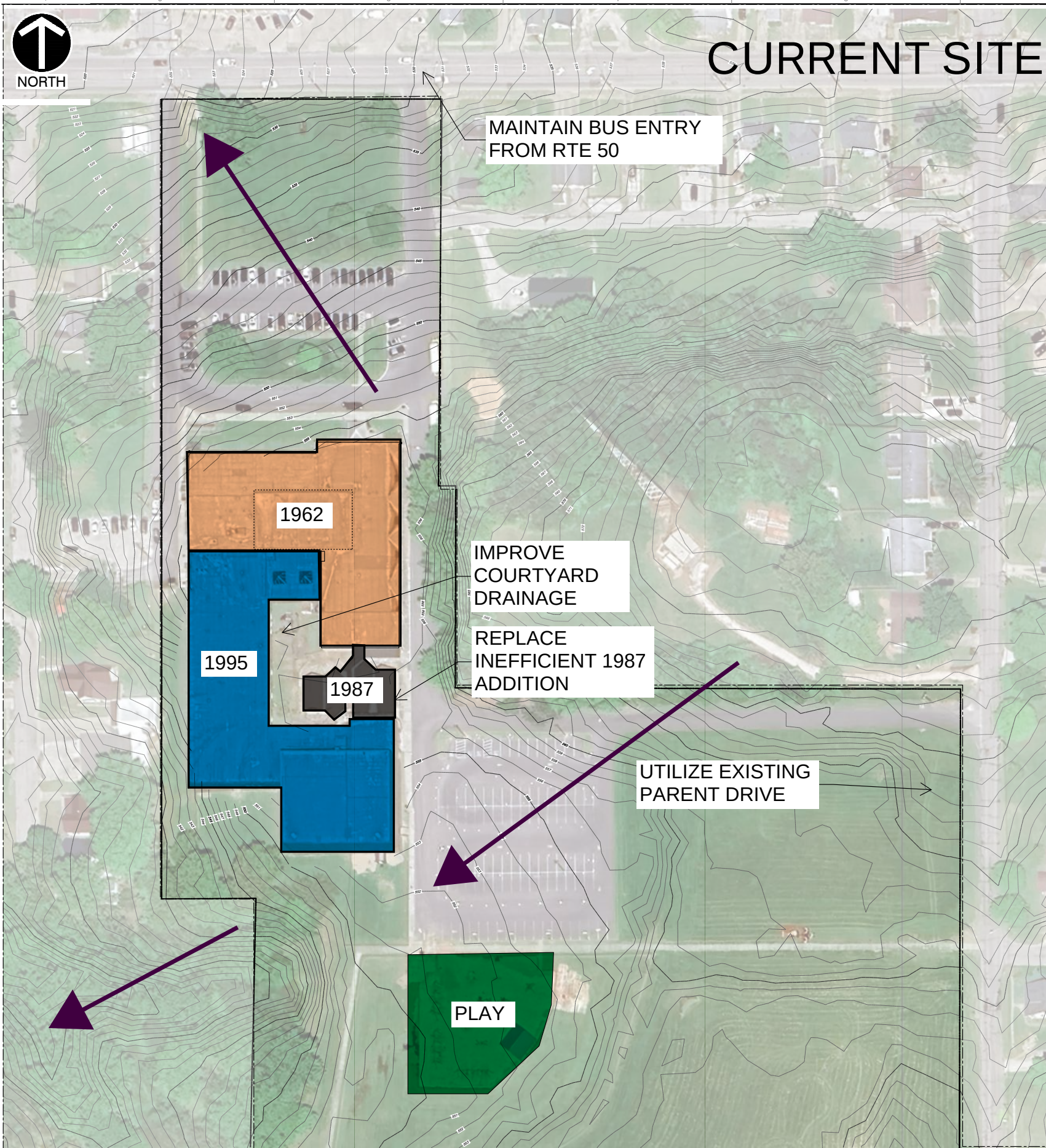




## PROJECT GOALS:

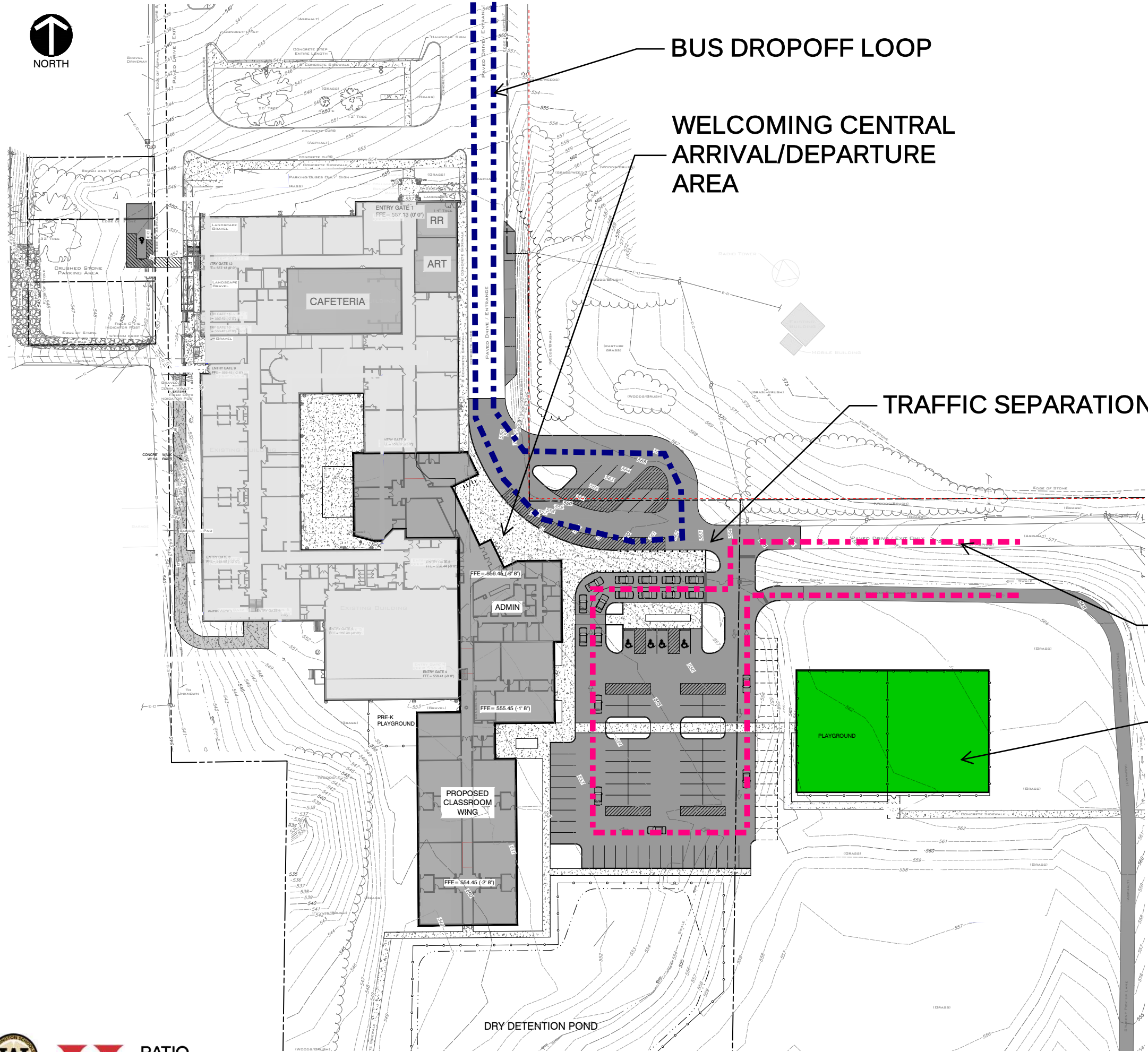
- Secure entrance
- Safe drop-off and pickup for buses and parents
- Add second grade
- Increase enrollment capacity  
700 students, 10 classrooms/grade level







# SITE PLAN



BUS DROPOFF LOOP

WELCOMING CENTRAL  
ARRIVAL/DEPARTURE  
AREA

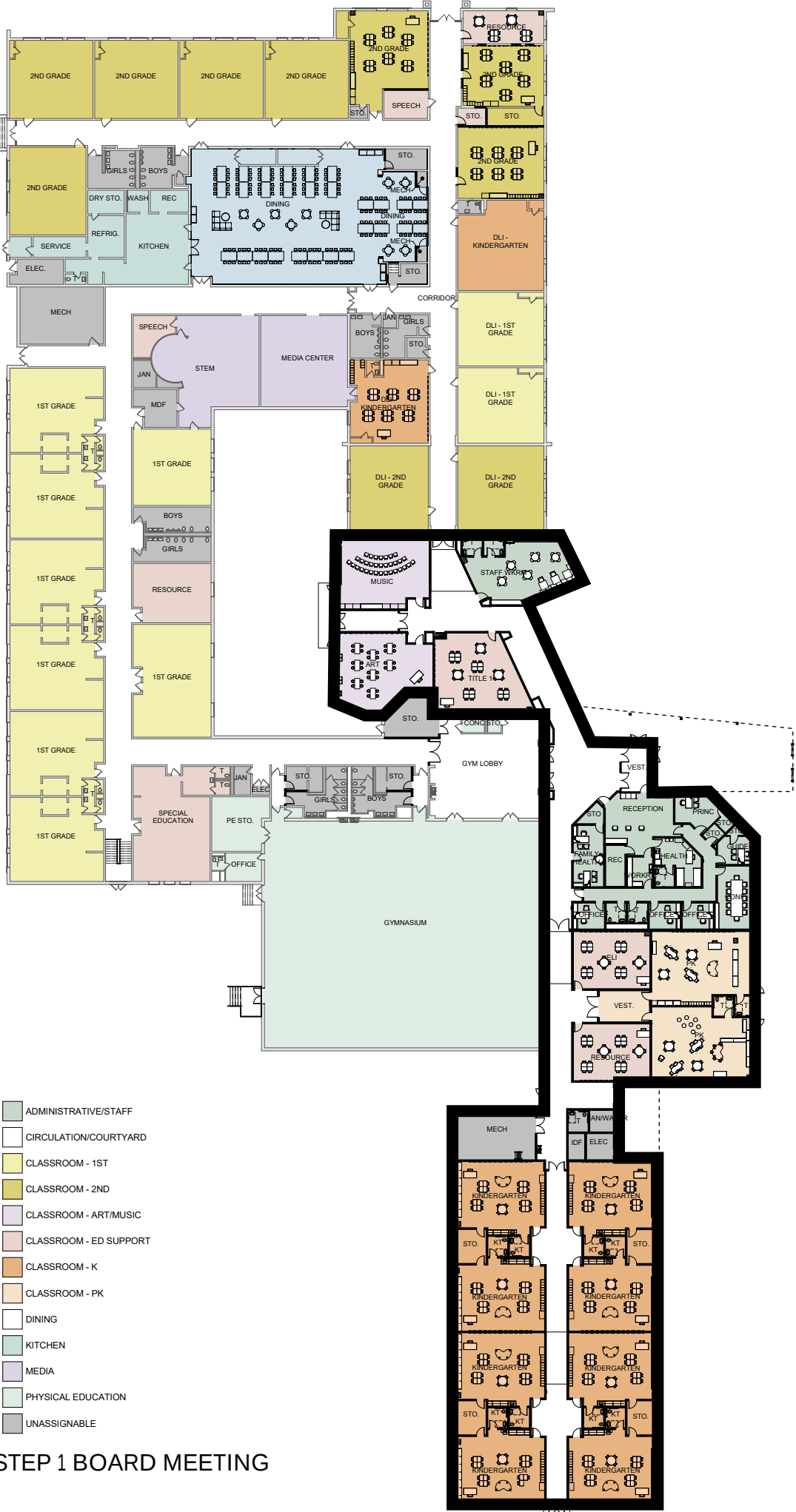
TRAFFIC SEPARATION

PARENT DROPOFF LOOP

RELOCATED PLAY AREA



# OVERALL FLOOR PLAN

RATIO  


# WASHINGTON COMMUNITY SCHOOLS - STEP 1 BOARD MEETING

SEPTEMBER 25, 2025

**ART, MUSIC, ED SUPPORT  
AND STAFF WORKROOM**  
Connection to 1962 Building  
Connection to courtyard

**ADDITION FLOOR PLAN**

**ADMINISTRATIVE  
OFFICES**  
Secure entrance vestibule  
Expansion to administrative  
office area to support  
enrollment increase  
Connection to 1995 addition

**PRESCHOOL AND ED  
SUPPORT**  
Preschool area with  
convenient access to play and  
main entrance

**KINDERGARTEN WING**  
Classrooms with ensuite  
toilets and storm sheltering  
areas

- ADMINISTRATIVE/STAFF
- CIRCULATION/COURTYARD
- CLASSROOM - 1ST
- CLASSROOM - 2ND
- CLASSROOM - ART/MUSIC
- CLASSROOM - ED SUPPORT
- CLASSROOM - K
- CLASSROOM - PK
- DINING
- KITCHEN
- MEDIA
- PHYSICAL EDUCATION
- UNASSIGNABLE



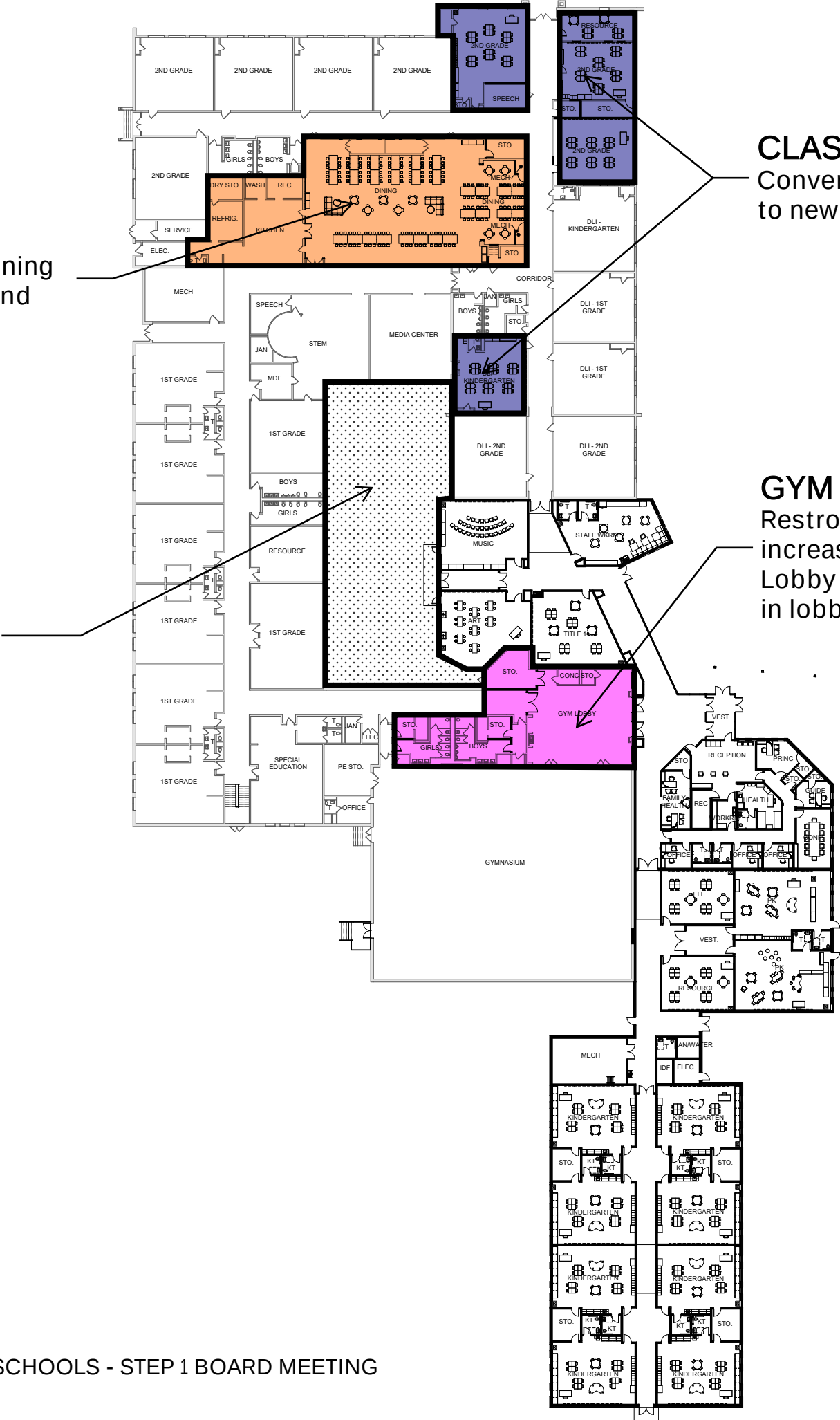
# RENOVATION SCOPE

**CAFETERIA RENOVATION**  
Seating area expansion to serve dining  
Kitchen equipment replacement and  
serving line expansion

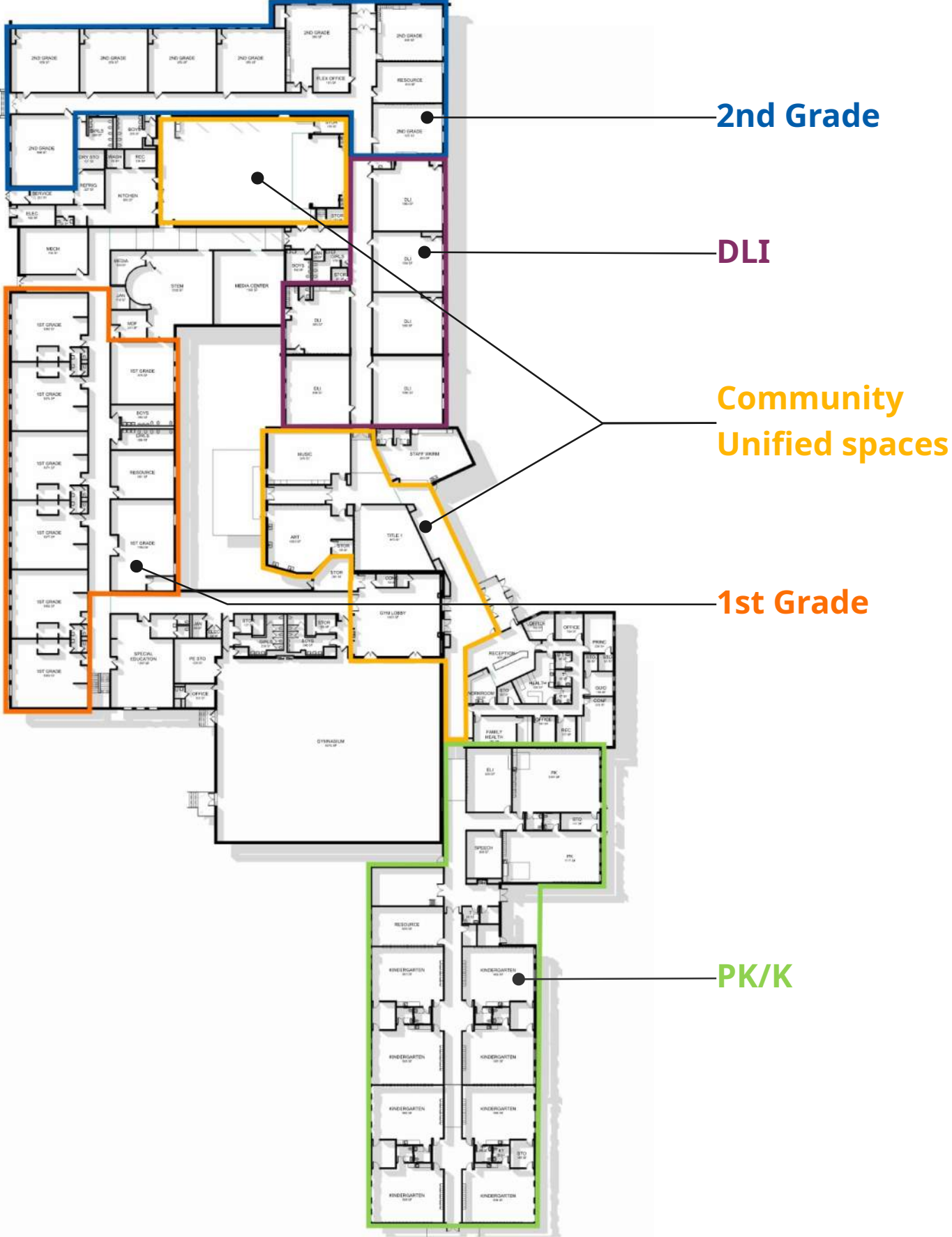
**COURTYARD DRAINAGE  
IMPROVEMENTS**  
Re-grading and stormwater  
improvements

**CLASSROOM RENOVATION**  
Conversion of administrative and staff areas  
to new classrooms - 2nd grade and DLI

**GYM LOBBY RENOVATION**  
Restroom area renovations to support  
increased building capacity  
Lobby renovation to support new HVAC  
in lobby and tie into new entrance



GRADE LEVEL ORGANIZATION



PROPOSED ENTRY



# SITE TRANSFORMATION



# The Hagerman / Ratio Progressive Design-Build Team Meetings

We submitted our RFQ on 03.19.202

We attended the TRC Meetings on 04.15.2025

We submitted our RFP on 05.01.2025

We interviewed on 05.06.2025

Hagerman / Ratio PDB Team was hired on 05.15.2025

We have had nine (9) meetings with the Design Committee at over two (2) hours each, with another meeting next week.

We have now attended 6 school board meetings.

Next Steps:

Obtain Owner comments on our Step 1 Report by 10.03.2025

Submit our final Step 1 Report by 10.09.2025

Obtain School Board Approval by 10.23.2025



**NO LOGO REQUIRED.**  
IT'S THE WAY  
WE AND PEOPLE  
ARE GOING TO  
STAY TOGETHER.  
**MILKERS THE OWNER AND**  
**LIVER ANYONE OWNED BY**  
**USING OCCUPANCY IN THE**  
**A BUILT BY THE PLACE**





SEPTEMBER 25, 2025



WASHINGTON COMMUNITY SCHOOLS - STEP 1 BOARD MEETING

Author: Michael Schwartz  
Run Date: 9/5/2025  
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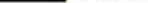
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Finish Date: 12/15/2027  
Data Date: 9/23/2025



SEPTEMBER 25, 2025



WASHINGTON COMMUNITY SCHOOLS - STEP 1 BOARD MEETING

Author: Michael Schwartz      Start Date: 3/4/2025       Summary Task       Task  
 Run Date: 9/5/2025      Finish Date: 12/15/2027       Hammock Task       Progressed Task       Buffer Task  
 Page: 2      Data Date: 9/23/2025       Expanded Task       Critical Task             Milestone

## SCHEDULE



## WPDB Master Schedule

[illegible]

Author: Michael Schwartz  
Run Date: 9/5/2025  
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Finish Date: 12/15/2027  
Data Date: 9/23/2025

RATIO



# QUESTIONS & ANSWERS

