



Oak Creek-Franklin Joint School District

Referendum Project Update
Final Design Update

July 14, 2025





Agenda

- 1 Final Design Review
- 2 Timeline
- 3 Budget Review
- 4 Questions





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Final Design Review

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Final Design Review

Our Purpose Today:

- Provide design update to School Board prior to BP-4 goes out to bid
- Present final design
- Review schedule
- Present updated budget



Design Activity To Date

District Building Design Committee

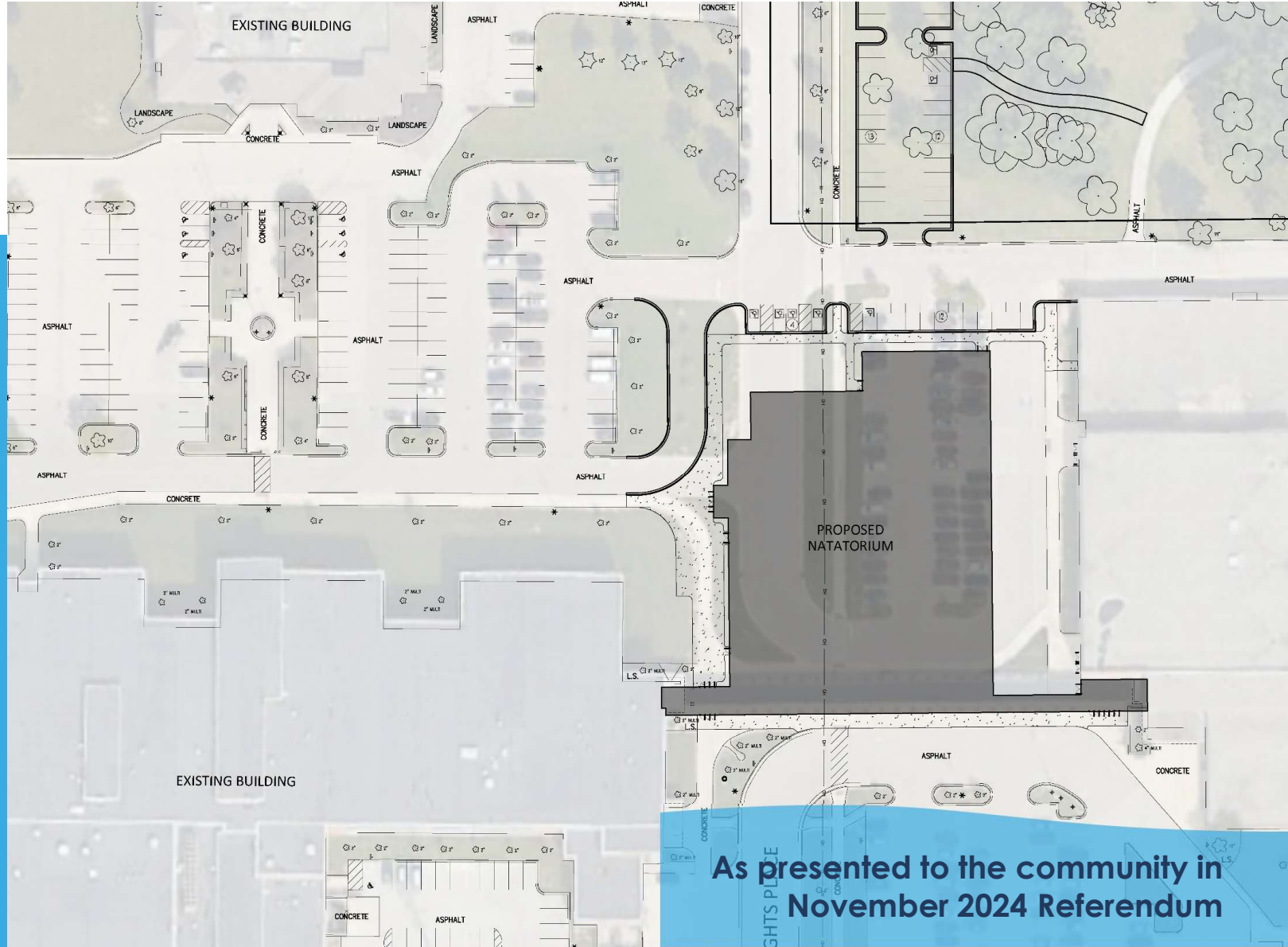
Comprised of:

- District Administration
- City of Oak Creek
- Athletics
- Community
- Oak Creek Community Education and Recreation (OCR)
- High School Administration

Committee Collaboration Efforts:

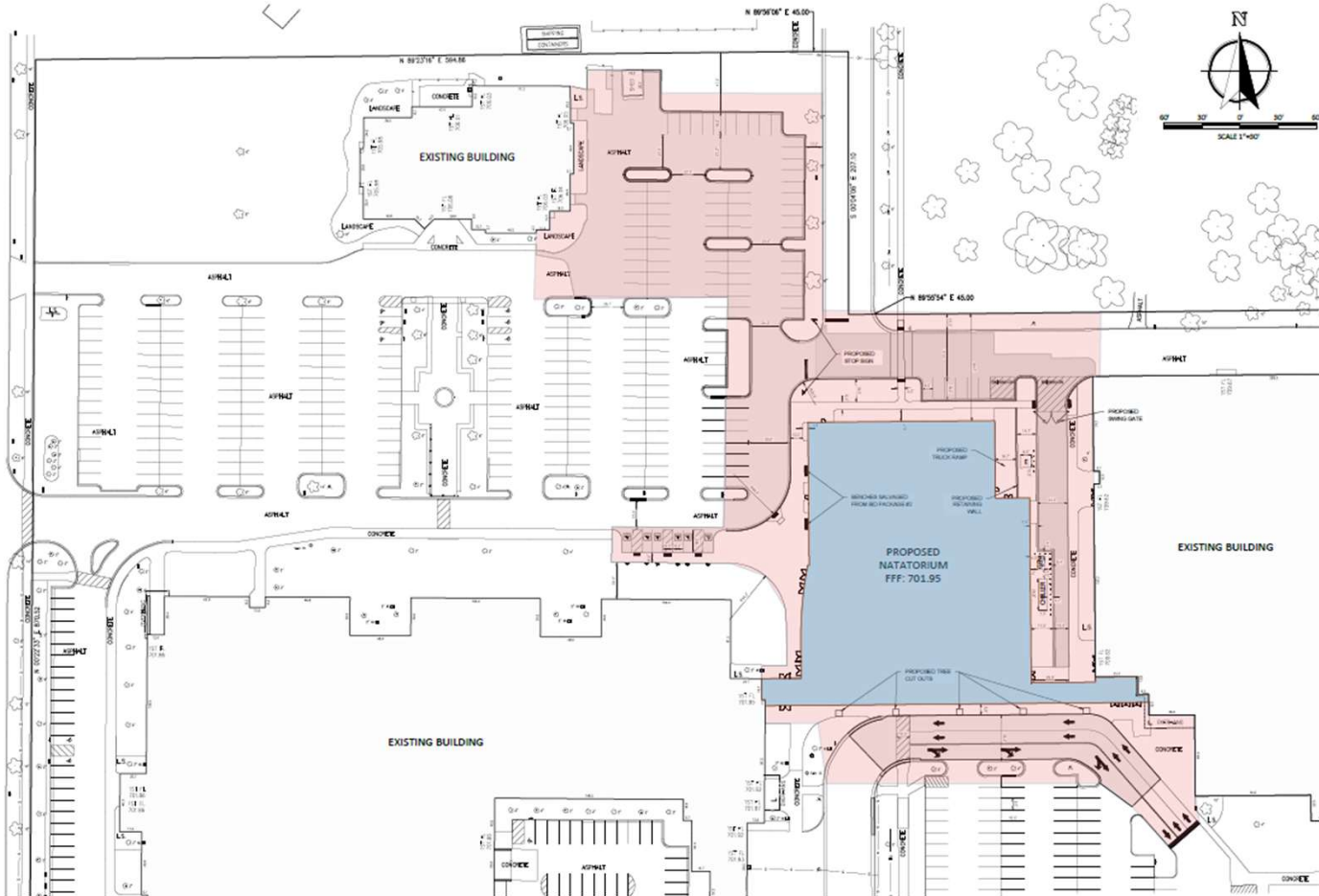
- (16) design meetings/ discussions
- (3) Pool Tours
- Continuing discussions/ approvals with:
 - City of Oak
 - Oak Creek Police
 - Oak Creek Fire
- Discussions with Oak Creek Community Center
- Reviewed bus flow with GO Riteway

SITE PLAN





Site Plan



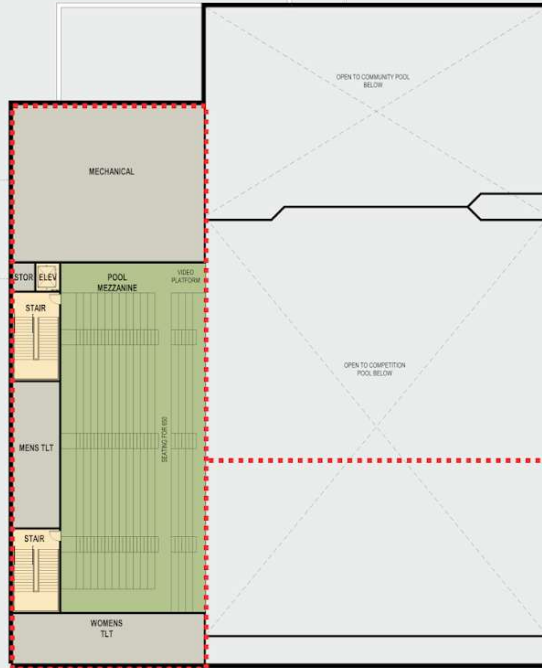
SITE OVERVIEW

- Clear project site
- Relocate existing utilities
- Expand existing parking lot
 - Gain of 24 spaces
- New accessible parking and entrance plaza
- Install storm water management facilities
- No work in Miller Park

WHAT'S CHANGED?

- Traffic calming measures
- Added 6 ADA stalls
- Maintenance drive
- Tied in community center parking lot
- Revised sidewalks for pedestrian traffic

FLOOR PLAN



SECOND LEVEL MEZZANINE SEATING

- | | |
|--------------------------|---------------------------|
| 1 Community Locker Rooms | 6 Life Guard Station |
| 2 Check-In / First Aid | 7 Competition Pool |
| 3 Community Room | 8 Boys/Girls Locker Rooms |
| 4 Entrance/Lobby | 9 Restrooms |
| 5 Community Pool | 10 Parking |



As presented to the community in
 November 2024 Referendum



Competition Pool



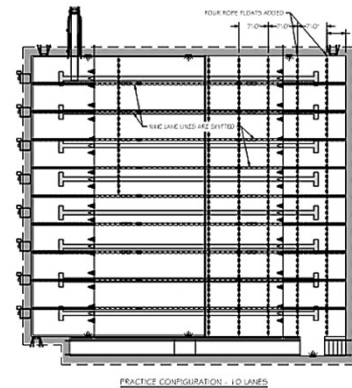
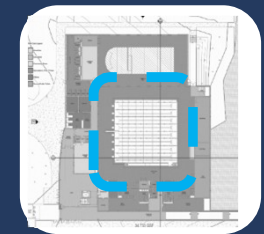
COMPETITION POOL

- (8) lanes, 25-yard pool
- (1) diving board – 1 meter
- Starting blocks, lane lines, flags, ladders, timing system
- NHFS & WIAA compliant
- Pool deck sized to swim meets
- Accessible pool entry/exit
- Privacy from community pool
- Flexible deck seating

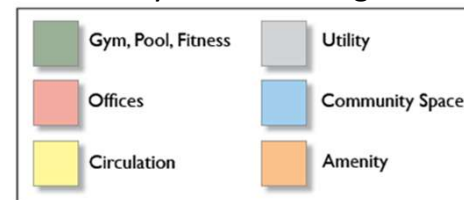
WHAT'S CHANGED?

- Equipment room layouts
- Exterior ramp access to pool equipment room
- Finishes in interior spaces
- Video Display Board Alternate
- Various pool use configurations

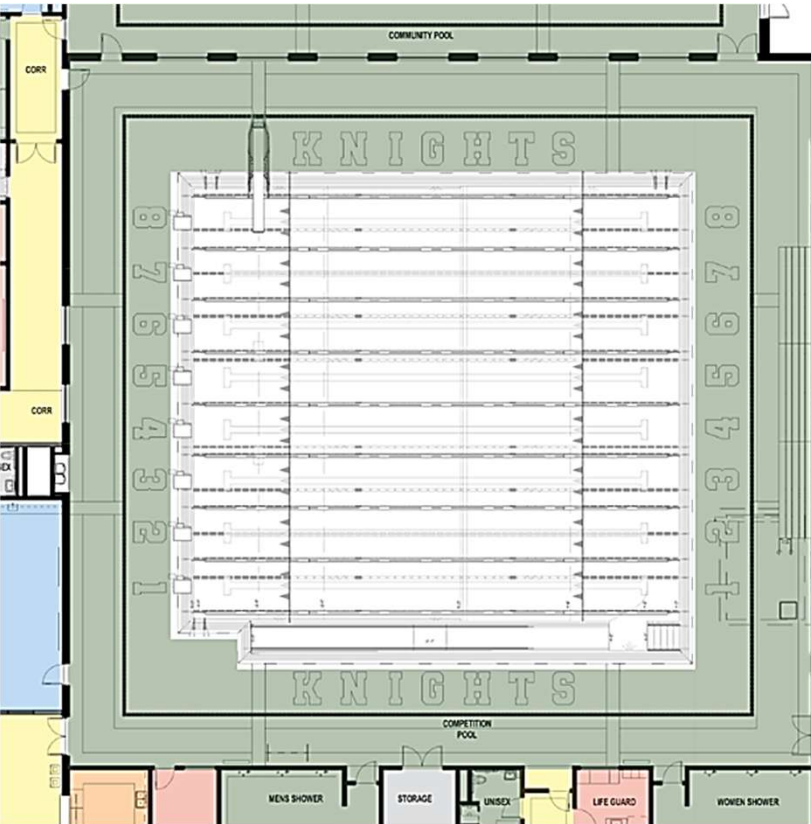
Key Plan



Gym Class configuration

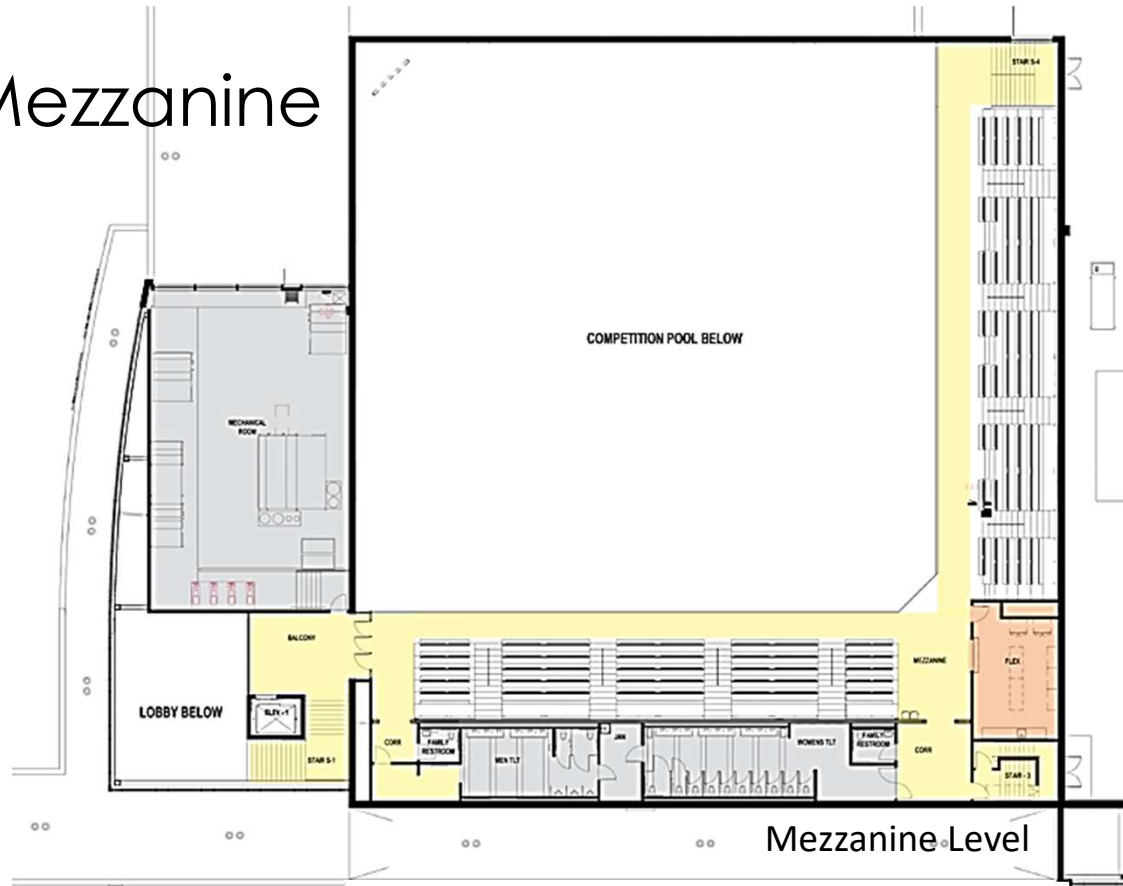


Swim Meet configuration

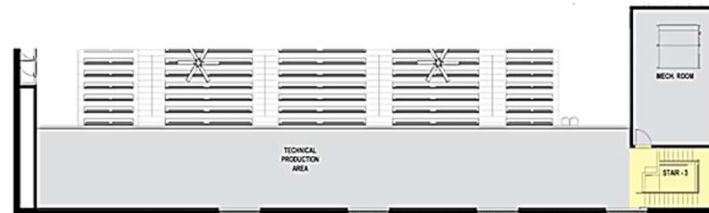




Mezzanine



Mezzanine Level



Upper Level

	Gym, Pool, Fitness		Utility
	Offices		Community Space
	Circulation		Amenity

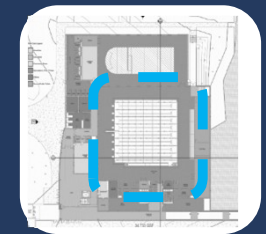
MEZZANINE

- Optimal viewing experience
- Participant security / safety
- Mechanical Room
- Men's/ Women's toilets

WHAT'S CHANGED

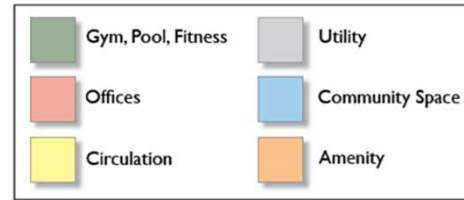
- Flex room – designed for future concessions
- Equipment room finalized
- Toilet room update
- Back of house/ technical production areas
- Final Seating count with ADA seating

Key Plan





Competition Pool Lockers/Pool Access



LOCKER ROOMS

- Physical education
- Athletics
- Competition needs
- Men's Locker/ Shower Women's Locker/ Shower
- (2) Unisex toilets
- Lifeguard/ Aquatics offices

SECURE ACCESS TO POOL

- Teacher supervision
- Student Privacy

WHAT'S CHANGED?

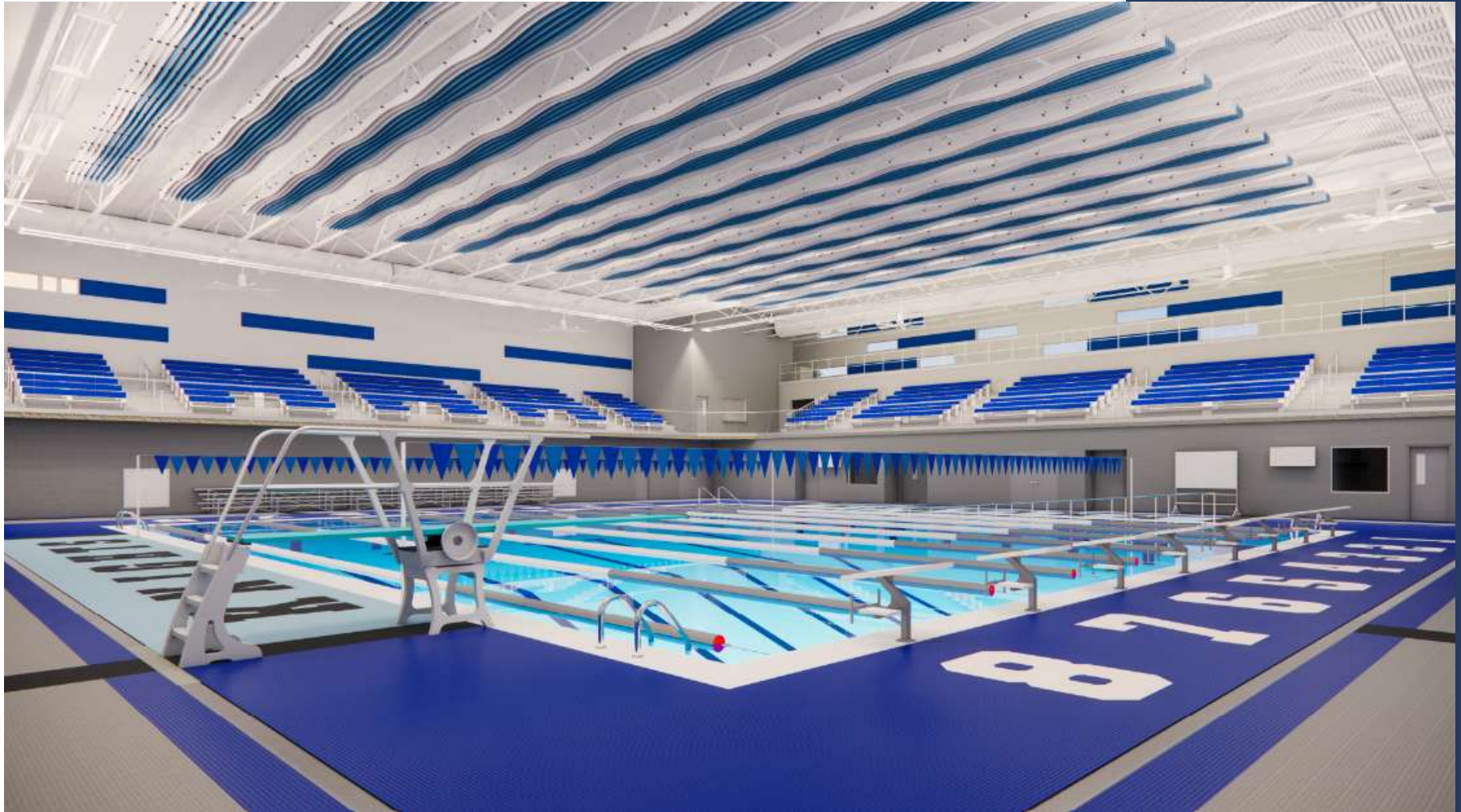
- Re-laid out locker rooms
- Finalized office needs
- Finalized locker count

Key Plan



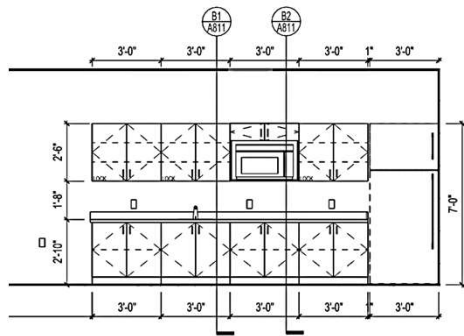
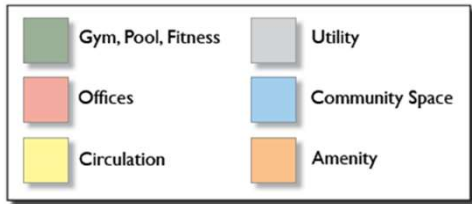


Competition Pool





Community Pool – Locker Rooms



Kitchenette Elevation



COMMUNITY LOCKERS

- (5) Private Dressing Rooms
- (4) Private Shower/ Toilet Rooms
- Lockers

WHAT'S CHANGED?

- Unisex Toilet room

COMMUNITY ROOM

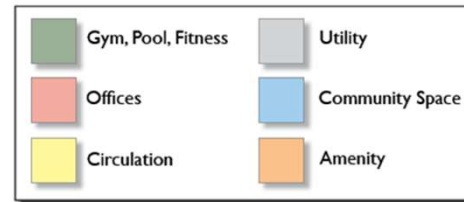
- Flexible community rooms
- Small Kitchenette

Key Plan





Community Pool/Event Access



SECURE ENTRY

- Community Pool/ Lockers
- Lobby/ Competition Pool
- Concessions
- No direct access to ballway

OCR OFFICES

- (3) offices
- Open office/ reception
- Data closet/ storage

WHAT'S CHANGED?

- Updated office layout
- Finalized concessions layout
- Updated secure entry
- Community room pool access

Key Plan





Community Pool

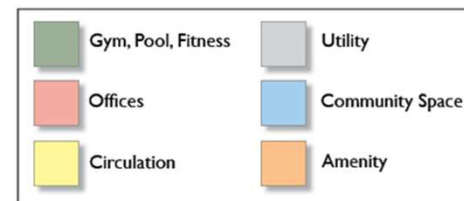
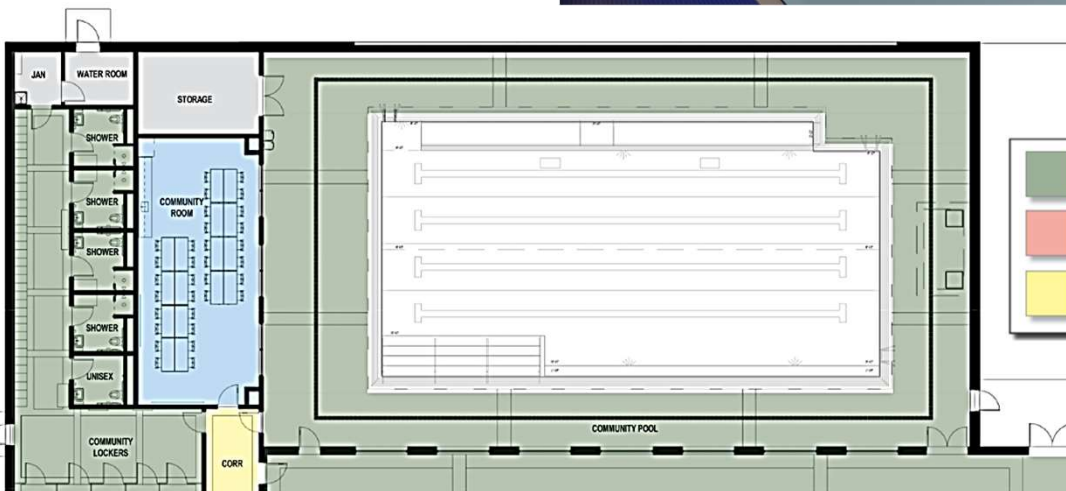


COMMUNITY POOL

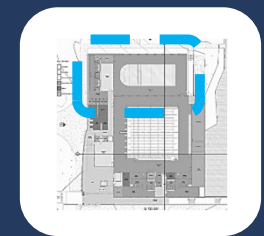
- Open throughout the school day
- Accessible zero depth entry/exit
- Shallow design for greater programming flexibility
- Pool Equipment Storage
- 4 swimming lanes
- Swimming stairs/ bench
- Warm water pool

WHAT'S CHANGED?

- Fire Sprinkler/ water utility room
- Updated frosted windows
- Updated finishes



Key Plan





Mechanical Systems

Heating cooling and ventilation

- (2) Pool Air Handling Units with energy recovery
- Pressurization control to contain pool air
- Heating – hot water boilers
- Cooling – Air cooled chiller

General Pool Design:

- (2) condensing pool heaters, sand filtration, surge tank, pumping and water treatment per pool

Plumbing Design:

- (2) gas water heaters serving locker rooms, showers, toilet rooms and concessions, separate from pool systems

Fire Protection Design:

- Fully sprinklered



Electrical Systems

Power:

- Provide new electric service and distribution for new pool, with emergency backup

Lighting

- LED lighting with energy saving controls
- Night lighting will be provided in pool areas and major corridors

Communication systems

- Extend intercom system, clock system, fire alarm, card access, camera system, data and fiber

Sound System for pool deck:

- For competition pool, sound zones cover:
 - Deck
 - Mezzanine bleachers



Enclosed Ballway



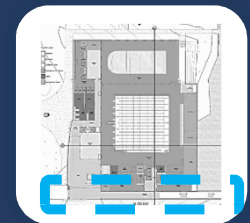
BALLWAY

- Replace outside access with enclosed corridor
- Provide safe and secure travel between the NGC, Pool and 10-12 Building
- Focus on student safety/ security

WHAT'S CHANGED?

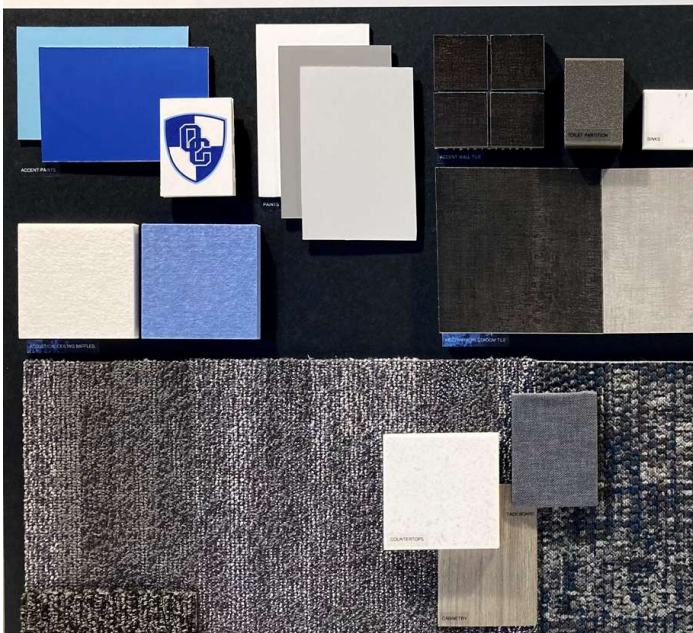
- Ramp length and ease of student passage further refined

Key Plan





Northwest Natatorium Entrance/ Finish Board





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Project Timeline

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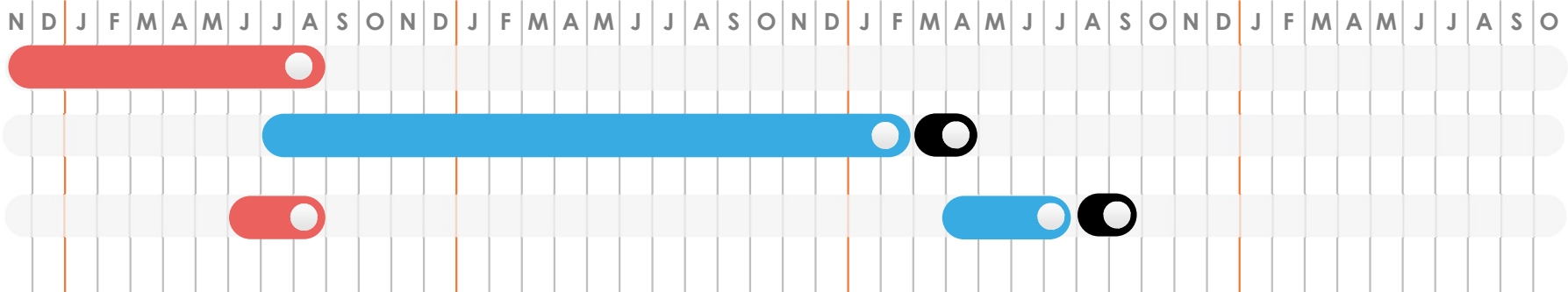
Project Timeline

2025

2026

2027

2028



Design Phase

Design team will work closely with District and Staff to design appropriate **detailed plans that meet the community's needs**



Construction

Construction in Phases
Heavy construction over Summer months.
Moderate construction over school months.



Project Closeout

Punchlist
Commissioning

Estimated Timeline, subject to change.



3

Budget



Budget Comparison

FINANCIAL OR OTHER RESOURCE IMPLICATIONS, IF ANY:

Bid Package	Scope Included	Budget	Bid+ Estimate	\$ Variance (Over)/Under
1	Electrical Equipment	\$250,000	\$242,400	\$7,600
2	Site Preparation	\$1,079,500	\$1,170,100	(\$90,600)
3	Footings, Foundations <u>and</u> Shell	\$6,851,700	\$6,643,800	\$207,900
4	Final Building Design (est. Aug. 25)	\$26,453,800	\$26,212,800	\$241,000
5	Remodel of Existing Pool	\$1,365,000	\$1,365,000	\$0
	Totals	\$36,000,000	\$35,634,100	\$365,900



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Questions