

Presentation to the Board of Education
QLEO Modeling Results
4.24.201

AGENDA

1

Review of QLEO Analysis

2

Physical Needs Assessment

3

Educational Adequacy

4

Citizen's Leadership Feedback

5

Master Planning Scenarios

6

QLEO Results



*Master plan
modeling
and analysis*

Life Cycle Costs

*(including first costs,
energy costs, O&M
costs, and renewal costs)*

Educational Adequacy



**COST/BENEFIT
comparison**

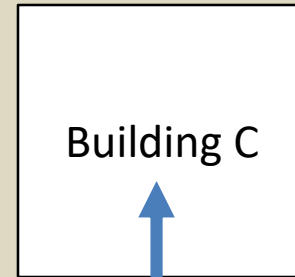
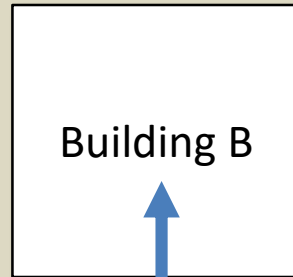
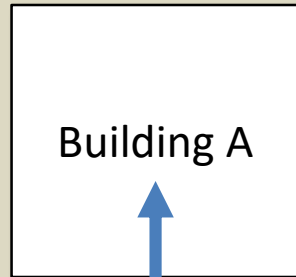
STATUS QUO SCENARIO

Building A

Building B

Building C

SCENARIO



Building A



Building B



Building C

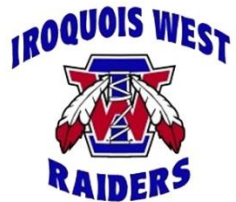


Remodel
Addition
Repurpose
Retire



OPTIONS

NEEDS ASSESSMENT



PHYSICAL NEEDS ASSESSMENT

Electrical

Exterior
Wall

Fire
Detection

HVAC

Interior

Lighting

Plumbing

Roof

Site

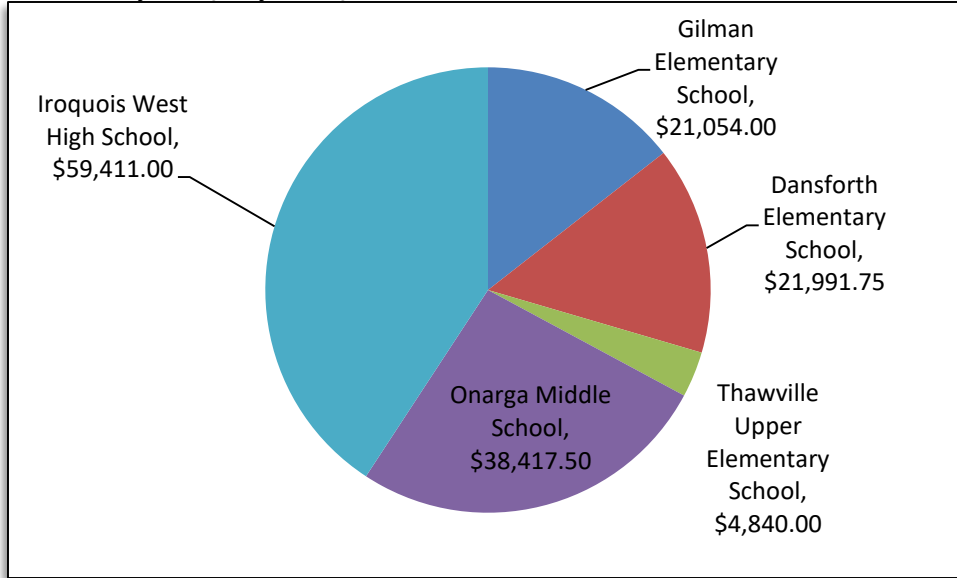
Building
Envelope

School
Security

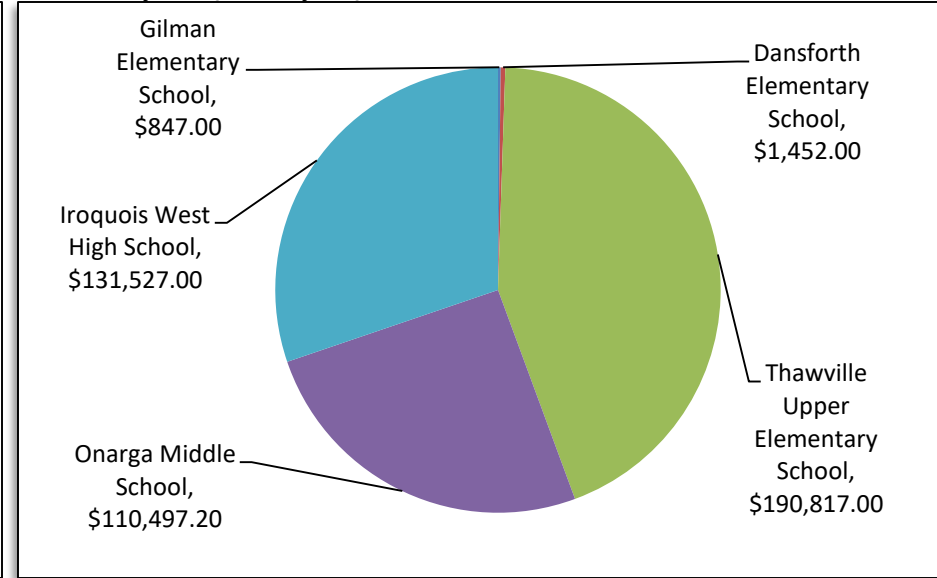
Code
Compliance

HEALTH/LIFE SAFETY (HLS) ASSESSMENT

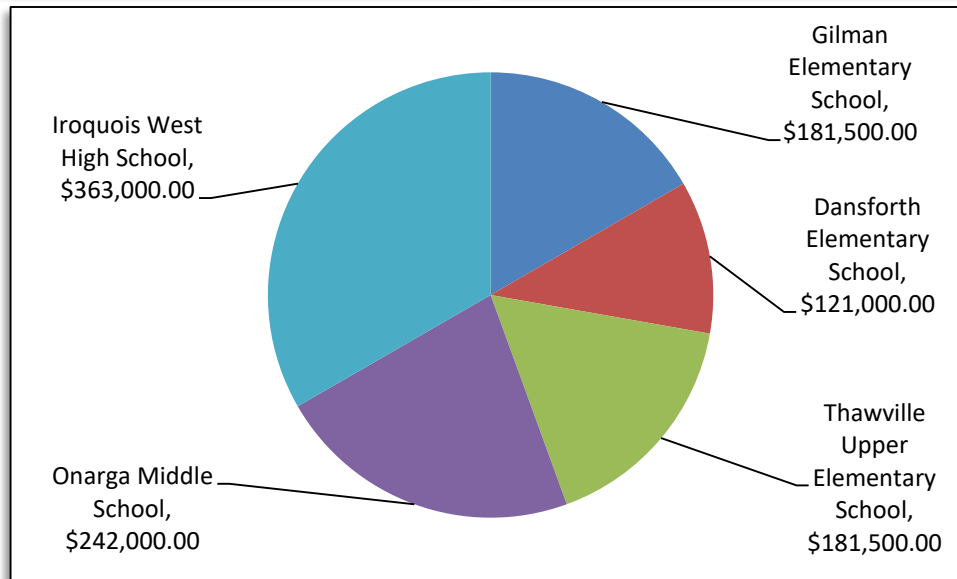
Priority A (1 year)



Priority B (2-5 yrs)



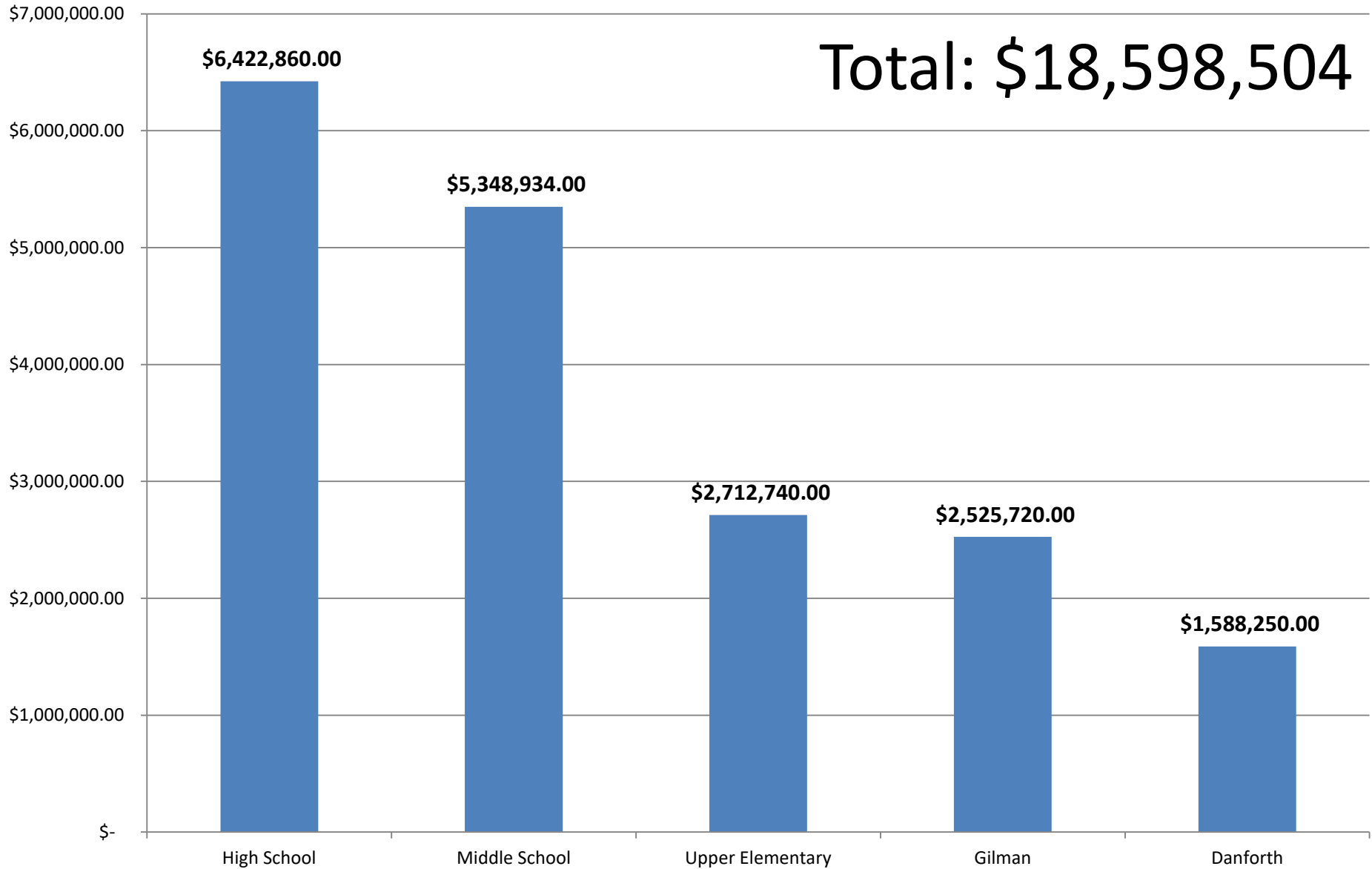
Priority C (6-10yrs)



Physical Needs – Continued “D Items”

- **IWHS (69,000sf)**
 - HVAC, Plumbing, Roofs, Asbestos, Floors, Ceiling/Lighting
 - \$5.5MM - \$6.5MM
- **IWMS (62,000sf)**
 - HVAC, Plumbing, Roofs, Doors, Asbestos, Floors, Ceiling/Lighting
 - \$4.5MM - \$5.5MM
- **IWUES (25,700sf)**
 - HVAC, Plumbing, Roofs, Asbestos, Floors, Ceiling, Doors
 - \$2MM - \$3MM
- **Gilman Elem. (28,000sf)**
 - HVAC, Plumbing, Asbestos, Roofs, Floors, Ceiling/Lighting, Doors
 - \$2MM - \$3MM
- **Danforth Elem. (17,000sf)**
 - HVAC, Plumbing, Roofs, Asbestos, Floors, Ceiling/Lighting
 - \$1MM - \$2MM

TOTAL PHYSICAL NEEDS (A-D)



Educational Adequacy



SCHOOL FACILITY EDUCATIONAL ADEQUACY

ASSESSMENT



the school
site



safety and
security



building
systems



program
support

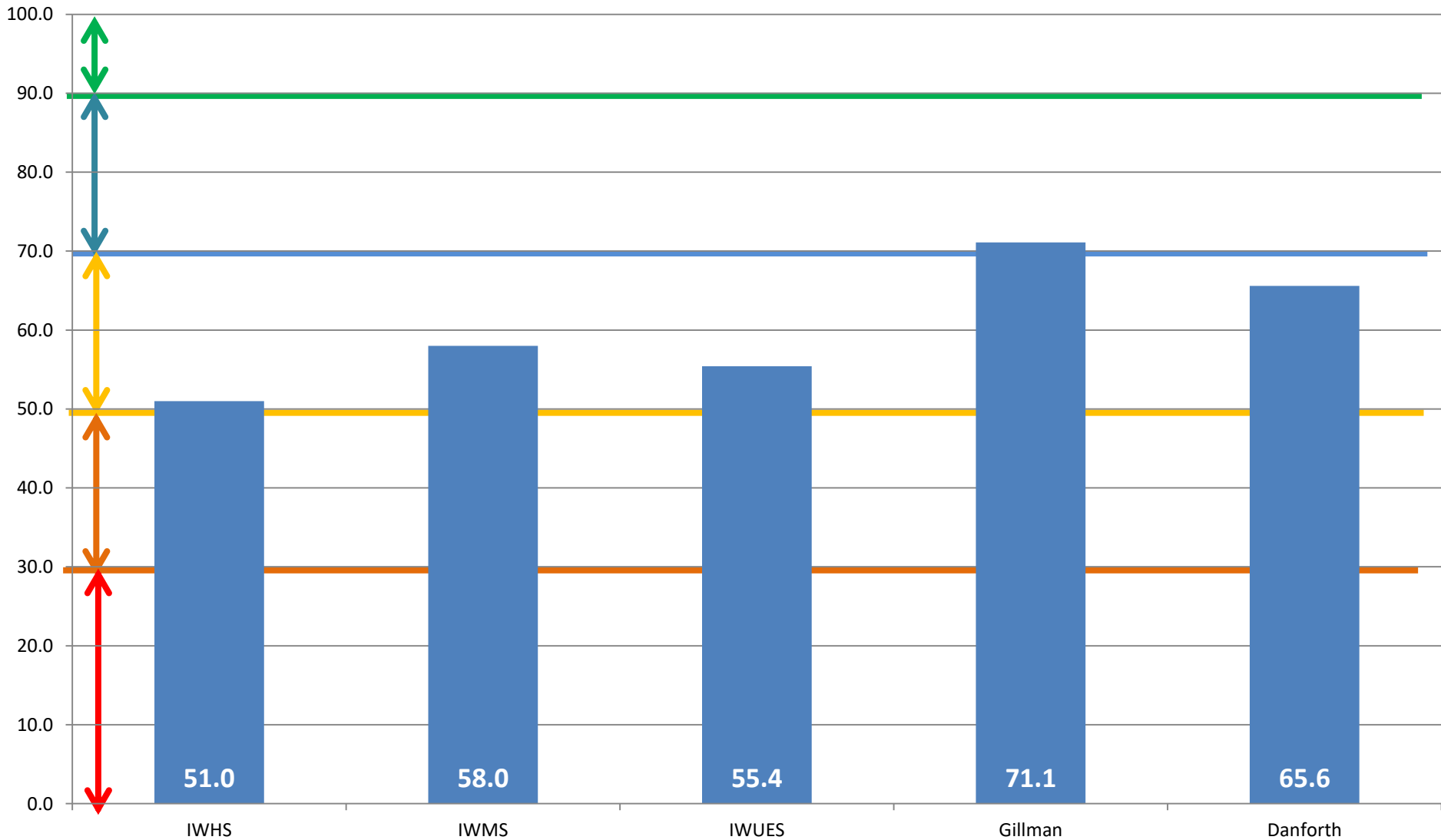


maintainability

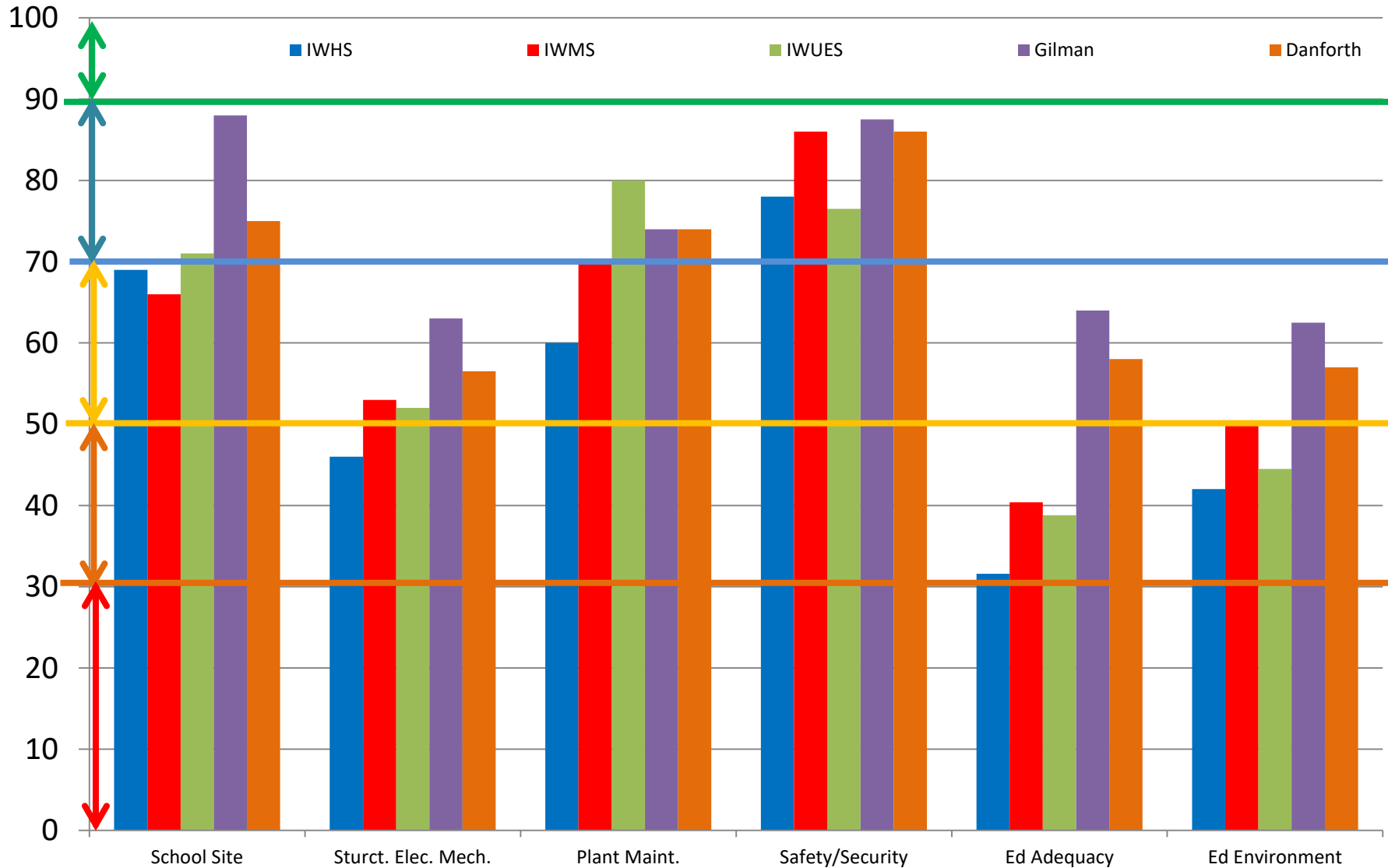


educational
environment

Functional Adequacy



Functional Adequacy



Citizen's Leadership Committee



SCENARIO -



IROQUOIS WEST HIGH SCHOOL
Grades: 9-12 SF: 69,100 Stud./Cap.: 299/360



IROQUOIS WEST MIDDLE SCHOOL
Grades: 6-8 SF: 61,250 Stud./Cap.: 240/400



IROQUOIS WEST UPPER ELEMENTARY
Grades: 4-5 SF: 25,700 Stud./Cap.: 150/170



IW ELEMENTARY - GILMAN
Grades: 1-3 SF: 28,000 Stud./Cap.: 190/225



IW ELEMENTARY - DANFORTH
Grades: PK-K SF: 17,000 Stud./Cap.: 114/136

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 8.9AC
- IWMS - Onarga - 5.2AC
- IWUES - Thawville - 6.9AC
- IWES - Gilman - 3.2AC
- IWES - Danforth - 6.0AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NOTES:

THINGS TO CONSIDER

1

Grade Alignment

2

Physical Needs Work

3

21st Century Upgrades

4

Number of Facilities

5

Specific Program Needs

6

??

Scenarios Developed

- 0 Status Quo – 5 Buildings
- 1 3 Building Solution (K-3/4-8/9-12)
- 2 3 Building Solution (K-4/5-8/9-12)
- 3 1 New Building (K-12)
- 4 2 Building Scenario (K-6/7-12)
- 5 4 Building Scenario (K/1-3/4-8/9-12)
- 6 4 Building Scenario (K-3/4-5/6-8/9-12)
- 7 3 Building Scenario (K-4/5-8/9-12)

STATUS QUO - 5 Building Scenario (K/1-3/4-5/6-8/9-12)



IROQUOIS WEST HIGH SCHOOL

57.2

Grades: 9-12	Total SF: 65,301
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$0
Additions (0 sf):	\$0
Total:	\$6,422,860

IROQUOIS WEST MIDDLE SCHOOL

63.3

Grades: 6-8	Total SF: 60,766
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$0
Additions (0 sf):	\$0
Total:	\$5,348,934

IROQUOIS WEST UPPER ELEMENTARY

59.9

Grades: 4-5	Total SF: 25,380
Needs Assessment Work:	\$2,712,740
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$2,712,740

IW ELEMENTARY - GILMAN

76.2

Grades: 1-3	Total SF: 27,497
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$2,525,720

IW ELEMENTARY - DANFORTH

69.8

Grades: PK-K	Total SF: 16,870
Needs Assessment Work:	\$1,588,250
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$1,588,250

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

65.0

EDUCATIONAL
ADEQUACY

\$18,598,504

TOTAL SCENARIO
FIRST COSTS



SCENARIO 1 - 3 Building Scenario (K-3/4-8/9-12)



IROQUOIS WEST HIGH SCHOOL

82.7

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$6,530,100
Additions (9,699 sf):	\$2,570,235
Total:	\$15,523,195

IROQUOIS WEST MIDDLE SCHOOL

77.4

Grades: 4-8	Total SF: 65,275
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$6,076,600
Additions (4,509 sf):	\$1,194,885
Total:	\$12,620,419

IROQUOIS WEST UPPER ELEMENTARY

RETIRE

IW ELEMENTARY - GILMAN

89.1

Grades: K-3	Total SF: 43,200
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$2,749,700
Additions(15,703 SF):	\$4,161,295
Total:	\$9,436,715

IW ELEMENTARY - DANFORTH

RETIRE

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

83.1

EDUCATIONAL ADEQUACY

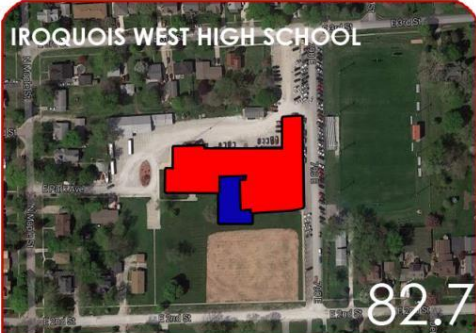
\$37,580,329

TOTAL SCENARIO FIRST COSTS



SCENARIO 2 - 3 Building Scenario (K-4/5-8/9-12)


IROQUOIS WEST HIGH SCHOOL



82.7

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$6,530,100
Additions (9,699 sf):	\$2,570,235
Total:	\$15,523,195

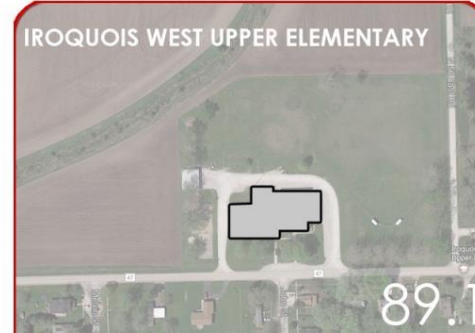
IROQUOIS WEST MIDDLE SCHOOL



76.8

Grades: 5-8	Total SF: 54,600
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$6,076,600
Additions (0):	\$0
Total:	\$11,425,534

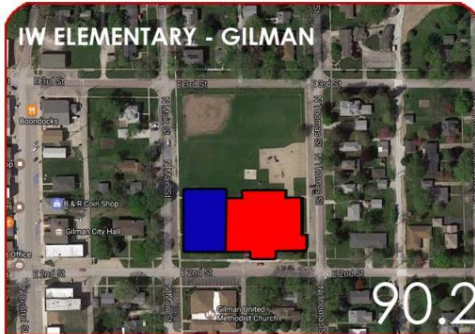
IROQUOIS WEST UPPER ELEMENTARY



89.1

Grades: 4-5	Total SF: 25,700
Needs Assessment Work:	
21st Century Upgrades:	
Additions():	
Total:	

IW ELEMENTARY - GILMAN



90.2

Grades: K-4	Total SF: 52,350
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$2,749,700
Additions(24,853 sf):	\$6,586,045
Total:	\$11,861,465

IW ELEMENTARY - DANFORTH



89.1

Grades: PK-K	Total SF: 17,000
Needs Assessment Work:	
21st Century Upgrades:	
Additions():	
Total:	



SITE ACREAGE:

EXISTING SITES:

IWHS - Gilman - 4.3AC
 IWMS - Onarga - 6.7AC
 IWUES - Thawville - 7.9AC
 IWES - Gilman - 2.9AC
 IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

83.2

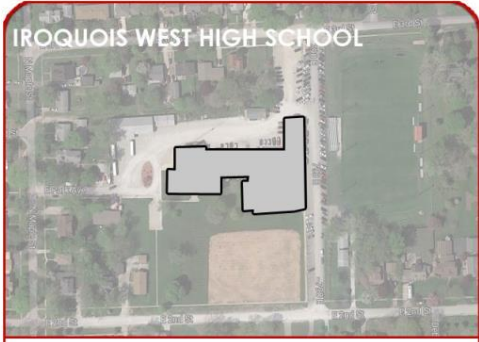
EDUCATIONAL
ADEQUACY

\$38,810,194

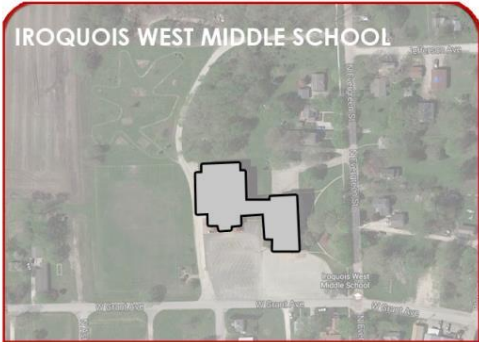
TOTAL SCENARIO
FIRST COSTS



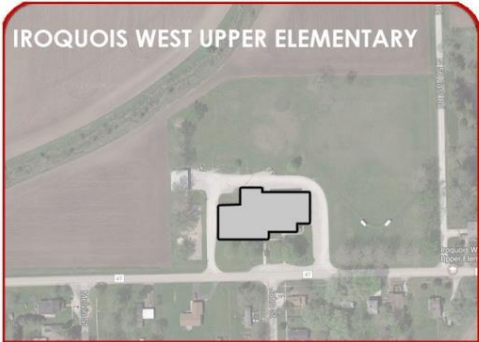
SCENARIO 3 - 1 New Building Scenario (K-12)



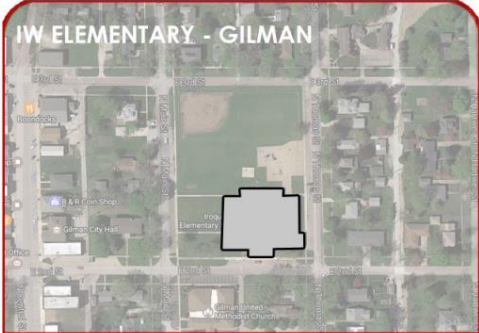
RETIRE



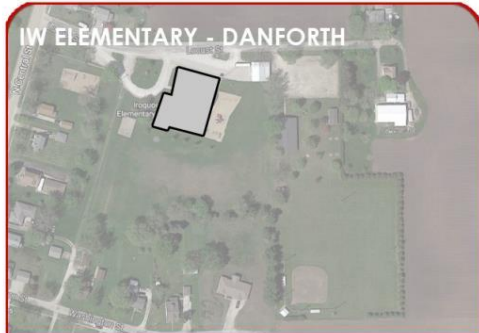
RETIRE



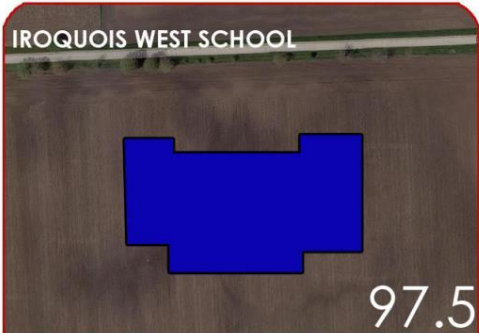
RETIRE



RETIRE



RETIRE



Grades: K-12	Total SF: 180,000
Needs Assessment Work:	\$0
21st Century Upgrades:	\$0
New Construction (180,000 sf):	\$47,700,000
Total:	\$47,700,000

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

97.5

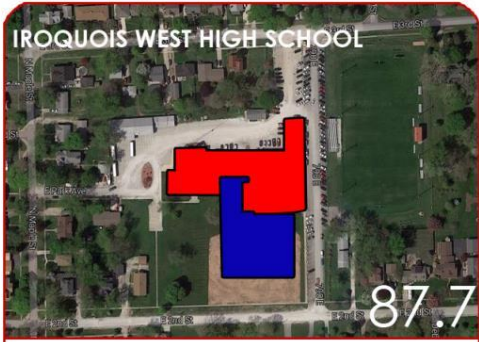
EDUCATIONAL ADEQUACY

\$47,700,000

TOTAL SCENARIO FIRST COSTS

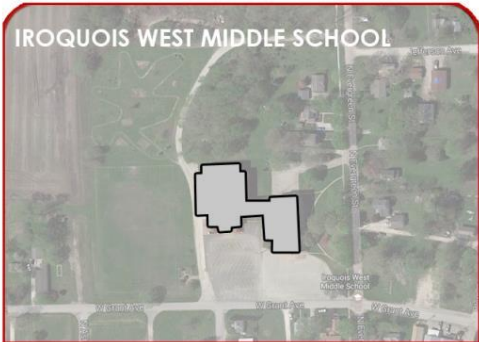


SCENARIO 4 - 2 Building Scenario (K-6/7-12)



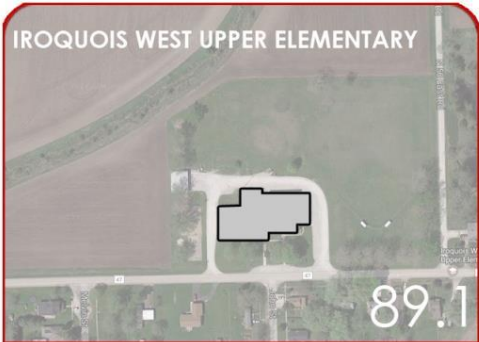
IROQUOIS WEST HIGH SCHOOL

Grades: 7-12	Total SF: 120,000
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$6,530,100
Additions (54,699):	\$14,495,235
Total:	\$27,448,195



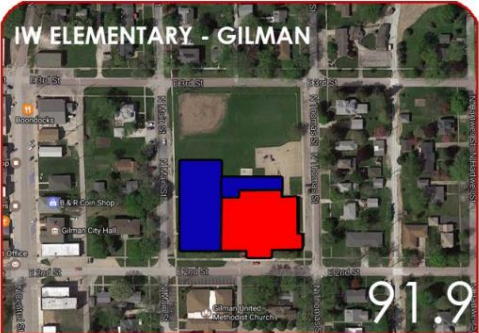
IROQUOIS WEST MIDDLE SCHOOL

RETIRE



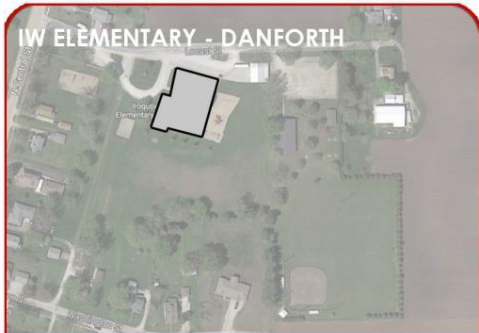
IROQUOIS WEST UPPER ELEMENTARY

RETIRE



IW ELEMENTARY - GILMAN

Grades: K-6	Total SF: 74,550
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$2,749,700
Additions(47,053 sf):	\$12,469,045
Total:	\$17,744,465



IW ELEMENTARY - DANFORTH

RETIRE

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

89.8

EDUCATIONAL
ADEQUACY

\$45,239,713

TOTAL SCENARIO
FIRST COSTS



SCENARIO 5 - 4 Building Scenario (K/1-3/4-8/9-12)



IROQUOIS WEST HIGH SCHOOL

82.7

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$6,530,100
Additions (9,699 sf):	\$2,570,235
Total:	\$15,523,195

IROQUOIS WEST MIDDLE SCHOOL

77.4

Grades: 4-8	Total SF: 65,275
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$6,076,600
Additions (4,509 sf):	\$1,194,885
Total:	\$12,620,419

IROQUOIS WEST UPPER ELEMENTARY

RETIRE

IW ELEMENTARY - GILMAN

85.5

Grades: 1-3	Total SF: 28,000
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$2,749,700
Additions(0 sf):	\$0
Total:	\$5,275,420

IW ELEMENTARY - DANFORTH

78.9

Grades: PK-K	Total SF: 16,870
Needs Assessment Work:	\$1,588,250
21st Century Upgrades:	\$1,687,000
Additions(0 sf):	\$0
Total:	\$3,275,250

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

81.1
EDUCATIONAL
ADEQUACY

\$36,694,284
TOTAL SCENARIO
FIRST COSTS



SCENARIO 6 - 4 Building Scenario (K-3/4-5/6-8/9-12)



IROQUOIS WEST HIGH SCHOOL

82.7

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$6,530,100
Additions (9,699 sf):	\$2,570,235
Total:	\$15,523,195

IROQUOIS WEST MIDDLE SCHOOL

76.8

Grades: 6-8	Total SF: 60,766
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$6,076,600
Additions (0 sf):	\$0
Total:	\$11,425,534

IROQUOIS WEST UPPER ELEMENTARY

72.3

Grades: 4-5	Total SF: 25,380
Needs Assessment Work:	\$2,712,740
21st Century Upgrades:	\$2,538,000
Additions(0 sf):	\$0
Total:	\$5,250,740

IW ELEMENTARY - GILMAN

89.1

Grades: K-3	Total SF: 43,200
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$2,749,700
Additions(15,703 sf):	\$4,161,295
Total:	\$9,436,715

IW ELEMENTARY - DANFORTH

RETIRE

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

80.2

EDUCATIONAL
ADEQUACY

\$41,636,184

TOTAL SCENARIO
FIRST COSTS

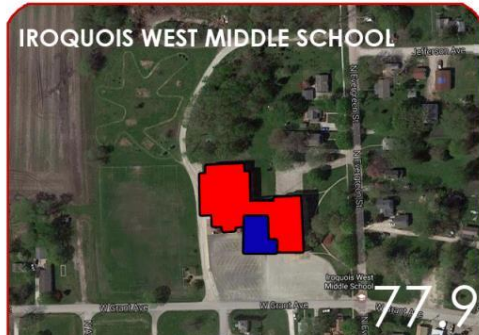


SCENARIO 7 - 3 Building Scenario (K-4/5-8/9-12)



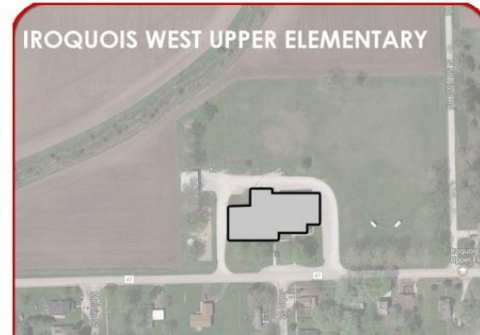
IROQUOIS WEST HIGH SCHOOL

Grades: 5-8	Total SF: 65,301
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$6,530,100
Additions (0 sf):	\$0
Total:	\$12,952,960

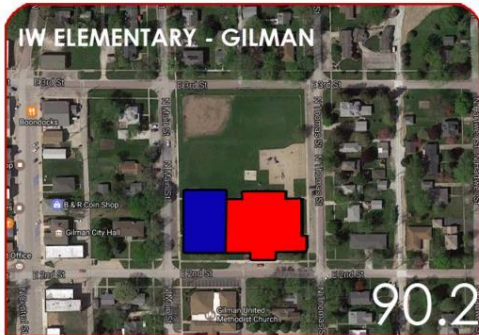


IROQUOIS WEST MIDDLE SCHOOL

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$8,076,600
Additions (14,234 sf):	\$3,772,010
Total:	\$17,197,544

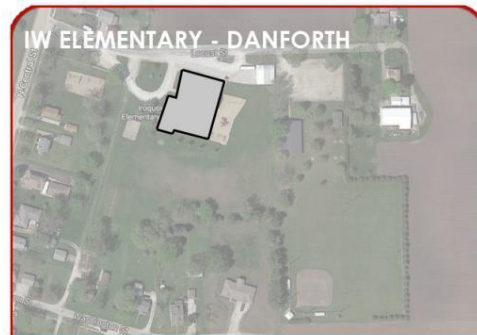


RETIRE



IW ELEMENTARY - GILMAN

Grades: K-4	Total SF: 52,350
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$2,749,700
Additions(24,853 sf):	\$6,586,045
Total:	\$11,861,465



RETIRE

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

83.5

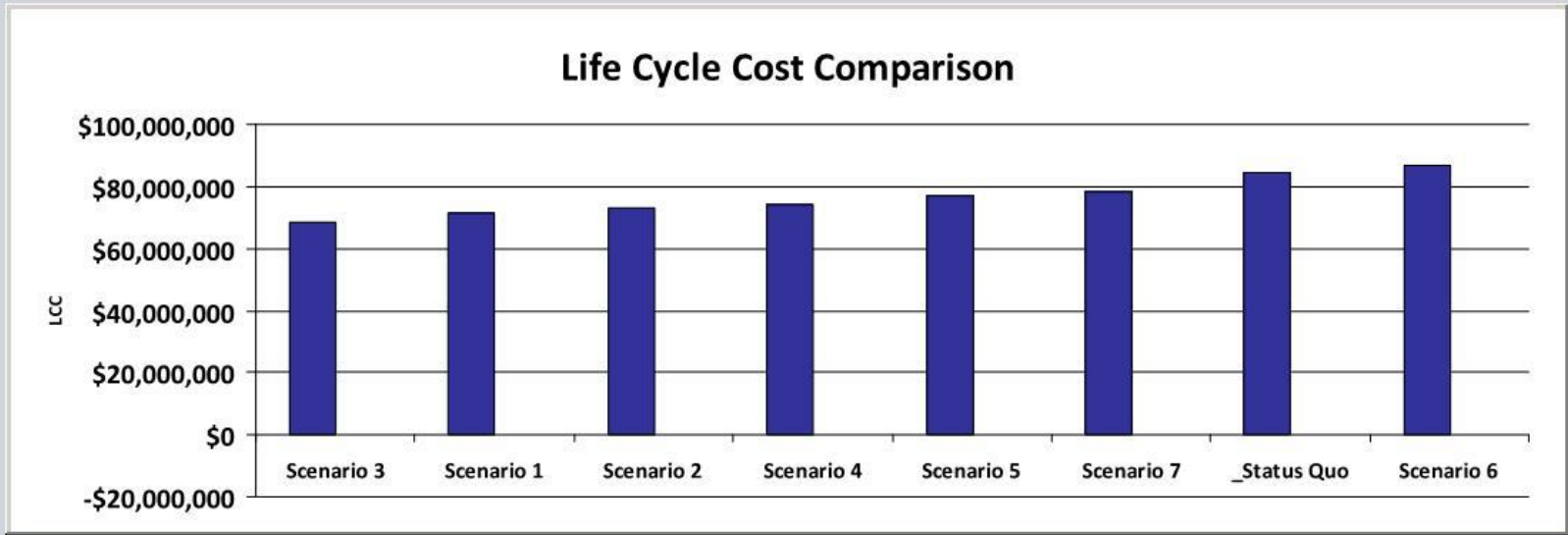
EDUCATIONAL ADEQUACY

\$42,011,969

TOTAL SCENARIO FIRST COSTS

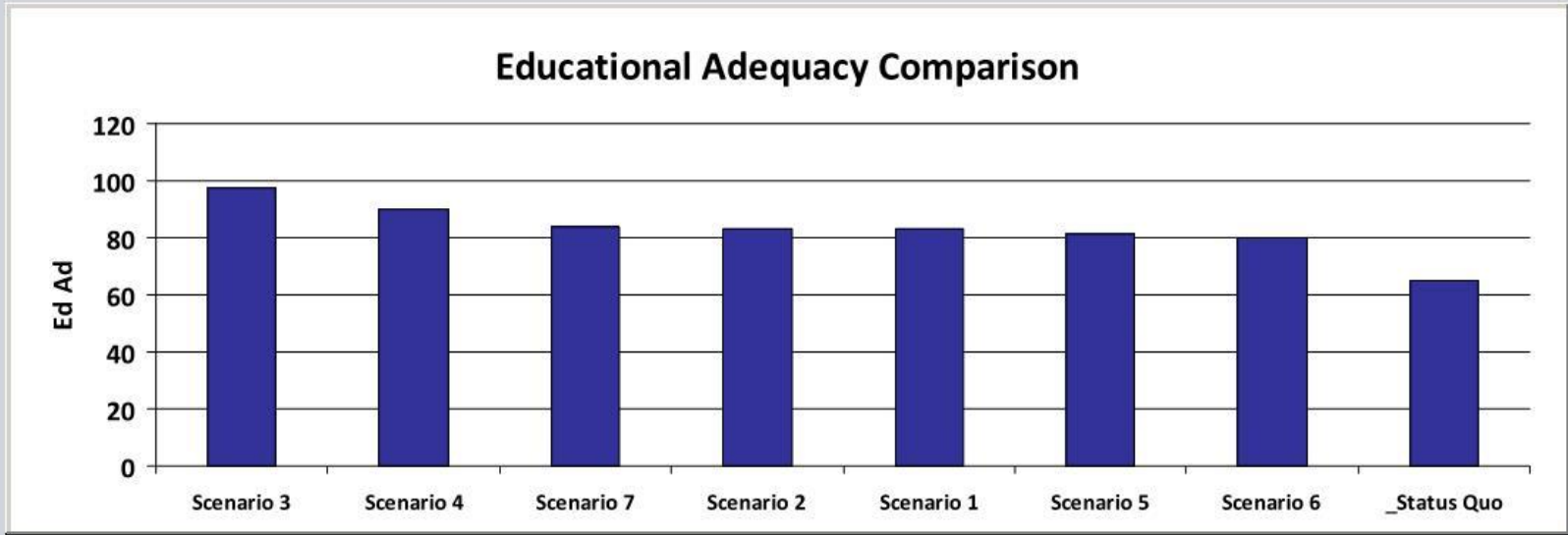


Scenario Summary



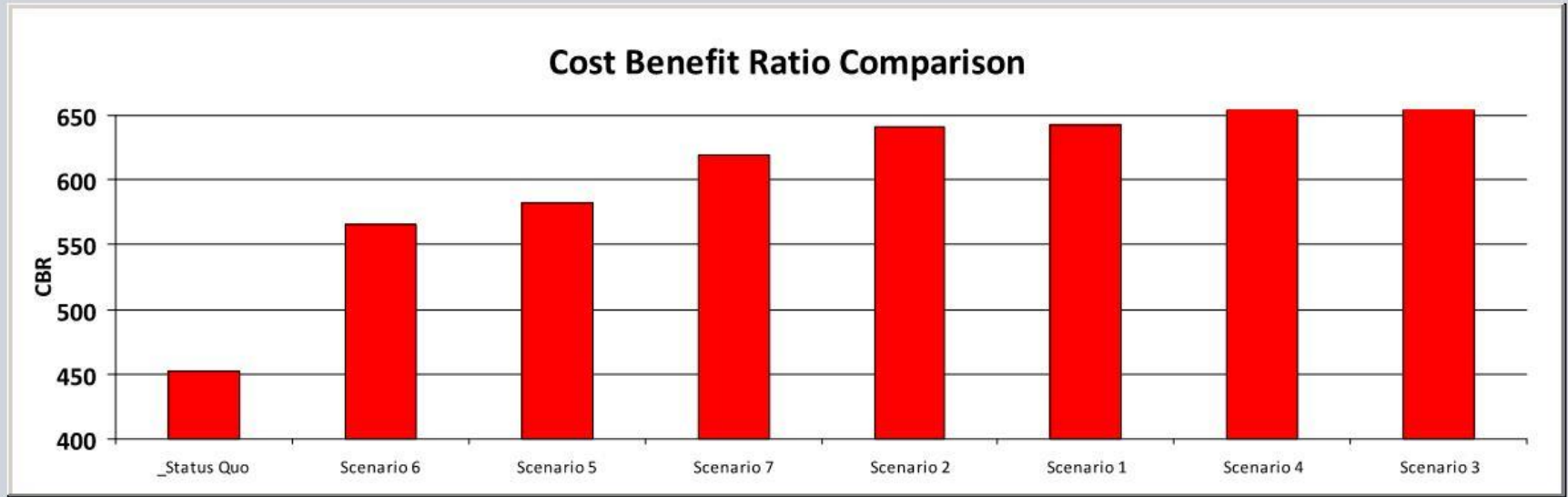
Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
Status Quo	\$18,598,504.00	\$66,094,722.11	\$84,693,226.11	195,823	65.3	452.8
Scenario 1	\$37,580,329.00	\$33,599,178.93	\$71,179,507.93	183,484	83.1	642.4
Scenario 2	\$38,810,194.00	\$34,416,774.88	\$73,226,968.88	188,125	83.2	641.5
Scenario 3	\$47,700,000.00	\$20,505,569.56	\$68,205,569.56	180,000	97.5	771.9
Scenario 4	\$45,192,660.00	\$28,908,322.35	\$74,100,982.35	194,550	89.8	707.3
Scenario 5	\$36,694,284.00	\$40,436,887.54	\$77,131,171.54	184,651	81.1	582.6
Scenario 6	\$41,636,184.00	\$45,275,216.52	\$86,911,400.52	204,355	80.2	565.9
Scenario 7	\$42,011,969.00	\$35,960,614.29	\$77,972,583.29	192,660	83.5	619.0

Scenario Summary



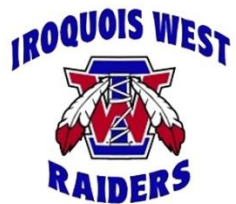
Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
_Status Quo	\$18,598,504.00	\$66,094,722.11	\$84,693,226.11	195,823	65.3	452.8
Scenario 1	\$37,580,329.00	\$33,599,178.93	\$71,179,507.93	183,484	83.1	642.4
Scenario 2	\$38,810,194.00	\$34,416,774.88	\$73,226,968.88	188,125	83.2	641.5
Scenario 3	\$47,700,000.00	\$20,505,569.56	\$68,205,569.56	180,000	97.5	771.9
Scenario 4	\$45,192,660.00	\$28,908,322.35	\$74,100,982.35	194,550	89.8	707.3
Scenario 5	\$36,694,284.00	\$40,436,887.54	\$77,131,171.54	184,651	81.1	582.6
Scenario 6	\$41,636,184.00	\$45,275,216.52	\$86,911,400.52	204,355	80.2	565.9
Scenario 7	\$42,011,969.00	\$35,960,614.29	\$77,972,583.29	192,660	83.5	619.0

Scenario Summary



Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
Status Quo	\$18,598,504.00	\$66,094,722.11	\$84,693,226.11	195,823	65.3	452.8
Scenario 1	\$37,580,329.00	\$33,599,178.93	\$71,179,507.93	183,484	83.1	642.4
Scenario 2	\$38,810,194.00	\$34,416,774.88	\$73,226,968.88	188,125	83.2	641.5
Scenario 3	\$47,700,000.00	\$20,505,569.56	\$68,205,569.56	180,000	97.5	771.9
Scenario 4	\$45,192,660.00	\$28,908,322.35	\$74,100,982.35	194,550	89.8	707.3
Scenario 5	\$36,694,284.00	\$40,436,887.54	\$77,131,171.54	184,651	81.1	582.6
Scenario 6	\$41,636,184.00	\$45,275,216.52	\$86,911,400.52	204,355	80.2	565.9
Scenario 7	\$42,011,969.00	\$35,960,614.29	\$77,972,583.29	192,660	83.5	619.0

Questions?



IROQUOIS WEST



RAIDERS

THANK YOU!