AGENDA

- Work to Date
  - CES 1
  - CES 2
- Master Plan Scenarios
- Phase 1 Scenarios
- Finance Discussion
- Vote!
PROCESS
for Developing a Facilities Master Plan

Where We Are Now

Where We Want To Go

How Do We Get There

DEFINE strategic objectives

ASSESS current conditions

VISIONING for the future

DEVELOP solutions

EVALUATE the options

DECIDE

Community Engagement

Where We Are Now

Where We Want To Go

How Do We Get There

DEFINE strategic objectives

ASSESS current conditions

VISIONING for the future

DEVELOP solutions

EVALUATE the options

DECIDE

Community Engagement
COMMUNITY ENGAGEMENT SCHEDULE

17 OCT  Community Meeting #1: Discovery

12 DEC  Community Meeting #2: Building Solutions

13 FEB  Community Meeting #3: Options Forum

13 MAR  Presentation to the Board of Education

All community engagement sessions 6:00–8:00pm at the Middle School in Onarga
CITIZEN’S LEADERSHIP COMMITTEE

D.J. Harris
Patrick Miller
Greg Zick
Katie Fowler
Carrie Miller
Matt Clark
Clint Perzее

Amy Miller
Heather Frank
Stacy Connor
Vicki Killus
Rodger Bennett
Dave Haase
Jill Murphy
PHYSICAL NEEDS ASSESSMENT

- Electrical
- Exterior Wall
- Fire Detection
- HVAC
- Interior
- Lighting
- Plumbing
- Roof
- Site
- Building Envelope
- School Security
- Code Compliance
PHYSICAL NEEDS
Scope of Work

• Health and Life Safety Work
• Heating Ventilation and Air Conditioning
• Plumbing Systems (Bad Pipes/Fixtures)
• Roofs Replacement
• Asbestos Removal
• Flooring Replacement
• Ceiling/Lighting Replacement
TOTAL PHYSICAL NEEDS (A-D)

Total: $18,598,504

- High School: $6,422,860.00
- Middle School: $5,348,934.00
- Upper Elementary: $2,712,740.00
- Gilman: $2,525,720.00
- Danforth: $1,588,250.00
SCHOOL FACILITY
EDUCATIONAL ADEQUACY
ASSESSMENT

- the school site
- building systems
- maintainability
- safety and security
- program support
- educational environment
Functional Adequacy

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Functional Adequacy

- School Site
- Plant Maint.
- Safety/Security
- Program Support
- Ed Environment

- IWHS
- IWMS
- IWUES
- Gilman
- Danforth

- EXCELLENT
- SATISFACTORY
- BORDERLINE
- POOR
Learning is no longer optional
Meet the needs of every child
Engage students in learning
Anywhere/anytime learning
Support the 4C’s:
collaboration - communication
creativity - critical thinking
characteristics of FUTURE READY SCHOOLS
SUPERIOR LIGHTING

FOSTER CREATIVITY

SAFE & SECURE

COLLABORATIVE
TECHNOLOGY INFUSED

FLEXIBLE

HANDS ON/ ACTIVE

STUDENT-CENTERED
What did you learn that surprised you?

- Expected Worse
- Low Educational Adequacy
- Costs
- Not Surprised
- Particular System
- Size of Spaces
- Safety
In 3 words, how do you think a visitor would describe our current district facilities?
In 3 words, how would you like a visitor to describe our district facilities?

Inviting, Flexible, Innovative
What are your **concerns** about district facilities that should be addressed by this facilities plan?
Work to Date: CES 2
Planning Principles
Planning Principles

- 21st Century Upgrades
- Physical Needs/Building Systems
- Number of Buildings
- Building Locations
- Grade Alignments
- Science Programs
- Extra Curricular Support
- Vocational/Ind. Arts Program Support
- Technology
- Fine Arts/Performance Arts
Develop Concepts
STATUS QUO - 5 Building Scenario (K/1-3/4-5/6-8/9-12)

**IROQUOIS WEST HIGH SCHOOL**
- 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**
- 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**
- 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**
- 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**
- 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**
- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 2.9AC
- 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
## Concepts

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

**Iroquois West High School**
- 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**
- 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**
- 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

**Iroquois West - Gilman**
- 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

**Iroquois West - Danforth**
- 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:**
- IWHS - Gilman - 4.3 AC
- IWMS - Oargo - 6.7 AC
- IWUES - Towanda - 7.9 AC
- IWES - Gilman - 2.9 AC
- IWES - Danforth - 4.4 AC

**Recommended:**
- Elementary: 5AC + 1AC/100 Students
- Middle School: 15AC + 1AC/100 Students
- High School: 25AC + 1AC/100 Students

**New/New PNA/21st**
- PNA 65.0
- Educational Adequacy $18,598,504
- Total Scenario First Costs

**Architects:** BLDD Architects
**SCENARIO A - 3 Building Scenario (PK-3/4-8/9-12)**

**IROQUOIS WEST HIGH SCHOOL**

- Grades: 9-12
- Total SF: 75,000
- Needs Assessment Work: $0
- 21st Century Upgrades: $5,685,000
- Additions (37,100 sf): $11,180,000
- Total: $16,815,000

**IROQUOIS WEST MIDDLE SCHOOL**

- Grades: 4-8
- Total SF: 65,275
- Needs Assessment Work: $0
- 21st Century Upgrades: $4,197,300
- Additions (37,293 sf): $11,187,900
- Total: $15,385,200

**IROQUOIS WEST UPPER ELEMENTARY**

- Grades: PK-3
- Total SF: 43,200
- Needs Assessment Work: $0
- 21st Century Upgrades: $4,124,550
- Additions (15,703 SF): $4,710,900
- Total: $8,835,450

**NEW**

- IW ELEMENTARY - GILMAN
- Grades: PK-3
- Total SF: 43,200
- Needs Assessment Work: $0
- 21st Century Upgrades: $4,124,550
- Additions (15,703 SF): $4,710,900
- Total: $8,835,450

- IW ELEMENTARY - DANFORTH

**RETIRED**

- RETIRE

**SITE ACREAGE:**

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWEES - Throville - 2.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.4AC

**EXISTING SITES:**

- IWDS + IAC/100 STUDENTS
- IWMS + IAC/100 STUDENTS
- IWEES + IAC/100 STUDENTS
- IWES + IAC/100 STUDENTS

**RECOMMENDED:**

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

**NEW**

- PNA/21ST
- PNA
- DEMO

**EDUCATIONAL ADEQUACY**

- $41,035,650
- TOTAL SCENARIO FIRST COSTS

**BLDD ARCHITECTS**
SCENARIO B - New Construction (PK-12)

**SITE ACREAGE:**
- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Towville - 2.9AC
- 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**
- DEMO

**97.5**
- EDUCATIONAL ADEQUACY

**$58,800,000**
- TOTAL SCENARIO FIRST COSTS

**BLDD ARCHITECTS**

**Grades: PK-12**
- Total SF: 180,000

- Needs Assessment Work: $0
- 21st Century Upgrades: $0
- New Construction (180,000 sf): $58,800,000

**Total:** $58,800,000
SCENARIO C - 2 Building Scenario (PK-8/9-12)

IROQUOIS WEST HIGH SCHOOL
- Grades: 9-12
- Total SF: 75,000
- Needs Assessment Work: $0
- 21st Century Upgrades: $5,685,000
- Additions (37,100 sf): $11,180,000
- Total: $16,815,000

IROQUOIS WEST MIDDLE SCHOOL
- Grades: PK-8
- Total SF: 99,150
- Needs Assessment Work: $0
- 21st Century Upgrades: $4,197,300
- Additions (71,168 sf): $21,350,400
- Total: $25,547,700

IROQUOIS WEST UPPER ELEMENTARY
- Grade: RETIRE

IW ELEMENTARY - GILMAN
- Grade: RETIRE

IW ELEMENTARY - DANFORTH
- Grade: RETIRE
### Scenario Summary

#### Life Cycle Cost Comparison

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### Educational Adequacy Comparison

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## Scenario Summary

### Cost Benefit Ratio Comparison

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Phase 1 Implementation
**PHASE 1a - PK-3 at IW Elementary - Gilman**

**IW ELEMENTARY - GILMAN**

- Grades: PK-3
- Total SF: 43,200

**IW ELEMENTARY - DANFORTH**

- Total SF: 89.1

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**Site Details**

- Needs Assessment Work: $0
- 21st Century Upgrades: $4,124,550
- Additions (15,703 SF): $4,710,900

**Total:** $8,835,450

**Recommendation:**

- **Retire**

**Site Acreage:**

- IWWS - Gilman: 4.3 AC
- IWWS - Onarga: 6.7 AC
- IWWS - Thawville: 7.9 AC
- IWWS - Gilman: 2.9 AC
- IWWS - Danforth: 4.6 AC

**Educational Adequacy:**

- **NEW**
- **PNA/21ST**
- **PNA**
- **DEMO**

**Phase 1 Costs:**

- **$8,835,450**

**Architects:**

- BLDD Architects
Phase 1a
Pros & Cons

Pros
Retire Danforth
Lowest Cost
Grade Alignment
Grade Efficiency
Efficiency of Staff

Cons
Site Size
Best Building
Phase 1a Finances
Gilman Pk-3

Cost: $8,835,450
Tax Rate Increase: $.75

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PHASE 1b - 4-8 at Iroquois West Middle School

IROquoIS WEST MIDDLE SCHOOL

**Grades:** 4-8

- Needs Assessment Work: $0
- 21st Century Upgrades: $4,197,300
- Additions (37,293 sf): $11,187,900

**Total:** $15,385,200

IROquoIS WEST UPPER ELEMENTARY

**Total SF:** 65,275

RETIRE

**Scenario A**  
**Scenario B**  
**Scenario C**
Phase 1b
Pros & Cons

Pros
Visible Building
Retire Thawville
Student Impact
Ample Land
Flexibility of M.P.
Grade Alignment
Grade Efficiency
21st Century Impacts

Cons
HS Untouched
Cost
**Phase 1b Finances**

**IWMS 4-8**

Cost: $15,385,200  
Tax Rate Increase: $1.30

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PHASE 1c - 9-12 at Iroquois West High School

Grades: 9-12
Total SF: 75,000

- Needs Assessment Work: $0
- 21st Century Upgrades: $5,685,000
- Additions (37,100 sf): $11,130,000

Total: $16,815,000
Phase 1c
Pros & Cons

Pros
- Worst Building
- Visible Building
- 21st Century Impact
- Flexibility of M.P.

Cons
- Site Size
- Less Students
- Cost
### Phase 1c Finances

**IWHS 9-12**

**Cost:** $16,815,000  
**Tax Rate Increase:** $1.42

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PHASE 1d - New PK-3 at New Site

IROQUOIS WEST ELEMENTARY SCHOOL

97.5

Grades: PK-3
Needs Assessment Work: $0
21st Century Upgrades: $0
New Construction (43,200 sf): $12,960,000

Total: $12,960,000

IW ELEMENTARY - GILMAN

RETIRE

Scenario A  Scenario B  Scenario C
Phase 1d
Pros & Cons

Pros
- Retire: Gilman
- New Construction
- Flexibility of M.P.
- Grade Alignment
- Grade Efficiency

Cons
- Requires Site
- Best Buildings
- Cost
- 21st Century Impacts
Phase 1d Finances
NEW K-4

Cost: $15,705,000
Tax Rate Increase: $1.32

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PHASE 1e - New 4-8 at New Site

**Site Model:**

- **IROQUOIS WEST MIDDLE SCHOOL**
  - Grades: 5-8
  - Total SF: 65,275
  - Needs Assessment Work: $0
  - 21st Century Upgrades: $0
  - New Construction (65,275 sf): $19,582,500
  - **Total:** $19,582,500

- **IROQUOIS WEST MIDDLE SCHOOL**
  - **RETIRED**

- **IROQUOIS WEST UPPER ELEMENTARY**
  - **RETIRED**

**Scenario A, B, C Selection:**

- Scenario A
- Scenario B
- Scenario C

**Phase 1 Costs:**

**NEW PNA/21ST PNA DEMO**

- **97.5 EDUCATIONAL ADEQUACY**
- **$19,582,500**
Phase 1e
Pros & Cons

Pros
Retire: Thawville/Onarga
New Construction
21st Century Impacts
Flexibility of M.P.
Grade Alignment
Grade Efficiency

Cons
Requires Site Cost
## Phase 1e Finances

NEW 5-8

Cost: $16,380,000
Tax Rate Increase: $1.38

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PHASE 1f - New 9-12 (With Athletic Fields) at New Site

Grades: 9-12
Needs Assessment Work: $0
21st Century Upgrades: $0
New Construction (75,000 sf): $26,500,000
Total: $26,500,000

SITE ACREAGE:
EXISTING SITES:
IWHS - Gilman - 4.3AC
IWMS - Nuiqua - 6.7AC
IWES - Thawley - 2.7AC
IWES - Gilman - 2.9AC
IWES - Danforth - 4.4AC

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

NEW
PNA/21ST
PNA
DEMO
97.5
EDUCATIONAL ADEQUACY
$26,500,000
PHASE 1 COSTS

Scenario A  Scenario B  Scenario C
Phase 1f
Pros & Cons

Pros
- Retire HS
- Retire Worst Building
- New Construction
- 21st Century Impacts
- Flexibility of M.P.

Cons
- Requires Site
- Highest Cost
Phase 1f Finances
NEW 9-12

Cost: $26,500,000
Tax Rate Increase: $2.23

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Small Group Discussion
Group Discussion/Individual Feedback

As a group, discuss the strengths and weaknesses of each phase 1 scenario.

Each person should fill out a feedback form indicating the strengths and suggestions for improvement of their preferred scenario.
Scenario Voting
After completing feedback form, please cast your individual vote by placing one sticker on the board of your preferred scenario.

Once you have cast your vote and your feedback form is complete you are free to leave.
PRESENTATION TO THE BOARD OF EDUCATION

Tuesday, March 13, 2018