



Initial Draft Student Learning Environment Committee Report

CGCSC Facilities Evaluation 2012



Planning For Tomorrow:

Current Condition of Facilities and Future Facility Needs



CSO Architects



CONTEXT
landscape architecture



1. INTRODUCTION

1.1 BACKGROUND

The Center Grove Community School Corporation (CGCSC) is located in White River Township and is the largest of five public school corporations located in Johnson County, Indiana. The district has an approximate enrollment of 7500 students. Facilities include

- 5 Elementary schools (Grades K-5)
- 2 Middle Schools (Grades 6-8)
- 1 High Schools (Grades 9-12)
- 1 Alternative Academy (located in a closed elementary school)
- 1 Educational Services Center
- 1 Transportation and Maintenance Center
- 1 Closed Elementary School currently rented to a local Church
- 2 Closed Facilities Buildings

In addition, the district operates a Stadium and several athletic fields which are also a part of the facilities assessment.

1.2 PURPOSE

The purpose of the assessment is to provide the district with a summary of facility needs that looks 10 years into the future and includes a summary of needs for each building. The rating system must be easily understood and communicated. The final report to the board includes documentation for major projects needed, as well as a timeline and order of magnitude cost estimate for implementation.

1.3 CGCSC MISSION AND VISION

MISSION: *To develop knowledgeable, confident and responsible citizens by providing an extensive learning experience relevant to the interests and capabilities of every student, in partnership with the home and community*

VISION: *Center Grove Community School Corporation is the focal point for the community in White River Township. The future success of students depends upon a strong and integrated foundation of school, home and community. Decisions are based on the best interests of students. Continuous measurement and assessment support educational excellence. Our schools provide "inspired leadership" to encourage and enable all students to achieve highest potential.*

In order to fulfill the mission and realize the vision of the district, the Board of School Trustees instituted the development of a Strategic Plan which is a collaborative effort of all of the district's stakeholders. The four committees for the Strategic Task Force were formed around the areas of Programming, Communication, Environment and Staffing. The Facilities Assessment was undertaken under the auspices of the Student Learning Environment Committee whose focus is the creation of "effective learning environments

to facilitate student success. Particular attention will be given to creating safe, flexible and inspiring learning environments.”

The Environment Task Force provided direction, feedback and recommendations throughout the Facility Assessment process and ensured that the process reflected their stated focus.

1.4 CRITERIA FOR ASSESSMENT OF BUILDING SITES

During the course of the Facility Master Plan process, an assessment of each site was completed. Each facility was assessed in accordance with the following:

- 1.4.1 Site Conditions
- 1.4.2 Life Safety
- 1.4.3 Building Enclosure
- 1.4.4 Mechanical, Electrical & Plumbing
- 1.4.5 Finishes
- 1.4.6 Casework, Furniture & Equipment
- 1.4.7 Storage
- 1.4.8 Acoustics
- 1.4.9 Lighting Fixtures
- 1.4.10 Environmental Conditions
- 1.4.11 Security & Safety
- 1.4.12 Flexibility
- 1.4.13 Staff & Support Areas
- 1.4.14 Student Learning Spaces
- 1.4.15 Common Use and Athletic Space
- 1.4.16 Technology

All previous reports completed by the district were reviewed and relevant information was included in the building assessment process. These reports included demographic reports, roofing reports and carpet reports. In addition to the CSO Team assessments, meetings with parents and staff were conducted at each school to gather their input on the facility as well.

1.5 FACILITIES MASTER PLAN PROCESS

The facilities master plan process includes four phases. An outline of the work coordinated in each phase is as follows:

1.5.1 Identification

The Identification phase of the project is utilized to identify all of the existing information and criteria relative to the enrollment, demographics, academic programs and activities at the existing facilities and the existing quality and quantity of the facilities to support same. In addition, field surveys/observations are taken of the existing sites and facilities to assess the general condition of all current structures.

1.5.2 Evaluation

The Evaluation phase of the project is utilized to evaluate all current and future facility improvement needs relative to the current and projected programs and activities and the facility development to support same. This evaluation is often referred to as the "brainstorming" phase of the master plan process, in which various options and alternatives are considered to address future growth needs relative to curriculum, programs and activities and facility plans required to support these.

1.5.3 Recommendation

The Recommendation phase of the project is utilized to formulate the preferred alternative(s) relative to utilization of the facilities, including any and all facility improvement plans, to accommodate current and future curriculum, programs and activities. The Recommendation phase basically outlines the master plan vision. This vision then illustrates the best use of the existing facilities and recommended improvements to the existing facilities to meet the projected curriculum, program and activity needs of BCSC for the future.

1.5.4 Implementation

The fourth and often most critical phase of the master plan process is the Implementation phase. Many well thought out master plans sit idle on shelves due to the lack of a detailed and thoroughly thought out implementation plan. The Implementation phase of the project should be utilized by BCSC to carefully consider the timing and implementation of components included and noted in the Recommendation phase of the report.

2. IDENTIFICATION

The following pages represent the summary information for each of the buildings identified in the Facilities Assessment. Included in the information is a brief summary of each building and site, an assessment of the broad categories of Maintenance and Efficiency, Code Compliance, Safety and Environment, and Functional Effectiveness. The category rankings were summarized in a "computer reports" format with summary notes from the CSO Team. Also included are notes from the community and building meetings that were held at each school. The final Summary Chart combines all of the ratings for each of the buildings. It provides an easily read snapshot of conditions across the buildings and in specific categories.

Center Grove School Corporation

Evaluation Process



- Toured and documented every Center Grove Community School Corporation Facility
 - ❖ Obtained floor plans and site plans
 - ❖ Photographed conditions
 - ❖ Created Rubric facility evaluations
 - ❖ Reviewed existing blueprints and reports
- Met with Principal at each building and discussed facility needs
- Met with CGCSC Facilities staff and discussed needs at each facility

Center Grove School Corporation

Evaluation Process



Each facility assessment is reported in three categories.

- ✓ Maintenance and Efficiency
- ✓ Code Compliance, Safety and Environment
- ✓ Functional Effectiveness

Score	Rating	Description	Level of Improvements
●	High	The current facility enhances the teaching and learning environment.	No improvement necessary. Routine maintenance & monitoring only
◐	High to Medium	The current facility supports the teaching and learning environment.	No significant improvements needed. Monitor for periodic routine maintenance and periodic adjustments
○	Moderate	The current facility does not detract from the teaching and learning environment.	Some improvements needed. An action plan should be developed to avoid serious deterioration
◑	Moderate to Low	The current facility may detract from the teaching and learning environment	Significant renovation or improvement needed. Significant levels of monitoring & maintenance required
●	Low	The current facility impedes the teaching and learning environment	Major renovation or replacement needed.

Center Grove School Corporation

Center Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 68,088
Acres: 16.78
Functional Capacity: 635
Enrollment September, 2011: 686

Construction History

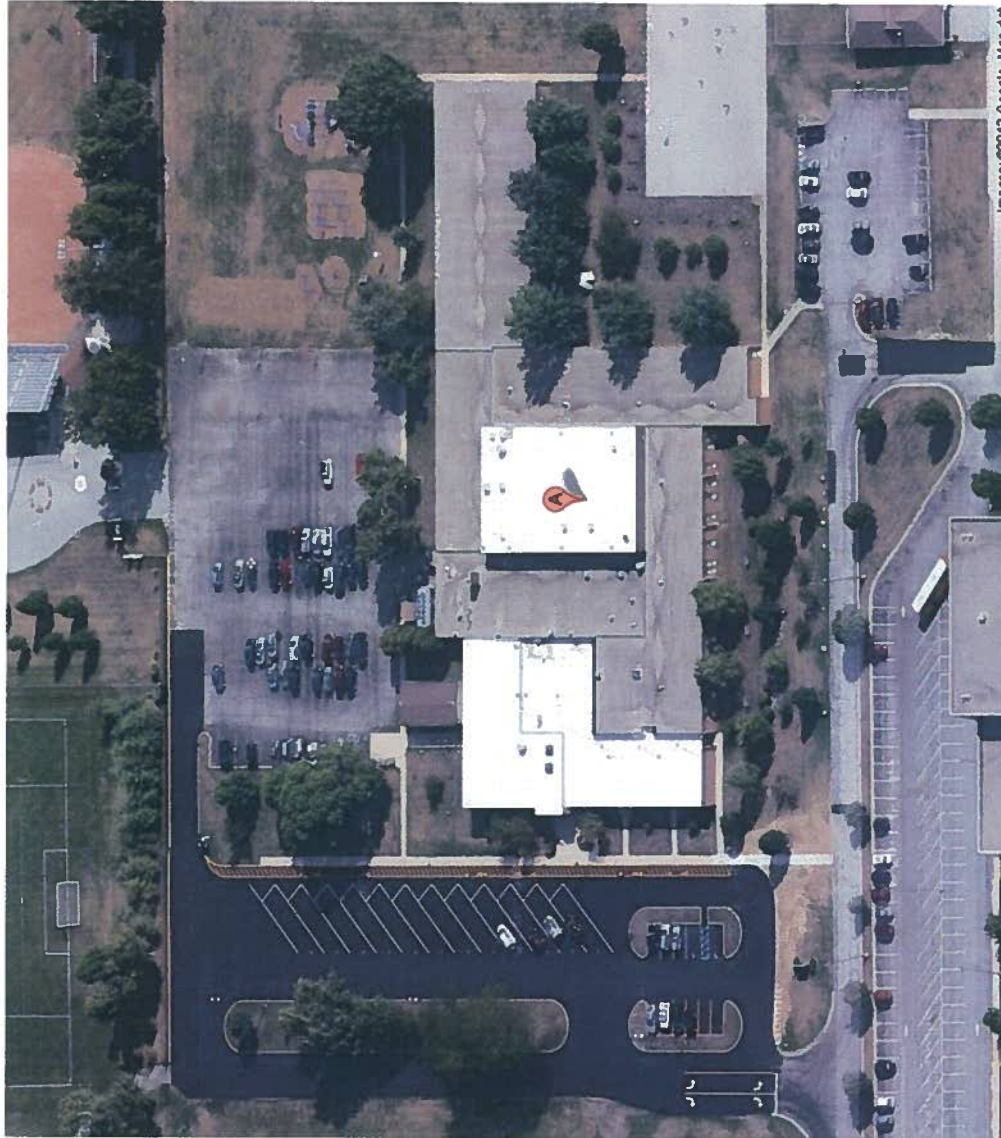
1971 Original Construction
1990 Addition



Main Entrance

Center Grove School Corporation

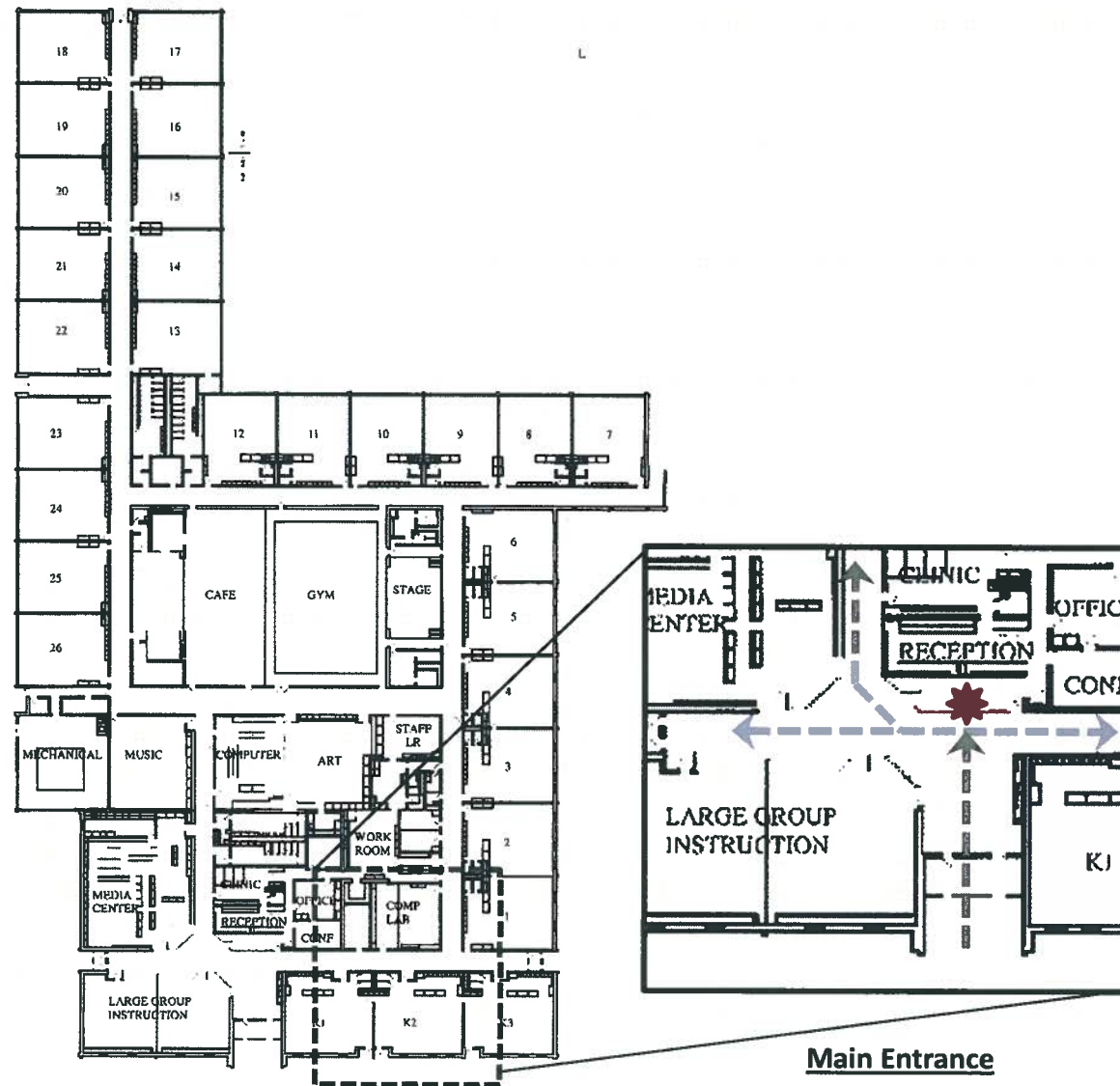
Center Grove Elementary School



Site Aerial

Center Grove School Corporation

Center Grove Elementary School



Floor Plan

Center Grove School Corporation

Center Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	○
Exterior Building Walls	◐
Exterior Doors and Windows	○
Roofing System	◑
Casework, Furniture and Equipment	○
Interior Finishes	○
Mechanical Systems	○
HVAC Exhaust/Humidity Control	◐
Plumbing System	○
Electrical System	○
Lighting Fixtures	○

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	◑
ADA accessibility to all spaces and floor levels	○
Building restrooms, sinks and drink fountains ADA accessibility	○
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	●
Back up Generators	●
Building Active and Passive Security Strategies	◐
Thermal Comfort & Air Quality	◐
Acoustics	◑
Mechanical Acoustics	◐
Lighting & Color	○
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	○
Flexibility of Student Learning Spaces	○
Classrooms - General Education	○
Classrooms - Special Education	○
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	○
Library/Media Center	○
Faculty and Staff Workspaces	◐
Administrative Offices	◐
Conference Rooms	○
Clinic	○
Counseling Services	○
Student Commons Space/LGI	●
Cafeteria/Kitchen	◐
Athletic Facilities/Playground	◐
Technology	◑

● High

◑ High to Medium

○ Moderate

◐ Moderate to Low

● Low

Center Grove School Corporation

Center Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	• Parking size appears adequate for typical use; large event parking may be limited • Wear and cracking across most of site with greatest damage in staff parking areas • No signed visitor parking • Sidewalk condition variable across site • Some sidewalks show minor cracking and wear while others show significant settling and cracking • Main accessible routes appear generally adequate • Walk along main drop-off narrow
Playground Equipment/ Play Areas/Athletic Fields	○	• Minor damage to some play equipment in places • No play surface edging provided • Additional wood fiber play surfacing needed
Exterior Building Walls	◐	• Brick veneer masonry in very poor condition • Major brick repair needed at pilasters • Upper portion of walls have cracked and open joints • Unit ventilator grilles have lintel problems and open sealant joint that need to be re-sealed • Lintel at main entrance has rust and movement of brick
Exterior Doors and Windows	○	• Aluminum storefront entrance systems and aluminum windows are not thermally broken and single glazed • Some windows in newer addition are thermally broken with insulated glazing units • Hollow metal doors and frames need rust cleaned, primed and painted
Roofing System	◑	• All of roof is in good condition • Copings appear to be secured and aligned
Casework, Furniture and Equipment	○	• Newer plastic laminate casework in good condition • Older wood casework has damaged veneer and needs replacement • Adjustable height basketball goals in fair condition with no safety padding • Media Center shelving, tables & chairs in fair to good condition

Center Grove School Corporation

Center Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Interior Finishes	○	• New carpet is in good condition • Some areas still have old carpet in fair condition • Vinyl wall covering has peeling seams and edges at door openings needs repair or replacement • Painting on door frames and walls in fair to good condition • Quarry tile floor and base in restrooms needs repair
Mechanical Systems	○	• System replaced in 2001 (including boilers and chillers) • Some temperature control and system balancing is required
HVAC Exhaust/ Humidity Control	◐	• Below average humidity control due to the unit ventilator system • Fresh air is brought into each classroom through the unit ventilator
Plumbing System	○	• Aging plumbing fixtures and hardware • Aging piping system, some repairs and replacements may be required
Electrical System	○	• Aging receptacles need to be replaced • Some wiring upgrades may be required • Aging secondary distribution systems
Lighting Fixtures	○	• Gym lighting could be replaced • Poor exterior lighting • Adequate lighting in classrooms, switching concerns
Energy Efficiency		

Center Grove School Corporation

Center Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems		- Fully sprinkled - Smoke detectors in corridors and storage areas - FA horns and strobes in corridors and restrooms but not classrooms - System is adequate, but full
ADA accessibility to building, playground and all spaces and floor levels		- No ADA accessible path to north playground - No ADA compliant resilient surfacing to ADA play elements - Building is accessible - All floor areas are accessible except stage
Building restrooms, sinks and drink fountains ADA accessibility		- Restrooms are accessible with ADA plumbing fixtures - ADA toilet stalls are not everywhere and not fully in compliance - ADA drinking fountains are not distributed throughout building
Appropriate Security and CCTV Systems per building type/location		- Keyless entrance system provided at multiple exterior doors. Limited key access - No interior security cameras - No exterior security cameras
Communication Systems		2-way communication in classrooms provided through phone system - Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies		- All exterior doors locked during school day except for main entrance. - Visitors can access the building without checking into the main office - The building layout is straight forward with good visibility - Classroom doors do not lock from the inside

Center Grove School Corporation

Center Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality		• Building has unit ventilators • Rooms are monitored for fresh air • There is some fluctuation of temperatures
Acoustics		• Each classroom has a sound enhancement system
Mechanical Acoustics		• Unit ventilators create higher background noise level
Lighting & Color		• The lighting needs to be updated
Furniture, Fixtures & Equipment		• Most classrooms have standard, somewhat inflexible furniture

Center Grove School Corporation

Center Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment	○	• Building is fairly standard double loaded corridor construction • There is no LGI • There are no small group spaces
Flexibility of Student Learning Spaces	○	• Building basically consists of one size classrooms • Classrooms have been modified to provide for smaller Title and ENL programs • There has been some flexible furniture purchased recently, but most is standard and not flexible
Classrooms - General Education	○	• Classrooms are large, but the primary rooms have cubbies in the interior of the classroom. This takes up instructional space and creates line of sight issues • There is not enough storage space • Small group tutoring often takes place in the hallway
Classrooms - Special Education	○	• Special education rooms have been adapted from general education rooms
Library/ Media Center	○	• Library is good sized with variety of spaces for teaching and individual reading
Classrooms – Labs/ Practical Applications	●	• There is no practical lab space
Classrooms - Art/Music & Drama	○	• Art and music rooms are adequate • Music is small • Art has no natural light
Classrooms - Health & Physical Education	○	• Gym has a linoleum floor that is slick. • The space is adequate for the pe program but the floor is problematic

Center Grove School Corporation

Center Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces		• There is one central faculty work area • Storage is very limited in classrooms and throughout the building
Administrative Offices		• Visitors can access the building without checking in the office • There is no wheel chair cutout at reception desk • Administrative spaces are very cramped with little storage
Conference Rooms		• There is one conference room which does not have presentation technology
Clinic		• Clinic is very small
Counseling Services		• Counseling services are adequate
Student Commons Space/LGI		• A trailer is currently used for project/LGI work • Capacity is limited to one class
Cafeteria/Kitchen		• Cafeteria is functional, but crowded • Kitchen is small with only one serving line
Athletic Facilities/ Playground		• Gym floor is slick and problematic in basketball games • Playgrounds re in need of additional mulch
Technology		• Classrooms have projection • Kindergartens have Ipads • Netbooks in other grade levels • Some rooms still have blackboards • Two computer labs and 1 Waterford lab



Questions and Concerns:

- Third, fourth and fifth grade basketball goals are on the playground and it is dangerous when high schoolers come over for soccer practice
- Equipment on the playground shows wear and tear with some minor damage
- Not all doors have card access
- Exterior lighting needs improvement
- South side of the building (auxiliary parking lot) sidewalk has huge drainage problem. If floods in the rain and is dangerous
- When do you come up with strategies?
- I'm concerned about calling the trailer an LGI space.. That score should be lowered.
- Five students to a cubby is too much!
- There is only one access to the building from the road
- There are not enough computer labs for ISTEP testing
- It is scary that you can walk in and go anywhere
- When do you anticipate that a follow-up plan will be put in place? (The strategic plan committee will develop a priority list and make recommendations and apply it to a plan to finance it.
- Will that be done by the end of the school year? (We will try to prioritize based on corporation's needs. The subcommittee identifies safety as a number one priority. After that we have to ask what is common among other buildings and then what has to be fixed at individual buildings.



Questions and Concerns:

- When do you anticipate that a follow-up plan will be put in place? (The strategic plan committee will develop a priority list and make recommendations and apply it to a plan to finance it.
- Will that be done by the end of the school year? (We will try to prioritize based on corporation's needs. The subcommittee identifies safety as a number one priority. After that we have to ask what is common among other buildings and then what has to be fixed at individual buildings. We also have to address capacity issues as a part of the subcommittee's work. It could be in June, but might be in September .__
- When will we have an answer about the kindergarten building? (We are moving on the on-line education after last night's board meeting. The next two topics are the early childhood center and the performing arts center. The first decision is whether or not the board agrees with the program. Then we can decide where it might need to go.. The Board wants to make decisions based on academic program, not needs of the structure. The academic program is the consistent through line.)
- I hear that but I also see creative space in this building getting moved further and further down the list. Working on safety and security will not create more space. We have talked about ways that the PTO can help with safety but we need to know if there is a plan to create a safe entrance.
- Is there a place where families can look at progress as this moves forward? (Yes, we are starting on this. There will be a graphic showing progress posted on the web site.



Questions and Concerns:

- You will be able to see progress in each area as it is accomplished. The icon will be on every school's home page.
- Is that something the communication committee decided? (I'm going to ask them to do this. Very important things need to be on the home page.)
- Where do we think the funding will come from for all of this? (It's a combination of many things. We will get some new money from the legislature next year which will help. We also have debt coming off our rolls which means we could stay within our tax levy and do small bonds. (GO bonds are \$2million or under) In order to maintain the current tax rate we will need to issue small bonds so that the rate stays steady. A larger project could be done under a remonstrance which is easier to win than a referendum. None of the projects that we are talking about are outside the tax caps other than the arts magnet.. If the community wants that, we will ask the community to drive it. It would be a very unique program and could be a draw to Center Grove. We have spaces available for all of this so we would not have to build anything new.)
- We have to look at the big picture of Center Grove – security, space in all the buildings, etc. Hopefully we have gotten rid of a lot of the negativity so hopefully it is a new day for what we can do for our students.
- We know Center Grove will be first no matter what
- If someone thinks of something afterwards, what should they do? (Send any additional comments to Bill Long) (longw@centergrove.k12.in.us).



Questions and Concerns:

April 18th

- Most rooms still have blackboards. Whiteboards are only in rooms if teachers put them there.
- The back parking lot walkway floods.
- Some sound systems are not working and some rooms don't have them.
- There are no fences around the playgrounds. They are not secure and have parking lots next to them.
- Electrical outlets don't work in rooms. Many of them have been disconnected.
- The back playground fence has an erosion problem behind it so there is a gap under the fence
- SmartBoards/White Boards would be good for instruction
- Extra paper towel dispensers in the art room would be helpful

Center Grove School Corporation

New Maple Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 109,500
Acres: 232.35
Functional Capacity: 715
Enrollment September, 2011: 723

Construction History

2006 Original Construction



Main Entrance

Center Grove School Corporation

New Maple Grove Elementary School



Site Aerial



Center Grove School Corporation

New Maple Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	○
Exterior Building Walls	●
Exterior Doors and Windows	●
Roofing System	●
Casework, Furniture and Equipment	●
Interior Finishes	◐
Mechanical Systems	◐
HVAC Exhaust/Humidity Control	●
Plumbing System	●
Electrical System	●
Lighting Fixtures	●

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	●
Appropriate Security and CCTV Systems per building type/location	◐
Communication Systems	●
Back up Generators	●
Building Active and Passive Security Strategies	●
Thermal Comfort & Air Quality	●
Acoustics	●
Mechanical Acoustics	●
Lighting & Color	●
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	●
Flexibility of Student Learning Spaces	●
Classrooms - General Education	●
Classrooms - Special Education	●
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	◐
Classrooms - Health & Physical Education	●
Library/Media Center	◐
Faculty and Staff Workspaces	●
Administrative Offices	●
Conference Rooms	●
Clinic	●
Counseling Services	●
Student Commons Space/LGI	●
Cafeteria/Kitchen	●
Athletic Facilities/Playground	●
Technology	●

● High ◐ High to Medium ○ Moderate ◑ Moderate to Low ● Low

Center Grove School Corporation

New Maple Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	• Congestion occurs at peak periods • All vehicular uses same entrance drive • Limited space for efficient parent drop-off and queuing • Parking appears barely adequate for daily use • Minor cracking in some sidewalk areas
Playground Equipment/ Play Areas/Athletic Fields	○	• Minor damage and wear to some play equipment
Exterior Building Walls	●	• Excellent condition
Exterior Doors and Windows	●	• Excellent condition
Roofing System	●	• Good condition
Casework, Furniture and Equipment	●	• Excellent condition
Interior Finishes	◐	• Good condition • Some vinyl wall covering seams opening up

Center Grove School Corporation

New Maple Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Mechanical Systems	●	• Good air distribution • Need Chiller replacement
HVAC Exhaust/ Humidity Control	●	• Good humidity control • Good air quality and fresh air supply
Plumbing System	●	• Fixtures and hardware in good condition • Piping system in good condition
Electrical System	●	• Power is well distributed with adequate power in most locations • Enough power to support the needs of the building
Lighting Fixtures	●	• Good lighting in classrooms with dual switching • Large group areas are well lit
Energy Efficiency		

Center Grove School Corporation

New Maple Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	●	• Fully sprinkled • Smoke detectors throughout • FA horns and strobes in corridors, restrooms and classrooms • System provides good coverage for the total building
ADA accessibility to building, playground and all spaces and floor levels	●	• No ADA compliant resilient surfacing route to ADA play equipment • Building is accessible • All floor areas are accessible
Building restrooms, sinks and drink fountains ADA accessibility	●	• Restrooms accessible • Plumbing fixtures and accessories are ADA compliant
Appropriate Security and CCTV Systems per building type/location	◐	• Keyless entrance system provided on multiple exterior doors. Limited key access • Exterior security cameras • Interior security cameras
Communication Systems	●	• 2-way communication in classrooms provided by phone system • Building PA system provided throughout for emergency announcements

Center Grove School Corporation

New Maple Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Building Active and Passive Security Strategies	●	• All exterior doors locked during school day except for main entrance • Visitors must sign in at office before accessing building • 8 security cameras inside and outside building • Good separation between bus and parent traffic • Public areas can be locked off for after hours use • Building is well organized for visual supervision • Classrooms do not have inside key locks
Thermal Comfort & Air Quality	●	• Building mechanical system is well designed for access • Classrooms have individual temperature controls
Acoustics	●	• Acoustics are good • Sound reinforcement with projectors
Mechanical Acoustics	●	• Good with minimal background equipment noise
Lighting & Color	●	• Very good • Courtyards provide daylight to all classrooms
Furniture, Fixtures & Equipment	○	• Most classrooms have traditional somewhat inflexible furniture

Center Grove School Corporation

New Maple Grove Elementary School



Functional Effectiveness

Educational Adequacy		
Building Flexibility and Alignment	●	• Building functions well and provides flexibility at current enrollment of about 750. • Excellent support spaces are designed so they could function as additional classrooms if necessary • Building can be reconfigured to adapt to changing program requirements • There is an LGI • Not many small group spaces, but classrooms are large enough to allow for small group work inside rooms
Flexibility of Student Learning Spaces	●	• Classrooms are large and allow for small groups within the classroom • Furniture is fairly standard without a lot of flexibility to reconfigure a room
Classrooms - General Education	●	• Classrooms are spacious • All are carpeted except for a small tiled area by the sink • Lights have multi switches • Student cubbies have doors which help maintain a sense of neatness within rooms
Classrooms - Special Education	●	• Special education rooms are well designed
Library/ Media Center	◐	• Library is good sized with a variety of spaces • Additional informal reading/study/project areas to correspond to changing library function could enhance score
Classrooms - Labs/Practical Applications	●	• There is an excellent science lab • There is an excellent project room
Classrooms - Art/Music & Drama	◐	• Art and music rooms are good • There is an accessible stage that opens to the cafeteria, LGI and gym
Classrooms - Health & Physical Education	●	• Gym is sized for IHSA regulation basketball which makes it an excellent pe space

Center Grove School Corporation

New Maple Grove Elementary School



Functional Effectiveness

Educational Adequacy		
Faculty and Staff Workspaces	●	• There is a large teacher work area and distributed areas in each wing • There is an adult restroom in each wing • There is excellent storage in classrooms and throughout the building
Administrative Offices	●	• Visitors must check into main office before accessing the building
Conference Rooms	●	• There is a large conference room in the main office • Principal's office has space for small conference area
Clinic	●	• Clinic has 3 cots and two separate toilets
Counseling Services	●	• Counseling offices and support services have offices distributed throughout the building
Student Commons Space/LGI	●	• Excellent science lab and project room available
Cafeteria/Kitchen	●	• Cafeteria and kitchen are very good
Athletic Facilities/ Playground	●	• Playground are well designed with fences around them • There is ADA accessible equipment on playground
Technology	●	• All rooms have projection and whiteboards • Fourth and fifth grade rooms have laptop carts and first and second grade share carts • Kindergarten students have iPads



Questions and Concerns:

- Parking is an issue when there are events. There is often an overlap with buses. That is the largest complaint in the building
- You can't get enough cars in the drive if there is snow
- Dad's club has tried to talk about a gravel parking lot
- The entrance that the kids come into from the buses is the furthest from the school. It is not covered and is difficult for students in bad weather. They should use the one closest to the school.
- It's dark in the back parking lot. The lighting is on the west side of the lot and the poles do not illuminate the long walkway.
- Covered corners are helpful for car pick-up
- Is it possible to get more light onto the walkway.
- Security is always important.
- I appreciate the roof over by the playground for shelter and shade.
- Storage is greatly appreciated



Questions and Concerns:

- It is always freezing in the building in the summer. (Typically there's a baseline temperature set and teachers can move it up or down a few degrees.)
- Is it reality that we might get more parking or is that just a wish. (The subcommittee will prioritize things they see in the study. Cost will be a part of the overall plan.)
- Was there any kind of air quality assessment in the study? (Yes and the district monitors that as well.)



Questions and Concerns:

April 16

- Ice and snow slides off roof
- Yellow bollards were installed on back sidewalk to keep cars from driving on walks
- Teacher dining room is always warm...no thermostat
- Room 6 Waterford lab is very warm and no thermostat. Dave Statler said there are actually two thermostats for that room
- No handicapped accessible ramp at curb in teacher's lot
- Restrooms are flipped from one wing to the other
- Open site is windy especially in winter. Cold walking to door
- Windows on doors for lockdowns are a concern
- Wall covering is peeling in places
- Security locksets would be better on classrooms
- Rough ground by intermediate playground area is a concern
- Intermediate playground does not have ADA accessibility and ADA equipment primary does
- Sound equipment in gym/stage area doesn't seem to work as well as it should in a new building

Center Grove School Corporation

North Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 59,610
Acres: 11.26
Functional Capacity : 585
Enrollment September, 2011: 581

Construction History

1965 Original Construction
1973 Addition
1986 Addition



Main Entrance

Center Grove School Corporation

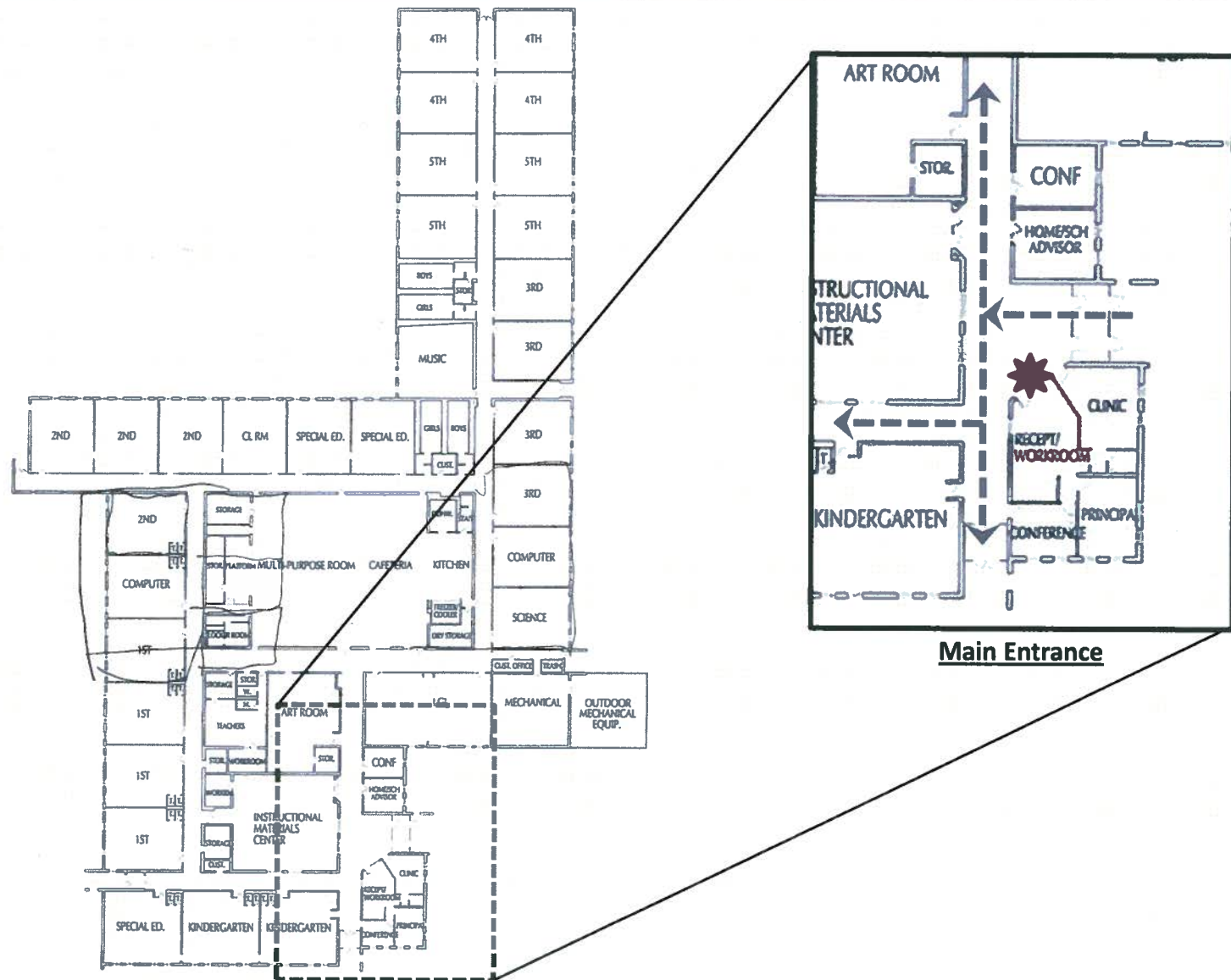
North Grove Elementary School



Site Aerial

Center Grove School Corporation

North Grove Elementary School



Floor Plan

Main Entrance

Center Grove School Corporation

North Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	●
Playground Equipment/ Play Areas/Athletic Fields	○
Exterior Building Walls	●
Exterior Doors and Windows	○
Roofing System	●
Casework, Furniture and Equipment	○
Interior Finishes	●
Mechanical Systems	○
HVAC Exhaust/Humidity Control	●
Plumbing System	○
Electrical System	○
Lighting Fixtures	○

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	○
ADA accessibility to all spaces and floor levels	○
Building restrooms, sinks and drink fountains ADA accessibility	○
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	○
Back up Generators	●
Building Active and Passive Security Strategies	●
Thermal Comfort & Air Quality	●
Acoustics	●
Mechanical Acoustics	●
Lighting & Color	○
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	○
Flexibility of Student Learning Spaces	○
Classrooms - General Education	○
Classrooms - Special Education	○
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	○
Library/Media Center	○
Faculty and Staff Workspaces	●
Administrative Offices	●
Conference Rooms	●
Clinic	●
Counseling Services	●
Student Commons Space/LGI	●
Cafeteria/Kitchen	●
Athletic Facilities/Playground	●
Technology	●

● High
 ● High to Medium
 ○ Moderate
 ● Moderate to Low
 ● Low

Center Grove School Corporation

North Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks		• Significant cracking in all vehicular asphalt • Minor cracking in most walks • Asphalt path along east side of building in poor condition • Concrete walk along east side of building poor condition
Playground Equipment/ Play Areas/Athletic Fields		• Minor damage and wear to some equipment • Play surface edging needed • Additional wood fiber play surfacing needed • Play structure on north side of building mounted at min. fall height distance from face of bldg.
Exterior Building Walls		• Brick veneer masonry generally in good shape • Some sealant joints need repair • Concrete sills on some windows are spalling and reinforcing is exposed in places • Brick on northeast corner of north wing is broken as if hit by lawnmower • Brick on chimney needs to be tuck-pointed • Unit ventilator grille west wall is damaged • Hose bibb on north end of north wing is leaking
Exterior Doors and Windows		• Aluminum storefront entrance systems and aluminum windows are non-thermally broken with single glazing • Seals and gaskets in some window units are falling out. • Doors and sashes operate and latch smoothly. Weather-stripping needs repair or replacement
Roofing System		• All areas of the roof are in good condition. • Perimeter copings appear to be well secured and aligned
Casework, Furniture and Equipment		• Casework – Fair condition with laminate repair needed • Toilet partitions are newer phenolic and in good condition • Gym – Equipment in good condition and good additional equipment in climbing wall • Media Center wood shelving, tables and chairs in good condition and durable

Center Grove School Corporation

North Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Interior Finishes	●	• Carpet varies in age but in general is in fair to good condition • Vinyl wall covering is peeling in areas in the corridors • Ceiling tiles in gym are dislodged and damaged. • Quarry tile floors in restrooms needs repair • Painting in cafeteria is very nice • Hollow metal door frames need painting and wood doors are scratched and scarred
Mechanical Systems	○	• System replaced in 2001 (including boilers and chillers) • Some temperature control and system balancing is required
HVAC Exhaust/ Humidity Control	●	• Below average humidity control due to the unit ventilator system • Fresh air is brought into each classroom through the unit ventilator
Plumbing System	○	• Aging plumbing fixtures and hardware • Aging piping system, some repairs and replacements may be required
Electrical System	○	• Aging receptacles need to be replaced • Some wiring upgrades may be required • Aging secondary distribution systems
Lighting Fixtures	○	• Gym lighting could be replaced • Poor exterior lighting • Adequate lighting in classrooms, switching concerns
Energy Efficiency		

Center Grove School Corporation

North Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	○	• Non-sprinkled • Smoke detectors in corridors and storage rooms but not classrooms • FA strobes in corridors and restrooms but not in classrooms
ADA accessibility to building, playground and all spaces and floor levels	○	• Building is accessible • All floor areas are accessible except for the stage • No ADA play elements in play structures • No ADA compliant route to play areas
Building restrooms, sinks and fountains ADA accessibility	○	• Some updating recommended
Appropriate Security and CCTV Systems per building type/location	○	• Keyless entrance system provided at multiple exterior doors. Limited key access • No interior security cameras • No exterior security cameras • Minimal security cameras is typical for all CGCSC elementary schools
Communication Systems	○	• 2-way communication in classrooms provided by phone system • Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	◐	• All exterior doors locked during school day except for main entrance • Visitors can access building without checking in at the office. Attempts to control access have been made with queuing rails • In school suspension in office hallway creates crowded passageway

Center Grove School Corporation

North Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Building experiences temperature swings • Unit ventilators provide poor air distribution • Older unit ventilators, while met code when installed, don't provide fresh air and humidity control meeting today's code.
Acoustics	●	• Classrooms – Good • Gym – fair to good (other than ceiling, no other absorptive surfaces exist) • Cafeteria – fair to good
Mechanical Acoustics	●	• Classrooms – poor due to unit ventilators • Gym – Fair to good • Cafeteria – Fair to good
Lighting & Color	○	• Good – spaces appear well lit with pleasing colors
Furniture, Fixtures & Equipment	○	• Flexible height and size tables and chairs address accessibility and varying sizes of children • Standard-mounted visual display boards allow for modifying heights to accommodate student needs.

Center Grove School Corporation

North Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment	○	• Building is fairly standard double loaded corridor construction • There is no LGI • There are no small group spaces
Flexibility of Student Learning Spaces	○	• Building basically consists of one size classrooms • Classrooms have been modified to provide for smaller Title and ENL programs • There has been some flexible furniture purchased recently, but most is standard and not flexible
Classrooms - General Education	○	• Classrooms are large, but the primary rooms have cubbies in the interior of the classroom. This takes up instructional space and creates line of sight issues • There is not enough storage space • Small group tutoring often takes place in the hallway
Classrooms - Special Education	○	• Special education rooms have been adapted from general education rooms
Library/ Media Center	○	• Library is good sized with variety of spaces for teaching and individual reading
Classrooms - Labs/Practical Applications	●	• There is no practical lab space.
Classrooms - Art/Music & Drama	○	• Art and music rooms are adequate
Classrooms - Health & Physical Education	○	• Gym has a rubber floor, but is adequate for the pe program

Center Grove School Corporation

North Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces		• There is one small faculty work area • Storage is very limited in classrooms and throughout the building
Administrative Offices		• Visitors can access the building without checking in the office • Administrative spaces are very cramped with little storage
Conference Rooms		• There is one conference room across the hallway from the clinic
Clinic		• Clinic is very small and cramped with little privacy
Counseling Services		• Counseling services are adequate and across from the main office
LGI/ Multi-purpose		• LGI space is used as a classroom.
Cafeteria/Kitchen		• Cafeteria is functional, but crowded • The picture on the wall creates a sense of depth • Kitchen is small with only one serving line
Athletic Facilities/ Playground		• Gym is just adequate for elementary level • Playgrounds re in need of additional mulch
Technology		• Classrooms have projection • Kindergartens have Ipads • Netbooks in other grade levels • Some rooms still have blackboards • One computer lab and 1 Waterford lab



Questions and Concerns:

- I'm surprised that the gym got an adequate rating. It is very small.
- There are some serious concerns about the HVAC system and how the building is zoned for thermal comfort.
- The single pane glass is not thermally effective.
- I am concerned about the capacity figured for the building as it would be very crowded.
- Is there a certain amount of work that will require code improvements to the building? (That will be evaluated in terms of what has to be done and what could be done to bring things up to current code, even if it is not required.)
- With all of the testing that was done, was their any radon testing done? (There is an annual test for air quality control. We can check on that specific test.)
- We do not have a designated officer to monitor drop-off and pick-up. We have a situation where students could easily be hit if someone is not paying attention. We have to come into the cafeteria to get our children and that can be problematic. Parents don't have good line of sight to traffic when they leave the building.
- It's difficult to see kids as they come out of the Large Group Instruction area.
- Procedures for greater safety at drop-off and pick-up need to re-examined and approved.



Questions and Concerns:

- The way the kids go through the cafeteria line means that students who bring their lunch have to go through the lunch line as well. There should be a better process in place.
- Parking lot lighting is an issue. It is very dark in the evening.
- I come from a bigger city and to me this is spacious and modern. I have no complaints about the building. If the site conditions allow, the mechanical area that is fenced off could be improved for better site. One of the districts I went to did have a staggered pick-up that seemed to help. Signage might help.
- Is the rubber floor a bad thing? (It's not the preferred surface any more. Rubber can be slick if feet are wet.)
- If you started with a blank sheet and there weren't any scores, are there things that would be identified as a priority? (Safety and security goes to the top, as does energy efficiency. Classroom spaces are usually prioritized over support spaces. ADA codes are also a priority.)
- Given our impending schedule change, do the scores change for the HVAC? (No. Generally if you have it, you have it. The decisions need to be made when you are at the point of replacing systems.)
- Is there a rhyme or reason as to when police are here? (It usually depends on whether or not they have another issue to deal with.)



Questions and Concerns:

- Is it possible to have crossing guards there. Currently, the police officers are only here hit or miss. (We can look into it.)
- I've seen people who come out onto the street to direct traffic at Middle School North.



Questions and Concerns:

- We are a strong sturdy building made of bricks. We have survived a lot. Is it possible to build upward to expand the space. (Structurally it was not built that way.)
- There were blueprints drawn up a few years ago and then that was shut down. Those blueprints are possibilities for changes.
- The long range plan for the district needs to be shorter for North Grove
- Air quality is an issue. Have they tested that?
- What are we doing about the mice and rodents. (Mostly rooms around the nature lab but they are appearing just about everywhere.)
- The cafeteria is small and should be larger if possible for future planning. The cafeteria is always filled with kids.
- The kindergarten bathrooms should not have locks. The countertops are sharp and can cause injuries and contusions. Class sizes are going up and the rooms do not support 27 students. (Too many students in cubbies)
- Cubbies are too small and the hooks are falling off
- There are 4 student support personnel who need space to operate. Space is cramped and they basically have to function in modified closets.
- Special Education classrooms need a bathroom..
- Special Education students have Ipads
- We need more bathrooms in general



Questions and Concerns:

- There is no storage available for teachers.
- We do not have any sensory room space. (We could use one for teachers too)
- No time-out space for students in the office.
- Having our own custodial staff was great, but outsourcing has lost the personal connection. We should have our own people who take pride in their building.
- When you walk to the teacher parking lot where the utility stuff is, there is no visibility. It is an issue of safety.
- I would like an intercom system that we can hear. System is antiquated and on its last legs.
- Intermediate playground uses part of the parking lot for kickball and basketball. That can cause problems when there is a delivery or other cars coming through. Neither of the play grounds are fenced. Sometimes students run to the neighbors' houses. Balls from the primary often go into the street.
- It would be nice to have digital clocks. Clocks are different throughout the building.
- Will the carpet in the hallway be replaced. It looks dirty?
- I taught at Sugar Grove., The inequality between buildings and what is available to use is absurd. There should be some system of equity across the district.

Center Grove School Corporation

Pleasant Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 71,240

Acres: 15

Functional Capacity: 638

Enrollment September, 2011: 631

Construction History

1987 Original Construction



Main Entrance

Center Grove School Corporation

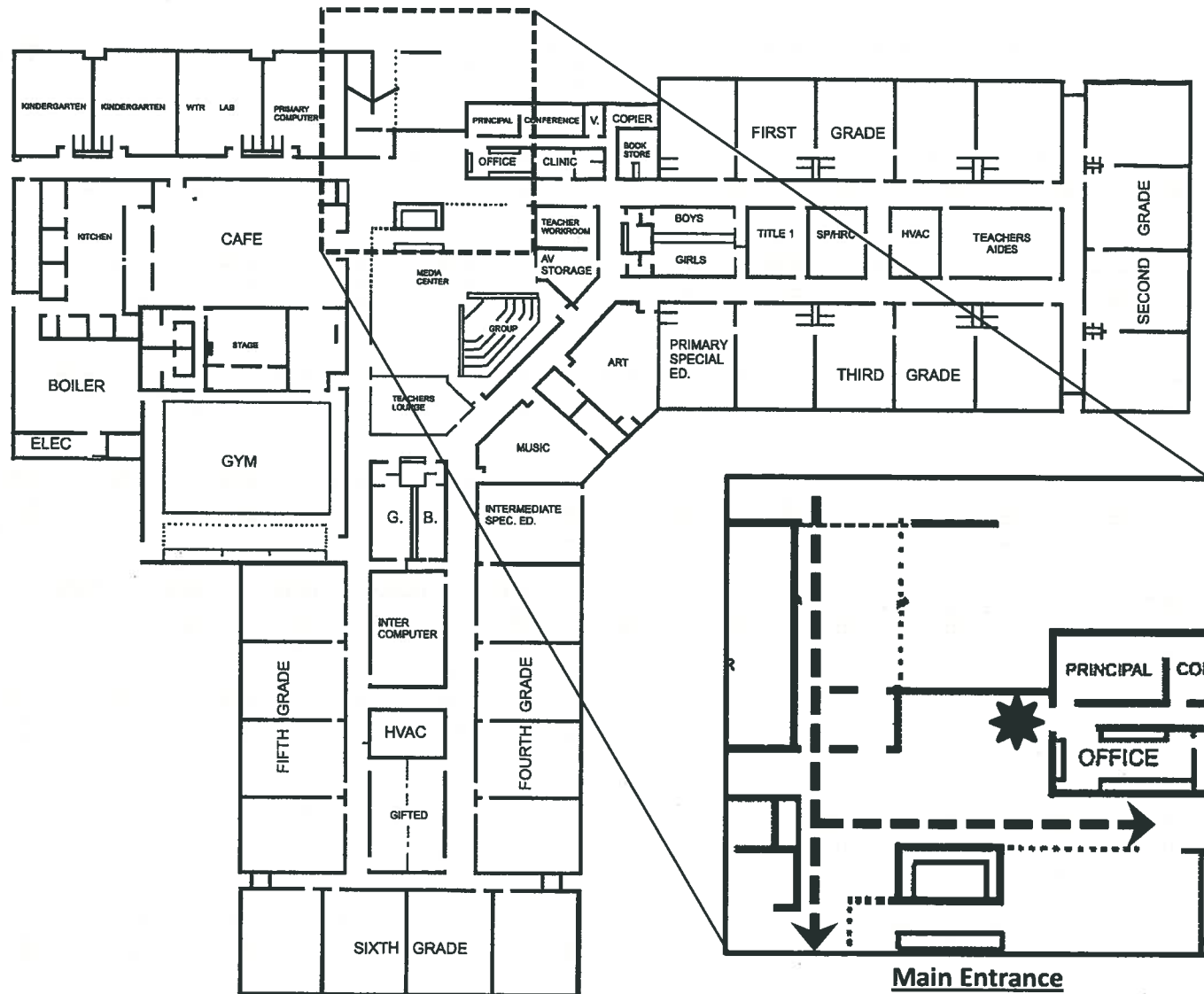
Pleasant Grove Elementary School



Site Aerial

Center Grove School Corporation

Pleasant Grove Elementary School



Floor Plan

Center Grove School Corporation

Pleasant Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	○
Exterior Building Walls	○
Exterior Doors and Windows	◐
Roofing System	●
Casework, Furniture and Equipment	○
Interior Finishes	◐
Mechanical Systems	◐
HVAC Exhaust/Humidity Control	○
Plumbing System	○
Electrical System	○
Lighting Fixtures	◐

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	○
ADA accessibility to all spaces and floor levels	○
Building restrooms, sinks and drink fountains ADA accessibility	○
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	●
Back up Generators	●
Building Active and Passive Security Strategies	◐
Thermal Comfort & Air Quality	◐
Acoustics	◐
Mechanical Acoustics	○
Lighting & Color	◐
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	○
Flexibility of Student Learning Spaces	○
Classrooms - General Education	○
Classrooms - Special Education	○
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	○
Library/Media Center	◐
Faculty and Staff Workspaces	◐
Administrative Offices	◐
Conference Rooms	◐
Clinic	◐
Counseling Services	○
Student Commons Space/LGI	●
Cafeteria/Kitchen	○
Athletic Facilities/Playground	○
Technology	◐

● High ◐ High to Medium ○ Moderate ◐ Moderate to Low ● Low

Center Grove School Corporation

Pleasant Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	- Minor cracking and settling in several walks with significant cracking at dumpster area - Asphalt walk on north side of building in poor condition
Playground Equipment/ Play Areas/Athletic Fields	○	- Minor wear to some equipment - Edging needed - Wood fiber surface play surfacing needed - Large cracks in asphalt play areas at north playground - Fencing needed to keep students out of evergreen plantings
Exterior Building Walls	○	- General condition of brick veneer masonry is good - Minor repairs to control joint sealant needed - Screen wall around outdoor seating area is split near midpoint in west wall and south half is leaning - Plaster soffits in good shape - Cracking in masonry at bearing of long-span masonry lintel at main entrance
Exterior Doors and Windows	◐	- Aluminum storefront frames and doors operating smoothly - Weather stripping and thresholds in good shape. Some weather stripping repair/replacement needed - Windows generally operate smoothly - Exterior perimeter sealant should be removed and re-sealed in some areas - Hollow metal doors and frames need touch-up painting & weather stripping replaced
Roofing System	●	- All of roof is in good condition - Perimeter copings appear to be secure and in good alignment

Center Grove School Corporation

Pleasant Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Casework, Furniture and Equipment	○	• Casework is generally in good condition with some laminate repair needed • Basketball goals adjustable height with safety padding • Safety padding on end walls at basketball goals minimal but adequate • Manual bleachers in gym are older wood but functional • Media Center wood shelving, tables and chairs in good shape and durable • Toilet partitions newer phenolic and in good condition
Interior Finishes	◐	• Carpet throughout in very good shape • Quarry tile floor & base in restrooms in fair condition • Painted masonry and vinyl wall covering walls in good condition. Some vinyl wall covering seams need repair. • Painted wall coverings showing some signs of wear and may warrant full replacement in future
Mechanical Systems	◐	• Temperature control upgrades and replacement for old components • Ductwork air leakage repairs required • Replace aging equipment
HVAC Exhaust/ Humidity Control	○	• Adequate for system type
Plumbing System	○	• Aging toilet room fixtures and hardware • Has new water heater • Fully softened building
Electrical System	○	• Power service and gear is adequate for building • Good secondary distribution system
Lighting Fixtures	◐	• New lighting in Gymnasium, Cafeteria and partial Media Center • Office lighting should be replaced • Overall good condition
Energy Efficiency		

Center Grove School Corporation

Pleasant Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	○	- Fully sprinkled - Smoke detectors in corridors but not classrooms - FA horns and strobes in corridors and restrooms but not classrooms. Alarm system could be upgraded or replaced
ADA accessibility to building, playground and all spaces and floor levels	○	- Building is accessible - All floor levels of building accessible except stage - No accessible playground equipment or accessible route - Concrete walks to north playground not ADA compliant
Building restrooms, sinks and drink fountains ADA accessibility	○	- Restrooms are accessible with 5'-0" stalls and grab bars - ADA fixtures provided - ADA drinking fountains provided
Appropriate Security and CCTV Systems per building type/location	○	- Keyless entrance system provided at multiple exterior doors. Limited key access - No interior security cameras - No exterior security cameras - Minimal security cameras is typical for all CGCSC elementary schools
Communication Systems	●	2-way communication in classrooms provided by phone system - Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	◐	- All exterior doors locked during school day except for main entrance - Visitors can access building without checking in at office

Center Grove School Corporation

Pleasant Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Building experiences temperature swings • Air quality is fair to good based on meeting older codes
Acoustics	●	• Classrooms - Good with ducted air supply and sound reinforcement for projectors • Gym - Good with sound block on walls and acoustical tile ceiling • Cafeteria – Good with sound block on walls and acoustical tile ceiling
Mechanical Acoustics	○	• Classrooms, Gym & Cafeteria – Good due to ducted air supply
Lighting & Color	●	• Good • Natural day lighting in classrooms, cafeteria and entry corridor provide well lit spaces. • Artificial lighting is fluorescent and appears to be at required levels
Furniture, Fixtures & Equipment	○	• Flexible height and size tables and chairs address accessibility • Standard-mounted visual display boards allow for modifying heights to accommodate student needs

Center Grove School Corporation

Pleasant Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment	○	• Building is at capacity and is a little overcrowded with the inclusion of district pre-school services • Building is a double loaded corridor with support services in the center core of each wing • Center core consists of computer labs, district offices and small group services
Flexibility of Student Learning Spaces	○	• Classrooms are adequate but don't have much flexible space available • There is no LGI • Student restrooms are limited
Classrooms - General Education	○	• Cubbies in primary rooms reduce teaching and learning space and provide line of sight issue • Primary rooms have a connecting space for collaboration • Waterford lab is too far from kindergartens
Classrooms - Special Education	○	• Special ed pre-school is in a regular classroom rather than a specialized kindergarten room • Sensory room was created from core support space
Library/Media Center	◐	• Library is open and spacious with story area. It is very welcoming to students
Classrooms - Labs/ Practical Applications	●	• There is no practical lab space.
Classrooms - Art/Music & Drama	○	• Art and music are adequate • Stage between cafeteria and gym
Classrooms - Health & Physical Education	○	• Gym is adequate instructional space

Center Grove School Corporation

Pleasant Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces	◐	• There is a teacher work area and teacher dining area in the center of the building • Storage is very limited
Administrative Offices	◐	• Office is very small with limited storage • Visitors can access the building without checking in office
Conference Rooms	◐	• Office conference room has been turned into counselor's office so there is no conference room in the building
Clinic	◐	• Clinic is cramped with cots right next to one another • Only one toilet
Counseling Services	○	• Good space since it is in the old office conference space
Student Commons Space/LGI	●	• There is no LGI space.
Cafeteria/Kitchen	○	• Cafeteria and kitchen are adequate
Athletic Facilities/Playground	○	• Gymnasium is adequate • Gym is accessible for community use after school, but restrooms in the hallways must be accessible because of the storage in the restroom in the gyms
Technology	◑	• Building is wireless but band width needs to be increased • Two computer labs and a Waterford lab • Temperature in one of the labs is an issue • Third, fourth and fifth grades all have netbooks • First and second grades share laptop carts • Rooms have 5 computers



Questions and Concerns:

- Throughout the building, all of our rooms have chalkboards instead of dry erase board. It's too big an expense to pay for with school budget
- Exterior doors are not numbered. This is an issue with the fire marshal.
- We need a digital universal time system. Just a 5 minute difference can create an issue in the hallways.
- Security cameras would be welcomed.
- There is not much flat land for things like a kickball diamond.
- There is not enough parking for event.
- There are two tables for parents/visitors in the cafeteria. Sometimes that is not enough space.
- Some of the playground equipment needs to be painted. Some of the fencing as well.
- We cannot fit all of the students in the gym.
- Parent drop off is safe, but slow. There is not enough stacking space for cars.



Questions and Concerns:

- The two entrances into the schools (middle school) are on the same drive and that contributes to the problem
- Band width is an issue.
- Storage , storage, storage !!!!!
- Size of the gang restrooms is an issue. They fill up fairly quickly.
- There are not enough electrical outlets in the classrooms.
- There is only one male staff restroom in the building, which is right next to the female restroom.
- Restrooms need additional ventilation.
- Shade or shelter would be helpful on the playground.
- Music room acoustics could be improved.
- Where are the elementaries in terms of capacity? (All are pretty much at capacity.)



Questions and Concerns:

- Can West Grove be reopened as an elementary? That's part of what the strategic plan is all about.)
- What is the safety plan for this school if there is a tornado? (We worked with the fire departments to review where we will put students during crisis events. Friday we did work with Johnson County Emergency Management. We have multiple sources for emergency warnings which can be confusing and we are working to address that.)
- The workroom does not have enough room for volunteers to help. The space is very cramped for any of the work that needs to be done.



Questions and Concerns:

- Can West Grove be reopened as an elementary? (That's part of what the strategic plan is all about.)

April 19

- Restrooms cannot accommodate large wheelchair
- There is a real need for more restrooms and water fountains
- There are only 28 cubby hooks and classes need to be set up to accommodate 30 – 35.
- Only two plugs in clinic
- Special Ed needs a wall of storage. They are outdated and are packed. Renovating them for special ed with restrooms and accessibility would be helpful.
- It would be nice to have warm water in the classrooms.
- Sidewalk space from buses does not accommodate the numbers of students. This is a safety concern.
- Parents are concerned about the lack of event parking. Some type of plan needs to be developed.
- Entering and exiting for parent drop-off needs to be addressed.
- It would be nice if the open lab had computers evenly spaced. The computers are all to the left. It would be nice if that room was multi-media.
- Better ventilation is needed in the computer labs 9 and the library too) There are large fans, but they make a lot of noise.,
- There needs to be a larger speech room with a window.



Questions and Concerns:

- More restrooms student and staff
- More water fountains
- Additional storage in the classrooms, cabinet space/shelves
- Extra storage in other parts of the building for PTO materials, Field Day, etc.
- Better access to the cafeteria from the outside, elimination of "The Wall", loading and unloading ramps
- Carpet the tile floors in the classrooms to extend class size
- Newer carpet throughout the building
- Creation of an LGI that would hold at least a grade level (100 students). The LGI should have counter space to accommodate demonstrations. Newer designs allow for large open meeting areas (atrium?) in the hallways. This might be something that we would look at instead of developing just one large LGI. It might be better to have too much space instead of too little.
- Sink in the teacher's lounge.
- Larger work space/mailbox area for teachers and staff. Better ventilation
- New classroom desks (on order)
- Update color schemes throughout the building.



Questions and Concerns:

- Kickball diamonds on intermediate playground
- Science lab with appropriate flooring/furnishings
- Entrance to the building that feeds into the office area for visitors
- Improve lighting in the parking area
- Additional parking for visitors
- Improve seals around the building to decrease the number of insects
- Additional space for school counselor, school psychologist, RTI Specialist, possible assistant principal and other future positions
- Office: multiple private cubicles for isolating students who are being disciplined, time-out etc. These areas should not be in the hallway but someplace visible to staff only.
- Conference room large enough to hold 10 – 14 people
- Safety fence that would block the intermediate playground from traffic
- Move recycle bins to an area away from student playground (security risk)
- Art Room needs more work space for students and tables to accommodate larger class sizes...possible ways to solve this, larger layout- expand the size of the room or put 3-4 sinks against the wall rather than in the middle of the room. This will increase the size of the room
- Replace most chalkboards with wet-dry boards...some teachers still want their chalkboards



Questions and Concerns:

- Soundproof or move music room
- PAR cans on stage instead of track lights
- Move entry door of clinic from main hallway to short hall between bookstore and clinic.
- Clinic needs larger refrigerator and better/more storage.

Center Grove School Corporation

Sugar Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 95,899

Acres: 27.5

Functional Capacity: 746

Enrollment September, 2011: 716

Construction History

1996 Original Construction



Main Entrance

Center Grove School Corporation

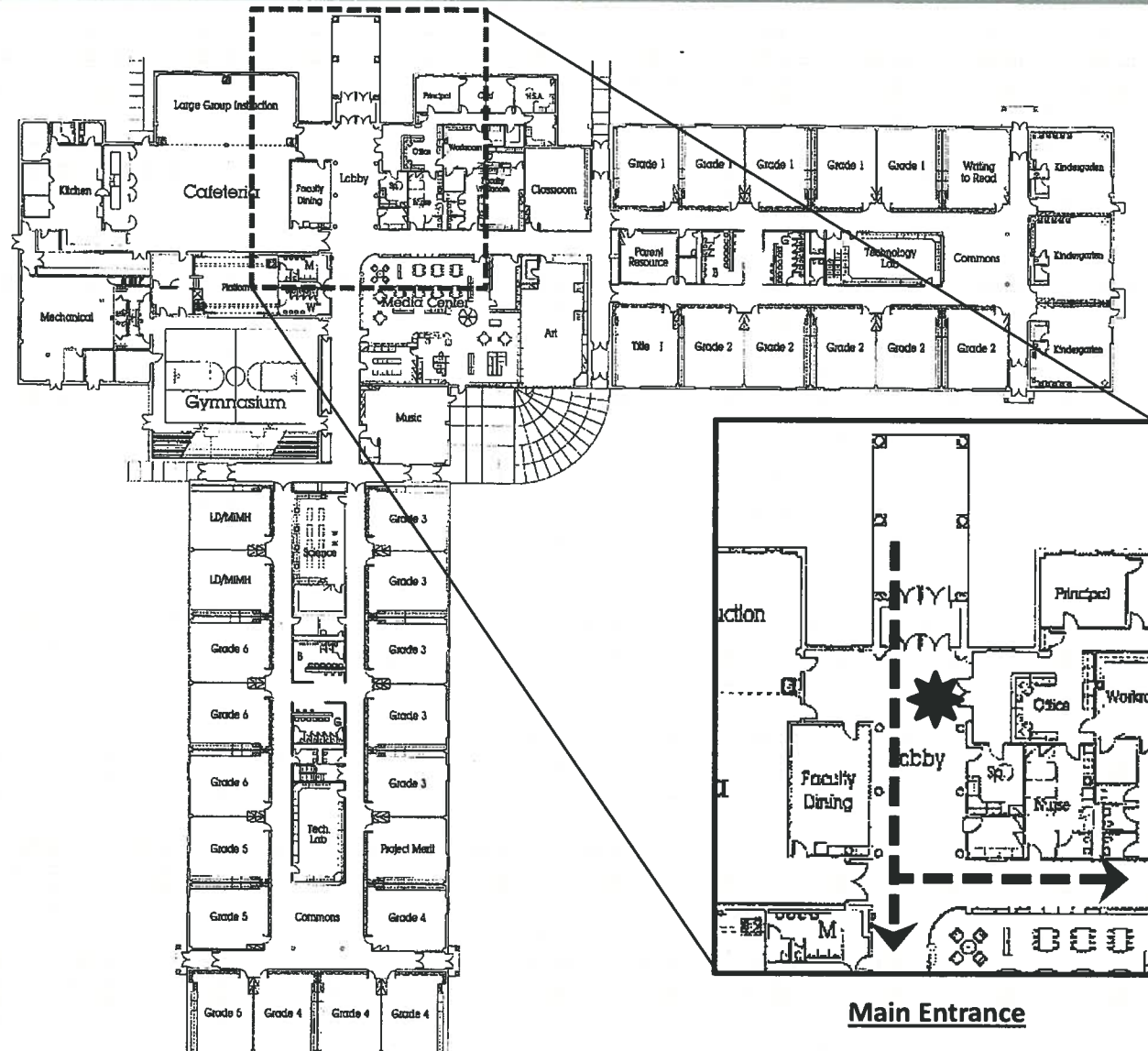
Sugar Grove Elementary School



Site Aerial

Center Grove School Corporation

Sugar Grove Elementary School



Floor Plan

Center Grove School Corporation

Sugar Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	◐
Exterior Building Walls	◑
Exterior Doors and Windows	●
Roofing System	◑
Casework, Furniture and Equipment	◑
Interior Finishes	◑
Mechanical Systems	◑
HVAC Exhaust/Humidity Control	◑
Plumbing System	◑
Electrical System	◑
Lighting Fixtures	◑

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	●
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	○
Back up Generators	●
Building Active and Passive Security Strategies	◐
Thermal Comfort & Air Quality	◑
Acoustics	◑
Mechanical Acoustics	●
Lighting & Color	◑
Furniture, Fixtures & Equipment	◑

Functional Effectiveness	
Building Flexibility and Alignment	◑
Flexibility of Student Learning Spaces	◑
Classrooms - General Education	◑
Classrooms - Special Education	◑
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	◑
Classrooms - Health & Physical Education	◑
Library/Media Center	◑
Faculty and Staff Workspaces	◑
Administrative Offices	◐
Conference Rooms	○
Clinic	◑
Counseling Services	◑
Student Commons Space/LGI	●
Cafeteria/Kitchen	◑
Athletic Facilities/Playground	◑
Technology	●

● High ◑ High to Medium ○ Moderate ◐ Moderate to Low ● Low

Center Grove School Corporation

Sugar Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	• Large cracks in bus drop-off asphalt • Minor cracks in most walks • Large chunks missing in some areas • Needs ADA analysis of space distribution
Playground Equipment/ Play Areas/Athletic Fields	◐	• Play surface edging needed • Minor wear and damage to some play equipment • Additional wood fiber play surfacing needed • Site-wide drainage problems
Exterior Building Walls	◑	• Brick veneer in good shape • Sealant joints in good shape • Exterior Insulation Finish System (EIFS) is in stable condition but surface has dirt staining and algae growth where moisture stays on the surface. • Sealant joint in EIFS at building expansion joint needs to be re-sealed • Inside corners where gutter butts into wall is not well sealed & wall is stained • Paint peeling on entry arch surface
Exterior Doors and Windows	●	• Aluminum storefront entrances and aluminum windows are thermally broken with insulated glazing units • Doors and windows operate and latch smoothly • Finish is peeling off on aluminum entrance door in covered area by serving lines. • Water leaks in at threshold of exterior doors to art and music rooms
Roofing System	◑	• Standing seam metal roof is in very good condition
Casework, Furniture and Equipment	◑	• Casework – Good condition Some self-edged countertops need repair. • Furniture – Good condition • Gym – Basketball & volleyball equipment and bleachers in good condition • Media Center shelving, tables and chairs – Good condition • Kitchen – Good condition

Center Grove School Corporation

Sugar Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Interior Finishes	●	• Carpet has been replaced in limited areas. Most of building carpet is in fair to good cond. • Vinyl wall covering in fair to good condition. Several seams are peeling and need repair • Suspended ceilings in good shape with some stained tile from leaks • Porcelain tile in restrooms in good shape
Mechanical Systems	●	• Need to replace cooling tower • Need boiler controls
HVAC Exhaust/ Humidity Control	●	• Good HVAC system • Excellent humidity control
Plumbing System	●	• Existing china and hardware in good condition • Piping systems in good condition
Electrical System	●	• Good power distribution system • Additional power needed in some areas
Lighting Fixtures	●	• Adequate lighting in corridors • Added new lighting n corridors
Energy Efficiency		

Center Grove School Corporation

Sugar Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	●	• Systems in good condition • Fully sprinkled • Smoke detectors in corridors and storage rooms • FA horns and strobes in corridors and restrooms but not classrooms
ADA accessibility to building, playground and all spaces and floor levels	●	• Building is accessible • All floor levels within building are accessible • Limited ADA compliant resilient surfacing to ADA play equipment elements
Building restrooms, sinks and drink fountains ADA accessibility	●	• Restrooms accessible • Plumbing fixtures accessible • Drinking fountains accessible
Appropriate Security and CCTV Systems per building type/location	○	• Keyless entrance system provided at multiple doors. Limited key access • No interior security cameras • No exterior security cameras
Communication Systems	○	• 2-way communication in classrooms provided by phone system • Building PA system provided throughout for emergency announcements\ • Central PA needs repair
Building Active and Passive Security Strategies	◐	• All exterior doors locked during school day except for main entrance • Visitors can access building without checking in at office.

Center Grove School Corporation

Sugar Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Good
Acoustics	●	• Classrooms – Good • Gym – Good • Cafeteria - Good
Mechanical Acoustics	●	• Good
Lighting & Color	●	• Good; Accent colors somewhat dated
Furniture, Fixtures & Equipment	●	• Flexible height and size tables and chairs address accessibility • Standard-mounted visual display boards allow for modifying heights to accommodate student needs.

Center Grove School Corporation

Sugar Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment		- The building has a variety of learning spaces - There is an LGI - Some spaces that were originally designed as conference rooms are used for small group tutoring - There are adequate spaces available to accommodate current enrollment
Flexibility of Student Learning Spaces		- Classrooms have small spaces immediately outside rooms that are available for individual work if necessary - There is a variety of furniture. Some classrooms use tables for greater flexibility
Classrooms - General Education		- Classrooms are spacious - All classrooms are carpeted, but there is no tile by sink areas
Classrooms - Special Education		Special Education is well designed
Library/Media Center		- Library is good sized with lots of light - Librarians believe windows provide greater distraction for students
Classrooms - Labs/ Practical Applications		There is no practical lab space.
Classrooms - Art/Music & Drama		Art and music are good
Classrooms - Health & Physical Education		- PE space is good - There is a stage that opens to the LGI, cafeteria and gym

Center Grove School Corporation

Sugar Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces	●	• There is a very large teacher work area in main office • Storage in classrooms is adequate but open, so that rooms may appear cluttered
Administrative Offices	●	• Visitors can enter the main office without checking in office • Reception counter does not have wheelchair cutout • Time out spaces are in hallway which limits movement in the area
Conference Rooms	○	• Conference room in office • Several areas available throughout building which could be used for smaller conferences
Clinic	●	• Clinic is adequate • Only one toilet
Counseling Services	●	• Several social service/counseling spaces distributed throughout the building
Student Commons Space/LGI	●	• LGI adjacent to cafeteria
Cafeteria/Kitchen	●	• Cafeteria is functional for students • Round tables facilitate conversation
Athletic Facilities/Playground	●	• Gym is adequate for elementary school • Playgrounds are accessible, but not fenced
Technology	●	• Classrooms have 5 computers • Three computer labs and computer kiosks in library • Third, fourth and fifth grades have their own laptop carts • First and second grade have laptop carts to share • Building is wireless • Classrooms have projection



Questions and Concerns:

- What you have shown is what you have observed without suggestions on how to fix them. (Correct)
- Kindergarten has tile, but I wouldn't want it in second grade.
- Pick up traffic can be congested. The police are not always as effective for car traffic. The car blocks the turn lane. It's not a large problem, but could cause problems.
- The new drop-off could be problematic when there is snow.
- I agree with the playground equipment. There have been some improvements, but the kindergarten playground is disgraceful. It's good that it's separate, but it needs better equipment.
- There needs to be a cover on the drainage ditch.
- Some of the things we used to have but we've had to give them away.
- As a parent, I would be more comfortable with cameras inside and outside. There are lots of older kids here and there has been vandalism.
- Teachers use the computer clocks, not the wall clocks.
- Corridors have had a lighting upgrade



Questions and Concerns:

- Gymnasium lighting needs upgrading
- Can shade trees with indestructible bench provide shade on playgrounds? (tough to find indestructible benches)
- Our lunch hours are so long to accommodate the number of students and the cafeteria noise makes it difficult to use the LGI.
- Spring and Christmas concerts do not have enough space.
- All school assemblies can be held in the gym.
- Water comes in gym and kindergarten doors. Gym floor warped
- Southeast door fiberglass column has been broken out and needs repair completed
- Downspouts don't work well
- Acoustics in restrooms are loud. It is distracting
- Numbers needed on the playground for fire drills



Questions and Concerns:

- Room 28 ceiling tiles leak
- Using computer clocks isn't useful if teachers aren't at their desk.
- Room 6 after rain had water dripping on ceiling tiles
- Gutters need to be cleaned out
- There is an ant problem...red and blue hallway
- Kindergarten playground needs to be enlarged since going to full-day kindergarten
- Classroom lighting is fluorescent and wonder if there is something better based on research
- Door to outside doesn't shut well and a lot of glass
- Acoustics in library need improvement
- Kindergarten storage room doors can't be unlocked
- Building is cold year round in some people's opinion

Center Grove School Corporation

Center Grove Middle School Central



Existing Conditions Analysis – Building History

Square Footage: 196,752

Acres: 21.36 Acres

Functional Capacity: 1,199

Enrollment September, 2011: 913

Construction History

1976 Original Construction

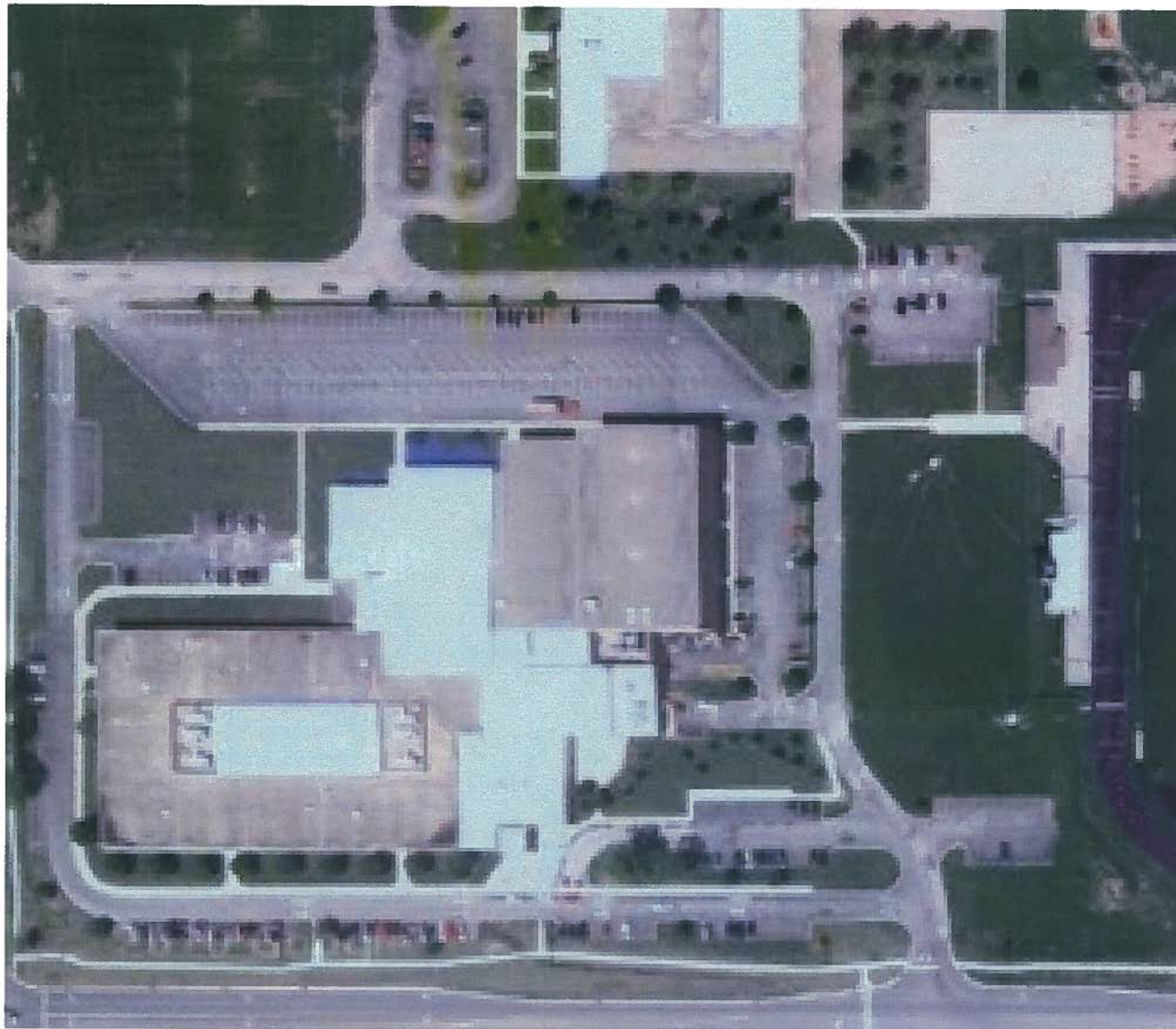
1998 Addition



Main Entrance

Center Grove School Corporation

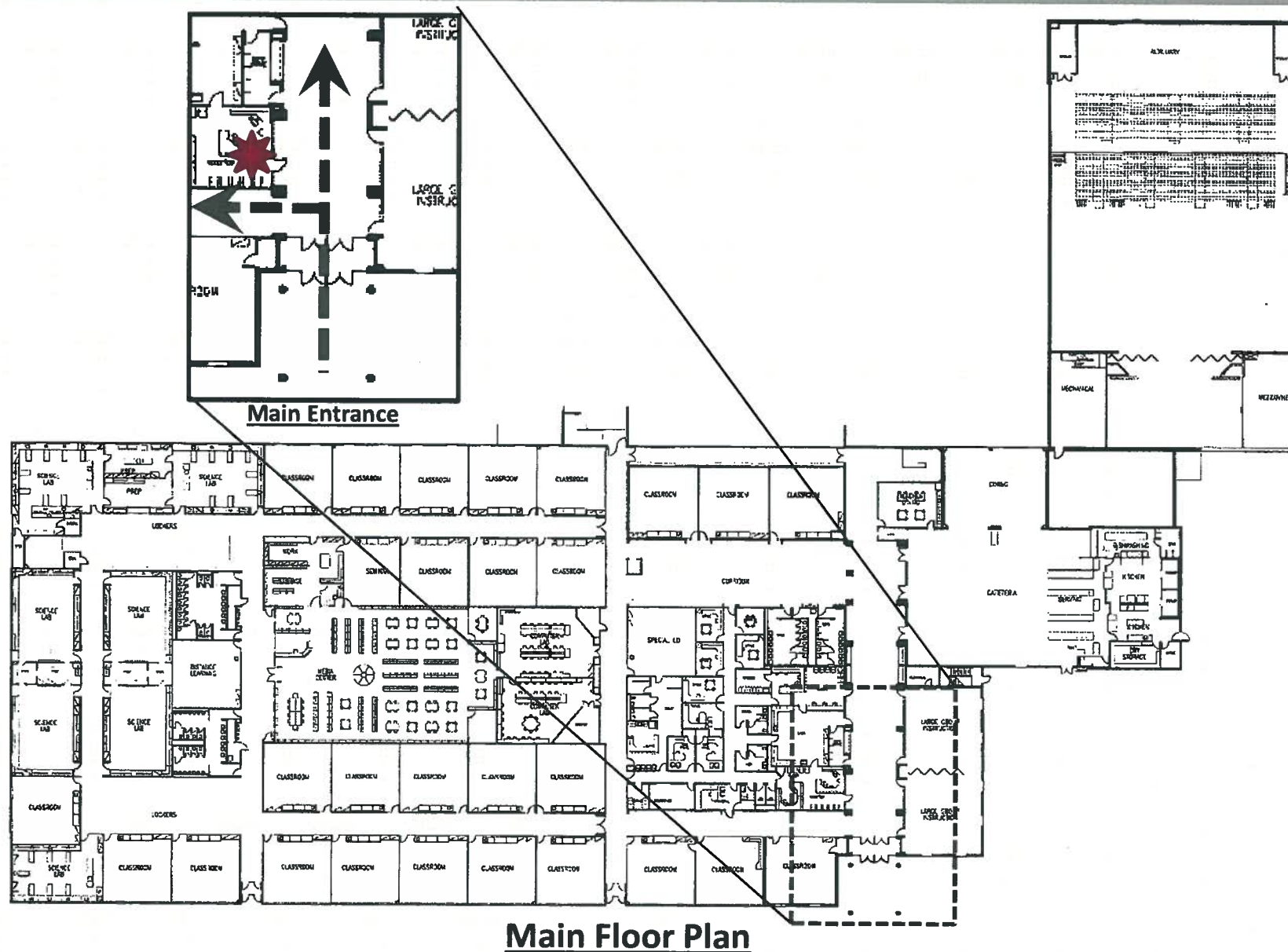
Center Grove Middle School Central



Site Aerial

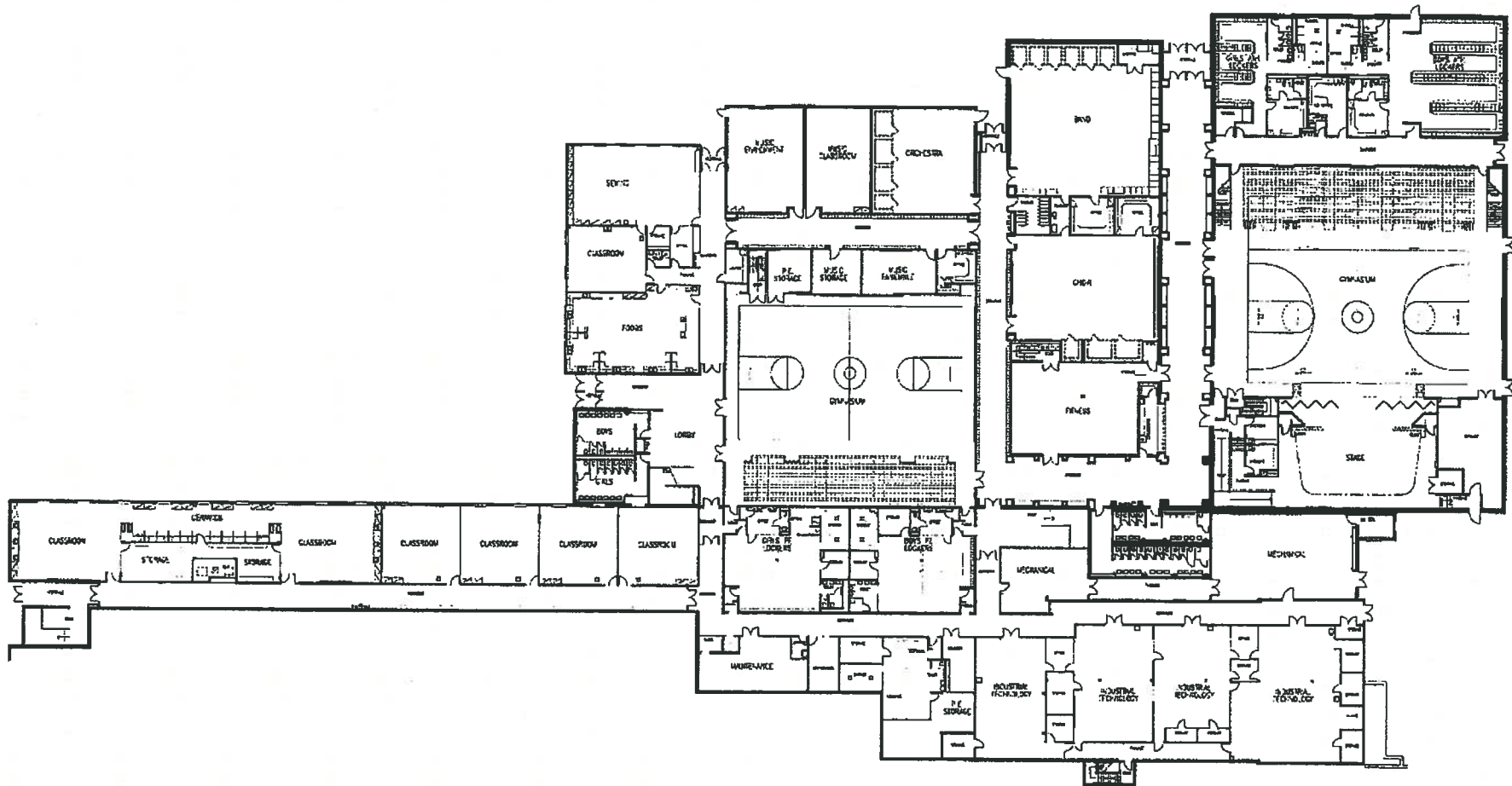
Center Grove School Corporation

Center Grove Middle School Central



Center Grove School Corporation

Center Grove Middle School Central



Lower Floor Plan

Center Grove School Corporation

Center Grove Middle School Central



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	○
Exterior Building Walls	●
Exterior Doors and Windows	●
Roofing System	●
Casework, Furniture and Equipment	●
Interior Finishes	●
Mechanical Systems	●
HVAC Exhaust/Humidity Control	●
Plumbing System	○
Electrical System	●
Lighting Fixtures	●

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	●
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	●
Back up Generators	●
Building Active and Passive Security Strategies	●
Thermal Comfort & Air Quality	●
Acoustics	○
Mechanical Acoustics	○
Lighting & Color	○
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	○
Flexibility of Student Learning Spaces	●
Classrooms - General Education	○
Classrooms - Special Education	○
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	○
Library/Media Center	○
Faculty and Staff Workspaces	○
Administrative Offices	○
Conference Rooms	○
Clinic	●
Counseling Services	○
Student Commons Space/LGI	○
Cafeteria/Kitchen	○
Athletic Facilities/Playground	●
Technology	●

High
 High to Medium
 Moderate
 Moderate to Low
 Low

Center Grove School Corporation

Center Grove Middle School Central



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	- Parking appears to be adequate for typical use - Evidence of wear and age across most site - Sidewalk condition variable across site - Minor cracking in some walks and other areas have significant settlement and cracking - Concrete steps at loading dock spalling and need repair
Playground Equipment/ Play Areas/Athletic Fields	○	
Exterior Building Walls	◐	- Brick veneer – good condition - Exterior Insulation Finish System (EIFS) – Dirt staining and some algae growth
Exterior Doors and Windows	◐	Thermally broken, 1" insulated glazing units in good condition
Roofing System	◑	- Approximately 2/3 in good condition and 1/3 (Gym/Performing Arts area) in moderate condition. - Perimeter copings appear intact, securely attached and aligned
Casework, Furniture and Equipment	◑	- Casework is mixture of new and older re-used all in good condition - Academic lockers in good condition - Athletic lockers in older locker rooms worn and need of repair or replacement - Athletic lockers in new lockers rooms in good condition - Gym equipment older style in old gym in fair condition main gym in good condition - Phenolic toilet partitions in good condition
Interior Finishes	◐	- Classrooms – Carpet, paint, VWC & VCT in good condition. Some VWC seams opening up - Corridors – VCT and terrazzo floors in good shape. VWC seams opening up in limited locations but generally in good shape. - Stained ceiling tile from leaks at ramp to stage - Damaged bulkhead at doors to locker room corridor from leak at high to low roof of gym. - Zolatone paint in good shape but some damaged areas need patching

Center Grove School Corporation

Center Grove Middle School Central



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Mechanical Systems	●	
HVAC Exhaust/ Humidity Control	●	
Plumbing System	○	• Aging plumbing fixtures and hardware
Electrical System	●	
Lighting Fixtures	●	
Energy Efficiency		

Center Grove School Corporation

Center Grove Middle School Central



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	●	- Fully sprinkled - Smoke detectors in required locations - FA horns and strobes in corridors, restrooms and classrooms
ADA accessibility to building, playground and all spaces and floor levels	◐	- Building is accessible - All floor areas are accessible except gym mezzanines
Building restrooms, sinks and drink fountains ADA accessibility	◐	- Restrooms accessible - Plumbing fixtures and drinking fountains ADA accessible
Appropriate Security and CCTV Systems per building type/location	○	- Exterior and interior security cameras - Keyless entrance system provided at multiple exterior doors. Limited key access
Communication Systems	●	2-way communication provided in classrooms by phone system - Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	◑	- All exterior doors locked during school day except for main entrance - Good visual security in corridors from centralized locations - Visitors can access building without checking in at office

Center Grove School Corporation

Center Grove Middle School Central



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Good temperature consistency. Recent mechanical improvements have decreased the temperature fluctuations that existed. • Good control
Acoustics	○	• Classrooms – Good, all classrooms have sound amplification systems • Band/Choir – Fair • Cafeteria – Fair • Gyms – Good for athletics, Fair for events using stage. Stage has no acoustical sound treatment
Mechanical Acoustics	○	• Can be loud in some areas.
Lighting & Color	○	• Lighting and colors need updating
Furniture, Fixtures & Equipment	○	• Most classrooms have standard, somewhat inflexible furniture

Center Grove School Corporation

Center Grove Middle School Central



Functional Effectiveness

Facility Effectiveness		
Building Flexibility and Alignment	○	• Building is arranged in teams with an LGI and some small resource areas that were designed as distributed conference rooms • The building is adequately sized for current enrollment
Flexibility of Student Learning Spaces	◐	• Classrooms are fairly standard. • Some new more flexible furniture has been purchased, but most is standard student desks with little opportunity for reconfiguration
Classrooms - General Education	○	• Classrooms are standard with good resources • Storage is limited
Classrooms - Special Education	○	• Special Education has an excellent sensory room • Essential Skills Rooms does not have bathroom
Library/ Media Center	○	• Library space is good sized with a variety of spaces • There could be more informal reading space
Classrooms - Labs/Practical Applications	◐	• Science labs are well equipped and all have netbook carts • Related arts synergistic labs provide a good learning environment
Classrooms - Art/Music & Drama	○	• Art and music spaces are adequate • Baffles in music room need cleaning
Classrooms - Health & Physical Education	○	• Cardio lab is available for PE • 2 gymnasiums provide good space for pe instruction

Center Grove School Corporation

Center Grove Middle School Central



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces	○	• There is an adequate faculty workroom, but there are no distributed work spaces • Classrooms do not have much storage, but there is a lot of building space for storage • Building storage space could be better organized and better utilized
Administrative Offices	○	• Visitors can enter the building without checking into the main office • No wheel chair cut at reception desk
Conference Rooms	○	• One large central conference room but does not have projection • One smaller conference room in main office area • Smaller resources areas throughout building could be used for smaller conferencing
Clinic	◐	• Clinic is good with two separate restrooms
Counseling Services	○	• Separate reception with individual counseling offices
Student Commons Space	○	• Excellent display area in hallways but no student commons area • There is ample space for student activities
Cafeteria/Kitchen	○	• There are 5 serving lines and cafeteria is adequate for current enrollment
Athletic Facilities/Playground	◐	• Outside facilities are adequate but could benefit from some updating
Technology	◐	• All classrooms have presentation technology • All science labs and most language arts rooms have their own netbook carts • There are 3 computer labs and 3 additional laptop carts • All rooms have sound enhancement • Some overall plan for removing outdated technology should be developed



Questions and Concerns:

- The band and choir room fans are very noisy.
- Increased technology causes circuit breakers to trip.
- Signage needs to be improved. Visitors cannot always find their way around
- New addition created confusion with the way the rooms are numbered
- When we get a heavy rain we have drips coming from the ceiling. (Drains for the air conditioners near the computer labs.) Use trash cans to collect water.
- There are ants throughout the building.
- We should have more large group instructional space.
- A foreign language lab would benefit instruction
- Furniture issue is real. If we had more flexible student furniture classrooms could be reconfigured more easily. We could use more flexible classroom furniture
- Science classrooms have lab tables and the rearranging is very helpful. Kids complain because the table tops are scarred. Language Arts teachers can adapt in the science rooms very well.
- Science rooms have great storage.
- You have to run the water in science labs for a few minutes because it is brown when it first comes out.. It would be great to have screens over the drains.



Questions and Concerns:

- When leaving in the afternoon, it is very difficult to turn left onto Morgantown. The site can be dangerous.
- Car traffic pattern is crazy.
- For those of us who have been here a while, traffic is the best it has been.
- Speed is an issue.
- Foot traffic from the high school is an issue.
- For all of the congestion caused by all of the facilities, we also have a benefit due to the location of the three levels of buildings.
- Therapist's room and room 223 are cold all year round and have lots of mechanical noise.
- We don't feel the temperature is consistent.
- There is no weather stripping on exterior doors.
- Temperatures fluctuate when there is a change in the weather.
- Temperature in rooms can be adjusted – positive – but not all rooms can be adjusted – a negative.
- Library has difficulty with controlling temperature – not too consistent. Usually too hot or cold.
- Storage!!!!!! Language Arts has lots of books and we have to store them in the science rooms



Questions and Concerns:

- All of the computer ink is stored in room 234 and so there is NO room for regular types of classroom storage.
- No ventilation in boys and girls locker rooms. Odor is an issue.
- Interior rooms have issues with the sound systems echoing from the surrounding rooms.
- One of the issues is that it takes a long time for corporation maintenance to get to concerns. One of the doors lets lots of water in every time it rains. I have a concern about timely and efficient maintenance.
- I do appreciate the work order system.

Center Grove School Corporation

Center Grove Middle School North



Existing Conditions Analysis – Building History

Square Footage: 210,000

Acres: 60.47 Acres

Functional Capacity: 1,069

Enrollment September, 2011: 953

Construction History

2003 Original Construction



Main Entrance

Center Grove School Corporation

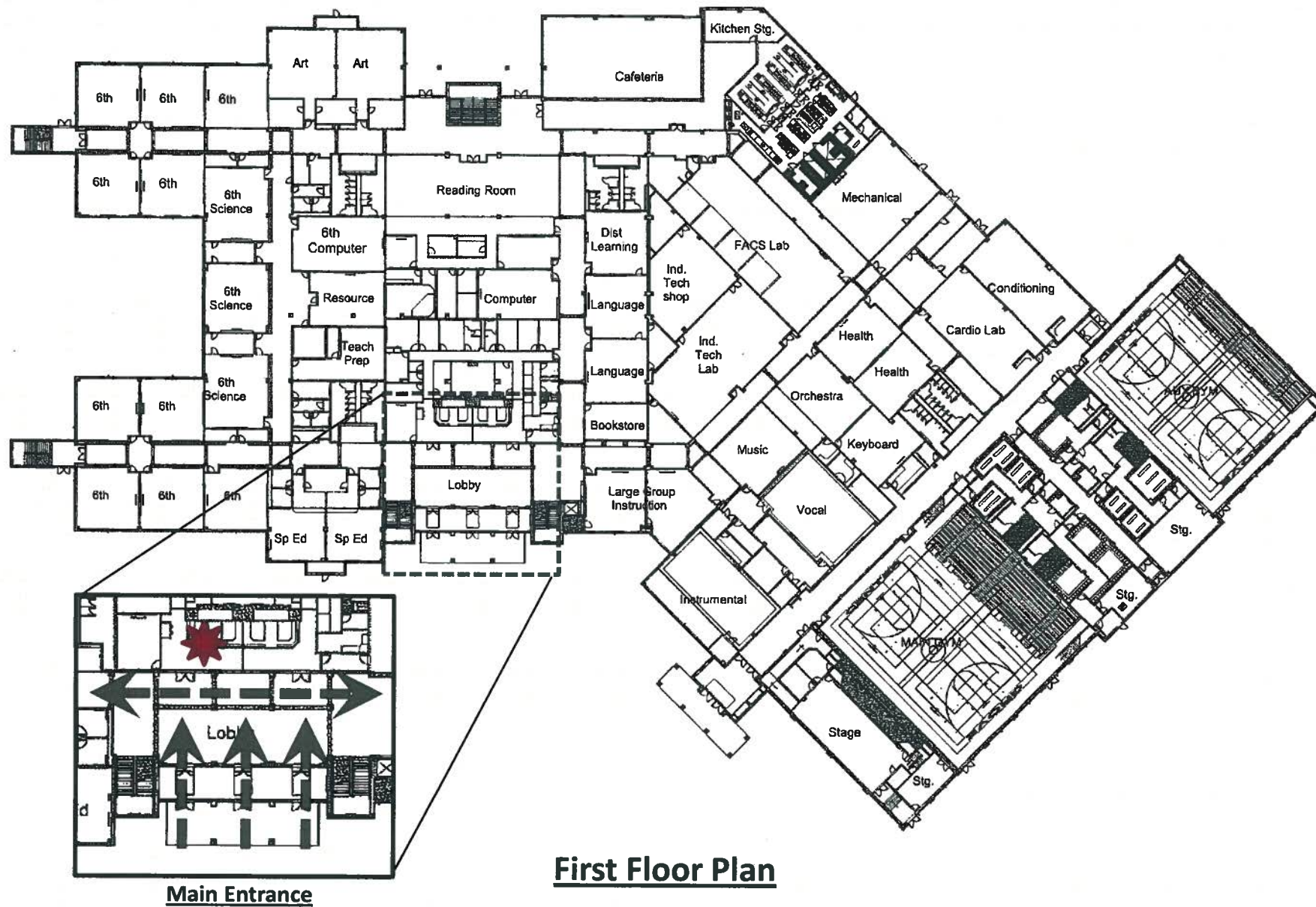
Center Grove Middle School North



Site Aerial

Center Grove School Corporation

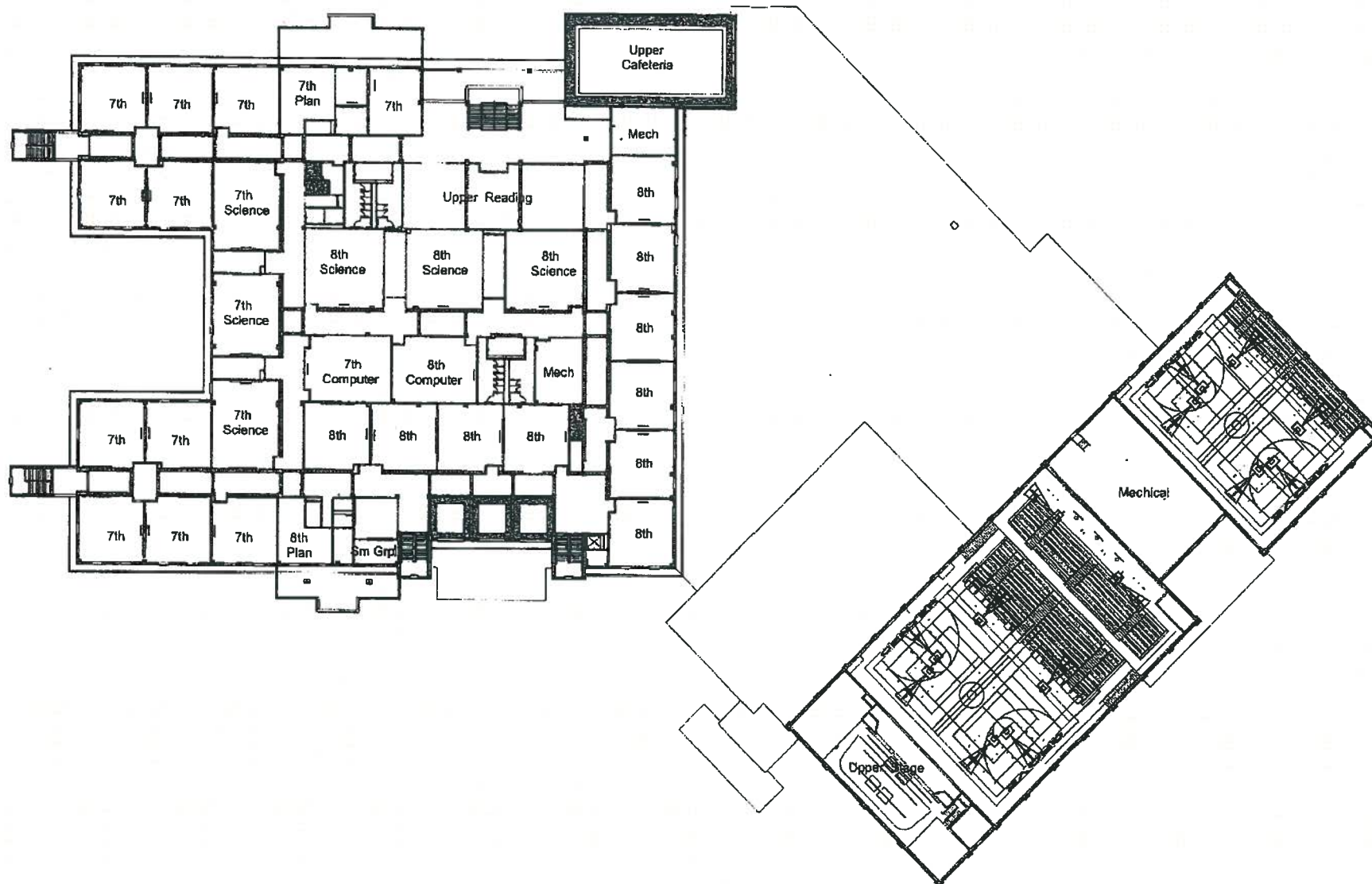
Center Grove Middle School North



First Floor Plan

Center Grove School Corporation

Center Grove Middle School North



Second Floor Plan

Center Grove School Corporation

Center Grove Middle School North



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	◐
Exterior Building Walls	●
Exterior Doors and Windows	●
Roofing System	●
Casework, Furniture and Equipment	◐
Interior Finishes	◐
Mechanical Systems	◐
HVAC Exhaust/Humidity Control	◐
Plumbing System	◐
Electrical System	◐
Lighting Fixtures	◐

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	◐
Appropriate Security and CCTV Systems per building type/location	●
Communication Systems	●
Back up Generators	◐
Building Active and Passive Security Strategies	◐
Thermal Comfort & Air Quality	◐
Acoustics	◐
Mechanical Acoustics	◐
Lighting & Color	◐
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	◐
Flexibility of Student Learning Spaces	◐
Classrooms - General Education	◐
Classrooms - Special Education	◐
Library/Media Center	◐
Classrooms - Labs/Practical Applications	◐
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	◐
Faculty and Staff Workspaces	◐
Administrative Offices	○
Conference Rooms	◐
Clinic	◐
Counseling Services	◐
Student Commons Space/LGI	◐
Cafeteria/Kitchen	◐
Athletic Facilities/Playground	◐
Technology	●

● High ◐ High to Medium ○ Moderate ◐ Moderate to Low ● Low

Center Grove School Corporation

Center Grove Middle School North



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	• Parking size appears adequate • Mild to significant cracking in most vehicular asphalt • No signed visitor parking spaces • Minor cracking and some settlement in walks
Playground Equipment/ Play Areas/Athletic Fields	◐	• Settlement & cracking on tennis courts
Exterior Building Walls	●	• Excellent condition
Exterior Doors and Windows	●	• Excellent condition
Roofing System	●	• Excellent condition
Casework, Furniture and Equipment	◐	• Casework in excellent condition • Corridor lockers in excellent condition • Gym equipment very functional
Interior Finishes	◐	• Mostly in very good condition • Ceiling of main lobby has peeling paint in southeast corner

Center Grove School Corporation

Center Grove Middle School North



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Mechanical Systems		• Good condition and in good working order • Some temperature and control issues • Routine service and maintenance
HVAC Exhaust/ Humidity Control		• Good system control
Plumbing System		• Water heater serviceability issues
Electrical System		• Some underground feeder failure
Lighting Fixtures		• Adequate fixtures and lighting levels • Exterior lighting spotty
Energy Efficiency		

Center Grove School Corporation

Center Grove Middle School North



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	●	- Fully sprinkled - Smoke detectors throughout - FA horns and strobes in corridors, restrooms and classroom
ADA accessibility to building, playground and all spaces and floor levels	●	- Building is accessible - Both floor areas accessible - All areas within each floor area are accessible
Building restrooms, sinks and drink fountains ADA accessibility	◐	- Restrooms accessible - Plumbing fixtures ADA compliant - Drinking fountains compliant
Appropriate Security and CCTV Systems per building type/location	●	- Keyless entrance system provided at multiple exterior doors. Limited key access - Exterior security cameras - Interior security cameras
Communication Systems	●	2-way communication in classrooms provided by phone system - Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	◑	- All exterior doors locked during school day except main entrance - Visitors can access building without checking in at office

Center Grove School Corporation

Center Grove Middle School North



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Temperatures are fairly consistent across the building • Classrooms can control temperature within a range
Acoustics	●	• Acoustics are generally good • Music is the only classroom with sound enhancement system • Stage has acoustical treatment, but sound system has issues
Mechanical Acoustics	●	
Lighting & Color	●	• Lighting and color are good • Large windows to the corridor on interior labs have a screening that allows light but not transparency
Furniture, Fixtures & Equipment	○	

Center Grove School Corporation

Center Grove Middle School North



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment	●	- Building enrollment is at about 950 which allows for great flexibility of space - Building is designed for teams, but could easily be organized for departments
Flexibility of Student Learning Spaces	●	- Classrooms are good sized with opportunity for flexibility within - There is an LGI - There are several smaller resource rooms distributed throughout the building - Furniture is fairly typical which does not allow for great flexibility within the classroom. Several teachers are experimenting with using tables instead of desks to allow for greater flexibility
Classrooms - General Education	●	Classrooms are adequately sized with good resources
Classrooms - Special Education	●	- Special Education spaces are very good - Essential Skills rooms are well equipped
Library/ Media Center	●	- Library is a good space with several different instructional areas - There is an informal reading room separate from the library with comfortable seating
Classrooms - Labs/Practical Applications	●	- Science labs have shared preps and perimeter lab stations - Related arts labs are very well done
Classrooms - Art/Music & Drama	○	Choir room is small for the number of students
Classrooms - Health & Physical Education	●	Cardio Rooms and two gymnasiums provide excellent health/pe classrooms

Center Grove School Corporation

Center Grove Middle School North



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces	●	• Large faculty work area and dining area • Each grade level has a teacher prep area with storage • Each hallway has two adult restrooms • Classrooms have adequate storage
Administrative Offices	○	• Main entrance is removed from the main door entrance. Reception desk is so high that visibility is difficult • There is no wheelchair cutout at the reception desk • Administrative offices are adequate • Interior office hallway is narrow
Conference Rooms	●	• One large conference room with projection that can be accessed from main office or hallway • Smaller conference area within office area • Smaller areas throughout building that can be used for conferencing
Clinic	●	• Clinic is very good with 4 cots, 1 separated toilet rooms, exam room and locked and refrigerated storage • Clinic can be accessed from hallway or office
Counseling Services	●	• Counseling offices are adequate with their own reception area. • Offices are connected to administration through back hallway
Student Commons Space	●	• LGI and stage in gymnasium • Each grade level has a project room • There are adequate spaces for students to gather informally
Cafeteria/Kitchen	●	• Cafeteria is adequate for the number of students, but doorways can get congested as lunches dismiss
Athletic Facilities/Playground	●	• Exterior facilities are above average
Technology	●	• Each classroom has projection, screen and whiteboard • 4 computer labs in the building with 3 additional laptop carts • Science and 4 language arts rooms have their own netbook carts



Questions and Concerns:

- Electricity is the biggest problem. Getting enough electricity to run the needed systems is a problem. There have been fires in the wall.
- If we plug speakers in the gym we blow a fuse as happens with skillets in the cafeteria.
- There is a concern about the foyer area. When some students are depressed they talk about jumping from the second level. There are no restraints.
- Do you ever check for air quality. There is a concern about the quality of water in the 6th grade teachers work area. (Ice cubes are different colors)
- In the stage there are some sound issues. There is a system that is there, but it doesn't work. No one knew how to use the system that was originally put in the building so we traded with the high school, but there are still serious sound issues.
- Students have issues with the lockers – some are dented and some of the locks don't work.
- There is a recurring ant infestation. They come in every spring. This year they came out in the fall and moved into other areas (Essential Skills)
- The far right door at the athletic entrance opens with a just hard pull.
- The size of the orchestra room is too small for the enrollment.
- The rooms that are TAPS and success can have a foul odor in the kitchen area.



Questions and Concerns:

- Did they check the frequency of the wireless microphones? Are they legal? (Don't know – will check)
- Classroom 130 has a temperature from 60 – 102 with no control.
- One of the doors in the back 6th grade hallway sticks open. (Humidity issue? Recent issue)
- Water fountain in the 7th grade hallway comes out milky white. (It has been checked, but it still freaks the kids out.)
- Toilet paper roll dispensers are a nightmare.
- Paper towel dispenser in art room are mounted so close to the counter you can't pull the paper out.
- Essential skills restrooms have heaters and some of the access covers are hanging open and missing screws.

Center Grove School Corporation

Center Grove High School



Existing Conditions Analysis – Building History

Square Footage: 553,900

Acres: 40.71

Functional Capacity: 2,480

Enrollment September, 2011: 2,408

Construction History

1954 Original Construction

1962 Addition

1978 Addition

1984 Addition (Renovated 1962 Section)

1988 Addition (Renovated 1954 Section)

1994 Addition



Main Entrance

Center Grove School Corporation

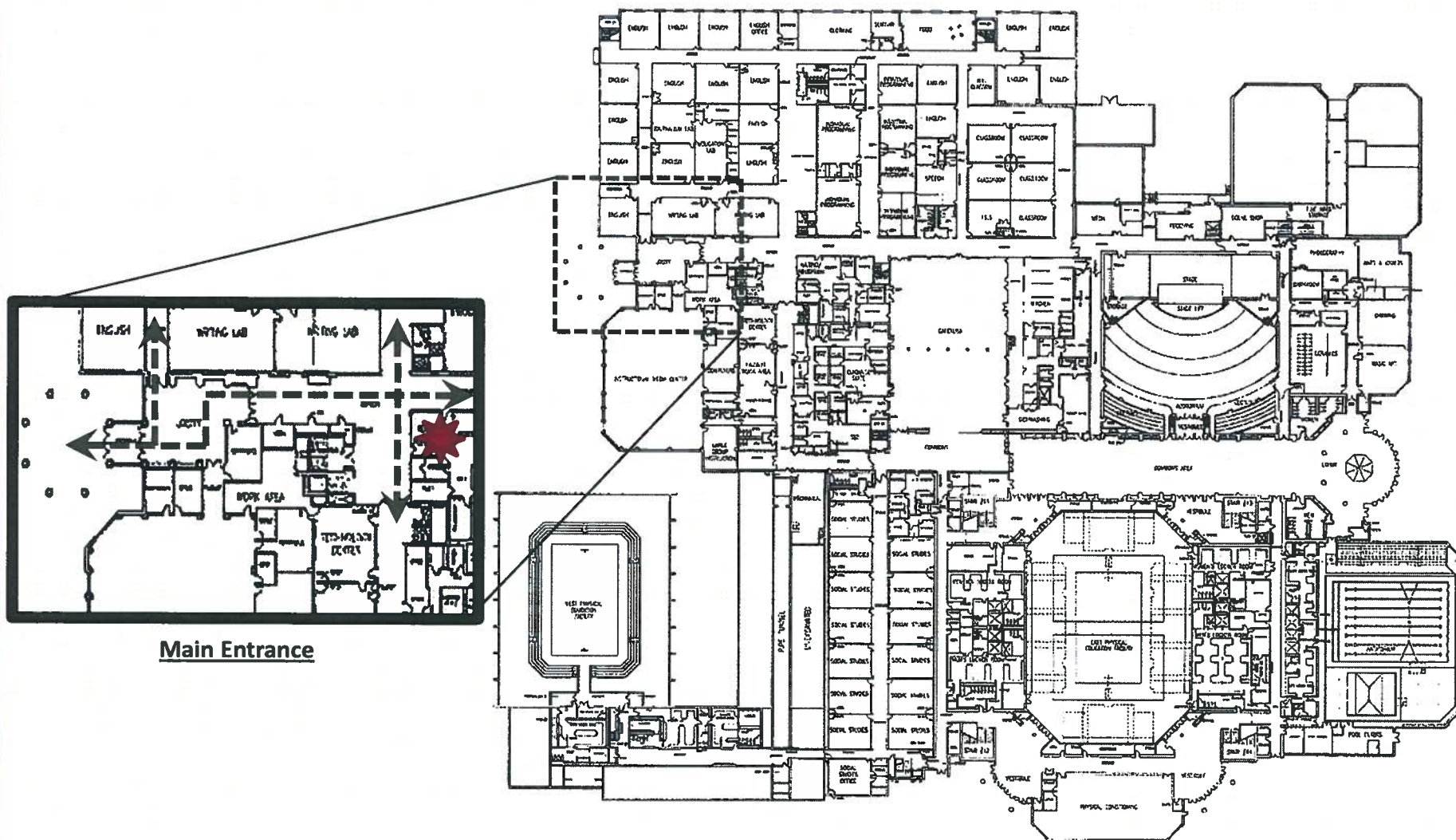
Center Grove High School



Site Aerial

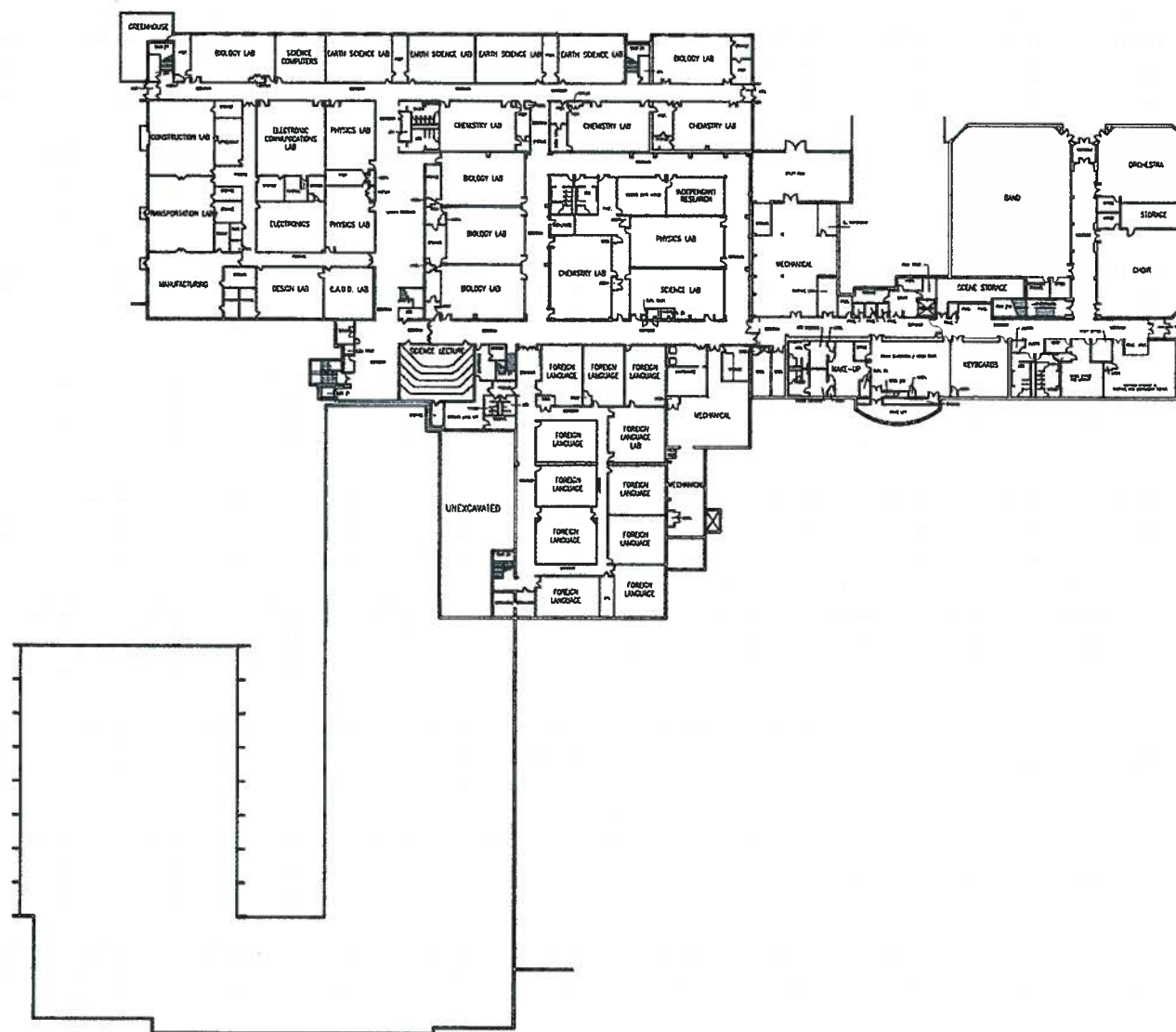
Center Grove School Corporation

Center Grove High School



Main Entrance

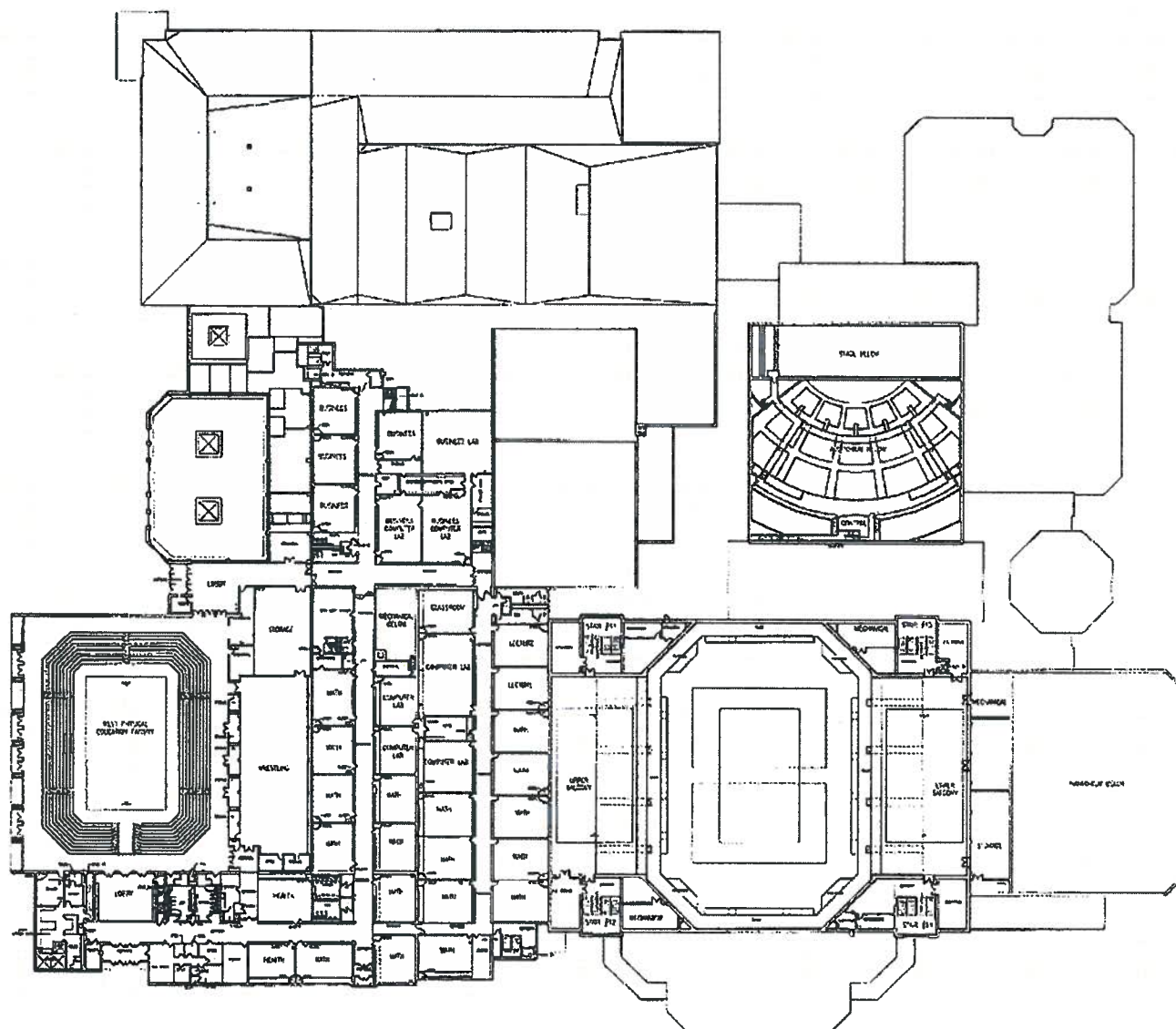
Main Floor Plan



110

Center Grove School Corporation

Center Grove High School



Upper Floor Plan

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Center Grove High School



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	◐
Exterior Building Walls	●
Exterior Doors and Windows	●
Roofing System	◐
Casework, Furniture and Equipment	◐
Interior Finishes	◐
Mechanical Systems	◐
HVAC Exhaust/Humidity Control	◐
Plumbing System	◐
Electrical System	◐
Lighting Fixtures	◐

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	◐
Appropriate Security and CCTV Systems per building type/location	●
Communication Systems	●
Back up Generators	◐
Building Active and Passive Security Strategies	◑
Thermal Comfort & Air Quality	◐
Acoustics	◐
Mechanical Acoustics	◐
Lighting & Color	◐
Furniture, Fixtures & Equipment	○

Functional Effectiveness	
Building Flexibility and Alignment	◐
Flexibility of Student Learning Spaces	◐
Classrooms - General Education	◐
Classrooms - Special Education	◐
Classrooms - Labs/Practical Applications	◐
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	◐
Library/Media Center	◐
Faculty and Staff Workspaces	◐
Administrative Offices	○
Conference Rooms	◐
Clinic	◐
Counseling Services	◐
Student Commons Space/LGI	◐
Cafeteria/Kitchen	◐
Athletic Facilities/Playground	◐
Technology	●

● High ◐ High to Medium ○ Moderate ◑ Moderate to Low ● Low

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Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	• Heavy congestion at HS/MS Sites • Limited pedestrian connection to off-site • Parking capacity appears to be adequate for typical use • Evidence of wear and aging of pavement on most of the site • Significant damage in bus drop-off areas • Road along tennis courts heavily damaged and in need of repair • Sidewalk condition highly variable across site • Sidewalks show minor cracking and wear, others show significant settling and cracking • Concrete paver plazas have loose and displaced pavers
Playground Equipment/ Play Areas/Athletic Fields	◐	• Turf, tennis courts, press box, at baseball and softball have issues that need to be addressed
Exterior Building Walls	○	• Brick veneer is generally in good condition. Sealant in control joints needs to be stripped and re-sealed in many locations • Exterior Insulation Finish System (EIFS) is dirt stained. Sealant joints are cracked and splitting.
Exterior Doors and Windows	○	• Aluminum storefront entrances and windows are thermally broken with insulated glazing units • Doors and sashes operate and latch smoothly • Perimeter sealant joints require some minor repair
Roofing System	◐	• All of roof is in good condition
Casework, Furniture and Equipment	◐	• Classrooms – Casework is dated but in fair to good condition. • Corridors – Lockers in fair to good shape • Locker Rooms – Poor (by the west gym) to good shape depending on locker room. • Media Center – Shelving, tables and chairs in good shape • Restroom toilet partitions are in generally good condition

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Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Interior Finishes	○	• Terrazzo floors in good condition, Fritz tile floors in fair condition • Condition of carpet varies throughout the building. Some areas have new carpet others are in fair condition • Door frames and walls require touch-up or re-painting • Many wood doors have damaged finish and veneer.
Mechanical Systems	◐	• Temperature control modifications and upgrades • HVAC system reconfiguration • Replace aging equipment • Additional cooling and ventilation • Football locker room building needs full HVAC system replacement
HVAC Exhaust/ Humidity Control	○	
Plumbing System	○	• Plumbing upgrades • Upgrade toilet rooms and condensate piping
Electrical System	○	• Power distribution upgrades
Lighting Fixtures	○	
Energy Efficiency	○	

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Center Grove High School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	○	- Fully sprinkled - Smoke detectors in corridors, storage areas and other areas required by code - FA horns and strobes in corridors and restrooms but not in classrooms
ADA accessibility to building, playground and all spaces and floor levels	◐	- Building is accessible - All floor areas are accessible
Building restrooms, sinks and drink fountains ADA accessibility	○	- Restrooms are accessible - ADA plumbing fixtures provided - ADA drinking fountains distributed throughout - Some locker room showers are not accessible
Appropriate Security and CCTV Systems per building type/location	○	- Keyless entry system provided at multiple exterior doors. Limited key access - Ai-phone at main entrance for communication with remote office location - Exterior and Interior security cameras
Communication Systems	●	2-way communication in classrooms provided by phone system - Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	◑	- Office is remote from front door. Visitors can access building without checking in at office even after contact through Ai-phone. - All exterior doors are locked during school day

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Center Grove High School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	○	• On average, building temperatures are comfortable • Rooms have individual controls within a range of temperatures • Temperature fluctuates throughout building • Air quality varies throughout building
Acoustics	○	• Classrooms – Good • Gym – Good • Pool - Good • Cafeteria – Fair to good • Performing Arts – Good
Mechanical Acoustics	○	• Poor in unit ventilators • Fair to good in areas with remote HVAC units
Lighting & Color	○	• Fair
Furniture, Fixtures & Equipment	○	• Traditional with some inflexibility

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Center Grove High School



Facility Effectiveness

Facility Effectiveness		
Building Flexibility and Alignment	○	• Building is adequate for current enrollment and program delivery • Building is not particularly flexible in terms of being able to adapt to new styles of teaching and learning, but can be adapted with renovation (e.g. Early College)
Flexibility of Student Learning Spaces	○	• Classrooms are generally standard, although some are small • Not much flexibility within rooms, but adequate for current program delivery
Classrooms - General Education	○	• Most classrooms have multi-media with screen and/or whiteboard • Storage is limited and many classrooms appear cluttered
Classrooms - Special Education	○	• Special Education classrooms are adequate
Library/ Media Center	○	• Library is large, but could be updated to reflect a more technological, 21st Century learning environment
Classrooms - Labs/Practical Applications	○	• Lab spaces are adequate, but many need updating
Classrooms - Art/Music & Drama	○	• Art space is adequate. Ceramics area should be checked for ventilation • Music and drama have issues because of the heavy use. Many of the rooms need updating
Classrooms - Health & Physical Education	○	• Facilities are good, but more cardio equipment would enhance the program
Faculty and Staff Workspaces	○	• Storage is an issue. There is very little available in classrooms and departmental offices are not set up for storage • Departmental offices are not used in the intended manner and could be re-dedicated or used for some other purpose

Center Grove School Corporation

Center Grove High School



Facility Effectiveness

Facility Effectiveness		
Administrative Offices	○	- Office is removed from the main entrance and a buzzer system is in place for visitors to gain entry during the day - Office configuration is not welcoming. People have to be redirected outside the reception area to get to other office areas, or they have to go through the inner corridors of the office space - There are not enough offices for all of the personnel
Conference Rooms	○	Conference space in the building is not adequate for building needs
Clinic	○	Clinic is adequately sized with good facilities
Counseling Services	○	Counseling offices are adequate
Student Commons Space	◐	- Excellent space for students that is not equipped for informal study areas, but is easily supervised - Auditorium functions as an LGI, but does not provide multi-purpose flexibility - There is dedicated space for student activities
Cafeteria/Kitchen	●	The newly renovated cafeteria and kitchen provide excellent space
Athletic Facilities/Playground	○	Exterior facilities are adequate
Technology	◐	- All classrooms have projection technology. - Some rooms still have blackboards - Most of the building is wireless - Operable communication system throughout the building - Security cameras should be updated - Adequate computer labs and netbook carts throughout the building - One-to-one computing in the Early College Program



Questions and Concerns:

- Is there more detailed information available? (Yes)
- There are several rooms on the first and second floors with lots of mechanical noise. Vibrations even shake the projectors. The situation has been improved in some areas, but still exists in others.
- It is difficult to regulate the temperature properly.
- The cafeteria is freezing and some classrooms are hot. It's just difficult to control across the board.
- Classrooms along the north side of the building have more issues with temperature problems.
- When you looked at security cameras did you look at all of them? (Yes) I think we need more access and also remote access. We need to be able to pull it up on more computers throughout the building as well.
- There are pockets of the exterior of the building that are still dark – most notably at some of the entrances. It can almost be scary at night.
- If the big garage door is open on the dock the cold air comes directly into the building and that sets all of the sensors off throughout the building.
- We need to update the engineering technology facilities. We need clean classrooms and lab space.
- Project Lead the Way area is too small. We have a classroom but no lab.



Questions and Concerns:

- Athletically we need a bigger weight room. (even from a safety stand point) There are often 150 kids in there and that needs to be addressed.
- The turf fields need attention.
- The appearance of many of the older classrooms needs to be addressed.
- Special Ed needs a room for kids who need separation in a sensory room.
- We know there are blackboards in some classrooms
- Family Consumer Science labs are in need of renovation. (need to revisit score for labs over all)
- The hallway I teach in has a wall that has been beaten to a pulp. Could a chair rail help in terms of the equipment being wheeled down the hall.
- Lab spaces in science need to be updated. The space required for the numbers of students enrolled is too small. They were designed for 24 students, but many classes have 30 students.
- Science storage is okay since there is that long meandering space available.
- Security issues in classrooms is an issue. Many teachers have no opportunity to lock things up.



Questions and Concerns:

- Furniture is old and not helpful for security.
- There is no security at the Hall for Excellence entrance. Kids often access the building throughout the day from that entry.
- Music does not have excellent space in that the schedule has to be manipulated. Rooms are used doubly. There is not enough space for the program. The orchestra room is used by percussion. Everything has to be weaved in and worked.
- There is no hot water in the music area.
- Lighting is not what it needs to be in the music area.
- Carpet in orchestra room needs to be replaced.
- HVAC not being consistent -- what's the root problem? (Probably the fact that there are different systems in the building and controlling them all is difficult.)
- It's tough to zone the building for appropriate temperature.
- Water pressure is poor in some areas of the buildings. Bathrooms on the second floor have flushing issues.
- If we consider everyone coming in one door for security, there is a strong feeling by many that administration should be there.
- Some security issues are not just for visitors, but for students as well.



Questions and Concerns:

- Do the cameras over the student parking lot work/ (Most of them yes, but most of them are mounted on the building.)
- Exterior lighting on the north side of the building is poor. Sometimes it's pitch black out there. Lighting is not consistent. It seems to happen particularly on Mondays. There is real potential for people getting hit.
- Even when lights are all operational, the northwest corner of the parking lot needs more light.
- What about the crosswalks? They seem to be very dangerous. Mornings that are dark are particularly bad.
- Flashing lights are not always seen by drivers.
- May older classrooms need to have carpeting addressed.
- There is a need for conference and meeting rooms. I spend a lot of time trying to shuffle people around for that and for large group instruction spaces.
- An isolation area for the Dean's Office is important.
- The bio medical program has very inadequate space. The biology room right by the greenhouse is okay, but the other rooms are not. (Room with mannequins too small.)
- We do not have space to put two classrooms together.
- The teachers' lunch room is used as a STAR classroom. There are no cabinets. It is a conference room that has been turned into a lunch room.



Questions and Concerns:

- There is no place for students to socialize. They congregate in the narrow hallways for lack of better space.
- The building will require a lot more plug-ins for more technology.
- Often kids get here 30 minutes before classes start. They have a lot of time with no real place to go.
- There is no opportunity to zone off any area for before or after school.
- The stairwells are awful. It is a real safety issue.
- The tunnel area is better, but still needs some attention. It is out of the way and creates areas for mischief and clutter.
- When you come in Door 1 there is a 20 foot drop to the left. The only barrier is some shrubs and in the winter it is bare. A fight could result in a serious fall.
- The stairwells by the Industrial Tech Area do not meet code. It is very dangerous for small children.

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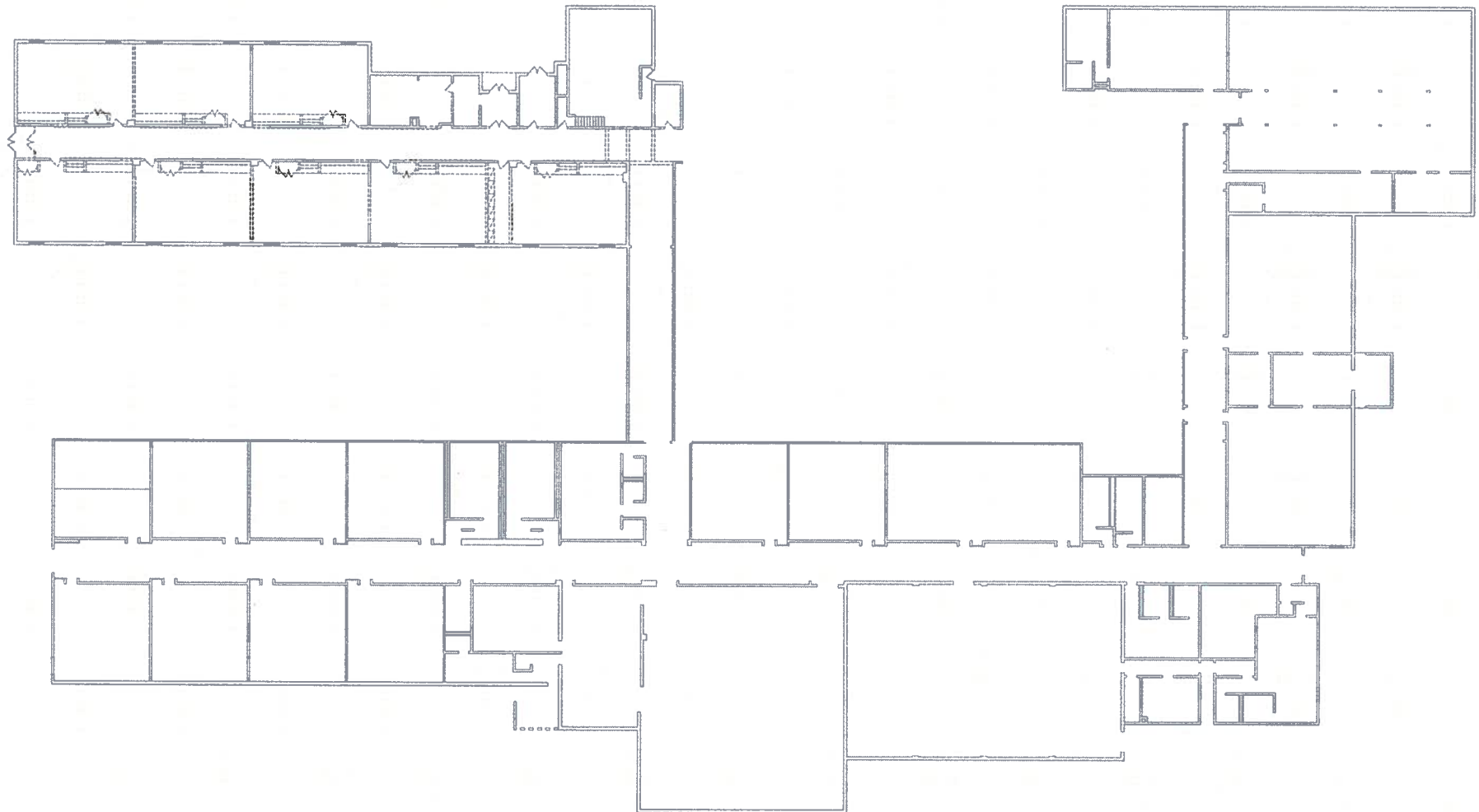
Old Maple Grove Elementary School



Site Aerial

Center Grove School Corporation

Old Maple Grove Elementary School



Floor Plan

Center Grove School Corporation

Old Maple Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 63,400

Acres: 17.99

Building closed as Elementary School: September, 2011

Construction History

1951 Original Construction

1953 Addition

1957 Addition

1959 Addition

1961 Addition

1967 Addition

1979 Renovated



Main Entrance

Center Grove School Corporation

Old Maple Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	●
Playground Equipment/ Play Areas/Athletic Fields	●
Exterior Building Walls	○
Exterior Doors and Windows	○
Roofing System	◐
Casework, Furniture and Equipment	●
Interior Finishes	●
Mechanical Systems	◐
HVAC Exhaust/Humidity Control	◐
Plumbing System	◐
Electrical System	○
Lighting Fixtures	○

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	◐
ADA accessibility to all spaces and floor levels	○
Building restrooms, sinks and drink fountains ADA accessibility	○
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	○
Back up Generators	●
Building Active and Passive Security Strategies	●
Thermal Comfort & Air Quality	◐
Acoustics	◐
Mechanical Acoustics	◐
Lighting & Color	◐
Furniture, Fixtures & Equipment	●

Functional Effectiveness	
Building Flexibility and Alignment	◐
Flexibility of Student Learning Spaces	◐
Classrooms - General Education	◐
Classrooms - Special Education	◐
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	◐
Classrooms - Health & Physical Education	◐
Library/Media Center	◐
Faculty and Staff Workspaces	◐
Administrative Offices	◐
Conference Rooms	◐
Clinic	◐
Counseling Services	◐
Student Commons Space/LGI	●
Cafeteria/Kitchen	◐
Athletic Facilities/Playground	●
Technology	◐

● High
 ◐ High to Medium
 ○ Moderate
 ◐ Moderate to Low
 ● Low

Center Grove School Corporation

Old Maple Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	●	Major cracks and deteriorated areas
Playground Equipment/ Play Areas/Athletic Fields	●	NA
Exterior Building Walls	○	- Earth berm against exterior walls creates moisture problems in building - Brick veneer in fair condition - Sealant joints need re-sealing - Metal panel fascia
Exterior Doors and Windows	○	Poor to fair condition
Roofing System	◐	Entire roof in poor condition and needs to be re-roofed
Casework, Furniture and Equipment	●	Poor condition
Interior Finishes	●	Poor condition

Center Grove School Corporation

Old Maple Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Mechanical Systems	⊖	• HVAC upgrades
HVAC Exhaust/ Humidity Control	⊖	
Plumbing System	⊖	• Aging plumbing fixtures and hardware
Electrical System	○	• Power distribution upgrades
Lighting Fixtures	○	• Lighting upgrades
Energy Efficiency	⊖	

Center Grove School Corporation

Old Maple Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	◐	• Un-sprinkled • Smoke detectors in corridors and storage rooms • FA horns and strobes in corridors, restrooms and classrooms • Fire alarm upgrades
ADA accessibility to building, playground and all spaces and floor levels	○	• Building is accessible • All floor levels are accessible
Building restrooms, sinks and drink fountains ADA accessibility	○	• Restrooms are accessible • ADA compliant fixtures • Drinking fountain not ADA compliant
Appropriate Security and CCTV Systems per building type/location	○	• Keyless entrance system at multiple exterior exteriors. Limited key access • No interior or exterior security cameras
Communication Systems	○	• Existing systems questionable
Building Active and Passive Security Strategies	●	• Building layout difficult for supervision • Visitors can access building without checking in at office

Center Grove School Corporation

Old Maple Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Poor
Acoustics	●	• Poor
Mechanical Acoustics	●	• Poor
Lighting & Color	●	• Poor
Furniture, Fixtures & Equipment	●	• All furniture needs to be replaced.

Center Grove School Corporation

Old Maple Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment	⊖	• Building is being used for programs that do not fit with in the buildings functionality
Flexibility of Student Learning Spaces	⊖	• There are many potential spaces in the building that could be used for a variety of reason, but all would require renovation
Classrooms - General Education	⊖	• Classrooms would require renovation for general use
Classrooms - Special Education	⊖	• Classrooms would require renovation for special education use
Library/Media Center	⊖	• Library would require renovation for reuse
Classrooms - Labs/ Practical Applications	●	• There is no practical lab space.
Classrooms - Art/Music & Drama	⊖	• Rooms would require renovation for use for Art and Music
Classrooms - Health & Physical Education	⊖	• The gym could be used for pe classes with some renovation

Center Grove School Corporation

Old Maple Grove Elementary School



Educational Adequacy

Educational Adequacy		
Faculty and Staff Workspaces		• There is space that could be used for faculty and staff in the area of the front office • It would require renovation to be repurposed
Administrative Offices		• The main entry does not require people to check into what would be the office area before entering the building • There are adequate spaces available but would require renovation
Conference Rooms		• Would require renovation
Clinic		• Would require renovation
Counseling Services		• Would require renovation
Student Commons Space/ LGI		• There is no LGI space.
Cafeteria/Kitchen		• Kitchen equipment would need to be replaced • Adequate storage available
Athletic Facilities/Playground		• Gymnasium could be used once current equipment is removed and damage assessed • Playground would need to be renovated and equipment replaced
Technology		• Infrastructure would need upgrading and all new equipment installed

Center Grove School Corporation

West Grove Elementary School



Existing Conditions Analysis – Building History

Square Footage: 62,500

Acres: 12.5

Building closed as Elementary School: September, 2011

Construction History

1967 Original Construction

1969 Addition

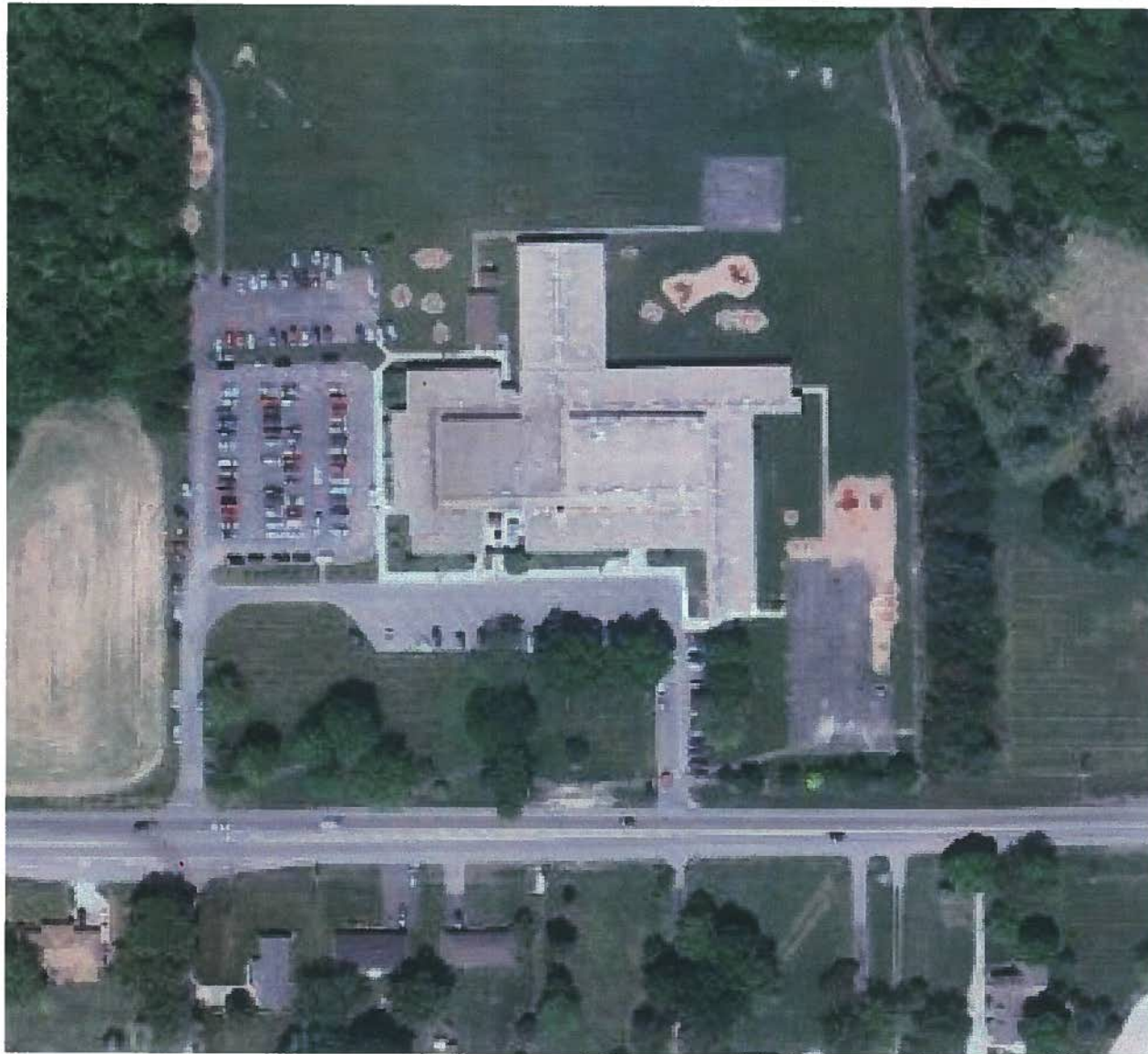
1985 Addition



Main Entrance

Center Grove School Corporation

West Grove Elementary School



Site Aerial

Center Grove School Corporation

West Grove Elementary School



Floor Plan

Center Grove School Corporation

West Grove Elementary School



Maintenance/Efficiency	
Site Paving and Sidewalks	○
Playground Equipment/ Play Areas/Athletic Fields	◐
Exterior Building Walls	◐
Exterior Doors and Windows	○
Roofing System	○
Casework, Furniture and Equipment	●
Interior Finishes	○
Mechanical Systems	○
HVAC Exhaust/Humidity Control	◐
Plumbing System	○
Electrical System	◐
Lighting Fixtures	○

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	◐
ADA accessibility to all spaces and floor levels	◑
Building restrooms, sinks and drink fountains ADA accessibility	○
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	○
Back up Generators	●
Building Active and Passive Security Strategies	◐
Thermal Comfort & Air Quality	◐
Acoustics	◑
Mechanical Acoustics	◐
Lighting & Color	◑
Furniture, Fixtures & Equipment	◑

Functional Effectiveness	
Building Flexibility and Alignment	○
Flexibility of Student Learning Spaces	◐
Classrooms - General Education	○
Classrooms - Special Education	○
Classrooms - Labs/Practical Applications	●
Classrooms - Art/Music & Drama	○
Classrooms - Health & Physical Education	◐
Library/Media Center	◐
Faculty and Staff Workspaces	◐
Administrative Offices	◐
Conference Rooms	○
Clinic	◐
Counseling Services	○
Student Commons Space/LGI	●
Cafeteria/Kitchen	◐
Athletic Facilities/Playground	●
Technology	◐

● High ◑ High to Medium ○ Moderate ◐ Moderate to Low ● Low

Center Grove School Corporation

West Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	○	• Mild to significant cracking in east parking lot • Recent repairs made to west parking • Significant age on most concrete walks • Concrete walk in rear of building damaged
Playground Equipment/ Play Areas/Athletic Fields	◐	• Play structure conditions vary on site. Some have wear and age but are in reasonable condition others in need of repair or replacement • Play surfaces in need of rehabilitation and additional surface material • Significant cracking in asphalt play areas
Exterior Building Walls	◐	• Spalling brick on all sides of building • Sever masonry cracking and displacement at pilasters on all sides of building • Diagonal cracking in two areas indicates settlement • Open limestone coping joints on dumpster screen wall allowing water to penetrate walls • Plaster soffits in good shape • Steel angle masonry lintels rusting • Remove and replace sealant at joints around unit ventilator grilles • Water faucet on north side of building is leaking • Brick veneer tuckpointing and repair needed
Exterior Doors and Windows	○	• Remove sealant and re-sealant perimeters of windows.- • Poor thermal performing widows – single glazed and not thermally broken • Aluminum storefront entrance doors & frames single glazed, non-thermally broken operate and latch smoothly. Weather-stripping requires repair or replacement. • Single glazed non-thermally broken hollow metal doors and frames operating and latching smoothly but rusting. Weather-stripping requires repair or replacement
Roofing System	○	• All of roof is in good condition except for high Media Center roof which is in moderate condition • Perimeter copings appear to be securely attached and aligned.

Center Grove School Corporation

West Grove Elementary School



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Casework, Furniture and Equipment	●	• Casework in fair to good condition. Minor repair is needed • Phenolic toilet partitions in good condition • Gym equipment not evaluated due to use as sanctuary • Kitchen note evaluated
Interior Finishes	○	• Carpet in good condition • Quarry tile in restrooms in fair to good condition – some repair needed • Terrazzo floor in corridors in good condition • Painted walls in good condition
Mechanical Systems	○	
HVAC Exhaust/ Humidity Control	◐	• Poor air quality and humidity control due to type of HVAC system
Plumbing System	○	• Aging plumbing fixtures and hardware
Electrical System	◐	• Power distribution upgrades
Lighting Fixtures	○	• Replace gym lighting
Energy Efficiency		

Center Grove School Corporation

West Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	⊖	• Non-sprinkled • Smoke detectors in corridors • FA horns and strobes in corridors and restrooms but not classrooms
ADA accessibility to building, playground and all spaces and floor level	⊕	• Building is accessible • All floor areas of building are accessible except stage • No accessible playground equipment or accessible route
Building restrooms, sinks and drink fountains ADA accessibility	○	• Restrooms are accessible with 5'-0" stalls and grab bars • ADA fixtures provided • ADA drinking fountains provided
Appropriate Security and CCTV Systems per building type/location	○	• Keyless entrance system provided at multiple exterior doors. Limited key access • No interior security cameras • No exterior security cameras • Minimal security cameras is typical for all CGCSC elementary schools
Communication Systems	○	• 2-way communication in classrooms provided by phone system or office call button • Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	⊖	• All exterior doors can be locked during school day with only main entrance unlocked • Visitors can access building without checking in at office

Center Grove School Corporation

West Grove Elementary School



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality		• Unit ventilators provide poor air distribution in classrooms • Older unit ventilators may not provide adequate fresh air or humidity control
Acoustics		• Classrooms – Fair (no sound reinforcements system) • Gym – Not assessed due to use as a sanctuary • Cafeteria – Not assessed due to use as a sanctuary
Mechanical Acoustics		• Poor – Unit ventilators in classrooms create background noise.
Lighting & Color		• Good
Furniture, Fixtures & Equipment		• School furniture needed

Center Grove School Corporation

West Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Building Flexibility and Alignment	○	- The building is currently being used as a Church - The classrooms are large enough for various activities within the room - The gym has been renovated to serve as the church sanctuary so some remodeling would need to take place to create flexibility for athletic activities
Flexibility of Student Learning Spaces	◐	- Classrooms are large enough for multiple activity zones within rooms - There is LGI space available - There are rooms available that could be used for small group instruction
Classrooms - General Education	○	- Classrooms are good sized - There is minimal storage available in each room
Classrooms - Special Education	○	- There is space available in for special education - Housing essential skills would require some renovation
Classrooms - Labs/Practical Applications	●	There is no practical lab space.
Classrooms - Art/Music & Drama	○	Spaces are adequate for music and Art
Classrooms - Health & Physical Education	◐	The gym would need to be renovated for Physical Education

Center Grove School Corporation

West Grove Elementary School



Functional Effectiveness

Functional Effectiveness		
Faculty and Staff Workspaces	◐	• There are central spaces available for faculty and staff workspace • There is not space available throughout the building
Administrative Offices	◐	• The office entrance is right at the main door and could easily be renovated so that visitors would have to sign in at office
Conference Rooms	◯	• There is space available for a large central conference room
Clinic	◐	• Clinic would require renovation
Counseling Services	◯	• Space is available for counseling
Student Commons Space	●	• There is no student common space
Cafeteria/Kitchen	◐	• Kitchen is in good shape • Cafeteria would require some renovation/furniture
Athletic Facilities/Playground	●	• Gym would require renovation • Playground areas would need to be identified and equipped
Technology	◐	• Technology infrastructure is in place

Center Grove School Corporation

Educational Service Center



Existing Conditions Analysis – Building History

Square Footage: 7,952 SQ

Construction History

2004 Original Construction



Main Entrance

Center Grove School Corporation

Educational Service Center



Site Aerial

Center Grove School Corporation

Educational Service Center



Maintenance/Efficiency	
Site Paving and Sidewalks	●
Playground Equipment/ Play Areas/Athletic Fields	NR
Exterior Building Walls	●
Exterior Doors and Windows	●
Roofing System	●
Casework, Furniture and Equipment	●
Interior Finishes	●
Mechanical Systems	●
HVAC Exhaust/Humidity Control	●
Plumbing System	●
Electrical System	●
Lighting Fixtures	●

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	●
Appropriate Security and CCTV Systems per building type/location	○
Communication Systems	●
Back up Generators	●
Building Active and Passive Security Strategies	●
Thermal Comfort & Air Quality	●
Acoustics	●
Mechanical Acoustics	●
Lighting & Color	●
Furniture, Fixtures & Equipment	●

Functional Effectiveness	
Building Flexibility and Alignment	●
Flexibility of Student Learning Spaces	NR
Classrooms - General Education	NR
Classrooms - Special Education	NR
Classrooms - Labs/Practical Applications	NR
Classrooms - Art/Music & Drama	NR
Classrooms - Health & Physical Education	NR
Library/Media Center	NR
Faculty and Staff Workspaces	●
Administrative Offices	●
Conference Rooms	●
Clinic	NR
Counseling Services	NR
Student Commons Space/LGI	NR
Cafeteria/Kitchen	NR
Athletic Facilities/Playground	NR
Technology	●

● High
 ● High to Medium
 ○ Moderate
 ○ Moderate to Low
 ● Low

Center Grove School Corporation

Transportation/Maintenance Center



Existing Conditions Analysis – Building History

Square Footage: 38,792

Acres: 3.16

Construction History

2007 Original Construction



Main Entrance

Center Grove School Corporation

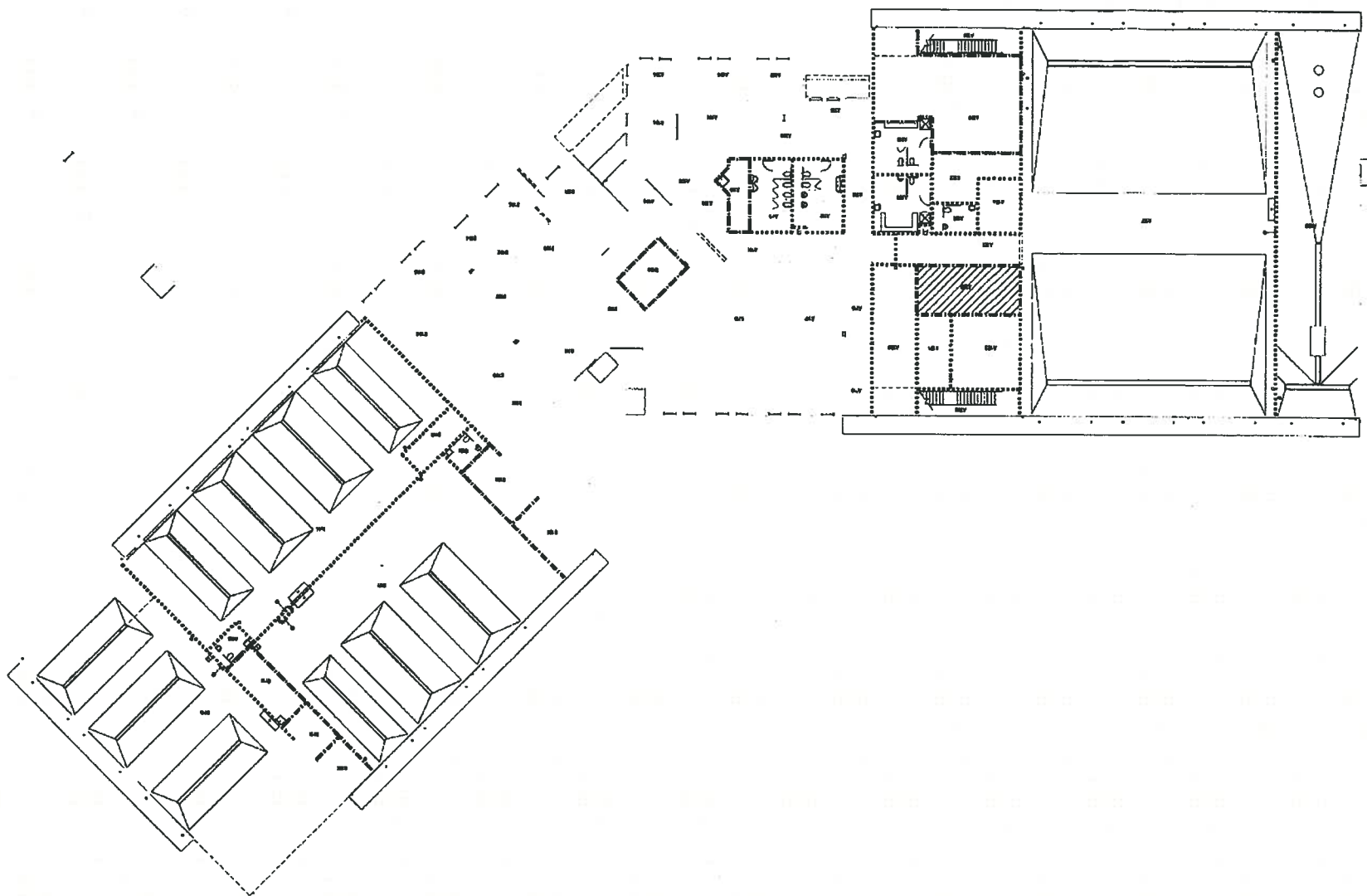
Transportation/Maintenance Center



Site Aerial

Center Grove School Corporation

Transportation/Maintenance Center



Floor Plan

Center Grove School Corporation

Transportation/Maintenance Center



Maintenance/Efficiency	
Site Paving and Sidewalks	●
Playground Equipment/ Play Areas/Athletic Fields	NR
Exterior Building Walls	●
Exterior Doors and Windows	●
Roofing System	●
Casework, Furniture and Equipment	●
Interior Finishes	●
Mechanical Systems	●
HVAC Exhaust/Humidity Control	●
Plumbing System	●
Electrical System	●
Lighting Fixtures	●

Code Compliance, Safety & Environment	
Fire Detection, Alert and Protection Systems	●
ADA accessibility to all spaces and floor levels	●
Building restrooms, sinks and drink fountains ADA accessibility	●
Appropriate Security and CCTV Systems per building type/location	●
Communication Systems	●
Back up Generators	●
Building Active and Passive Security Strategies	●
Thermal Comfort & Air Quality	●
Acoustics	●
Mechanical Acoustics	●
Lighting & Color	●
Furniture, Fixtures & Equipment	●

Functional Effectiveness	
Building Flexibility and Alignment	●
Flexibility of Student Learning Spaces	NR
Classrooms - General Education	NR
Classrooms - Special Education	NR
Library/Media Center	NR
Classrooms - Labs/Practical Applications	NR
Classrooms - Art/Music & Drama	NR
Classrooms - Health & Physical Education	NR
Faculty and Staff Workspaces	●
Administrative Offices	●
Conference Rooms	●
Clinic	NR
Counseling Services	NR
Student Commons Space/LGI	NR
Cafeteria/Kitchen	NR
Athletic Facilities/Playground	NR
Technology	●

● High

● High to Medium

○ Moderate

● Moderate to Low

● Low

Center Grove School Corporation

Transportation/Maintenance Center



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Site Paving and Sidewalks	●	
Playground Equipment/ Play Areas/Athletic Fields	NR	
Exterior Building Walls	●	• Good condition
Exterior Doors and Windows	●	• Thermally broken with insulated glazing units. • Doors and window sashes operate and latch smoothly
Roofing System	●	• Good condition
Casework, Furniture and Equipment	●	• Excellent condition
Interior Finishes	●	• Excellent condition

Center Grove School Corporation

Transportation/Maintenance Center



Physical Conditions - Maintenance / Efficiency

Maintenance/ Efficiency		
Mechanical Systems	●	
HVAC Exhaust/ Humidity Control	●	
Plumbing System	●	
Electrical System	●	
Lighting Fixtures	●	
Energy Efficiency		

Center Grove School Corporation

Transportation/Maintenance Center



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Fire Detection, Alert and Protection Systems	●	- Fully sprinkle - Smoke detectors per code - FA system per code
ADA accessibility to building, playground and all spaces and floor levels	●	- Building is accessible - All of main floor level is accessible. Storage mezzanine is not
Building restrooms, sinks and drink fountains ADA accessibility	●	Restrooms are accessible with ADA compliant plumbing fixtures
Appropriate Security and CCTV Systems per building type/location	◐	- Keyless entrance system provided at multiple doors - Exterior and interior security cameras
Communication Systems	●	2-way communication in building provided by phone system - Building PA system provided throughout for emergency announcements
Building Active and Passive Security Strategies	◐	

Center Grove School Corporation

Transportation/Maintenance Center



Physical Conditions – Code, Compliance, Safety, and Environment

Code Compliance, Safety & Environment		
Thermal Comfort & Air Quality	●	• Appropriate for spaces being served
Acoustics	◐	• Adequate for space functions
Mechanical Acoustics	◐	• Good
Lighting & Color	●	• Excellent
Furniture, Fixtures & Equipment	●	• Appropriate for functions being performed

Center Grove School Corporation

Rubric Assessments



Physical Conditions - Maintenance / Efficiency Summary of All Buildings

Center Grove Community School Corporation Facilities Assessment	Center Grove Elementary	Maple Grove Elementary	North Grove Elementary	Pleasant Grove Elementary	Sugar Grove Elementary	CGMS Central	CGMS North	Center Grove High School	Old Maple Grove	West Grove	Educational Services Center	Transportation / Maintenance Center
Maintenance/Efficiency												
Site Paving and Sidewalks	○	○	◐	○	○	○	○	○	●	○	◐	◐
Playground Equipment/ Play Areas/Athletic Fields	○	○	○	○	◐	○	◐	◐	●	◐	NR	NR
Exterior Building Walls	◐	●	◐	○	◐	◐	●	○	○	◐	◐	●
Exterior Doors and Windows	○	●	○	◐	●	◐	●	○	○	○	●	●
Roofing System	◐	●	◐	●	◐	◐	●	◐	◐	○	◐	◐
Casework, Furniture and Equipment	○	●	○	○	◐	◐	◐	◐	●	●	●	●
Interior Finishes	○	◐	◐	◐	◐	◐	◐	○	●	○	●	●
Mechanical Systems	○	◐	○	◐	◐	◐	◐	◐	◐	○	◐	◐
HVAC Exhaust/Humidity Control	◐	●	◐	○	◐	◐	◐	○	◐	◐	●	◐
Plumbing System	○	●	○	○	◐	○	◐	○	◐	○	●	●
Electrical System	○	●	○	○	◐	◐	◐	○	○	◐	◐	●
Lighting Fixtures	○	●	○	◐	◐	◐	◐	○	○	○	●	●

● High ◐ High to Medium ○ Moderate ◐ Moderate to Low ● Low

Center Grove School Corporation

Rubric Assessments



Functional Effectiveness Summary of All Buildings

Center Grove Community School Corporation Facilities Assessment	Center Grove Elementary	Maple Grove Elementary	North Grove Elementary	Pleasant Grove Elementary	Sugar Grove Elementary	CGMS Central	CGMS North	Center Grove High School	Old Maple Grove	West Grove	Educational Services Center	Transportation / Maintenance Center
Code Compliance, Safety & Environment												
Fire Detection, Alert and Protection Systems	High to Medium	High	Moderate	Moderate	High	High	High	Moderate	Moderate to Low	Moderate to Low	High	High
ADA accessibility to all spaces and floor levels	Moderate	High	Moderate	Moderate	High	High to Medium	High	High to Medium	Moderate	High to Medium	High	High
Building restrooms, sinks and drink fountains ADA accessibility	Moderate	High	Moderate	Moderate	High	High to Medium	High to Medium	Moderate	Moderate	Moderate	High	High
Appropriate Security and CCTV Systems per building type/location	Moderate	High to Medium	Moderate	Moderate	Moderate	Moderate	High	Moderate	Moderate	Moderate	Moderate	High to Medium
Communication Systems	High	High	Moderate	High	Moderate	High	High	High	Moderate	Moderate	High to Medium	High
Back up Generators	Low	Low	Low	Low	Low	High to Medium	High to Medium	High to Medium	Low	Low	High to Medium	Low
Building Active and Passive Security Strategies	Moderate to Low	High	Moderate to Low	Moderate to Low	Moderate to Low	Moderate to Low	Moderate to Low	Moderate to Low	Low	Moderate to Low	High to Medium	High to Medium
Thermal Comfort & Air Quality	Moderate to Low	High	Moderate to Low	High to Medium	High to Medium	High to Medium	High to Medium	Moderate	Moderate to Low	Moderate to Low	High	High
Acoustics	High to Medium	High	High	High to Medium	High to Medium	Moderate	High to Medium	Moderate	Moderate to Low	High to Medium	High	High to Medium
Mechanical Acoustics	Moderate to Low	High	Moderate to Low	Moderate	High	Moderate	High to Medium	Moderate	Moderate to Low	Moderate to Low	High	High to Medium
Lighting & Color	Moderate	High	Moderate	High to Medium	High to Medium	Moderate	High to Medium	Moderate	Moderate to Low	High to Medium	High	High
Furniture, Fixtures & Equipment	Moderate	Moderate	Moderate	Moderate	High to Medium	Moderate	Moderate	Moderate	Low	High to Medium	High	High

● High

◐ High to Medium

○ Moderate

◑ Moderate to Low

● Low

Center Grove School Corporation

Rubric Assessments



Educational Adequacy Summary of All Buildings

Center Grove Community School Corporation Facilities Assessment	Center Grove Elementary	Maple Grove Elementary	North Grove Elementary	Pleasant Grove Elementary	Sugar Grove Elementary	CGMS Central	CGMS North	Center Grove High School	Old Maple Grove	West Grove	Educational Services Center	Transportation / Maintenance Center
Functional Effectiveness												
Building Flexibility and Alignment	○	●	○	○	◐	○	◐	○	◐	○	●	●
Flexibility of Student Learning Spaces	○	●	○	○	◐	◐	◐	○	◐	◐	NR	NR
Classrooms - General Education	○	●	○	○	◐	○	◐	○	◐	○	NR	NR
Classrooms - Special Education	○	●	○	○	◐	○	◐	○	◐	○	NR	NR
Library/Media Center	○	◐	○	◐	◐	○	◐	○	◐	◐	NR	NR
Classrooms - Labs/Practical Applications	●	●	●	●	●	◐	◐	○	●	●	NR	NR
Classrooms - Art/Music & Drama	○	◐	○	○	◐	○	○	○	◐	○	NR	NR
Classrooms - Health & Physical Education	○	●	○	○	◐	○	◐	○	◐	◐	NR	NR
Faculty and Staff Workspaces	◐	●	◐	◐	◐	○	◐	○	◐	◐	●	●
Administrative Offices	◐	●	◐	◐	◐	○	○	○	◐	◐	●	●

● High ◐ High to Medium ○ Moderate ◐ Moderate to Low ● Low

Center Grove School Corporation

Rubric Assessments



Educational Adequacy Summary of All Buildings

Center Grove Community School Corporation Facilities Assessment	Center Grove Elementary	Maple Grove Elementary	North Grove Elementary	Pleasant Grove Elementary	Sugar Grove Elementary	CGMS Central	CGMS North	Center Grove High School	Old Maple Grove	West Grove	Educational Services Center	Transportation / Maintenance Center
Functional Effectiveness												
Conference Rooms	○	●	◐	◐	○	○	◐	○	◐	○	●	●
Clinic	○	●	◐	◐	◐	◐	◐	○	◐	◐	NR	NR
Counseling Services	○	●	◐	○	◐	○	◐	○	◐	○	NR	NR
Student Commons Space/LGI	●	●	●	●	●	○	◐	◐	●	●	NR	NR
Cafeteria/Kitchen	◐	●	◐	○	◐	○	◐	●	◐	◐	NR	NR
Athletic Facilities/Playground	◐	●	◐	○	◐	◐	◐	○	●	●	NR	NR
Technology	◐	●	◐	◐	●	◐	●	◐	◐	◐	●	●

● High

◐ High to Medium

○ Moderate

◐ Moderate to Low

● Low



Notes:

- The Educational Adequacy of Old Maple Grove was assessed on current conditions of the building and potential for renovation to return to a K-5 Elementary School.
- The Educational Adequacy of West Grove was assessed on its current conditions and potential to reconvert from its current use as a Church to an Elementary School.
- The Educational Services Center was assessed as an office building.
- Lack of secured entries at all schools but Maple Grove negatively impacted the security and administrative office scores.
- Lack of storage is an issue at most buildings.
- Maple Grove serves as the benchmark for a district elementary school building.
- All of buildings are well cared for – the maintenance staff should be proud of the work they do.

3. EVALUATION

At the completion of the Identification phase, the reports were shared with the Student Learning Environment Task Force. With their input, a new chart was developed that listed:

- all items of need identified at each building
- whether the item could be financed through the normal Maintenance Plan or whether an additional funding source would have to be identified
- Categorized needs according to the committee's goals
 - Safety, Security and Accessibility
 - Educational Effectiveness and Capacity
 - Protection of Community Investment

The Committee discussed and prioritized the needs to present to the Board of School Trustees for implementation.

Center Grove Elementary

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Improve traffic circulation around building • Fence playgrounds • Create accessible paths to playgrounds and provide ADA compliant equipment • Upgrade all restrooms and fountains to current ADA standards • Create secured entryway • Provide camera surveillance system • Provide generator backup for emergency systems • Replace and improve exterior lighting	Safety, Security and Accessibility	Safety, Security and Accessibility • Improve traffic circulation around building • Fence playgrounds • Create accessible paths to playgrounds and provide ADA compliant equipment • Upgrade all restrooms and fountains to current ADA standards • Create secured entryway • Provide camera surveillance system • Provide generator backup for emergency systems • Replace and improve exterior lighting
Educational Effectiveness and Capacity • Provide temperature control and system balancing • Upgrade electrical system – replace receptacles, upgrade wiring and secondary distribution system • Provide multi-level lighting in classrooms • Provide LGI, Project/Lab Room, New Art, Music and Gym, Enlarge cafeteria, Create distributed storage areas, Add and improve cubbies in rooms • Provide ergonomic, flexible furniture • Replace chalkboards with whiteboards	Educational Effectiveness and Capacity • Replace chalkboards with whiteboards	Educational Effectiveness and Capacity • Provide temperature control and system balancing • Upgrade electrical system – replace receptacles, upgrade wiring and secondary distribution system • Address switching concerns in classroom lighting • Provide LGI, Project/Lab Room, New Art, Music and Gym, Enlarge cafeteria, Create distributed storage areas, Add and improve cubbies in rooms • Provide ergonomic, flexible furniture
Protection of Community Investment • Repair cracked parking and sidewalks • Repair playground equipment • Provide edging to play surface & add play surface • Repair sound enhancement systems • Repair exterior walls (brick, joints, ventilator grilles) • Clean and paint doors • Replace gym lighting for efficiency • Repair or replace older casework • Replace old carpet • Replace aging piping • Address drainage issues on south side of building	Protection of Community Investment • Repair cracked parking and sidewalks • Repair playground equipment • Repair sound enhancement systems • Clean and paint doors • Replace old carpet	Protection of Community Investment • Provide edging to play surface & add play surface • Repair exterior walls (brick, joints, ventilator grilles) • Replace gym lighting for efficiency • Repair or replace older casework • Replace aging piping • Address drainage issues on south side of building

Maple Grove Elementary

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Provide ADA accessible playground equipment at west playground • Provide generator backup for emergency systems • Improve camera surveillance system	Safety, Security and Accessibility	Safety, Security and Accessibility • Provide ADA accessible playground equipment at west playground • Provide generator backup for emergency systems • Improve camera surveillance system
Educational Effectiveness and Capacity • Provide more visitor and event parking • Provide ergonomic, flexible furniture	Educational Effectiveness and Capacity	Educational Effectiveness and Capacity • Provide more visitor and event parking • Provide ergonomic, flexible furniture
Protection of Community Investment • Repair vinyl wallcovering seams that are opening up • Repair minor damage to play equipment • Replace chiller • Repair courtyard doors • Replace sound system in gym with one that is simpler to operate	Protection of Community Investment • Repair vinyl wallcovering seams that are opening up • Repair minor damage to play equipment • Repair courtyard doors	Protection of Community Investment • Replace chiller • Replace sound system with one that is simpler to operate

North Grove Elementary

Recommended Improvements

Safety, Security and Accessibility

- Fence playground
- Provide ADA accessible play equipment
- Install fire sprinkler system
- Install smoke detectors and strobes in classrooms
- Update restrooms and fountains for ADA
- Provide camera surveillance system
- Create Secured entrance
- Replace and improve exterior lighting
- Provide better line of sight for traffic (outdoor mechanical area)
- Provide generator backup
- Remove locks from kindergarten bathrooms

Educational Effectiveness and Capacity

- Replace HVAC system
- Provide multi-level lighting in classrooms
- Upgrade electrical system
- Provide LGI, Project/Lab Room, New Art, Music and Gym, Enlarged cafeteria, Create distributed storage areas, Improve and increase number of cubbies in rooms, Create additional/enlarged teacher workspace, Enlarge clinic, Enlarge cafeteria and kitchen, Create larger administrative office space with adequate storage, Create office space for support personnel, Provide time-out and sensory rooms, Provide additional bathrooms
- Provide ergonomic, flexible furniture

District Maintenance Plan

Safety, Security and Accessibility

- Remove locks from kindergarten bathrooms

Educational Effectiveness and Capacity

Capital Projects

Safety, Security and Accessibility

- Fence playground
- Provide ADA accessible play equipment
- Install fire sprinkler system
- Install smoke detectors and strobes in classrooms
- Update restrooms and fountains for ADA
- Provide camera surveillance system Create Secured entrance
- Replace and improve exterior lighting
- Provide better line of sight for traffic (outdoor mechanical area)
- Provide generator backup

Educational Effectiveness and Capacity

- Replace HVAC system
- Provide multi-level lighting in classrooms
- Upgrade electrical system
- Provide LGI, Project/Lab Room, New Art, Music and Gym, Enlarged cafeteria, Create distributed storage areas, Improve and increase number of cubbies in rooms, Create additional/enlarged teacher workspace, Enlarge clinic, Enlarge cafeteria and kitchen, Create larger administrative office space with adequate storage, Create office space for support personnel, Provide time-out and sensory rooms, Provide additional bathrooms
- Provide ergonomic, flexible furniture

North Grove Elementary *(continued)*

Recommended Improvements

Protection of Community Investment

- Repair cracking in parking and sidewalks
- Provide edging to play surface and add play surface
- Repair sealant joints
- Repair/replace window sills
- Repair brick on northeast corner of building
- Remove brick chimney
- Repair ventilator grill on west wall
- Repair /replace windows
- Repair/replace weather stripping on doors
- Replace vinyl wall covering
- Replace damaged ceiling tiles in gym
- Replace/repair quarry tile floors in restrooms
- Paint metal doors and refinish wood doors
- Replace gym lighting
- Repair/replace aging plumbing fixtures and piping

District Maintenance Plan

- Repair cracking in parking and sidewalks
- Repair sealant joints
- Repair/replace window sills
- Repair brick on northeast corner of building
- Repair ventilator grille on west wall
- Repair/replace weather stripping on doors
- Replace damaged ceiling tiles in gym
- Replace/repair quarry tile floors in restrooms

Capital Projects

- Provide edging to play surface and add play surface
- Remove brick chimney
- Repair /replace windows
- Replace vinyl wall covering
- Paint metal doors and refinish wood doors
- Replace gym lighting
- Repair/replace aging plumbing fixtures and piping

Pleasant Grove Elementary

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Provide edging at play surface and add play surface • Fence playgrounds • Provide camera surveillance system • Create secured entry • Provide emergency generator	Safety, Security and Accessibility	Safety, Security and Accessibility • Provide edging at play surface and add play surface • Fence playgrounds • Provide camera surveillance system • Create secured entry • Provide emergency generator
Educational Effectiveness and Capacity • Replace old temperature controls • Replace aging mechanical equipment • Replace older restroom fixtures and hardware • Provide LGI, Project Lab, Special Ed Preschool Room, Additional support space, Distributed classroom storage, Additional storage for administration, Conference space, Additional male staff restroom, Additional student restrooms and fountains, Acoustical treatment for music room, Larger teacher workroom space, Support offices, Enlarge art room • Replace office lighting • Replace chalkboards with whiteboards • Provide ergonomic, flexible furniture	Educational Effectiveness and Capacity Replace chalkboards with whiteboards	Educational Effectiveness and Capacity • Replace old temperature controls • Replace aging mechanical equipment • Replace older restroom fixtures and hardware • Provide LGI, Project Lab, Special Ed Preschool Room, Additional support space, Distributed classroom storage, Additional storage for administration, Conference space, Additional male staff restroom, Additional student restrooms and fountains, Acoustical treatment for music room, Larger teacher workroom space, Support offices, Enlarge art room • Replace office lighting • Provide ergonomic, flexible furniture
Protection of Community Investment • Repair/replace asphalt on walk on north side • Repair cracking at dumpster area • Recaulk masonry • Repair screen wall around outdoor seating area • Repair cracking in masonry at bearing of long-span lintel at main entrance • Repair sealant joints • Paint and weather strip doors • Replace laminate casework • Replace vinyl wall covering • Reseal ductwork	Protection of Community Investment • Repair/replace asphalt on walk on north side • Repair cracking at dumpster area • Recaulk masonry • Repair screen wall around outdoor seating area • Repair cracking in masonry at bearing of long-span lintel at main entrance • Repair sealant joints • Paint and weather strip doors • Reseal ductwork	Protection of Community Investment • Replace laminate casework • Replace vinyl wall covering

Sugar Grove Elementary

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Upgrade playground for ADA code • Fence playgrounds • Provide camera surveillance system • Create secured entry • Provide emergency generator	Safety, Security and Accessibility	Safety, Security and Accessibility • Upgrade playground for ADA code • Fence playgrounds • Provide camera surveillance system • Create secured entry • Provide emergency generator
Educational Effectiveness and Capacity • Provide Project Lab/Room, Time out spaces • Provide ergonomic, flexible furniture	Educational Effectiveness and Capacity	Educational Effectiveness and Capacity • Provide Project Lab/Room, Time out spaces • Provide ergonomic, flexible furniture
Protection of Community Investment • Repair cracks in bus drop-off and sidewalks • Provide edging and surfacing to playgrounds • Repair damage to playground equipment • Replace gymnasium lighting for efficiency • Clean EIFS where stained • Repair finish on aluminum door by serving lines • Repair water leaks at threshold of exterior doors to art and music rooms, kindergarten and gymnasium • Replace countertops • Replace gymnasium lighting for efficiency • Replace wall covering • Repair southeast door fiberglass column • Repair leaks above ceiling tiles in Room 28	Protection of Community Investment • Repair cracks in bus drop-off and sidewalks • Repair damage to playground equipment • Clean EIFS where stained • Repair finish on aluminum door by serving lines • Repair water leaks at threshold of exterior doors to art and music rooms, kindergarten and gymnasium • Repair southeast door fiberglass column • Repair leaks above ceiling tiles in Room 28	Protection of Community Investment • Provide edging and surfacing to playgrounds • Replace gymnasium lighting for efficiency • Replace countertops • Replace gymnasium lighting for efficiency • Replace wall covering

Center Grove Middle School Central

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Upgrade and expand camera surveillance system • Create secured entry	Safety, Security and Accessibility	Safety, Security and Accessibility • Upgrade and expand camera surveillance system • Create secured entry
Educational Effectiveness and Capacity • Improve stage acoustics • Provide additional casework for classroom storage • Construct bathroom in Essentials Skills classroom • Replace lockers in older locker rooms • Provide additional teacher workspace, student commons, informal reading space in library, flexible furniture • Provide ergonomic, flexible furniture • Upgrade PE classrooms - replace cardio equipment • Provide dedicated tennis courts for equity	Educational Effectiveness and Capacity	Educational Effectiveness and Capacity • Improve stage acoustics • Provide additional casework for classroom storage • Construct bathroom in Essentials Skills classroom • Replace lockers in older locker rooms • Provide additional teacher workspace, student commons, informal reading space in library, flexible furniture • Provide ergonomic, flexible furniture • Upgrade PE classrooms - replace cardio equipment • Provide dedicated tennis courts for equity
Protection of Community Investment • Repair minor cracking in sidewalks • Address mechanical noise problems as identified • Clean EIFS where stained • Replace wall covering • Repair thru-wall flashing and bulkhead at doors to locker room corridor • Replace aging plumbing fixtures and hardware • Clean baffles in music room	Protection of Community Investment • Repair minor cracking in sidewalks • Clean EIFS where stained • Repair thru-wall flashing and bulkhead at doors to locker room corridor • Clean baffles in music room	Protection of Community Investment • Address mechanical noise problems as identified • Replace wall covering • Replace aging plumbing fixtures and hardware

Center Grove Middle School North

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Upgrade and expand camera surveillance system • Create secured entry • Provide ADA counter at desk in main office • Replace and improve exterior lighting		• Upgrade and expand camera surveillance system • Create secured entry • Provide ADA counter at desk in main office • Replace and improve exterior lighting
Educational Effectiveness and Capacity • Expand size of choir and orchestra rooms • Replace sound system in gym with one that is simpler to operate	Educational Effectiveness and Capacity	Educational Effectiveness and Capacity • Expand size of choir and orchestra rooms • Replace sound system in gym with one that is simpler to operate
Protection of Community Investment • Repair cracked parking and sidewalks • Provide designated visitor parking spaces • Repair cracks in tennis courts • Repair peeling paint in southeast corner of main lobby • Reroute remaining electrical distribution that is under-slab to overhead • Replace lock on far right door to the athletic entrance • Replace access covers on heaters in Essential Skills restrooms	Protection of Community Investment • Repair cracked parking and sidewalks • Provide designated visitor parking spaces • Repair cracks in tennis courts • Repair peeling paint in southeast corner of main lobby • Replace lock on far right door to the athletic entrance • Replace access covers on heaters in Essential Skills restrooms	Protection of Community Investment • Reroute remaining electrical distribution that is under-slab to overhead

Center Grove High School

Recommended Improvements	District Maintenance Plan	Capital Projects
Safety, Security and Accessibility • Upgrade and expand camera surveillance system • Create secured entry • Restrict student access to tunnel area • Provide larger weight room • Provide security at Hall of Excellence entrance • Provide better student circulation patterns with wider hallways & stairwells • Provide emergency generator • Replace and improve exterior lighting		• Upgrade and expand camera surveillance system • Create secured entry • Restrict student access to tunnel area • Provide larger weight room • Provide security at Hall of Excellence entrance • Provide better student circulation patterns with wider hallways & stairwells • Provide emergency generator • Replace and improve exterior lighting
Educational Effectiveness and Capacity • Eliminate unit ventilators • Upgrade ventilation for kilns • Provide additional cardio equipment space for Physical Education • Provide additional casework for classroom storage • Improve effectiveness of administrative area (Closer to entry, time out space, adequate number of offices, additional conference space, repurpose departmental office space, teachers' lunchroom) • Upgrade electrical service to older areas of the building • Provide student commons area to be used for informal study and collaboration • Replace chalkboards with whiteboards • Renovate Engineering and Project Lead the Way spaces • Provide sensory room for Special Education • Renovate science labs • Provide additional space for music program • Provide 21st Century technology throughout all areas of the building • Provide ergonomic, flexible furniture	Educational Effectiveness and Capacity	Educational Effectiveness and Capacity • Eliminate unit ventilators • Upgrade ventilation for kilns • Provide additional cardio equipment space for Physical Education • Provide additional casework for classroom storage • Improve effectiveness of administrative area (Closer to entry, time out space, adequate number of offices, additional conference space, repurpose departmental office space, teachers' lunchroom) • Upgrade electrical service to older areas of the building • Provide student commons area to be used for informal study and collaboration • Replace chalkboards with whiteboards • Renovate Engineering and Project Lead the Way spaces • Provide sensory room for Special Education • Renovate science labs • Provide additional space for music program • Provide 21st Century technology throughout all areas of the building • Provide ergonomic, flexible furniture

Center Grove High School

Recommended Improvements

Protection of Community Investment

- Repair any damage to asphalt and sidewalks
- Repair and replace concrete pavers
- Clean EIFS
- Replace aging casework
- Determine overall needs for HVAC systems and develop plan to replace/repair
- Upgrade finishes throughout the building
- Improve domestic water distribution
- Renovate/provide outdoor facilities
 - Replace ticket booth, concession, restrooms at baseball field
 - Replace pressboxes at softball and baseball fields
 - Improve operation of HVAC at outdoor locker room
 - Construct locker facilities at softball/soccer fields

District Maintenance Plan

- Repair any damage to asphalt and sidewalks
- Repair and replace concrete pavers
- Clean EIFS

Capital Projects

- Replace aging casework
- Determine overall needs for HVAC systems and develop plan to replace/repair
- Upgrade finishes throughout the building
- Improve domestic water distribution
- Renovate/provide outdoor facilities
 - Replace ticket booth, concession, restrooms at baseball field
 - Replace pressboxes at softball and baseball fields
 - Improve operation of HVAC at outdoor locker room
 - Construct locker facilities at softball/soccer fields

Subcommittee's Consensus on Priorities

Conceptual Budget Costs

1.0 Safety, Security and Accessibility													
	Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC
1.1	Secured Entries	\$133,000		\$66,500	\$66,500	\$93,100	\$79,800	\$133,000	\$199,500		\$66,500		
1.2	Repair/Replace Exterior Lighting	Maintenance		Maintenance				Maintenance	\$159,600	No Work	\$100,016		
1.3	Back-up Generators	\$199,500	\$199,500	\$199,500	\$199,500	\$199,500							
1.4	Improved Traffic Circulation	\$920,360		\$1,050,700					\$305,900				
1.5	Fire Sprinkler Systems			\$380,380							\$399,000		
1.6	Upgrade Playgrounds for Security & ADA	\$39,900	\$39,900	\$39,900	\$39,900	\$39,900				\$39,900	\$39,900		
1.7	Upgrade Student circulation patterns in hallways & stairwells								Included Below				
1.8	ADA Upgrades to Restrooms and Drinking Fountains	\$529,340		\$484,120					\$2,045,540				
2.0 Educational Effectiveness and Capacity													
	Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC
2.1	North Grove Elementary School Additions & Renovations	\$14,277,550											
2.2	Center Grove Elementary School Additions & Renovations			\$16,808,540									
2.3	Center Grove High School Renovations								\$54,216,120				
3.0 Protection of Community Investment													
	Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC
3.1	Repair Exterior Walls	\$720,860		\$545,300									
3.2	Address Drainage Issues	\$66,500											
3.3	Replace Aging Piping	Included Above		Included Above			\$0		Included Above				
4.0 Classroom Furniture Replacement													
	Typical Classroom Type	Cost / Classroom Range			Remarks								
4.1	Kindergarten or Pre-School Classroom	\$11,305	To	\$14,630	Low end of range is KI. High end of range is VS								
4.2	Elementary Classroom	\$7,980	To	\$11,305	Low end of range is KI. High end of range is VS								
4.3	High School Classroom	\$11,970	To	\$20,615	Low end of range is KI single student desks. High end is KI 2-student flip-top tables.								
FOOTNOTES:													
1. Costs are "Total Project Costs" with soft costs at 25% of the Total Project Cost.													
2. Cost of pedestrian bridge over Stones Crossing = \$340,000													



Planning For Tomorrow:

Current Condition of Facilities and Future Facility Needs

Subcommittee's Consensus on Priorities

Conceptual Budget Costs

1.0 Safety, Security and Accessibility

Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC
1.1 Secured Entries	\$100,000		\$50,000	\$50,000	\$70,000	\$60,000	\$100,000	\$150,000		\$50,000		
1.2 Repair/Replace Exterior Lighting	Maintenance		Maintenance				Maintenance	\$120,000	No Work	\$75,200		
1.3 Back-up Generators for Emergency Generators	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000				\$150,000	\$150,000		
1.4 Improved Traffic Circulation	\$692,000		\$790,000					\$230,000				
1.5 Fire Sprinkler Systems			\$286,000							\$300,000		
1.6 Upgrade Playgrounds for Security & ADA	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000				\$30,000	\$30,000		
1.7 Upgrade Student circulation patterns in hallways & stairwells								Included Below				
1.8 ADA Upgrades to Restrooms and Drinking Fountains	\$398,000		\$364,000					\$1,538,000				

2.0 Educational Effectiveness and Capacity

Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC
2.1 North Grove Elementary School Additions & Renovations	\$10,735,000											
2.2 Center Grove Elementary School Additions & Renovations			\$12,638,000									
2.3 Center Grove High School Renovations								\$40,764,000				

3.0 Protection of Community Investment

Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC
3.1 Repair Exterior Walls	\$542,000		\$410,000									
3.2 Address Drainage Issues	\$50,000											
3.3 Replace Aging Piping	Included Above		Included Above			\$0		Included Above				

4.0 Classroom Furniture Replacement

Typical Classroom Type	Cost / Classroom Range			Remarks
4.1 Kindergarten or Pre-School Classroom	\$8,500	To	\$11,000	Low end of range is KI. High end of range is VS
4.2 Elementary Classroom	\$6,000	To	\$8,500	Low end of range is KI. High end of range is VS
4.3 High School Classroom	\$9,000	To	\$15,500	Low end of range is KI single student desks. High end is KI 2-student flip-top tables.

FOOTNOTES:

1. Costs are "Hard Construction Costs" without any "Soft Costs"
2. Cost of pedestrian bridge over Stones Crossing = \$255,400



Planning For Tomorrow:

Current Condition of Facilities and Future Facility Needs

4. **RECOMMENDATION**

The following recommendation was made to the Board of School Trustees. It includes priorities developed by the CSO Team in collaboration with the Student Learning Environment Committee. The top priorities are Safety and Security at all school sites, improved Educational Effectiveness and Capacity at North Grove Elementary, Center Grove Elementary and Center Grove High School, and Protection of Community Investment at Center Grove Elementary School, North Grove Elementary School, Center Grove Middle School and Center Grove High School.

Subcommittee's Recommended Next Steps

- a) **Develop cost estimates for the top priorities as determined by the School Board**
- b) **After looking at costs, develop a comprehensive plan for implementation phasing and financing**
- c) **Share comprehensive plan with the community for feedback and gain community support for the plan**

Subcommittee's Recommendation of Priorities

1. Address district-wide **Safety, Security and Accessibility** issues with a subcommittee priority rating above 2
2. Address major **Educational Effectiveness and Capacity** issues identified at
 - a) North Grove Elementary
 - b) Center Grove Elementary
 - c) Center Grove High School
3. Address **Protecting Community Investment** issues with a subcommittee priority rating above 2

Assumption:

The top priorities listed are the consensus of the subcommittee. They represent what the subcommittee identified as most important to meeting the goals of the subcommittee. The top priorities do not encompass all facility needs

Safety, Security and Accessibility

(numbers represents subcommittee's rating on a 1-4 priority scale with 1 being the highest priority and 4 being the lowest priority)

Priority One	1.1	Secured entry – all but Maple Grove and ESC (including Hall of Excellence at CGHS)
	1.4	Repair/replace exterior lighting – CGES, NGE, CGMSN, CGHS, WGE, OMGE
	1.6	Back-up power for emergency communications – all but Secondary schools and ESC
	1.7	Improved traffic circulation – CGHS, CGES, CGMSC, NGE
	1.7	Fire Sprinkler system – NGE, WGE
	1.9	Secure playgrounds – all elementary schools except Maple Grove
	1.9	Better student circulation patterns and wider hallways, stairwells – CGHS
	1.9	Upgrade playground and equipment for ADA accessibility at all elementary schools
	1.9	Upgrade restrooms and fountains to ADA standards – CGE and NGE (some spaces at CGHS)
	2.7	Restrict student access to tunnel area – CGHS
	2.8	Provide larger weight room – CGHS

Educational Effectiveness and Capacity

(numbers represents subcommittee's rating on a 1-4 priority scale with 1 being the highest priority and 4 being the lowest priority)

Priority		1.1	North Grove Elementary
		1.3	Center Grove Elementary
		1.4	Center Grove High School
		2.3	Center Grove Middle School Central
		2.4	Pleasant Grove Elementary
		2.5	Sugar Grove Elementary
		3.2	Old Maple Grove Elementary
		3.3	Center Grove Middle School North
		3.9	Maple Grove Elementary
		4.0	West Grove

Protection of Community Investment

(numbers represents subcommittee's rating on a 1-4 priority scale with 1 being the highest priority and 4 being the lowest priority)

Priority One		1.5	Repair exterior walls – CGE, NGE
		1.7	Address drainage issues – CGE
		1.8	Replace aging piping – CGE, NGE, CGMSC, CGHS
		2.3	Replace wall covering – NGE, PGE, SGE, CGMSC, CGHS
		2.4	Replace gym lighting – CGE, NGE, SGE,
		2.4	Replace aging casework – CGE, NGE, PGE, SGE, CGHS
		2.6	Re-route electrical distribution
		2.8	Repair/replace windows – NGE
		3.0	Provide edging to play surface and add play surface- CGE, NGE, SGE
		3.1	Renovate/provide outdoor facilities – CGHS
		3.9	Replace sound system – MGE, CGMSN

Conceptual Building Needs

PRIORITY ONE PROJECTS - CONCEPTUAL HARD CONSTRUCTION COSTS¹

1.0 Safety, Security and Accessibility

	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
1.1 Secured Entries	✓		✓	✓	✓	✓	✓	✓		✓			✓
1.2 Repair/Replace Exterior Lighting	✓		✓				✓	✓	✓	✓			✓
1.3 Back-up Power for Emergency Communications	✓	✓	✓	✓	✓				✓	✓			✓
1.4 Improved Traffic Circulation ²	✓		✓			✓		✓		✓			✓
1.5 Fire Sprinkler Systems			✓										✓
1.6 Upgrade Playgrounds for Security & ADA	✓	✓	✓	✓	✓				✓	✓			✓
1.7 Upgrade Student circulation patterns in hallways & stairwells								✓					✓
1.8 ADA Upgrades to Restrooms and Drinking Fountains	✓		✓					✓					✓

2.0 Educational Effectiveness and Capacity

	Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
2.1	Center Grove Elementary School Additions & Rehabilitation	✓												✓
2.2	North Grove Elementary School Additions & Rehabilitation			✓										✓
2.3	Center Grove High School Rehabilitation								✓					✓

3.0 Protection of Community Investment

[illegible]

Priority One Scope Descriptions

1.0 Safety, Security and Accessibility

1.1 Secure Entries

- Add or relocate interior vestibule doors with new electronic exit devices controlled from the reception desk
- Add a door from the secure vestibule directly into the office reception area
- Provide a door from the office reception area to the building lobby on the building side of the secure vestibule

Priority One Scope Descriptions

1.0 Safety, Security and Accessibility

1.2 Repair/Replace Exterior Lighting

- Replace existing light fixtures with LED fixtures
- Add new LED light fixtures to supplement existing fixtures

1.3 Back-up Power for Emergency Communications

Priority One Scope Descriptions

1.0 Safety, Security and Accessibility

1.4 Improve Traffic Circulation

- CGHS – Eliminate curb cut at dock area
- CGHS – Extend north drive and parking to the west
- CGHS – Coordinate with county on new island in Stones Crossing
- CGHS – Pedestrian bridge over Stones Crossing with ADA ramps
- CGES – Add new bus parking on south side of building to separate buses from cars on the west side of the building
- NGES – Isolate bus parking on south side of building to separate buses from cars on the east side of the building

Priority One Scope Descriptions

1.0 Safety Security and Accessibility

1.5 Fire Protection Systems

- Add new fire protection sprinkler system to 59,610 SF North Grove Elementary School
- Add new fire protection sprinkler system to 62,500 SF West Grove Elementary School

1.6 Upgrade Playgrounds for Security and ADA

- Add perimeter fencing with controlled access from building
- Add sidewalks and/or resilient accessible route material to accessible playground equipment
- Add accessible swings and ramps to existing equipment

Priority One Scope Descriptions

1.0 Safety Security and Accessibility

1.7 Improve Student Circulation Patterns in CGHS

- Rework space arrangements to simplify corridor patterns, improve sightlines for supervision and easier circulation of students
- Add exit stairs or widen and open up existing stairwells to ease circulation flow

1.8 ADA Upgrades to Restrooms and Drinking Fountains

- Full demolition of existing restrooms to be upgraded and re-build walls with new plumbing piping, plumbing fixtures, lighting and HVAC to meet current ADA standards
- Incorporate new drinking fountains

Priority One Scope Descriptions

2.0 Educational Effectiveness and Capacity

2.1 Center Grove Elementary School Additions and Rehabilitation

- Medium Rehabilitation including upgraded HVAC systems, lighting systems, technology systems, new casework, ceiling repairs as needed for HVAC ductwork installation, minimal wall relocation, minimal new openings or infill in existing walls
- Heavy Rehabilitation including all of Medium Rehabilitation items plus window replacement, significant interior wall demolition, significant new interior wall construction and significant plumbing removal and replacement
- New Addition of approximately 25,000 square feet to bring total building programmed spaces closer to the capacity of Sugar Grove Elementary School

Priority One Scope Descriptions

2.0 Educational Effectiveness and Capacity

2.1 North Grove Elementary School Additions and Rehabilitation

- Medium Rehabilitation including upgraded HVAC systems, lighting systems, technology systems, new casework, ceiling repairs as needed for HVAC ductwork installation, minimal wall relocation, minimal new openings or infill in existing walls
- Heavy Rehabilitation including all of Medium Rehabilitation items plus window replacement, significant interior wall demolition, significant new interior wall construction and significant plumbing removal and replacement
- New Addition of approximately 20,000 square feet to bring total building programmed spaces closer to the capacity of Sugar Grove Elementary School

Priority One Scope Descriptions

2.0 Educational Effectiveness and Capacity

2.1 Center Grove High School Rehabilitation

- Medium Rehabilitation including upgraded HVAC systems, lighting systems, technology systems, new casework, ceiling repairs as needed for HVAC ductwork installation, minimal wall relocation, minimal new openings or infill in existing walls
- Heavy Rehabilitation including all of Medium Rehabilitation items plus window replacement, significant interior wall demolition, significant new interior wall construction and significant plumbing removal and replacement

Priority One Scope Descriptions

3.0 Protection of Community Investment

3.1 Repair Exterior Walls

- CGES – Repair cracks in brick veneer masonry by reworking brick and lintels from top of windows to coping on entire perimeter of building
- CGES – Tuckpoint 10% of brick veneer wall surface
- CGES – Replace windows and storefront entrance doors and frames with thermally broken units with Low-E glass
- NGES – Tuckpoint 10% of brick veneer wall surface
- NGES – Replace windows and storefront entrance doors and frames with thermally broken units with Low E glass.

Priority One Scope Descriptions

3.0 Protection of Community Investment

3.2 Address Site Drainage Issues at CGES

- Re-grade to create a swale at areas around the north parking lot and hard surface play area to drain standing surface water away from ponding areas.
- Add a limited number of storm structures and underground piping related to the new swale.

3.3 Replace Aging Piping

- This work is related to existing restrooms that are not operating as intended or desired.
- Work at CGES, NGES and CGHS is included in the restroom rehabilitation costs.

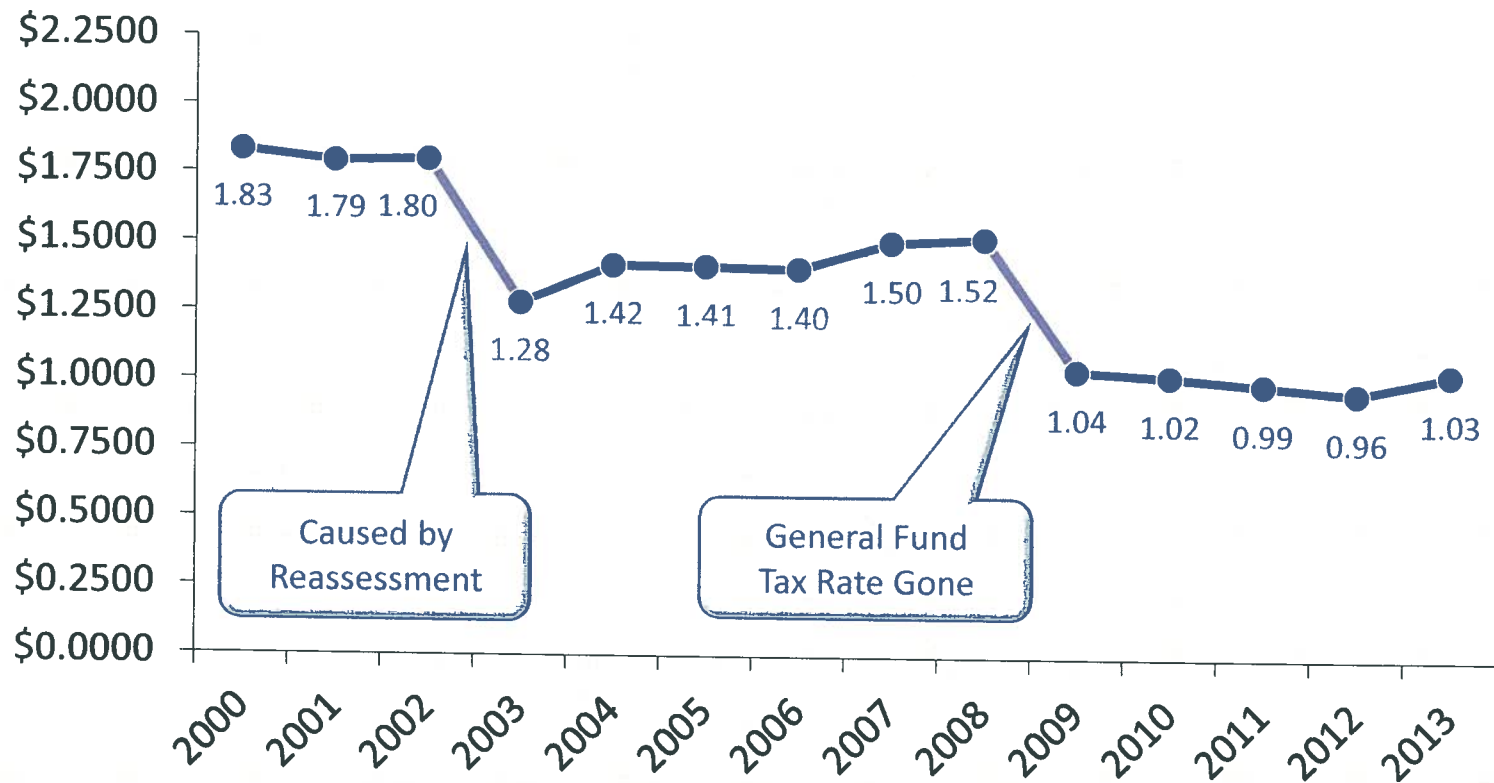
5. **IMPLEMENTATION**

The Board of School Trustees accepted the priorities developed through the facilities assessment process and presented by the Student Learning Environment Committee. After careful review of cost estimates, the Board approved moving ahead with projects that included all of the Priorities presented. The stipulation was that the implementation needed to fall within the district's ability to sell bonds without raising the tax rate and within the parameters of the state that allowed for remonstrance, not referendum. The following plan outlines the implementation plan for addressing the priorities of the district.

Subcommittee's Recommended Next Steps

- a) Develop cost estimates for the top priorities as determined by the School Board**
- b) After looking at costs, develop a comprehensive plan for implementation phasing and financing**
- c) Share comprehensive plan with the community for feedback and gain community support for the plan**

Center Grove School Tax Rate 2000-2013



Tax rates for 1995 – 2001 have been divided by three to reflect the change to true tax value that took place in 2001.

Two Buildings – Maintenance and CPF Projects Only

PRIORITY ONE PROJECTS - CONCEPTUAL TOTAL PROJECT COSTS¹

1.0 Safety, Security and Accessibility													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
1.1 Secured Entries	\$133,000		\$66,500	\$66,500	\$93,100	\$79,800	\$133,000	\$199,500		\$66,500			\$837,900
1.2 Repair/Replace Exterior Lighting	Maintenance ³		Maintenance ³				Maintenance ³	\$159,600		\$100,016			\$259,616
1.3 Back-up Power for Emergency Communications	\$99,750	\$99,750	\$99,750	\$99,750	\$99,750				\$99,750	\$99,750			\$698,250
1.4 Improved Traffic Circulation ²	\$776,720		\$1,050,700			\$216,790		\$232,750					\$2,276,960
1.5 Fire Sprinkler Systems			\$380,380							\$399,000			\$779,380
1.6 Upgrade Playgrounds for Security & ADA	\$179,550	\$179,550	\$179,550	\$179,550	\$179,550				\$39,900	\$39,900			\$977,550
1.7 Upgrade Student circulation patterns in hallways & stairwells								Included Below ⁴					\$0
1.8 ADA Upgrades to Restrooms and Drinking Fountains	\$529,340		\$484,120					\$2,045,540					\$3,059,000
2.0 Educational Effectiveness and Capacity													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
2.1 Center Grove Elementary School Additions & Rehabilitation	\$16,545,200												\$16,545,200
2.2 North Grove Elementary School Additions & Rehabilitation			\$13,233,500										\$13,233,500
2.3 Center Grove High School Rehabilitation								\$48,651,400					\$48,651,400
3.0 Protection of Community Investment													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
3.1 Repair Exterior Walls	\$720,860		\$545,300										\$1,266,160
3.2 Address Drainage Issues	\$66,500												\$66,500
3.3 Replace Aging Piping	Included Above ⁵		Included Above ⁵					Included Above ⁵					\$0
TOTALS	\$19,050,920	\$279,300	\$16,039,800	\$345,800	\$372,400	\$296,590	\$133,000	\$51,288,790	\$139,650	\$705,166	\$0	\$0	\$88,651,416

FOOTNOTES:

- Costs are "Total Project Costs" at 25% of the Total Project Cost
- Cost of pedestrian bridge over Stones Crossing = \$340,000
- Exterior lighting replacements at CGES, NGES and CGMSN are already part of the maintenance budget
- Upgrade of Student circulation patterns in hallways and stairwells at CGHS is included in line item 2.3 under CGHS rehabilitation
- Replacement of aging piping costs are included in line items 2.1, 2.2 and 2.3 rehabilitation costs for CGES, NGES and CGHS respectively

Work in these buildings will be limited to maintenance only. Not part of a larger project.

High School Limited to \$20,000,000

PRIORITY ONE PROJECTS - CONCEPTUAL TOTAL PROJECT COSTS¹

1.0 Safety, Security and Accessibility													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
1.1 Secured Entries	\$133,000		\$66,500	\$66,500	\$93,100	\$79,800	\$133,000	\$199,500					\$771,400
1.2 Repair/Replace Exterior Lighting	Maintenance ³		Maintenance ³				Maintenance ³	\$159,600					\$159,600
1.3 Back-up Power for Emergency Communications	\$99,750	\$99,750	\$99,750	\$99,750	\$99,750								\$498,750
1.4 Improved Traffic Circulation ²	\$776,720		\$1,050,700			\$216,790		\$232,750					\$2,276,960
1.5 Fire Sprinkler Systems			\$380,380										\$380,380
1.6 Upgrade Playgrounds for Security & ADA	\$179,550	\$179,550	\$179,550	\$179,550	\$179,550								\$897,750
1.7 Upgrade Student circulation patterns in hallways & stairwells								Included Below ⁴					\$0
1.8 ADA Upgrades to Restrooms and Drinking Fountains	\$529,340		\$484,120					\$2,045,540					\$3,059,000
2.0 Educational Effectiveness and Capacity													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
2.1 Center Grove Elementary School Additions & Rehabilitation	\$16,545,200												\$16,545,200
2.2 North Grove Elementary School Additions & Rehabilitation			\$13,233,500										\$13,233,500
2.3 Center Grove High School Rehabilitation								\$48,651,400					\$48,651,400
3.0 Protection of Community Investment													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
3.1 Repair Exterior Walls	\$720,860		\$545,300										\$1,266,160
3.2 Address Drainage Issues	\$66,500												\$66,500
3.3 Replace Aging Piping	Included Above ⁵		Included Above ⁵					Included Above ⁵					\$0
TOTALS	\$19,050,920	\$279,300	\$16,039,800	\$345,800	\$372,400	\$296,590	\$133,000	\$51,288,790	\$0	\$0	\$0	\$0	\$87,806,600
FOOTNOTES:													
1. Costs are "Total Project Costs" at 25% of the Total Project Cost													
2. Cost of pedestrian bridge over Stones Crossing = \$340,000													
3. Exterior lighting replacements at CGES, NGES and CGMSN are already part of the maintenance budget													
4. Upgrade of Student circulation patterns in hallways and stairwells at CGHS is included in line item 2.3 under CGHS rehabilitation													
5. Replacement of aging piping costs are included in line items 2.1, 2.2 and 2.3 rehabilitation costs for CGES, NGES and CGHS respectively													

Work on the High School is limited to \$20,000,000 if we do not want another referendum.

Elementary Schools Limited to \$10,000,000

PRIORITY ONE PROJECTS - CONCEPTUAL TOTAL PROJECT COSTS¹

1.0 Safety, Security and Accessibility													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
1.1 Secured Entries	\$133,000		\$66,500	\$66,500	\$93,100	\$79,800	\$133,000						\$571,900
1.2 Repair/Replace Exterior Lighting	Maintenance ⁵		Maintenance ⁵				Maintenance ⁵						\$0
1.3 Back-up Power for Emergency Communications	\$99,750	\$99,750	\$99,750	\$99,750	\$99,750								\$498,750
1.4 Improved Traffic Circulation ²	\$776,720		\$1,050,700			\$216,790							\$2,044,210
1.5 Fire Sprinkler Systems			\$380,380										\$380,380
1.6 Upgrade Playgrounds for Security & ADA	\$179,550	\$179,550	\$179,550	\$179,550	\$179,550								\$897,750
1.7 Upgrade Student circulation patterns in hallways & stairwells													\$0
1.8 ADA Upgrades to Restrooms and Drinking Fountains	\$529,340		\$484,120										\$1,013,460
2.0 Educational Effectiveness and Capacity													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
2.1 Center Grove Elementary School Additions & Rehabilitation	\$16,545,200												\$16,545,200
2.2 North Grove Elementary School Additions & Rehabilitation			\$13,233,500										\$13,233,500
2.3 Center Grove High School Rehabilitation													\$0
3.0 Protection of Community Investment													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
3.1 Repair Exterior Walls	\$720,860		\$545,300										\$1,266,160
3.2 Address Drainage Issues	\$66,500												\$66,500
3.3 Replace Aging Piping	Included Above ⁵		Included Above ⁵										\$0
TOTALS	\$19,050,920	\$279,300	\$16,039,800	\$345,800	\$372,400	\$296,590	\$133,000	\$20,000,000	\$0	\$0	\$0	\$0	\$56,517,810
FOOTNOTES: 1. Costs are "Total Project Costs" at 25% of the Total Project Cost 2. Cost of pedestrian bridge over Stones Crossing = \$340,000 3. Exterior lighting replacements at CGES, NGES and CGMSN are already part of the maintenance budget 4. Upgrade of Student circulation patterns in hallways and stairwells at CGHS is included in line item 2.3 under CGHS rehabilitation 5. Replacement of aging piping costs are included in line items 2.1, 2.2 and 2.3 rehabilitation costs for CGES, NGES and CGHS respectively													

Work is limited to \$10,000,000 at each elementary school.

"Horizontal" Safety/Security Project Added to Elementaries to Make Multi-School Projects

PRIORITY ONE PROJECTS - CONCEPTUAL TOTAL PROJECT COSTS¹

1.0 Safety, Security and Accessibility													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
1.1 Secured Entries				\$66,500	\$93,100	\$79,800	\$133,000						\$372,400
1.2 Repair/Replace Exterior Lighting													\$0
1.3 Back-up Power for Emergency Communications		\$99,750		\$99,750	\$99,750								\$299,250
1.4 Improved Traffic Circulation ²						\$216,790							\$216,790
1.5 Fire Sprinkler Systems													\$0
1.6 Upgrade Playgrounds for Security & ADA		\$179,550		\$179,550	\$179,550								\$538,650
1.7 Upgrade Student circulation patterns in hallways & stairwells													\$0
1.8 ADA Upgrades to Restrooms and Drinking Fountains													\$0
2.0 Educational Effectiveness and Capacity													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
2.1 Center Grove Elementary School Additions & Rehabilitation													\$0
2.2 North Grove Elementary School Additions & Rehabilitation													\$0
2.3 Center Grove High School Rehabilitation													\$0
3.0 Protection of Community Investment													
Recommended Improvements	CGES	MGES	NGES	PGES	SGES	CGMSC	CGMSN	CGHS	Old MGES	WGES	ESC	TMC	TOTALS
3.1 Repair Exterior Walls													\$0
3.2 Address Drainage Issues													\$0
3.3 Replace Aging Piping													\$0
TOTALS	\$10,000,000	\$279,300	\$10,000,000	\$345,800	\$372,400	\$296,590	\$133,000	\$20,000,000	\$0	\$0	\$0	\$0	\$41,427,090
FOOTNOTES:													
1. Costs are "Total Project Costs" at 25% of the Total Project Cost													
2. Cost of pedestrian bridge over Stones Crossing = \$340,000													
3. Exterior lighting replacements at CGES, NGES and CGMSN are already part of the maintenance budget													
4. Upgrade of Student circulation patterns in hallways and stairwells at CGHS is included in line item 2.3 under CGHS rehabilitation													
5. Replacement of aging piping costs are included in line items 2.1, 2.2 and 2.3 rehabilitation costs for CGES, NGES and CGHS respectively													

The remaining items (the "horizontal" safety/security project) will be added to the elementary projects to make multi-school projects.

Construction Project Schedule 8

