



Silver Creek School Corporation
DISTRICT-WIDE FACILITY ASSESSMENT
School Board Update

April 9, 2024

CREATED FOR



CONTENT

- 1 Planning Schedule Update & Progress
- 2 Site & Building Facility Assessments
- 3 Learning Environment Input
- 4 Next Steps

PLANNING SCHEDULE UPDATE

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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Silver Creek School Corporation



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DATE	
February 5, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Review Components of the Study and planning schedule milestones Launch Process and Planning with End In Mind
March 12, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Present summary data about the existing school buildings and sites Present preliminary findings for Summary of Existing Conditions Introduce Process for Learning Environment Input
April 9, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Summary [preliminary] of Facility Improvement Considerations Summary of Operational Cost Savings Opportunities Finalize Process for Learning Environment Input
May 14, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Present [preliminary] Summary of Learning Environment Considerations Present summary of school [Principal] input for Learning Environments Overview of Student Enrollment and Capacity
June 6, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Review Study Considerations of Learning and Facility Needs for Strategic Plan Present & Discuss Feasibility Options for Exploration Confirm any/all questions to finalize comprehensive Study
July 16, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Follow-up on any content questions or other ideas from the final Study Preliminary Review of Feasibility Options and Discussion
August 13, 2024	<p>School Board Meeting Update</p> <ul style="list-style-type: none"> Thorough Review of Feasibility Options to Meet Needs Cost Estimate Option(s) & Financial update in consideration of Options and Strategic Plan

SITE & BUILDING DATA

Silver Creek School Corporation

School Board Meeting

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SCHOOLS

1	Silver Creek Primary School
2	Silver Creek Elementary School
3	Silver Creek Middle School
4	Silver Creek High School

SILVER CREEK SCHOOL CORP

Site & Building Data

Facility	Current Grades Offered	Total Square Feet	Original-Build Date & Adds/Renos	Student Population 2020-21	Student Population 2021-22	Student Population 2022-23	Student Population 2023-24
Silver Creek Primary School	PK-1	69,256	Year Built= 2010	435	525	550	506
Silver Creek Elementary School	2-5	119,417	Year Built= 1952 A/R: 2003	821	859	899	901
ES Total:		188,673		1,256	1,384	1,449	1,407
Silver Creek Middle School	6-8	109,438	Year Built= 2003	674	696	760	754
MS Total:		109,438		674	696	760	754
Silver Creek High School	9-12	188,425	Year Built= 1961 A/R: 2024	869	913	935	943
HS Total:		188,425		869	913	935	943
District Total:		486,536		2,799	2,993	3,144	3,104

School Board Meeting

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School Board
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**DISTRICT-WIDE
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SUMMARY OF EXISTING CONDITIONS & ASSESSMENT

School Board
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**DISTRICT-WIDE
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DISTRICT-WIDE OBSERVATIONS

Assessment Summary

- ❖ Silver Creek School Corporation is a proactive and alert to Preventative Maintenance to protect existing facility assets
- ❖ A district-wide Technology Infrastructure and related building-wide systems master plan is in place for ongoing review and updates when appropriate
- ❖ The Elementary School [older 1950's] portion of building and updates such as unit ventilators, restrooms, chalkboards and other aspects will be likely next need of considerations
- ❖ Temperature Controls district-wide including the high school when complete is a proactive financial cost and energy savings advantage to the district
- ❖ Continue strategy of LED lighting replacement when/where appropriate including phasing in new fixtures such as exit lights
- ❖ Recommend collecting, inventory and establishing District-wide “dashboards” for warranties, equipment inventory, and tracking annual service check-ups.

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ASSESSMENT OVERVIEW

Condition Evaluation

Condition evaluation based on previous experience with similar buildings and 2024-25 industry standards.

Three condition categories in SUMMARY TABLE*:

- Meeting Needs, Good Condition
 - ◆ Material or systems performing well for intended use
 - ◆ Generally meets current codes/requirements
- Functioning Condition, Not Current Standards, Consider Improvements
 - ◆ Code or ADA item not current
 - ◆ Material or system approaching useful life limit
 - ◆ Consider component upgrade
- Below Standards, Beyond Service Life
 - ◆ Code or ADA items to be addressed (Does not meet current standards)
 - ◆ Material or system exceeds life expectancy
 - ◆ Note: No children or employees are in harms way

SUMMARY OF EXISTING CONDITIONS

District-wide Summary

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Primary School	Elementary School #1950s Building	Middle School	High School *Updated 2024
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements				
	<input checked="" type="checkbox"/>	Below Standards; Beyond Service Life				
SITE						
ADA Accessible Travel Path	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sidewalks	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paving – Drives and Parking	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall Stormwater Drainage	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car Drop-Off & Pick-Up (Function)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus Loading (Function)	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking (Function)	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BUILDING ENVELOPE and STRUCTURAL						
Roof, Fascia, and Gutters	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Entry Doors and Frames	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY OF EXISTING CONDITIONS

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Primary School	Elementary School +1950s Building	Middle School	High School + Updated 2024
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements				
	<input checked="" type="checkbox"/>	Below Standards; Beyond Service Life				
HEATING, VENTILATION and AIR CONDITIONING SYSTEMS (HVAC)						
Air Distribution/ Unit Ventilators with HW reheat coils			NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Dis./ AHUs	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Distribution/ Exhaust Fans	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooling Plant (chiller)			NA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA
Hydronic Pumps	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heat Pumps	<input type="checkbox"/>		NA	NA	NA	NA
Heating Plant (gas fired boilers)			NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Temperature Controls	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING						
Plumbing Distribution and Infrastructure	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Equipment (HW recirculating pumps)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Domestic Water Heater	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Plumbing Fixtures and Trims	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Protection Sprinklers	<input type="checkbox"/>		<input type="checkbox"/>	NA	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Primary School	Elementary School *1950s Building	Middle School	High School *Updated 2024
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements				
	<input checked="" type="checkbox"/>	Below Standards; Beyond Service Life				
ELECTRICAL DISTRIBUTION, LIGHTING, and RELATED SYSTEMS						
		Building Electrical Service	<input type="checkbox"/>	<input type="checkbox"/> *	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Lighting	<input type="checkbox"/>	<input type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Technology Infrastructure/Electrical Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Emergency Lighting/Exits **	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Communication/ Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Fire Alarm System **	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Site Lighting/ Exterior Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Building Mounted Exterior Lights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Emergency Generator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

** No Children or Employee are in harms way

SUMMARY OF EXISTING CONDITIONS

District-wide Summary

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Primary School	Elementary School #1950s Building	Middle School	High School #Updated 2024
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements				
	<input checked="" type="checkbox"/>	Below Standards; Beyond Service Life				
BUILDING INTERIOR COMPONENTS CONDITION						
Ceilings	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall Finishes	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Doorways/Doors	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Built-In Casework and Related	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chalkboards and Markerboards	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restrooms	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LIFE SAFETY and CODE COMPLIANCE**						
Security Systems	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Alarm**	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ADA Building-wide Accessible, Including Door Hardware*	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADA Restrooms	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input checked="" type="checkbox"/>

** No Children or Employee are in harms way

LIFE CYCLE EXPECTANCY

Silver Creek Primary School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Condition	Years in Service	Life Expectancy
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements			
	<input type="checkbox"/>	Below Standards; Beyond Service Life			
HEATING, VENTILATION and AIR CONDITIONING SYSTEMS (HVAC)					
	<input type="checkbox"/>	Closed loop water source heat pumps		14	19
	<input type="checkbox"/>	Air Dis. /AHUs		14	40
	<input type="checkbox"/>	Air Distribution/Exhaust Fans		14	20
	<input type="checkbox"/>	End Suction Hydronic Pumps		14	20
	<input type="checkbox"/>	Temperature Controls		4	25
PLUMBING					
	<input type="checkbox"/>	Plumbing Distribution and Infrastructure		14	40
	<input type="checkbox"/>	Plumbing Equipment (HW recirculating pumps)		14	15
	<input type="checkbox"/>	Domestic Water Heater		14	25
	<input type="checkbox"/>	Plumbing Fixtures and Trims		14	20
	<input type="checkbox"/>	Fire Protection Sprinkler System Entire Building		14	40

Considerations

- ❖ Recently upgraded Temperature Controls an advantage to the District
- ❖ Monitor Heat Pumps and life expectancy
- ❖ Hard Water quality continues to be monitored and not showing signs of wear on equipment

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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LIFE CYCLE EXPECTANCY

Silver Creek Primary School

Legend:		Condition	Years in Service	Life Expectancy
<input type="checkbox"/>	Meeting Needs, Good Condition			
<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements			
<input type="checkbox"/>	Below Standards; Beyond Service Life			
ELECTRICAL DISTRIBUTION, LIGHTING, and RELATED SYSTEMS				
	Building Electrical Service/ Power Distribution	<input type="checkbox"/>	14	40
	Lighting	<input type="checkbox"/>	1 / 14	20
	Technology Infrastructure (Data/Telephones)	<input type="checkbox"/>	1 / 3	10
	Emergency Lighting/Exits**	<input checked="" type="checkbox"/>	1 / 14	10
	Communications/Intercom	<input type="checkbox"/>	1 / 3	10
	Fire Alarm System**	<input checked="" type="checkbox"/>	14	20+
	Site Lighting/ Exterior Lighting	<input type="checkbox"/>	3	20
	Building Mounted Exterior Lights	<input checked="" type="checkbox"/>	14	20
	Emergency Generator	<input type="checkbox"/>	14	30

** No Children or Employee are in harms way

Considerations

- ❖ Continue a plan replacing remaining Lights to LED and adjust light levels
- ❖ Technology Infrastructure and Communication systems have ongoing plans to maintain up to date as appropriate
- ❖ Fire Alarm systems good condition – systems can change

School Board
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DISTRICT-WIDE
FACILITY
ASSESSMENT

April 9, 2024

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FACILITY ASSESSMENT

Silver Creek Primary School

SUMMARY CONSIDERATIONS

- ❖ Building in very good condition. Continue to monitor preventative maintenance
- ❖ Suggest creating a 10 year future plan for interior finish refresh, updates or replacement to manage capital project annual budgeting. [Align with other buildings for potential cost savings.]



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LIFE CYCLE EXPECTANCY

Silver Creek Elementary School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Condition	Years in Service	Life Expectanc
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements			
	<input checked="" type="checkbox"/>	Below Standards; Beyond Service Life			
HEATING, VENTILATION and AIR CONDITIONING SYSTEMS (HVAC)					
	<input checked="" type="checkbox"/>	Air Distribution / unit ventilators with HW reheat coils		22	25
	<input checked="" type="checkbox"/>	Air Dis. /AHUs (central station chill/hot water coils w/Vfd drive)		22	40
	<input checked="" type="checkbox"/>	Air Distribution/Exhaust Fans		22	20
	<input checked="" type="checkbox"/>	Cooling Plant (packaged air cooled chiller)		22	20
	<input checked="" type="checkbox"/>	End Suction Hydronic Pumps		22	20
	<input type="checkbox"/>	Air Conditioning CU (small capacity locker rooms RTU coils)		22	15
	<input checked="" type="checkbox"/>	Heating Plant (gas fired boilers)		22	35
	<input checked="" type="checkbox"/>	Temperature Controls		4	25
PLUMBING					
	<input type="checkbox"/>	Plumbing Distribution and Infrastructure		22	40
	<input type="checkbox"/>	Plumbing Equipment (HW recirculating pumps)		15	15
	<input type="checkbox"/>	Domestic Water Heater		5	25
	<input checked="" type="checkbox"/>	Plumbing Fixtures and Trims		22	20
		Fire Protection Sprinkler System Entire Building	NA	NA	40

Considerations

- ❖ The Chiller and Pumps are nearing time for replacement
- ❖ Monitor Boilers for potential upcoming replacement
- ❖ Certain areas such as Main Office need additional control/comfort HVAC adjustments/modifications
- ❖ Classroom unit ventilators may need to be addressed in upcoming years
- ❖ Older 1951 area of building such as restrooms are showing age

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

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LIFE CYCLE EXPECTANCY

Silver Creek Elementary School

Legend:		Condition	Years in Service	Life Expectancy
<input type="checkbox"/>	Meeting Needs, Good Condition			
<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements			
<input checked="" type="checkbox"/>	Below Standards; Beyond Service Life			
ELECTRICAL DISTRIBUTION, LIGHTING, and RELATED SYSTEMS				
	Building Electrical Service/ Power Distribution	<input type="checkbox"/>	22	40
	Lighting	<input type="checkbox"/>	1 / 22	20
	Technology Infrastructure (Data/Telephones)	<input type="checkbox"/>	1 / 3	10
	Emergency Lighting/Exits**	<input checked="" type="checkbox"/>	22	10
	Communications/Intercom	<input type="checkbox"/>	1 / 3	10
	Fire Alarm System **	<input checked="" type="checkbox"/>	10 / 22	20+
	Site Lighting/ Exterior Lighting	<input type="checkbox"/>	1	20
	Building Mounted Exterior Lights	<input checked="" type="checkbox"/>	22	20
	Emergency Generator	<input type="checkbox"/>	22	30

** No Children or Employee are in harms way

Considerations

- ❖ Continue program to replace remaining lights to LED as appropriate
- ❖ Main Panel of Fire Alarm review for replacement [underway]

School Board
Meeting

DISTRICT-WIDE
FACILITY
ASSESSMENT

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FACILITY ASSESSMENT

Silver Creek Elementary School

SUMMARY CONSIDERATIONS

- ❖ Overall building is in good condition
- ❖ It is not uncommon for a building project to create “two” buildings slightly different; New Addition versus Renovated Existing building
- ❖ Some finishes such as flooring/tile beginning to show age

For 1950/1970 Building Areas

- ❖ Replace ceiling and lights
- ❖ Update Restrooms including new ADA compliance
- ❖ Refresh classrooms and new vertical unit ventilators
- ❖ Consider corridors update for doors/hardware with ADA compliance

LIFE CYCLE EXPECTANCY

Silver Creek Middle School

Considerations

School Board Meeting

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Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Condition	Years in Service	Life Expectancy
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements			
	<input type="checkbox"/>	Below Standards; Beyond Service Life			
HEATING, VENTILATION and AIR CONDITIONING SYSTEMS (HVAC)					
		Air Distribution / unit ventilators with HW reheat coils	<input checked="" type="checkbox"/>	22	25
		Air Dis. /AHUs (central station chill/hot water coils w/Vfd drive)	<input type="checkbox"/>	22	40
		Air Distribution/Exhaust Fans	<input type="checkbox"/>	22	20
		Cooling Plant (air cooled chiller, indoor evaporator)	<input type="checkbox"/>	22	20
		Hydronic Pumps	<input checked="" type="checkbox"/>	22	20
		Air Conditioning CU (small capacity locker rooms RTU coils)	<input type="checkbox"/>	22	15
		Heating Plant (gas fired boilers)	<input checked="" type="checkbox"/>	22	35
		Temperature Controls	<input type="checkbox"/>	4	25
PLUMBING					
		Plumbing Distribution and Infrastructure	<input type="checkbox"/>	22	40
		Plumbing Equipment (HW recirculating pumps)	<input type="checkbox"/>	22	15
		Domestic Water Heater	<input type="checkbox"/>	22	25
		Plumbing Fixtures and Trims	<input type="checkbox"/>	22	20
		Fire Protection Sprinkler System Entire Building	<input type="checkbox"/>	22	40

- ❖ District top performing energy efficient school
- ❖ Major equipment in good condition and most systems equipment aligned
- ❖ Replace heating and chilled water pumps
- ❖ Temperature Controls minor modifications on occasion
- ❖ Continue to monitor water quality and condition of domestic water equipment



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LIFE CYCLE EXPECTANCY

Silver Creek Middle School

School Board Meeting

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Legend:		Condition	Years in Service	Life Expectancy
<input type="checkbox"/>	Meeting Needs, Good Condition			
<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements			
<input type="checkbox"/>	Below Standards; Beyond Service Life			
ELECTRICAL DISTRIBUTION, LIGHTING, and RELATED SYSTEMS				
	Building Electrical Service/ Power Distribution	<input type="checkbox"/>	22	40
	Lighting	<input checked="" type="checkbox"/>	1 / 22	20
	Technology Infrastructure (Data/Telephones)	<input type="checkbox"/>	1 / 22	10
	Emergency Lighting/Exits**	<input type="checkbox"/>	1 / 22	10
	Communications/Intercom	<input type="checkbox"/>	1 / 22	10
	Fire Alarm System**	<input type="checkbox"/>	1 / 22	20+
	Site Lighting/ Exterior Lighting	<input type="checkbox"/>	1	20
	Building Mounted Exterior Lights	<input checked="" type="checkbox"/>	22	20
	Emergency Generator	<input type="checkbox"/>	22	30

** No Children or Employee are in harms way

Considerations

- ❖ Continue program to replace remaining existing lighting and exit signs with LED lights as appropriate
- ❖ Technology Infrastructure and related Communications are updated as appropriate
- ❖ Monitor Fire Alarm System and components to resolve issues

School Board
Meeting

DISTRICT-WIDE
FACILITY
ASSESSMENT

April 9, 2024

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FACILITY ASSESSMENT

Silver Creek Middle School

SUMMARY CONSIDERATIONS

- ❖ A top performing energy efficiency for the school district
- ❖ Building in very good condition. Continue to monitor preventative maintenance
- ❖ Suggest creating a 10 year future plan for interior finish refresh, updates or replacement to manage capital project annual budgeting. [Align with other buildings for potential cost savings.]



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School Board Meeting

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LIFE CYCLE EXPECTANCY

Silver Creek High School

Legend:	<input type="checkbox"/> Meeting Needs, Good Condition	<input checked="" type="checkbox"/> Functioning Condition, Not Current Standards; Consider Improvements	<input type="checkbox"/> Below Standards; Beyond Service Life	Condition	Years in Service	Life Expectancy	2024 Update
HEATING, VENTILATION and AIR CONDITIONING SYSTEMS (HVAC)							
Air Distribution / VAV boxes with HW reheat coils		<input checked="" type="checkbox"/>				25	✓
Air Dis. /AHUs (central station chill/hot water coils w/VAV drive)		<input checked="" type="checkbox"/>				40	✓
Air Distribution/Exhaust Fans		<input checked="" type="checkbox"/>				20	✓
Cooling Plant (air cooled chiller, indoor evaporator)				N/A		20	✓
End Suction Hydronic Pumps		<input checked="" type="checkbox"/>				20	✓
Air Conditioning CU (small capacity locker rooms RTU coils)		<input type="checkbox"/>				15	
Heating Plant (gas fired boilers)		<input checked="" type="checkbox"/>				35	✓
Temperature Controls		<input type="checkbox"/>				25	
PLUMBING							
Plumbing Distribution and Infrastructure		<input checked="" type="checkbox"/>				40	✓
Plumbing Equipment (HW recirculating pumps)		<input checked="" type="checkbox"/>				15	
Domestic Water Heater (electric)				N/A		25	
Plumbing Fixtures and Trims		<input checked="" type="checkbox"/>				20	✓
Fire Protection Sprinkler System Entire Building		<input checked="" type="checkbox"/>				40	✓

Considerations

- ❖ indicates current Project underway addressing a majority of the building – wide updates
- ❖ Review further systems and project details for confirmation

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

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LIFE CYCLE EXPECTANCY

Silver Creek High School

Legend:	<input type="checkbox"/>	Meeting Needs, Good Condition	Condition	Years in Service	Life Expectancy	2024 Update
	<input checked="" type="checkbox"/>	Functioning Condition, Not Current Standards; Consider Improvements				
	<input type="checkbox"/>	Below Standards; Beyond Service Life				
ELECTRICAL DISTRIBUTION, LIGHTING, and RELATED SYSTEMS						
	<input checked="" type="checkbox"/>	Building Electrical Service/ Power Distribution			40	✓
	<input checked="" type="checkbox"/>	Lighting			20	✓
	<input checked="" type="checkbox"/>	Technology Infrastructure (Data/Telephones)			10	✓
	<input type="checkbox"/>	Emergency Lighting/Exits**			10	✓
	<input checked="" type="checkbox"/>	Communications/Intercom			10	✓
	<input checked="" type="checkbox"/>	Fire Alarm System**			20+	✓
	<input checked="" type="checkbox"/>	Site Lighting/ Exterior Lighting			20	✓
	<input checked="" type="checkbox"/>	Building Mounted Exterior Lights			20	✓
	<input type="checkbox"/>	Emergency Generator			30	

** No Children or Employee are in harms way

Considerations

- ❖ indicates current Project underway addressing most building – wide updates
- ❖ Review further systems and project details for confirmation

SUMMARY OF UTILITY OPERATION COSTS

Consumption, Costs and Cost Per Square Foot -- DASHBOARD

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR

Silver Creek School Corporation

Annual \$/YR	Silver Creek Primary School				Silver Creek Elementary School				Silver Creek Middle School				Silver Creek High School			
	Consumpt.	\$	Consumpt/ per SF	\$/per SF	Consumpt.	\$	Consumpt/ per SF	\$/per SF	Consumpt.	\$	Consumpt/ per SF	\$/per SF	Consumpt.	\$	Consumpt/ per SF	\$/per SF
Gas	1,592	\$ 2,494.00	0.02	\$ 0.04	24,973	\$ 7,073.00	0.21	\$ 0.06	14,809	\$ 4,672.00	0.14	\$ 0.04	33,966	\$ 8,151.00	0.20	\$ 0.05
Electric	485,053	\$ 58,076.00	6.85	\$ 0.82	1,110,199	\$ 132,123.00	9.46	\$ 1.13	679,473	\$ 82,879.00	6.20	\$ 0.76	1,142,338	\$ 135,399.00	6.65	\$ 0.79
Water	611,700	\$ 4,476.89	8.63	\$ 0.06	1,202,900	\$ 3,799.83	10.25	\$ 0.03	540,900	\$ 2,164.54	4.94	\$ 0.02	292,200	\$ 2,121.38	1.70	\$ 0.01
Sewer	440,619	\$ 6,879.34	6.22	\$ 0.10	1,202,900	\$ 10,104.98	10.25	\$ 0.09	508,967	\$ 5,124.92	4.65	\$ 0.05	0	\$ -	0.00	\$ -
Annual Total Cost Per Building		\$71,926.23				\$153,100.81				\$94,840.46				\$145,671.38		
Total Bldg Square Footage in SF	70,845				117,383				109,545				171,670			
Building Cost Per Building in \$/SF				\$1.02				\$1.30				\$0.87				\$0.85

- ❖ One complete 12 month Heating/Cooling Cycle shown 2021-2022 Year; October – September
- ❖ Middle School is top performer measured by consumption
- ❖ Primary School heat pumps are efficient solution when a “well field” of land available
- ❖ Utility Meters “combined” such a exterior lights with building – request utility change



GIBRALTAR
DESIGN

SUMMARY OF UTILITY OPERATION COSTS

Consumption, Costs and Cost Per Square Foot -- DASHBOARD

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR

Silver Creek School Corporation

Annual \$/YR	Silver Creek Primary School				Silver Creek Elementary School				Silver Creek Middle School				Silver Creek High School			
	Consumpt.	\$	Consumpt/ per SF	\$/per SF	Consumpt.	\$	Consumpt/ per SF	\$/per SF	Consumpt.	\$	Consumpt/ per SF	\$/per SF	Consumpt.	\$	Consumpt/ per SF	\$/per SF
Gas	1,430	\$ 1,838.00	0.02	\$ 0.03	18,538	\$ 5,367.00	0.16	\$ 0.05	12,876	\$ 4,643.00	0.12	\$ 0.04	29,606	\$ 7,836.00	0.17	\$ 0.05
Electric	447,073	\$ 57,554.00	6.31	\$ 0.81	926,784	\$ 114,194.00	7.90	\$ 0.97	599,276	\$ 75,888.00	5.47	\$ 0.69	1,116,378	\$ 139,051.72	6.50	\$ 0.81
Water	794,700	\$ 4,999.32	11.22	\$ 0.07	871,920	\$ 3,514.71	7.43	\$ 0.03	559,100	\$ 2,546.26	5.10	\$ 0.02	70,800	\$ 1,446.24	0.41	\$ 0.01
Sewer	741,240	\$ 11,313.01	10.46	\$ 0.16	848,753	\$ 9,459.03	7.23	\$ 0.08	551,800	\$ 6,819.28	5.04	\$ 0.06	0	\$ -	0.00	\$ -
Annual Total Cost Per Building		\$75,704.33				\$132,534.74				\$89,896.54				\$148,333.96		
Total Bldg Square Footage in SF	70,845				117,383				109,545				171,670			
Building Cost Per Building in \$/SF				\$1.07				\$1.13				\$0.82				\$0.86

- ❖ One complete 12 month Heating/Cooling Cycle shown 2021-2022 Year; October – September
- ❖ Middle School is top performer measured by consumption
- ❖ Primary School heat pumps are efficient solution when a “well field” of land available
- ❖ Utility Meters “combined” such a exterior lights with building – request utility change



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School Board
Meeting

**DISTRICT-WIDE
FACILITY
ASSESSMENT**

April 9, 2024

CREATED FOR

*Silver Creek
School
Corporation*



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LEARNING ENVIRONMENT INPUT

School Board
Meeting

DISTRICT-WIDE
FACILITY
ASSESSMENT

April 9, 2024

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Silver Creek
School
Corporation



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LEARNING ENVIRONMENT INPUT

Process and Approach

1. Staff Learning Environment Input
 - a) *District-Wide Survey for all staff opportunity*
2. Principal Review Survey Results
3. Gibraltar Meet with Principal(s)
 - a) *Observation Tour (Same Meeting or Follow Up Visit)*
4. Review with Superintendent Team
5. Present Summary to School Board

School Board
Meeting

**DISTRICT-WIDE
FACILITY
ASSESSMENT**

April 9, 2024

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NEXT STEPS

School Board
Meeting

DISTRICT-WIDE
FACILITY
ASSESSMENT

April 9, 2024

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NEXT STEPS

Prior to Next Meeting

- ❖ Issue the Learning Environment Input Survey
- ❖ Prepare for school visits upon completion of surveys
- ❖ Advance considerations of any existing facility needs
- ❖ Summarize Learning Environment Input for School Board

School Board
Meeting

**DISTRICT-WIDE
FACILITY
ASSESSMENT**

April 9, 2024

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*Silver Creek
School
Corporation*



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APPENDIX

PRIMARY SCHOOL

Representative Environments

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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Silver Creek School Corporation



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ELEMENTARY SCHOOL

Representative Environments

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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ELEMENTARY SCHOOL

Corridors; New Addition contrast with Original Building

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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ELEMENTARY SCHOOL

Corridors; New Addition contrast with Original Building

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

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ELEMENTARY SCHOOL

Classrooms; New Addition contrast with Original Building

School Board Meeting

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MIDDLE SCHOOL

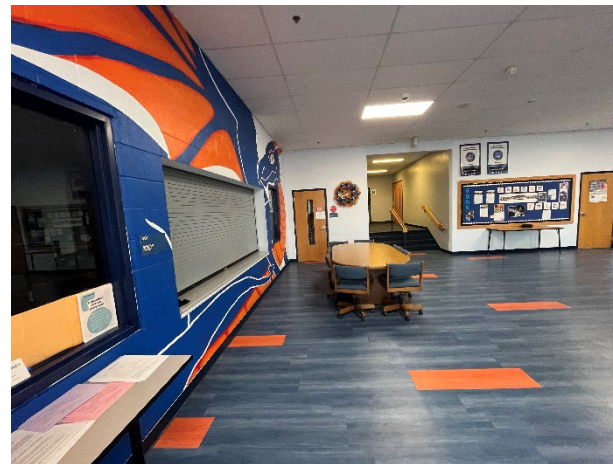
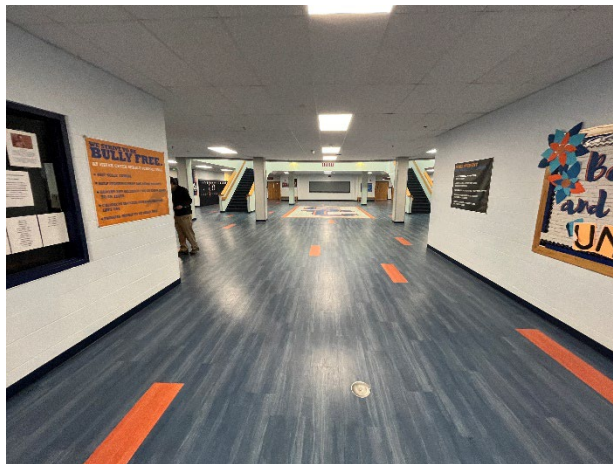
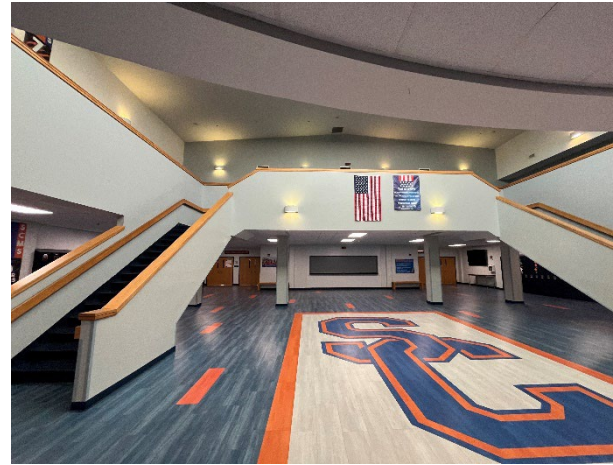
Representative Environments

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



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SITE & BUILDING DATA

Silver Creek Primary School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



SITE DATA

GENERAL INFORMATION

Originally Built	2009
Additions/ Renovations	N/A
Site Area	± 36 Acres

PARKING

TOTAL	± 235 Spaces
-------	--------------

TRAFFIC CIRCULATION

Bus Riders	- East Side
Car Riders	- South Side



GIBRALTAR
DESIGN

SITE & BUILDING DATA

Silver Creek Primary School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



BUILDING DATA

SF INFORMATION

First Floor	± 69,256 SF
-------------	-------------

TOTAL	± 69,256 SF
--------------	--------------------

EDUCATIONAL DATA

Student Population	± 506 Students
--------------------	----------------

Grades Offered	PK – 1
----------------	--------

SF per Student	± 137 SF
----------------	----------

SITE & BUILDING DATA

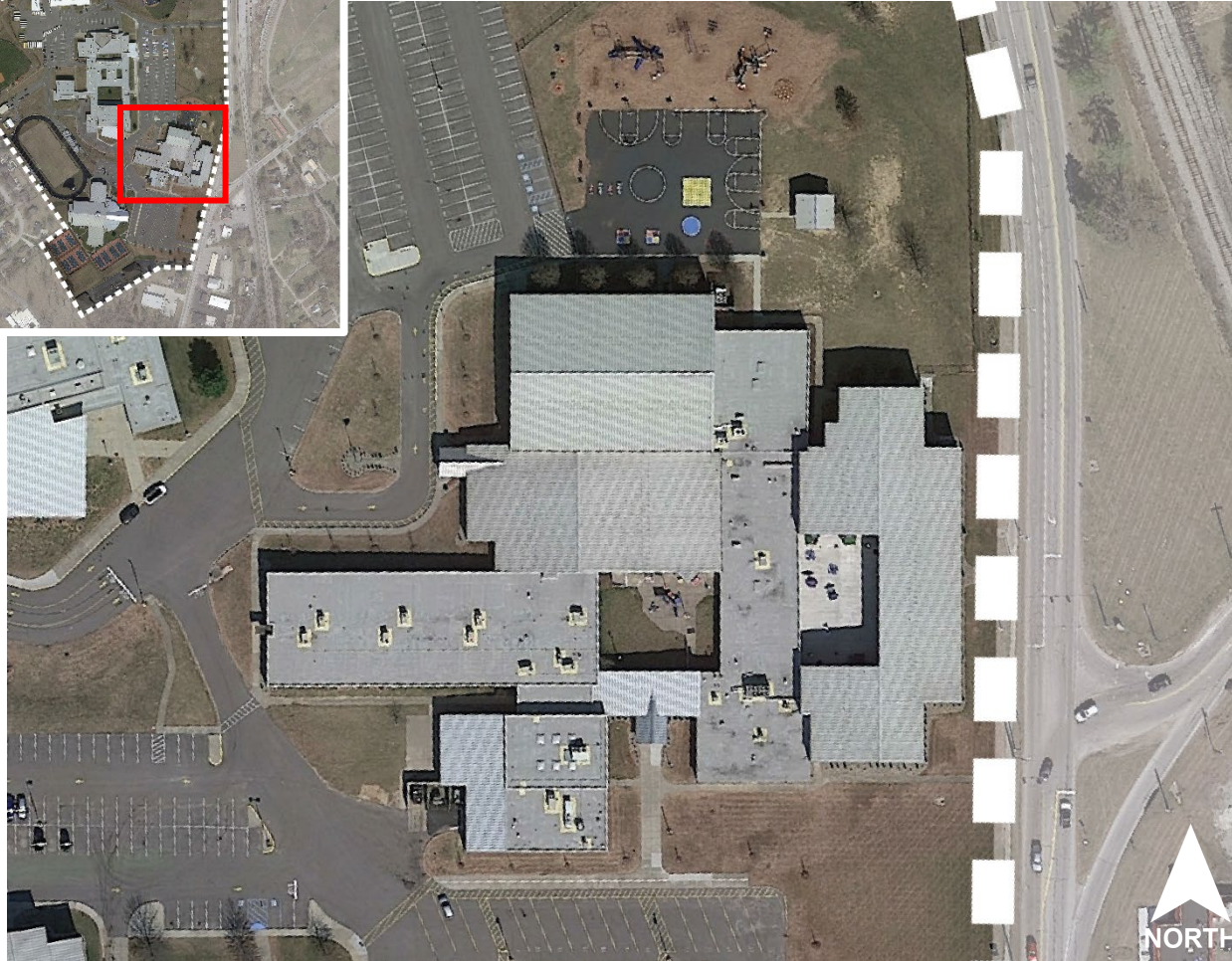
Silver Creek Elementary School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



SITE DATA

GENERAL INFORMATION

Originally Built 1952 / 1970s

Additions/
Renovations 2001 / 2009

Site Area ± 50 Acres

PARKING

TOTAL ± 295 Spaces

TRAFFIC CIRCULATION

Bus Riders - South Side

Car Riders - North Side



GIBRALTAR
DESIGN

SITE & BUILDING DATA

Silver Creek Elementary School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

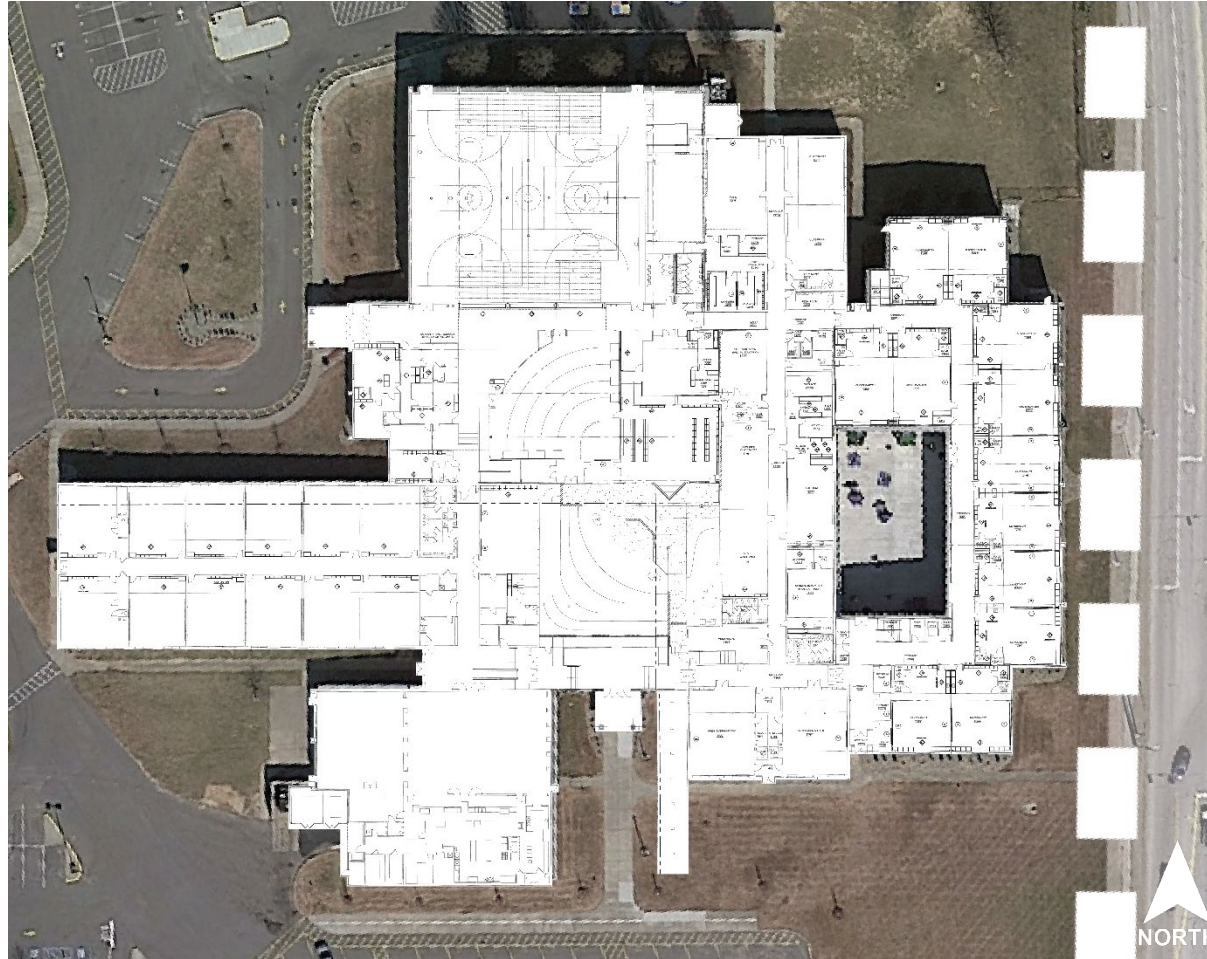
April 9, 2024

CREATED FOR

Silver Creek School Corporation



GIBRALTAR DESIGN



BUILDING DATA

SF INFORMATION

First Floor	± 100,262 SF
Second Floor	± 19,155 SF
TOTAL	± 119,417 SF

EDUCATIONAL DATA

Student Population	± 901 Students
Grades Offered	2 – 5
SF per Student	± 133 SF

SITE & BUILDING DATA

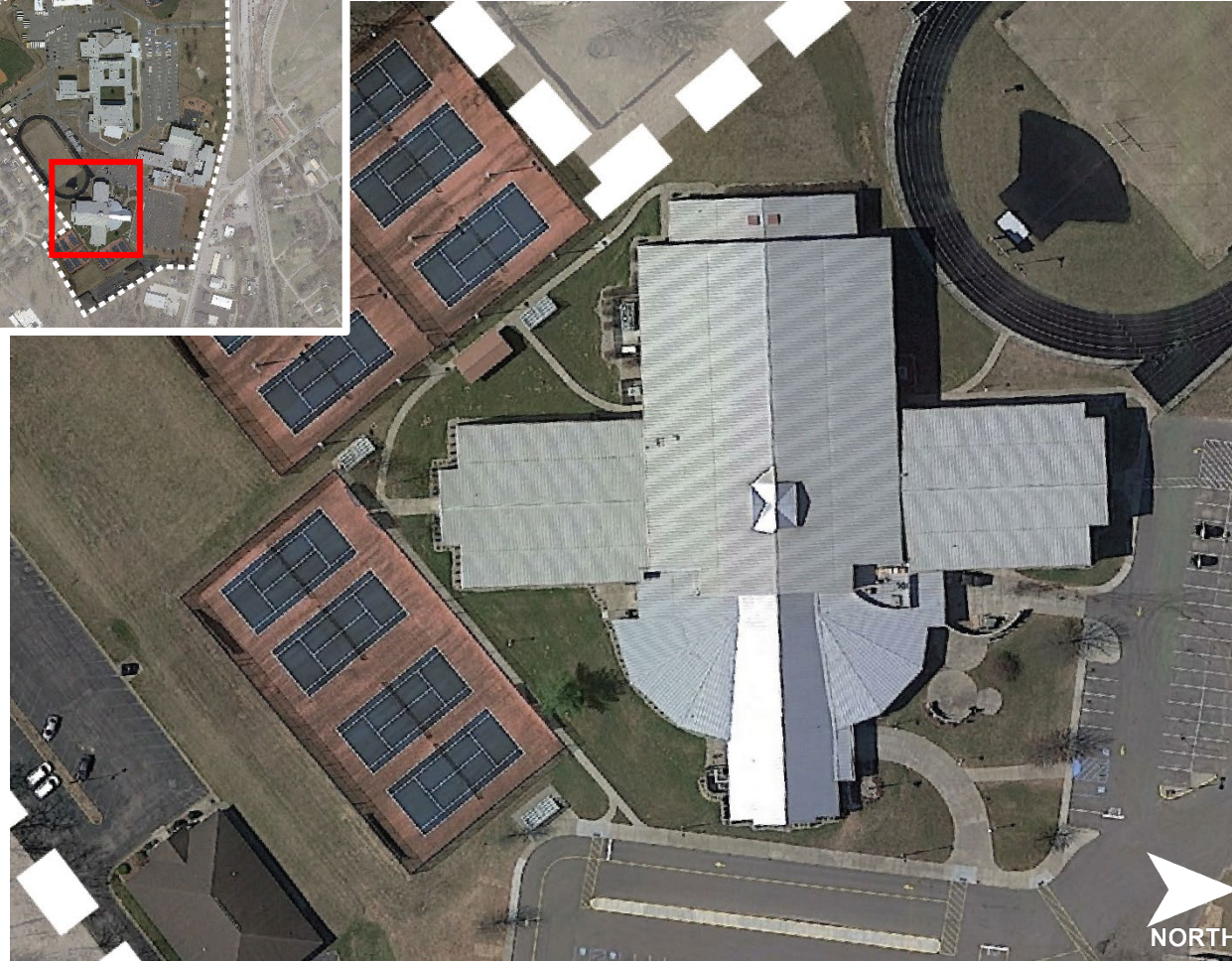
Silver Creek Middle School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



SITE DATA

GENERAL INFORMATION

Originally Built	2001
Additions/ Renovations	N/A
Site Area	± 50 Acres

PARKING

TOTAL	± 170 Spaces
-------	--------------

TRAFFIC CIRCULATION

Bus Riders	- North Side
Car Riders	- East Side

SITE & BUILDING DATA

Silver Creek Middle School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

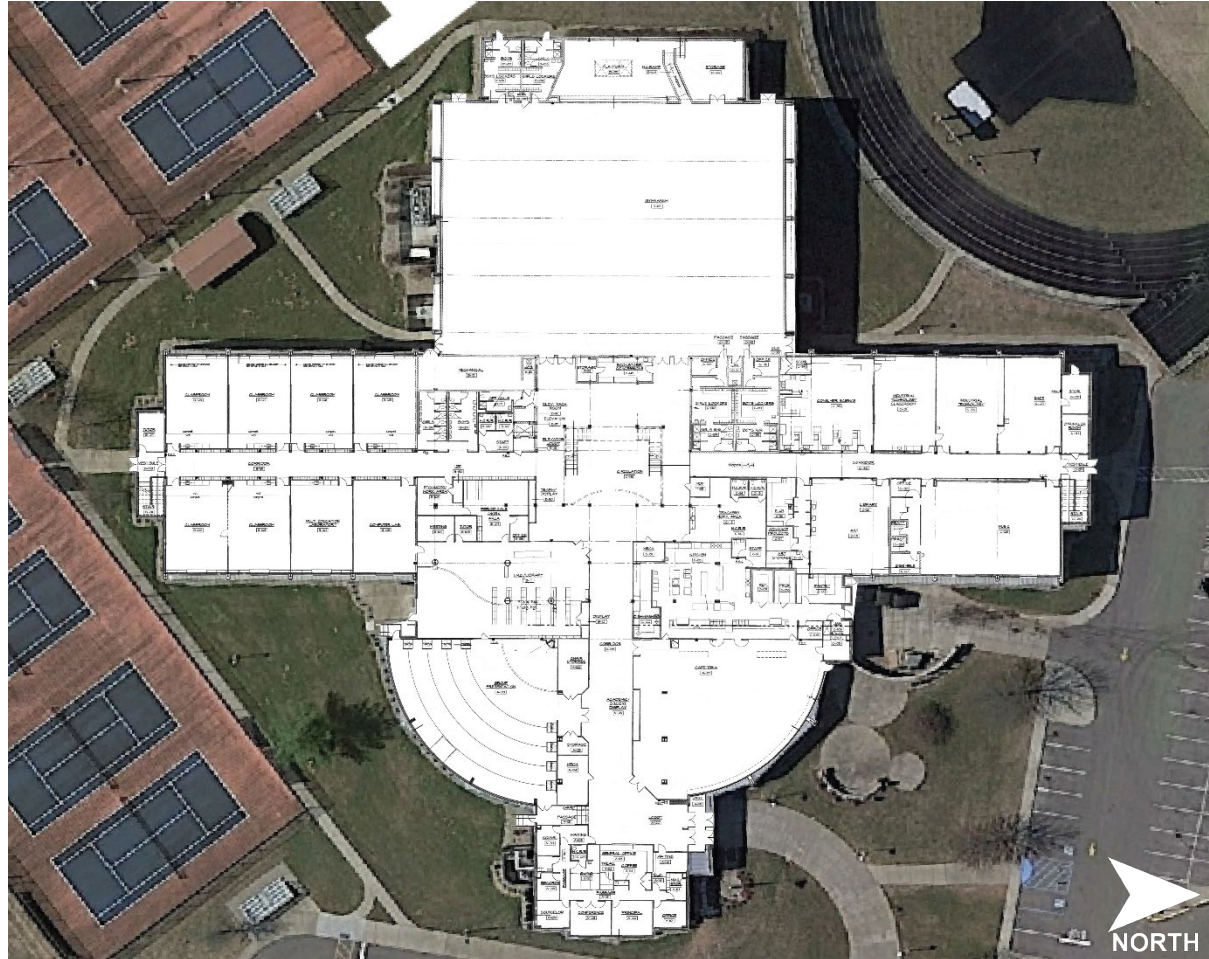
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BUILDING DATA

SF INFORMATION

First Floor	± 72,939 SF
Second Floor	± 36,499 SF
TOTAL	± 109,438 SF

EDUCATIONAL DATA

Student Population	± 754 Students
Grades Offered	6 – 8
SF per Student	± 145 SF

SITE & BUILDING DATA

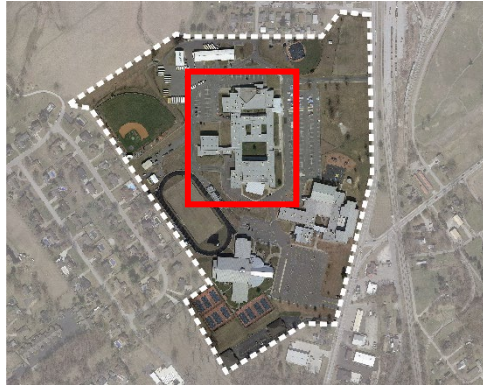
Silver Creek High School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



SITE DATA

GENERAL INFORMATION

Originally Built	1961
Additions/Renovations	2024
Site Area	± 50 Acres

PARKING

TOTAL	± 405 Spaces
-------	--------------

TRAFFIC CIRCULATION

Bus Riders	- East Side
Car Riders	- North Side



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SITE & BUILDING DATA

Silver Creek High School

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

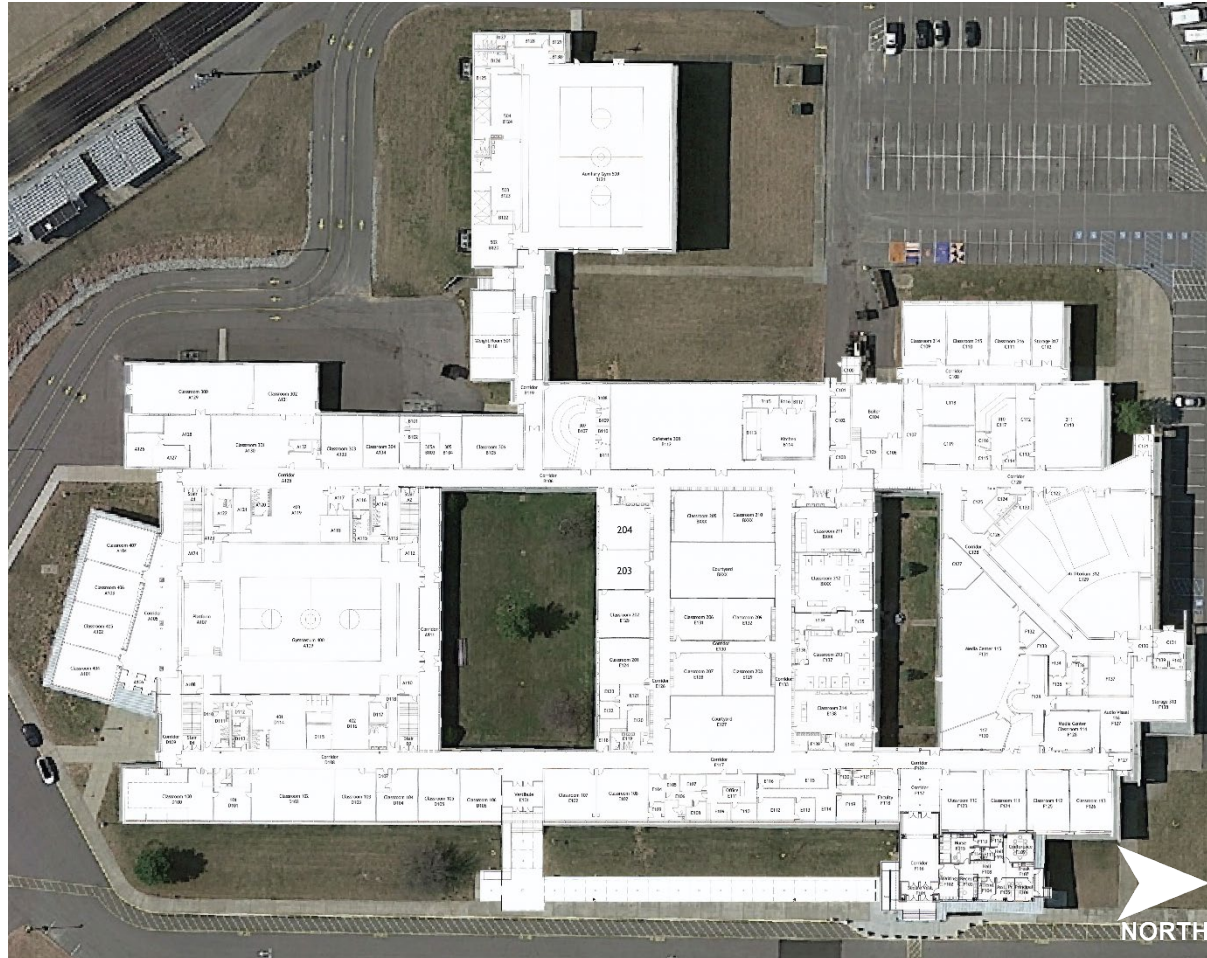
April 9, 2024

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Silver Creek School Corporation



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DESIGN



BUILDING DATA

SF INFORMATION

First Floor	± -188,425 SF
-------------	---------------

TOTAL	± 188,425 SF
--------------	---------------------

EDUCATIONAL DATA

Student Population	± 943 Students
--------------------	----------------

Grades Offered	9 – 12
----------------	--------

SF per Student	± 200 SF
----------------	----------

SITE & BUILDING DATA

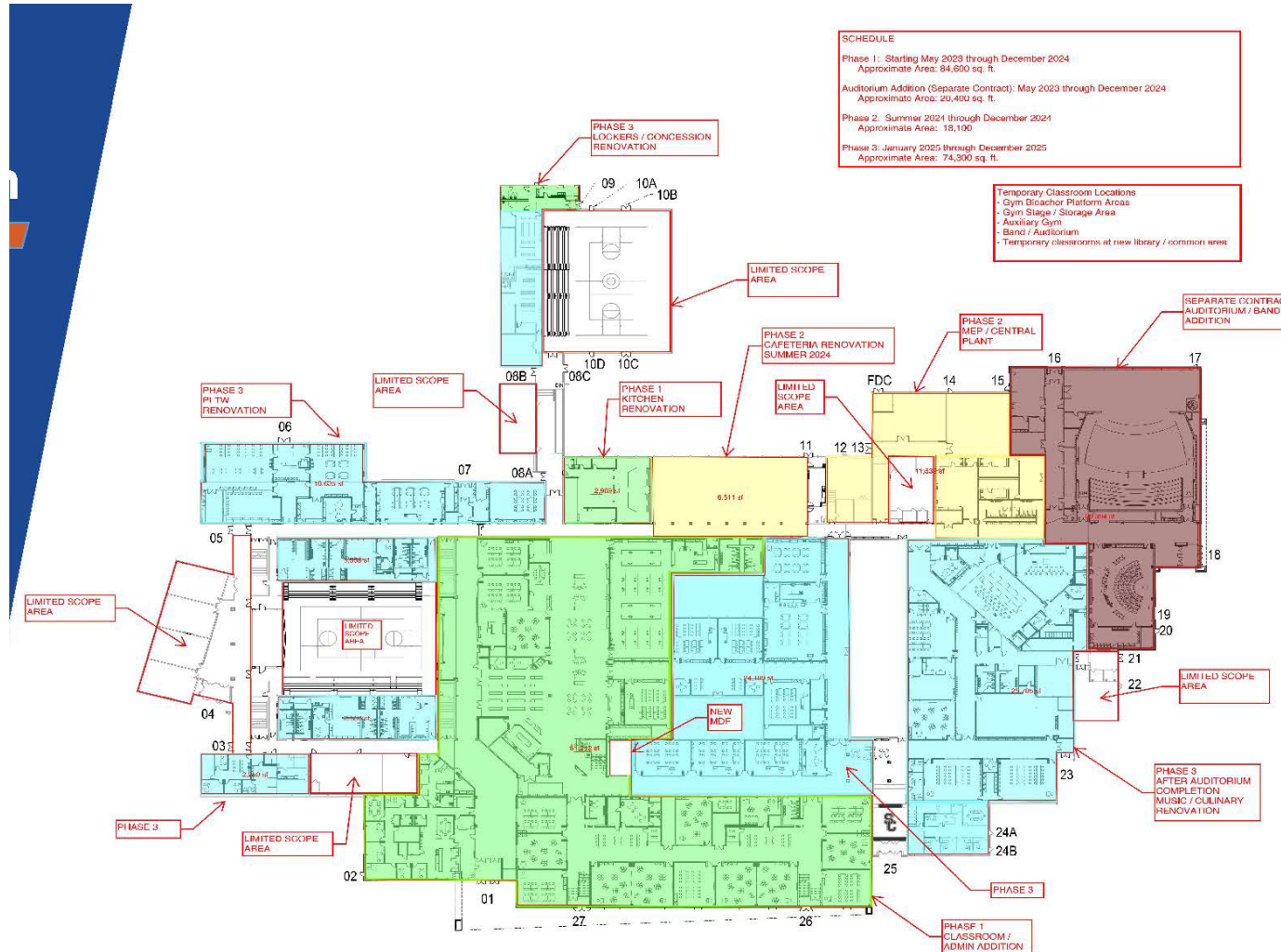
CURRENT HIGH SCHOOL PROJECT Considerations

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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Silver Creek School Corporation



At the completion of this multi-phase project the high school facility will be “new” or “like new” for the majority of the building.

SITE & BUILDING DATA

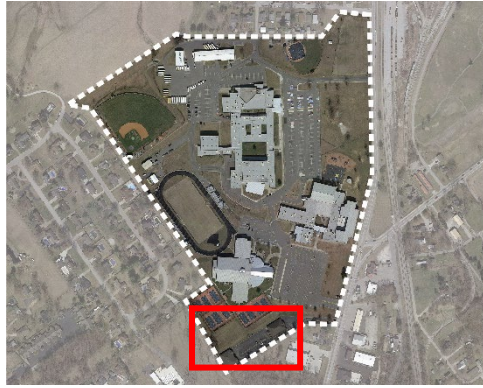
Silver Creek Future Support Buildings

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



SITE DATA

GENERAL INFORMATION

Originally Built	West – 1999 East – 2005
Additions/ Renovations	-
Site Area	± 50 Acres

PARKING

TOTAL	± 70 Spaces
-------	-------------

TRAFFIC CIRCULATION

Bus Riders	N/A
Car Riders	N/A



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DESIGN

SITE & BUILDING DATA

Silver Creek Future Support Buildings – West

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

CREATED FOR
Silver Creek School Corporation



GIBRALTAR
DESIGN



BUILDING DATA

SF INFORMATION

First Floor	± 7,425
-------------	---------

TOTAL	± 7,425 SF
--------------	-------------------

EDUCATIONAL DATA

Student Population	N/A
--------------------	-----

Grades Offered	N/A
----------------	-----

SF per Student	N/A
----------------	-----

SITE & BUILDING DATA

Silver Creek Future Support Buildings – East

School Board Meeting

DISTRICT-WIDE FACILITY ASSESSMENT

April 9, 2024

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Silver Creek School Corporation



GIBRALTAR
DESIGN



BUILDING DATA

SF INFORMATION

First Floor	± 6,930
-------------	---------

TOTAL	± 6,930 SF
--------------	-------------------

EDUCATIONAL DATA

Student Population	N/A
--------------------	-----

Grades Offered	N/A
----------------	-----

SF per Student	N/A
----------------	-----



THANK YOU

CREATED FOR

