

Facility Study

Union City Community Schools

September 13, 2024

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Executive Summary

Union City Community Schools has long provided the children of the district with an excellent education and place to learn and grow. The facilities have served well for many decades, but the administration realized that with student population changes and aging building infrastructure, the current facilities should be evaluated to ensure that the way they were updated and utilized provided the best educational opportunities for the students and maximized current and future monies.

C2AE and Christman were asked to investigate operational opportunities regarding facilities within the district. C2AE was tasked with enrollment evaluation and option development, and The Christman Company (TCC) provided systems evaluation assistance and budgeting. In order to best understand the issues around student demographics, Union City Community Schools also engaged to provide a five-year enrollment projection report.

The Union City Community Schools campus consists of four buildings on three campuses. The elementary building is the oldest, built in 1952, with some renovations in 2002 that included a new gymnasium. It is a 47,135 square foot building on a fifteen-acre campus, that also includes a small building that houses Pre-K classrooms. The middle school was built in 1975 and is 53,600 SF on a fourteen-acre lot across the street from the high school campus. The high school building was constructed in 1960 and shares a twenty-four-acre campus with the 18,000 SF Fieldhouse, constructed in 2006.

For the facility study, all the buildings were assessed by the team walking through the UCCS school buildings. This walkthrough enabled the team to generate a list of both required and potential building improvements (see Appendix A). At all the academic buildings, needs were found in major areas of the building infrastructure systems such as HVAC and electrical, as well as finishes in need of update or replacement and spaces that needed updating for functionality. A common condition was the need to update to current security, safety, and ADA standards.

The enrollment projections provided in the Michigan Alliance for Student Opportunity showed a decrease in student enrollment of as much as 25% within five years. Utilizing the class by class projections, a variety of combinations of student populations were explored to provide a balance of ages and class needs. This information was utilized to explore a number of options for future investment in capital improvements that maintain community fabric, address ageing infrastructure and the other issues addressed in more detail in the report.

The final recommendation of this report is to consolidate the three campuses into two, which would include demolishing the Middle School and constructing a new Elementary School on that site that would house Kindergarten through Grade Six. The existing High School would be renovated to update the building and accommodate Grades 7-8 joining the Senior High grades. As detailed below, we believe that will be the best opportunity for Union City Community Schools to meet the future prepared to support their students for many years to come.

Opportunity Statement

As a rural district, Union City Community Schools has been facing demographic pressures that are resulting in a decreasing student population.

"National enrollment methods have shifted in recent years due to several factors: Birth numbers do not have the same stable relationship with kindergarten enrollments; More school choice across and within communities creates challenges for smaller districts; A declining and more transient population have altered year-to-year consistency." *MI Alliance for Student Opportunity*

In addition to the historic data showing declining school population, the enrollment projections provided show significant future student population decrease, the 23/24 population of students is 924 and five years out the study is projecting a decrease to a population of 671-759 students. The five-year projection average model was the one utilized for planning purposes, with a projected total enrollment of 714 students. See Table 2 for the enrollment projections from 2024 to 2029, and the resulting teaching station counts.

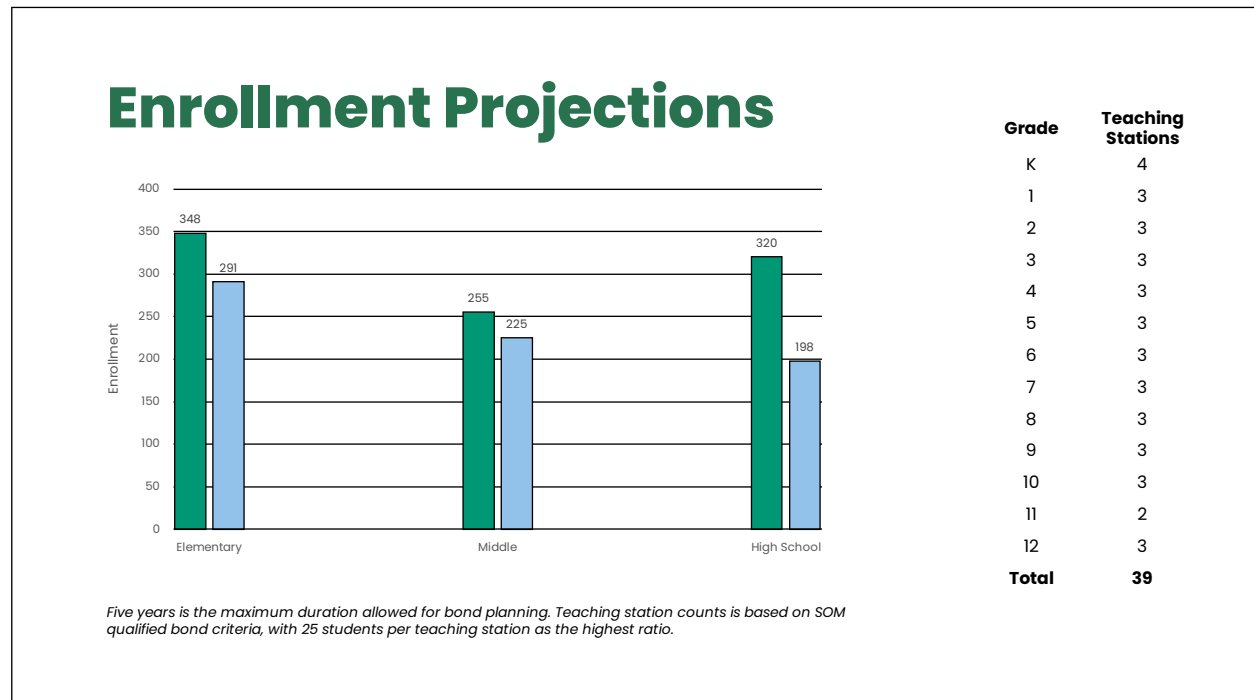


Table 1: Enrollment Projections

In terms of facilities and campuses, the fewer number of students means that each building becomes underutilized relative to the needs of students and current grade configurations. Another aspect of the issue is the condition of the buildings themselves.

The campus consists of four academic buildings: elementary, middle, and high schools, as well as a fieldhouse building. The academic buildings have basic infrastructure such as piping and electrical power that are nearing the end of their useful life. Other critical components, such as the safety systems like fire-rated walls and fire alarm systems, are non-compliant with the current code. The buildings were also designed to a legacy program, in keeping with older education models, so there is less flexibility for modern and changing approaches to student needs and classroom setups.



Middle School Exterior Wall Construction



Fire Alarm System Needs Updating




Mechanical Systems Need Attention

In particular, the middle school was built using an atypical construction system. The light commercial construction techniques result in an exterior envelope that is neither durable nor energy efficient.


Information gathered at the assessments was used to evaluate the overall condition and utilization of the school buildings, using established metrics of facility evaluation. These metrics included looking at the site, the structural and mechanical systems of the buildings, facility maintainability, campus and building safety and security, as well as the experience of the space and the adequacy of the spaces for education.

In the included final scorecard of the assessment, the academic buildings were all in the borderline range, 49-59% on an 100% scale range, with the middle school scoring the lowest. The newer fieldhouse scored better with 82%, and moving forward options all include leaving or potentially expanding the fieldhouse as a result.



Union City Community Schools

Union City, Michigan



April, 2024

EXECUTIVE SUMMARY BUILDING CONDITION ASSESSMENT

BUILDING	Grade Level	Site	Structure/ Mechanical	Plant Maintainability	School Building Safety & Security	Educational Adequacy	Environment for Education	Total	Total (%)
		0-100	0-200	0-100	0-200	0-200	0-200	0-1000	0-100
Union City Elementary School	K-4	68	102	56	124	102	137	589	59%
Union City Middle School	5-8	66	87	41	118	90	89	491	49%
Union City High School	9-12	64	81	50	126	92	121	534	53%
Union City HS Fieldhouse	9-12	82	165	74	169	166	167	823	82%
DISTRICT AVERAGE		66.0	90.0	49.0	122.7	94.7	115.7	538.0	54%

*Special circumstances such as historical character may influence final decision

**Overall Score pro-rated to account for fewer categories

Facility Condition Scale	Non-existent	Very Inadequate	Poor	Borderline	Satisfactory	Excellent
100 Scale	0	1-29	30-49	50-69	70-89	90-100
	Consider Replacement	Additions / Renovations			Selective Improvements	

Table 2: Executive Summary Building Condition Assessment

Having three buildings with small populations that each require maintenance staff, as well as individual administration and support staff to support the three separate operations has an impact on the operating budget. Beyond that, inflationary and post-covid cost increases have increased maintenance costs. As the population decreases, the budget inefficiencies of the multiple sites will become even more apparent as the buildings get larger than is required.

A sinking fund has supported past smaller capital improvements, but a bond would be recommended as the preferred funding mechanism because of the total amount of capital improvements potentially needed. Qualified bond attempts were made in 1997; and both were unsuccessful. The State of Michigan Department of Education provides a program that funds studies that evaluate operational improvements. If the study finds these improvements worthwhile, the state also offers grants to partially or fully finance the implementation. As a result of this grant program, now is an optimal time to address the problems listed above, and to look at options such as consolidation, or combining populations to reduce the number of buildings needed and set the district up for financial and educational success for the next generations.

Potential Solutions – Option Review

Given the issues as stated above, it is apparent that consolidating the schools or school populations in some ways would be key. With the given projected population data, C2AE began to look at ways to combine the populations of the different schools that would provide a preferred balance of grades, without creating unwanted overlap of distinct age cohorts. This enabled us to look at the required teaching stations in different combinations that we could compare to the available teaching stations in the school buildings to develop options (see Appendix B).

The overall result of the exploration of demographic combinations was a decision that for the building options developed, a K-6 Elementary and a 7-12 Jr./Sr. High School was the most advantageous grade consolidation arrangement. If all grades are consolidated into one school, the recommendation would be for wings to accommodate middle and high school grades, and indeed all options strived to allow for internal organization of the students into distinguishable areas based on age level.

In addition to considering the demographic data, the facilities assessments raised the question of considering new school construction options versus only renovating the existing buildings. Even with general upgrades, renovated buildings have a useful life of 15-20 years, meaning in that timeframe there will be another list of capital projects needing to be addressed as one element or another of the envelope wears out, ages out etc. A new building can be expected to have a useful life of 30+ years until capital improvements are required. There are additional cost advantages to constructing new, such as reduced energy use thanks to improvements in building science, construction materials and equipment efficiencies. Maintenance costs will also be lower in a new building, with more availability of parts, and typically less maintenance needed for systems such as HVAC equipment.

The following assumptions hold for all the options presented:

- Where existing facilities continue to be occupied, the known issues per the facilities assessment/Appendix A are addressed in the scope and cost of these options.
- The same number of teaching stations per grade are provided in each option, along with parity in associated facilities and resource rooms, though room count varies slightly. Some versions presented provide for current amount of gymnasium space (four gyms) relative to the existing, and others downsize to three gyms total.
- Existing room sizes will remain largely unchanged.
- Demolition of a complete facility & site improvements includes restoring the site to a lawn area.
- The options do not include any expansion of programs, such as robotics or dance.
- Air conditioning will be included in all new and renovated buildings.
- No elaborate sustainability features, such as LEED design, will be implemented.
- The listed costs are project costs and encompass trade contractors, AE/CM fees, contingency, and other soft costs.
- Prevailing wage was assumed in all estimates of cost and two years of price escalation was assumed.

Option No. 1:

- Retains all four educational buildings (four gyms total).
- Renovate to address items identified during the walkthrough, including items like mechanical and electrical upgrades, accessibility and security updates, and some space and finish improvements.

In this option no moving expenses would be incurred, but buildings will become underutilized over time and maintenance costs will remain high relative to student population size.

Bring All Existing Buildings up to Standards (based on Facility Assessment (Appendix A) and added allowance of \$30 - \$40 per SF to address other building finishes / undefined scope):

- Elementary K-4 (47,135 GSF) 291 Students
- Middle School 5-8 (53,600 GSF) 225 Students
- High School 9-12 (66,890 GSF) 198 Students
- Field House (14,700 GSF)

Total Option No. 1: \$64,305,510

Option No. 2:

- Construct a new 6-12 building on south side of Middle School site (373 students)
- Additions and renovation and Elementary (341 students)
- Demolish Middle and High School
- Existing Fieldhouse remains

This option takes advantage of benefits of new building and consolidation and removes lowest condition facilities, but there is some concern locally that the high school building is of more community significance than the elementary school. This option retains four total gymnasiums.

Union City New 6-12 School Option – 102,380 GSF

- Use Benchmark Data / Cost per SF
- Allowance included for Softball Field Relocation

Union City Elementary School Renovation Option 2 – 55,560 SF

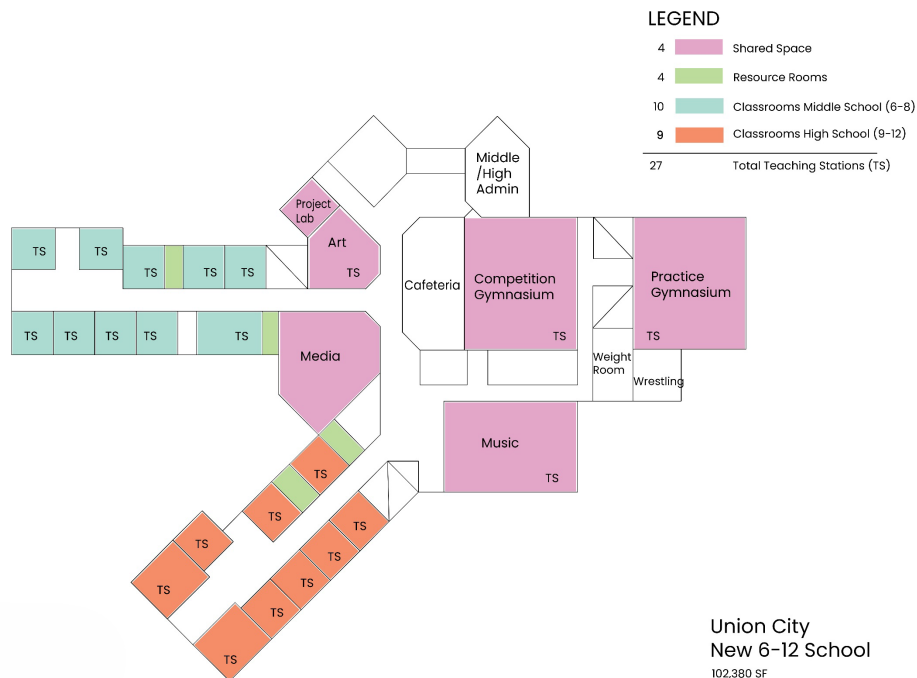
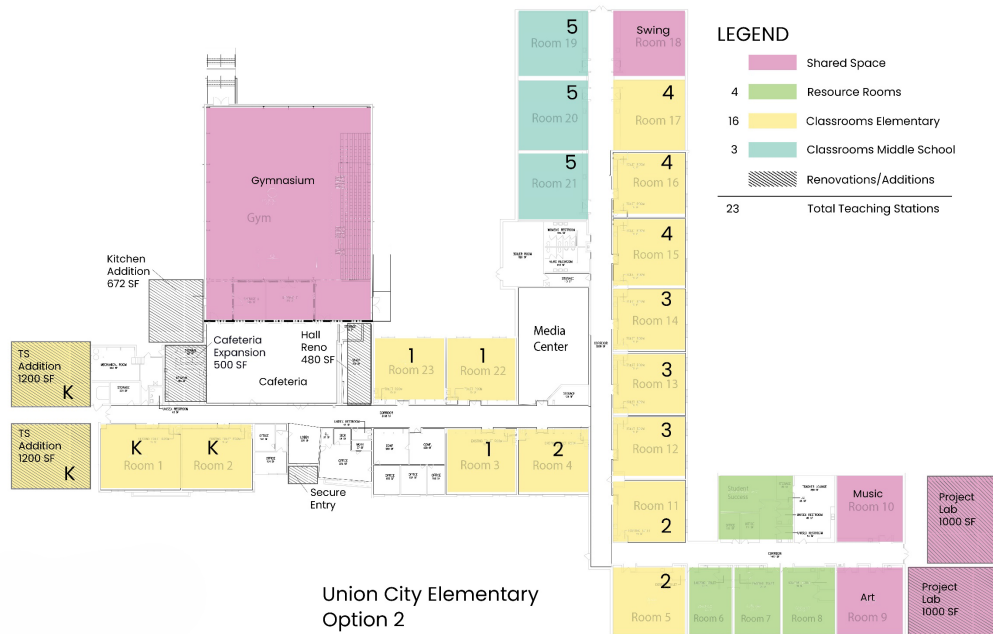
- Renovation Costs per Appendix A – 47,135 SF
- Heavy Renovation / Reconfiguration Areas – 1,000 SF within existing
- Renovation for Space Reprogramming
- Additions for Space Reprogramming – 8,425 SF
- Adds Grade 5 to Existing K-4

Renovate Fieldhouse – per Appendix A**Demolish Buildings**

- Middle School
- High School

Total Option No. 2: \$78,300,000

Option 2: Diagrammatic Plans



Option No. 3:

- Construct a new K-12 Building on south side of Middle School site (714 students)
- Demolish Elementary, Middle, and High School
- Existing Fieldhouse Remains

This option takes advantage of the benefits of new building and consolidation and removes all legacy construction facilities. There is somewhat less flexibility for future changes, should projections vary from prediction and no existing community fabric retained. Three gyms total in this option, one less than current.

Union City New K12 School Option – 138,000 GSF

- Use Benchmark Data / Cost per SF
- Allowance included for Softball Field Relocation

Renovate Fieldhouse – per Appendix A**Demolish Buildings**

- Elementary School
- Middle School
- High School

Total Option No. 3: \$72,800,000

Option 3: Diagrammatic Plans



Option No. 4:

- Additions and Renovations to Elementary to Accept Grades 5 and 6 (397 students)
- Renovate High School to accept grades 7 and 8 (317 students)
- Demolish Middle School
- Existing Fieldhouse Remains

This option retains existing community fabric, but additions and renovations would be required to accommodate grade changes and more students at the elementary school. It does provide for the preferred balance of grades. Three gyms total in this option, one less than current.

Union City Elementary School Renovation Option 4 – 55,560 SF

- Renovation Costs per Appendix A – 47,135 SF
- Heavy Renovation / Reconfiguration Areas – 1,000 SF within existing
- Renovation for Space Reprogramming
- Additions for Space Reprogramming – 8,425 SF
- Adds Grades 5/6 to existing K-4

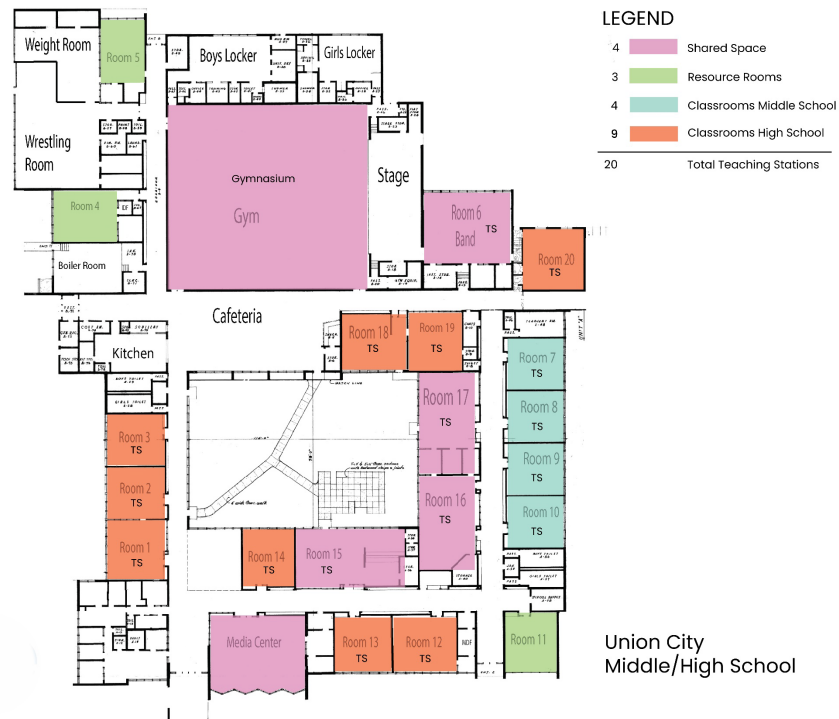
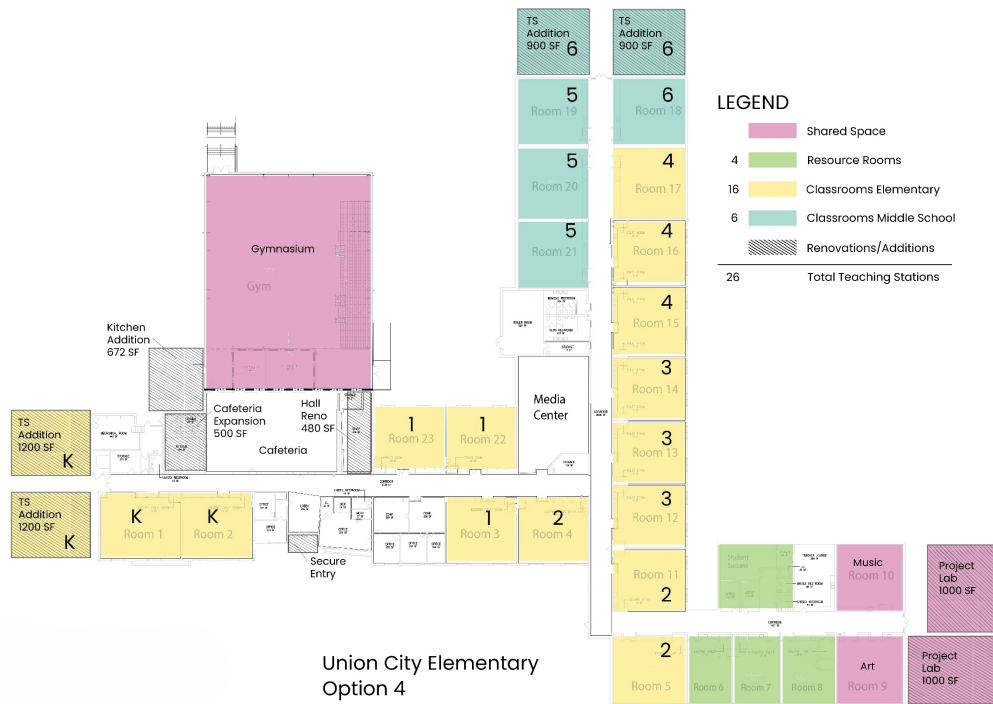
Union City High School Renovation – 66,890 SF

- Renovation Costs per Appendix A
- Costs for Reprogramming per Sketches
- 7/8 Grades Move to MS/HS

Renovate Fieldhouse – per Appendix A***Demolish Existing Middle School*** – 53,600 SF

Total Option No. 4: \$42,800,000

Option 4: Diagrammatic Plans



Option No. 5:

- Construct a new K-6 (2 Gyms) building on south side of Middle School site (397 students)
- Renovate High School to accommodate Middle School students (317 students)
- Demolish Elementary, Middle
- Existing Fieldhouse remains

This option takes advantage of the benefits of new building and consolidation and with two gyms in the design, maintains the current number of gyms(4). The option would retain existing community assets.

New K-6 Elementary School Option 5 – 87,600 SF

- Use Benchmark Data / Cost per SF
- Includes (2) Gyms: Competition and Practice
- Allowance for Site Work / Development
- Allowance for FSE

Union City High School Renovation – 66,890 SF

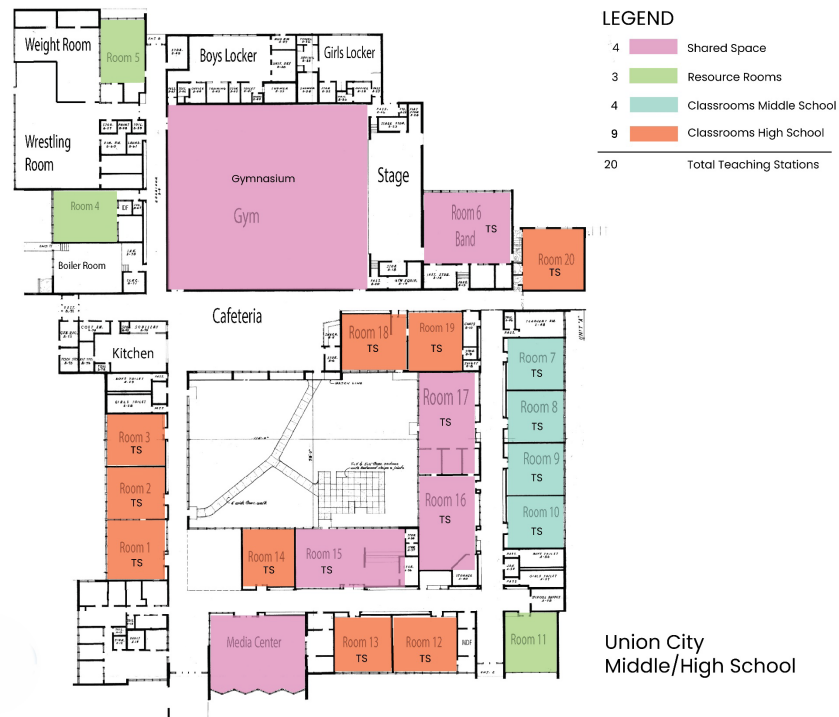
- Renovation Costs per Appendix A
- Costs for Reprogramming per Sketches
- 7/8 Grades move to MS/HS

*Renovate Fieldhouse – per Appendix A**Demolish Buildings*

- Elementary School
- Middle School

Total Option No. 5: \$68,800,000

Option 5: Diagrammatic Plans



Option No. 6:

- Construct a new K-6 (1 Gym) building on south side of Middle School site (397 students)
- Renovate High School to Accommodate Middle School Students (317 students)
- Demolish Elementary, Middle
- Existing Fieldhouse remains

This option takes advantage of the benefits of a new building and consolidation. With one gym in new building there would be three gyms total, one less than currently. The option retains existing community assets.

New K-6 Elementary School Option 6/7 – 78,700 SF

- Use Benchmark Data / Cost per SF
- Includes (1) Gym: Competition
- Allowance for Site Work / Development
- Allowance for FSE

Union City High School Renovation – 66,890 SF

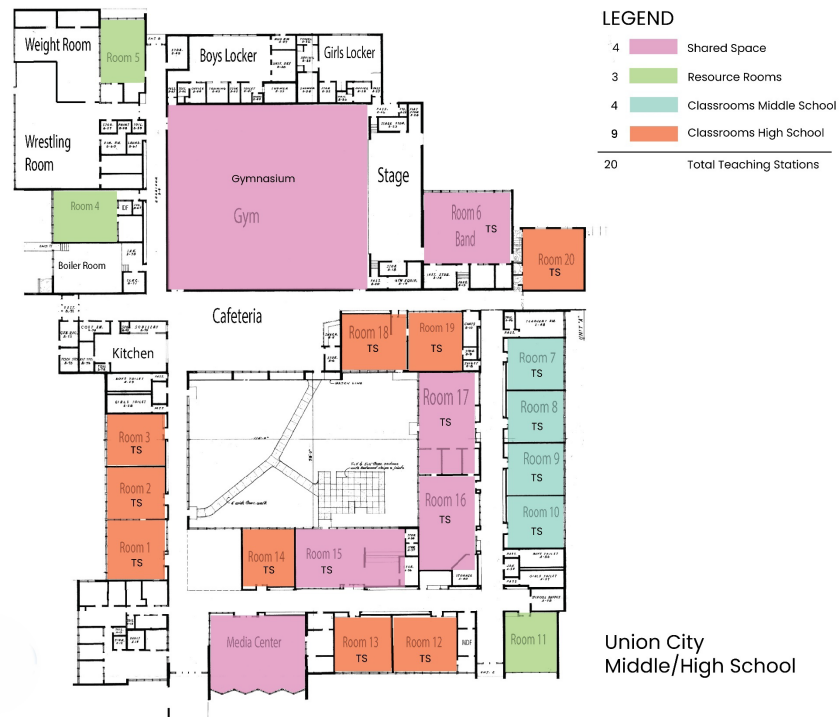
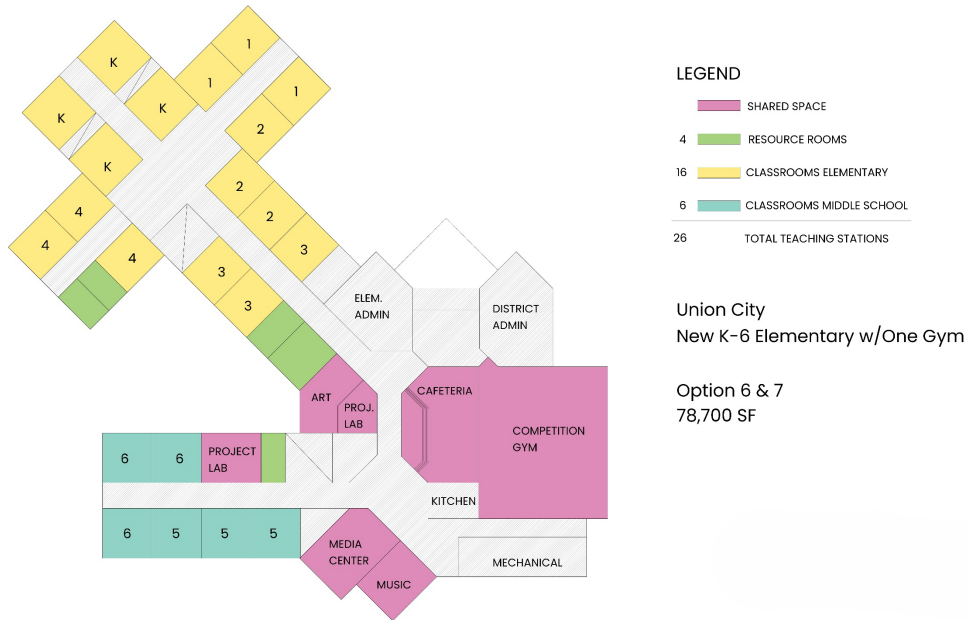
- Renovation Costs per Appendix A
- Costs for Reprogramming per Sketches
- 7/8 Grades Move to MS/HS

Renovate Fieldhouse – per Appendix A***Demolish Buildings***

- Elementary School
- Middle School

Total Option No. 6: \$65,000,000

Option 6 Diagrammatic Plans



Option 7:

- Construct a new K-6 (1 Gym) building on south side of Middle School site (397 students)
- Renovate High School to Accommodate Middle School Students (317 students)
- Partially Demolish Middle School, Retain gym and some newer classrooms, renovate/add on lobby
- Demolish Elementary
- Existing Fieldhouse remains

This option takes advantage of the benefits of new building and consolidation and has one gym in the new building. The middle school gym is retained meaning they keep the current gym count(4), with some additional classroom/flex space. This option retains existing community assets.

New K-6 Elementary School Option 6/7 – 78,700 SF

- Use Benchmark Data / Cost per SF
- Includes (1) Gym: Competition
- Allowance for Site Work / Development
- Allowance for FSE

Renovate Existing MS Gym and Lobby Addition at Existing MS – 27,000 SF

- Demolish 28,200 SF of Existing Building
- Renovate 24,500 SF of Existing Building:
 - Existing Gym / Convert to Practice Gym
 - (4) Swing Classes
 - Boiler Rooms
 - Restrooms
- Includes Lobby Addition – 2,500 SF
- Allowance for Site Work / Development & Regrading
- Rework Existing Parking

Union City High School Renovation – 66,890 SF

- Renovation Costs per Appendix A
- Costs for Reprogramming per Sketches
- 7/8 Grades move to MS/HS

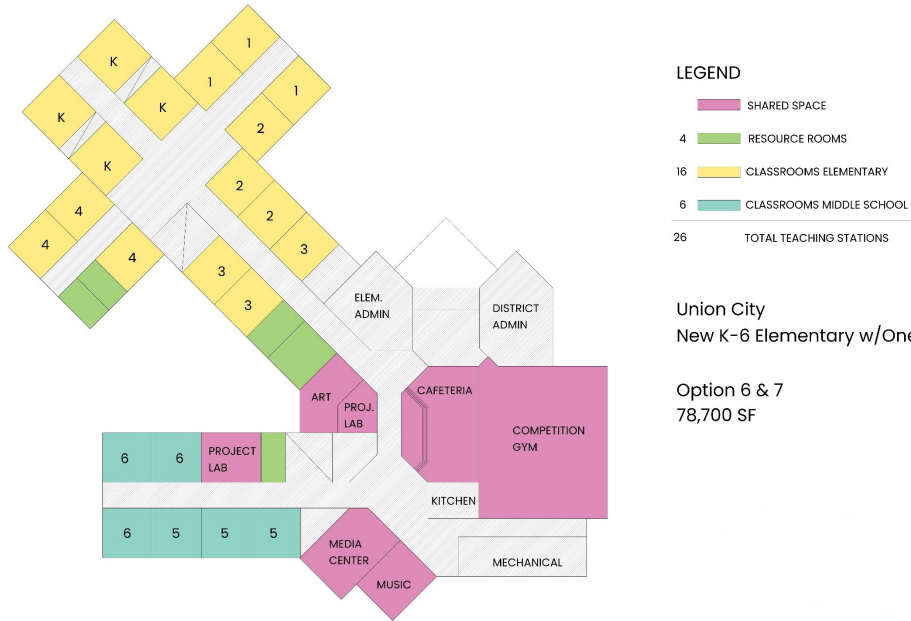
Renovate Fieldhouse – per Appendix A

Demolish Buildings

- Elementary School
- Middle School – Partial 28,200 SF

Total Option No 7: \$74,900,000

Option 7: Diagrammatic Plans same as Option 6, plus Middle School Gym





Union City

Option 7- Keep Gym at Middle School

28,200 SF Demolished

210 LF Int. to Ext. Wall Renovation

2,500 SF Lobby Addition

CONSOLIDATION OPTIONS SUMMARY							
SCHOOL	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	OPTION 6	OPTION 7
Estimate	\$64,300,000	\$78,300,000	\$72,800,000	\$42,800,000	\$68,800,000	\$65,000,000	\$74,900,000
ELEMENTARY	RENOVATE gr K-4 291 pop	ADDITIONS & RENOVATE	NEW	ADDITIONS & RENOVATE	NEW 2 GYM ELEMENTARY	NEW 1 GYM ELEMENTARY	NEW 1 GYM K-6 397
MIDDLE SCHOOL	RENOVATE 5-8 225	K-5 373 NEW		K-6 397 RENOVATE	K-6 397 RENOVATE	K-6 397 RENOVATE	ADD & RENOVATE FOR GYM
HIGH SCHOOL	RENOVATE 9-12 198	6-12 341		7-12 317	7-12 317	7-12 317	RENOVATE 7-12 317
FIELDHOUSE	RENOVATE K-12	RENOVATE K-12		RENOVATE K-12	RENOVATE K-12	RENOVATE K-12	RENOVATE K-12

Table 3: Consolidation Options Summary

Final Recommendation

From the current enrollment trends and the statistical projections, it seems apparent that some form of consolidation should be considered to reduce the cost demands of having multiple sites underutilized relative to what is needed both now and in the future.

The existing campus facilities have many maintenance and capital improvement needs. Typically, if renovation costs exceed two-thirds of replacement cost, it's more beneficial to consider a new building; renovation costs as projected are well past that mark. That said, there is community attachment to high school, and a desire to maintain some of the existing fabric of the school community. As an option that maintains use of the high school but captures the benefits of new construction, our final recommendation is for Option 6, with a new Elementary School on the site of the existing Middle School and a renovated High School that adds grades 7-8.

The new building will provide savings in maintenance and life cycle costs, and elimination of a legacy building will reduce maintenance and custodial costs further. The new school design would still allow for flexibility should the enrollment change in the future, but also be up to date with current educational, security and environmental needs. Community input and involvement would of course be recommended in developing the final designs for all projects, this report is intended to show the scale of change and potential for growth of Union City Community Schools.

Appendix A

List of Building Improvements

Appendix A

Facility Assessment

Required and suggested building improvements

High School

Separate district office
Renovate Media Center
Add project rooms, small group rooms
Provide additional resource room
Secure entry
Rekey buildings/add additional access control.
PA/Bluelight System for campus security
Fire alarm replacement
Secure entry at Alt. Ed. Classroom
Add cross corridor doors for safety and student management
Doors and hardware: ADA, safety, appearance
Add ADA signage
Curb ramp at main entry
Music room accessibility: provide ramp
Filter first-all drinking water sources should be filtered for lead and pfas or signage provided
Corridor separation (high glass): eliminate to improve acoustics
Classroom flooring replacement
Life skills is dated, VAT tile may require remediation
Locker rooms: lockers, showers, restrooms
Bleacher seat replacement
Stage loading dock repairs
Provide overhead hydronic distribution piping and abandon existing underfloor
Replace classroom console unit ventilators with vertical units configured with DX cooling
Upgrade temperature controls to web-enabled DDC system
Interior/Exterior lighting
Electrical Equipment Updated

Middle School

Canopy at Main Entry for student protection, also barrier to vehicles
Secure vestibule/relocate office
Replacement windows and add to improve supervision and enhance classrooms
Acoustic improvements in corridors and common spaces
Replace cross corridors doors to improve security and student management
Add ceilings in corridors for acoustics and aesthetics
Replace all corridor doors, frames, and hardware
Rekey buildings/add additional access control.
Replace classroom flooring
Add durable materials to inside of classroom walls.
Replace exterior cladding
Add ventilation to classrooms
Replace corridor flooring w/ lower maintenance material
Add ADA signage
Add classroom cabinets
Add Roof insulation
Remove exterior walls and rebuild entire exterior wall including foundations
Several corridor wall mounted items don't meet ADA projections
Renovate library. Add windows/skylights
Secure site when students are at recess (fence)
Upgrade locker rooms: showers, flooring, restrooms, ADA
Renovate Music room
Renovate Science room
Renovate Art Room
Provide additional resource room
Replace paving
Replace classroom console unit ventilators with vertical units configured with DX cooling
Upgrade temperature controls to web-enabled DDC system
Interior/Exterior lighting
Electrical equipment
PA/Bluelight System

This list should not be considered to be final, but a working list of improvements.

Elementary School

Replace PK building w/ addition
Secure site when students are at recess (fence)
Secure entry, add waiting space
Replace cafeteria flooring
Enlarge cafeteria
Repair foundation and slab and flooring at gym corner
Repair sunken walk
Enlarge K classrooms
Add additional windows to classrooms
Replacement metal wall panels at window infill
Add ADA signage
Add project rooms, small group rooms
Add corridor doors for security and student management
Replace classroom toilet facilities
Replace classroom cabinets/add
Conceal infrastructure
Add vestibule at rear exits
Rekey buildings/add additional access control
Replace fire-tube boilers with modular condensing units
Provide replacement hydronic system distribution pumps configured for variable flow operation
Upgrade temperature controls to web-enabled DDC system
Interior/Exterior lighting
Electrical equipment (partial)
PA/Bluelight System

Fieldhouse

Larger lobby
Connect to HS (District Administration in connector?)
Landscaping along street side to soften appearance
Modify RTU return air duct to improve acoustic performance
Interior/Exterior lighting
PA/Bluelight System

This list should not be considered to be final, but a working list of improvements.

Appendix B

Enrollment and Teaching Stations Calculations

Version A: No change to current building configuration

Grade	'23/24 Current	Total Current School Population	Bond Planning 28/29	Total Projected School Population	TS Ratio	# of TS	Whole # TS	TS per School	Resource Rooms per School	Total Rooms Needed per School
K	76		68		20	3.40	4			
1	68		57		20	2.85	3			
2	76		52		20	2.60	3			
3	70		58		25	2.32	3			
4	59	349	56	291	25	2.24	3	16	3	19
5	67		50		22.5	2.22	3			
6	48		56		22.5	2.49	3			
7	63		65		22.5	2.89	3			
8	77	255	54	225	22.5	2.40	3	12	2	14
9	88		50		21.25	2.35	3			
10	60		55		21.25	2.59	3			
11	85		38		21.25	1.79	2			
12	87	320	55	198	21.25	2.59	3	11	2	13
Total	924		714				39	84%		

Existing Elementary School has 18 TS and 3 (smaller) Resource Rooms		21	Total Existing Rooms Elementary
Existing Middle School has 23 TS and 2 Resource Rooms		26	Total Existing Rooms Middle School
Existing High School has 17 TS and 2 Resource Rooms		19	Total Existing Rooms High School

In this version, all buildings will be underutilized with the High School be having the lowest utilization. Teaching stations will need to be taken off line.

The high school is three TS short and possibly one resource room. The fieldhouse could accommodate the additional PE needs. Cafeteria should still be adequate size.

Version B: 5&6 to Elementary and 7&8 to High School

Grade	'23/24 Current	Total Current School Population	Bond Planning '28/29	Total Projected School Population	TS Ratio	# of TS	Whole # TS	TS per School	Resource Rooms per School	Total Rooms Needed per School
K	76		68		20	3.40	4			
1	68		57		20	2.85	3			
2	76		52		20	2.60	3			
3	70		58		25	2.32	3			
4	59	349	56		25	2.24	3			
5	67		50		25	2.00	2			
6	48		56	397	25	2.24	3	21	4	25
7	63		65		22.5	2.89	3			
8	77	255	54		22.5	2.40	3			
9	88		50		21.25	2.35	3			
10	60		55		21.25	2.59	3			
11	85		38		21.25	1.79	2			
12	87	320	55	317	21.25	2.59	3	17	3	20
Total	924		714				38	85%		

Existing Elementary School has 18 TS and 3 (smaller) Resource Rooms		21	Total Existing Rooms Elementary
Existing High School has 17 TS and 2 Resource Rooms		19	Total Existing Rooms High School
Existing Middle School has 2 Resource Rooms (Version 1- one to each school)			
<p>In this version, High School has adequate space and might only require minimal changes, will begin to be underutilized if trends continue.</p> <p>Would allow for separation of district and school administration functions within space. Elementary School would require at least four additional teaching stations. Also would be desirable to bring GSRP into the building. Renovations for larger kindergarten classrooms. Separate gym access should be provided. 5-6 would lose some ability to move from class to class and association with older grades. Potentially add a lab for 5/6 Science.</p> <p>The high school is three TS short and possibly one resource room. The fieldhouse could accommodate the additional PE needs. Cafeteria should still be adequate size.</p>			

Version C: 5 to Elementary and 6-8 to High School

Grade	'23/24 Current	Total Current School Population	Bond Planning '28/29	Total Projected School Population	TS Ratio	# of TS	Whole # TS	TS per School	Resource Rooms per School	Total Rooms per School
K	76		68		20	3.40	4			
1	68		57		20	2.85	3			
2	76		52		20	2.60	3			
3	70		58		25	2.32	3			
4	59	349	56		25	2.24	3			
5	67		50	341	25	2.00	2	18	4	22
6	48		56		22.5	2.49	3			
7	63		65		22.5	2.89	3			
8	77	255	54		22.5	2.40	3			
9	88		50		21.25	2.35	3			
10	60		55		21.25	2.59	3			
11	85		38		21.25	1.79	2			
12	87	320	55	373	21.25	2.59	3	20	3	23
Total	924		714				38	85%		

Existing Elementary School has 18 TS and 3 (smaller) Resource Rooms

21 Total Existing Rooms Elementary

Existing High School has 17 TS and 2 Resource Rooms

19 Total Existing Rooms High School

Existing Middle School has 2 Resource Rooms (Version 2 one room to each)

In this version the Elementary School would need at least one additional teach station. Renovations might be considered to address Kindergarten classroom sizes and GSRP, access to gym, and some of the in-classroom restrooms, but existing facilities are overall sufficient.

The high school is three TS short and possibly one resource room. The fieldhouse could accommodate the additional PE needs. Cafeteria should still be adequate size.

Version D: 5-8 to Elementary

Grade	'23/24 Current	Total Current School Population	Bond Planning '28/29	Total Projected School Population	TS Ratio	# of TS	Whole # TS	TS per School	Resource Rooms per School	Total Rooms per School
K	76		68		20	3.40	4			
1	68		57		20	2.85	3			
2	76		52		20	2.60	3			
3	70		58		25	2.32	3			
4	59	349	56		25	2.24	3			
5	67		50		25	2.00	2			
6	48		56		25	2.24	3			
7	63		65		22.5	2.89	3			
8	77	255	54	516	22.5	2.40	3	27	5	32
9	88		50		21.25	2.35	3			
10	60		55		21.25	2.59	3			
11	85		38		21.25	1.79	2			
12	87	320	55	198	21.25	2.59	3	11	2	13
Total	924		714				38	85%		

Existing Elementary School has 18 TS and 3 (smaller) Resource Rooms				21	Total Existing Rooms Elementary
Existing High School has 17 TS and 2 Resource Rooms				22	Total Existing Rooms High School
Existing Middle School has 2 Resource Rooms (Version 3 both to Elementary)					
This version overloads the elementary school, and would require the addition of several classrooms. 7th & 8th graders would require additional TS and lockers relative to lower grades, and academic crossover opportunities with HS would be limited. Add 1 or 2 labs for science. Art would need enhancement for the program requirements.					
The high school is three TS short and possibly one resource room. The fieldhouse could accommodate the additional PE needs. Cafeteria should still be adequate size.					

Version E: 5-8 to High School

Grade	'23/24 Current	Total Current School Population	Bond Planning '28/29	Total Projected School Population	TS Ratio	# of TS	Whole # TS	TS per School	Resource Rooms per School	Total Rooms per School
K	76		68		20	3.40	4			
1	68		57		20	2.85	3			
2	76		52		20	2.60	3			
3	70		58		25	2.32	3			
4	59	349	56	291	25	2.24	3	16	3	19
5	67		50		22.5	2.22	3			
6	48		56		22.5	2.49	3			
7	63		65		22.5	2.89	3			
8	77	255	54		22.5	2.40	3			
9	88		50		21.25	2.35	3			
10	60		55		21.25	2.59	3			
11	85		38		21.25	1.79	2			
12	87	320	55	423	21.25	2.59	3	23	4	27
Total	924		714				39	84%		

Existing Elementary School has 18 TS and 3 (smaller) Resource Rooms				21	Total Existing Rooms Elementary
Existing High School has 17 TS and 2 Resource Rooms				19	Total Existing Rooms High School
Existing Middle School has 2 Resource Rooms (Version 4 both to High School)					
In this version Elementary School would need no additional classrooms. Renovations would be limited to address Kindergarten classroom sizes, GSRP access to gym, and in-classroom restroom sizes/accessibility.					
The high school is three TS short and possibly one resource room. The fieldhouse could accommodate the additional PE needs. Cafeteria should still be adequate size. accommodate the additional PE needs. Cafeteria should still be adequate given overall decrease in population size. Additional lab for science, additional lab for art.					