

# Bundles and Variations Packet

## Elementary Facility Plan

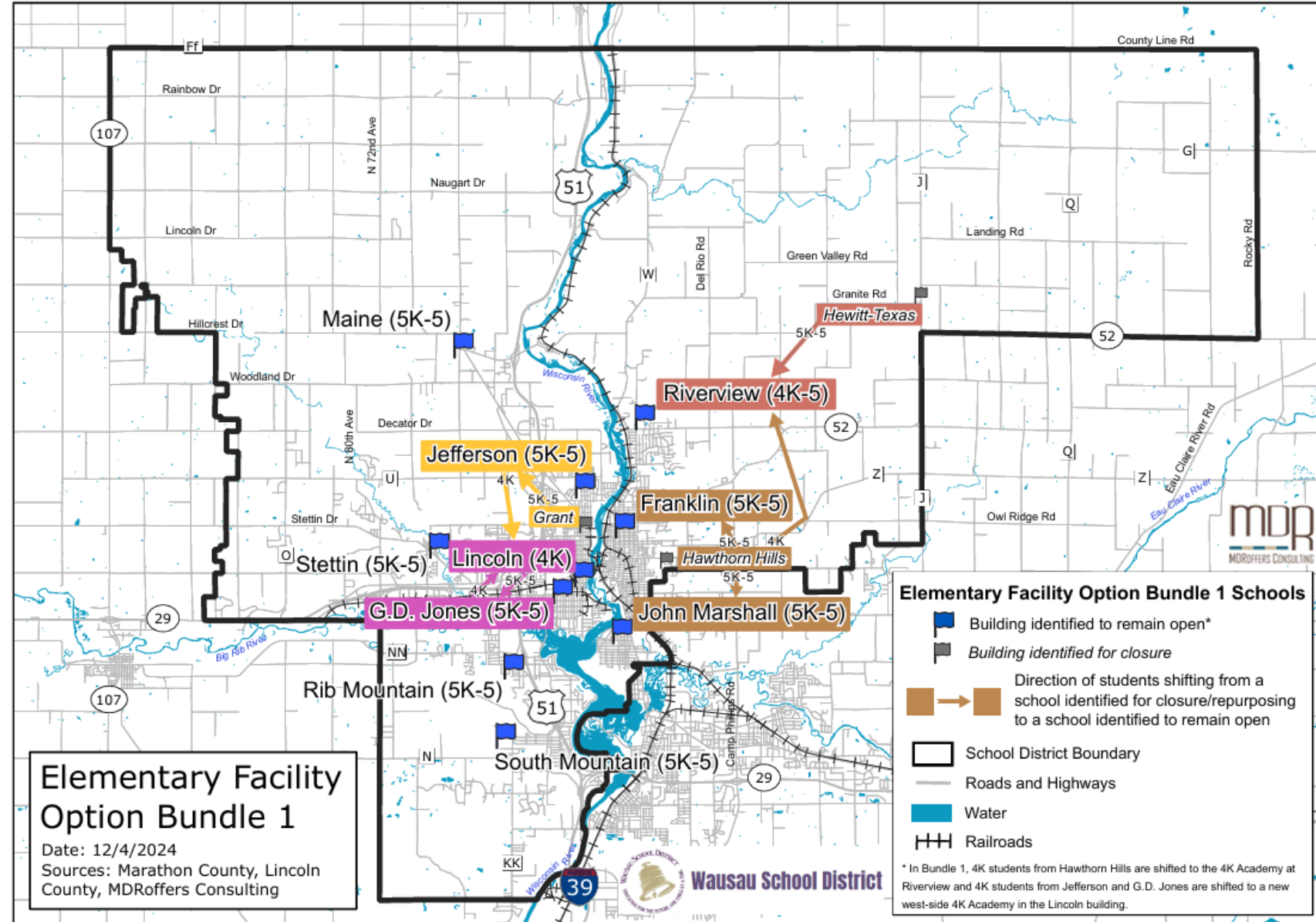
### Citizen Task Force

December 4, 2024



# Elementary Facility Option Bundle 1

- Hewitt-Texas to Riverview
- Hawthorn Hills to John Marshall/Franklin (& 4K Academy to Riverview)
- Grant to Jefferson (& 4K Academy from G.D. Jones to Lincoln)
- Lincoln to G.D. Jones (& 4K Academy from Jefferson to Lincoln)



# Why Bundle 1?

- Comprised of the Task Force's 4 most preferred consolidation options
- Comprehensive solution to fill most of 1,300 empty elementary seats
- Closes or repurposes two east side and two west side schools
- Remaining schools regularly spaced in community
- Receiver schools have large populations of walking zone students
- All schools that would be closed do not have separate gym and cafeteria spaces; all "receiver" schools do have such separate spaces
- All receiver schools have at least "more suitable" learning spaces



# Bundle 1 Against the Evaluation Criteria

## 1. Fiscal Responsibility

<b>10-year</b> maintenance costs avoided	~\$4.1M
<b>Annual</b> operating cost reduction (not bussing)	\$0.4-\$0.5M
<b>Annual</b> staff expense reduction (thru 3 yr attrition)	\$1.6-\$1.8M
State and federal funding impact (AGR/Title 1)	Likely Low
Projected number of bus routes	6-7 more
“Receiver” schools currently without A/C	2 (Franklin, Marshall)
Number of WSD buildings available for sale	3

Cost estimates are in 2024 dollars. Estimated \$0.6 million to add A/C to Franklin; \$0.9 million to Marshall.



# Bundle 1 Against the Evaluation Criteria

## 2. Efficient Building Utilization

School	Grades Served	Projected Enrollment		Building Capacity
		2027	2035	
Franklin	5K-5	272	249	301-334
G.D. Jones	5K-5	498	483	528-587
Jefferson	5K-5	471	433	524-582
John Marshall	5K-5	293	271	329-366
Lincoln	4K Academy	252	258	284-316*
Maine	5K-5	235	237	248-276
Rib Mountain	5K-5	170	182	248-276
Riverview	4K Academy, 5K-5	544	524	557-619
South Mountain	5K-5	209	211	373-414
Stettin	5K-5	324	348	373-414
<b>TOTAL</b>	<b>4K Academies + 5K-5</b>	<b>3,268</b>	<b>3,196</b>	<b>3,809-4,232</b>

Would use 84%-86% of total functional building capacity (up from ~70% today)

\* Lincoln's capacity would increase as a ½-day 4K Academy. What is shown is 5K-5 capacity.



# Bundle 1 Against the Evaluation Criteria

## 3. Maintain Educational Opportunities

School	Year built	Last addition/remodel	Usable Site Area	Separate gym & cafeteria?	A/C?	Learning space suitability
Franklin	1966	1996	Small	X		More Suitable
G.D. Jones	1997	2016	Small	X	X	Most Suitable
Jefferson	1956	2016	Small	X	X	Most Suitable
John Marshall	1922	2000	Small	X		More Suitable
Lincoln (4K only)	1970	1993	Small		X	More Suitable
Maine	1961	2000	Med.		X	Suitable
Rib Mountain	1955	1992	Med.		X	More Suitable
Riverview (4K)	1964	2022	Med.	X	X	Most Suitable
South Mountain	1997	2022	Large		X	More Suitable
Stettin	2000	2022	Large	X	X	More Suitable



# Bundle 1 Against the Evaluation Criteria

## 4. Minimize Impact on Students

Neighborhoods changing attendance areas	18 (24%)
2023-24 students changing attendance areas	952 (28%)
Impacts middle/high school attendance areas?	No



# Bundle 1 Against the Evaluation Criteria

## 5. Schools Close to Students

Receiver School	2023-24 elementary students living within...			2023-24 walking zone students reassigned to this school	Longest estimated bus travel time	Preschool and wrap-around care providers within 1 mile
	½ mile	1 mile	2 miles			
Franklin	61%	97%	100%	91	20-25 min	6
G.D. Jones	38%	90%	100%	94	20-25 min	3
Jefferson	43%	84%	100%	131	20-25 min	1
John Marshall	46%	62%	100%	88	20-25 min	2
Riverview (5K-5)	17%	33%	71%	0	35-45 min	0

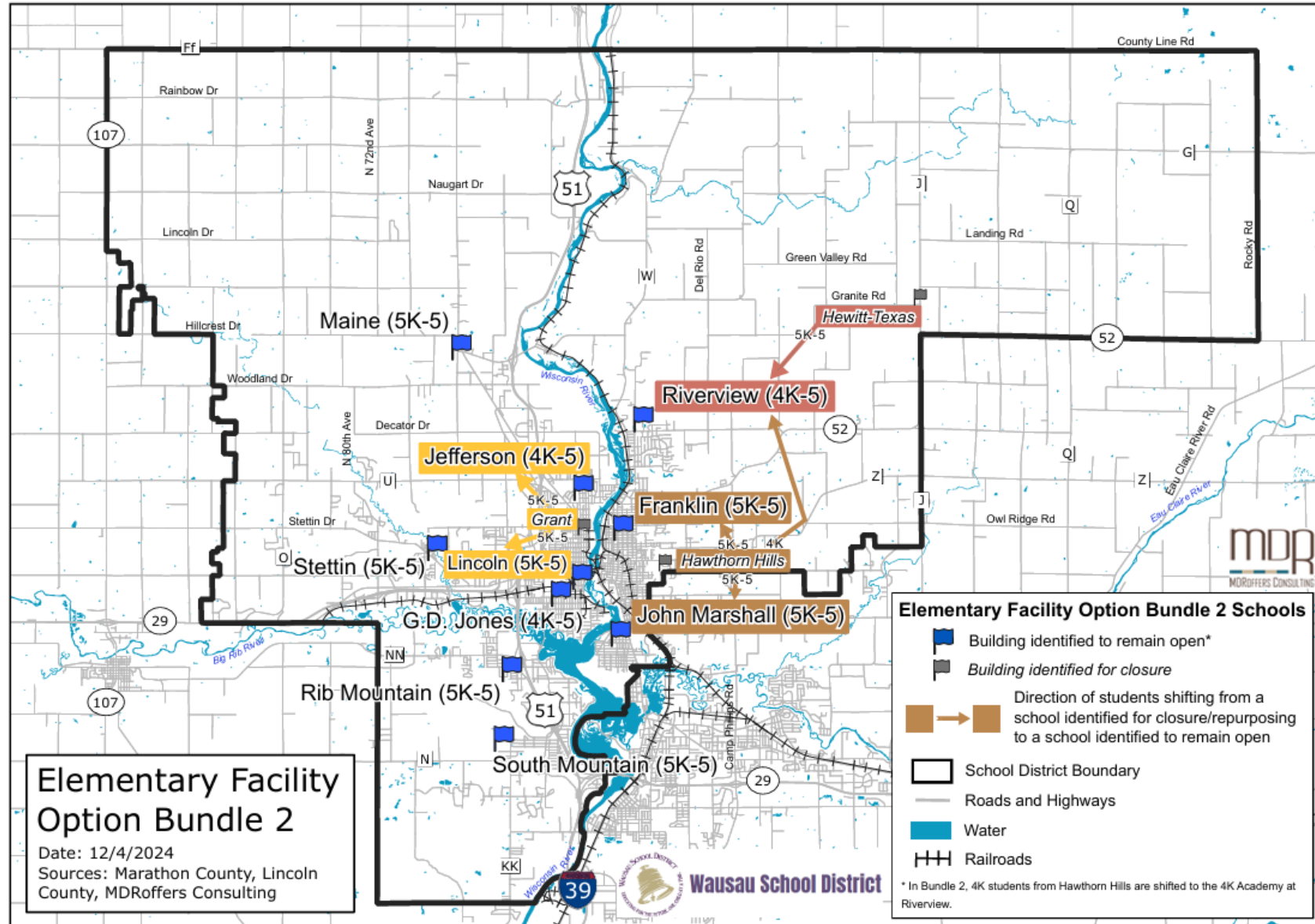
- Roughly 250 4K students, most from the west side of the District, would attend a consolidated 4K Academy at Lincoln, which would no longer serve grades 5K-5.
- Riverview would serve as the District's east side 4K Academy, in addition to remaining a grade 5K-5 site.





# Elementary Facility Option Bundle 2

- Hewitt-Texas to Riverview
- Hawthorn Hills to John Marshall/Franklin (& 4K Academy to Riverview)
- Grant to Jefferson/Lincoln



# Why Bundle 2?

- Represents more modest, incremental solution than Bundle 1, addressing some members' comments
- About half the number of students changing schools as Bundle 1
- Only Hawthorn Hills 4K Academy closed; other three 4K sites remain
- All schools that would be closed do not have separate gym and cafeteria spaces; all "receiver" schools have such separate spaces
- Remaining schools reasonably spaced
- Receiver schools have large populations of walking zone students
- All receiver schools have at least "more suitable" learning spaces



# Bundle 2 Against the Evaluation Criteria

## 1. Fiscal Responsibility

<b>10-year</b> maintenance costs avoided	~\$4.1M
<b>Annual</b> operating cost reduction (not bussing)	\$0.4-\$0.5M
<b>Annual</b> staff expense reduction (thru 3 yr attrition)	\$0.9-\$1.1M
State and federal funding impact (AGR/Title 1)	Likely Low
Projected number of bus routes	3-5 more
“Receiver” schools currently without A/C	2 (Franklin, Marshall)
Number of WSD buildings available for sale	3

Cost estimates are in 2024 dollars. Estimated \$0.6 million to add A/C to Franklin; \$0.9 million to Marshall.



# Bundle 2 Against the Evaluation Criteria

## 2. Efficient Building Utilization

School	Grades Served	Projected Enrollment		Building Capacity
		2027	2035	
Franklin	5K-5	272	249	301-334
G.D. Jones	4K Academy, 5K-5	465	467	528-587
Jefferson	4K Academy, 5K-5	504	472	524-582
John Marshall	5K-5	293	271	329-366
Lincoln	5K-5	252	235	284-316
Maine	5K-5	235	237	248-276
Rib Mountain	5K-5	170	182	248-276
Riverview	4K Academy, 5K-5	544	524	557-619
South Mountain	5K-5	209	211	373-414
Stettin	5K-5	324	348	373-414
<b>TOTAL</b>	<b>4K Academies + 5K-5</b>	<b>3,268</b>	<b>3,196</b>	<b>3,809-4,232</b>

Would use 84%-86% of total functional building capacity (up from ~70% today)



# Bundle 2 Against the Evaluation Criteria

## 3. Maintain Educational Opportunities

School	Year built	Last addition/remodel	Usable Site Area	Separate gym & cafeteria?	A/C?	Learning space suitability
Franklin	1966	1996	Small	X		More Suitable
G.D. Jones (4K)	1997	2016	Small	X	X	Most Suitable
Jefferson (4K)	1956	2016	Small	X	X	Most Suitable
John Marshall	1922	2000	Small	X		More Suitable
Lincoln	1970	1993	Small		X	More Suitable
Maine	1961	2000	Med.		X	Suitable
Rib Mountain	1955	1992	Med.		X	More Suitable
Riverview (4K)	1964	2022	Med.	X	X	Most Suitable
South Mountain	1997	2022	Large		X	More Suitable
Stettin	2000	2022	Large	X	X	More Suitable



# Bundle 2 Against the Evaluation Criteria

## 4. Minimize Impact on Students

Neighborhoods changing attendance areas	14 (18%)
2023-24 students changing attendance areas	500 (15%)
Impacts middle/high school attendance areas?	No



# Bundle 2 Against the Evaluation Criteria

## 5. Schools Close to Students

Receiver School	2023-24 elementary students living within...			2023-24 walking zone students reassigned to this school	Longest estimated bus travel time	Preschool and wrap-around care providers within 1 mile
	½ mile	1 mile	2 miles			
Franklin	61%	97%	100%	91	20-25 min	6
Jefferson	46%	84%	100%	86	20-25 min	1
John Marshall	46%	62%	100%	88	20-25 min	2
Lincoln	49%	91%	100%	46	20-25 min	3
Riverview (5K-5)	17%	33%	71%	0	35-45 min	0



## Variation A – Single 4K Academy at Hawthorn Hills

- Suggested at 11/13 Task Force meeting
- Hawthorn Hills building repurposed as District's sole 4K Academy
- Further increases efficiency in delivery of 4K education
- Hawthorn Hills is in relatively newer building with A/C, “most suitable” learning spaces, and functional capacity for 381 elementary students (4K capacity may differ)
- Hawthorn Hills has one-road in and out and is on the east edge of the District, increasing distance between many 4K students and nearest 4K Academy





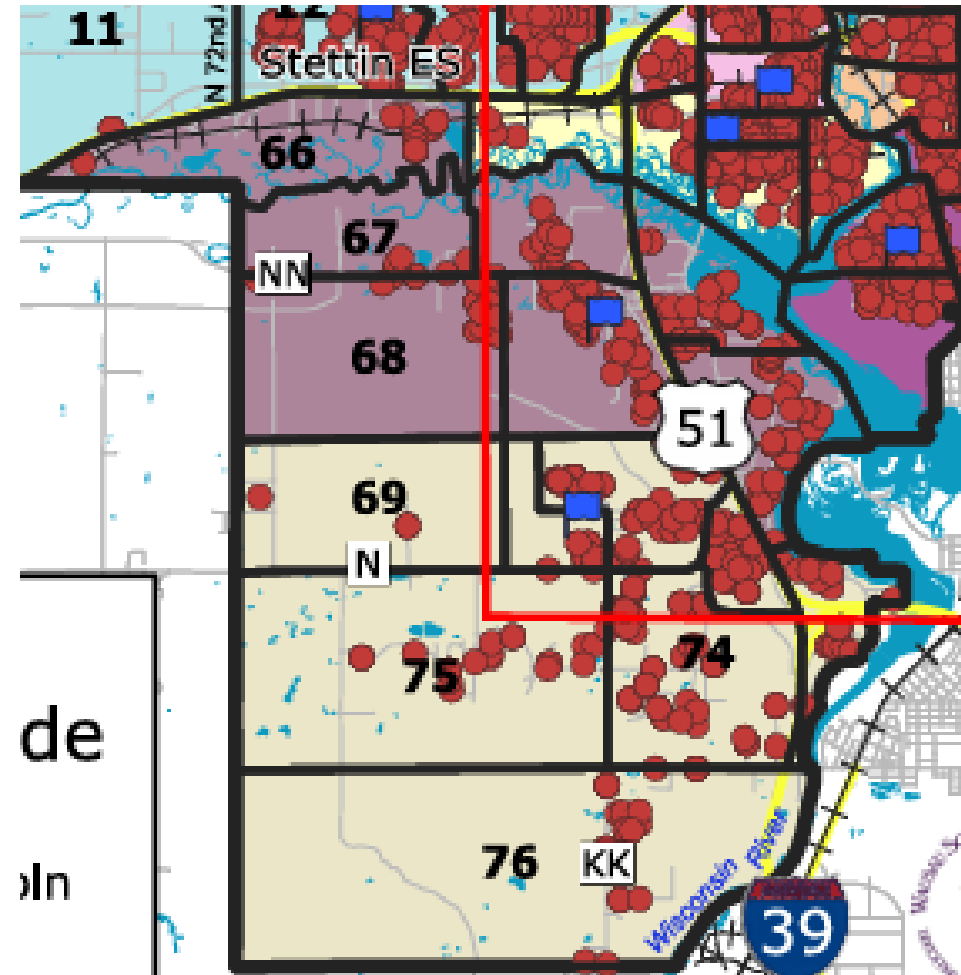
# Variation A – Single 4K Academy at Hawthorn Hills

- How Variation A would change Bundle 1:
  - Hawthorn Hills would replace both Lincoln and Riverview 4K Academies
  - Riverview would remain a 5K-5 school, while Lincoln building would close
  - Increases 10-year maintenance costs avoided from about \$4.1 to \$6.0 million (i.e., saves additional ~\$1.9 million in deferred maintenance costs)
- How Variation A would change Bundle 2:
  - Hawthorn Hills would replace G.D. Jones, Jefferson, and Riverview 4K Academies, with these three buildings remaining open as 5K-5 schools
  - G.D. Jones would decrease from 85% to about 60% of building capacity
  - Two buildings would close instead of three, increasing 10-year maintenance costs by around \$0.6 million and disabling annual operating cost savings of around \$200,000 to \$220,000



# Variation B – Rib Mountain to expanded South Mountain

- Potential addition to either Bundle 1 or Bundle 2
- Suggested by Task Force members at a few meetings, including when reviewing prior “Rib Mountain to South Mountain/G.D. Jones” option
- Feasible only with a classroom expansion at South Mountain



# Variation B – Rib Mountain to expanded South Mountain

## 1. Fiscal Responsibility

- Would require at least a 2-classroom addition at South Mountain (\$2+ million in 2024 dollars)
- South Mountain does not currently have a separate cafeteria and gym, so Variation B may suggest a new cafeteria and kitchen enhancements there at an estimated \$2.5-2.9 million cost
- Compared to base options, closing Rib Mountain would avoid an additional ~\$2.1 million in 10-year maintenance costs, save an additional \$160,000-180,000 in annual operating costs, and have between to \$540,000 to \$580,000 in annual staff expense reduction (after 3 yrs attrition)



# Variation B – Rib Mountain to expanded South Mountain

## 2. Efficient Building Utilization

School	Grades Served	Projected Enrollment		Building Capacity
		2027	2035	
EXPANDED South Mountain	5K-5	379	393	422-468
WSD ELEMENTARY TOTAL	4K Academies + 5K-5	3,268	3,196	3,566-3,962

- Expanded South Mountain building capacity (from current 373-414) assumes a 2-classroom addition, which would add 49-54 student capacity
- This variation added to either bundle would use 90% to 92% of the total elementary school building capacity in the District



# Variation B – Rib Mountain to expanded South Mountain

## 3. Maintain Educational Opportunities

- South Mountain built in 1997 with last addition/remodel in 2022; Rib Mountain built in 1955 with last addition/remodel in 1992
- Both schools now have “more suitable” learning spaces, medium/large sites, & A/C, but not separate gyms and cafeterias



# Variation B – Rib Mountain to expanded South Mountain

## 4. Minimize Impact on Students

- An additional 198 students would change attendance areas compared to base bundles (using current students)
- 34% of elementary students in modified Bundle 1 would change schools (compared to 28% in base Bundle 1)
- 20% of elementary students in modified Bundle 2 would change schools (compared to 15% in base Bundle 2)

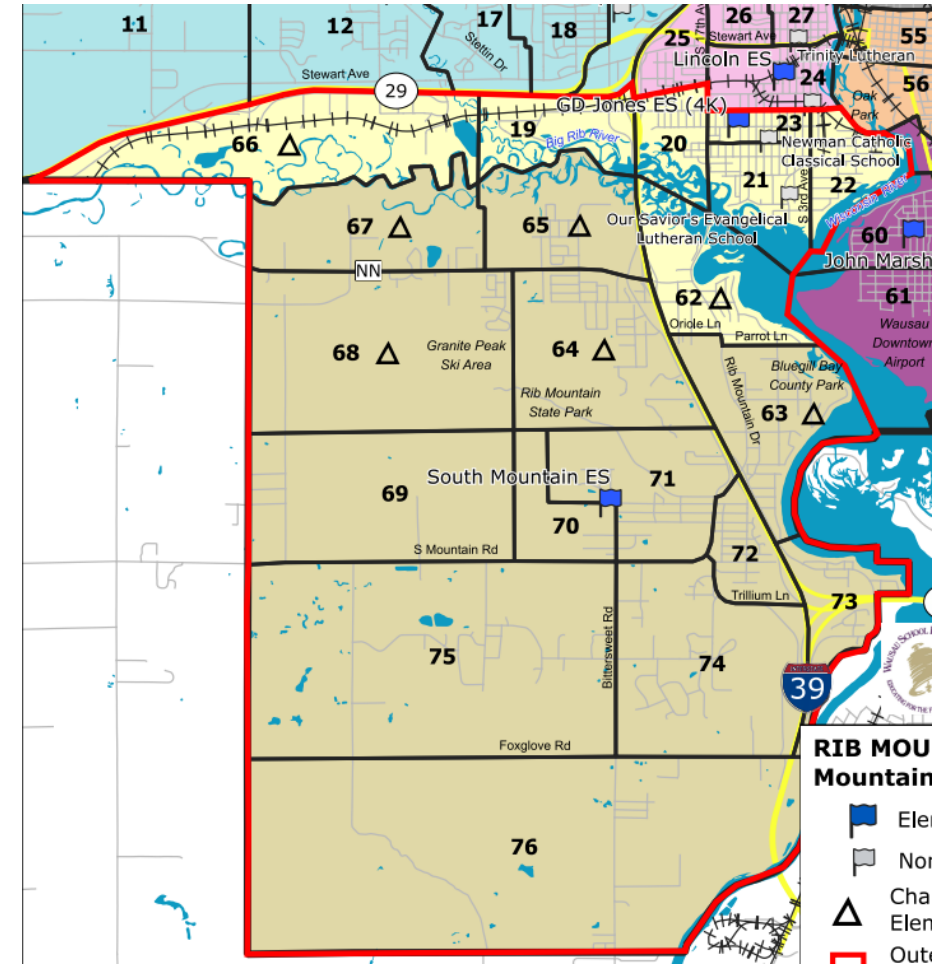
## 5. Schools Close to Students

- 10% of South Mountain's students would live within ½ mile, 29% within 1 mile, and 87% within 2 miles



# Variation C – Rib Mountain to South Mountain/G.D. Jones

- Revisitation of 10/9 option
- Received 5.8 preference rating (i.e., middle group) from Task Force members after 11/13 meeting
- Potential addition to Bundle 2 only
- In Bundle 1, Lincoln students would be shifted to G.D. Jones, not leaving enough room for some Rib Mountain students to also shift to G.D. Jones



# Variation C – Rib Mountain to South Mountain/G.D. Jones



## Elementary Facility Option Evaluation Dashboard RIB MOUNTAIN to South Mountain/G.D. Jones

10/9/24

PRIMARY CRITERION

### Criterion 1: Fiscal Responsibility

10-year maintenance costs avoided	~\$2.1M
Annual operating cost reduction	\$160-\$180K
Staff expense reduction (through 3 yr attrition)	\$260-\$300K
State and federal funding impact (AGR/Title 1)	Low
Projected number of bus routes	Likely 2 more

Cost estimates are in 2024 dollars. Option could also yield one-time sale revenue.

CRITERION MET?

Yes No Not Sure

MY NOTES: \_\_\_\_\_

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\_\_\_\_\_

### Criterion 2: Efficient Building Utilization

School	2023-24 Enrollment	Projected Enrollment		Building Capacity
		2027	2035	
Rib Mountain	198	-	-	248-276
South Mountain	217	329	348	373-414
G.D. Jones (4K)	441	502	499	528-587

Enrollment per MDRoffers' projections; building capacity range per District.

CRITERION MET? Yes No Not Sure

MY NOTES: \_\_\_\_\_

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### Criterion 3: Maintain Educational Opportunities

School	Year built	Last addition/remodel	Site area	Separate gym & cafeteria?	A/C?	Learning space suitability
Rib Mountain	1955	1992	Medium		X	More Suitable
South Mountain	1997	2022	Large		X	More Suitable
G.D. Jones	1997	2016	Small	X	X	Most Suitable

CRITERION MET? Yes No Not Sure

MY NOTES: \_\_\_\_\_

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### Criterion 4: Minimize Impact on Students

Neighborhoods changing attendance areas	7 (10%)
2023-24 students changing attendance areas	198 (6%)
To South Mountain Elementary	133 (67%)
To G.D. Jones Elementary	65 (33%)
Impacts middle/high school attendance areas?	No

CRITERION MET? Yes No Not Sure

MY NOTES: \_\_\_\_\_

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### Criterion 5: Schools Close to Students

School	2023-24 elementary students living within...			2023-24 walking zone students assigned to this school	Longest estimated bus travel time	Preschool and wrap-around care providers within 1 mile
	¼ mile	1 mile	2 miles			
South Mountain	12%	29%	83%	97	25-30 min	3
G.D. Jones	34%	56%	67%	41	25-30 min	3

CRITERION MET? Yes No Not Sure

MY NOTES: \_\_\_\_\_

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This dashboard is NOT a proposal for attendance area adjustments or consolidation. Instead, it is intended to aid the Task Force in evaluating one of several potential options for how elementary schools and attendance areas could potentially be adjusted to satisfy these five option evaluation criteria. If ultimately recommended, this option could be combined with others. The October 9, 2024 Task Force meeting presentation provides more information on the methodologies for calculating metrics presented in this dashboard.



# Review of Bundle 1 and its Potential Variations

- Bundle 1
  - Hewitt-Texas to Riverview (also serving as east side's 4K Academy)
  - Hawthorn Hills to John Marshall/Franklin
  - Lincoln to G.D. Jones (with G.D. Jones no longer 4K Academy)
  - Grant to Jefferson (with Jefferson no longer 4K Academy)
  - Lincoln repurposed as west side's 4K Academy
- Bundle 1 + Variation A
  - Bundle 1, except single 4K Academy at Hawthorn Hills instead of Lincoln and Riverview 4K Academies
- Bundle 1 + Variation B
  - Bundle 1, plus Rib Mountain to expanded South Mountain option



# Review of Bundle 2 and its Potential Variations

- Bundle 2
  - Hewitt-Texas to Riverview (also serving as east side's 4K Academy)
  - Hawthorn Hills to John Marshall/Franklin
  - Grant to Jefferson/Lincoln
- Bundle 2 + Variation A
  - Bundle 2, plus single 4K Academy at Hawthorn Hills instead of G.D Jones, Jefferson, and Riverview 4K Academies
- Bundle 2 + Variation B
  - Bundle 2, plus Rib Mountain to expanded South Mountain option
- Bundle 2 + Variation C
  - Bundle 2, plus Rib Mountain to South Mountain/G.D. Jones option

