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Reardan-Edwall Community Facilities Solutions Committee

Meeting #2

1-15-26

Meeting Agenda
January 15, 2026
5:30 – 7:30pm

1. Welcome and Q and A
2. Review of Committee Charge, Timelines and Deliverables
3. SWOT Analysis of Community Outreach and Survey Engagement - Meagan Garrett
    a. Discussion
4. Facility Advisory Committee Identification of Potential Projects
5. NE Property Discussion
6. Around the Room
7. Next Meeting Date/Time

Community Facility Solutions Committee Members

Committee Members

- Nick Landt (Chair)
- Ryan Clouse (Vice Chair)
- Geoff Schulz
- Jack Soliday
- Karen Soliday
- Charlotte Preuschoff
- Thomas Bocook
- Jill Schwartz
- Nicole Collier
- Dale Swant
- Virginia Henderson
- Dan'a Borland
- Jennie Wagner
- Fred Fleming
- Jennifer Camp
- Kelsey Swegle
- Shannon Landt
- Gail Daniels
- Drew Payne

District Representatives

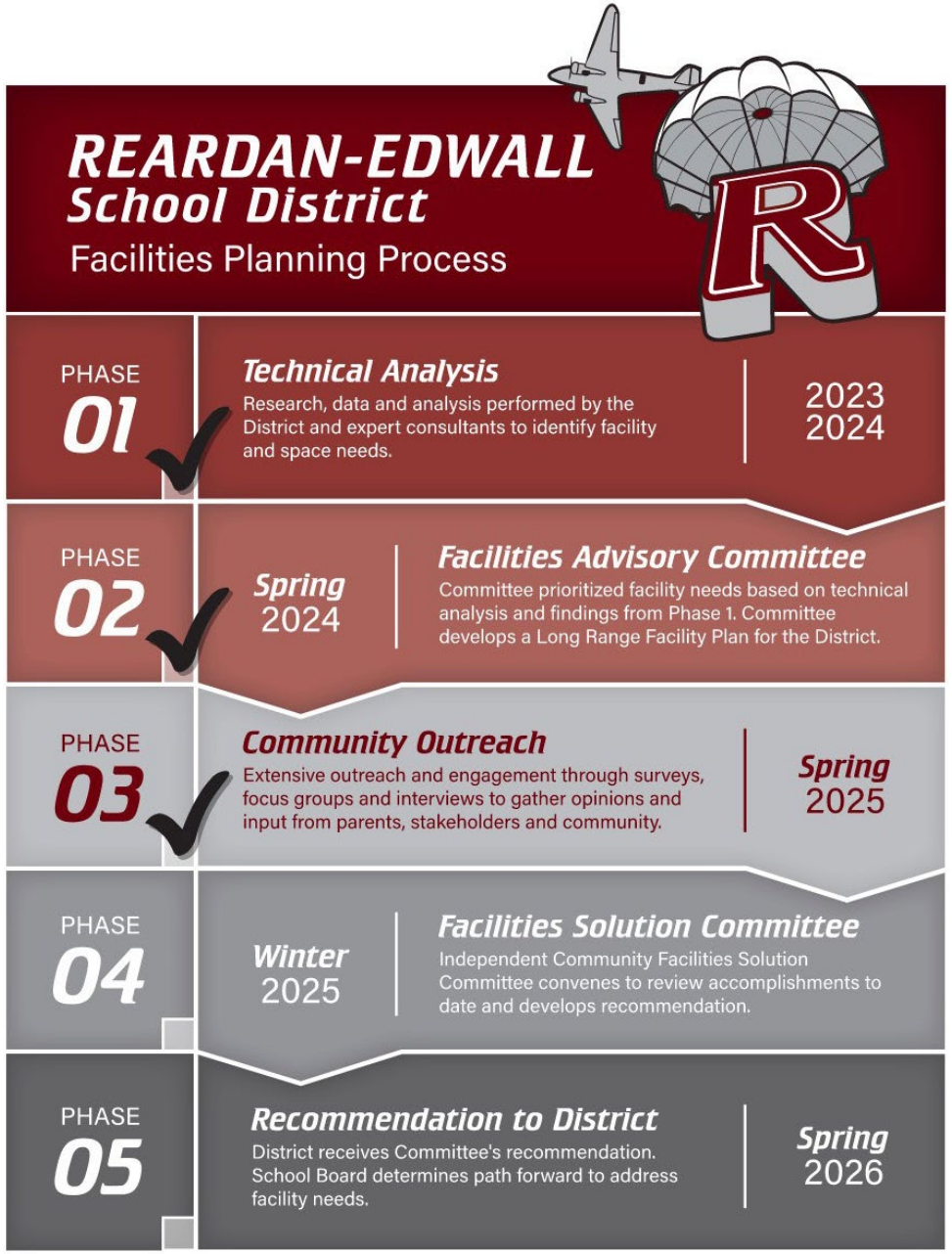
- Superintendent Eric Sobotta
- School Board Members
  - Jenny Cox
  - Tessa Wicks

Committee Support

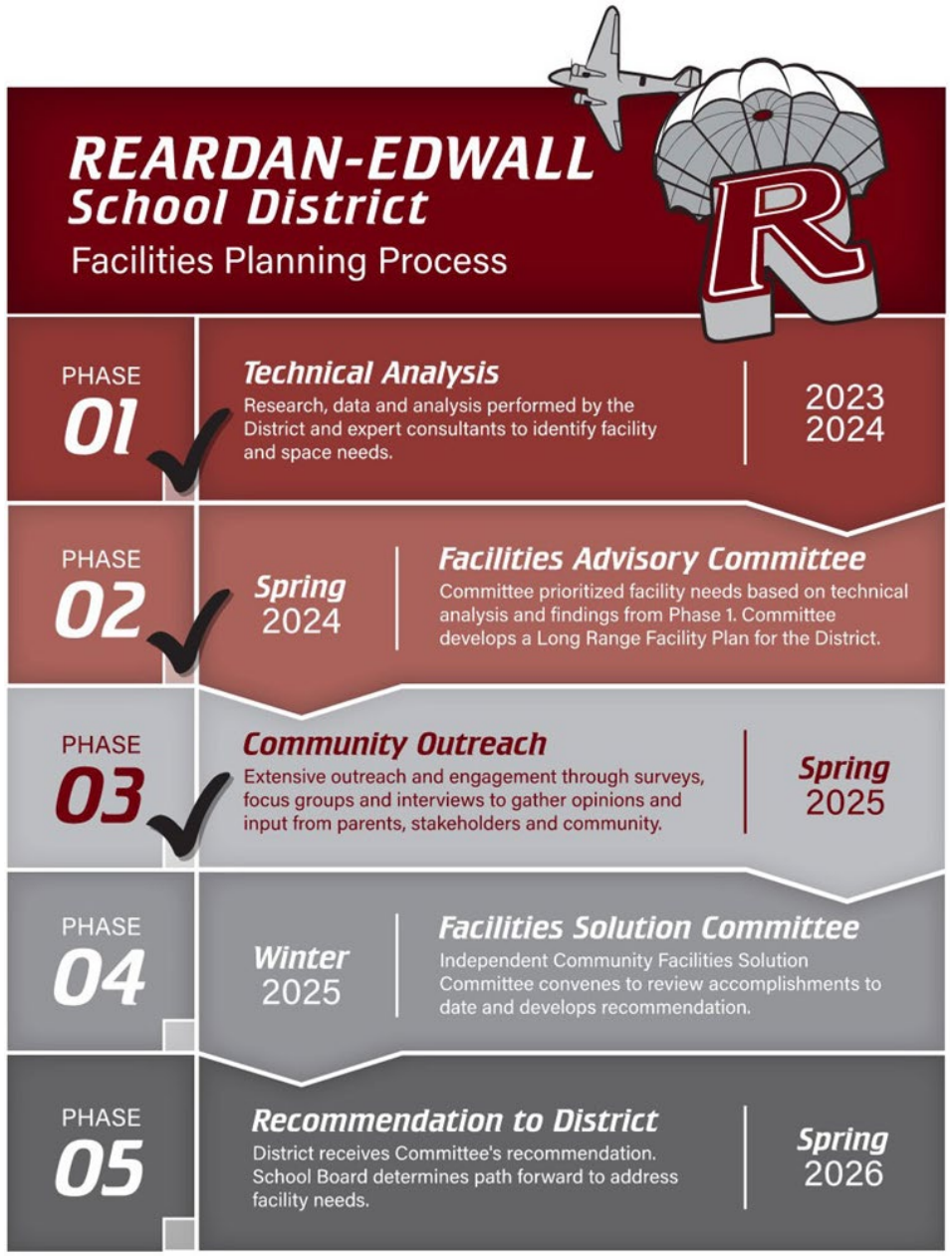
- Wade Smith
- Gene Sementi
- Meagan Garrett

Reardan-Edwall
Facilities Planning Process

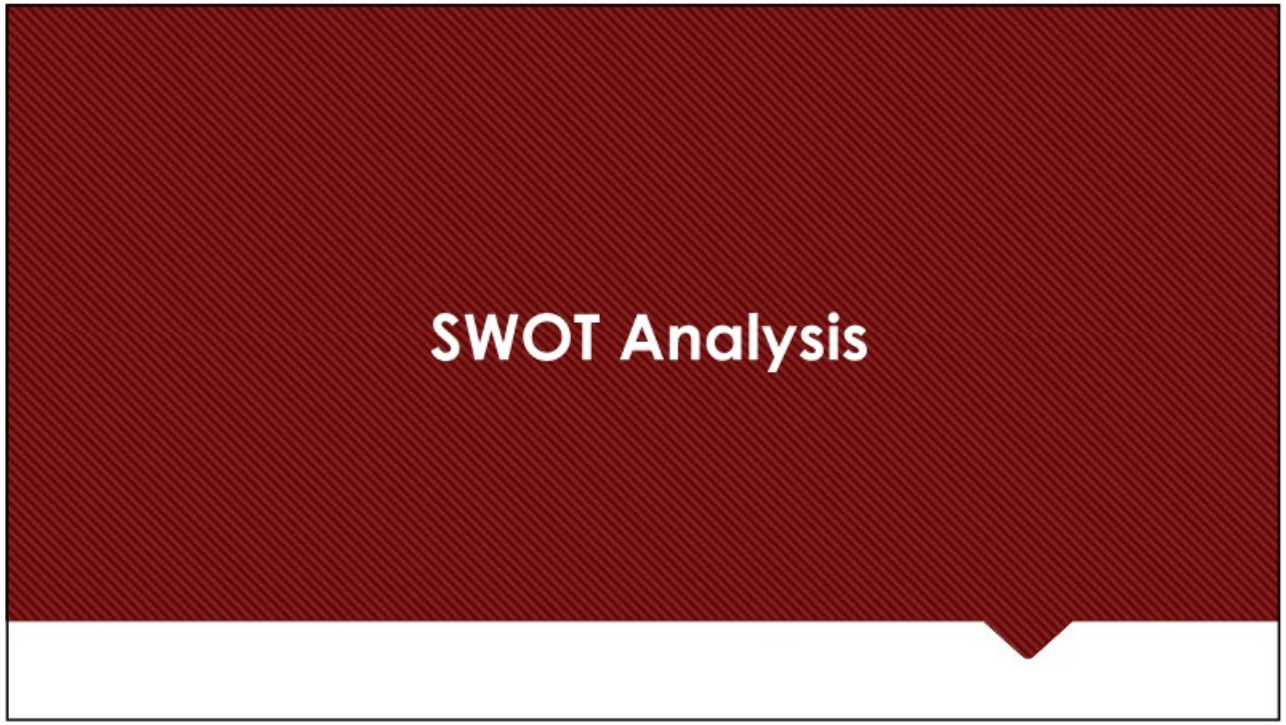
A Comprehensive 5-Phase Approach



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Phase 3: SWOT Analysis



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Committee Charge Summary

The Reardan-Edwall School District requests the CFSC to convene regularly to complete the work necessary to deliver long term capital planning direction for district consideration.

The Committee is tasked to deliver a final report to the district no later than May 27, 2026. The recommendation will consist of capital programming recommendations for district consideration. Over the course of the CFSC's term, the committee will:

- Approve and implement a timeline of activities and accomplishments necessary to support a comprehensive final report and recommendation by May 27, 2026.
- Report regularly their progress to the district and School Board through the Committee chair, Superintendent or others, as necessary.
- Analyze the data, findings and feedback from the 2024 Facilities Advisory Committee.
- Recommend to the Superintendent appropriate evaluations and studies necessary to inform their work.
- Request additional data or support deemed necessary to inform the committee's recommendation.

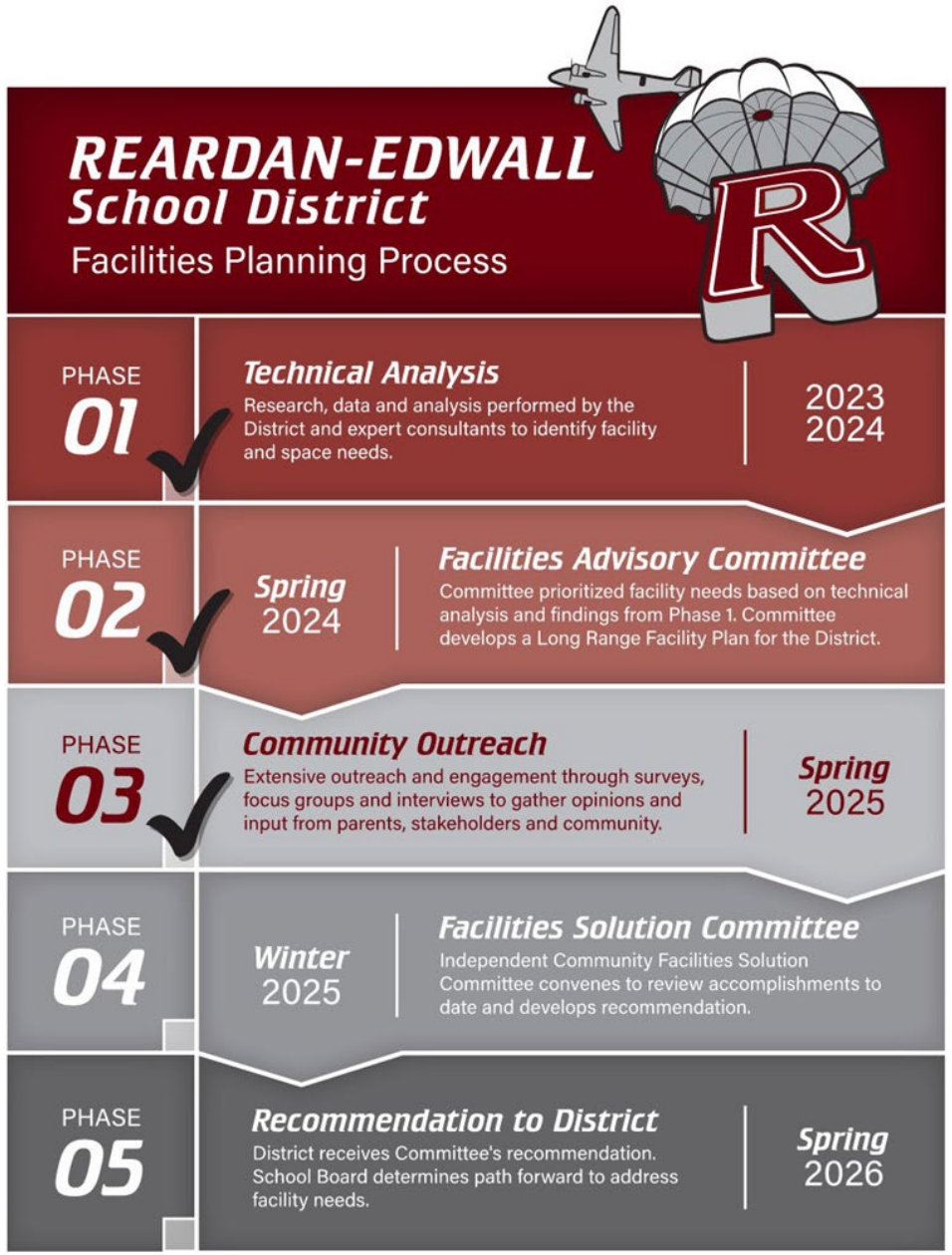
Committee Charge Summary

The committee's recommendation must,

- prioritize facility needs, addressing urgent capital needs first
- prioritize teaching and learning needs
- address current and projected student population and program needs
- make every attempt to bring student and staff learning/teaching environments up to current standards
- leverage the existing the long-term facility program plan established to inform recommendations
- consist of pragmatic solutions that help ensure longevity, durability, and lower long-term maintenance and upkeep costs
- include deliberate opportunities for community and stakeholder input
- capitalize on current infrastructure and historical community investment
- consider student, staff, and community safety considerations

When feasible,

- consider and incorporate alternatives to capital construction
- partner with local organizations to capitalize on cooperative spaces/needs
- capitalize on outside funding streams/opportunities in order to decrease local and/or district costs
- provide lower cost alternatives that do not compromise on core facility and learning tenets
- incorporate efficiencies and other practices to reduce long-term operational costs



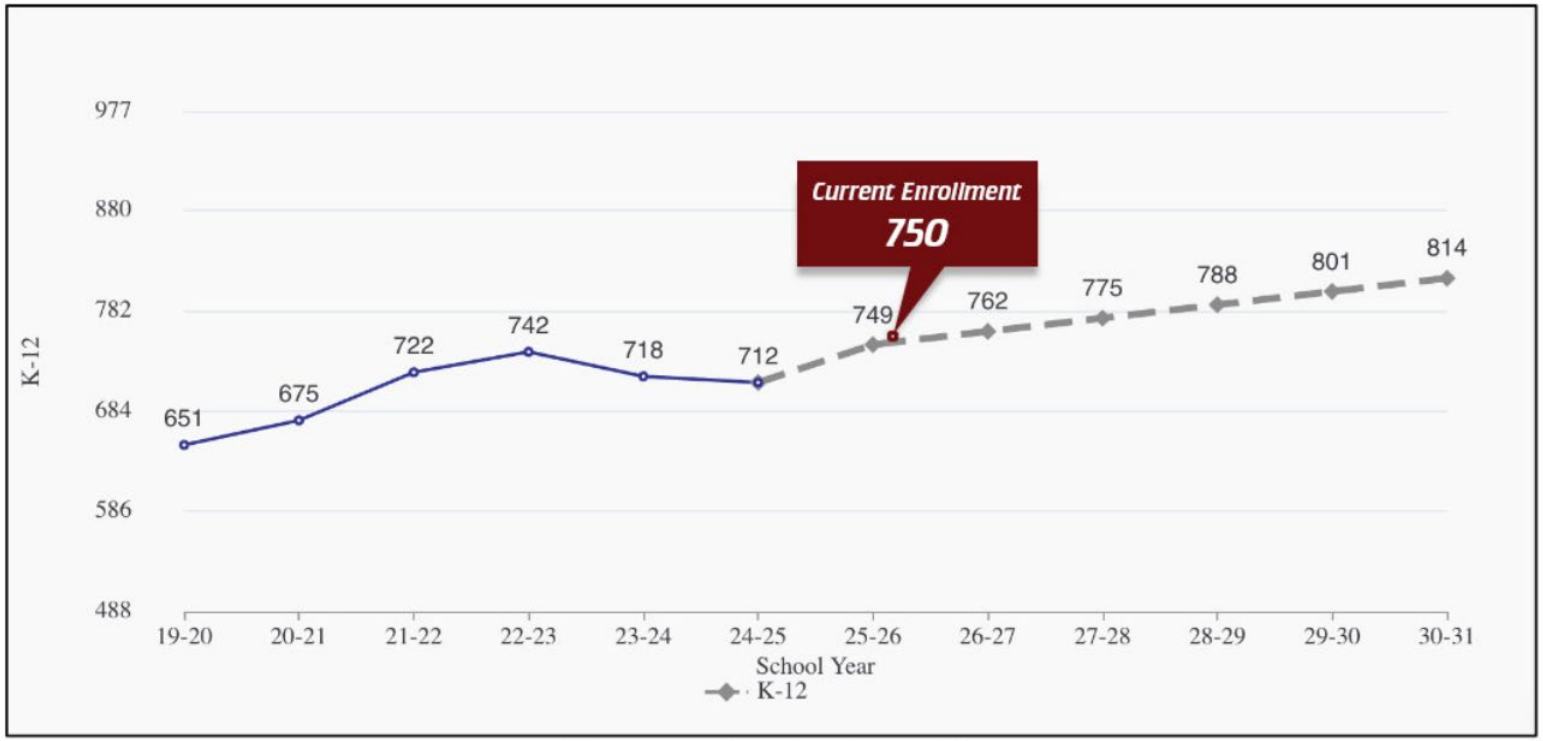
Phase 1 Review: Technical Analysis

- 3rd-Party Enrollment Review by Teeter Crocker Education Specialists
  - Analyzed historic and projected student enrollment utilizing multiple modeling approaches
- Comprehensive Study & Survey by ALSC Architects and Engineering Consultants
  - Paid for by state grant
  - 60-page technical analysis that included:
    - Evaluation of the architectural, structural, mechanical and electrical components by architectural and engineering consultants
    - Evaluation of educational spaces and adequacy

Teeter Crocker Enrollment Projections

- Utilizing two highly effective models (percentage change and linear regression), they anticipate that student enrollment could crest 800 students by 2030.

REARDAN-EDWALL SCHOOL DISTRICT
LINEAR REGRESSION MODEL – GRAPHIC

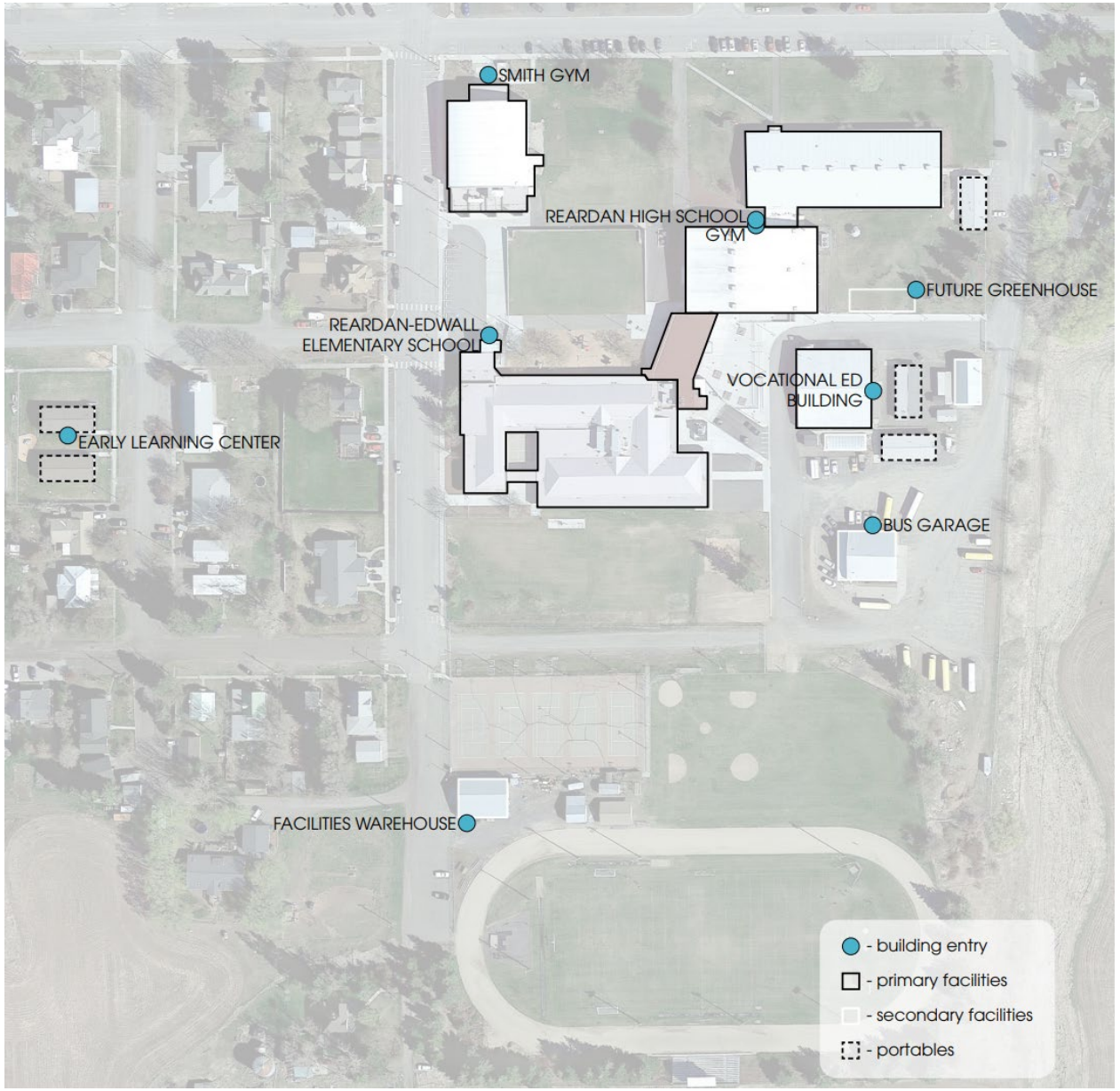


Source: Teater-Crocker, 2025

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Study & Survey Summary

- Reardan Elementary
  - 1954 build with small addition in 2019
  - 45,112 sq ft
  - BCA Score: 90.00 (Good)
- Smith Gym
  - 1960 build
  - 14,515 sq ft
  - BCA Score: 90.47 (Good)
- Reardan High School & Vocational Building
  - 1979 build
  - 40,644 sq ft (HS) / 13,577 sq ft (Voc)
  - BCA Scores:
    - High School: 62.59 (Fair)
    - Vocational: 57.08 (Fair)



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Campus



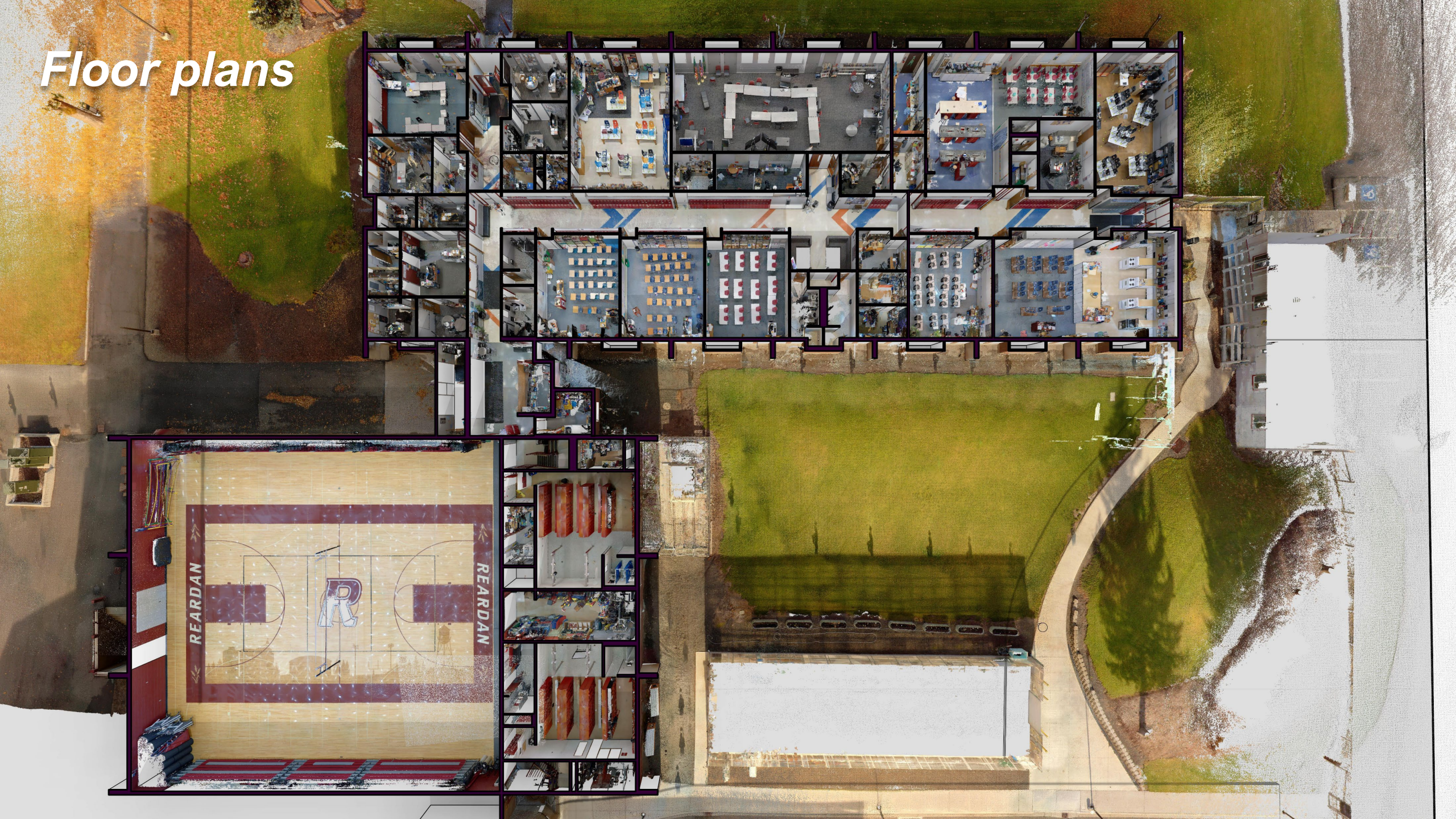
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Buildings




Roofs

Floor plans

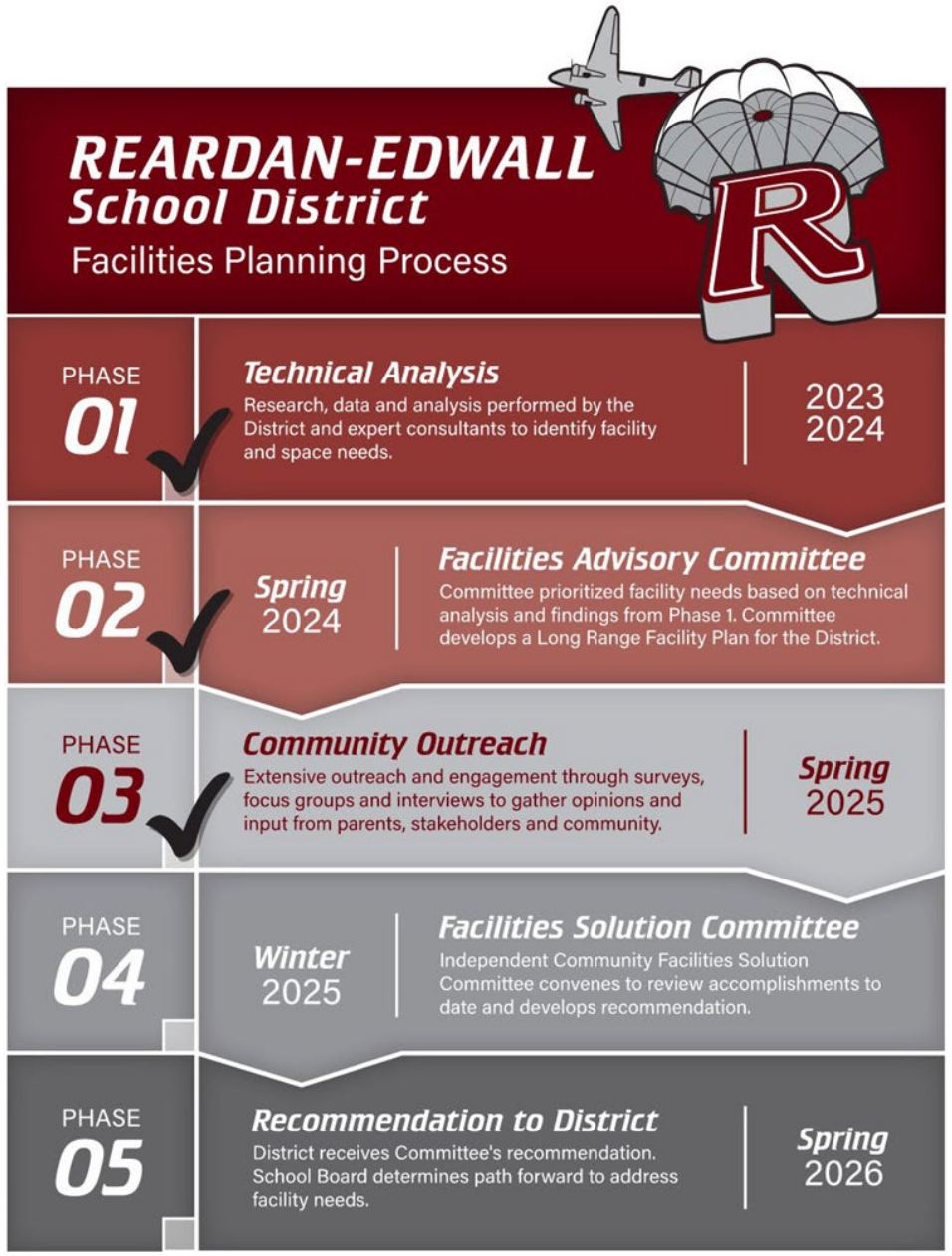


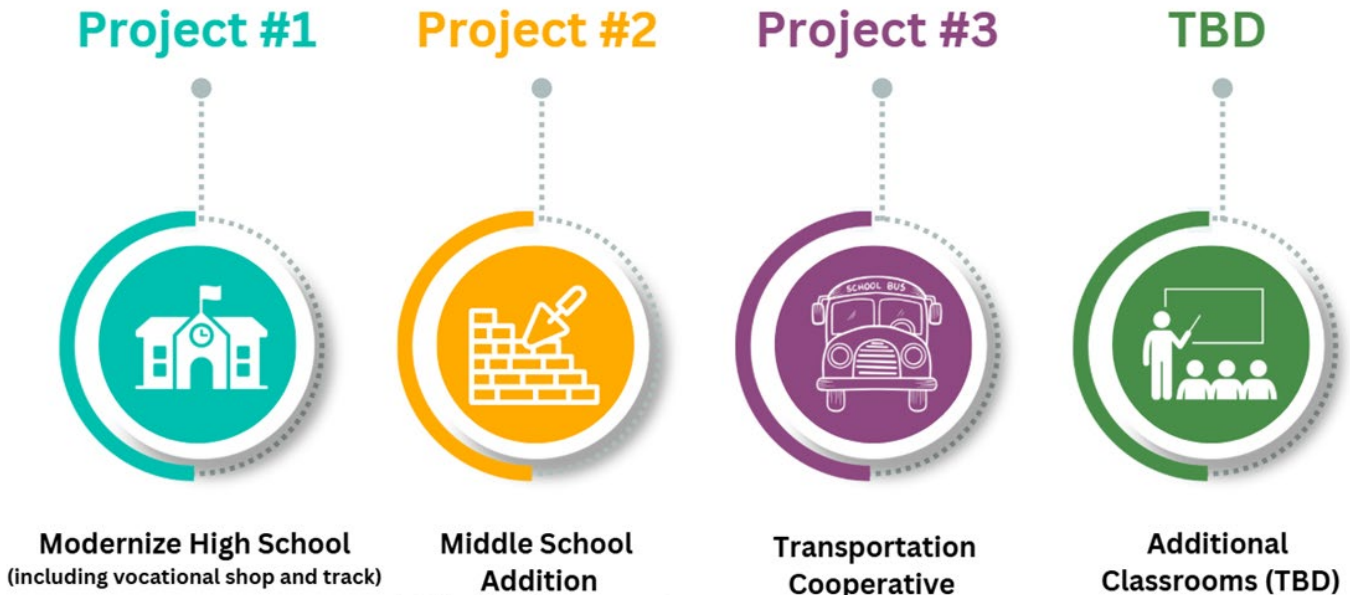
Floor plans





Phase 2: Facilities Advisory Committee





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High School Modernization Recommendation

Project #1



Summary of High School Improvements:

- New fan coils and ducting; new electrical infrastructure with increased capacity; new lighting; upgraded plumbing; remodel of interior finishes; new doors and hardware; new double-pane windows; fire sprinkler suppression system; new gym roof; exterior paint for the high school and Vo-Ag buildings; the addition of awnings at key entry points and drop off areas; new gutters and snow stops on the roofs; install a new rubberized track; new lockers in the High School hallways and gym locker rooms.
- Estimated costs: $26.33M
- Eligible for an estimated $14M in SCAP.

Middle School Addition or NE Property Small School

Project #2



- Additional 9 MS classrooms (10,484 sf) on the main campus / or construct a small school of 6 classrooms (17,600 sf) on the NE property to free up classrooms on the main campus.
  - ($10.2M) Main Campus Option: the Middle School Addition would include 9 new classrooms and support spaces (bathrooms, storage rooms, custodial).
  - ($11.8M) NE Property Option: construct small elementary school annex. This project would include 6 classrooms, a small gym/multipurpose space, cafeteria, kitchen, offices, and support spaces (bathrooms, custodial, storage, etc.). Estimated 17,600sf with limited site work and no off-site utility work.
- Both are eligible for an estimated $2.9M in SCAP.

Transportation Cooperative Recommendation

- Construct a 10,500sf transportation maintenance facility on the Brommer Road property.
- Estimated Cost: $5.2M (eligible for $4M in SCAP)



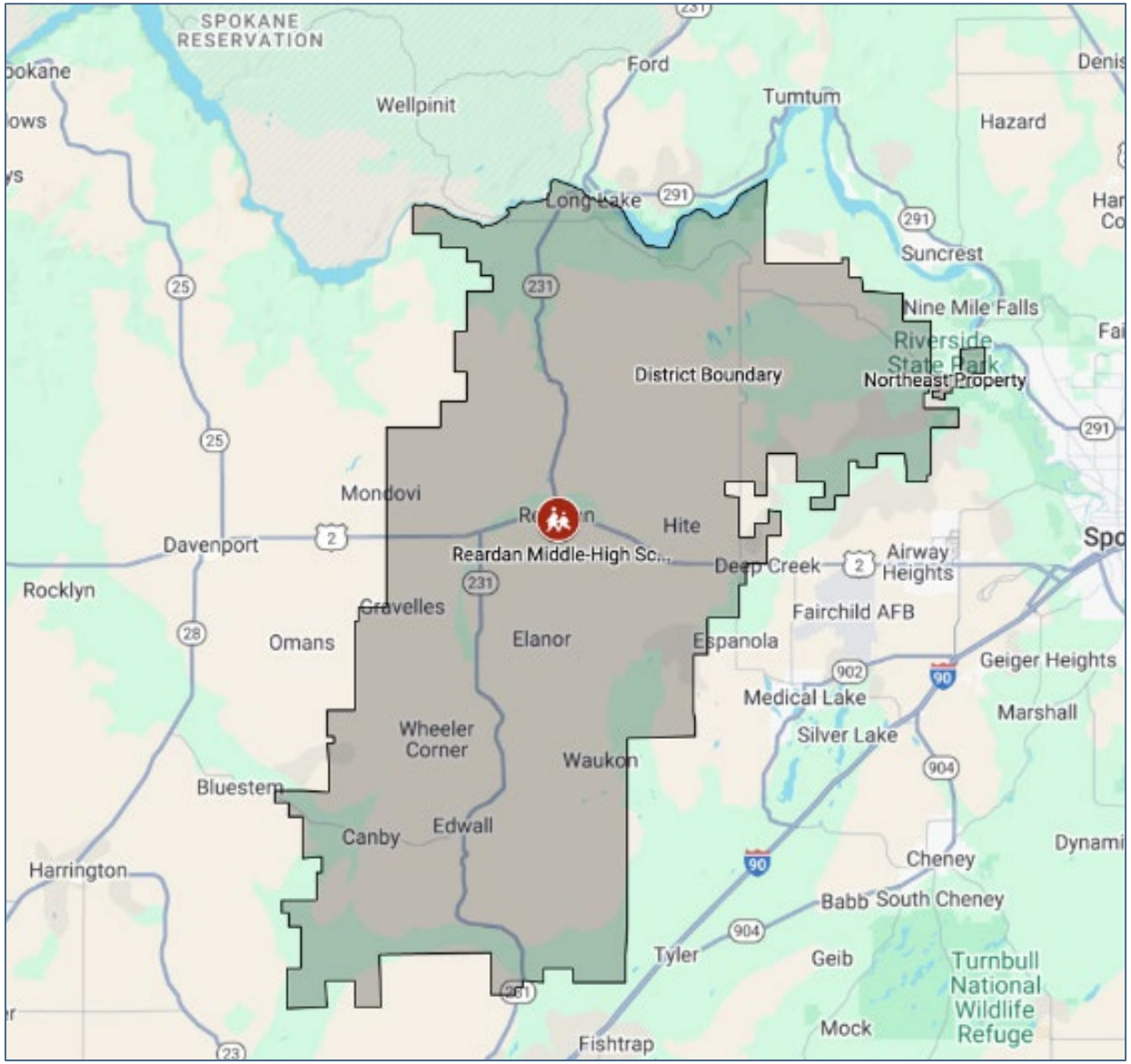
Other Projects

- School/Community Track
- Projects through State Parks - Brommer Road and Town of Reardan Comprehensive Parks Plan
- School Awnings (if not part of modernization projects)
- South playground and playfield upgrades
- Updates to portable buildings (if not part of modernization projects)
- Wrestling room modernization & addition
- Security and Safety Upgrades (if not part of modernization projects)
- Emergency Generators in both schools
- Modernize Athletic Field Bathrooms
- Finish Tennis Court Refurbishment



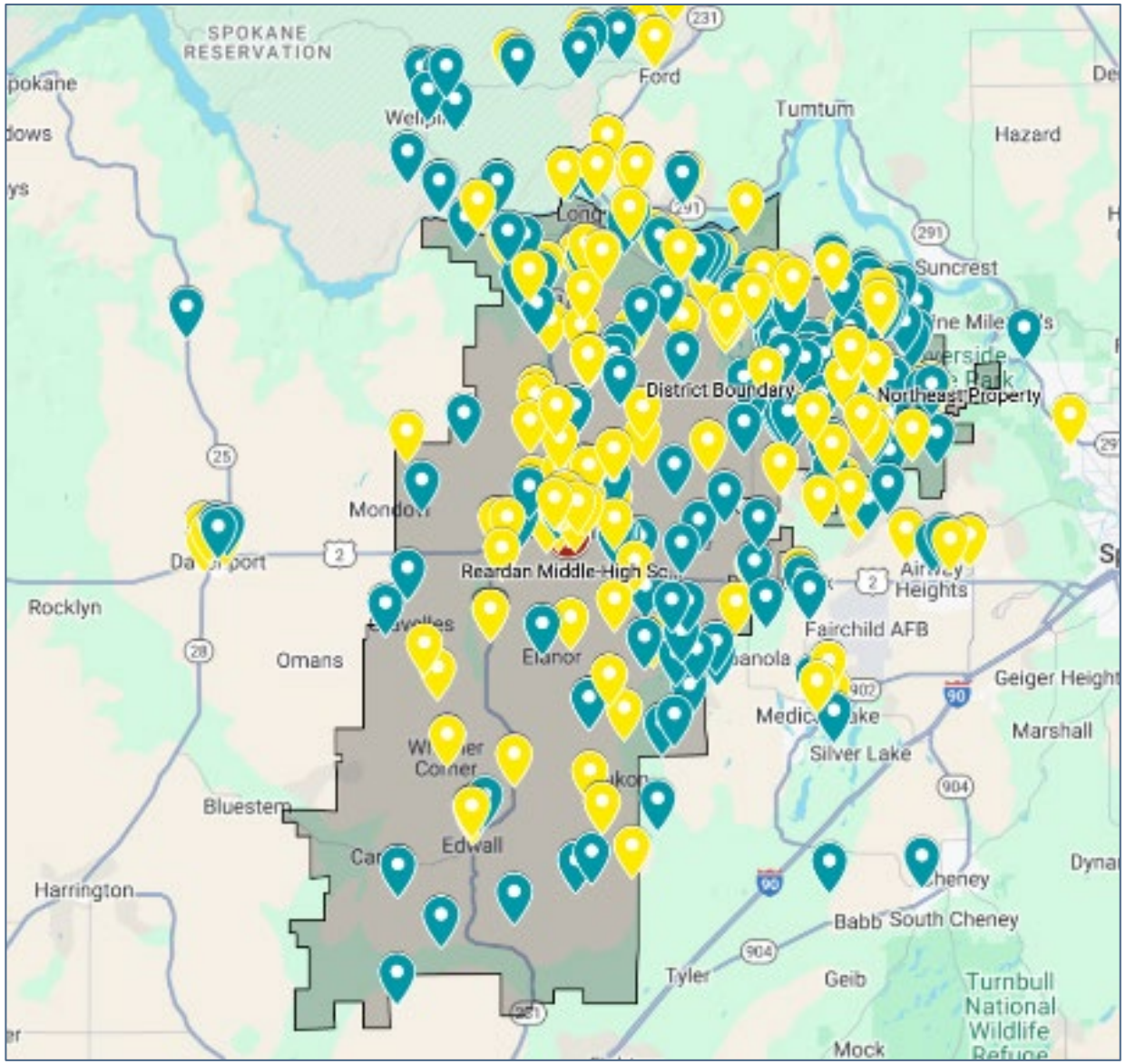
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REARDAN-EDWALL SCHOOL BOUNDARY



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REARDAN-EDWALL SCHOOL DISTRICT SCHOOL OF ATTENDANCE



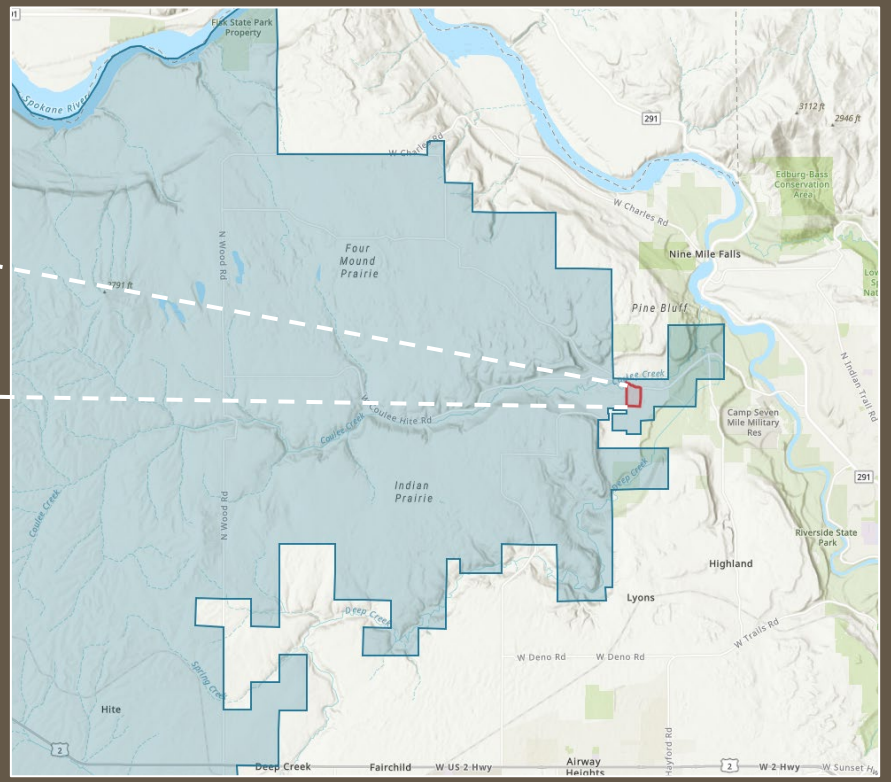
- Yellow markers represent students attending Reardan Elementary
- Teal markers represent students attending Reardan Middle School/High School

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NE Property Review and Discussion



- Purchased 60 acres in 2019: $420,000
- History behind purchase

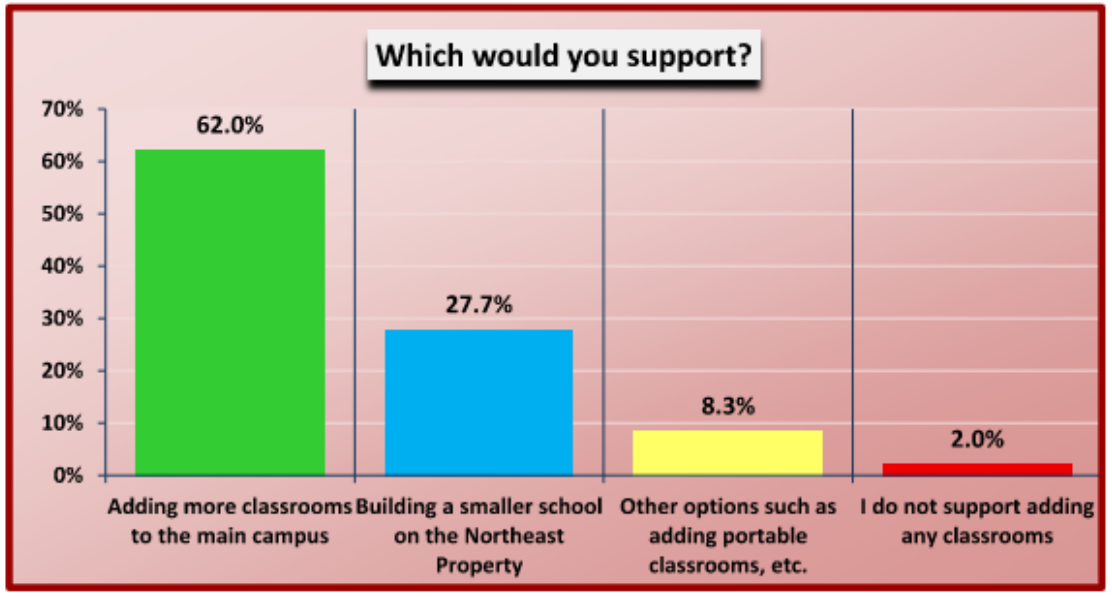


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What Did We Learn From our Stakeholders Regarding the Property?

5). One of the top priorities of the Long-Term Facilities Plan is to add middle school classrooms to the main campus OR to build a smaller school on the Northeast Property to address increased enrollment. Which would you support?

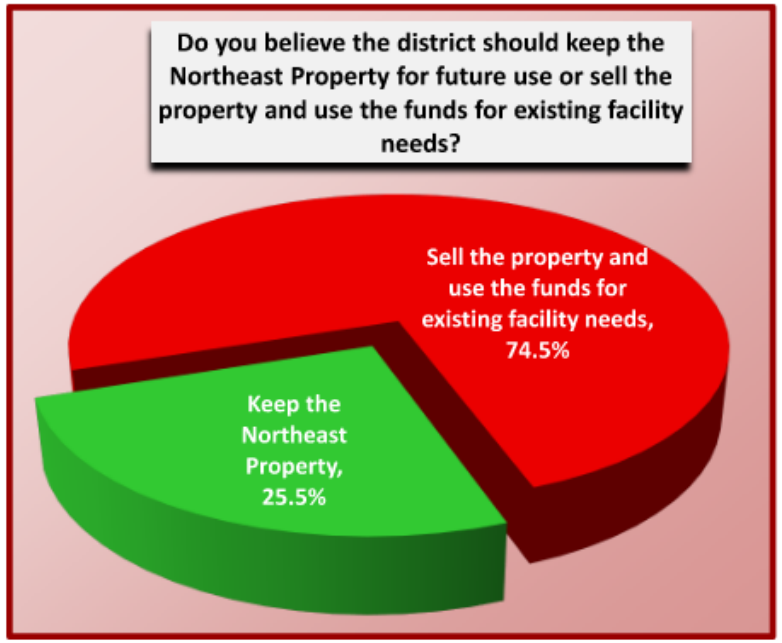
RESPONSE	TIMES MENTIONED	PERCENTAGES
Adding more classrooms to the main campus	**186**	**62.0%**
Building a smaller school on the Northeast Property	83	27.7%
Other options such as adding portable classrooms, etc.	25	8.3%
I do not support adding any classrooms	6	2.0%
TOTAL	**300**	**100%**



5a). If 'Adding more classrooms to the main campus,' or 'I do not support adding any classrooms,' Do you believe the district should keep the Northeast Property for future use or sell the property and use the funds for existing facility needs?

RESPONSE	TIMES MENTIONED	PERCENTAGES
Sell the property and use the funds for existing facility needs	**143**	**74.5%**
Keep the Northeast Property	49	25.5%
TOTAL	**192**	**100%**

**192 responded to this question: 186-Adding more classrooms to the main campus and 6-I do not support adding any classrooms*
Percentages based on number of respondents



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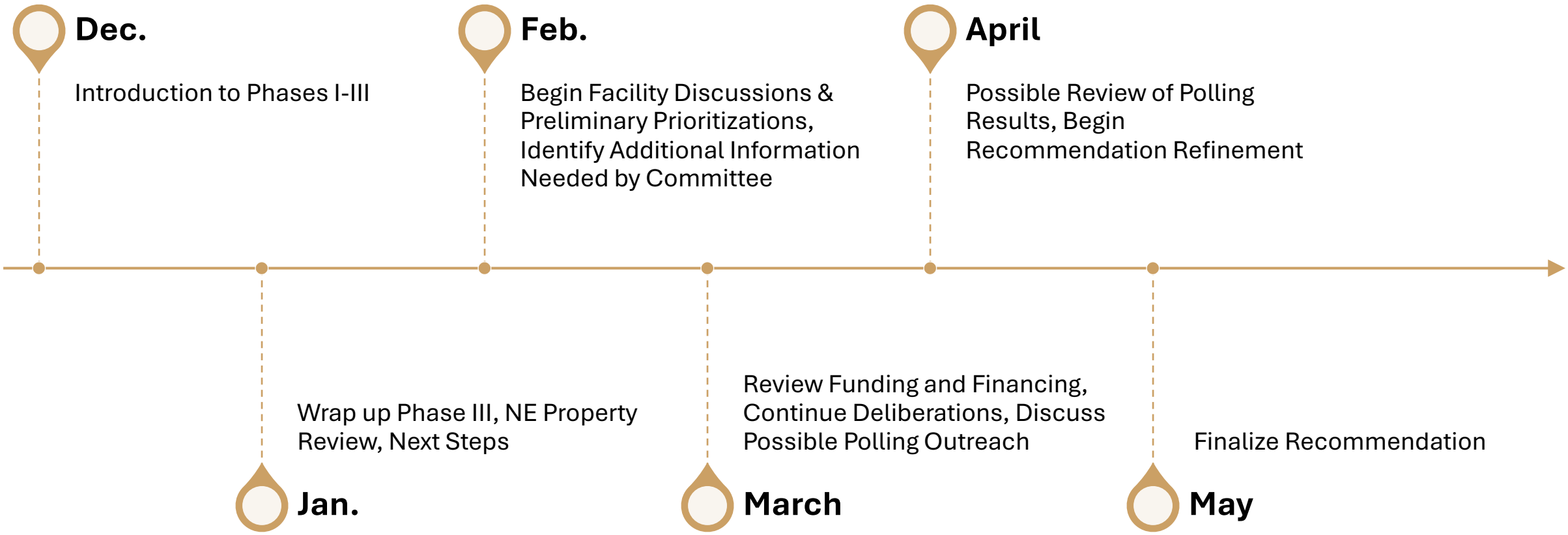
NE Property Review and Discussion

- Where to go from here?
- Sell, keep, develop, other uses?
- 2025 Property Valuation
  - Most return on $ (split into 3, 20-acre parcels)
  - $8,750/acre based on comps
  - $525,000



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Proposed Committee Timeline



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February Meeting Dates

- Monday, February 2
- Tuesday, February 3
- Wednesday, February 4

Feb.

Begin Facility Discussions & Preliminary Prioritizations, Identify Additional Information Needed by Committee

Thank You!
What questions do you have?



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