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# Reardan-Edwall
# Community Facilities Solutions Committee

## *Instructional Space Analysis Study*

**Reardan-Edwall School District**

**Instructional Space Utilization & Portable Classroom Summary**

**Prepared for:** Superintendent Eric Sobotta
**Date:** April 2026
**Prepared by:** Gene Sementi and Wade Smith, Consertus

## 1) Purpose Statement

A priority of the Reardan-Edwall School District's Community Facilities Solutions Committee is to greatly reduce and/or eliminate the district's reliance on portable classrooms, bringing most instructional programs into permanent, on-campus space over time. This report provides a summary of current space availability and portable usage and identifies improvements necessary to make that priority a reality.

## 2) Executive Summary (Key Findings)

On-campus instructional space is fully utilized during the school day. The only “theoretical availability” is tied to teacher planning periods, which does not represent realistic surplus space.

1. Reardan Elementary School has 24 classroom spaces, but functional flexibility is limited:
    - 1 room is used for academic interventions
    - 1 room is used for music most of the day
    - All remaining rooms are used for elementary classrooms/instruction
2. Reardan High School has 11 classrooms, with limited capacity relief:
    - One classroom is used by the middle school (spillover)
    - Library and specialized spaces are present but are not interchangeable with general classrooms without loss of function.
4. Separate facilities exist for CTE/Ag, weight room, and band/storage (above locker rooms):
    - Portable CTE/Ag Building: 2 classrooms, one of which is for animal/vegetable processing
5. Reardan Middle School is dependent on portables and overflow space:
    - One high school classroom is being utilized for middle school
    - Currently occupies 2 portable classrooms
    - Two additional portable classrooms are being added this spring
6. Options (Alternative Learning):
    - Occupies two portable buildings (one with two classrooms, and one with one classroom plus office/support space) = 3 portable classrooms + offices
    - Leases space in a local church for physical activity
7. Special Education Portable:

- One Classroom is being used for instruction and the rest of the building is used for admin/office/storage space.

Portable inventory Summary: The district will have 6 portable buildings (as of Summer 2026), utilizing a total of 10 portable classrooms in addition to office/support space housed within portables.

Bottom line: Eliminating some or all portables requires net new permanent capacity. Reassignment/ scheduling will not solve the classroom/space shortfall.

Portables represent ~25% of the district's instructional classroom capacity.

## 3) Current Instructional Space Inventory & Utilization

### A. Elementary School

Total classroom spaces: 24

- Functional allocations:
  - 1 classroom: Academic interventions
  - 1 classroom: Music (used most of the day)
  - Remaining: General elementary classrooms

**Utilization finding:** No meaningful "open" classroom capacity.

### B. High School / Secondary Core Building

Total classrooms: 11

- Constraints:
  - 1 classroom: used by middle school (overflow)
  - Library is dedicated space and not a practical substitute for a full-time classroom without loss of function
- Related facilities:
  - Separate CTE/Ag building (shop + classroom)
  - Separate weight room building
  - Band room + sports storage above locker rooms
  - CTE/Ag Portable: 2 classrooms, one classroom space, and one CTE (meat / vegetable processing) room. The Ag portable was recently renovated to meet program needs.

**Utilization finding:** High school instructional space is effectively fully scheduled; does not provide durable relief for additional capacity.

### C. Middle School

- Current permanent footprint: insufficient for the instructional program.
- Portables:
  - 2 classrooms currently in portables
  - 1 classroom housed in the existing high school building
  - 2 additional classrooms are being added this spring/summer to address space needs

**Utilization finding:** Middle school is the primary driver of portable growth and spillover into other buildings.

### D. Options / Alternative Learning Program

- Portables: Two portable buildings
    - South Building: 1 classroom, the other half consists of admin/office space
    - North Building: 2 classrooms, one general, one classroom/cooking kitchen space
    - Total: 3 portable classrooms + office/admin space
    - Leased space: Necessary for program physical activities

**Utilization finding:** While the portables are currently meeting program needs, no sufficient space is accessible to replace the leased space needs for student activities.

### E. Special Education Portable

- Portable: 1 classroom space, the rest of the building is being used for admin/office/storage. The portable situation is not ideal for programming, accessibility and delivery of services.

### F. District Office

- Occupies two offices and one small group office in the high school building.
- Not a major driver of square footage but could be considered in any future renovation planning.

## 4) Portable Classroom Inventory & Current Use

- Total portables: 6, 2-classroom buildings (as of the Summer of 2026)

Allocation based on space analysis:

- Middle School: 4 portable classrooms (2 current + 2 added this spring)
- High School: 2 portable classrooms in CTE/Ag Portable
- Options: 3 portable classrooms (two portables), plus office/support space.
    - Activity space needs (leased property)
- Special Education Portable: 1 classroom, additional office/storage space

Total: 4 MS + 2 HS + 4 Options + 2 Sped = 12 portable classrooms utilized for classroom and/or support spaces

## 5) Needs Statement (What Must Be Added)

With existing buildings essentially fully utilized, reducing portable/leased-space reliance requires permanent construction that replaces:

- Up to 10 portable classrooms
- Associated office/support spaces currently housed in portable buildings
- Sufficient program support space (small group/intervention, counseling/meeting, storage, restrooms).
- Replace leased space with permanent infrastructure

**Program priorities (most urgent to least urgent):**

1. Provide for middle school permanent capacity (largest portable dependence; driving overflow)
2. Provide for special education permanent capacity
3. Address leased-space usage with permanent capacity
4. Replace Options portable classrooms with permanent capacity

5. Replace CTE/Ag portable classrooms with permanent capacity

## 6) Permanent Space Plan Proposals

### Priority Need Proposal:

Provide permanent space addition for the middle school, special education, and leased space with permanent on-campus improvements in a single design/build approach.

#### What gets built

A permanent expansion (addition/new wing or connected new building) that delivers:

- Middle School Permanent Space Needs
    - Replace 4 middle school portable classrooms
- Options Priority Space Needs
    - Eliminate the need for leased activity space with a multi-purpose facility (serving Options and other district and community needs like performing arts and general activity space)
- Special Education Permanent Space Needs
    - Replace 1 Special Education portable classroom
    - Include sufficient office/storage/therapy spaces
- Support Infrastructure Needs (for the added spaces)
    - Restrooms, storage and secure entry/circulation

### Remaining Need Proposal:

Provide permanent space addition for the remaining programs/needs.

#### What gets built

As part of a future high school and CTE/Ag renovation project, incorporate the following expansions and/or renovations that:

- Replace 2 high school CTE/Ag portable classrooms with new spaces, or incorporate them into a comprehensive renovation of the current CTE/Ag building
- Replace 3 Options portable classrooms and office/support spaces with new spaces, or incorporate them into a comprehensive renovation of the high school campus.

## 7) Portable-to-Permanent Crosswalk

| Portable Classrooms/Spaces (Current) | Permanent Classroom/Spaces Replacement | Primary Use | Permanent Replacement SF Estimate |
|---|---|---|---|
| **Priority Need Proposal** | | | |
| 5 Classrooms | 5 Classrooms | Middle School (4), SPED (1) | 4,500sf |
| Office Spaces | SPED Office/Related Spaces | SPED | 1,000sf |
| Multi-purpose Space | Leased Space, Additional Space for Performing Arts, Community and Student Use | Options, All Students, Community Use | 6,000sf |
| NA | Restrooms, Storage, Circulation/Access and Support | All | 1,500sf |
| | | **Estimated SF** | **13,000sf** |
| **Remaining Need Proposal** | | | |
| 5 Classrooms | 5 Classrooms | Ag(2), Options (3) | 4,500sf |
| Office Spaces | Options Related Spaces | Options | 1,000sf |
| | | **Estimated SF** | **5,500sf** |

## Addendum – Attached Reference Documents

### Addendum A: Campus Aerial / Emergency Response Map

**File:** *WA Lincoln - Reardan High-Middle-Elem. Micro V1.0_JPEG.jpg*
Aerial campus map with grid reference and building labeling (HS/MS/Elementary areas, gyms, commons/cafeteria, kitchen, portables, transportation/bus garage, greenhouse).

### Addendum B-G: ALSC Architects Study & Survey (Summary Report, November 2022)

**Files:**

*Overhead pic, Overhead pic (buildings outlined), Elementary Floor Plan, Smith Gym Floor Plan, Reardan HS Floor Plan, AG/Shop Building Floor Plan,*
These are components of the **ALSC Architects** November 2022 summary report for Reardan-Edwall SD.

### Addendum H: Simplified Overhead Campus Diagram (labels/rally points)

**Files:**

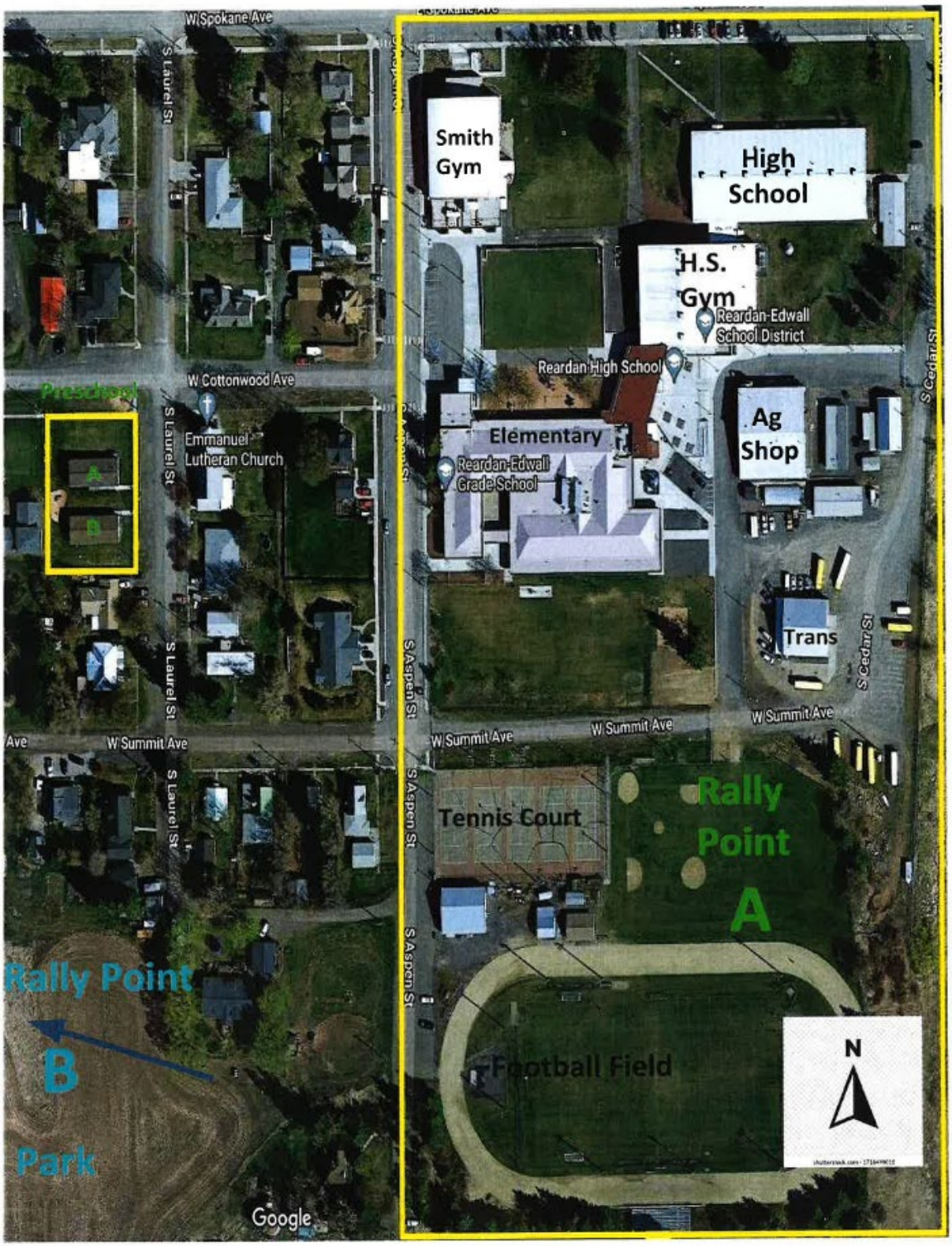
- *Overhead pic - entire campus PDF.pdf*
  Shows simplified campus labels (Preschool, rally points, Smith Gym, Elementary, HS, HS Gym, Ag Shop, Transportation, fields/courts).

### Additional Drawings: Simplified Overhead Campus Diagram, Floor Plans with Room #'s

**Files:**

- *Miscellaneous floor plans/maps*

*Addendum A*


W Spokane Ave
S Laurel St
Smith Gym
High School
H.S. Gym
Reardan-Edwall School District
Reardan High School
W Cottonwood Ave
Preschool
A
B
Emmanuel Lutheran Church
Elementary
Reardan-Edwall Grade School
Ag Shop
S Cedar St
S Aspen St
Trans
W Summit Ave
Tennis Court
Rally Point A
Rally Point B
Park
Football Field
N
Google

*Addendum B*



# Study & Survey

## Reardan-Edwall School District #358
## Reardan, Washington

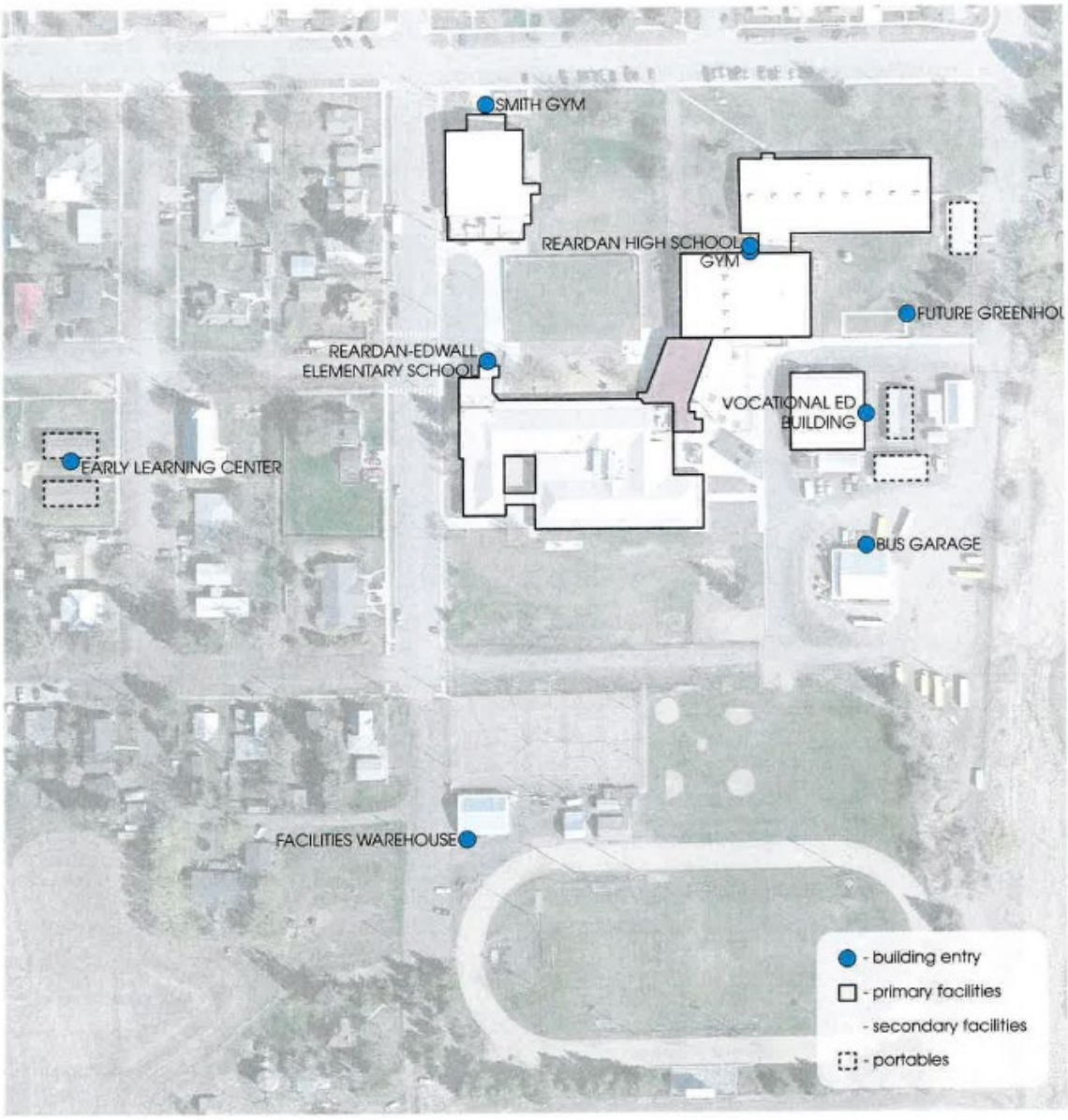
Summary Report, March 2024

**Superintendent**
Eric Sobotta

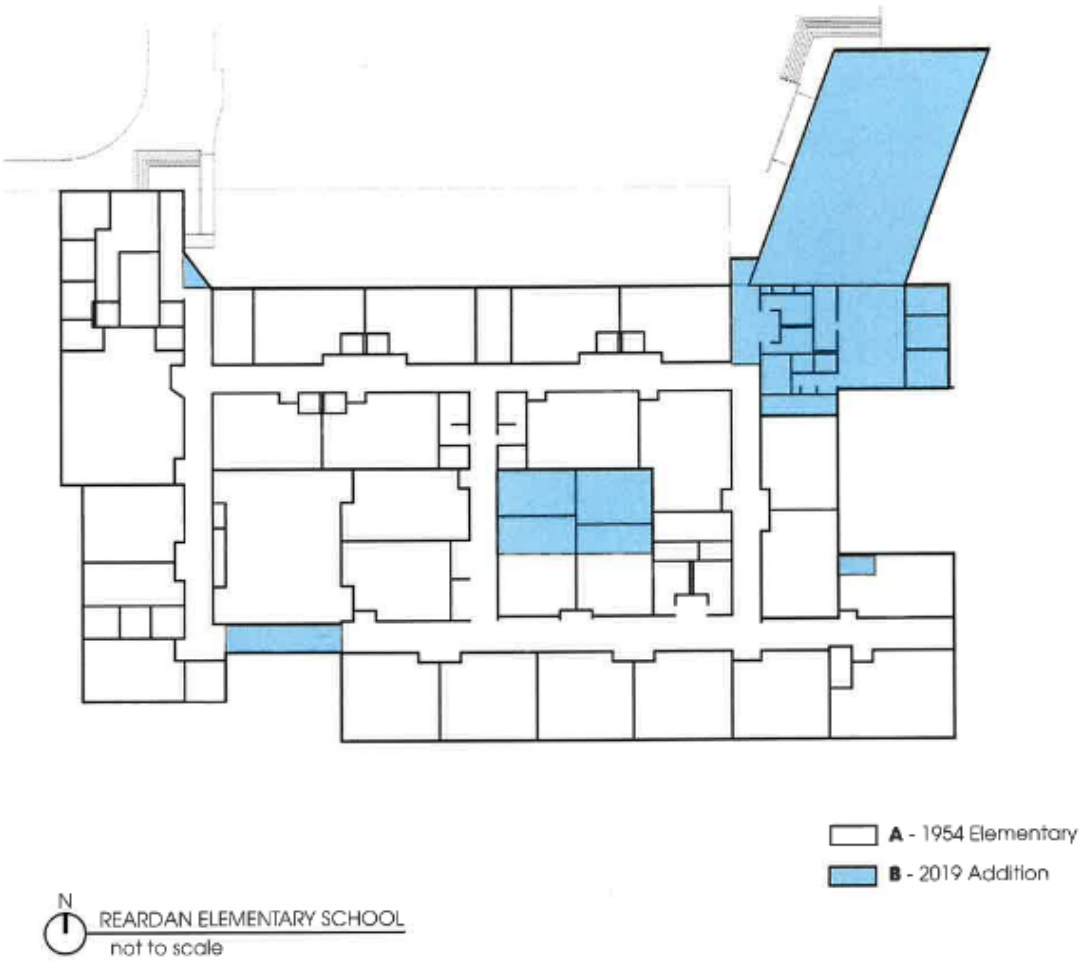
**Board of Directors**
Jeff Anderson
Ryan Clouse
Jennifer Cox
Simon Butterfield
Tessa Wicks

**ALSC Architects, P.S.**
203 N. Washington, Suite 400
Spokane, WA 99201
509.838.8568

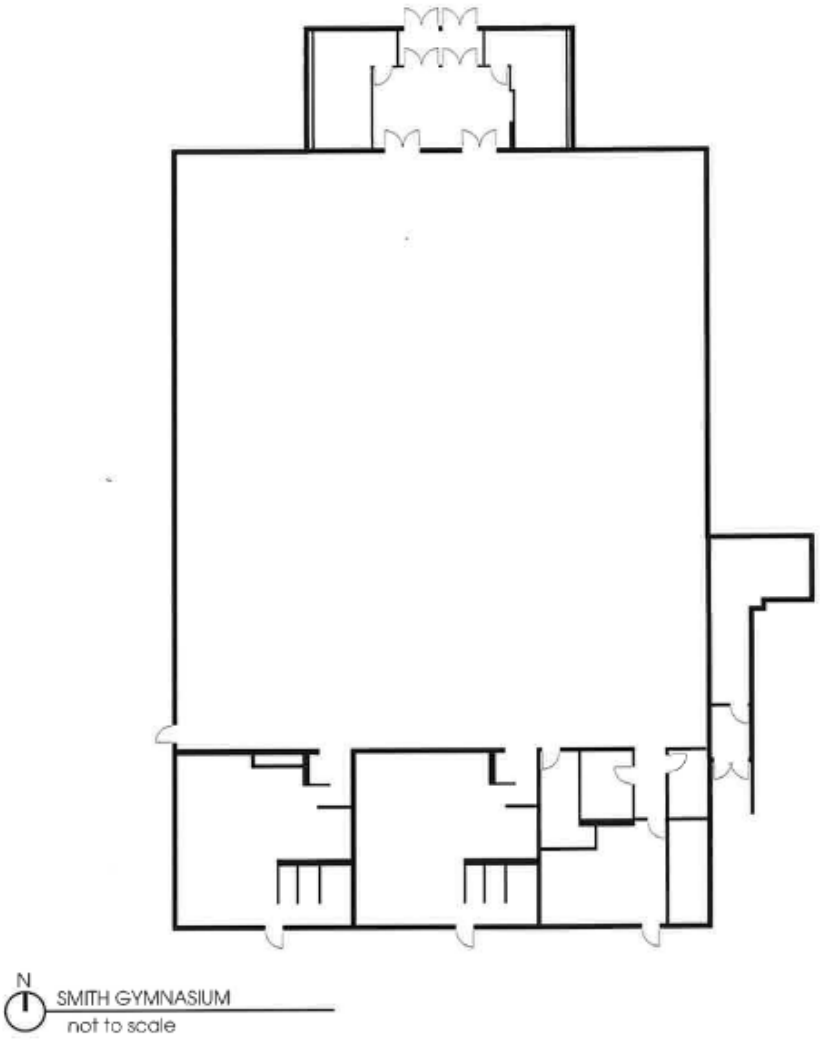
## Chapter 1: Overall Reardan-Edwall School District Site Plan



## Chapter 1: Reardan-Edwall Elementary School / Addition
## Floor plan



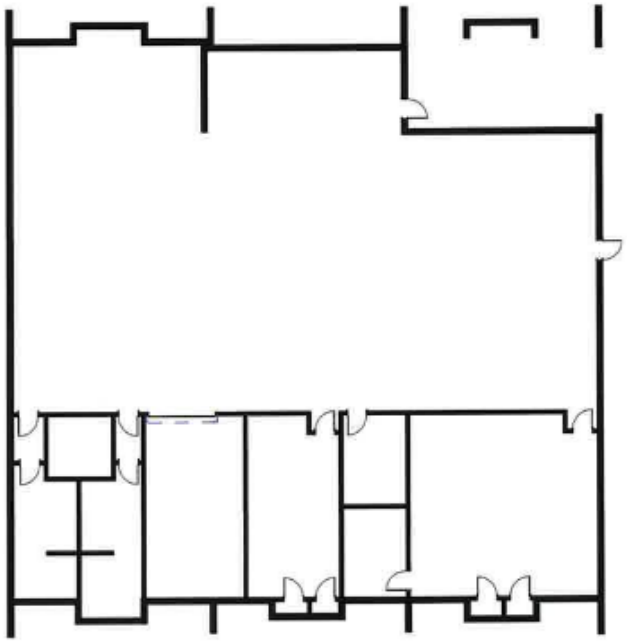
*Addendum E*



## Chapter 1: Reardan High School
## Floor plan



## Chapter 1: Vocational Education Building
## Floor plan



N

VOCATIONAL EDUCATION
not to scale

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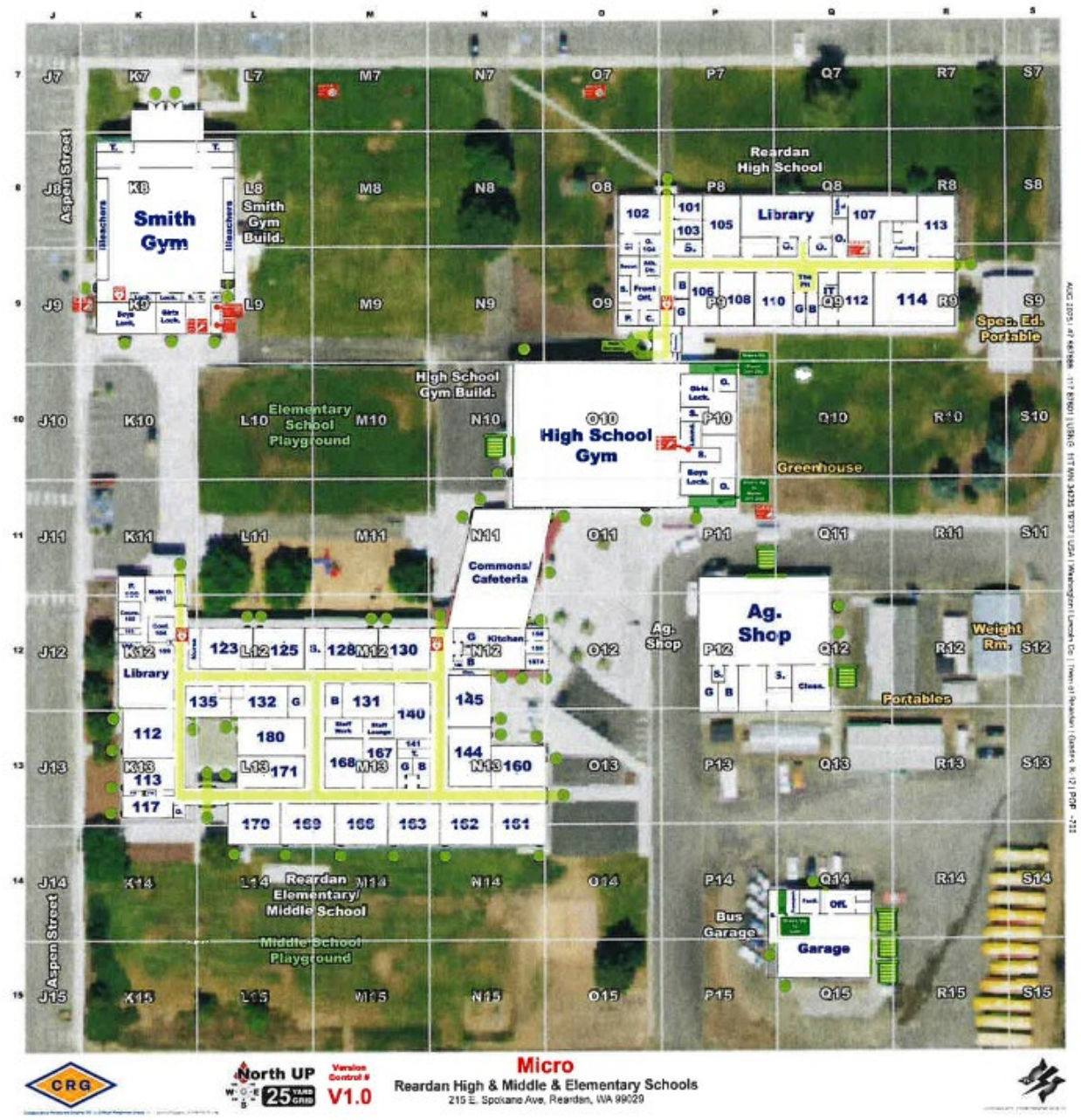

**REARDAN - EDWALL SCHOOL DISTRICT**

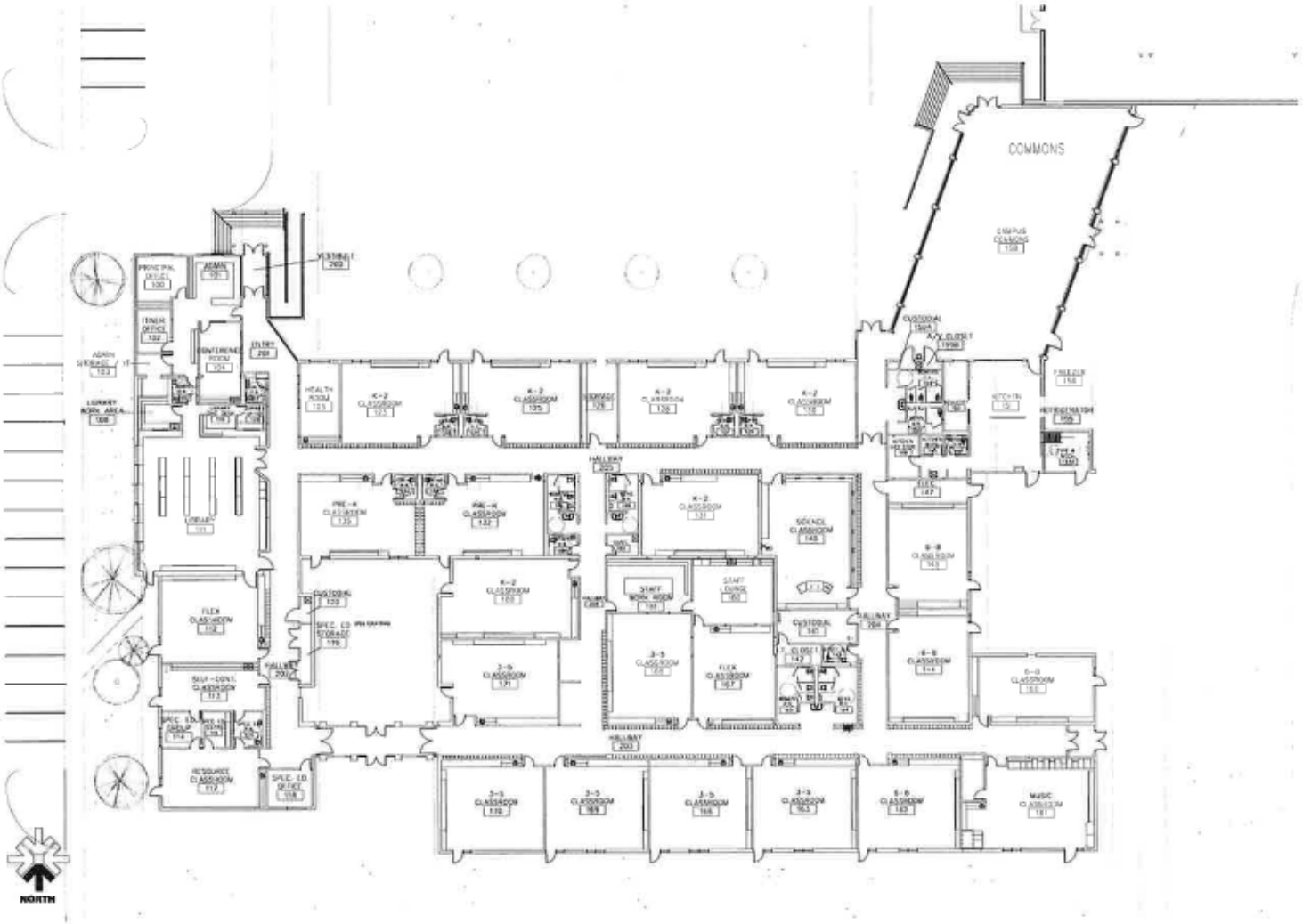
LOCATED AT THE CORNER E SPOKANE AVE AND S ASPEN ST

**REARDAN - EDWALL SCHOOL DISTRICT SITE PLAN**

SCALE: 1/8" = 1'

DATE 12.02.2020


Smith Gym
Smith Gym Build.
Reardan High School
Library
High School Gym Build.
Elementary School Playground
High School Gym
Greenhouse
Spec. Ed. Portable
Commons/ Cafeteria
Ag. Shop
Weight Rm.
Portables
Reardan Elementary/ Middle School
Middle School Playground
Bus Garage
Garage
Aspen Street
North UP
Version Control #
V1.0
Micro
Reardan High & Middle & Elementary Schools
215 E. Spokane Ave, Reardan, WA 99029




**REARDAN - EDWALL SCHOOL DISTRICT**

LOCATED AT THE CORNER E SPOKANE AVE AND S ASPEN ST

**REARDAN - EDWALL SCHOOL DISTRICT ELEMENTARY**

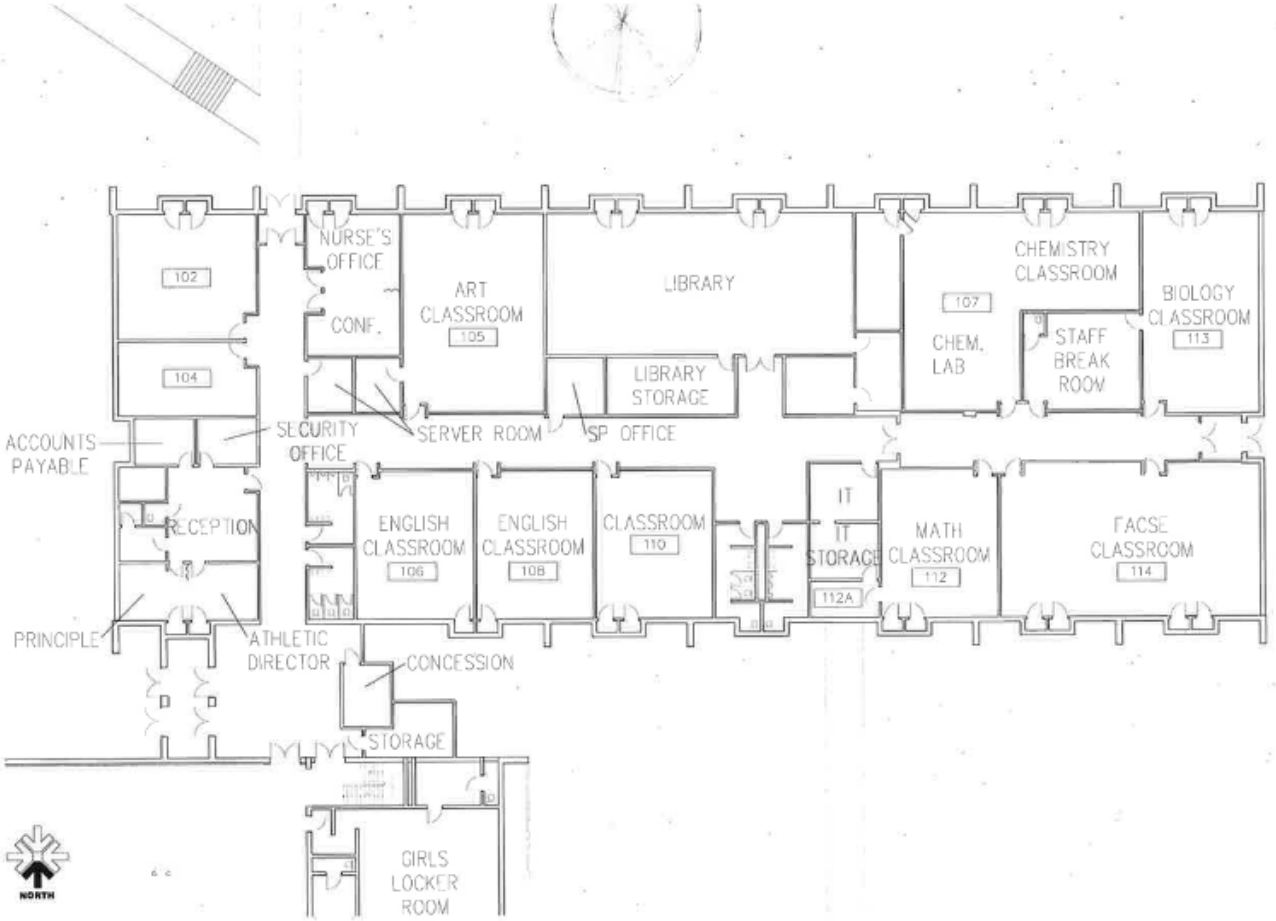
SCALE: 1" = 30'

DATE: 12.02.2020

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**REARDAN - EDWALL SCHOOL DISTRICT**

LOCATED AT THE CORNER E SPOKANE AVE AND S ASPEN ST




**REARDAN - EDWALL SCHOOL DISTRICT HIGH SCHOOL**

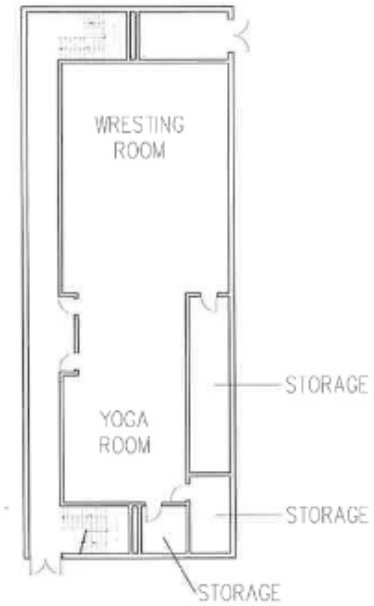
SCALE: 1" = 20'

DATE: 12.02.2020

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**REARDAN - EDWALL**
**SCHOOL DISTRICT**

LOCATED AT THE CORNER E
SPOKANE AVE AND S ASPEN ST

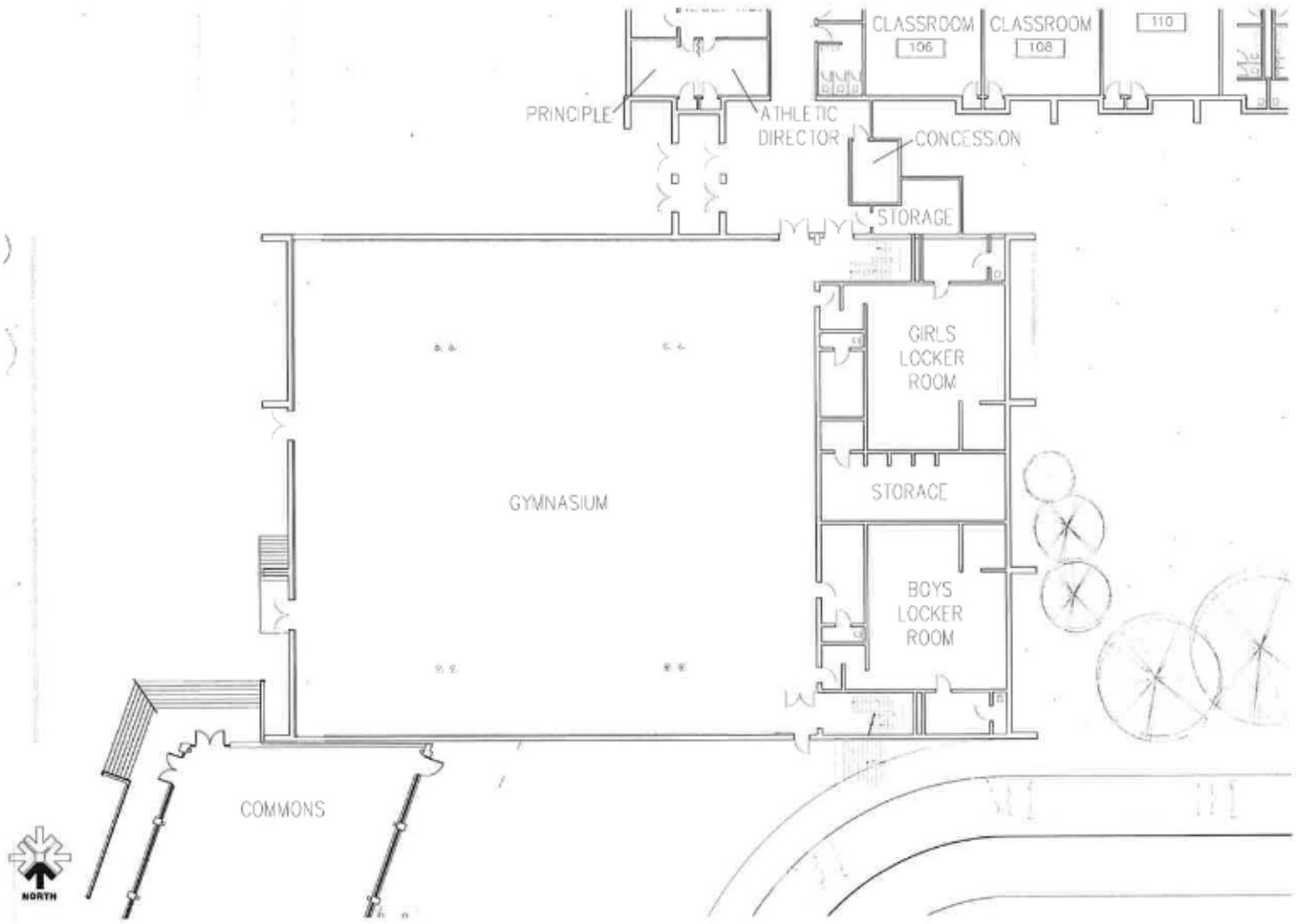



NORTH

**REARDAN - EDWALL SCHOOL DISTRICT HIGH SCHOOL GYM SECOND FLOOR**

SCALE: 1" = 20'

DATE: 12.02.2020




**REARDAN - EDWALL SCHOOL DISTRICT**

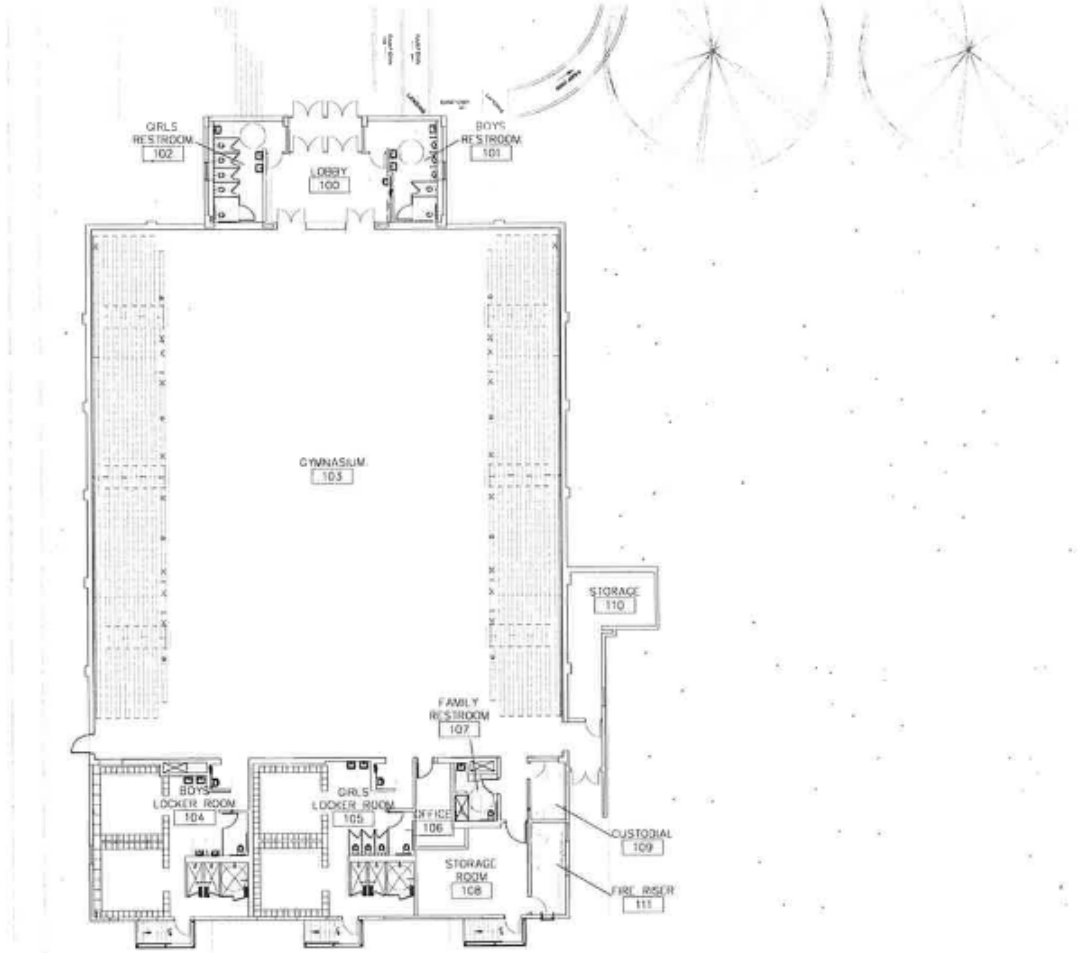
LOCATED AT THE CORNER E SPOKANE AVE AND S ASPEN S

**REARDAN - EDWALL SCHOOL DISTRICT HIGH SCHOOL GYM**

SCALE: 1" = 20'

DATE: 13.03.2020

consertus.com




**REARDAN - EDWALL SCHOOL DISTRICT**

LOCATED AT THE CORNER E SPOKANE AVE AND S ASPEN ST

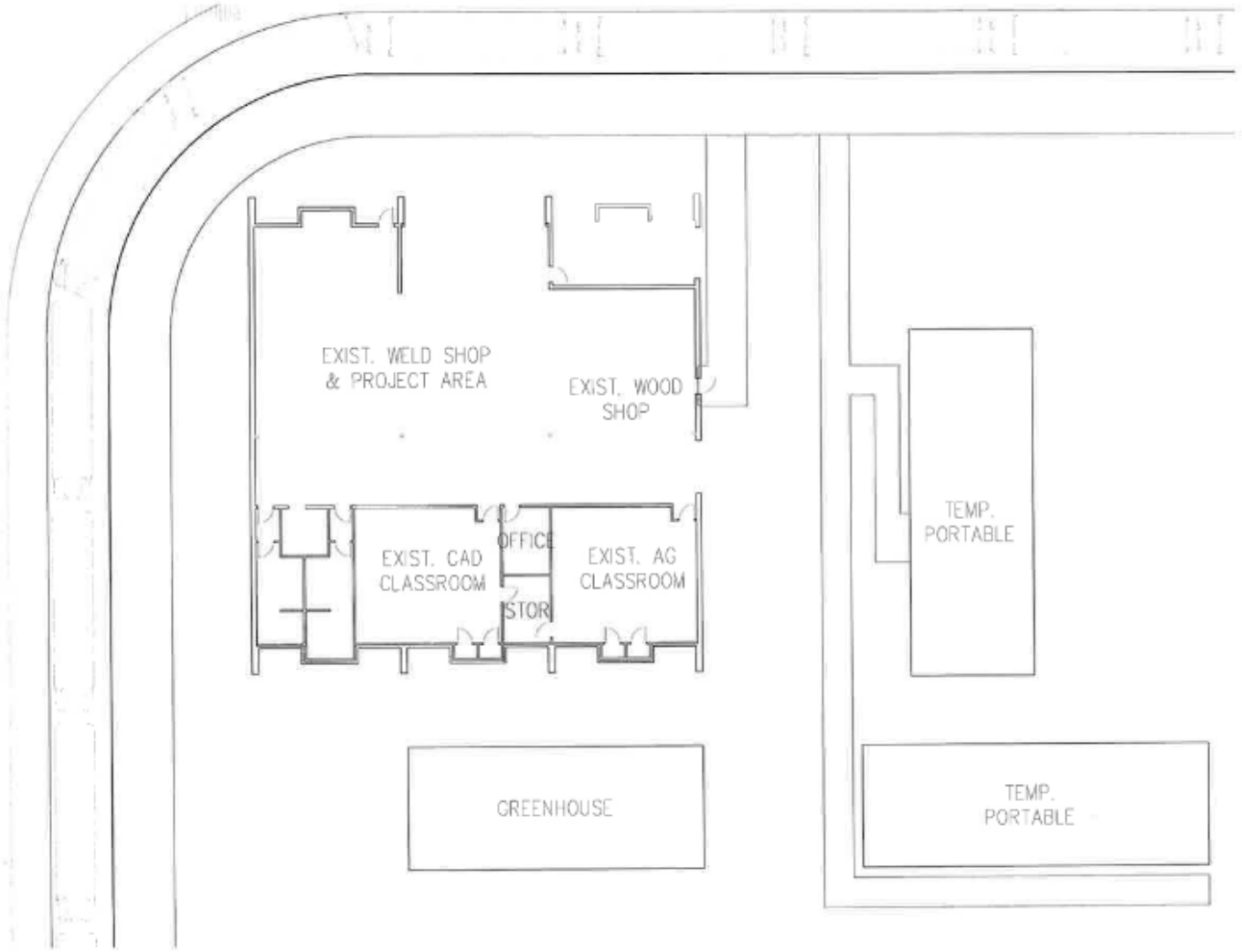
**REARDAN - EDWALL SCHOOL DISTRICT SMITH GYM**

SCALE: 1" = 20'

DATE: 12.03.2020

**REARDAN - EDWALL SCHOOL DISTRICT**

LOCATED AT THE CORNER E SPOKANE AVE AND S ASPEN ST




**REARDAN - EDWALL SCHOOL DISTRICT SHOP**

SCALE: 1" = 20'

DATE: 12.20.2020