

**Facilities Task Force  
Meeting 1: October 12, 2015**



# Agenda for Meeting One

1. Planning Process Overview
2. Committee Introductions
3. Presentation of Facilities Study
4. Reflection/Understandings
5. Next Steps Meeting Calendar

# Planning Process Overview

1. The ***purpose*** of the CFAUSD Facilities Planning Committee will be to, “.... review all information that has been developed for, and approved by, the Chippewa Falls Area Unified School District Board related to the current conditions of its facilities and make recommendations to ensure those facilities support 21<sup>st</sup> century learning....”
2. The ***process*** that will be used in the development of Committee recommendation(s) will:
  1. Involve participation in five (5) meetings that will take place over a period of ten (10) to twelve (12) weeks.
  2. Be inclusive in nature; recognizing the importance of both individual thought as well as the development of consensus through small group and large group ‘conversations.’

# Committee Member Introductions



Members of the Committee should be prepared to introduce themselves **AND** make a comment regarding what you hope will come out of the Committee's work.

# EXECUTIVE SUMMARY PAGE 5

From the study, the following can be concluded.

- 1) The overall conditions of the buildings are **generally good**. None of the facilities show wear and tear beyond what might normally be expected based upon their age. This would indicate the District has been pro-active in developing and implementing an effective repair and betterment plan.
- 2) Within budgetary constraints, the District addressed the primary health and safety needs identified in the 2010 Facility study.
- 3) As might be expected, the physical condition of each building varies. However, there are critical areas that should be addressed in each building to better ensure **their long-term viability**. These areas have been identified in the report and consideration should be given to address those needs in the short-term to avoid the probability of greater costs in the long-term.
- 4) The majority of school sites are **'undersized'** resulting in the co-mingling of parent/student drop-off and pick-up areas with bus drop-off and pick-up areas.
- 5) The limitation in the size of the site for each school **does not allow for expansion** to accommodate the growing needs of the community's and school district's activity programs.
- 6) Based upon the demographic study conducted in conjunction with this report, and in conjunction with the educational adequacy study, several of the elementary school buildings face critical space needs within the next three (3) to five (5) years.
- 7) **Based upon the educational adequacy study, virtually all of the buildings lack appropriate space to accommodate current learning activities that are typically found in classrooms today. For example, the use of differentiated instruction and small group/collaborative learning practiced by Chippewa Falls' teachers do not have appropriately designed space. In addition, most of the buildings do not have sufficient space for activities such as professional development, conferencing or individual tutoring.**
- 8) The **'core'** areas in the secondary buildings are not adequately sized. This includes lunchrooms and the fine arts of music and art. In the elementary schools, the shared use of space by the physical education and food service programs creates inefficiencies in student scheduling.

# EXECUTIVE SUMMARY PAGE 6



## CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT

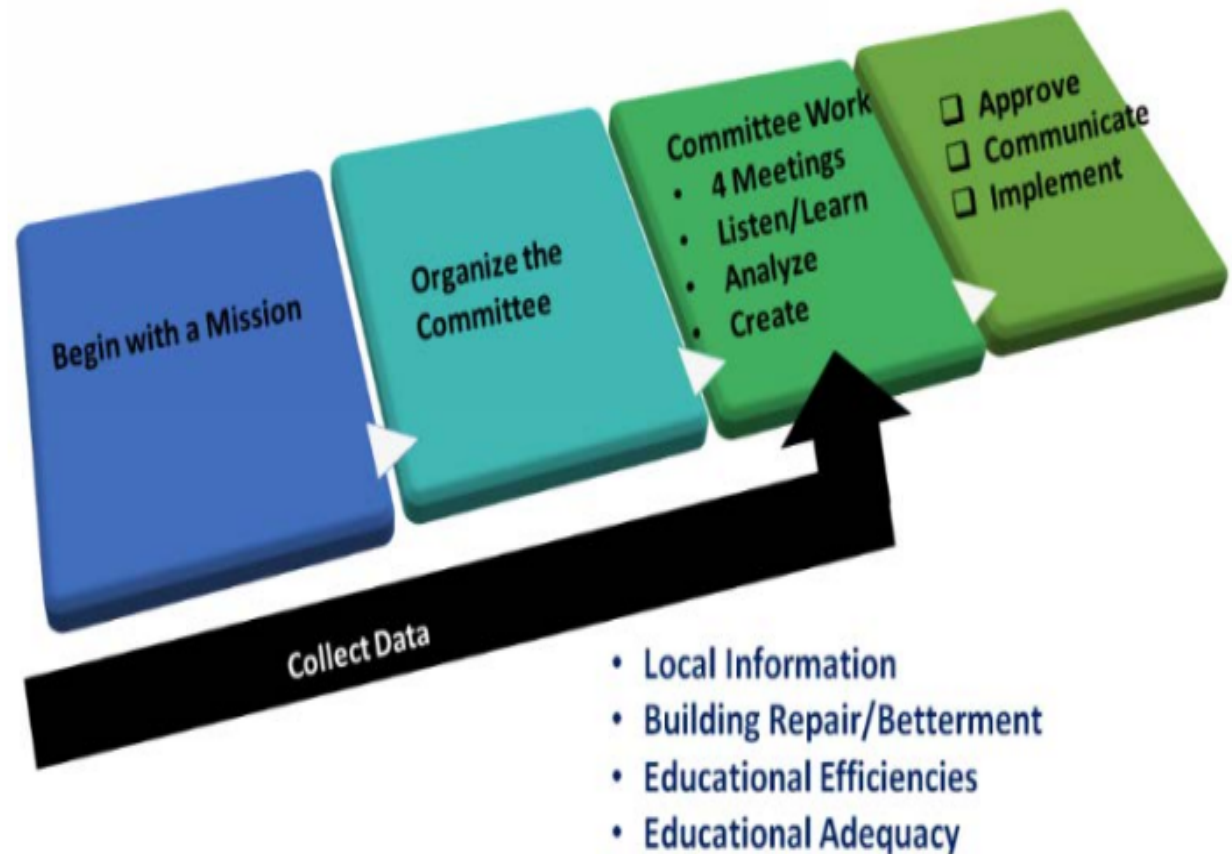
MASTER FACILITIES PLAN : 2015 - 2030

The findings of this study suggest that the Board and administration face some critical decisions moving forward in their planning. Solutions to address the physical problems cited in this study can be relatively simple; developing a long-term plan that 'triages' the District's most critical needs and then put that plan forward for public support. Developing such a plan becomes more complex, and costly, when faced with the decision of **how to address the educational adequacy issues** that have been identified in this study. However, the pathway forward, while challenging, will **present opportunities for the school district and community to learn and grow together.**

## ☀ The Work of Community Engagement

The illustration, “The Work of Community Engagement” describes more fully the work and commitment of the community’s Facilities Committee. As noted in the paragraph above, it is important that the work of the Committee be framed with a clear statement of purpose and outcome expectations.

The committee itself should be inclusive in nature, having representation from the faculty and

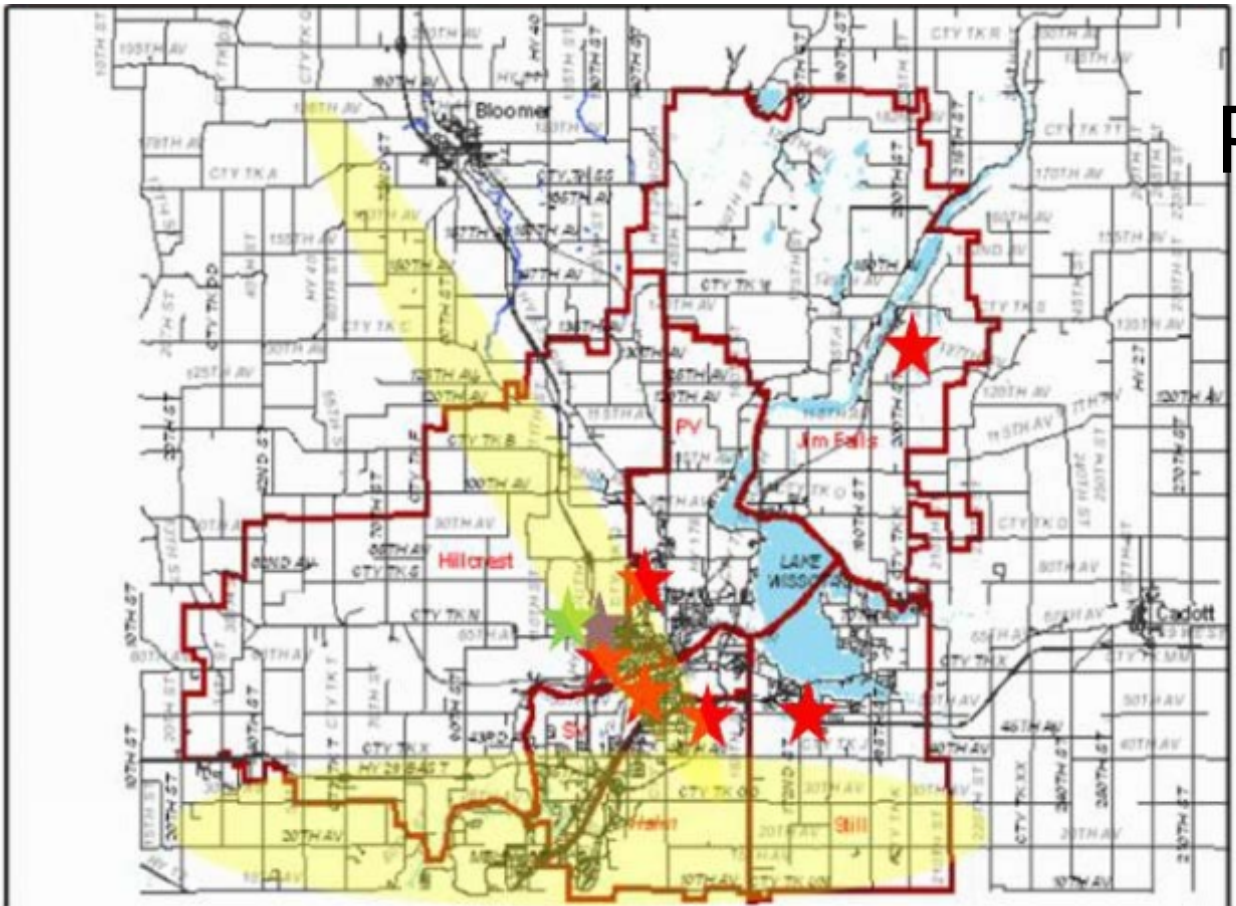




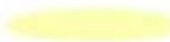
# Educational Analysis

The information was gathered/analyzed through:

1. Each Facility completed a questionnaire
2. ATSR Planners interviewed teams from each facility
3. Enrollments, Capacities, Programs, Master Schedules were reviewed at each facility
4. Diagrams were created to explain Educational Adequacy conditions
5. Educational Inequities are identified





-  ELEMENTARY SCHOOL
-  MIDDLE SCHOOL
-  HIGH SCHOOL
-  GROWTH AREAS

**TABLE I  
SCHOOL SITE SIZE GUIDELINES**

SCHOOL LEVEL	SITE SIZE
ELEMENTARY SCHOOL	10-15 ACRES +
K-8 OR MIDDLE LEVEL SCHOOL	25-35 ACRES +
K-12 SCHOOL OR SMALL HIGH SCHOOL	35-40 ACRES +
LARGE HIGH SCHOOL (>2,000 STUDENTS)	60 ACRES +
CAMPUS (TWO OR MORE SCHOOLS)	COMBINE SITE SIZES +
ALL SCHOOLS	<b>Plus</b> ONE ADDITIONAL ACRE FOR EACH 100 STUDENTS OF ESTIMATED STUDENT ENROLLMENT AND COMMUNITY USE/PARTNERSHIP PROGRAM CAPACITY, INCLUDING POSSIBLE ADDITIONS

**TABLE III  
GROSS SQUARE FOOTAGE  
PER STUDENT GUIDELINES**

<b>SCHOOL</b>	<b>ELEMENTARY</b>	<b>MIDDLE LEVEL</b>	<b>HIGH SCHOOL</b>
<b>STUDENT ENROLLMENT</b>	<b>SF</b>	<b>SF</b>	<b>SF</b>
LESS THAN 500	125 - 155	170 - 200	200 - 320
500 - 999	110 - 135	160 - 190	190 - 220
1000-1500	100 - 135	150 - 180	180 - 200
1500-2000		140 - 170	170 - 190
2000 PLUS			150 - 180
FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE			

**TABLE IV**  
**SQUARE FOOTAGE GUIDELINES FOR ELEMENTARY SCHOOL LEARNING SPACES**

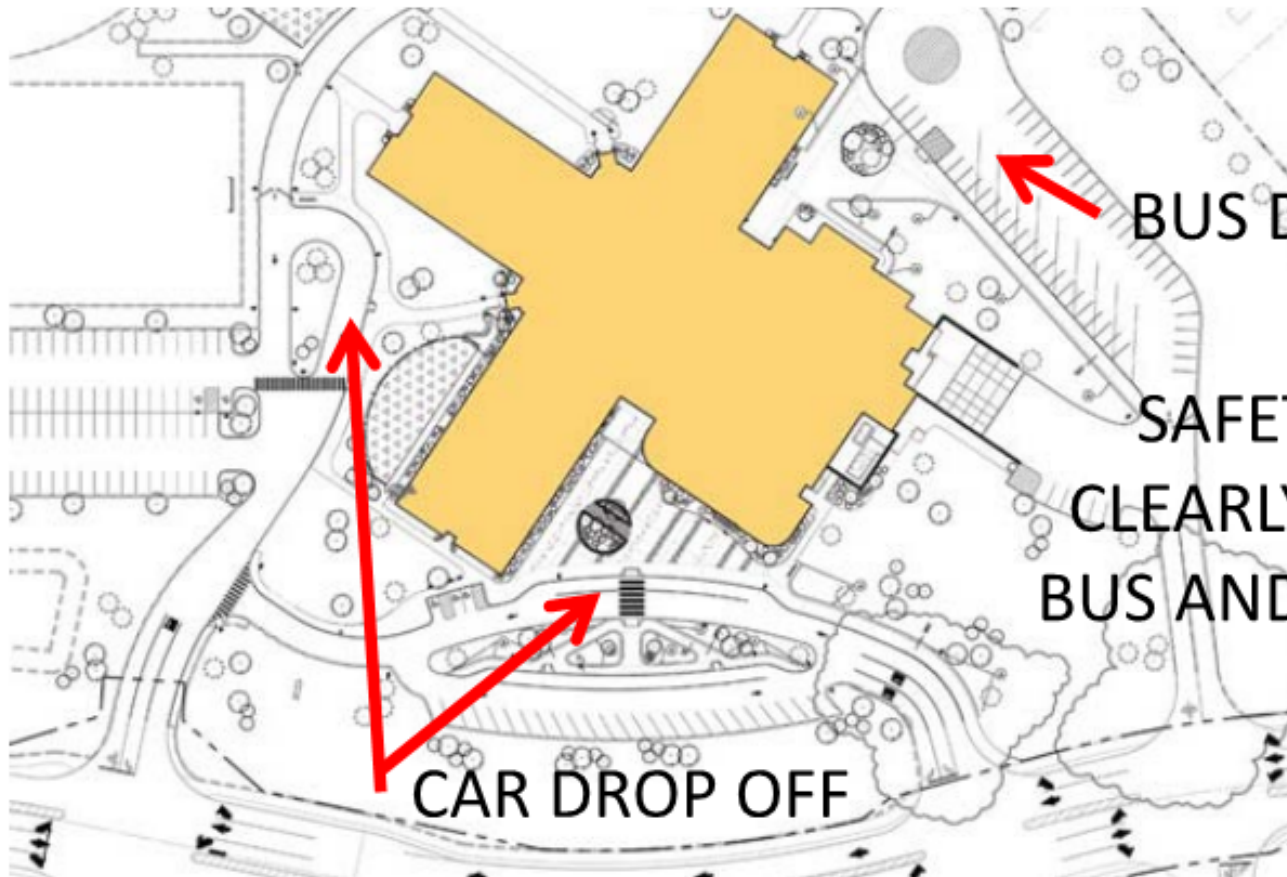
<b>ELEMENTARY SCHOOL</b>	<b>LEARNING SPACES</b>	<b>SF</b>
	EARLY CHILDHOOD	1000 - 1400
	KINDERGARTEN	1200 - 1500
	CLASSROOMS	850 - 950
COMMON SPACES	LARGE GROUP	10 -12 SF / STUDENT
	TEAM LEARNING	1200 - 1800
	SMALL GROUP / CONFERENCE / OFFICE	150 - 200
LIBRARY / MEDIA CENTER	ENTRANCE, CIRCULATION, DISTRIBUTION	600
	SEATING, STACKS, COMPUTER ACCESS, REFERENCE	8 - 10% OF STUDENTS X 35 SF
	SMALL GROUP / CONFERENCE / OFFICE	150
	MULTIMEDIA EDITING	100
	CLASSROOM / STORY AREA	800
	WORKROOM / STORAGE	400 - 600
	PROFESSIONAL LIBRARY	200
TECHNOLOGY	COMPUTER LAB	1000 - 1200
	CONTROL AND HEADROOMS, CLOSETS	390 - 440

SITE SAFETY / GREENSPACE / SITE SIZE STUDY

Elementary Building Name	2014 Acres	State Standards for SF per Student	State Standards Site Acres per Enrollment	COMMENTS
Halmstad	13.00	150-170	14.3	The Drop off area has good length but does not have proper separation of car drop off and bus drop off. Reorganization is recommended. Site size is adequate but more space needs to be dedicated to the vehicular drop off.
Hillcrest	6.0	150-170	14.5	This site is very very small and 8.5 acres below the State standards for an elementary school and in an urban area which makes it difficult to correct the safety concerns. The car drop off and bus drop off occurs on the public street. There is tremendous pressure at the street area for crossing students, drop off of students and the bus drop off and pick up. The land is limited from the high school and elementary school that occupy this site. The high school site is also under sized compared to State standards. Land acquisition or removal of components on the site should be considered.
				This site is very small and 6 acres below the State standards for an elementary of this size and for the needs of an elementary school. The car drop off and bus drop off is located in the same frontage road. The field and playground space is limited. The parking is limited for events. This site should be expanded to accommodate

# ELEMENTARY SCHOOL SAFETY DIAGRAM

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BUS DROP OFF

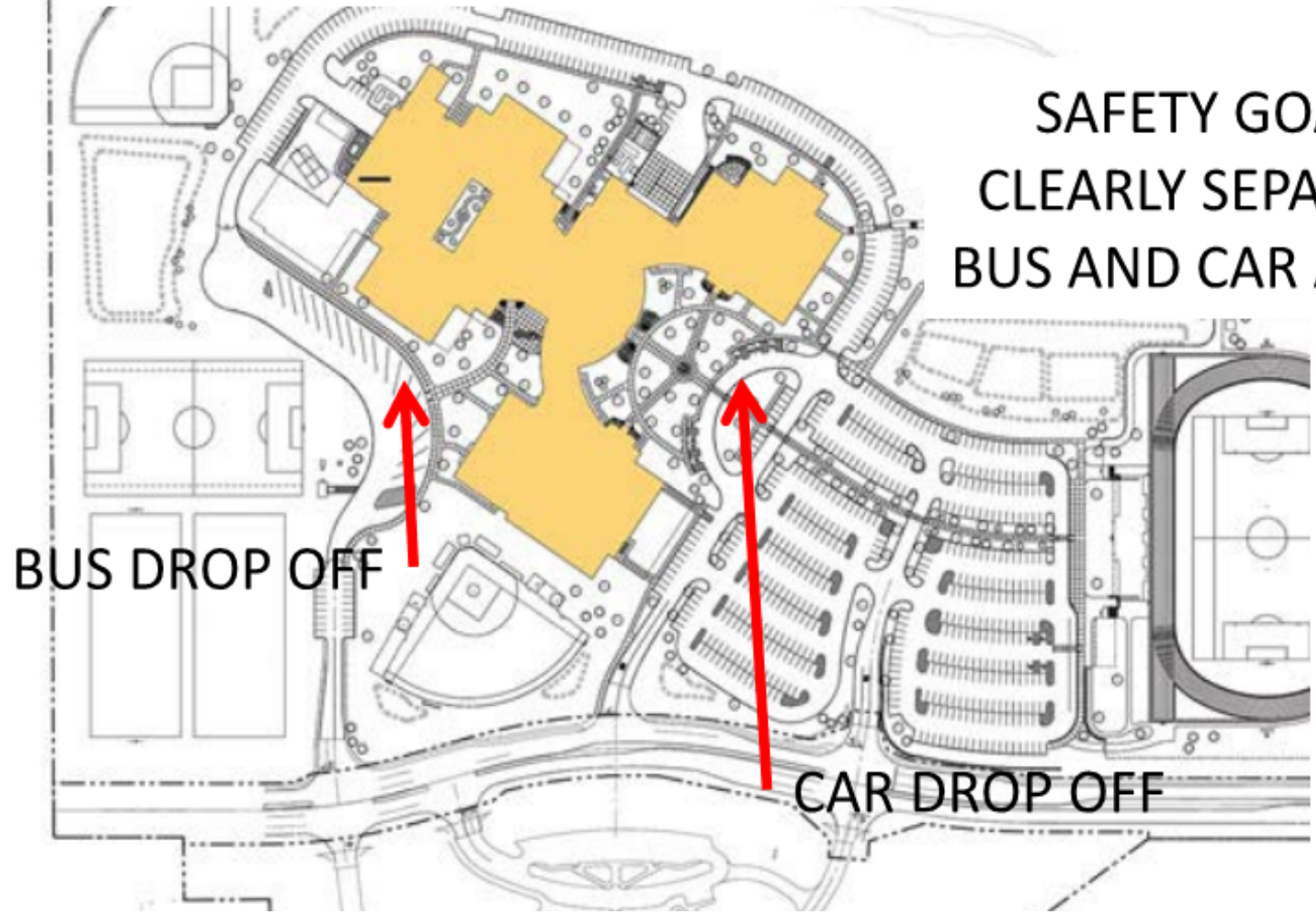
SAFETY GOAL:  
CLEARLY SEPARATE  
BUS AND CAR AREAS

CAR DROP OFF

NEW RICHMOND  
ELEMENTARY SCHOOL  
BY ATSR

# HIGH AND MIDDLE SCHOOL SAFETY DIAGRAM

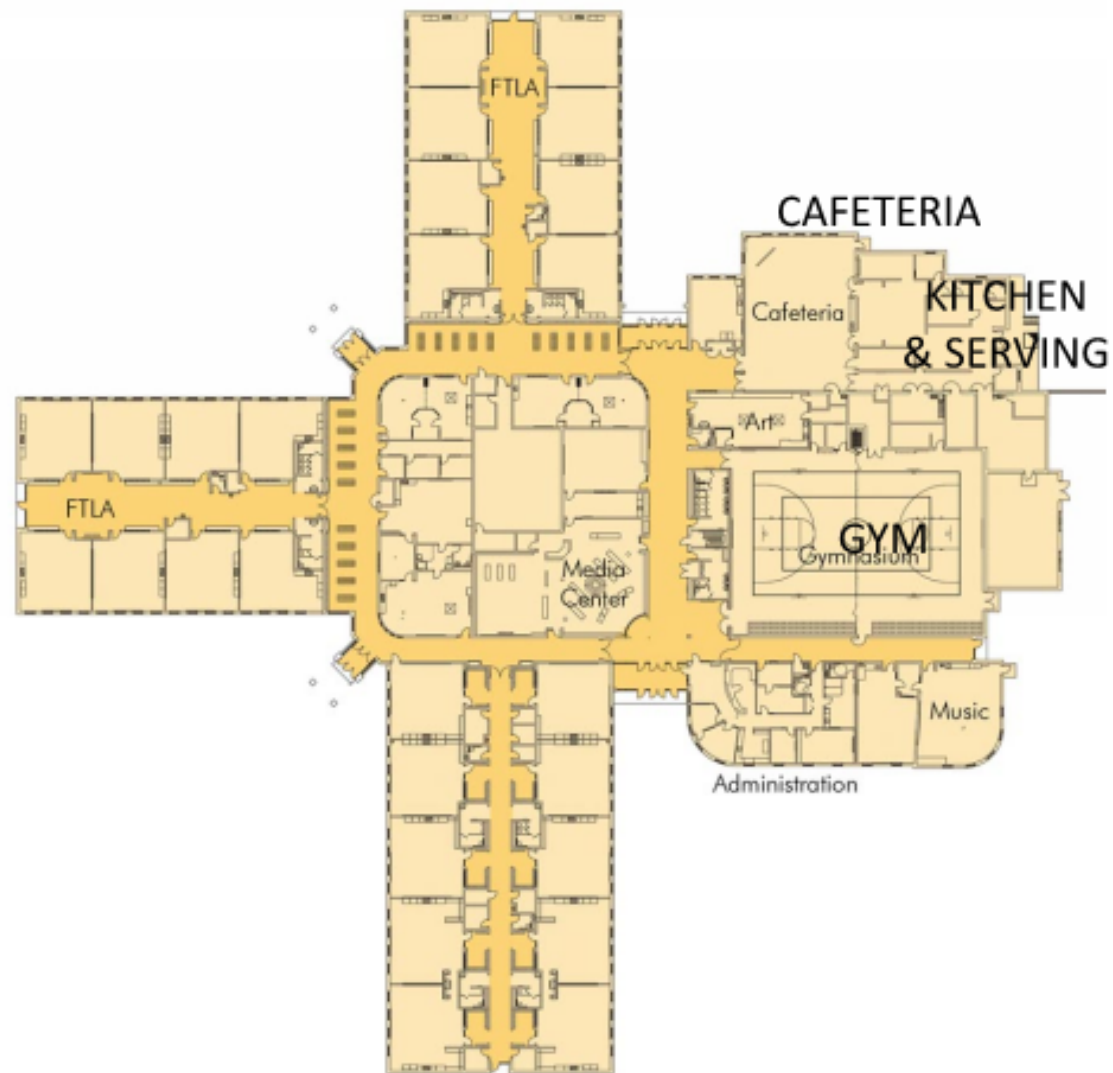
SAFETY GOAL:  
CLEARLY SEPARATE  
BUS AND CAR AREAS



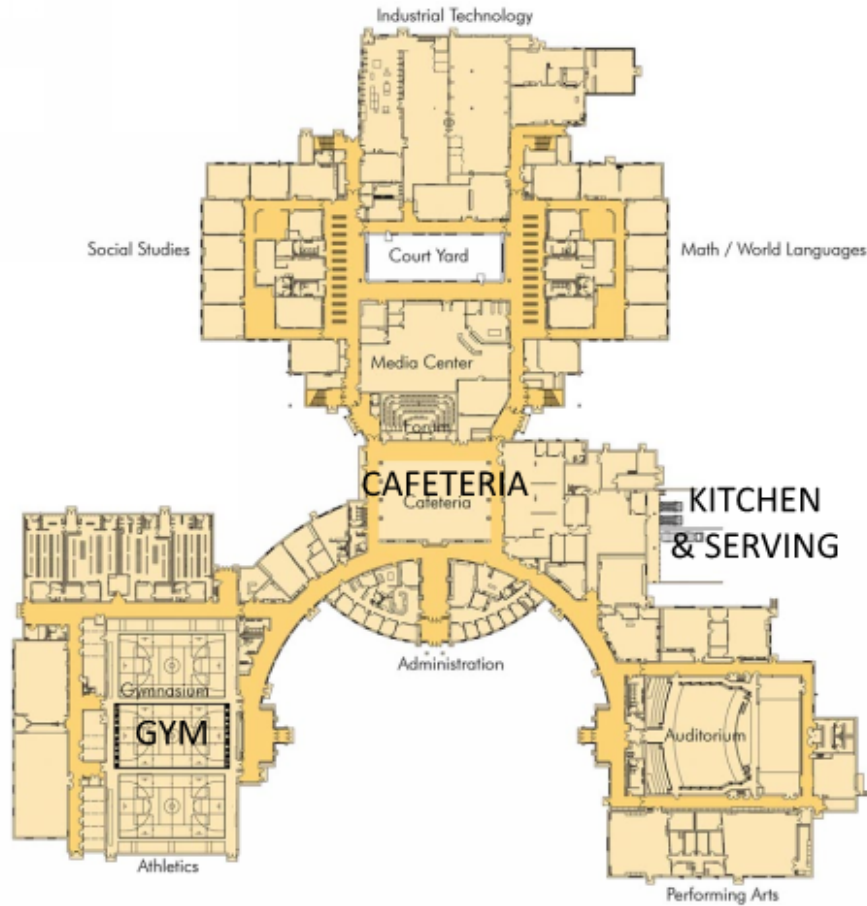
DISTRICT GYMNASIUM AND CAFETERIA STUDY

Elementary Building Name	2014 Square Footage	2024 Enrollment	GYM SF- 7,000 IS SUGGESTED FOR ELEMENTARY SCHOOL	CAFETERIA SF	TOTAL GYM + CAFETERIA SF	NEW GYM SUGGESTED	NEW OR EXPANDED CAFETERIA SUGGESTED	NEW OR EXPANDED FOOD STORAGE AND SERVING SUGGESTED	COMMENTS	CURRENT CAFETERIA SF PER STUDENT IF 3 LUNCH PERIODS	DESIRED SF PER STUDENT AT CAFETERIAS WITH 3 LUNCH PERIODS
		1.02									
Halmstad	55,250	423	4,070	0	4,070	X		X	USE OLD GYM AS CAFETERIA / EXPAND KITCHEN FOOD STORAGE AND SERVING AREAS	25	18
Hillcrest	54,340	438	7,690	2,070	9,760		X	X	EXPAND CAFETERIA AND KITCHEN FOOD STORAGE AND SERVING AREAS	10	18
Jim Falls	22,800	147	1,890	0	1,890	X		X	ELEM GYM SHOULD BE APPROX 7000 SF ; BUILD NEW GYM ALSO: CURRENT GYM/CAFÉ CAN CONTINUE AS A CAFETERIA ; EXPANSION OF KITCHEN FOOD STORAGE AND SERVING AREA SHOULD BE CONSIDERED	27	18
Parkview	80,556	511	7470 AMPM 3750 NOON	3,750	7,470		X		THIS IS A LARGE SCHOOL TO BE SHARING THE GYM WITH THE CAFETERIA. THIS SPACE IS OVER BOOKED AND LIMITING OTHER PROGRAM OPPORTUNITIES	20	18
Southview	47,496	329	6,700	1,900	8,600				BOTH SPACES AT MINIMUM SIZES	15	18





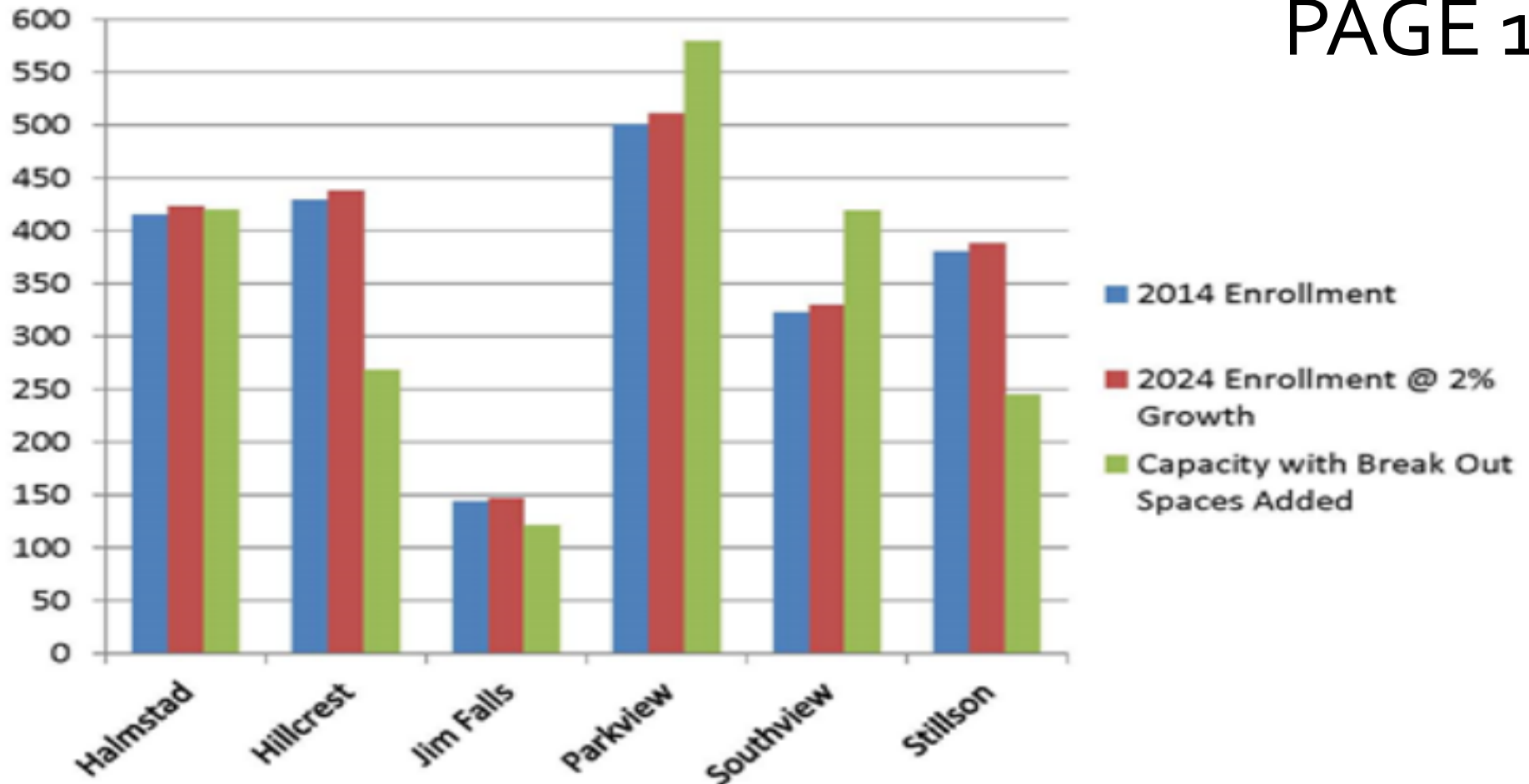
EXAMPLE OF HIGH SCHOOL WITH  
PROPER SIZED GYM AND CAFETERIA



NEW RICHMOND 1200 STUDENT

## ELEMENTARY ENROLLMENT TO CAPACITY CHART

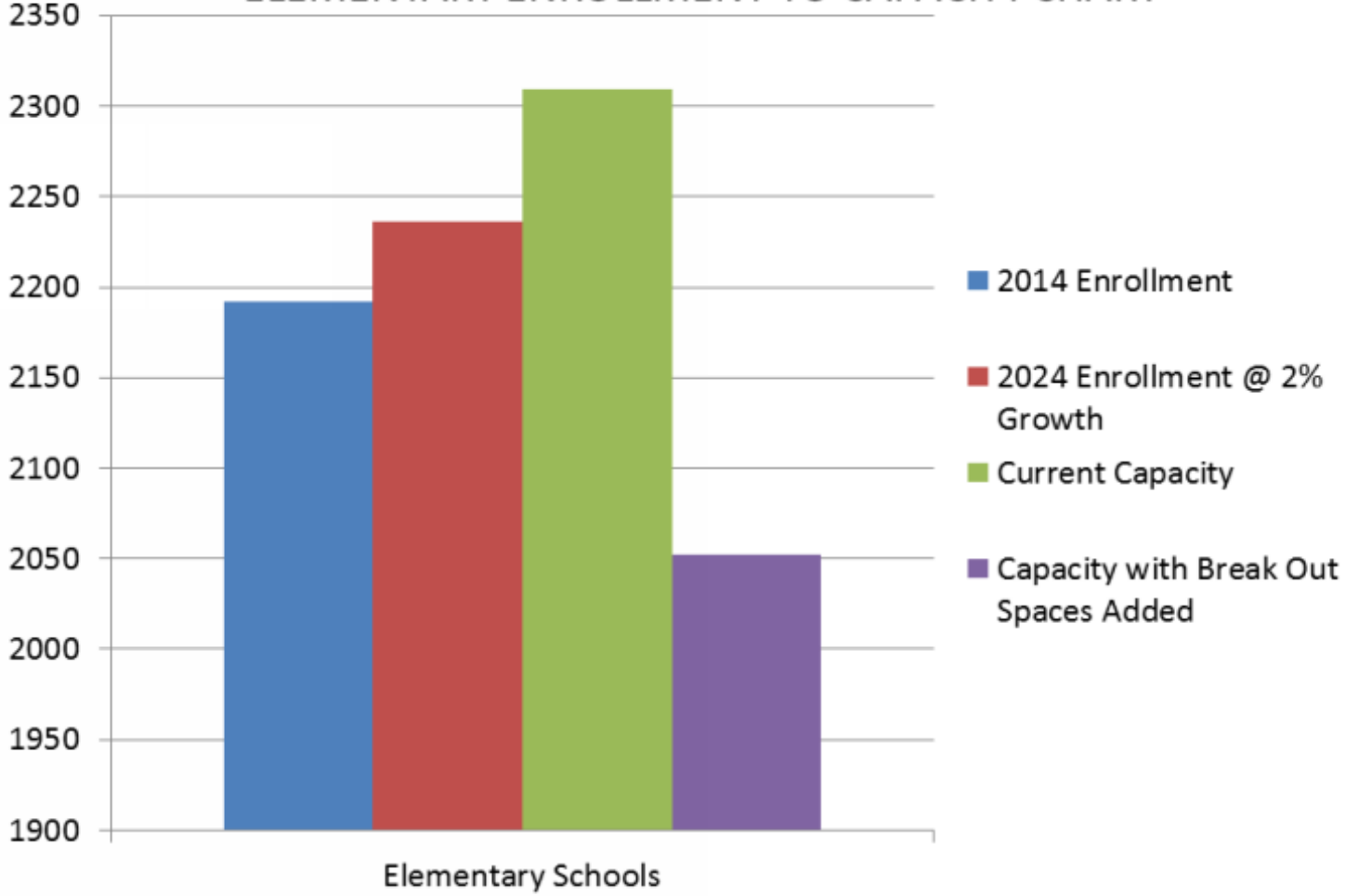
PAGE 103

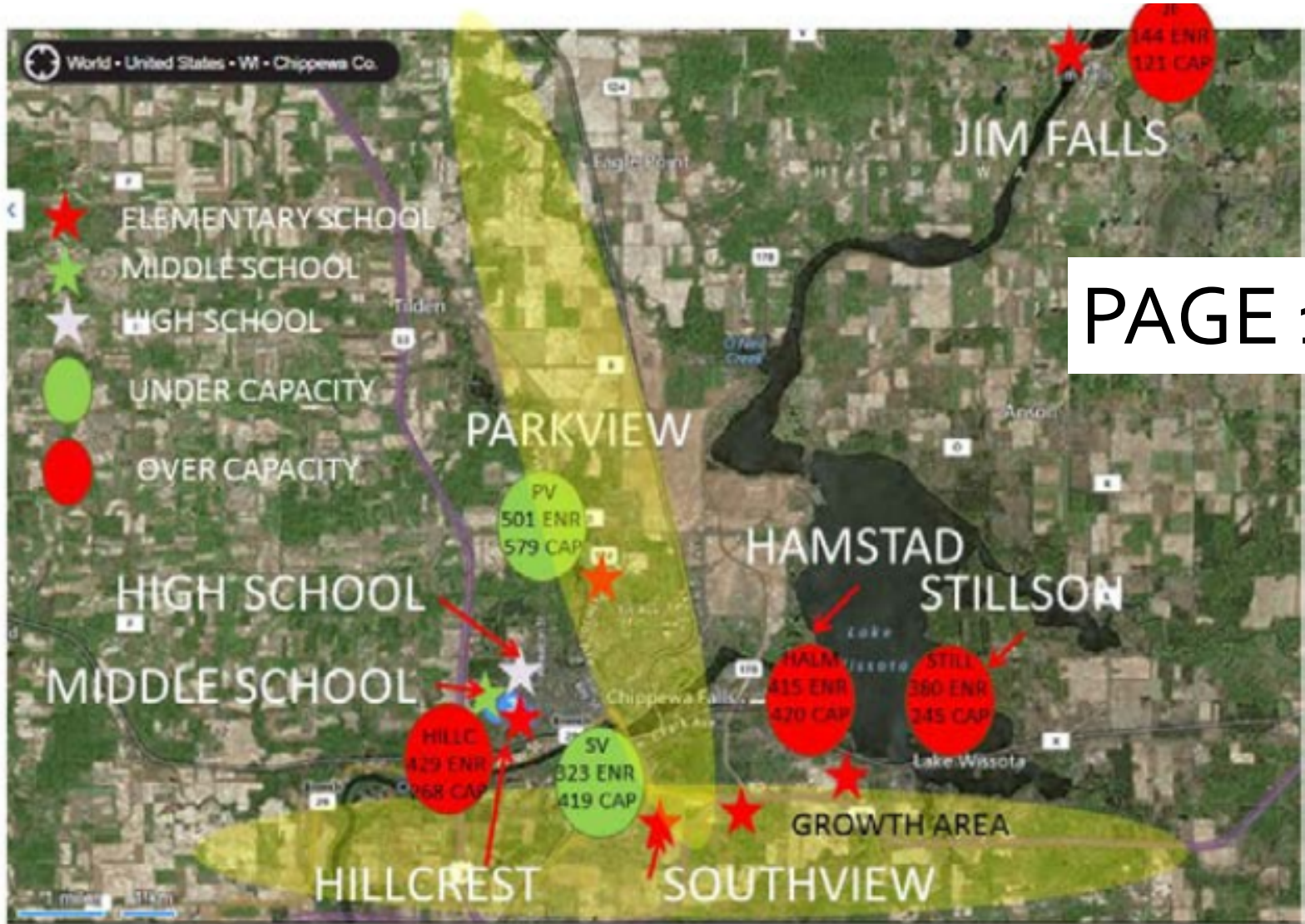


Chippewa Falls Area Unified School District 2014

ATSR

### ELEMENTARY ENROLLMENT TO CAPACITY CHART





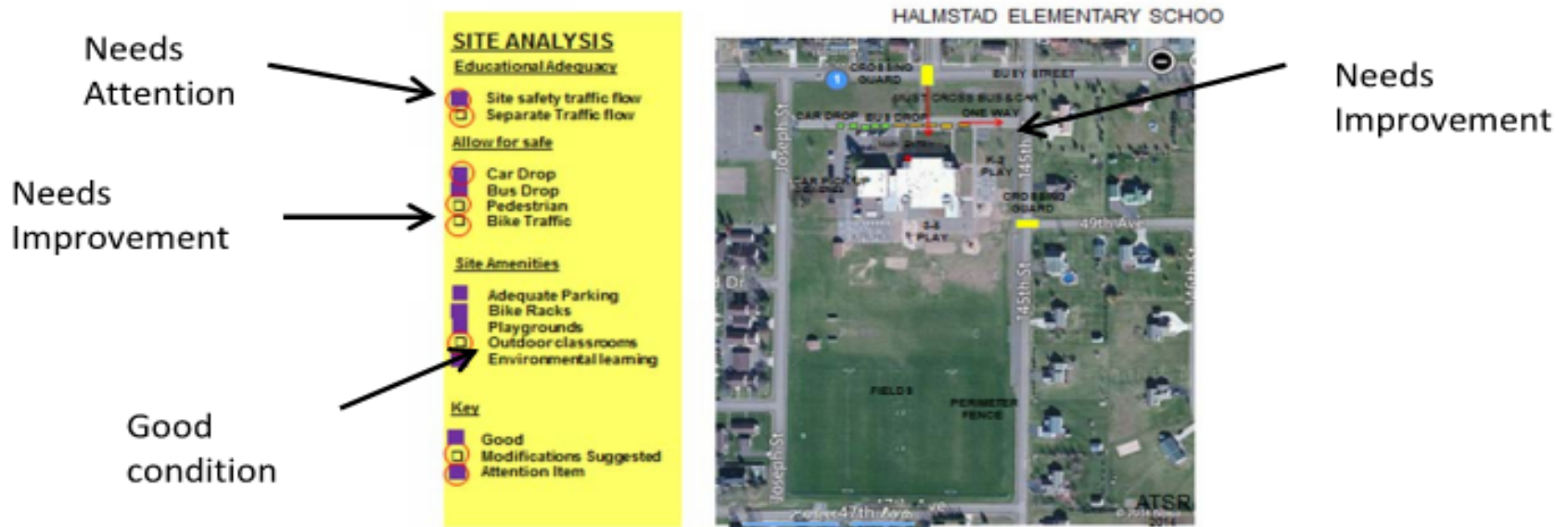
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## DISTRICT STATISTICS

Elementary Building Name	2014 Square Footage	2014 Acres	2014 Enrollment	2024 Anticipated Enrollment	2024 Capacity with Break out spaces added where needed	Over Capacity with Break out spaces added	Additional ES Classrooms Needed 2024	2014 Classrooms	If Remove 1 section of rooms for Breakout where needed	Classrooms available if add Breakout spaces where needed	2024 SF / Student
				102%							
Halmstad	55,250	13.00	415	423	420	3	0	18		18	132
Hillcrest	54,340	6.0	429	438	268	170	8	18	-6	12	203
Jim Falls	22,800	5.5	144	147	121	26	1	6		6	188
Parkview	80,556	13.0	501	511	579	-68	-3	24		24	139
Southview	47,496	10.0	323	329	419	-90	-4	18		18	113
Stillson	50,892	6.3	380	388	245	143	7	18	-6	12	208
<b>District Wide K-5</b>	311,334	54	2,192	2,236	2,052	184	9	102	-12	90	
Middle School	211,630	34.0	1,100	1,122							189
High School	276,000	24.0	1,459	1,488							185
<b>K-12 Totals</b>	798,964	112	4,751	4,846							
ITEMS COLORED ARE BELOW STATE STANDARDS: CONSIDERATION TO IMPROVE SHOULD BE IMPLEMENTED											

**Content of the Facilities Master Plan:**

Contained within this facilities study is a comprehensive analysis of all District Facilities. Sections 1-9 of this report contain an overhead view of each building followed by a comprehensive facility analysis conducted by engineers from ATSR and APEX. As shown below, the overhead view highlights some of the problems associated with the facility and site. This is followed by a narrative describing repair and betterment concerns identified by qualified architects and engineers conducting the review.



An educational adequacy assessment of each of the District’s buildings is also included within each section. Issues related to adequacy were identified by ATSR architects utilizing a ‘room utilization’ planning program and through interviews with faculty, staff, students and administration.



Appendix E

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The following pages contain the site based interviews that were conducted.

ARMSTRONG, TORSETH, SKOLD AND RYDEEN, INC.  
ARCHITECTS AND ENGINEERS  
MEMORANDUM NO. 1

Project Number: 14075  
Page 1

**Questions for Chippewa Falls School Principals**

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To: School Principals  
From: ATSR: Dean Beeninga / Kara Rise / Tom Tapper  
Re: Educational Analysis  
Date: August 20, 2014

Name: Wade Pilloud  
Position: Principal  
School: Halmstad Elementary  
Email: pillouwh@chipfalls.org

ATS&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district’s educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building





**Good condition** →

**Needs Improvement** →

**Needs Attention** →

**Educational Adequacy**

- Secure Entry modifications
- Classrooms Sizes SF

**Core space size (SF)**

- Cafeteria / Kitchen
- Library
- Gyms
- Music
- Art
- Toilets
- Administration
- Storage
- Special Education

**Teaching and Learning**

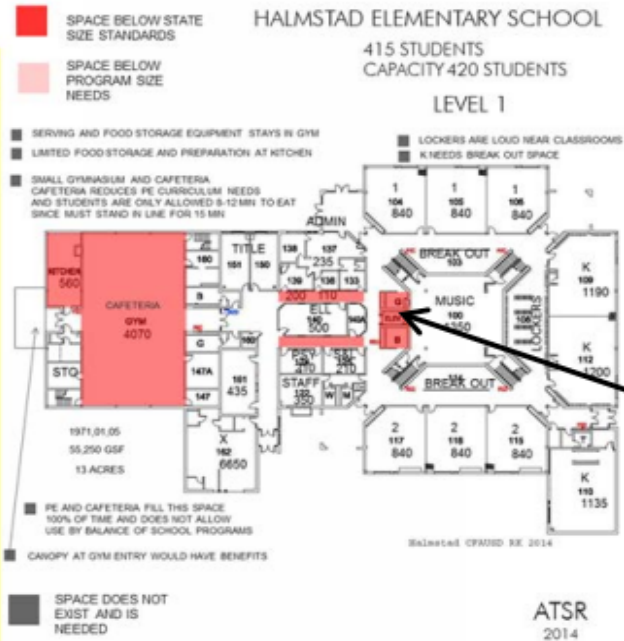
- Individual
- Teaming
- Large group, grade level / all school assembly-

**Educational Environment**

- Day lighting
- Indoor Air quality

**Key**

- Good
- Modifications Suggested
- Attention Item



Below State Standards

A narrative describing the shortcomings of each building to support the kind and quality of educational

# Halmstad Elementary

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.



1. Please list the top five Instructional needs in your building that could be improved.
  - Top need: New gym. This would allow for increased scheduling capabilities and flexibility.
  - Increased space for small group instruction/intervention and space for mentors to work with students.
  - Full time librarian/technology coach to help prepare students for the Smarter Balanced Assessment...extra hands when using technology with elementary students. We need to be integrating technology into the curriculum to enhance student learning and create an on-task, individualized atmosphere.
2. Please list the top five Facility or repair needs in your building that could be improved.
  - Top need: Halmstad needs a gym. The current cafeteria serves as the gym when not in use.
  - Heating and A/C not well matched to building. Halmstad was initially an open concept school, but has been walled off for classrooms. This creates inequities between rooms.
  - Some ceilings have water damage and need to be replaced/repaired.
  - Bathrooms are at times crowded due to rising enrollments.
  - Poor acoustics in cafeteria leads to noisy lunch periods.

# Halmstad Elementary

## Facility Analysis

### SITE ANALYSIS






#### Educational Adequacy

-  Site safety traffic flow
-  Separate Traffic flow




#### Allow for safe

-  Car Drop
-  Bus Drop
-  Pedestrian
-  Bike Traffic

#### Site Amenities

-  Adequate Parking
-  Bike Racks
-  Playgrounds
-  Outdoor classrooms
-  Environmental learning

#### Key

-  Good
-  Modifications Suggested
-  Attention Item

## HALMSTAD ELEMENTARY SCHOOL



# Halmstad Elementary

## Educational Adequacy

- Secure Entry modifications
- Classrooms Sizes SF

### Core space size (SF)

- Cafeteria / Kitchen
- Library
- Gyms
- Music
- Art
- Toilets
- Administration
- Storage
- Special Education

### Teaching and Learning

- Individual
- Teaming
- Large group, grade level / all school assembly-

### Educational Environment

- Day lighting
- Indoor Air quality

### Key

- Good
- Modifications Suggested
- Attention Item

■ SPACE BELOW STATE SIZE STANDARDS

■ SPACE BELOW PROGRAM SIZE NEEDS

- SERVING AND FOOD STORAGE EQUIPMENT STAYS IN GYM
- LIMITED FOOD STORAGE AND PREPARATION AT KITCHEN
- SMALL GYMNASIUM AND CAFETERIA CAFETERIA REDUCES PE CURRICULUM NEEDS AND STUDENTS ARE ONLY ALLOWED 8-12 MIN TO EAT SINCE MUST STAND IN LINE FOR 15 MIN



1971,01,05  
55,250 GSF  
13 ACRES

- PE AND CAFETERIA FILL THIS SPACE 100% OF TIME AND DOES NOT ALLOW USE BY BALANCE OF SCHOOL PROGRAMS
- CANOPY AT GYM ENTRY WOULD HAVE BENEFITS

■ SPACE DOES NOT EXIST AND IS NEEDED

## HALMSTAD ELEMENTARY SCHOOL

415 STUDENTS  
CAPACITY 420 STUDENTS

### LEVEL 1

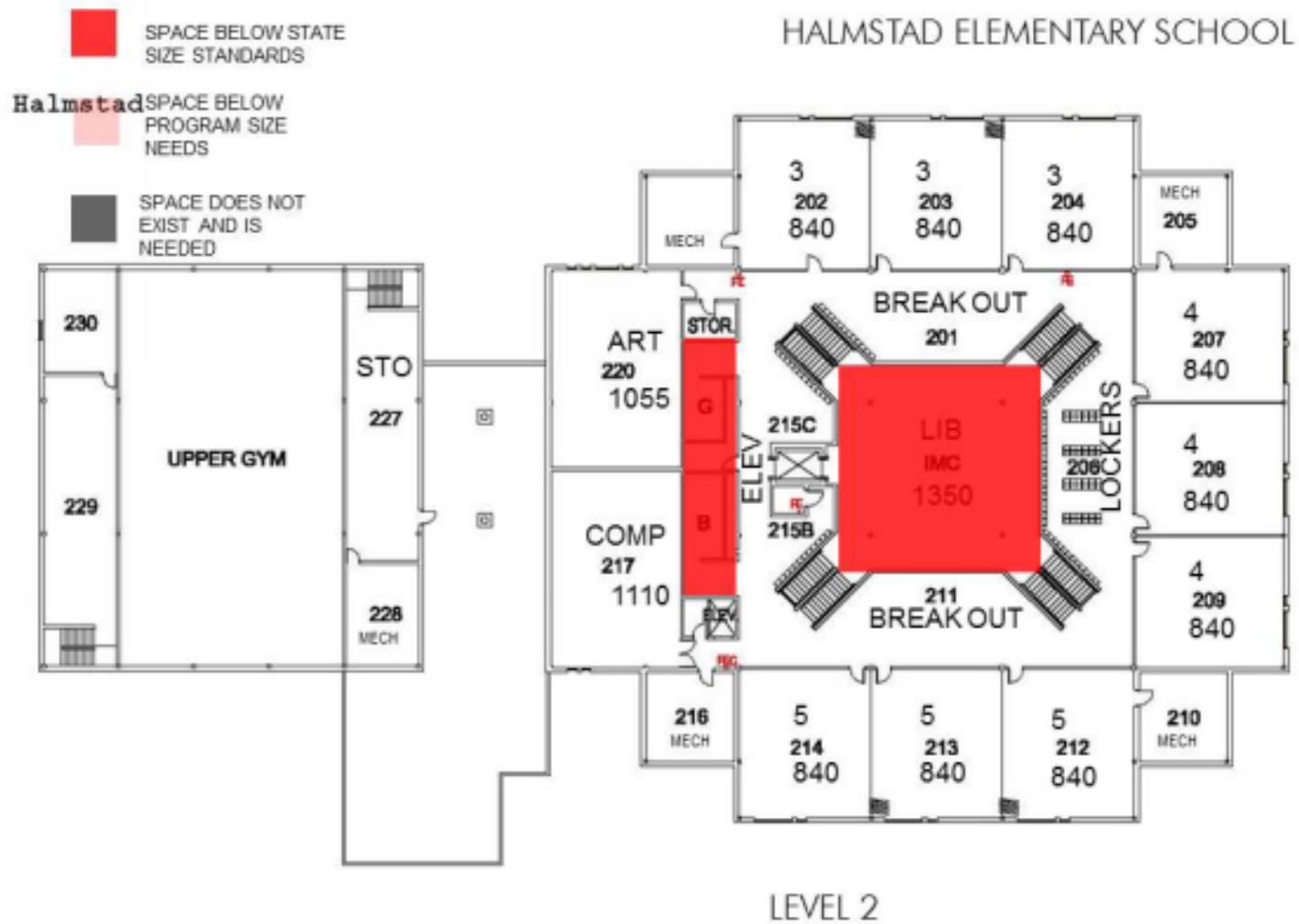
- LOCKERS ARE LOUD NEAR CLASSROOMS
- K NEEDS BREAK OUT SPACE



Halmstad CPAUSD RK 2014

ATSR  
2014

# Halmstad Elementary



ATSR

1. Please list the top five Instructional needs in your building that could be improved.
  - a. **Top need:**
  - b. More outlets in the classroom and placed at the teacher's level and new wiring in the building so our computers and Smart Boards work properly without shutting down or blowing fuses.
  - c. Faster computers
  - d. More drops for computers
  - e. Tyner binders already made for us
  - f. small group working space for times other than interventions
  - g. add storage (3rd grade too)
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need:
  - b. Air Conditioning on very hot days, and for our many students and teachers with allergies. Sometimes rooms can get up to 100 degrees plus! Ceilings could help, too. Heating and cooling improvements. (3rd grade also)
  - c. severe weather locations
  - d. leaky roof
  - e. add large all purpose room (bigger cafeteria)
  - f. reclaim dedicated grass p.e. area
  - g. outside maintenance (landscape, lawncare, shoveling)
  - h. better lighting- feels dark
  - i. paint our rooms more colorful
  - j. better windows
  - k. ceilings are nasty-new tiles would be nice
  - l. Remove asbestos tiles from our rooms. When the wax wears off, the asbestos is exposed.

# Hillcrest Elementary

## Hillcrest Elementary

### Facility Analysis

#### SITE ANALYSIS

##### Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

##### Allow for safe

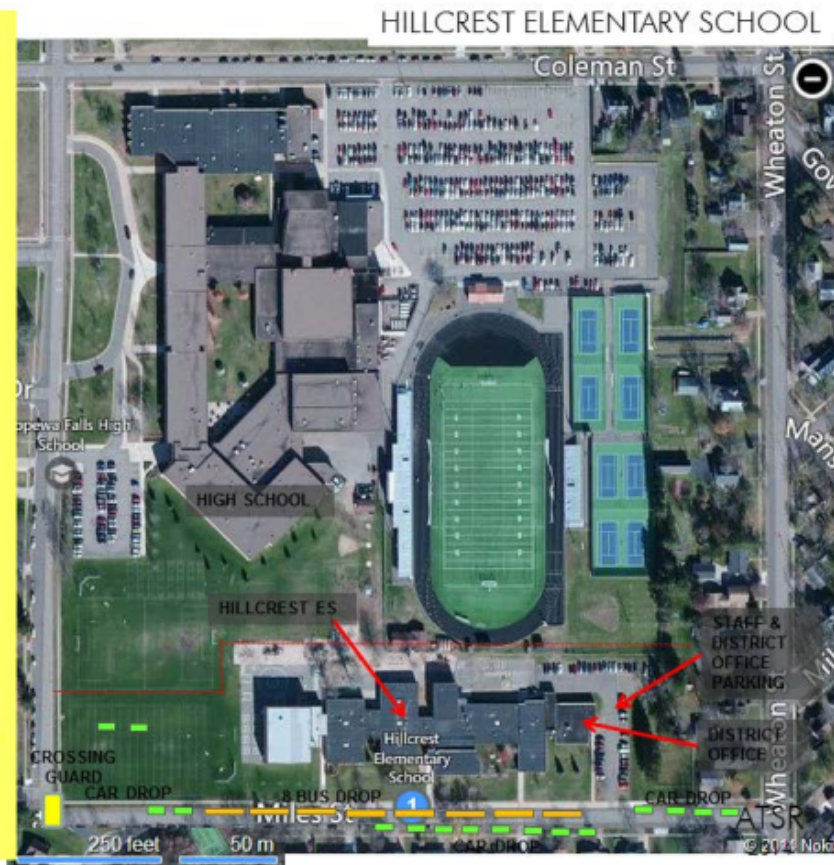
- Car Drop
- Bus Drop
- Pedestrian
- Bike Traffic

##### Site Amenities

- Adequate Parking
- Bike Racks
- Playgrounds
- Outdoor classrooms
- Environmental learning

##### Key

- Good
- Modifications Suggested
- Attention Item



# Hillcrest Elementary

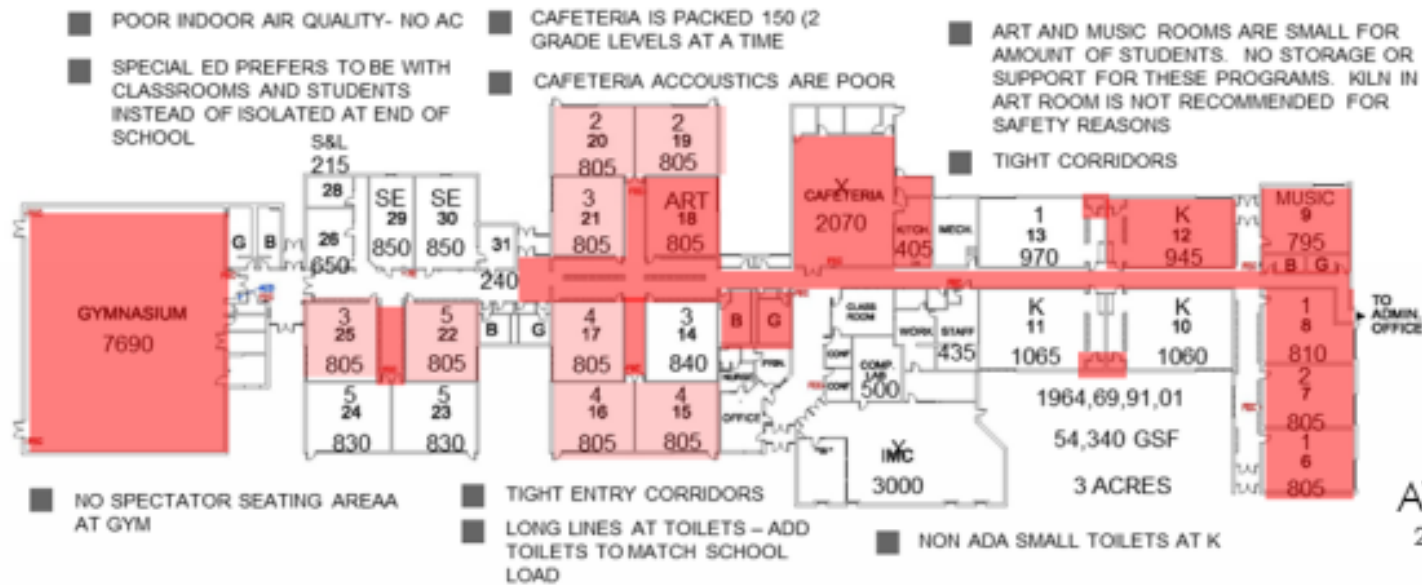
## Educational Adequacy

- Secure Entry modifications
- Classrooms Sizes SF
- Core space size (SF)**
- Cafeteria / Kitchen
- Library
- Gyms
- Music
- Art
- Toilets
- Administration
- Storage
- Special Education
- Teaching and Learning**
- Individual
- Teaming
- Large group, grade level / all school assembly-
- Educational Environment**
- Day lighting
- Indoor Air quality
- Key**
- Good
- Modifications Suggested
- Attention Item

## HILLCREST ELEMENTARY SCHOOL

429 STUDENTS/ 402 CAPACITY

- SPACE BELOW STATE SIZE STANDARDS
- SPACE BELOW PROGRAM SIZE NEEDS
- SPACE DOES NOT EXIST AND IS NEEDED



ATSR  
2014



1. Please list the top five Instructional needs in your building that could be improved.
  - a. Top need: Jim Falls has a very small gym space. This is limiting for P.E. instruction as well as scheduling. It is also in a poor location, and located right next to classrooms. As the level of noise at lunch and PE grows, instruction in other rooms becomes more difficult.
  - b. Space for small group work is very limited. We have an open classroom right now, but that is also shared with the mentor program, and explorers. During the school day, there is not extra space for interventions.
  - c. Computer lab space. Some of our classes have held as many as 29 kids and there is not room in the lab. Also, our computer lab is not able to be used if it is a day where we have our librarian.
  - d. Our playground is located right outside of two of our classrooms, with big picture windows. The volume of students on the playground is very distracting to students who are in class.
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need: A more functional gym facility. Our gym is small, we've had more injuries in PE due to a mismatch in our facility and the PE curriculum requirements. We also serve lunch in there during the day.
  - b. Cafeteria space- our entire schedule revolves around when we are serving lunch because it is a shared space.
  - c. Staff space- there is not enough room for more than 4-5 people to use the lounge, outdated staff restroom facilities (toilets need to be flushed more than once, etc.)
  - d. We've had a number of issues with drinking water
  - e. SPED space is limited

# Jim Falls Elementary

## Facility Analysis

**SITE ANALYSIS**

Educational Adequacy

-  Site safety traffic flow
-  Separate Traffic flow

Allow for safe

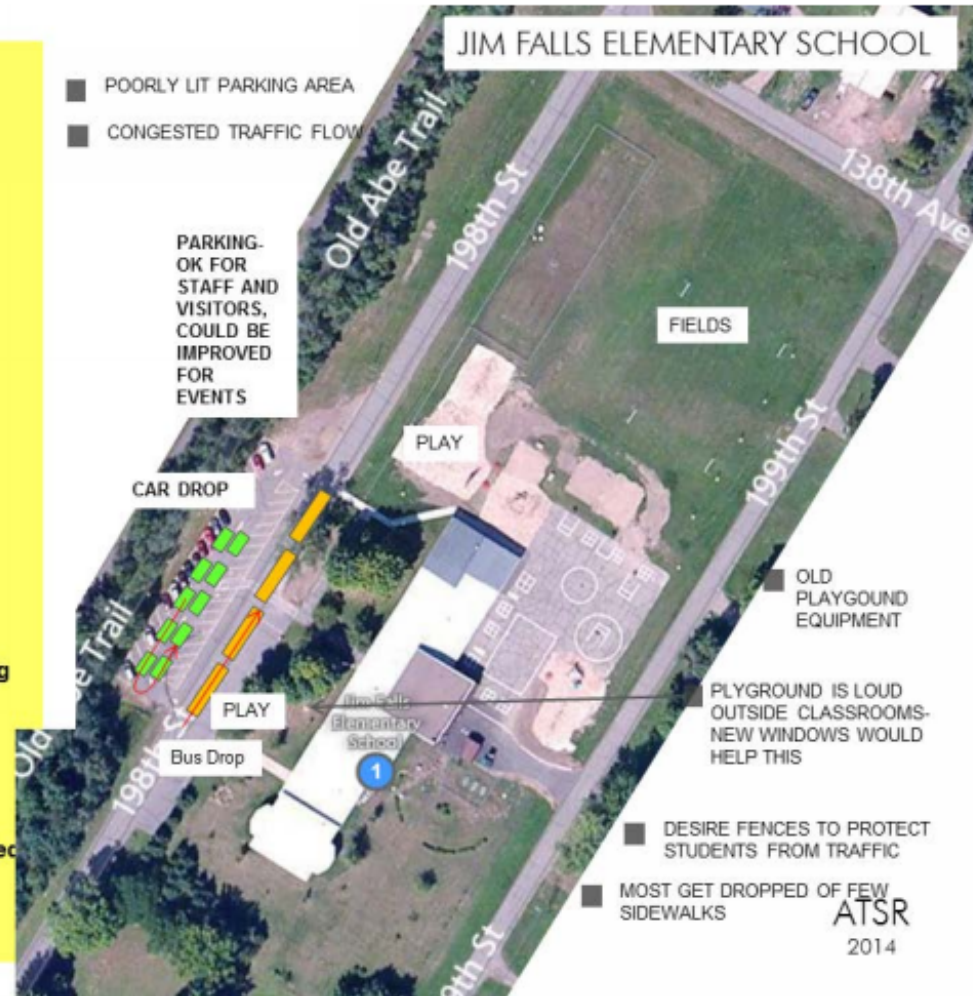
-  Car Drop
-  Bus Drop
-  Pedestrian
-  Bike Traffic
-  Sidewalks

Site Amenities

-  Adequate Parking
-  Bike Racks
-  Playgrounds
-  Outdoor classrooms
-  Environmental learning

Key

-  Good
-  Modifications Suggested
-  Attention Item



# Jim Falls Elementary

## Jim Falls Elementary

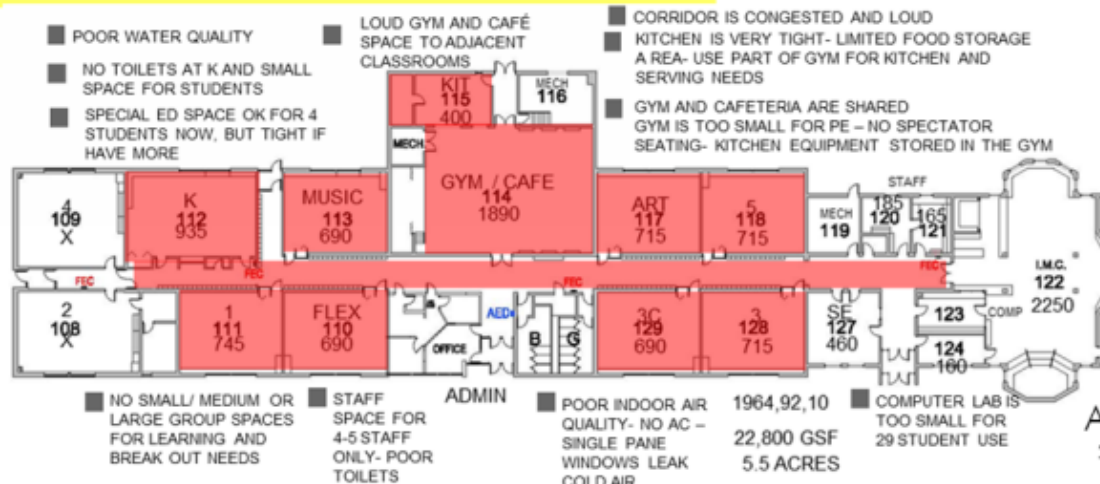
### Educational Adequacy

- Secure Entry modifications
- Classrooms Sizes SF
- Core space size (SF)
  - Cafeteria / Kitchen
  - Library
  - Gyms
  - Music
  - Art
  - Toilets
  - Administration
  - Computer Lab
  - Special Education
- Teaching and Learning
  - Individual
  - Teaming
  - Large group, grade level / all school assembly-
- Educational Environment
  - Day lighting
  - Indoor Air quality
- Key
  - Good
  - Modifications Suggested
  - Attention Item

### JIM FALLS ELEMENTARY SCHOOL

144 STUDENTS / 121 CAPACITY

- SPACE BELOW STATE SIZE STANDARDS
- SPACE BELOW PROGRAM SIZE NEEDS
- SPACE DOES NOT EXIST AND IS NEEDED



1. Please list the top five Instructional needs in your building that could be improved.
  - a. Top need: Enclosed space for students to work with our Interventionist
  - b. More time to implement the demands of the curriculum
  - c. Two Title 1 teachers share a small space making intervention difficult
  - d. Space for teacher of blind students to store materials and instruct students
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need: Designated space for Instructional Coach to work and meet with staff
  - b. New carpet in classrooms
  - c. Skylights leak (Central Park and Art Room)
  - d. Some windows leak, allowing water in
  - e. More storage space
  - f. Roof air dampers need work (The air pressure in the building holds the doors open)
  - g. Need space for when we get more computers

# Parkview Elementary

## Facility Analysis

### SITE ANALYSIS

#### Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

#### Allow for safe

- Car Drop
- Bus Drop
- Pedestrian
- Bike Traffic

#### Site Amenities

- Adequate Parking
- Bike Racks
- Playgrounds
- Outdoor classrooms
- Environmental learning

#### Key

- Good
- Modifications Suggested
- Attention Item



# Parkview Elementary

## Educational Adequacy

## PARKVIEW ELEMENTARY SCHOOL

501 STUDENTS / 579 CAPACITY

- Secure Entry modifications
- Classrooms Sizes SF

### Core space size (SF)

- Cafeteria / Kitchen
- Library
- Gyms
- Music
- Art
- Toilets
- Administration
- Student Lockers
- Special Education

### Teaching and Learning

- Individual
- Teaming
- Large group, grade level
- all school assembly-

### Educational Environment

- Day lighting
- Indoor Air quality

### Key

- Good
- Modifications Suggested
- Attention Item



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1. Please list the top five Instructional needs in your building that could be improved.
  - a. Top need: continued coaching of teacher doing following teacher learning opportunities
  - b. A system for regular data review
  - c. Increased peer observation
  - d. Continued professional development opportunities that are connected to our goals
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need: Playground Fence
  - b. Gym Roof
  - c. New Windows
  - d. Continue to replace floor tiles
  - e. Playground area and equipment that is accessible to all students

# Southview Elementary

## Facility Analysis

### SITE ANALYSIS

#### Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

#### Allow for safe

- Car Drop
- Bus Drop
- Pedestrian
- Bike Traffic

#### Site Amenities

- Adequate Parking
- Bike Racks
- Playgrounds
- Outdoor classrooms
- Environmental learning
- EC Play Area

#### Key

- Good
- Modifications Suggested
- Attention Item





# Southview Elementary

## Educational Adequacy

## SOUTHVIEW ELEMENTARY SCHOOL

323 STUDENTS / 419 CAPACITY

■ Secure Entry modifications

■ Classrooms Sizes SF

Core space size (SF)

● Cafeteria / Kitchen

■ Library

■ Gyms

■ Music

■ Art

■ Toilets

■ Administration

■ Special Education

Teaching and Learning

● Individual

● Teaming

● Large group, grade level /  
all school assembly-

Educational Environment

● Day lighting

● Indoor Air quality

Key

■ Good

● Modifications Suggested

● Attention Item

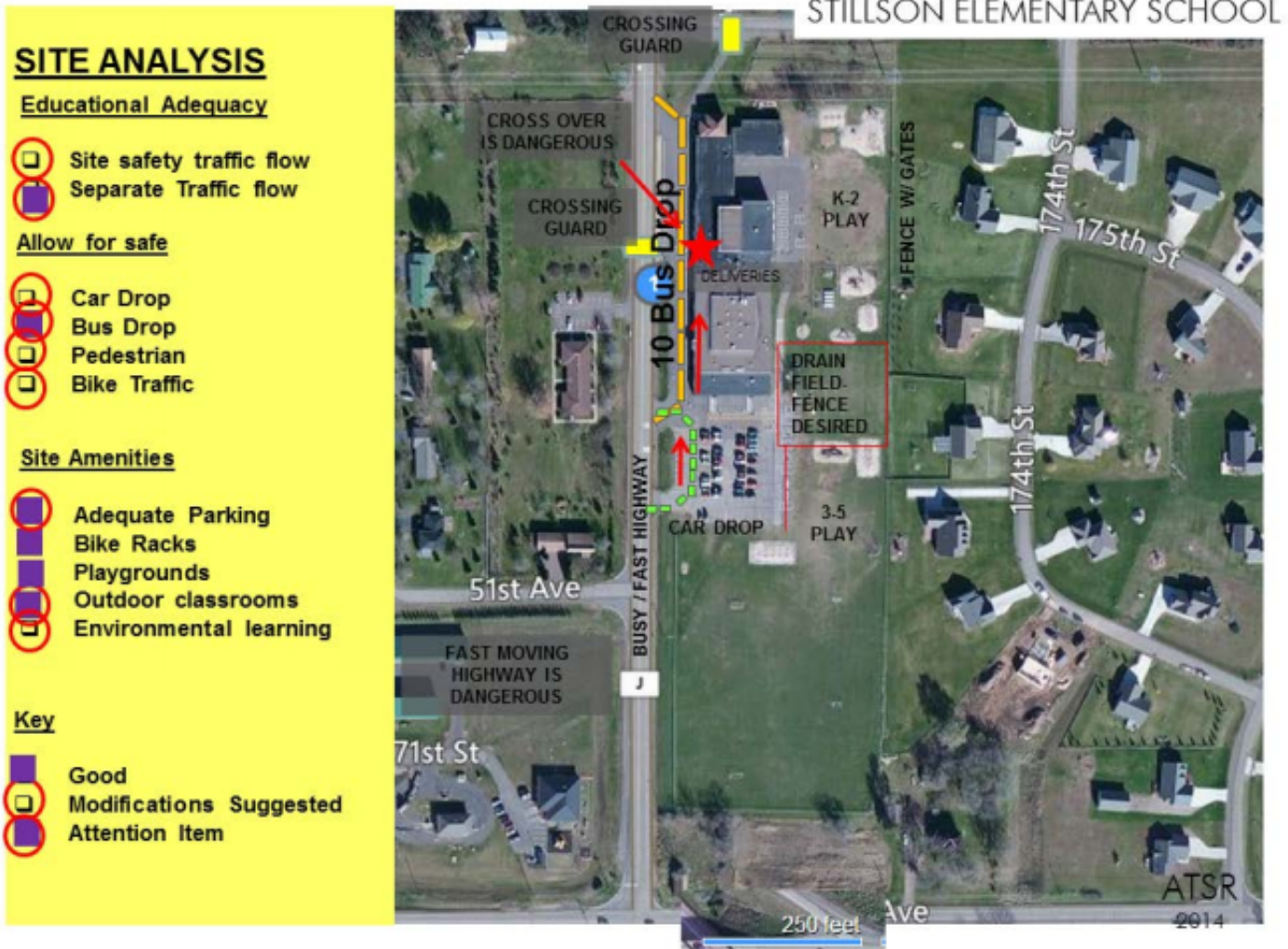


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2014

1. Please list the top five Instructional needs in your building that could be improved.
  - a. Top need: Storage in classrooms for better accessibility, currently materials are stored in cabinets throughout the building
  - b. Add another small room in 4th-5th grade hallway for small group instruction
  - c. update small rooms in other areas to create a better learning environment, i.e. tables, chairs, cabinets, bulletin boards
  - d. acoustic tiles in old gym
  - e. multi-purpose room for large grade-level student presentations, collaboration on projects, and other peer-grouping activities
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need: air conditioning (especially two classrooms that do not have windows)
  - b. bathroom facilities (lack of water pressure and not enough sinks/toilets)
  - c. replace windows-many no longer seal shut, some do not have locks, some are unable to be opened
  - d. restructure kitchen area so there is not overflow into the gym
  - e. enlarge an exterior door-large items have to be disassembled before they can be brought into the school
  - f. update exterior doors
  - g. more security cameras

# Stillson Elementary

## Facility Analysis



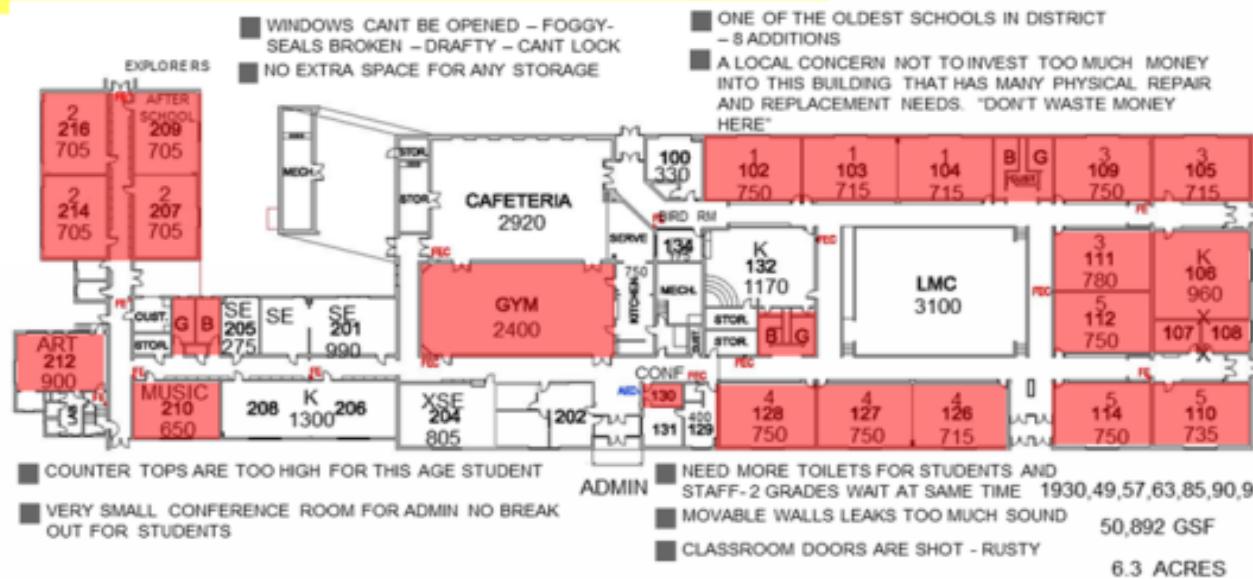
# Stillson Elementary

## Educational Adequacy

- Secure Entry modifications
- Classrooms Sizes SF
- Core space size (SF)
  - Cafeteria / Kitchen
  - Library
  - Gyms
  - Music
  - Art
  - Toilets
  - Administration
  - Toilets
  - Special Education
- Teaching and Learning
  - Individual
  - Teaming
  - Large group, grade level / all school assembly-
- Educational Environment
  - Day lighting
  - Indoor Air quality
- Key
  - Good
  - Modifications Suggested
  - Attention Item

STILLSON ELEMENTARY SCHOOL  
380 STUDENTS / 368 CAPACITY

- SPACE BELOW STATE SIZE STANDARDS
- SPACE BELOW PROGRAM SIZE NEEDS
- SPACE DOES NOT EXIST AND IS NEEDED



ATSR  
2014

1. Please list the top five Instructional needs in your building that could be improved.
  - a. Top need: Additional space
  - b. Classrooms with permanent walls
  - c. Reconfiguration of building lay out
  - d. Meeting space / conference rooms
  - e. Additional and larger classrooms
  - f. Science classrooms that allow for lab space
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need: Air handling system
  - b. Climate control for individual classrooms and Air conditioning in kitchen and tech ed areas
  - c. Access to natural light
  - d. Larger cafeteria
  - e. Leaky roof

# Chippewa Falls Middle School

## Facility Analysis

### SITE ANALYSIS

#### Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

#### Allow for safe

- Car Drop
- Bus Drop
- Pedestrian- crossover
- Bike Traffic

#### Site Amenities

- Adequate Parking
- Bike Racks
- Fields
- Outdoor classrooms
- Environmental learning

#### Key

- Good
- Modifications Suggested
- Attention Item

- LACK OF FIELDS FOR PE PROGRAM
- PE SAFETY CONCERN CROSSING ROAD
- FIELDS HAVE HEAVY USE BY ALL AGES IN DISTRICT
- PARKING FOR EVENTS IS SPREAD OUT AND LONG WALK TO ENTRY DOORS



■ IF HAD ROOM WOULD MOVE ALL BUSES TO NORTH AND CAR DROP TO WEST. THIS WOULD CONTROL WALKERS BETTER

## CHIPPEWA FALLS MIDDLE SCHOOL



# Chippewa Falls Senior High School

PAGE 181

1. Please list the top five Instructional needs in your building that could be improved.
  - a. Top need: Increased instructional space. To be used to develop a “school within a school” that would be housed in the High School to bridge the gap that currently exists in programming between the High School and Chippewa Valley High School. To provide an intermediate sized multi-purpose classroom area that could facilitate 40-60 students to be used for co-teaching opportunities and interdisciplinary units. Additional instructional space is needed to provide areas for intervention/enrichment instructional opportunities.
  - b. A Field House with gymnasiums, pool, track and a weight room.
  - c. A 3<sup>rd</sup> rehearsal space and more practice rooms for the Music Department.
  - d. Greenhouse.
  - e. An expansion of the IMC so that it could fully serve a school of our size.
  
2. Please list the top five Facility or repair needs in your building that could be improved.
  - a. Top need: Air conditioning throughout the building – air flow and ventilation throughout the building (the IMC has a constant musty/mold/mildew/stale smell).
  - b. Bigger cafeteria and lunch delivery area.
  - c. Auditorium staging area is out of compliance with current standards (riggings holding up the lights, curtains).
  - d. Camera updates and increased coverage throughout the building.
  - e. Main entry doors to the gymnasiums, IMC, etc.



# Chippewa Falls Senior High School

## Facility Analysis

### SITE ANALYSIS

#### Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

#### Allow for safe

- Car Drop
- Bus Drop
- Pedestrian
- Bike Traffic

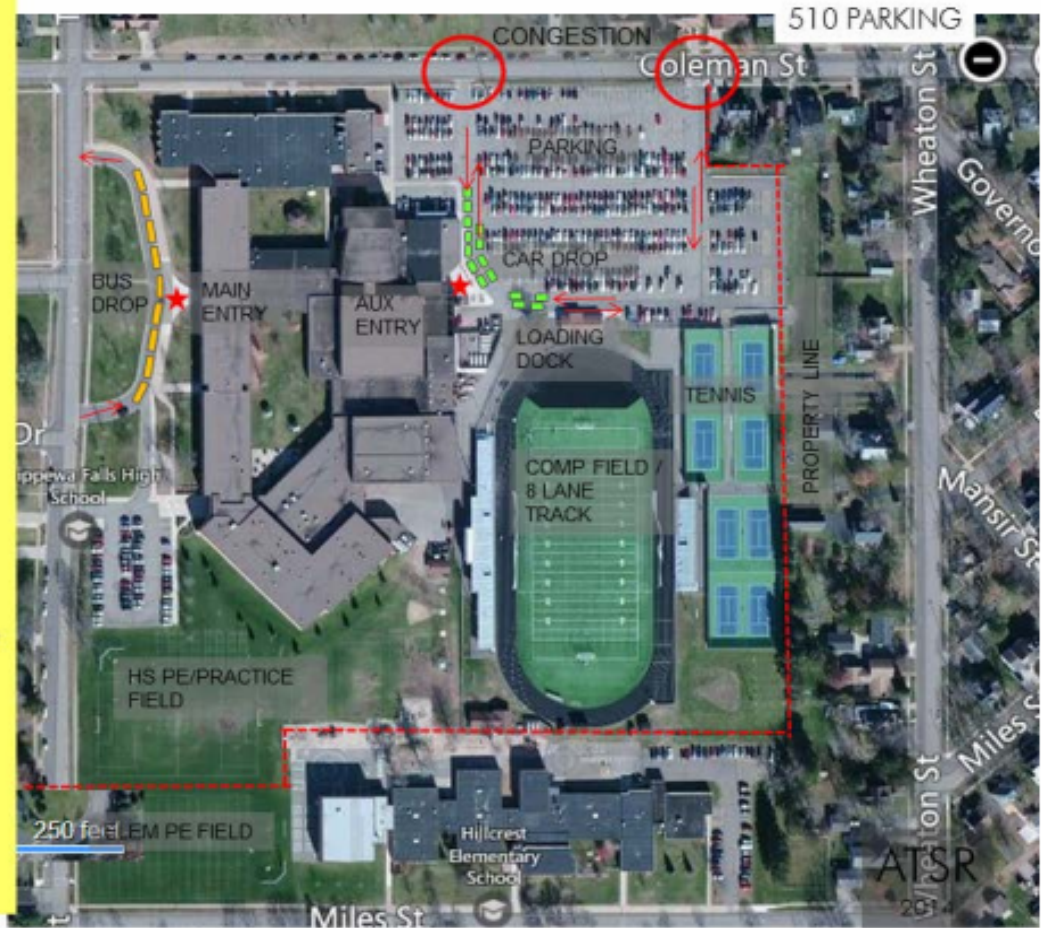
#### Site Amenities

- Adequate Parking
- Bike Racks
- Practice / PE Fields
- Outdoor classrooms
- Environmental learning
- Room to Expand in Future

#### Key

- Good
- Modifications Suggested
- Attention Item

## CHIPPEWA FALLS HIGH SCHOOL



# Chippewa Falls Senior High School

## Educational Adequacy

- Secure Entry modifications
- Classrooms Sizes SF
- Core space size (SF)**
- Cafeteria / Kitchen
- Library
- Gyms
- Science
- Family and Consumer Science
- Art
- Music
- Teaching and Learning**
- Individual
- Teaming
- Large group, grade level / all school assembly-
- Educational Environment**
- Day lighting
- Indoor Air quality
- Key**
- Good
- Modifications Suggested

## CHIPPEWA FALLS HIGH SCHOOL

1459 STUDENTS



# Chippewa Falls Senior High School

ROOM UTILIZATION PLAN

## CHIPPEWA FALLS HIGH SCHOOL

- 7 PERIOD USAGE OF 7 PERIODS
- 6 PERIOD USAGE
- 5 PERIOD USAGE
- 4 PERIOD OR LESS USAGE



# Chippewa Falls Senior High School

## DIALOG PLAN

- SPACE BELOW STATE SIZE STANDARDS
- 30 OR MORE STUDENTS IN CLASSROOM SIZED FOR 26-28 STUDENTS

## CHIPPEWA FALLS HIGH SCHOOL

- SPACE DOES NOT EXIST AND IS NEEDED



- NO SMALL & MEDIUM BREAK OUT & CONFERENCE SPACES FOR STUDENT COLLABORATION AND LEARNING
- SCHOOL ORGANIZATION LIMITS IMPLEMENTING "SCHOOL WITHIN A SCHOOL" CONCEPTS

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2014

# Chippewa Falls Senior High School

## ROOM UTILIZATION PLAN

## CHIPPEWA FALLS HIGH SCHOOL

- 7 PERIOD USAGE OF 7 PERIODS
- 6 PERIOD USAGE
- 5 PERIOD USAGE
- 4 PERIOD OR LESS USAGE



LEVEL 2

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# Korger Chestnut School

## KORGER CHESTNUT

### SITE ANALYSIS

#### Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

#### Allow for safe

- Car Drop- MS Poor
- Bus Drop
- Pedestrian
- Bike Traffic

#### Site Amenities

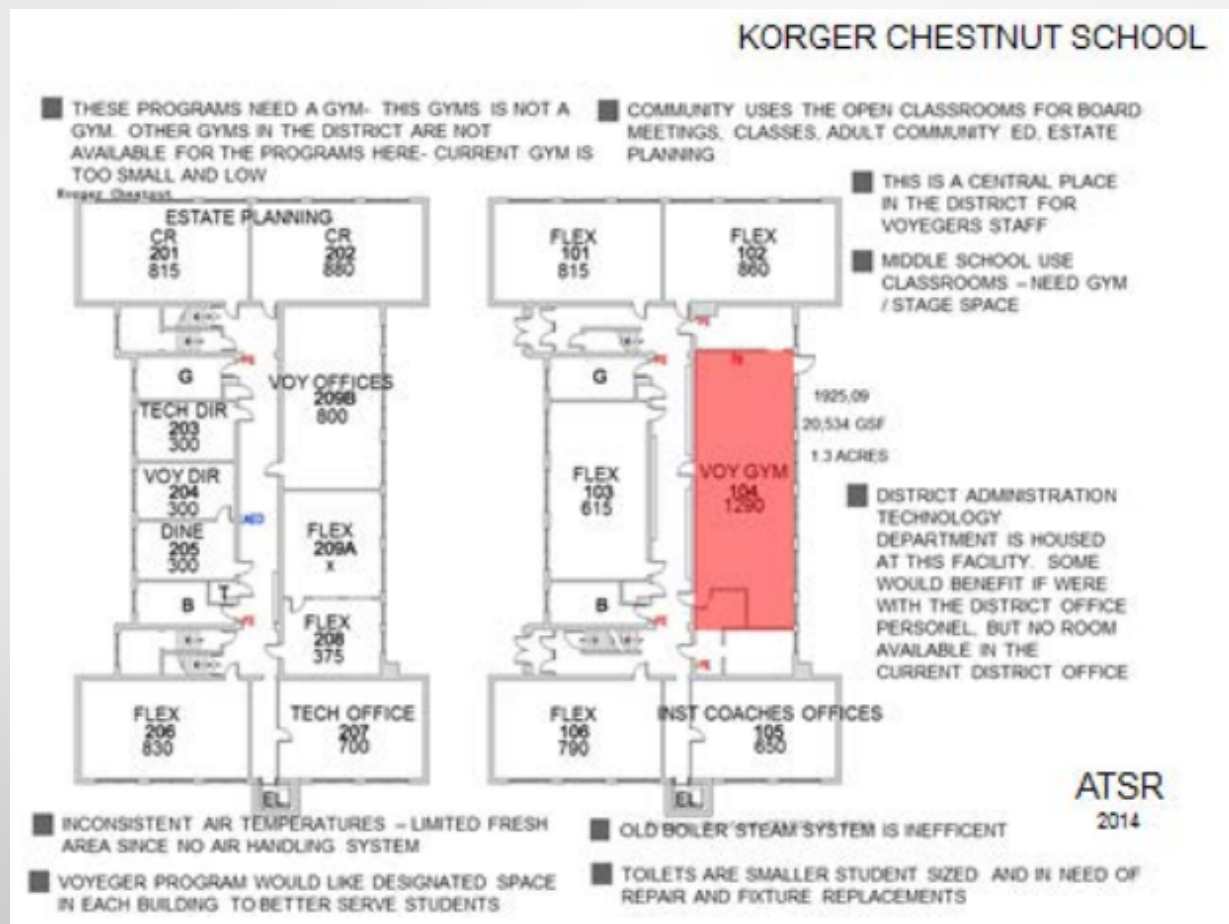
- Adequate Parking
- Bike Racks
- Playgrounds
- Outdoor classrooms
- Environmental learning

#### Key

- Good
- Modifications Suggested



# Korger Chestnut School

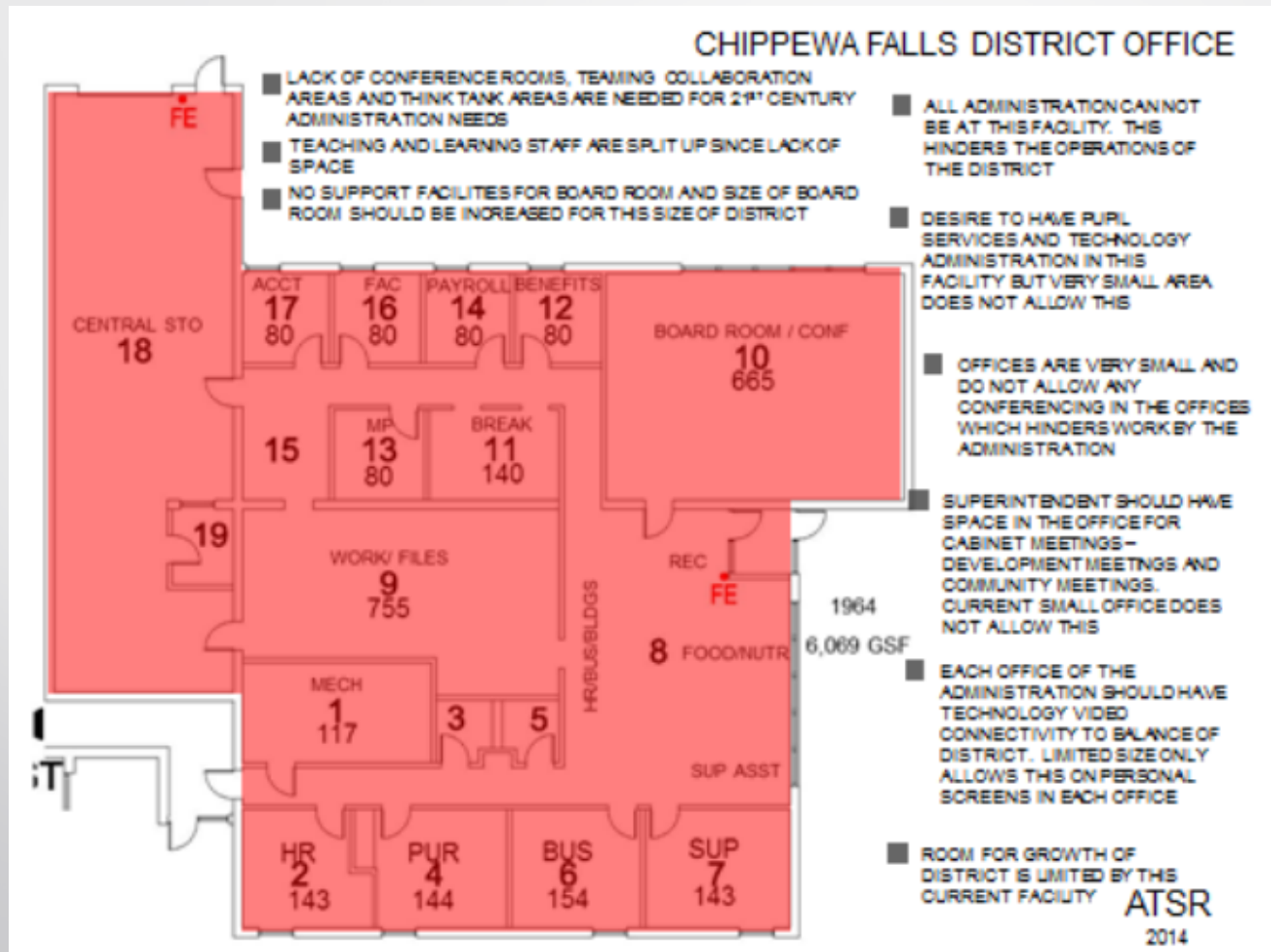


## District Office





# District Office



# Pupil Service Center

**SITE ANALYSIS**

Educational Adequacy

- Site safety traffic flow
- Separate Traffic flow

Allow for safe

- Car Drop- MS Poor
- Bus Drop
- Pedestrian
- Bike Traffic

Site Amenities

- Adequate Parking
- Bike Racks
- Playgrounds
- Outdoor classrooms
- Environmental learning

Key

- Good
- Modifications Suggested

© 20

# Pupil Service Center

**DIALOG PLAN**

Page 1 Services Center

**PUPIL SERVICES CENTER**

- THIS FACILITY IS BEYOND CAPACITY - THEY HAVE OUT GROWN THIS SPACE
- PUPIL SERVICES / KORGER PERSONEL / DISTRICT OFFICE PERSONEL. ALL SHOULD BE TOGETHER TO ENHANCE COLLABORATION / COMMUNICATION / SUCCESS.
- MORE OFFICES, STORAGE, MEETING SPACE, TRAINING CENTER NEEDED
- COACHES & INTERVENTIONALISTS ARE IN KORGER NOW BUT SHOULD BE HERE BUT NO ROOM
- TOILETS ARE USED FOR STORAGE SPACES
- MEETING SPACE IS LIMITED TO 1 CONFERENCE ROOM. THIS HINDERS THE SUCCESS OF THIS GROUP.
- THIS FACILITY IS COMPLETELY NON HANDICAP ACCESSIBLE FROM ENTRY DOOR TO MULTIPLE LEVELS AND NON ADA TOILETS
- POOR AIR QUALITY - DRAFTY COLD BUILDING IN THE WINTER - INCONSISTENT - START OF DAY COLD - END OF DAY HOT
- POOR ELECTRICAL CONDITIONS - POWER STRIPS ARE NOT SAFE

**NEED FOR STAFF TRAINING CENTER (ROOM) FOR 120 STAFF- USES A/ALON NOW. THIS TYPE OF SPACE IS TYPICALLY AVAILABLE IN DISTRICTS THIS SIZE**

**STAFF USE KORGER FOR PROFESSIONAL DEVELOPMENT MEETINGS BUT ONLY HOLDS 30 STAFF- MORE EFFICIENT TO HAVE MORE STAFF ASSEMBLED FOR TRAINING BUT SPACES LIMIT THIS**

- SPACE IS VERY LIMITED IN THIS FACILITY. COLLABORATION IS DIFFICULT SINCE ALL ARE SO SPREAD OUT AND ON DIFFERENT FLOORS
- NO SPACE OR EQUIPMENT TO SUPPORT FOOD NEEDS FOR ALL DAY STAFF DEVELOPMENT TRAINING SESSIONS THAT SHOULD BE IN THIS FACILITY OR A CENTRAL DISTRICT OFFICE FACILITY
- THERE IS NO LOADING DOCK OR RECEIVING AREA FOR THE DELIVERY OF CURRICULUM MATERIALS FOR THE DISTRICT.
- ASSESSMENT MATERIALS NEED TO BE SECURED - IN MIDDLE OF WAREHOUSE NOW
- 4K MATERIALS SPREAD OUT ALL OVER THE DISTRICT

**NO REAL LOBBY OR RECEPTION AREA AT MAIN ENTRY**

**LIMITED AC IN THIS YEAR ROUND OFFICE BUILDING**

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Page 1 Services Center 09/09/14

# Reflections/Understandings



What are some of the 'key take-aways' that you heard related to the conditions/needs of the Educational Adequacy of the schools?



# Facilities Study

The information was gathered/analyzed through:

1. ATSR 'GEMS' Protocol
2. Engineers' Review of School Sites and Previous Study
3. Interviews of key stakeholders such as maintenance engineers, administrators, teachers, parents, students, community members
4. Comparative state standards

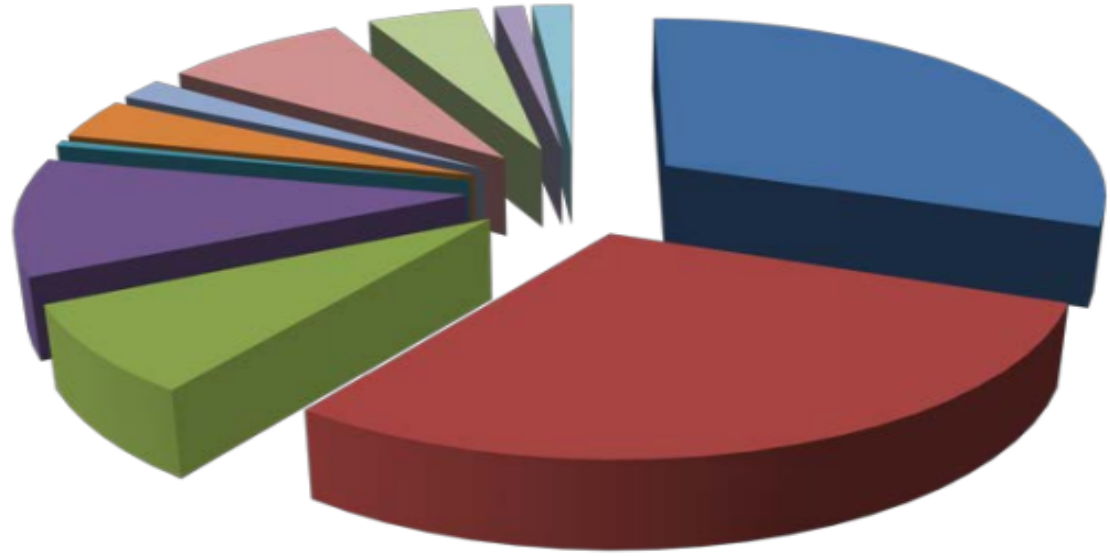
CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2015 FACILITY ANALYSIS

**DISTRICT 25 YEAR MAJOR CAPITAL IMPROVEMENTS**

	SCHOOL	Year 1-5 Costs 2015-2020	Year 6- 15 Costs 2021-2030	Year 16- 25 Costs 2031- 2040	25 Year Costs	25 Year Cost per SF
1	Halmstad Elementary	\$4,490,875	\$1,288,164	\$206,713	\$5,985,752	108
2	Hillcrest Elementary	\$3,262,070	\$4,035,001	\$0	\$7,952,666	146
3	Jim Falls Elementary	\$2,499,356	\$1,130,579	\$203,393	\$3,833,328	168
4	Parkview Elementary	\$1,759,433	\$1,086,143	\$0	\$2,845,576	35
5	Southview Elementary	\$655,444	\$632,293	\$320,877	\$1,608,614	34
6	Stillson Elementary	\$1,533,983	\$2,862,909	\$1,590,621	\$5,987,512	118
7	Middle School	\$19,090,939	\$1,489,461	\$1,607,716	\$22,188,115	105
8	High School	\$17,326,675	\$3,296,950	\$2,526,103	\$23,149,728	84
9	Korger Chestnut	\$3,065,717	\$352,858	\$189,293	\$3,607,868	176
10	Adminstration	\$812,193	\$120,532	\$16,098	\$948,822	156
11	Pupil Services Center	\$550,236	\$241,113	\$496,171	\$1,287,520	149
	<b>Total</b>	<b>\$55,046,921</b>	<b>\$16,655,199</b>	<b>\$7,693,381</b>	<b>\$79,395,501</b>	

Other Factors to Consider:  
 Hazardous Material Clean-up Costs  
 Legal / Interest Costs, and Special Construction Services

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**2015-2040 District Repair Costs**

- High School
- Middle School
- Halmstad
- Hillcrest
- Jim Falls
- Parkview
- Southview
- Stillson
- Korger Chestnut
- Administration
- Pupil Services

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2015 FACILITY ANALYSIS

SUMMARY

**Go to PAGE 119 and 120 for full details**

4	SCHOOL	Deferred Maintenance Group	Year	Costs 2021-2030	Costs 2031-2040	25 Year Costs	25 Year Cost per SF	Original Facility Age in Years	Facility Usable Life Estimate without Investments
6	Halmstad Elementary						55,250 SF	44	60
7		Windows / Doors		\$531,270		\$531,270	\$9.62 \$/SF		
8		Electrical / Technology		\$2,799,167	\$1,278,914	\$193,170	\$4,271,251	\$77.31 \$/SF	
9		Roofing Materials		\$792,740	\$9,260	\$13,543	\$815,633	\$14.76 \$/SF	
10		Toilet Rooms Upgrades and Replacements		\$180,981		\$180,981	\$3.28 \$/SF		
11		Site - Pavements / Landscaping		\$186,718		\$186,718	\$3.38 \$/SF		
12		Total		\$4,490,875	\$1,288,164	\$206,713	\$5,985,752	\$108.34 \$/SF	



# Reflections/Understandings



What are some of the 'key take-aways' that you heard related to the conditions/needs of the Facility Conditions of the schools?



# Next Meeting and Future Meeting Dates

□ Next Meeting: Tuesday, October 27<sup>th</sup>

❖ Tentative Agenda: Looking at the Past and Into the Future

□ Future Meeting Dates: Tuesday November 17<sup>th</sup>, Monday November 30<sup>th</sup> and Monday December 14<sup>th</sup>.