

Baker School District 5J

Facilities Assessment Report



August 19, 2016

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GROUP**

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This report package documents all instructional facilities that comprise the Baker School District #5J. The assessment has been completed by a team of professional architects and engineers that cover the following disciplines; Architecture, Structural, Mechanical and Electrical engineering.

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EXECUTIVE SUMMARY

OVERVIEW

The purpose of completing a facilities assessment report is to develop a comprehensive overview of the existing physical conditions of the building and to analyze the functional educational performance of the existing instructional and support spaces as they correspond to the District's current curriculum goals and 21st century delivery of education.

The physical condition assessment involves a team of design and engineering specialist to conduct an inspection of the existing facilities to measure the condition of the building and infrastructure. This process begins with a visual inspection of the infrastructure and building systems, gather existing building documents, and record observations of maintenance personnel and building occupants. A comprehensive physical condition assessment provides an inspection of the architectural, civil, structural, mechanical, electrical, and life safety components of the building.

The Assessment team utilized a "Building Condition Evaluation Form" that is based upon a universal classification of building systems – UNIFORMAT II. This classification system is commonly utilized to outline and group building elements.

Baker School District facilities included in the assessment report are as follows:

FACILITY	LOCATION
Baker High School / Grades 9-12	2500 E. Street, Baker City, OR 97814
Baker Middle School / Grades 7-8	2320 Washington Ave. Baker City, OR 97814
South Baker Intermediate / Grades 4-6	1285 Third Street, Baker City, OR 97814
Brooklyn Primary School / Grades K-3	1350 Washington Street, Baker City, OR 97814
Haines Elementary / Grades K-6	400 School Street, Haines, OR 97833
Keating Elementary / Grades K-6	Miles Bridge Road, Keating, OR 97814
Eagle Cap Web Academy / (old) North Baker Elem.	2725 Seventh Street, Baker City, OR 97814

BAKER SCHOOL DISTRICT 5J BACKGROUND

Baker school district is made up of four elementary schools, one middle school, one high school, and one innovative high school. These schools serve a population of approximately 1700 students. In addition to these schools, Baker School District 5J sponsors two charter schools: Baker Web Academy and Baker Early College. These two schools offer online education combined with teacher relationships.

Baker Middle School, Brooklyn Primary and South Baker Intermediate are located in Baker City proper while two of the district's smaller elementary schools, Keating Elementary and Haines Elementary are located outside of Baker City itself in Baker County.

Baker is a city with a population of just under 10,000 and is located about 300 miles east of Portland, Oregon and about 120 miles northwest of Boise, Idaho along the historic Oregon Trail. The city was established in 1874, sits at an elevation of 3,471 feet and has an average annual precipitation of 10.63 inches. Historic Baker City is located in Baker County; the Baker School District is the largest of three rural school districts in the County.

Student enrollment has slightly fluctuated over the last ten years from 1,877 total students in 2008 -2009 year to 1,678 students for the 2015-2016 school year.

EXECUTIVE SUMMARY

The enrollment of students across the District has remained fairly even, however, the number of students per grade level has adjusted unevenly creating larger student enrollments at grades K-6 school level compared to the middle and high school enrollments.

Average Daily Membership (ADM) per Facility:

FACILITY	GRADE LEVELS	ADM FY 08-09	ADM FY15-16
Baker High School	9-12	639	468
Baker Middle School	7-8	303	241
South Baker Intermediate	4-6	264	307
Brooklyn Primary	K-3	293	483
Haines Elementary	K-6	84	119
Keating Elementary	K-6	25	21
Eagle Cap / Elkhorn		269	53
TOTALS		1,877	1,678

The Baker School District 5J has not placed a Facilities Bond Measure before the voters in Baker County for 50 plus years. The original construction of the existing facilities date back to 1911 for Haines Elementary and span to 1991 with the major addition and renovation at Baker High School that occurred after a major fire in 1989. With limited maintenance funding the existing facilities continue to rapidly age with a list of deferred maintenance projects.

PROCESS FOR EVALUATION OF EXISTING FACILITIES

The Facilities Assessment Report includes a physical condition assessment and an educational adequacy assessment of each facility.

The **physical condition assessment** involves a team of design and engineering specialist to conduct an inspection of the existing facilities to measure the condition of the building and infrastructure. This process begins with a visual inspection of the infrastructure and building systems, gather existing building documents, and record observations of maintenance personnel and building occupants. A comprehensive physical condition assessment provides an inspection of the architectural, civil, structural, mechanical, electrical, and life safety components of the building. The Assessment team utilized a “Building Condition Evaluation Form” that is based upon a universal classification of building systems – UNIFORMAT II. This classification system is commonly utilized to outline and group building elements.

The Assessment Team has completed a detailed inventory of all building components and has identified deficiencies as they relate to the specific building system and / or component per the required operating design standard, code requirement, or material intent.

EXECUTIVE SUMMARY

CURRENT EDUCATIONAL DESIGN METHODOLOGIES

This Facilities Assessment Report will also include a summary of current educational design methodologies that are commonly utilized in the planning and design of new facilities that address 21st century educational curriculum approaches and ever changing technology advances

The **educational adequacy assessment** of each facility reviews the current curriculum offerings and grade level enrollments compared to the actual square footage of teaching spaces, educational support space, technology, safety & security, spatial relationship, accessibility, and overall quality of the facility to deliver the educational program.

Comparisons will be made between the existing educational facility design and current accepted educational design methodologies for new educational facility design for the 21st Century.

CONSTRUCTION COST ESTIMATES

Costing: (To be completed by Wenaha Group and / or Kirby Nagelhout Construction)

1. Provide level of repair on a percentage of the total square feet of construction.
2. Minor Repair is under 40% of systems or square feet affected.
3. Major repair is 40% to under 75% of systems or square feet affected.
4. Complete replacement is 75% or higher of systems or square feet affected.
5. Provide a total replacement cost per facility.
6. The Facilities Condition Index (FCI) of the building as calculated by dividing the total estimated construction costs to completely repair the building by the current replacement value of the building.

DISTRICT MASTER PLAN GOALS

To be completed after presentations with the District Master Planning Committee.

EDUCATIONAL ADEQUACY ASSESSMENT

CURRENT EDUCATIONAL DESIGN METHODOLOGIES

Designing educational facilities for the 21st century learner and educator has changed greatly over the past decade. Creating space that integrates with the ever changing technology needs and allows for curriculum flexibility has become the cornerstone of current educational design methodologies. To analyze an existing facility that is over 50 years old with the current 21st century design goals in mind is at times comparing apples to oranges. However, many public school districts find themselves in the position of utilizing existing facilities to accommodate current forward thinking educational philosophies by necessity due to economic constraints. Often times the solution to the continued utilization of an existing facility comes in the form of renovation, remodel, and additions that are thoughtfully designed to adapt an aged facility to current educational methodologies.

In order to address the current educational adequacy of an existing facility we must begin with an understanding of the average space needs by grade level for instructional and support spaces. The following table outlines the average gross square footage per student in each standard grade category. The average numbers have been referenced from the publication "*School Planning & Management – February 2015 issue*". The average numbers are from schools built in Region 12 of the US (Alaska, Idaho, Oregon, Washington)

Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
KINDERGARTEN	45
ELEMENTARY	30
MIDDLE – HIGH SCHOOL	35
SPECIAL EDUCATION	80
SCIENCE / LAB	40

EDUCATIONAL ADEQUACY ASSESSMENT

PROGRAMMING COMPONENTS OF EDUCATIONAL FACILITIES

The programming process for a new educational facility is a collaborative effort between all stakeholders of the facility. Professional architects and engineers meet with school administration, faculty, students, and even the general public to develop an educational program that identifies all of the necessary educational and support spaces that will create a design solution that supports the school district’s educational goals.

In general terms, there are a number of space components that would be present in any new facility regardless of the educational curriculum adopted by the school district administration.

ELEMENTARY SCHOOL COMPONENTS	Sub Categories	
General Classroom (900 sf)		
Kindergarten Classroom (1000 sf)		
Specialized Classrooms		
	Science, Art, Music	
Special Education		
	Office(s), Restroom, Storage	
Physical Education Space		
	Hardcourts	
	Turf fields	
	Apparatus area	
Media Center / Library		
Administration Area		
	Office(s), Reception, Nurse	
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	
	Stage	
Support Spaces		
	Computer Lab	
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor storage	
	Off-street parking / Drop-off	

EDUCATIONAL ADEQUACY ASSESSMENT

MIDDLE SCHOOL COMPONENTS	Sub Categories	
General Classroom (850 sf)		
	Small and Large Group	
Specialized Classrooms		
	Science, Art, Music	
	Language, Lab spaces	
	Career Technical Instruction	
Special Education		
	Small and Large Group	
	Office(s), Restroom, Storage	
Physical Education Space		
	Gymnasium	
	Shower / Locker Rms.	
	Offices / Equip. Storage	
	Hardcourts	
	Turf fields	
	Track, Baseball, Softball	
Media Center / Library		
Common Essential Facilities		
	Administration Area	
	Office(s), Reception, Nurse	
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	
	Stage	
	Dining Area	
Support Spaces		
	Computer Lab	
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor Storage	
	Off-Street Parking / Drop-off	

EDUCATIONAL ADEQUACY ASSESSMENT

HIGH SCHOOL COMPONENTS	Sub Categories	
General Classroom (850 sf)		
	Small and Large Group	
Specialized Classrooms		
	Science, Art, Music	
	Language, Lab spaces	
	Career Technical Instruction	
Special Education		
	Small and Large Group	
	Office(s), Restroom, Storage	
Physical Education Space		
	Gymnasium	
	Shower / Locker Rms.	
	Offices / Equip. Storage	
	Hardcourts	
	Wrestling Room	
	Weight Room	
	PE Classroom	
	Turf fields	
	Track, Baseball, Softball	
	Press box / Restrooms	
	Equipment Storage	
Media Center / Library		
	Computer Lab	
Common Essential Facilities		
	Administration Area	
	Office(s), Reception, Nurse	
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
	Clerical Support	
	Career Center	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	
	Stage	
	Dining Area	
	Student Store	
Support Spaces		
	Computer Lab	
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		
	Restrooms	

EDUCATIONAL ADEQUACY ASSESSMENT

	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor Storage	
	Off-Street Parking / Drop-off	
	Student Parking	
	Staff Parking	

DISTRICT WIDE GRADE SPAN RECONFIGURATION

Typical practice by school districts for determining what grade levels are grouped together has been a result of the historical nature of previous administrations and the available size and configuration of existing facilities. Recent research has begun to explore all possible grade level configurations in order to maximize the learning and teaching experience. (*National Clearinghouse for Educational Facilities, Article "Educational Facilities within the Context of Changing 21st Century America*) By grouping grade levels to allow for efficient use of specific educational curriculum and/or specialized spaces allows a School District to invest dollars at one location compared to multiple locations for the same curriculum. Grade span research is also identifying that the more transitions a student makes elevates the potential of student achievement loss due to the school transitioning process. (*National Clearinghouse for Educational Facilities*)

Ultimately, the discussion of grade span configuration becomes a School District decision with multiple community factors, existing facility size and configuration, and curriculum goals to consider in the final decision.

Typical Grade Span Configurations:

K-5	6-8	9-12		
K-3	4-5	6	7-8	9-12
K-4	5-6	7-8	10-12	

Less Traditional Configurations:

K-8	9-12
K-12	

EDUCATIONAL ADEQUACY ASSESSMENT PER BUILDING

The following reports represent a general educational assessment of each building.

EDUCATIONAL ADEQUACY ASSESSMENT

BAKER HIGH SCHOOL

Grade Levels: 9-12

Enrollment: 468

National Standards / Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

National Standards / Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
MIDDLE – HIGH SCHOOL	35
SPECIAL EDUCATION	80
SCIENCE / LAB	40

PROGRAMMING COMPONENTS

The following table is a comparison of the standard programming components of typical new elementary school and the existing spaces at Baker High School. The programming components are at a high level analysis and do not represent a detailed accounting of all existing spaces. The table is intended to show programming space deficiencies for a 21st century educational facility. Refer to the colored floor plans for the specific layout.

HIGH SCHOOL COMPONENTS	Sub Categories	BAKER HIGH SCHOOL
General Classroom (850 sf)		(18) 800 – 860sf (5) 950-980 sf
	Small and Large Group	
Specialized Classrooms		
	Science, Art, Music, Language, Lab Spaces	(3) Science 1,030-2,060sf (3) 2 nd floor Lab – 1,140-1,260 sf (2) Band -Choir – 1,340-1,765
	Home Economics	(1) 2,160
Professional Technical Programs	Career Technical Instruction	Career Tech (BTI) Program / Listed separately. 27,231 sf.

EDUCATIONAL ADEQUACY ASSESSMENT

Special Education		
	Small and Large Group	(3) 640-1,170 sf
	Office(s), Restroom, Storage	
Physical Education Space		
	Main Gymnasium	9,620 sf
	Practice Gymnasium	5,290 sf
	Shower / Locker Rms.	6,335 (2) Sets
	Offices / Equip. Storage	
	Hardcourts	
	Wrestling Room	
	Weight Room	2,500 2 nd floor gym
	PE Classroom	(2) 460-670 sf
	Turf fields	Yes
	Track, Baseball, Softball	Yes
	Press box / Restrooms	Yes
	Equipment Storage	
Media Center / Library		3,680 sf
	Computer Lab	Included in library sf
Auditorium		7,070 sf
	Drama Rooms	(1) 1, 190 sf
	Scene Shop, Dressing Rm.	440 sf
	Sound Booth, Storage	Storage -570 sf
Common Essential Facilities		
	Administration Area	5,067 sf
	Office(s), Reception, Nurse	
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
	Clerical Support	
	Career Center	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	1,555
	Stage	360sf Stage at Commons
	Dining Area	Commons 6,600 sf
	Student Store	160 sf
Support Spaces		
	Computer Lab	(2) 2,070 sf
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		
	Restrooms	1,772 sf / doesn't include locker rm.

EDUCATIONAL ADEQUACY ASSESSMENT

	Storage, Custodial Rooms	8,853
	Mechanical / Electrical / Data	7,282 sf
	Outdoor Storage	Greenhouse, Baseball Park
	Off-Street Parking / Drop-off	Yes
	Student Parking	Yes
	Staff Parking	Yes

GENERAL SUMMARY

The overall square footage of Baker High School, including the Baker Technical Institute is approximately 173,323 gross square feet. The Baker Technical Institute program classrooms and lab spaces are approximately 27,000 square feet and include the following Career Pathway Programs: Agriculture, Building Construction, Culinary Arts, Engineering, Health Services, Natural Resources & Environmental Services, Information Technology, and Mechanics. The Baker Technical Institute is extremely successful and a valuable curriculum component to the existing high school. The overall calculation for square footage per student of the existing high school square footage will consider the BTI program space included in the calculation and also not included due to its highly specialized and extensive program.

Existing square footage with BTI program = 173,323 / 161 sf per student = 1,076 students
 Existing square footage without BTI program = 146,323 / 161 sf per student = 908 students

For this analysis, the high school enrollment ratio per square footage should not consider the BTI program in its entirety due to the specialized nature of the programs and the reality that the students that enroll in those programs also have general classroom curriculum requirements.

In general terms of 161 square feet per student determines that the school should have an enrollment of approximately 908 students. The current enrollment of 468 students illustrates the fact that the existing high school is not being utilized to its full potential and there is an opportunity to adjust the student grade levels to allow more students into this facility. The general size of the classroom spaces is acceptable and the specialized lab spaces are also meeting standard square footage design guidelines in most instances.

The common essential programming spaces in most cases are acceptable, however if the school increases to approximately 900 students this may place a burden on the student commons / cafeteria use and this may need to be addressed in a remodel to allow for additional student commons area.

The auditorium, drama, music and choir areas of the existing facility would also need to have a remodel to provide more 21st century programming requirements for these specific curriculums.

A detailed programming discussion with the District Administration would be recommended to discuss the needs and requirements for additional administrative spaces or specialized faculty for the increased enrollment.

EDUCATIONAL ADEQUACY ASSESSMENT

BAKER MIDDLE SCHOOL

Grade Levels: 7-8
 Enrollment: 241

National Standards / Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

National Standards / Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
MIDDLE – HIGH SCHOOL	35
SPECIAL EDUCATION	80
SCIENCE / LAB	40

PROGRAMMING COMPONENTS

The following table is a comparison of the standard programming components of typical new elementary school and the existing spaces at Baker Middle School. The programming components are at a high level analysis and do not represent a detailed accounting of all existing spaces. The table is intended to show programming space deficiencies for a 21st century educational facility. Refer to the colored floor plans for the specific layout.

MIDDLE SCHOOL COMPONENTS	Sub Categories	BAKER MIDDLE SCHOOL
General Classroom (850 sf)		(5) 430-740 sf
	Small and Large Group	
Specialized Classrooms		
	Science, Art, Music	(10) 300 – 900 sf
	Language, Lab spaces	
	Career Technical Instruction	
Special Education		(2) Instructors
	Small and Large Group	
	Office(s), Restroom, Storage	
Physical Education Space		
	Gymnasium	Multi-Purpose use 7,350 sf

EDUCATIONAL ADEQUACY ASSESSMENT

	Shower / Locker Rms.	(1) M-F 730 sf
	Offices / Equip. Storage	
	Hardcourts	
	Turf fields	
	Track, Baseball, Softball	Cinder Track
Media Center / Library		870 sf
Common Essential Facilities		Not adequate
	Administration Area	900 sf (admin) 670 sf (Guidance)
	Office(s), Reception, Nurse	
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	Not adequate / Balcony location
	Stage	Music Room
	Dining Area	Balcony of Gym
Support Spaces		
	Computer Lab	(2) 570 – 660 sf
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		Not adequate
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor Storage	
	Off-Street Parking / Drop-off	

GENERAL SUMMARY

The overall square footage of Baker Middle School is approximately 32,000 gross square feet. In general terms of 161 square feet per student determines that the school should have an enrollment of approximately 198 students. The current enrollment of 241 students is placing a burden on the educational delivery model and the aging building's infrastructure. The general size of the classroom spaces is undersized for a typical general classroom space and very undersized for specialized lab spaces. The lack of necessary support spaces, common essential programming spaces, and adequate site infrastructure is the greatest issue and would be difficult to solve given the age and two-story construction of this facility. The site could support an addition or a detached building, however, outdoor athletic events would need to be planned at another location. Off street parking and site circulation also need to be addressed.

EDUCATIONAL ADEQUACY ASSESSMENT

SOUTH BAKER INTERMEDIATE SCHOOL

Grade Levels: 4-6
 Enrollment: 307

National Standards / Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

National Standards / Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
KINDERGARTEN	45
ELEMENTARY	30
SPECIAL EDUCATION	80

PROGRAMMING COMPONENTS

The following table is a comparison of the standard programming components of typical new elementary school and the existing spaces at South Baker Intermediate School. The programming components are at a high level analysis and do not represent a detailed accounting of all existing spaces. The table is intended to show programming space deficiencies for a 21st century educational facility. Refer to the colored floor plans for the specific layout.

ELEMENTARY SCHOOL COMPONENTS	Sub Categories	SOUTH BAKER INTERMEDIATE
General Classroom (900 sf)		(12) 700 -890 sf (2) LRC (1) Title, (1) ESL, (1) ELL
Kindergarten Classroom (1000 sf)		NA
Specialized Classrooms		
	Science, Art, Music	(1) Music – 700 sf
Special Education		
	Office(s), Restroom, Storage	
Physical Education Space		
	Hardcourts	Outside

EDUCATIONAL ADEQUACY ASSESSMENT

	Turf fields	yes
	Apparatus area	yes
Media Center / Library		880 sf
Administration Area		
	Office(s), Reception, Nurse	1,835 sf / Not adequate
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	Multi-purpose – 2,360 sf.
	Stage	Classroom
Support Spaces		
	Computer Lab	(1) 700 sf
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	(1) Speech
Infrastructure		Not adequate
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor storage	
	Off-street parking / Drop-off	None

GENERAL SUMMARY

The overall square footage of South Baker Intermediate School is approximately 33,000 gross square feet. In general terms of 115 square feet per student determines that the school should have an enrollment of approximately 286 students. The current enrollment of 307 students is placing a burden on the educational delivery model and the aging building's infrastructure. The general size of the classroom spaces on at a minimum if not undersized for a typical general classroom space. The lack of necessary support spaces, common essential programming spaces, and adequate site infrastructure is the greatest issue and would be difficult to solve on this site due to the lack of additional property and public street access.

EDUCATIONAL ADEQUACY ASSESSMENT

BROOKLYN PRIMARY SCHOOL

Grade Levels: K-3

Enrollment: 483

National Standards / Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

National Standards / Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
KINDERGARTEN	45
ELEMENTARY	30
SPECIAL EDUCATION	80

PROGRAMMING COMPONENTS

The following table is a comparison of the standard programming components of typical new elementary school and the existing spaces at Brooklyn Primary School. The programming components are at a high level analysis and do not represent a detailed accounting of all existing spaces. The table is intended to show programming space deficiencies for a 21st century educational facility. Refer to the colored floor plans for the specific layout.

ELEMENTARY SCHOOL COMPONENTS	Sub Categories	BROOKLYN PRIMARY SCHOOL
General Classroom (900 sf)		(14) – 930 sf (8) modular – 860 sf
Kindergarten Classroom (1000 sf)		
Specialized Classrooms		
	Science, Art, Music	(1) Music – 930.sf
Special Education		
	Office(s), Restroom, Storage	(2) 1,030 sf.
Physical Education Space		
	Hardcourts	Cafeteria
	Turf fields	yes
	Apparatus area	yes

EDUCATIONAL ADEQUACY ASSESSMENT

Media Center / Library		1,330 sf.
Administration Area		
	Office(s), Reception, Nurse	1,162 sf. (total)
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	Multi-purpose – 2,920 sf.
	Stage	Utilized as instructional space
Support Spaces		Not Adequate
	Computer Lab	(1) – 930 sf.
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		Not adequate
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor storage	
	Off-street parking / Drop-off	None

GENERAL SUMMARY

The overall square footage of Brooklyn Primary School including all of the existing modular classrooms is approximately 40,000 gross square feet. In general terms of 115 square feet per student determines that the school should have an enrollment of approximately 350 students. The current enrollment of 483 students is placing a burden on the educational delivery model and the building's infrastructure.

The general size of the classroom spaces is adequate but there lacks significant support spaces, common essential programming spaces, and adequate site infrastructure for an enrollment of this number.

EDUCATIONAL ADEQUACY ASSESSMENT

HAINES ELEMENTARY SCHOOL

Grade Levels: K-6
 Enrollment: 119

National Standards / Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

National Standards / Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
KINDERGARTEN	45
ELEMENTARY	30
SPECIAL EDUCATION	80

PROGRAMMING COMPONENTS

The following table is a comparison of the standard programming components of typical new elementary school and the existing spaces at Haines Elementary School. The programming components are at a high level analysis and do not represent a detailed accounting of all existing spaces. The table is intended to show programming space deficiencies for a 21st century educational facility. Refer to the colored floor plans for the specific layout.

ELEMENTARY SCHOOL COMPONENTS	Sub Categories	HAINES ELEMENTARY SCHOOL
General Classroom (900 sf)		(4) 700 -820 sf (2) modular (4) class – 880 sf
Kindergarten Classroom (1000 sf)		(1) 650 sf
Specialized Classrooms	Science, Art, Music	
Special Education		(1) 720 sf
	Office(s), Restroom, Storage	
Physical Education Space		
	Hardcourts	Outside
	Turf fields	yes
	Apparatus area	yes

EDUCATIONAL ADEQUACY ASSESSMENT

Media Center / Library		830 sf
Administration Area		
	Office(s), Reception, Nurse	170 sf / Not adequate
	Conference, Faculty Breakrm, Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	Multi-purpose – 2,360 sf.
	Stage	Classroom
Support Spaces		
	Computer Lab	
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		Not adequate
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor storage	
	Off-street parking / Drop-off	None

GENERAL SUMMARY

The overall square footage of Haines Elementary School including is approximately 14,000 gross square feet, plus an additional 3,500 square feet of modular buildings. In general terms of 115 square feet per student determines that the school should have an enrollment of approximately 152 students. Without the use of modular classrooms, the existing facility would not be able to meet the needs of the current enrollment. Given the rural nature of this facility and the small number of students the facility is performing adequately. However, there is a lack of support spaces, common essential programming spaces, and adequate site infrastructure that could be improved. There is a negative aspect of inadequate accessibility with a split level entry that would be difficult to remedy in an economic fashion.

EDUCATIONAL ADEQUACY ASSESSMENT

KEATING ELEMENTARY SCHOOL

Grade Levels: K-6

Enrollment: 21

National Standards / Gross Square Footage per Student for entire building:

	ELEMENTARY	MIDDLE	HIGH
SQ. FT / STUDENT	115	161	176
STUDENTS	650	900	900
MEDIAN SCHOOL SIZE	75,000 SQ. FT.	145,000 SQ. FT.	158,500 SQ. FT.

It is important to note that the above numbers can be greatly influenced by the specific educational requirements of the individual school district. Support spaces such as auditoriums, student commons, auxiliary gymnasium, and special unique curriculums can adjust the square foot per student numbers substantially. Often times a square footage per student number is utilized for classroom spaces only to determine appropriate design parameters.

National Standards / Gross Square Footage per Student / Classroom Space:

TYPE OF INSTRUCTIONAL SPACE	SQUARE FOOTAGE PER STUDENT
KINDERGARTEN	45
ELEMENTARY	30
SPECIAL EDUCATION	80

PROGRAMMING COMPONENTS

The following table is a comparison of the standard programming components of typical new elementary school and the existing spaces at Keating Elementary School. The programming components are at a high level analysis and do not represent a detailed accounting of all existing spaces. The table is intended to show programming space deficiencies for a 21st century educational facility. Refer to the colored floor plans for the specific layout.

ELEMENTARY SCHOOL COMPONENTS	Sub Categories	KEATING ELEMENTARY SCHOOL
General Classroom (900 sf)		(2) 890 -920 sf
Kindergarten Classroom (1000 sf)		
Specialized Classrooms		
	Science, Art, Music	
Special Education		
	Office(s), Restroom, Storage	
Physical Education Space		
	Hardcourts	Outside
	Turf fields	yes
	Apparatus area	yes
Media Center / Library		

EDUCATIONAL ADEQUACY ASSESSMENT

Administration Area		Located in classrooms
	Office(s), Reception, Nurse	
	Conference, Faculty Breakrm,	
	Faculty Wkrm. , Storage	
Multipurpose / Cafeteria Room		
	Food Service / Kitchen / Stor.	Multi-purpose – 1,640 sf.
	Stage	basement
Support Spaces		
	Computer Lab	
	Small group areas	
	Resource / Specialist	
	Speech, Title 1, Psychologist	
Infrastructure		Not adequate
	Restrooms	
	Storage, Custodial Rooms	
	Mechanical / Electrical / Data	
	Outdoor storage	
	Off-street parking / Drop-off	None

GENERAL SUMMARY

The overall square footage of Keating Elementary School including is approximately 6,400 gross square feet. In general terms of 115 square feet per student determines that the school should have an enrollment of approximately 55 students. Given the rural nature of this facility and the low number of students the facility is performing adequately. However, there is a lack of support spaces, common essential programming spaces, and adequate site infrastructure that could be improved. There is a negative aspect of inadequate accessibility with the use of basement programming spaces and a split level entry that would be difficult to remedy in an economic fashion.