

District 41 Facilities Task Force Final Report

25 April 2016



Charge to the Committee

- Review historical facilities documentation and current needs
- Evaluate the current recommendations for viability and financial implications
- Report to the board opportunities and challenges of facilities plans



Committee Structure

- Approximately 25 active community members
- 2 Co-Chairs - Lori Taylor, Tom Voltaggio
- Diverse group representative of the community at large
- Secretary - Rae Guimond
- Computation - Scott Bots, Ben Peterselli
- Meeting twice per month for past 8 months



Communications Tools

- Communications tools are available and supported by District personnel
- Task Force web page
- Periodic updates to the community via District Digest
- Board meeting progress updates
- Newspapers and local media



Process Description

- Define the problem
- Decision Statement
- Background Material
- Criteria Development
- Establish “weighting factors”
- Weighting factors establish relative value of criteria (1 to 10)
- Generate proposed solutions
(No limit on number of solutions)
- Evaluate and score solutions against criteria
- Compute final score
- Criteria score x weighting factor
- Risk Assessment
- Final Recommendation



Board Directive - Hadley

- Elimination of ten portable classrooms
- Evaluation of “core” facilities
- Maximize flexibility for future programs



Board Directive - Elementary Schools

- Space options for “all day” kindergarten
- Evaluation of “core” facilities
- Maximize flexibility for future programs



Hadley Deficiencies Identified

(Video on Task Force Website)

- Students in portable classrooms
- Lack of adequate storage
- Inadequate musical space/instruction
- Cafeteria/student and staff eating area
- Insufficient STEAM labs
- Safety and efficiency of traffic patterns, especially during student dropoff/pickup times
- Security
- Obsolescence of building infrastructure, including technology
- Preservation of “green” space for instruction and program



Elementary Schools Deficiencies Identified

- Lack of adequate storage
- Inadequate space for music and art instruction (e.g., Churchill School band/orchestra)
- Inadequate space for teacher collaboration
- Inadequate adult toilet facilities
- Student and staff eating lunchrooms
- Insufficient STEAM labs across the district
- Safety and efficiency of traffic patterns, especially during student dropoff/pickup times
- Accessibility issues at various buildings (e.g., Basement Band room at Forest Glen)
- Lack of adequate nurse's stations
- Lack of space for "one-on-one" consultation with specialists
- Dedicated teacher/staff work areas
- Adequate bathroom space, particularly ADA compliant
- Entrance Security
- Obsolescence of building infrastructure, including technology
- Preservation of "green" space for instruction and program



Decision Statements

Hadley Junior High

“How do we eliminate all ten portable classrooms at Hadley and accommodate core space flexibility?”

Elementary Schools

“How do we provide space for “all day” kindergarten and address deficiencies at each of the elementary schools?”



Guiding Principles

- District 41 facilities should afford full physical access on an equal basis to all students.
- District 41 facilities should offer equal access to programs and services across the district.
- The work of the Facilities Task Force needs to focus on crafting a strategic, “long-term” vision in the generation of solutions.



Guiding Principles cont'd

- The safety and security of our buildings and grounds must be reflected as a primary objective in all outcomes.
- Final solutions must maximize value to the community in the face of significant property tax concerns.
- The implementation needs to proceed expeditiously to project completion within five years.



Hadley Mandatory Criteria

- Portables must disappear
- Solution must fit on current property
- Attendance boundaries must not change
- No reduction in programmatic capacity
- Students stay on campus during construction



Hadley Criteria

- Adequate/flexible space for current and future programming
- Minimize impact on property taxes
- Minimize operating cost impact
- Improve safety
- Provide operating flexibility
- Efficient use of the core space (e.g., bathrooms, lunchrooms, hallways, gym)
- Minimize construction cost impact
- Enhance faculty resources (e.g., meeting/collaboration)
- Maintain grade level separation in the building (e.g., 6th graders in the same area in the building)
- Include eco-energy savings
- Conserve relevant outdoor activity space
- Enhance/Create architectural identity



Hadley Scoring Matrix

CRITERIA		TEN NEW CLASSROOMS		TEN NEW CLASSROOMS, CAFETORIUM		TEN NEW CLASSROOMS, CAFETORIUM, REMODEL PODS		DO NOTHING		TEN NEW CLASSROOMS, MINIMAL PODS, CAFETERIA		TEN NEW CLASSROOMS, PODS FOR MUSIC, CAFETERIA	
		SOLUTION NO.1		SOLUTION NO.2		SOLUTION NO.3		SOLUTION NO.4		SOLUTION NO.5		SOLUTION NO.6	
	COST	\$6.6M		\$12.0M		\$15.0M		\$0		\$8.0M		\$10.5M	
	WEIGHTING FACTOR	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE
Adequate/flexible space	10	4	40	8	80	10	100	1	10	5	50	7	70
Property tax impact	10	9	90	3	30	1	10	5	50	6	60	7	70
Operating cost impact	9	10	90	4	36	3	27		0	6	54	8	72
Improve safety	8	6	48	8.1	64.8	8	64		0	6.7	53.6	6.6	52.8
Operating flexibility	8	3.14	25.12	7.4	59.2	8.4	67.2		0	6.4	51.2	4.1	32.8
Core space efficiency	6	3	18	9	54	10	60	1	6	7	42	4	24
Construction cost impact	6	10	60	4	24	2	12		0	6	36	8	48
Enhance facility resources	4	3	12	5.9	23.6	6.4	25.6		0	4.6	18.4	3.4	13.6
Grade level separation	4	3	12	10	40	10	40	1	4	10	40	4	16
Eco-energy savings	3	2	6	8	24	10	30		0	6	18	4	12
Outdoor activity space	3	9.5	28.5	7	21	6	18	6	18	8	24	10	30
Architectural identity	1	5	5	5	5	5	5	2	2	5	5	5	5
TOTAL SCORE			434.62		461.6		458.8		90		452.2		446.2

Elementary Mandatory Criteria

- Space to provide “all day” kindergarten for all students
- Children attend “all day” kindergarten at their home school
- No reduction in academic/co-curricular program capacity



Elementary Criteria

- Appropriate support of core spaces (e.g., bathrooms, lunchrooms, hallways, gyms)
- Adequate dedicated space for art, music, band/orchestra, STEAM
- Dedicated work space for specialists with room to work privately with students: OT, PT, Speech, Health (Nurse's Office)
- Teacher work rooms for staff collaboration
- No (or minimal) boundary changes
- Minimize operating cost impact
- Minimize construction cost impact
- Minimize impact on local property taxes
- Conserve relevant outdoor activity space

Elementary Criteria cont'd

- Students stay on campus during construction
- All programs/service spaces are accessible to all students (accessibility)
- Capacity to accommodate fluctuations in school population according to the last ten years of enrollment data
- Enhanced and uniform level of security and safety for all schools (e.g., entryways, dropoff/pickup)
- The elementary school solutions must be equitable (meaning that each of the four schools will have the ability to support its academic programs similar to the others, and the solutions do not burden one area of the district versus the others)



Elementary School Scoring Matrix

ELEMENTARY SCHOOL SCORING MATRIX											
CRITERIA		MODIFY EXISTING BUILDINGS		NEW K-5 ELEMENTARY		MODIFY EXISTING BUILDINGS PLUS DEFICIENCIES		REMOVE 5TH GRADE FROM ELEMENTARIES		REBUILD SCHOOLS	
		SOLUTION NO.1		SOLUTION NO.3		SOLUTION NO.6		SOLUTION NO.8		SOLUTION NO.10	
	COST	\$16.5M		\$29.2M		\$21.5M		\$26.9M		\$120.0M	
	WEIGHTING FACTOR	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE
Property tax impact	9	5	45	2	18	4	36	3	27	1	9
Security	9	3	27	7	63	7	63	7	63	10	90
Program/space accessible to all	8	3	24	10	80	9	72	10	80	10	80
Core space efficiency	8	5	40	5	40	8	64	7	56	10	80
Operating cost impact	7	4	28	1	7	6	42	3	21	8	56
Adequate future building capacity	7	6	42	10	70	7	49	7	49	10	70
Equity	7	6	42	9	63	8	56	7	49	10	70
Construction cost impact	6	6	36	2	12	5	30	4	24	1	6
No boundary changes	6	10	60	1	6	10	60	10	60	5	30
Students in buildings during construction	4	3	12	10	40	2	8	8	32	1	4
Dedicated space for art/music	3	5	15	6	18	7	21	7	21	10	30
Outdoor activity space	3	5	15	5	15	5	15	5	15	5	15
Dedicated space for specialists	2	2	4	7	14	9	18	7	14	10	20
Teacher workrooms/collaboration space	2	5	10	7	14	9	18	8	16	10	20
TOTAL SCORE			400		460		552		527		580

Risk Assessment

What can go wrong?



Hadley Risk Assessment

HADLEY RISK ANALYSIS MATRIX

Risk Category	Solution No. 1	Solution No. 2	Solution No. 3	Solution No. 4	Solution No. 5	Solution No. 6
	Ten new Classrooms	Ten new Classrooms, Cafetorium	Ten new Classrooms, Cafetorium, remodel PODS	Do Nothing	Ten Classrooms, minimal PODS work, Cafeteria	Ten Classrooms, PODS for music, Cafeteria
Bond Referendum Needed	Low	Low	Low	Low	Low	Low
Bond Referendum Passing	Low	Low	Low	Low	Low	Low
Public Opinion	Low	Medium	Medium	Medium	Medium	Medium
Constructability	Low	Low	Low	Low	Low	Low
Future Programs	Low	Low	Low	Medium	Low	Low
State Changes	Low	Low	Low	High	Low	Low
District Finances	Low	Low	Low	Low	Low	Low
Education Referendum	Low	Low	Low	Low	Low	Low
Overbuilding	Low	Low	Low	Low	Low	Low

Elementary Risk Assessment Matrix

Risk Category	Solution No. 1	Solution No. 2	Solution No. 3	Solution No. 4	Solution No. 5
	Modify Existing	New K-5	Modify Plus	Remove 5th grade	Rebuild Schools
Bond Referendum Needed	Low	High	Medium	High	High
Bond Referendum Not Passing	Medium	High	High	High	High
Public Opinion	Medium	High	Medium	High	High
Constructability	Low	Medium	Low	Medium	High
Future Programs	Low	Low	Low	Low	Low
State Changes	Low	Low	Low	Low	Low
District Finances	Low	Medium	Low	Medium	Medium
Education Referendum	Low	High	Low	Medium	Low
Overbuilding	Low	Medium	Low	Medium	Medium



Global Insights of Committee

- The concept of “neighborhood” schools is very important, and solutions involving the relocation of K-5 students to locations outside of their home schools are strongly opposed.
- Solutions involving construction on the Spaulding site are not favored.
- There is major concern over costs and the potential for impact on property taxes.



Global Insights cont'd

- The unanimous top priority among all of the initiatives discussed is the elimination of portable classrooms at Hadley Junior High.
- The committee was predominantly in favor of providing “all day” kindergarten for all students, but a portion of the group would accept a reduced-scale program to contain costs.
- The committee is strongly interested in addressing the deficiencies at the elementary schools and has concerns that the implementation of “all day” kindergarten may eliminate the deficiencies from being addressed.



Hadley Junior High Recommendation

- Solution 3
- Ten new classrooms (12 optional), a cafeteria and remodel Pods
- ~Cost 15M



Elementary Recommendation

- Solution 6
- Modify existing buildings and address building deficiencies
- ~Cost 21.5M



Questions?

