

JACKSON COUNTY CENTRAL SCHOOL DISTRICT

2018 Facilities Assessment Handout



EXECUTIVE SUMMARY



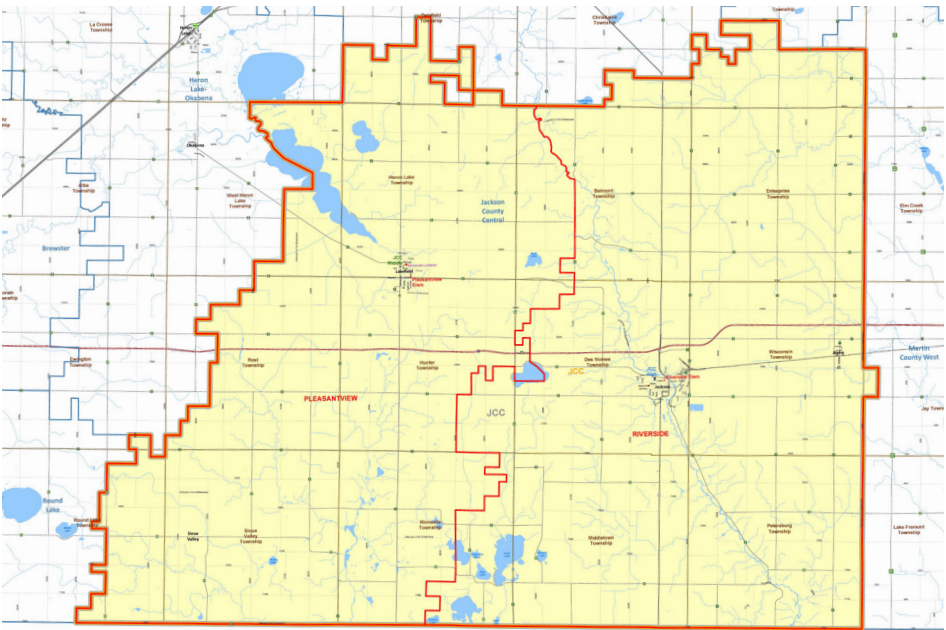
EXECUTIVE SUMMARY

DISTRICT OVERVIEW

The following pages provide a snapshot of the Jackson County Central School District (JCC) and insight into its demographics and facilities.

COMMUNITIES SERVED + GEOGRAPHIC AREA

The Jackson County Central School District serves the cities of Jackson and Lakefield and a portion of rural Jackson County. A district map is provided below. The Middle School and Pleasantview Elementary are located in the city of Lakefield, while the High School and Riverside Elementary School are located in the city of Jackson.



- A High School
- B Middle School + Athletic Complex
- C Pleasantview Elementary School
- D Riverside Elementary School

The Minnesota Department of Education indicates the average area served by Minnesota school districts is 254.09 square miles. JCC Schools serve an area encompassing 439.18 square miles, which places your area served well above the state average. When sorted by area served, JCC Schools is Minnesota’s 35th largest school district.

FACILITY AGE

According to the Minnesota Department of Education (MDE) data, the average age of all school facilities in the state is 38.95 years. Based on data collected, 78.49% of JCC facilities are over 30 years of age.

The JCC Middle School is the oldest facility, closely followed by the Elementary Schools. The oldest facilities typically require the most financial reinvestment moving forward as system wear out and need replacement.

As anticipated, the highest estimated renewal costs for JCC Schools falls upon the Middle School with a weighted average age of 66.62 years.

FACILITY AVERAGE AGE

Riverside Elementary
58.54 years

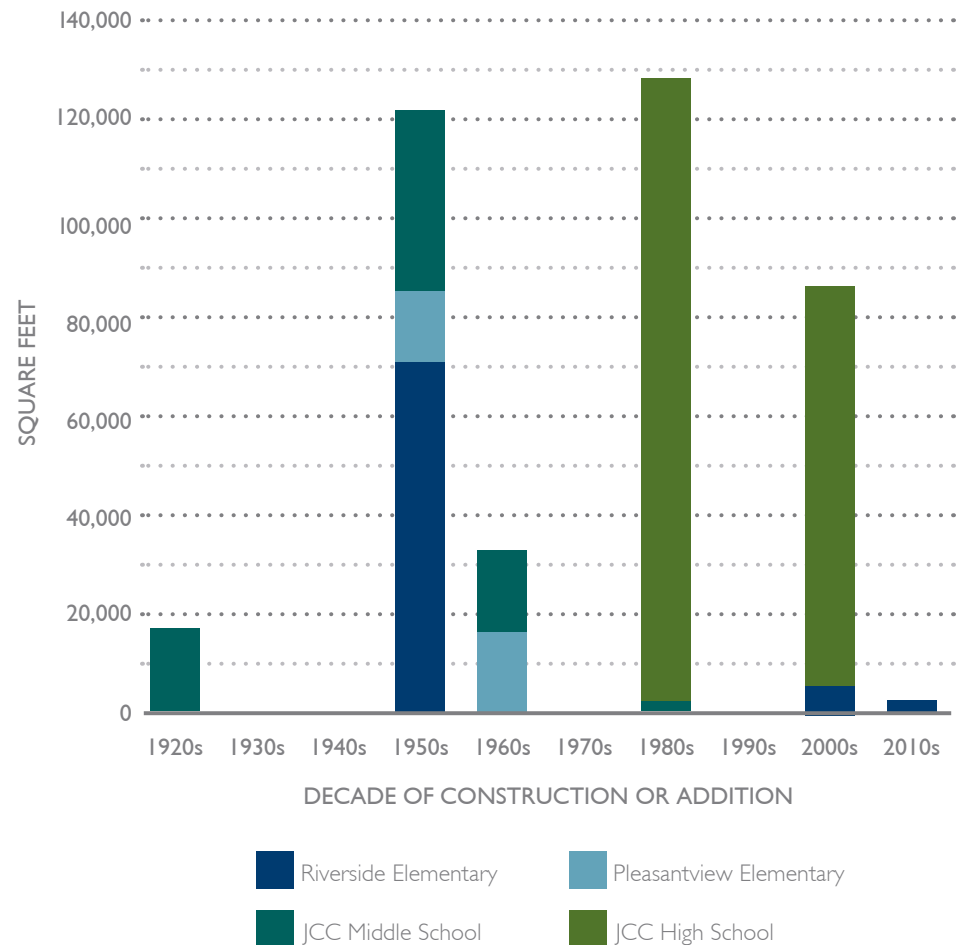
Pleasantview Elementary
56.87 years

JCC Middle School
66.62 years

JCC High School
27.12 years

EXISTING FACILITIES

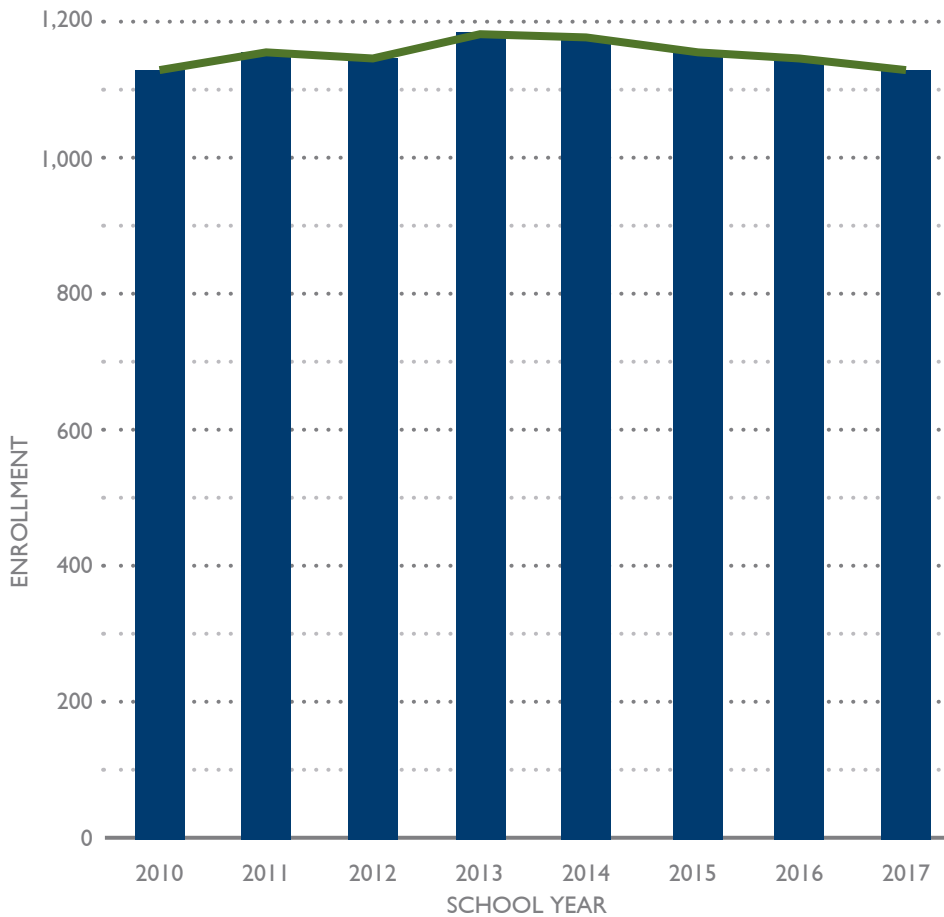
The District consists of two elementary schools, a middle school and a high school and various athletic facilities. A breakdown of the building facilities is as follows (athletic facilities are not included due to various facilities with differing ages, locations, etc.).



FACILITY	SPACE USE TYPE	BUILDING AREA (SF)	CONSTRUCTION YEAR	TOTAL SITE AREA (ACRES)
RIVERSIDE ELEMENTARY	School	81,201	1951, 1958, 2003, 2016	5.66
PLEASANTVIEW ELEMENTARY	School	31,572	1958, 1962	10.11
JCC MIDDLE SCHOOL	School	73,432	1920, 1953, 1958, 1964, 1984	1.71
JCC HIGH SCHOOL	School	206,689	1981, 2004	51.73
ATHLETICS	Athletic Complex	-	-	7.62
TOTAL	-	392,894	-	76.83

DISTRICT ENROLLMENT

The District provided recent enrollment data for use within this assessment. The District's historical enrollment data indicated an overall decreasing trend that has leveled off. Projections indicate that enrollment should be stable for the next five years. There are many transitions occurring within the District throughout the year, similar to more urban areas. However, it is considered to be overall stable. Additional details and indicators can be inferred from the charts and graphs below.



YEAR	ENROLLMENT	#CHANGE
2010	1,132	
2011	1,150	+18
2012	1,147	-3
2013	1,194	+47
2014	1,192	-2
2015	1,156	-36
2016	1,147	-9
2017	1,111	-36

FORECASTING PURPOSE

Measure enrollment trend for financial forecasting.

TARGET

Stable to high enrollment are desirable indicators.

NEED/CONCERN

Continue to offer quality programs for the children in the District and community at large with structurally sound, efficient, and accessible facilities and sites.

FIVE YEAR ENROLLMENT ESTIMATE

GRADE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
K	81	85	80	80	80	80
1	82	81	85	80	80	80
2	76	82	81	85	80	80
3	80	76	82	81	85	80
4	76	80	76	82	81	85
5	94	76	80	76	82	81
6	77	94	76	80	76	82
7	91	77	94	76	80	76
8	97	91	77	94	76	80
9	82	100	94	80	97	80
10	103	82	100	94	80	97
11	88	100	82	100	94	80
12	84	82	100	82	100	94
TOTAL	1111	1106	1107	1090	1091	1075

EXECUTIVE SUMMARY

SCOPE OF EVALUATION

ISG conducted facility condition assessments of five buildings within the Jackson County Central School District. The purpose of this assessment is to enhance District learning environments by providing planning and prioritization input for needed maintenance and improvements to school and District facilities.

PURPOSE

In July 2017, Jackson County Central School District authorized ISG to conduct a facilities condition assessment of its buildings within the District. The purpose of this assessment is multi-faceted, and when complete, will assist the School Board with:

- Understanding overall facility conditions
- Planning for maintenance and improvements to school facilities
- Developing strategies for financial planning and future budgeting
- Developing and enhancing a 10-year facilities maintenance plan
- Informing stakeholders of facility needs

SCOPE OF ASSESSMENT

ISG visited each District site to perform comprehensive site and facility evaluations. The following sites were included within the scope of the assessment:

- Riverside Elementary School
- Pleasantview Elementary School
- JCC Middle School
- JCC High School
- Athletic Facilities

During the assessment process, Jackson County Central School District staff provided access to all areas of each property along with relevant information about each building/site and associated infrastructure.

IMPACT

WHAT DOES AN AGING FACILITY POTENTIALLY MEAN FROM A MAINTENANCE, SAFETY, AND OPERATIONAL STANDPOINT?

May not meet current ADA standards

May not meet current energy standards

May need to upgrade or replace aging building systems

May need to repurpose spaces to meet new educational requirements/techniques

Requires need to address deferred maintenance

CONDITION CATEGORIES



Site Conditions



Pavement Conditions



Exterior Building Conditions



Interior Building Conditions



Structural System Conditions



Life Safety Conditions



Accessibility Conditions



Plumbing Conditions



Mechanical Conditions



Electrical Conditions



Security Considerations

The following assessment considers information gathered from field observations, review of existing plans, and information provided by District staff and School personnel. The assessments performed on site were limited to nondestructive, visual reviews of existing systems. Existing information and plans were made available to ISG by Jackson County Central School District for review. The following categories were reviewed within the scope of this assessment:

Site Conditions

Review of the existing building site including parking spaces, concrete walks, and other horizontal site elements. Site circulation, grading, paving, parking, stormwater, and playground spaces were also reviewed.

Pavement Conditions

To evaluate the structural condition of a flexible pavement, the Pavement Condition Index (PCI) rating system was employed. The system was originally created by the United States Army Construction Engineering Research Laboratory and has become a standard method of evaluating and rating flexible pavement. The method of evaluation is non-destructive, meaning that core samples are not taken, and the subgrade soils are not directly evaluated. Twelve different pavement distresses are considered and these distresses in conjunction with overall pavement areas, are used to assign a PCI between 0 and 100. A rating of 100 is a pavement in excellent condition, while a rating of 0 is a failed road condition.

A repair map including all conditions follows each facility's priority table of recommendation.

Exterior Building Conditions

Review of the building's exterior shell including an assessment of the structure, foundation, exterior walls, windows and doors, and thermal efficiency as well as conditions of the existing roof (limited), gutters, and downspouts.

Interior Building Conditions

Examination of the finishes, equipment, and other conditions found in classrooms, offices, hallways, gymnasiums, libraries, art and music rooms, locker rooms, stairwells, kitchen, and cafeteria areas.

Structural System Conditions

Review of structural integrity of existing buildings with analysis of columns, walls, and roof.

Life Safety Conditions

Review of life safety, egress, and potential code deficiencies as discovered during field observation. Also includes conditions of the fire alarm system.

Accessibility Conditions

Review of the existing structure for conformance with the State's Accessibility Code. Site parking, access into the building and entrances, accessibility routes inside of building, and restroom accessibility were also considered.

Plumbing Conditions

Review of the existing building plumbing systems including water service, water fountains, sinks, toilets, and showers.

Mechanical Conditions

Review of existing mechanical systems and their components including verification that HVAC systems, as well as plumbing fixture counts, water piping, and water supply meet current building codes.

Electrical Conditions

Review of existing building electrical systems including electrical service, distribution, and lighting. This section also documents the security system.

Security Considerations

Assessment of existing security equipment installed throughout the building. Review of existing primary entryways into the facility including door locations and visitor access.

CONDITION ASSESSMENT RATING

A condition assessment was performed at each site to determine the physical conditions and results were categorized using a good, fair, or poor designation.

GOOD	<i>In working condition and does not require immediate or short term repairs above an agreed threshold</i>
FAIR	<i>In working condition, but may require immediate or short term repairs above an agreed threshold</i>
POOR	<i>Not in working condition or requires immediate or short term repairs substantially above any agreed threshold</i>

PRIORITY SUMMARY

Based on the items evaluated in the assessment, issues or deficiencies documented in have been assigned a lever of priority and estimate of costs using the below roadmap.

PRIORITY	ISSUE	DESCRIPTION
1	Life Safety	<i>As typically noted by Fire Marshall/ Life Safety Officials.</i>
	Deterioration	<i>Further deterioration will create higher future repair costs or may cause damage to other areas of the structure.</i>
	Health	<i>Areas that do not meet the state health code requirements. Mechanical systems that do not currently comply with ASHRAE Standards are given a high priority. However, these upgrades are not mandated and would not be required unless other substantial work is being done to the facility and systems in question.</i>
	Accessibility	<i>Items that must be completed to allow access to the building or primary function areas within the building.</i>
	Haz. Materials	<i>Items that pose a significant impact to building occupants.</i>
2	Energy	<i>Item results in payback within 10 years or less.</i>
	Deterioration	<i>Material or system that currently functions but will require replacement or major maintenance within five years.</i>
	Accessibility	<i>Modifications required to meet state guidelines.</i>
	Haz. Materials	<i>Removal of items affected by other changes occurring in Priority 2.</i>
	Health	<i>Inadequate exhaust and ventilation near lab equipment or other areas lacking adequate ventilation.</i>
3	Energy	<i>Item results in payback in more than 10 years.</i>
	Health	<i>Items that do not meet state health code requirements.</i>
	Deterioration	<i>Material or system currently functions but will require replacement or major maintenance in 6-10 years.</i>
	Haz. Materials	<i>Removal of item affected by other changes occurring in Priority 3.</i>
4	Aesthetics	<i>Item which impacts the visual environment.</i>
	Haz. Materials	<i>Removal of items affected by other changes occurring in Priority 4.</i>
	Accessibility	<i>Items which do not meet full requirements of federal accessibility guidelines.</i>

Physical condition is the physical state of a property, system, component, or piece of equipment. Within the context of the assessment, ISG has offered opinions of the physical condition of the property, or systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory, and unsatisfactory may be used if deemed appropriate. The property condition assessment is independent of the priority ranking structure.

The issues with the highest priority items include life safety deficiencies, while less urgent issues, including necessary maintenance, replacement, and aesthetic improvements, are defined with lower priority levels. While lower priority items still warrant attention, they are not critical to safety, security, or health concerns.

Please note that current costs shown within the assessment are estimated construction costs only. For total project costs, 20% - 25% should be added to the construction costs of the following items:

- Project administration
- Permitting
- Owner fixtures and finishes
- Design fees
- Inflation
- Contingency Fees

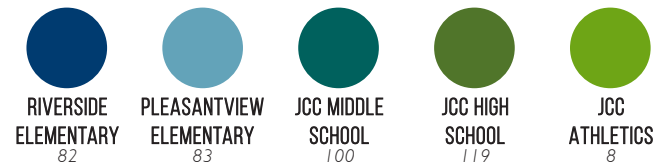
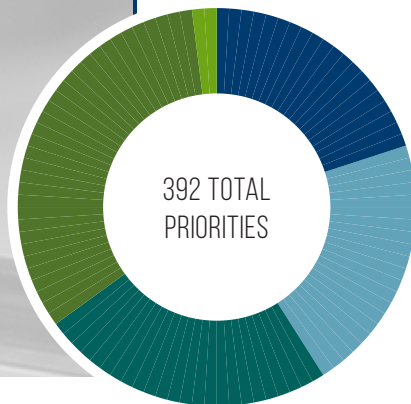
EXECUTIVE SUMMARY

SUMMARY OF FINDINGS

The following pages provide a snapshot of the Jackson County Central School District assessment and general summary of findings. Detailed information relative to each site and review area/site conditions can be found within this assessment and support information provided below.

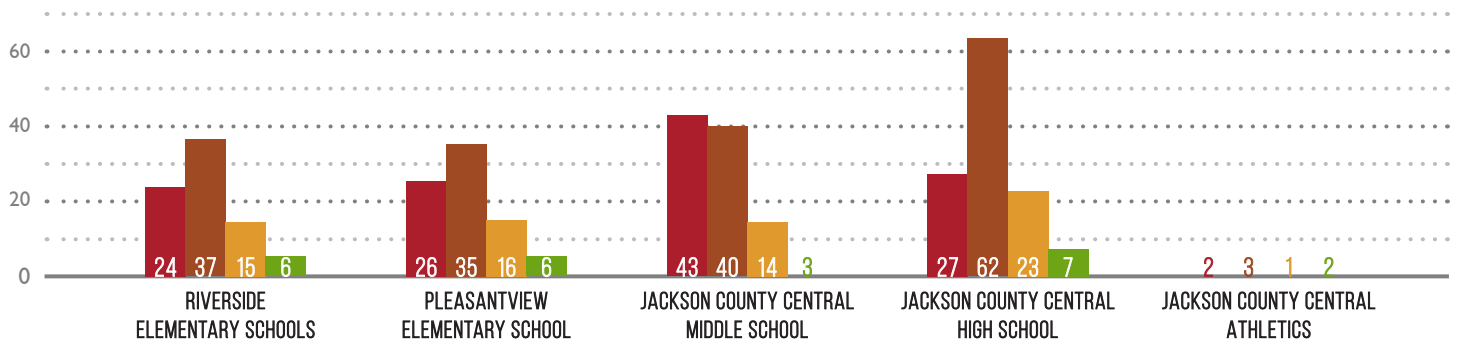
IDENTIFIED NEEDS

The assessment identified approximately 392 items that should be addressed within the buildings and sites, and incorporated into Jackson County Central School District's 10 year facilities plan. The assessment contains data for specific use by the School Board and Administration to assist with determining the short and long-term needs for Jackson County Central School District. ISG has not expressed or implied any conclusions within this assessment. ISG is providing information to the School District to assist with decisions only.



The High School received the highest number of recommendations. Based on the larger square footage of the facility, it is expected that there would be more recommendations. The priorities were fairly well distributed between schools with Priority 2 being assigned to the most recommendations. There were 55 more recommendations for Priority 2 items than Priority 1. Nearly half of all recommendations were rated Priority 2.

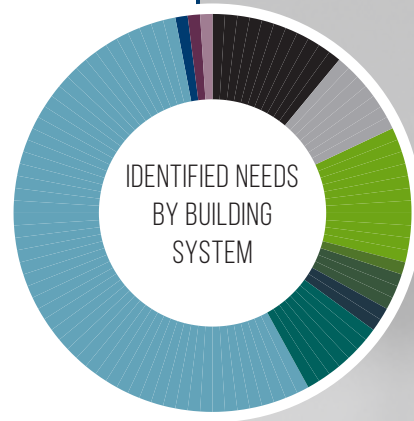
OVERALL PRIORITIES BY NUMBER



PRIORITY	RIVERSIDE ELEMENTARY	PLEASANTVIEW ELEMENTARY	JCC MIDDLE SCHOOL	JCC HIGH SCHOOL	JCC ATHLETICS	GRAND TOTAL
1	24	26	43	27	2	122
2	37	35	40	62	3	177
3	15	16	14	23	1	69
4	6	6	3	7	2	24
TOTAL	82	83	100	119	8	392

DISTRIBUTION

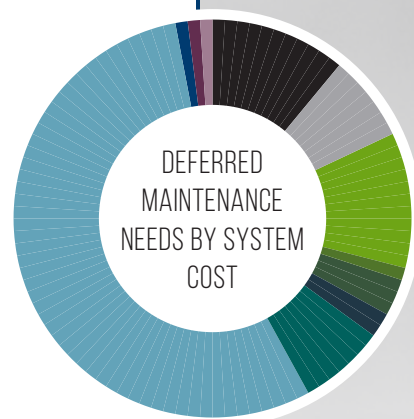
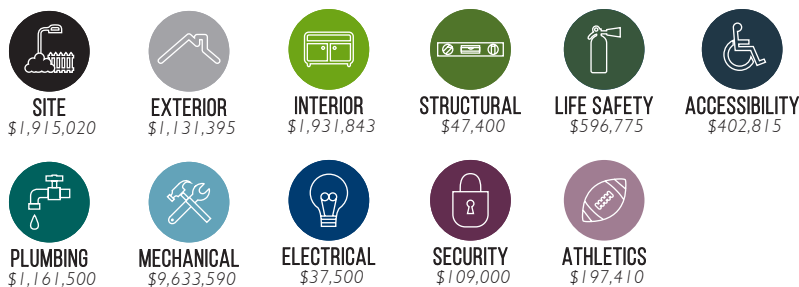
Of the needs identified, the mechanical systems had the highest number of priorities encompassing 45.63% of all identified. When closely related plumbing and electrical systems are aggregated with the mechanical priorities, the heart of the building's infrastructure have 54.29% of identified needs. These are largely due to dramatic changes in building controls, efficient operations and code changes since the original construction. Building Interiors and Site Conditions were the next highest building systems in need with 13.95% and 13.83% respectively.



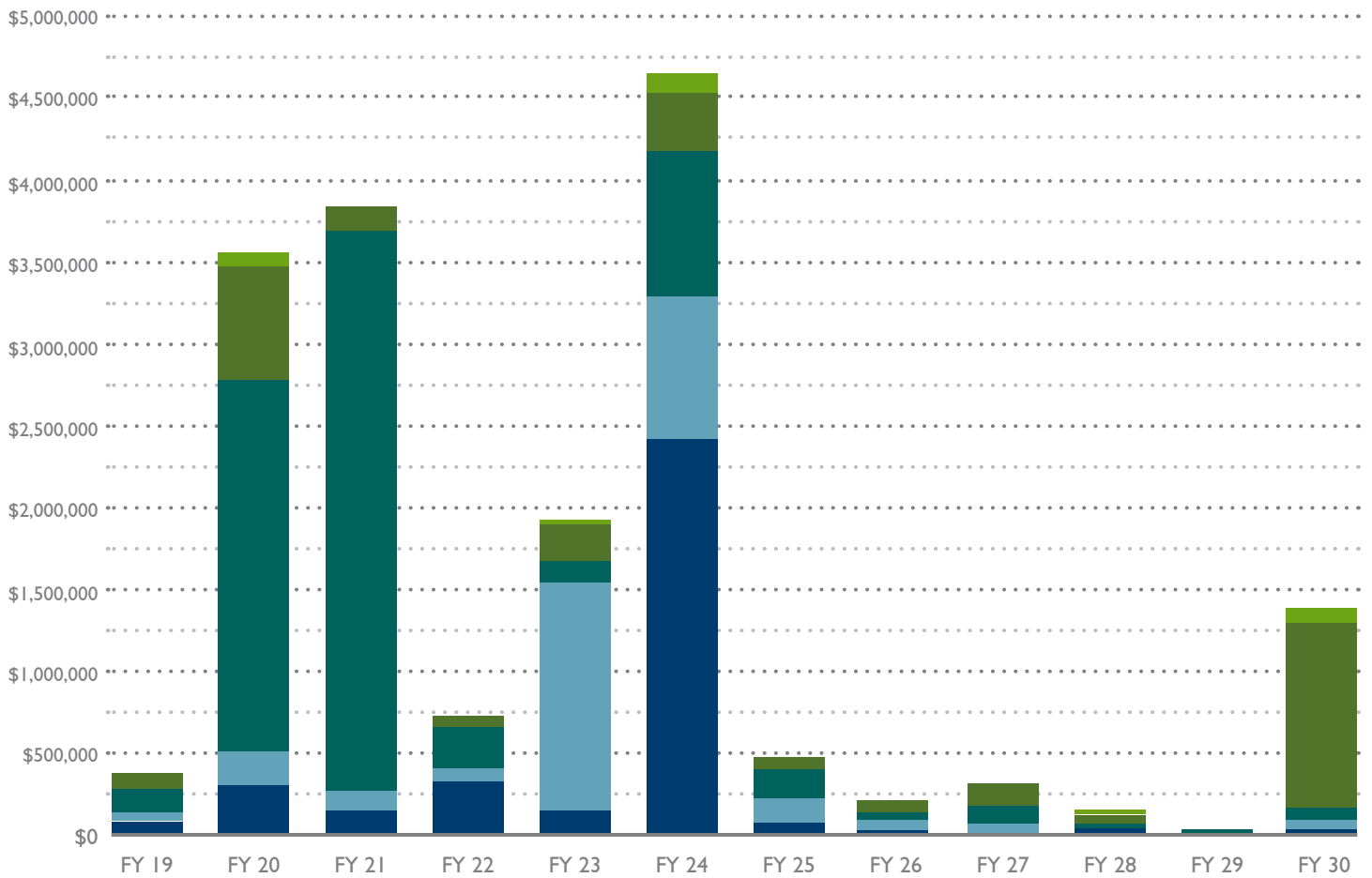
FINANCIAL IMPACT

The assessment identified \$17,164,248 worth of needs for Jackson County Central School District. Based on priority, a planned year of completion was assigned to each identified need. Through charts provided on the pages to follow, three major spikes are evident in years 2020, 2021 and 2024, with estimated costs at \$3,544,940; \$3,867,350; and \$4,637,960 respectively.

Using data presented, then breaking down by facility, Jackson County Central School District can review the anticipated spending per year, per facility. This information will allow Jackson County Central School District to identify how spending aligns with each site, during each year. This information should help organize and prioritize projects in specific locations to eliminate disruption at multiple facilities during the same year. This will also allow the District to budget for each facility while being aware of overall impact.

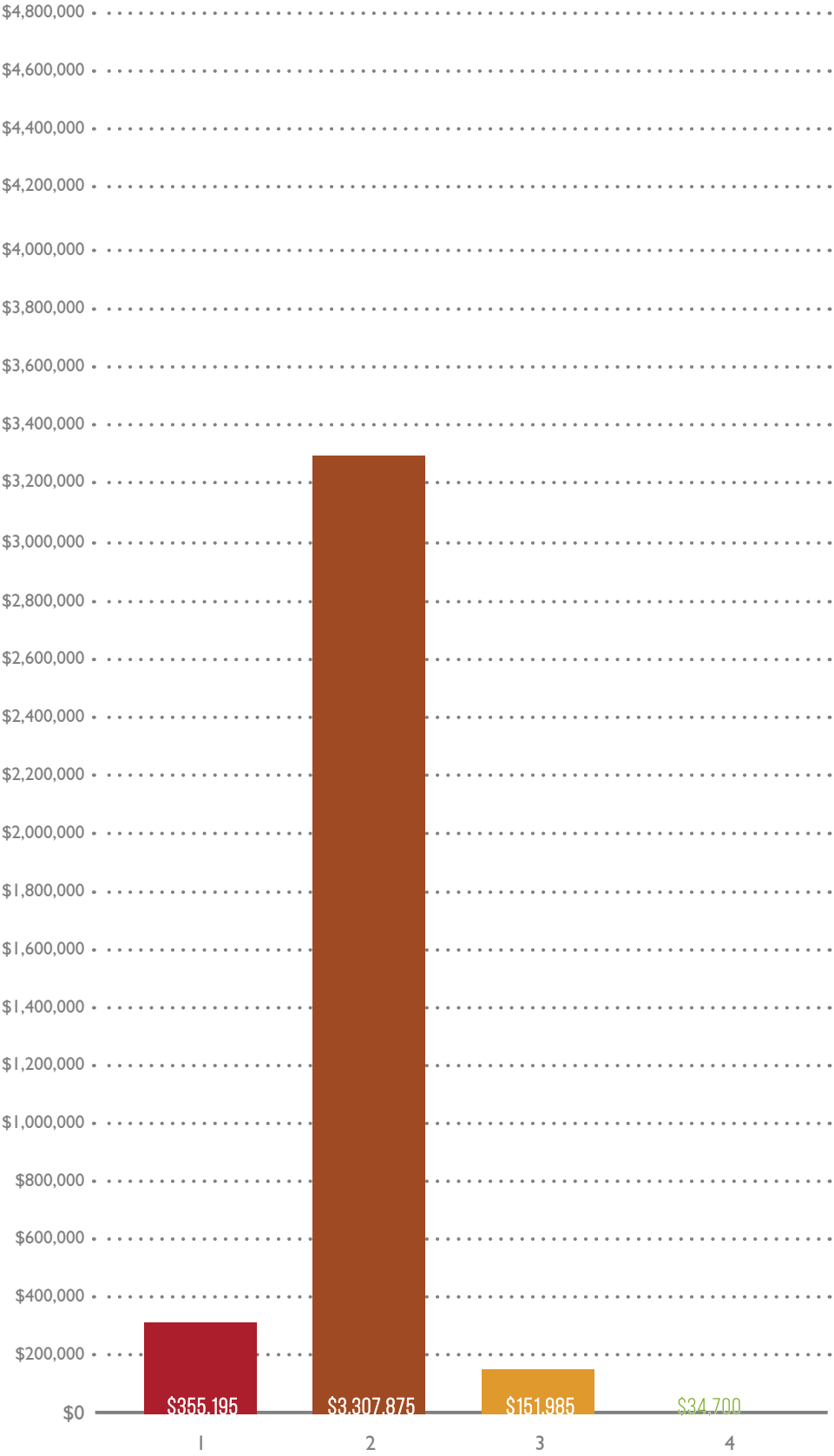


OVERALL PRIORITIES BY DOLLAR VALUE + FISCAL YEAR

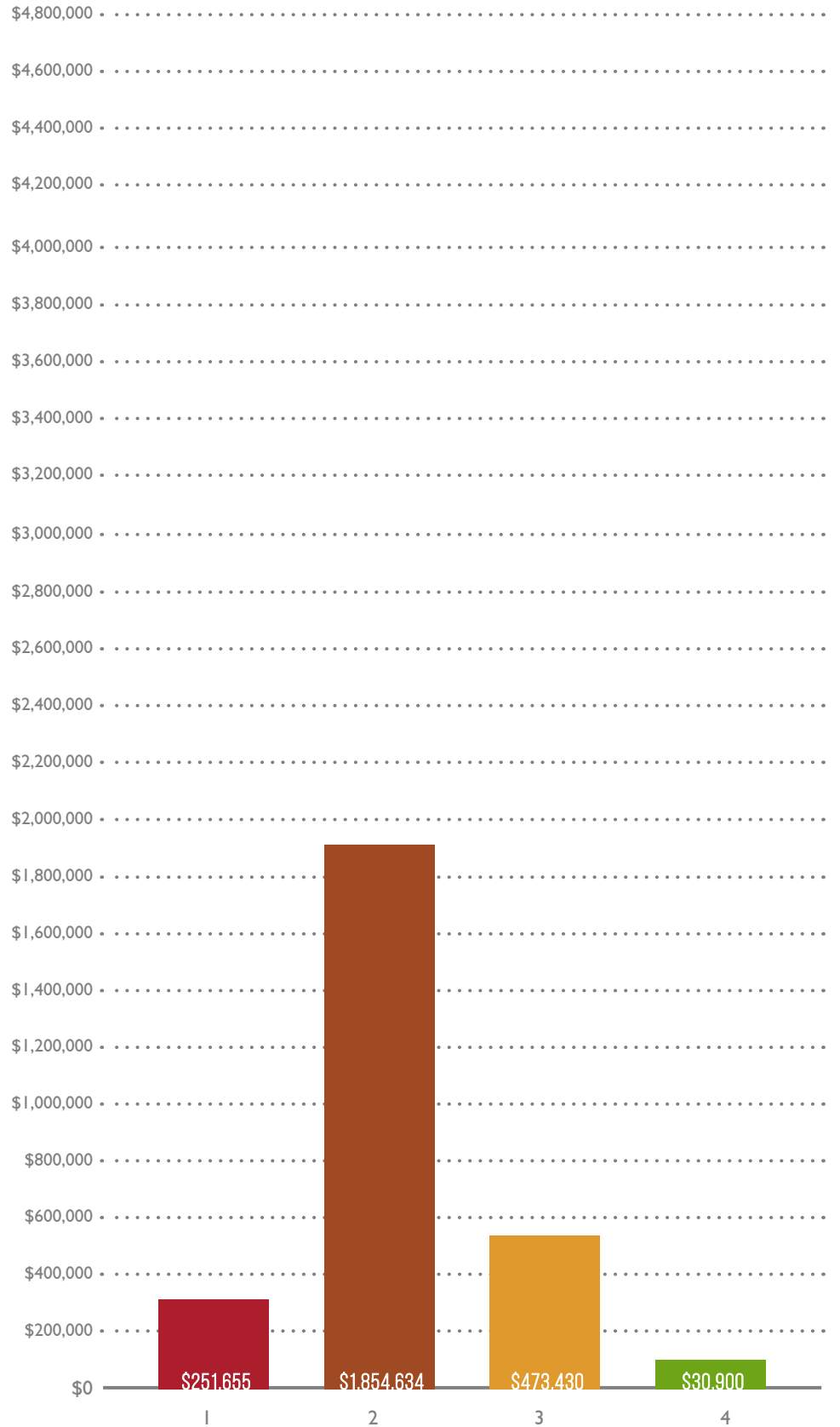


YEAR	RIVERSIDE ELEMENTARY	PLEASANTVIEW ELEMENTARY	JCC MIDDLE SCHOOL	JCC HIGH SCHOOL	JCC ATHLETICS	GRAND TOTAL
2019	\$73,570	\$25,680	\$133,000	\$75,550		\$307,800
2020	\$281,625	\$225,975	\$2,272,770	\$724,400	\$40,170	\$3,544,940
2021	\$181,750	\$88,440	\$3,464,410	\$132,750		\$3,867,350
2022	\$308,325	\$59,620	\$269,000	\$65,400		\$702,345
2023	\$178,700	\$1,441,524	\$141,000	\$216,150	\$1,150	\$1,978,524
2024	\$2,639,100	\$542,650	\$913,500	\$388,300	\$154,410	\$4,637,960
2025	\$70,735	\$142,750	\$131,400	\$41,700		\$386,585
2026	\$37,450	\$27,580	\$17,300	\$75,600		\$157,930
2027		\$25,500	\$82,000	\$105,944		\$213,444
2028	\$43,800		\$9,900	\$47,000	\$1,250	\$101,950
2029			\$5,500			\$5,500
2030	\$34,700	\$30,900	\$52,500	\$1,114,320	\$27,500	\$1,259,920
TOTAL	\$3,849,755	\$2,610,619	\$7,492,280	\$2,987,114	\$224,480	\$17,164,248

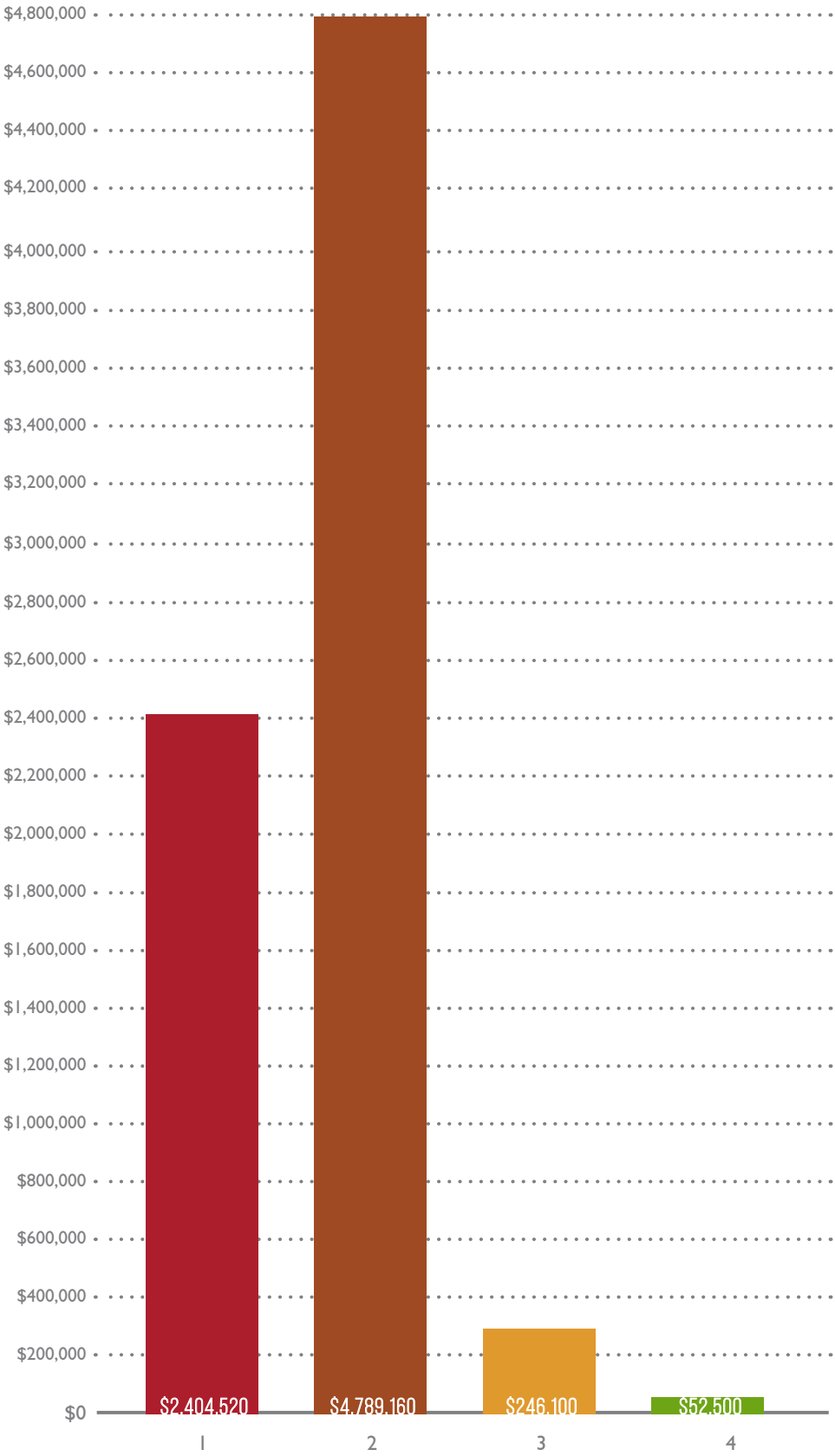
RIVERSIDE ELEMENTARY SCHOOL PRIORITIES BY DOLLAR VALUE



PLEASANTVIEW ELEMENTARY SCHOOL PRIORITIES BY DOLLAR VALUE



JCC MIDDLE SCHOOL PRIORITIES BY DOLLAR VALUE



JCC HIGH SCHOOL PRIORITIES BY DOLLAR VALUE



JCC ATHLETICS PRIORITIES BY DOLLAR VALUE



FCI CONDITION INDEX RATING

POOR - Greater than 30

FAIR - 15-30

GOOD - Less than 15

FACILITY CONDITION INDEX

Each facility was assessed for physical condition, repair, maintenance, and capital renewal needs and remaining expected life. Items identified were described, categorized, and prioritized along with cost estimates for expenditure projections and reporting. Through these efforts, each facility received a Facility Condition Index (FCI), which is the cost of identified needs divided by the replacement cost (estimated at \$300/square foot for construction costs) for the facility.

FACILITY	IDENTIFIED NEEDS	REPLACEMENT VALUE	FCI CONDITION
RIVERSIDE ELEMENTARY	\$3,849,755	\$24,360,300	15.80
PLEASANTVIEW ELEMENTARY	\$2,610,619	\$9,471,600	27.56
JCC MIDDLE SCHOOL	\$7,492,280	\$22,029,600	34.01
JCC HIGH SCHOOL	\$2,987,114	\$62,006,700	4.82
JCC ATHLETICS	\$224,480	-	-

Riverside Elementary School

Nearly \$4 million of needs were identified within Riverside Elementary School, resulting in an FCI rating of 15.80. This represents a fair condition. Overall, the facility is adequately sized to handle current enrollment with annual fluctuations. Riverside Elementary offers the majority of its students with adequate spaces and amenities to learn. With the FCI rating at the lower end of the fair condition range, investment in renewal efforts may be a sound investment.

Pleasantview Elementary School

A smaller footprint combined with over \$2.6 million of needs results in an FCI of 27.56 for Pleasantview Elementary School. The large site provides adequate room for outdoor educational activities, recess space, and room for expansion.

Several spaces within Pleasantview are undersized and may not be sufficiently equipped to comply with MDE recommendations and standards.

With space shortages and an FCI rating approaching the poor category, the question of replacement versus repair is typically raised.

JCC Middle School

Encompassing one city block with limited green space for outdoor activities, the Middle School is landlocked with few opportunities for expansion. The current facility is a combination of 5 different additions which results in excess circulation space and inefficiencies. With the highest investment needs of all JCC facilities, the FCI is 34.01. While the overall size of the Middle School may be appropriate for current enrollment, the individual spaces do not lend themselves to the flexibility and collaboration needed to meet current teaching and learning practices.

JCC High School

With an FCI of 4.82, the High School is solidly in good condition. Spaces are adequately sized and the facility offers amenities that other high schools are not as fortunate to have. The biggest concerns for investment are associated with indoor air quality and better controls for thermal comfort.

RIVERSIDE ELEMENTARY SCHOOL



PROGRAMMING + EDUCATIONAL ADEQUACY

PROGRAMMING + EDUCATIONAL ADEQUACY SPACE UTILIZATION

Review of the existing spaces to determine if area fulfills programming needs and are adequately sized to serve the existing school population per Minnesota Department of Education (MDE) standards.

OBSERVATIONS

Generally speaking, Riverside Elementary is in good condition and adequately sized for the number of students it currently houses. With 430 total students, it offers three sections per grade for Kindergarten through 5th grade. Pre-K programs account for 64 of these students and are spread across the following 3 types of sections:

- Mornings for 3 year olds on Tuesday, Wednesday, and Thursday
- Half day sessions for 4-5 year olds, in both the morning and afternoon Monday through Friday
- Full day sessions for 4-5 year olds, Monday through Friday


Considering the limited time the preschool students occupy the building the current full time equivalent student load is 398 students. As with all schools there are variations in class sizes from year to year. The optimal student capacity for a facility is 90% of its maximum state, in which these fluctuations wouldn't occur. The maximum capacity for Riverside elementary is 471 full time students. Therefore the optimal student capacity for the building is 424 full time students. Currently, with 398 full time equivalent students Riverside proves to be sufficiently sized with a facility efficiency of 94%.

Educational Spaces

Typically, the classrooms in Riverside are slightly undersized per the Minnesota Department of Education standards. Though some of the classrooms have some issues with the existing windows, each is provided with an ample amount of natural lighting. Most classrooms have approximately 20 students which is congruent with what would be expected in rooms their size. Though a respectable amount of technology is present, it varies from classroom to classroom. Within each classroom teacher storage is at a minimum. As a whole, the quantity of classrooms is sufficient. One classroom, currently being used as a flex space, could be repurposed into a general classroom if a spike in enrollment were to occur.

The special educational department is provided with its own space which is beneficial to the 15 students it currently serves. The technology within the space is working well, though some of it (such as the active board) could be better utilized if the room was equipped with better separation between the instructional stations. Currently four stations are shared within one space, resulting in distractions during instruction. As with most building of this vintage, electrical outlets are at a premium.

The current title room is a space that is also shared by up to 7 students at a time. Efforts are made to schedule the room so that only two students at a time are being instructed to minimize distractions. Unfortunately the title room also experiences temperature



swings, and rarely is able to maintain a consistent environment. The lack of natural light adds to the less than ideal space intended for students that need special instruction.

Programmatically, there are some concerns with the Pre-K areas. Due to the various times students are entering and leaving this portion of the building a secure entrance would be beneficial. As with all learning environments daylighting is a beneficial amenity to the students' performance. Unfortunately at this time there is very limited natural light into the space. Generally speaking, the finishes in the Pre-K suite could be updated to meet the needs of the different activities occurring within the space. The restroom are also undersized and make it difficult for staff to monitor and assist students as needed.

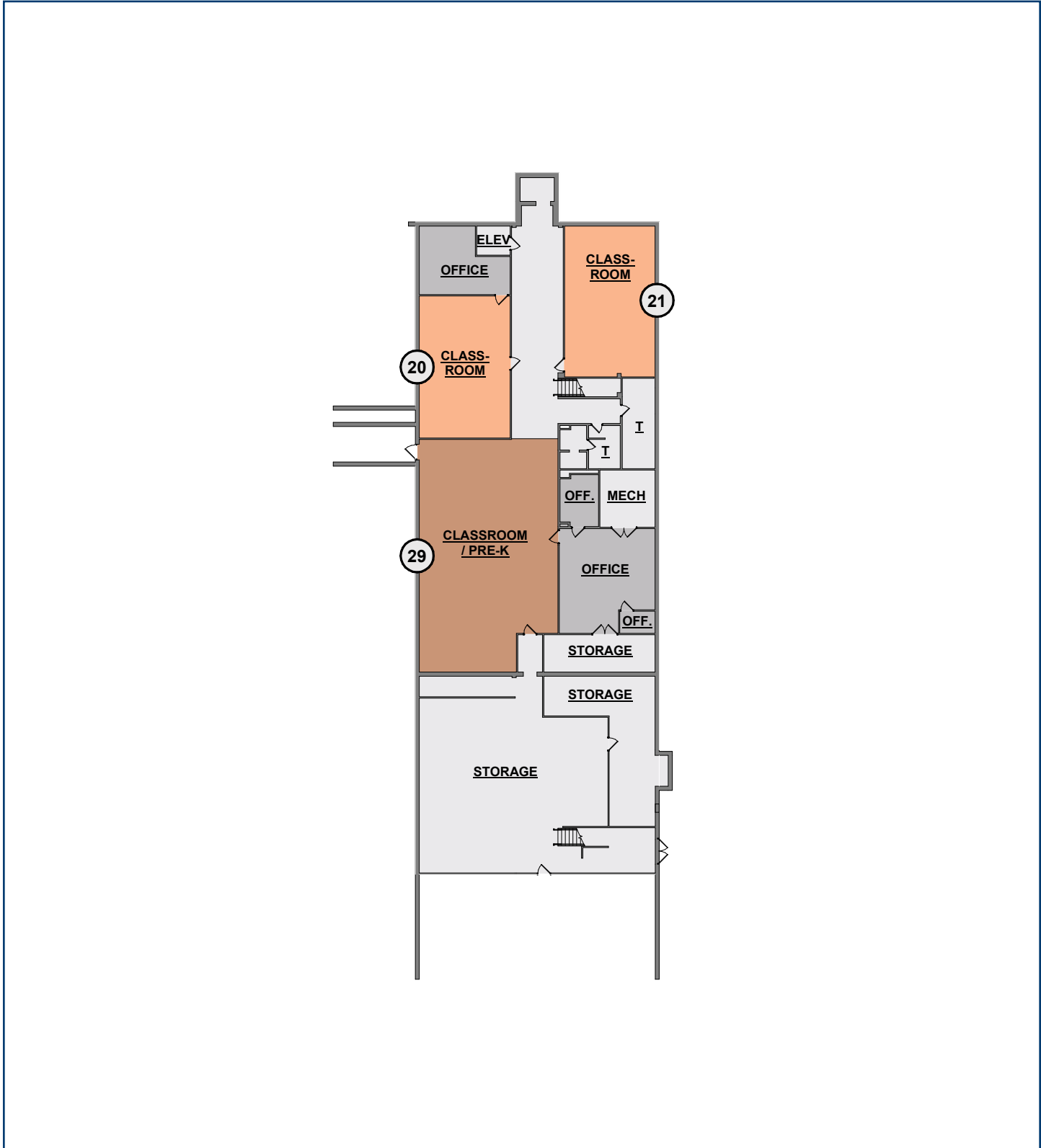
The athletic spaces within Riverside are sufficient with a large gymnasium and a smaller multipurpose gymnasium that is also used for adaptive physical education. Storage in both these spaces is needed, however, as instructional space is compromised with an assortment of equipment. Temperature in both spaces is adequate, though ventilation could be improved upon. Due to a roof leak the floor in one spot has experienced some warping which should be addressed.

Administrative Spaces

A newer administrative addition provides offices and a secure entrance for the building.

SUMMARY

In conclusion, Riverside Elementary offers the majority of its students adequate spaces and amenities to learn. Interior improvements within the Pre-K space and a secure entrance would enhance the educational potential and security for the younger students. Additional sound separation better temperature controls within the special education classrooms could be addressed to create an environment with less distractions and better suited for the learners being served. For a building of its size and age, Riverside offers the space to nimbly accommodate the ebbs and flows of enrollment and educational programming.



FIRST FLOOR



SECOND FLOOR



Jackson County Central Public Schools							Project 17-20569				
Riverside Elementary School							January 2, 2018				
Grade Configuration:		Pre-K - 5th Grade									
Total Student Enrollment		430									
Full Day Student Equivalent		398									
Staff		38									
							Recommended				Current Max. Student Capacity
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	
School Learning Spaces											
Classrooms											
Early Childhood	Oversized		A002	Full time	No	1,812	1,000	1,400	20	15-25	29
Kindergarten	Undersized		C201	Full time	No	1,148	1,200	1,500	22	15-25	18
Kindergarten			C208	Full time	No	1,464	1,200	1,500	22	15-25	24
Kindergarten			C214	Full time	No	1,409	1,200	1,500	22	15-25	23
Classroom	Undersized		A005	Full time	No	763	850	950	24	20-28	20
Classroom	Undersized		A006	Full time	No	806	850	950	24	20-28	21
1st Grade Classroom	Undersized		B101	Full time	No	817	850	950	24	20-28	21
1st Grade Classroom	Undersized		B105	Full time	No	817	850	950	24	20-28	21
1st Grade Classroom	Undersized		B107	Full time	No	816	850	950	24	20-28	21
2nd Grade Classroom	Undersized		A102	Full time	No	820	850	950	24	20-28	21
2nd Grade Classroom	Undersized		A103	Full time	No	827	850	950	24	20-28	21
2nd Grade Classroom	Undersized		A106	Full time	No	819	850	950	24	20-28	21
3rd Grade Classroom	Undersized		A202	Full time	No	820	850	950	24	20-28	21
3rd Grade Classroom	Undersized		A203	Full time	No	828	850	950	24	20-28	21
3rd Grade Classroom	Undersized		A209	Full time	No	802	850	950	24	20-28	21
4th Grade Classroom	Undersized		A211	Full time	No	804	850	950	24	20-28	21
4th Grade Classroom	Undersized		B201	Full time	No	817	850	950	24	20-28	21
4th Grade Classroom	Undersized		B202	Full time	No	826	850	950	24	20-28	21
5th Grade Classroom	Undersized		B204	Full time	No	817	850	950	24	20-28	21
5th Grade Classroom	Undersized		B205	Full time	No	825	850	950	24	20-28	21
5th Grade Classroom	Undersized		B208	Full time	No	816	850	950	24	20-28	21
Flex Classroom	Undersized		B106	Full time	No	825	850	950	24	20-28	21
Subtotal (Classrooms)						20,498	19,900	23,000	512		471
Special Education											
Special Education Classroom/Reading	Undersized		B215	Full time	No	111	450	450	6	5-8	1
Special Education Classroom/Lab			A110	Full time	No	802	800	1,200	6	5-8	5
Special Education Classroom/Lab			A112	Full time	No	804	800	1,200	6	5-8	5
Special Education Classroom/Lab			A205	Full time	No	819	800	1,200	6	5-8	5
Special Education Classroom/Lab			B102	Full time	No	826	800	1,200	6	5-8	5
Special Education Classroom/Lab			B121	Full time	No	879	800	1,200	6	5-8	6
Special Education Classroom/Lab	Title 1		C203	Full time	No	830	800	1,200	6	5-8	5
Subtotal (Special Ed.)						5,071	5,250	7,650	45		33
Common Spaces											
Small Group/Conference/Office - Speech	Oversized		B225	Full time	No	276	150	200	4	4	6
Small Group/Conference/Office	Oversized		C111	Full time	No	339	150	200	4	4	7
Small Group/Conference/Office	Undersized		C112	Full time	No	102	150	200	4	4	2
Large Group - Team Learning Areas	Facility Deficient			Full time	No		1,200	1,800	128	150	0
Subtotal (Common Spaces)						102	1,350	2,000	132		2
Library / Media Center											
Entrance / Circ / Distribution			B213			600	600	600	n/a		
Seating / Stacks Comp / Ref (8-10% stud. x 35SF)	Undersized		B213	Full time	No	1,021	1,114	1,393	n/a		
Librarian Office	Facility Deficient			Full time	No		150	150	n/a		
Small Group / Conf / Office - Reading Corps.	Facility Deficient			Full time	No		150	200	n/a		
Multimedia Production	Facility Deficient			Full time	No		100	100	n/a		
Classroom	Facility Deficient			Full time	No		800	800	n/a		
Workroom / Storage	Facility Deficient			Full time	No		400	600	n/a		
Professional Library	Facility Deficient			Full time	No		200	200	n/a		
Subtotal (Library / Media Center)						1,621	3,514	4,043			
Technology											
Computer Lab	Undersized		B212	Full time	No	812	1,000	1,400	25	25	16
Control and Headrooms	Facility Deficient			Full time	No		640	740	n/a		
Copy Center	Facility Deficient			Full time	No		500	800	n/a		
ITV/Distance Learning	Facility Deficient			Full time	No		900	900	n/a		
TV/Video Studio	Facility Deficient			Full time	No		1,250	1,250	25	25	0
Subtotal (Technology)						812	4,290	5,090	50		16
Art/Science											
Multipurpose			C109	Full time	No	1,215	1,000	1,500	22	20-28	21
Science Lab Prep	Facility Deficient			Full time	No		250	250	n/a	20-28	0
Kiln/Glazing/Clay/Damp Rm.	Facility Deficient			Full time	No		250	250	n/a		
Subtotal (Art)						1,215	1,500	2,000	22		21
Music											
Instrumental	Facility Deficient			Full time	No		1,500	2,000	55	60-90	0
Choral	Facility Deficient			Full time	No		1,200	1,700	55	60-90	0
General Music	Undersized		C101	Full time	No	881	1,000	1,500	30	25-35	15
Instrumental Stor. & Circ.	Facility Deficient			Full time	No		600	800	n/a		
Ensemble Keyboard Lab	Facility Deficient			Full time	No		400	500	n/a		
Subtotal (Music)						881	4,700	6,500	139		
Physical Education/Athletics											
Gymnasium (Two Stations)	Undersized		C122	Full time	No	5,054	6,000	8,000	56	52-60	22
Multipurpose / Auxilliary Gymnasium	Facility Deficient			Full time	No		1,700	1,700	28	26-30	0
Adaptive Physical Education	Oversized		C126	Full time	No	2,853	500	500	6	5-8	26
General Storage (300 Per Station)	Oversized		C127	Full time	No	622	300	300	n/a		
Subtotal (Physical Education / Athletics)						8,529	8,500	10,500	90		
Subtotal - School Learning Spaces (NSF)						38,729	49,004	60,783	#REF!		471
Current Max. Student											471
Optimal Student Capacity (90% of Max. Capacity)											424
Current Student Enrollment											398
Facility Efficiency											94%

Jackson County Central Public Schools							Project 17-20569				
Riverside Elementary School							January 2, 2018				
Grade Configuration:		Pre-K - 5th Grade									
Total Student Enrollment		430									
Full Day Student Equivalent		398									
Staff		38									
							Recommended				
					Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
Description	Notes		Room #	Usage							
School Support Spaces											
Administration / Health Services											
Reception / Waiting / Secretarial Work Station			102	Full time	No	416	330	500			
Principal			103	Full time	No	153	150	200			
Assistant Principal	Facility Deficient			Full time	No		150	200			
Work Room and Mail Area	Undersized		106	Full time	No	173	300	300			
Small Conference Room	Facility Deficient			Full time	No		150	200			
Large Conference Room	Facility Deficient			Full time	No		250	400			
Other Offices	Facility Deficient			Full time	No		100	150			
Other Offices	Oversized		104	Full time	No	175	100	150			
Restroom	Undersized		105	Full time	No	75	120	180			
Scheduling / Computer Services	Facility Deficient			Full time	No		150	250			
School Nurse / Health Services	Facility Deficient			Full time	No		600	800			
Subtotal (Administration / Health Services)						992	2,400	3,330			
Guidance / Student Services											
Guidance Office	Undersized		B216	Full time	No	138	150	150			
Guidance Office	Oversized		B217	Full time	No	162	150	150			
Guidance Office	Undersized		B220	Full time	No	118	150	150			
Guidance Office	Oversized		B222	Full time	No	197	150	150			
Secretarial Work Station	Oversized		B218	Full time	No	314	80	100			
Conference Room	Facility Deficient			Full time	No		150	200			
Psychologist, Social Worker Office	Facility Deficient			Full time	No		100	150			
Career Center	Facility Deficient			Full time	No		400	1,000			
Testing	Facility Deficient			Full time	No		100	100			
Records / Supplies / Storage	Facility Deficient			Full time	No		200	250			
Student Store / Activities	Facility Deficient			Full time	No		400	700			
Subtotal (Guidance / Student Services)						929	2,030	3,100			
Teachers / Staff											
Planning Work Stations (50 SF per staff)	Facility Deficient			Full time	No		1,900	1,900			
Offices	Undersized		A015A	Full time	No	46	100	150			
Offices	Oversized		A015	Full time	No	543	100	150			
Offices	Oversized		A004	Full time	No	305	100	150			
Offices	Oversized		A013	Full time	No	113	100	150			
Offices	Oversized		C123	Full time	No	178	100	150			
Conference/Kitchenette/Print (10-20 SF per staff)		Lounge	C107	Full time	No	503	380	760			
Toilets	Facility Deficient			Full time	No		120	180			
Subtotal (Teachers / Staff)						1,688	2,900	3,590			
Food Service											
Cafeteria Dining Space (14-16 SF per stud.)	Undersized		B120			2,264	5,572	6,368			
Staff Dining Space (20 SF / staff dining)	Facility Deficient						480	480			
Kitchen			B118	Partial	No	653	500	1,000			
Serving Line	Facility Deficient						800	800			
Dry Food Storage	Undersized		B116		No	154	300	300			
Cooler	Undersized		B114			175	250	250			
Freezer	Undersized		B115			50	350	350			
Dishwasher	Facility Deficient						300	300			
Office	Undersized		B117			78	150	150			
Locker Rooms / Restroom	Facility Deficient						120	120			
Receiving and Holding	Facility Deficient						300	300			
Table Storage	Facility Deficient						800	1,000			
Subtotal (Food Service)						3,374	9,922	11,418			
Auditorium											
Seating - 250 seats	Facility Deficient						2,500	2,500			
Stage	Facility Deficient						2,200	3,000			
Dressing Rooms	Facility Deficient						400	500			
Make-Up Room	Facility Deficient						200	250			
Restrooms with Showers	Facility Deficient						128	128			
Costume Storage	Facility Deficient						150	225			
Scene Shop	Facility Deficient						800	1,000			
Lobby	Facility Deficient						492	1,000			
Restrooms in Lobby Area	Facility Deficient						600	600			
Control Room	Facility Deficient						200	240			
Dimmer Room	Facility Deficient						120	150			
Catwalks	Facility Deficient						600	1,000			
Loading Bridge	Facility Deficient						150	150			
Piano Storage	Facility Deficient						80	80			
Other Options	Facility Deficient										
Subtotal (Auditorium)						0	8,620	10,823			
Subtotal - Net School Support Spaces											
Combined Subtotal - Net		Net School Learning Spaces + Net School Support Spaces					6,983	25,872	32,261		
						45,712	74,876	93,044			
Building Support Spaces											
Building Systems and Maintenance											
Custodial	Oversized		B110	Full time	No	738	400	600			
Custodial Closets	Facility Deficient						40	40			
Restrooms	Oversized	2.5% x NSF	-	Full time	No	2,946	1,143	1,143			
General Storage	Oversized	3% x NSF	Storage	Full time	No	3,190	1,371	1,371			
Mech/Elec Interior Systems	Undersized	7.5-8.5% x NSF	-	Full time	No	1,738	3,428	3,886			
Circulation and Structure		35-45% x NSF	Circ	Full time	No	18,022	15,999	20,570			
Subtotal - School Support Spaces						26,634	22,382	27,610			
TOTAL BUILDING (GSF)											
						72,346	97,258	120,654			

PLEASANTVIEW ELEMENTARY SCHOOL



PROGRAMMING + EDUCATIONAL ADEQUACY

PROGRAMMING + EDUCATIONAL ADEQUACY SPACE UTILIZATION

Review of the existing spaces to determine if area fulfills programming needs and are adequately sized to serve the existing school population per Minnesota Department of Education (MDE) standards.

OBSERVATIONS

Overall, the classrooms serving grades 1st - 5th Grades are adequately sized. The two Pre-K spaces, and one of the Kindergarten rooms are undersized, however. With 163 total students, it offers one section per grade for 1st through 5th grade. Two sections are dedicated to kindergarten and one to Pre-K programs that account for students. The breakdown of Pre-K students and their schedules are as follows:

- Mornings for 3 year olds on Tuesday, Wednesday, and Thursday
- Afternoons sessions for 4-5 year olds, Monday through Friday

Considering the limited time the preschool students occupy the building the current full day equivalent student load is 149 students. As with all districts there are variations in class sizes from year to year. The optimal student capacity for an elementary school is 90% of its maximum capacity, in which these fluctuations wouldn't occur. The maximum capacity for Pleasantview Elementary is 171 full time students. Therefore the optimal student capacity for the building is 154 full time students. Currently, with 149 full day equivalent students Pleasantview proves to have a sufficient number of classrooms as the facility efficiency is at 97%.


Educational Spaces

The classrooms serving grades 1 – 5 are sized appropriately per the Minnesota Department of Education standards. Furnishing throughout the school seem to be working for all grades. Kindergarten room 101 is adequately sized and works very well for differentiated instruction utilizing a portion of the space with tile floors and a portion with carpet tiles. This room is equipped with direct egress, locker areas within the room, as well as a sink and restrooms within the space (though they are not compliant with ADA standards).

Unfortunately the other kindergarten and Pre-K spaces aren't as sufficiently equipped. Each is well under MDE recommendations for square footage. Consistency of temperature and the need for more electrical outlets was also noted as needs in these rooms.

The special educational department is provided with its own space which serves roughly 29 students throughout the day. Providing instruction for a plethora of students, the flexible seating within the space offers great options for learners. There are some glare issues on the east side during morning hours and more electrical outlets would go a long way in aiding the teaching process.

The Title I room typically serves 2-3 students at a time. As reading instruction is performed here, enhancements to acoustical treatments would create a better experience for the students. Ideally this activity would have physical delineations and have a dedicated space as to limit distractions. About 10-11 Special Education students currently share this space



Art is provided for students on Mondays at Pleasantview. Music programming is also provided for the students. As this is naturally a louder activity, a need for acoustical treatment was communicated to enhance the space. The gymnasium at Pleasantview is roughly half the size of what would be desirable per MDE standards. The space doubles as cafeteria space during the two lunch periods which creates a conflict during set-up and take-down times. The flooring is currently tile and too slippery for much of the curriculum being taught within the space. Unfortunately, due to the limited space, adaptive physical education is pushed out and administered in the hallways. The lack of dehumidification in addition to the gymnasium's adjacency to the kitchen create a less than optimal climate control and student comfort. Finally, the low ceiling height and lack of technology and sound equipment limit the types of curriculum that can be taught in the space. The exterior amenities offer a variety of outdoor physical activities for the students and is an asset during warmer months.

Administrative Spaces

The main office offers a secure entrance to building visitors. It accommodates general reception, the principal and nurse. A conference room dedicated to student and parent interaction is needed within the suite.

SUMMARY

For a facility of its age, the instructional spaces inside Pleasantview have been maintained well to serve students. Additional storage would benefit teachers, building staff, and student programming alike.

FIRST FLOOR



Educational Adequacy Assessment

ISG

Jackson County Central Public Schools

Project 17-20569

Pleasantview Elementary School

December 13, 2017

Grade Configuration:		Pre-K - 5th Grade	
Total Student Enrollment		163	
Full Day Student Equivalent		149	
Staff		20	

Description	Notes		Room #	Usage	Shared Space	Subtotal	Recommended			Student Capacity Range	Current Max. Student Capacity
							Low Range	High Range	Avg. Student Capacity		
School Learning Spaces											
Classrooms											
Pre-K	Undersized		106	Full time	No	880	1,000	1,400	20	15-25	14
Kindergarten	Undersized		105	Full time	No	880	1,200	1,500	22	15-25	14
Kindergarten			101	Full time	No	1,202	1,200	1,500	22	15-25	19
Classroom - 1st Grade			102	Full time	No	875	850	950	24	20-28	23
Classroom - 2nd Grade			107	Full time	No	860	850	950	24	20-28	22
Classroom - 3rd Grade			132	Full time	No	860	850	950	24	20-28	22
Classroom - 4th Grade	Undersized		124	Full time	No	826	850	950	24	20-28	21
Classroom - 5th Grade			133	Full time	No	851	850	950	24	20-28	22
Subtotal (Classrooms)						7,234	7,650	9,150	182		157
Special Education											
Reading Intervention	Oversized		131	Full time	No	860	450	450	6	5-8	8
Boost Up Room			123	Full time	No	826	800	1,200	6	5-8	5
Speech/Title 1 Classroom			104	Full time	No	880	800	1,200	6	5-8	6
Special Educatoin Classroom/Lab			112	Full time	No	1,086	800	1,200	6	5-8	7
Subtotal (Special Ed.)						3,652	2,850	4,050	25		26
Common Spaces											
Small Group/Conference/Office - Speech	Facility Deficient			Full time	No		150	200	4	4	0
Large Group - Team Learning Areas	Facility Deficient			Full time	No		1,200	1,800	128	150	0
Subtotal (Common Spaces)						0	1,350	2,000	132		0
Library / Media Center											
Entrance / Circ / Distribution			129	Full time	No	600	600	600	n/a		
Seating / Stacks Comp / Ref (8-10% stud. x 35SF)	Oversized		129	Full time	No	599	417	522	n/a		
Librarian Office	Facility Deficient			Full time	No		150	150	n/a		
Small Group / Conf / Office - Reading Corps.	Facility Deficient			Full time	No		150	200	n/a		
Multimedia Production	Facility Deficient			Full time	No		100	100	n/a		
Classroom	Facility Deficient			Full time	No		800	800	n/a		
Workroom / Storage	Facility Deficient			Full time	No		400	600	n/a		
Professional Library	Facility Deficient			Full time	No		200	200	n/a		
Subtotal (Library / Media Center)						1,199	2,817	3,172			
Technology											
Computer Lab	Undersized		130	Full time	No	860	1,000	1,400	25	25	17
Control and Headrooms	Facility Deficient			Full time	No		640	740	n/a		
Copy Center	Facility Deficient			Full time	No		500	800	n/a		
ITV/Distance Learning	Facility Deficient			Full time	No		900	900	n/a		
TV/Video Studio	Facility Deficient			Full time	No		1,250	1,250	25	25	0
Subtotal (Technology)						860	4,290	5,090	50		17
Art/Science											
Multipurpose	Undersized		125	Full time	No	826	1,000	1,500	22	20-28	14
Science Lab Prep	Facility Deficient			Full time	No		250	250	n/a	20-28	0
Kiln/Glazing/Clay/Damp Rm.	Facility Deficient			Full time	No		250	250	n/a		
Subtotal (Art)						826	1,500	2,000	22		14
Music											
Instrumental	Facility Deficient			Full time	No		1,500	2,000	55	60-90	0
Choral	Facility Deficient			Full time	No		1,200	1,700	55	60-90	0
General Music	Undersized		126	Full time	No	816	1,000	1,500	30	25-35	14
Instrumental Stor. & Circ.	Facility Deficient			Full time	No		600	800	n/a		
Ensemble Keyboarding Lab	Facility Deficient			Full time	No		400	500	n/a		
Subtotal (Music)						816	4,700	6,500	139		
Physical Education/Athletics											
Gymnasium (Two Stations)	Undersized		120	Partial	Yes	3,350	6,000	8,000	56	52-60	14
Multipurpose / Auxiliary Gymnasium	Facility Deficient			Full time	No		1,700	1,700	28	26-30	0
Adaptive Physical Education	Facility Deficient			Full time	No		500	500	6	5-8	0
General Storage (300 Per Station)	Facility Deficient			Full time	No		300	300	n/a		
Subtotal (Physical Education / Athletics)						3,350	8,500	10,500	90		
Subtotal - School Learning Spaces (NSF)						17,937	33,657	42,462	642		157
Current Max. Student											157
Optimal Student Capacity (90% of Max. Capacity)											141
Current Full Day Student Equivalent Enrollment											149
Facility Efficiency											105%

Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
School Support Spaces											
Administration / Health Services											
Reception / Waiting			Reception	Full time	No	308	250	400			
Principal	Undersized		113	Full time	No	128	150	200			
Assistant Principal	Facility Deficient			Full time	No		150	200			
Secretarial Work Station			Part of Rec.	Full time	No	80	80	100			
Work Room and Mail Area	Undersized		Part of 108	Full time	No	260	300	300			
Small Conference Room	Facility Deficient			Full time	No		150	200			
Large Conference Room	Facility Deficient			Full time	No		250	400			
Other Offices	Facility Deficient			Full time	No		100	150			
Restroom	Undersized		110	Full time	No	42	120	180			
Scheduling / Computer Services	Facility Deficient			Full time	No		150	250			
School Nurse / Health Services	Undersized		112	Full time	No	128	600	800			
Subtotal (Administration / Health Services)						946	2,300	3,180			
Guidance / Student Services											
Guidance Office	Oversized		109	Full time	No	266	150	150			
Secretarial Work Station	Facility Deficient			Full time	No		80	100			
Conference Room	Facility Deficient			Full time	No		150	200			
Phychologist, Social Worker Office	Oversized		127	Full time	No	279	100	150			
Career Center	Facility Deficient			Full time	No		400	1,000			
Testing	Facility Deficient			Full time	No		100	100			
Records / Supplies / Storage	Oversized		111/128	Full time	No	368	200	250			
Student Store / Activities	Facility Deficient			Full time	No		400	700			
Subtotal (Guidance / Student Services)						913	1,580	2,650			
Teachers / Staff											
Planning Work Stations (50 SF per staff)	Facility Deficient			Full time	No		1,000	1,000			
Offices	Facility Deficient			Full time	No		100	150			
Conference/Kitchenette/Print (10-20 SF per staff)			Part of 108	Full time	No	200	200	400			
Toilets	Facility Deficient			Full time	No		120	180			
Subtotal (Teachers / Staff)						200	1,420	1,730			
Food Service											
Cafeteria Dining Space (14-16 SF per stud.)	Oversized		120	Partial	Yes	3,350	2,086	2,384			
Staff Dining Space (20 SF / staff dining)			Part of 108			400	400	400			
Kitchen			118	Partial	No	659	500	1,000			
Serving Line	Facility Deficient						800	800			
Dry Food Storage / Receiving	Undersized		117	Partial	No	384	600	300			
Cooler/Freezer	Undersized		119			384	600	600			
Freezer	Facility Deficient						0	0			
Dishwasher	Facility Deficient						300	300			
Office	Undersized		121			109	150	150			
Locker Rooms / Restroom	Facility Deficient						120	120			
Receiving and Holding	Facility Deficient						0	0			
Table Storage	Facility Deficient						800	1,000			
Subtotal (Food Service)						5,286	6,356	7,054			
Auditorium											
Seating - 250 seats	Facility Deficient						2,500	2,500			
Stage	Facility Deficient						2,200	3,000			
Dressing Rooms	Facility Deficient						400	500			
Make-Up Room	Facility Deficient						200	250			
Restrooms with Showers	Facility Deficient						128	128			
Costume Storage	Facility Deficient						150	225			
Scene Shop	Facility Deficient						800	1,000			
Lobby	Facility Deficient						492	1,000			
Restrooms in Lobby Area	Facility Deficient						600	600			
Control Room	Facility Deficient						200	240			
Dimmer Room	Facility Deficient						120	150			
Catwalks	Facility Deficient						600	1,000			
Loading Bridge	Facility Deficient						150	150			
Piano Storage	Facility Deficient						80	80			
Other Options	Facility Deficient										
Subtotal (Auditorium)						0	8,620	10,823			
Subtotal - Net School Support Spaces						7,345	20,276	25,437			
Combined Subtotal - Net	Net School Learning Spaces + Net School Support Spaces						25,282	53,933	67,899		
Building Support Spaces											
Building Systems and Maintenance											
Custodial	Undersized		122	Full time	No	209	400	600			
Custodial Closets	Facility Deficient						40	40			
Restrooms	Oversized	2.5% x NSF	T	Full time	No	969	632	632			
General Storage	Oversized	3% x NSF	103	Full time	No	1,040	758	758			
Mech/Elec Interior Systems	Undersized	7.5-8.5% x NSF	116	Full time	No	606	1,896	2,149			
Circulation and Structure	Undersized	35-45% x NSF	100	Full time	No	3,226	8,849	11,377			
Subtotal - School Support Spaces						6,050	12,575	15,556			
TOTAL BUILDING (GSF)						31,332	66,509	83,455			

Educational Adequacy Assessment

ISG

Jackson County Central Public Schools

Project 17-20569

Pleasantview Elementary School

December 13, 2017

Grade Configuration:	Pre-K - 5th Grade
Total Student Enrollment	163
Full Day Student Equivalent	149
Staff	20

							Recommended				
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
Outdoor Activity Spaces											
							Square Feet	Acres			
Multipurpose	100' x 120'						12,000	0.28			
Track and Field	320' x 600'						192,000	4.41			
Shot Put	60' x 80'						4,800	0.11			
Discuss	100' x 180'						18,000	0.41			
Football	160' x 360'						57,600	1.32			
Soccer	225' x 360'						81,000	1.86			
Softball	320' x 320'						102,400	2.35			
Baseball	360' x 360'						129,600	2.98			
Archery	90' x 225'						20,250	0.46			
Driving Range	80' x 750'						60,000	1.38			
Tennis	48' x 120'						5,760	0.13			
General Purpose	100' x 200'						20,000	0.46			
Competitive Field	400' x 650'						260,000	5.97			
Parking	350 SF x 1,000 stalls						350,000	8.03			
Concessions / Restrooms	40' x 60'						2,400	0.06			
Subtotal								30.21			
Transition Spaces	30% x NSF (subtotal)						9	0.00			
TOTAL OUTDOOR ACTIVITY SPACE (GSF)								30.21			

JACKSON COUNTY CENTRAL MIDDLE SCHOOL



PROGRAMMING + EDUCATIONAL ADEQUACY

PROGRAMMING + EDUCATIONAL ADEQUACY SPACE UTILIZATION

Review of the existing spaces to determine if area fulfills programming needs and are adequately sized to serve the existing school population per Minnesota Department of Education (MDE) standards.

OBSERVATIONS

The Jackson County Central Middle School serves 6th, 7th, and 8th grades. With the help of the administration team, twenty-one teachers and staff and seven paraprofessionals serve 265 students throughout the 89,105 square foot building. While the facility efficiency calculation may indicate the building is sufficient, the individual spaces communicate a different story.

Educational Spaces


Approximately half the standard classrooms serving the students provide adequate space for the noted activities. Rooms equipped with voice assist aid in the instructor's ability to delivery teaching material.

Active boards are used as teaching aids and students are one-to-one basis with technology. With that said, internet access could be improved to enhance the ability for student to easily complete assignments. While the quantity of furnishings is adequate within the rooms, the variety spaces and furnishings is not sufficient to meet the interdisciplinary, project based curriculum that could improve the student's education. The environment of the classrooms provide plentiful natural light, though the east side classrooms can get warm as there isn't dehumidification throughout the building.

The science rooms are slightly undersized per MDE standards. The 7th and 8th grade classrooms have adequate storage, but the 6th grade science room falls short in this area. There is a need to improve the plumbing offerings within the science classrooms, especially 6th grade science room. As expected in a facility of this age, electrical offerings are up to speed with the demands of current instructional needs. There is a fume hood in the 8th grade science room, but it isn't working properly. As with many of the other classrooms, the temperature regulation isn't ideal which causes distractions to students as they try to learn.

The special educational department's space are spread throughout the building without the appropriate educational equity between each. Approximately 50 students are served throughout the day in these classrooms. Currently, some space is shared with a social studies room as it is air conditioned. There is a dedicated room equipped with one-on-one intervention spaces across the hall from the band room. The sound from the band and choir rooms often become a distraction. The complete room provides curriculum for the Read 180 program. This room consistently has students circulating through it, receiving leveled instruction. While intervention rooms are plentiful, vision glass would is recommended for supervision. The sensory room is small, and unfortunately doesn't offer a swing to the students requiring that sensory integration.

The music curriculum at the Middle School is served with a choral room and band room. Instruction of each alternate every other day. The choir room is appropriately



sized, but would benefit from additional acoustic treatments. Additionally, there isn't any dehumidification in the area and students and staff suffer from the space being warm, especially when it is fully occupied. The band room is a tight space particularly considering the class sizes can get up to 60 students. The risers within the room helps organize the band and instrument storage appears is working. Unfortunately, the band room has a hard surface floor and limited acoustic treatments. It is conveniently located near the gym (where the students perform) which makes it easy to move instruments. Utilizing the gym space for performances creates scheduling conflict between athletic and band practices. Despite the student enthusiasm, the program can't logistically grow due to the limited space.

Fine art is delivered to 6th, 7th, and 8th graders in the afternoons at the Middle School. There is only one undersized room serving both 2-dimensional and 3-dimensional instruction. The typical class size is approximately 28 students while the space is sized for only 19. Though the space is provided with dehumidification, it isn't well equipped with the lockable storage, appropriate sinks with clay traps or conveniently located kiln. Pottery wheels would enhance curriculum if space and electrical infrastructure were available.

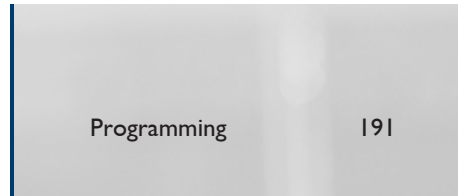
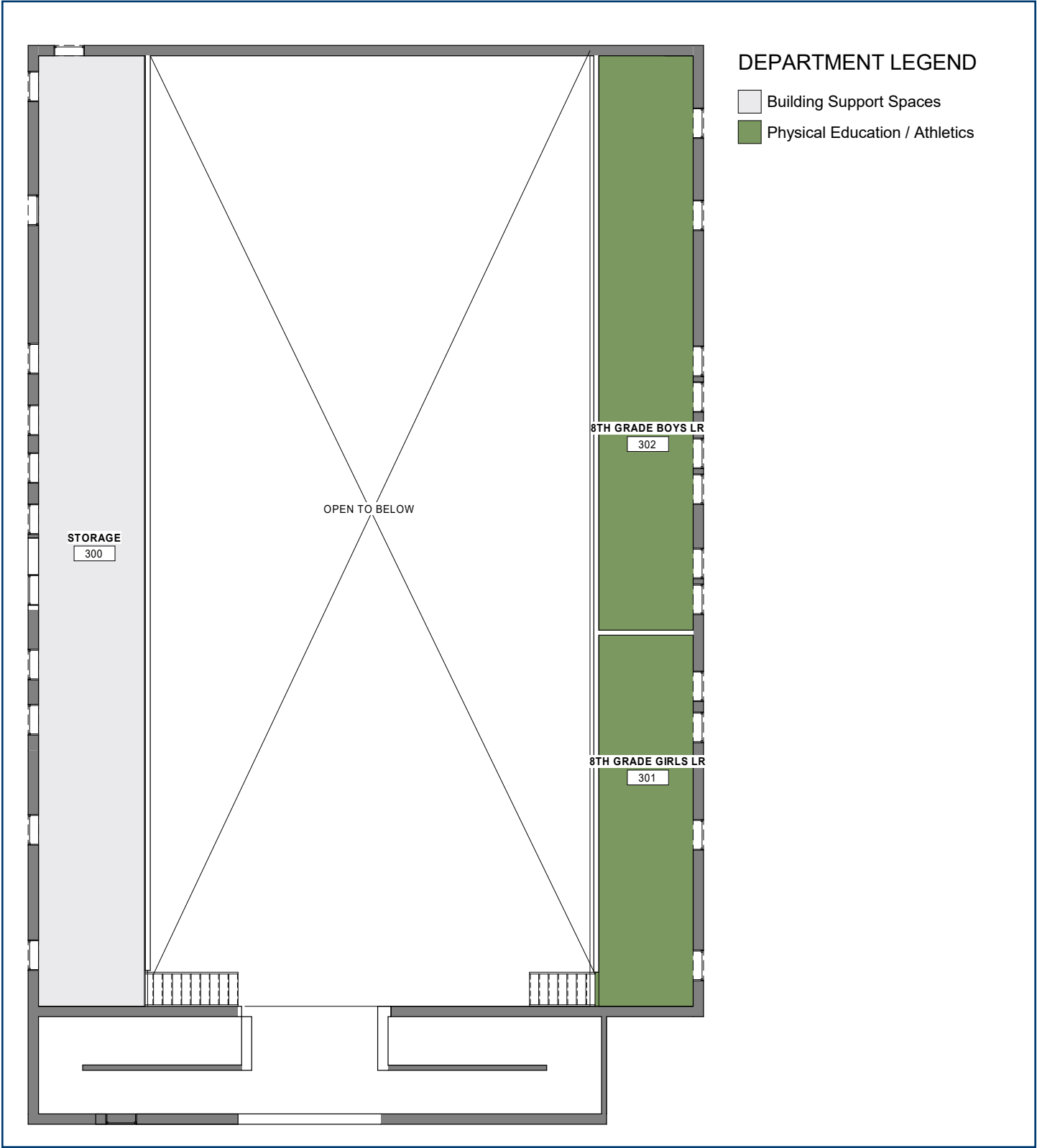
The gymnasium offers one teaching stations and typically has a student load of 15-30 students at a time. One wall of the space is a curtain which causes some difficulty during physical education activities. The flooring of the main gymnasium could be replaced as it's beginning to show wear. The roof over the space leaks and needs attention. Additionally, the adaptive physical education space is extremely limited. Locker rooms are scattered around the facility and aren't beneficially consolidated around the activity spaces.

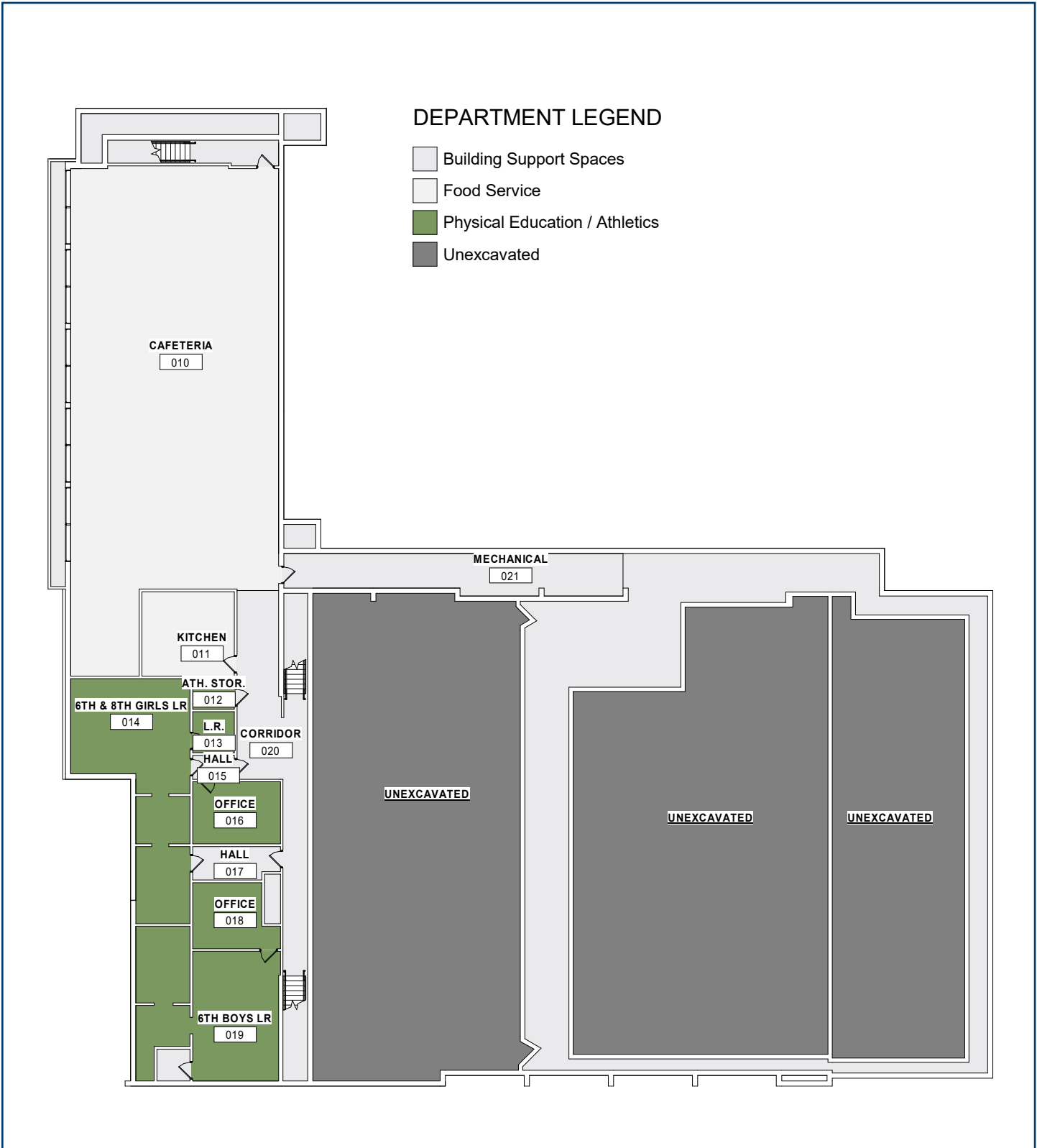
Administrative Spaces

The administrative office is in close proximity to the front entrance of the school. Building reception, principal, counselor and nurse are within the office suite. The Nurse's office and staff workroom are undersized. Currently there is no dedicated space for students who are removed from the classroom, creating a less than ideal working environment for staff. Additionally there are no dedicated conference rooms within the office area to meet with parents or outside visitors.

SUMMARY

Though the overall size of the middle school may be appropriate for the student load, the individual spaces do not lend themselves to the flexibility and collaboration needed with current methods of teaching. Proper adjacencies between classes for interdisciplinary instruction is not present. Additionally, the lack of thermal comfort throughout the building further compromises the learning environment for both students and staff.





DEPARTMENT LEGEND

- Administration / Health Services
- Art / Science
- Auditorium
- Building Support Spaces
- Classroom
- Library / Media Center
- Music
- Physical Education / Athletics
- Science Classroom / Lab
- Special Education
- Technical Education





Educational Adequacy Assessment

ISG

Jackson County Central Public Schools

Project 17-20569

Middle School

January 2, 2018

Grade Configuration:	6th Grade - 8th Grade
Total Student Enrollment	265
Full Day Student Equivalent	265
Staff	21

							Recommended				Current Max. Student Capacity
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	
School Learning Spaces											
Classrooms											
6th Grade Math Classroom	Oversized		185	Full time	No	2,385	850	950	24	20-28	62
English Classroom	Undersized		112	Full time	No	447	850	950	24	20-29	11
English Classroom	Undersized		113	Full time	No	632	850	950	24	20-28	16
English Classroom	Undersized		114	Full time	No	718	850	950	24	20-28	18
English Classroom	Undersized		182	Full time	No	614	850	950	24	20-28	16
Health Classroom	Undersized		116B	Full time	No	656	850	950	24	20-29	17
Health Classroom			162	Full time	No	874	850	950	24	20-29	23
History / Social Studies Classroom	Undersized		107	Full time	No	694	850	950	24	20-28	18
Social Studies Classroom	Oversized		121	Full time	No	1,197	850	950	24	20-28	31
Earth & 8th Grade Science Classroom/Lab	Undersized		117	Full time	No	1,139	1,200	1,400	23	24	20
Life & 7th Grade Science Classroom/Lab			120	Full time	No	1,222	1,200	1,400	23	24	21
Physical Science Classroom/Lab	Undersized		192	Full time	No	1,084	1,200	1,400	23	24	19
Science Lab Prep/Storage	Oversized		118	Full time	No	308	300	300	n/a		
Science Lab Prep/Storage	Oversized		119	Full time	No	365	300	300	n/a		
Subtotal (Classrooms)						12,335	11,850	13,350	283		272
Special Education											
Special Education Classroom (Interview)	Undersized		123	Full time	No	63	100	150	2	5-8	1
Special Education Classroom (Interview)	Undersized		124	Full time	No	88	100	150	2	5-9	1
Special Education Classroom (Interview)	Undersized		125	Full time	No	95	100	150	2	5-10	1
Special Education Classroom (Interview)			126	Full time	No	109	100	150	2	5-11	1
Special Education Classroom (Interview)			189	Full time	No	141	100	150	2	5-12	2
Special Education Classroom (Interview)	Oversized		190	Full time	No	247	100	150	2	5-13	3
Special Education Classroom (Sensory)	Undersized		115	Full time	No	280	450	450	6	5-14	4
Special Education Classroom	Oversized		115	Full time	No	574	450	450	6	5-15	8
Special Education Classroom	Undersized		161	Full time	No	443	450	450	6	5-16	6
Special Education Classroom (Speech)	Undersized		181	Full time	No	127	450	450	6	5-17	2
Special Educatoin Classroom/Lab (Read 180)	Oversized		186	Full time	No	2,375	800	1,200	13	5-18	8
Special Education Classroom/Lab (A.P.A.)	Undersized		107A	Full time	No	596	800	1,200	13	5-19	8
Special Education Office - Cognitive Coach	Undersized		184	Full time	No	78	100	150	2	5-20	1
Special Education Storage	Undersized		187	Full time	No	62	100	150	2	5-21	1
Subtotal (Special Ed.)						5,278	4,200	5,400	64		47
Technical Education											
Tech Lab (Ag Room)	Undersized		160	Full time	No	1,654	1,800	2,400	22	25	17
General Shop	Facility Deficient			Full time	No		2,000	3,000	22	25	0
CADD / Graphics	Facility Deficient			Full time	No		1,400	2,000	22	25	0
Principals of Technology	Facility Deficient			Full time	No		1,200	1,400	22	25	0
Storage / Lab Prep	Facility Deficient			Full time	No		150	250	n/a		
Subtotal (Technical Education)						1,654	6,550	9,050	87		17
Common Spaces											
Small Group/Conference/Office	Facility Deficient			Full time	No		150	200	4	4	0
Large Group - Team Learning Areas	Facility Deficient			Full time	No		1,500	2,000	150	125-175	0
Subtotal (Common Spaces)						0	1,650	2,200	154		0
Library / Media Center											
Seating / Stacks Comp / Ref (8-10% stud. x 35SF)	Oversized		106	Full time	No	1,445	742	928	n/a		
Librarian Office	Undersized		104	Full time	No	135	150	150	n/a		
Small Group / Conf / Office - Reading Corps.	Facility Deficient			Full time	No		150	200	n/a		
Multimedia Production	Facility Deficient			Full time	No		200	200	n/a		
Classroom	Facility Deficient			Full time	No		800	800	n/a		
Workroom / Storage	Undersized	IT Closet	105	Full time	No	246	400	600	n/a		
Professional Library	Facility Deficient			Full time	No		200	200	n/a		
Subtotal (Library / Media Center)						1,826	2,642	3,078			
Family and Consumer Sciences											
Classroom	Facility Deficient			Full time	Yes		900	1,000	22	20-24	0
Classroom/Lab	Facility Deficient			Full time	Yes		1,200	1,500	22	20-24	0
Subtotal (Family and Consumer Sciences)						0	2,100	2,500	43		0
Technology											
Computer Lab	Facility Deficient			Full time	No		1,000	1,300	25	25	0
Control and Headrooms	Facility Deficient			Full time	No		540	640	n/a		
Copy Center	Facility Deficient			Full time	No		500	800	n/a		
Subtotal (Technology)						0	2,040	2,740	25		0
Art/Science											
Multipurpose	Undersized		116	Full time	No	655	1,200	1,500	24	20-28	11
Drawing and Painting	Facility Deficient			Full time	No		1,200	1,500	24	20-28	0
Ceramics	Facility Deficient			Full time	No		1,500	1,500	24	20-28	0
Kiln/Glazing/Clay/Damp Rm.	Facility Deficient			Full time	No		400	400	n/a		
Storage (per area)	Facility Deficient			Full time	No		300	300	n/a		
Photography	Facility Deficient			Full time	No		1,000	1,200	24	20-28	0
Darkroom	Facility Deficient			Full time	No		400	800	n/a		
Office	Facility Deficient			Full time	No		120	120	n/a		
Subtotal (Art)						655	6,120	7,320	97		11

Educational Adequacy Assessment

ISG

Jackson County Central Public Schools

Project 17-20569

Middle School

January 2, 2018

Grade Configuration: 6th Grade - 8th Grade
Total Student Enrollment 265
Full Day Student Equivalent 265
Staff 21

						Recommended					
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
Music											
Instrumental	Undersized		136	Full time	No	1,486	1,500	2,700	63	60-90	26
Choral			127	Full time	No	1,237	1,200	2,000	48	60-90	22
General Music	Facility Deficient			Full time	No		1,000	1,200	28	25-30	0
Instrumental Stor. & Circ.	Undersized		Within 136	Full time	No		600	800	n/a		
Small Practice	Undersized		133	Full time	No	24	100	150	n/a		
Small Practice	Undersized		134	Full time	No	25	100	150	n/a		
Small Practice	Undersized		135	Full time	No	63	100	150	n/a		
Small Practice	Undersized		137	Full time	No	51	100	150	n/a		
Small Practice	Undersized		138	Full time	No	46	100	150	n/a		
Small Practice	Undersized		139	Full time	No	47	100	150	n/a		
Small Practice	Undersized		140	Full time	No	50	100	150	n/a		
Group Practice	Facility Deficient			Full time	No		350	450	n/a		
Ensemble Keyboarding Lab	Facility Deficient			Full time	No		750	750	n/a		
Music Library	Facility Deficient			Full time	No		150	200	n/a		
Office / Lesson Studio	Facility Deficient			Full time	No		100	200	n/a		
Instrument Repair	Facility Deficient			Full time	No		75	75	n/a		
Performance Equipment Storage	Facility Deficient			Full time	No		200	300	n/a		
Subtotal (Music)						3,029	6,625	9,725	138		48
Physical Education/Athletics											
Gymnasium (Two Stations)	Undersized		200	Full time	No	4,786	12,000	14,000	58	52-60	21
Multipurpose / Auxiliary Gymnasium	Oversized		144	Full time	No	5,092	1,700	1,700	9	26-30	26
Weights / Fitness	Facility Deficient			Full time	No		2,000	2,000	19	26-30	0
Adaptive Phy. Ed.	Facility Deficient			Full time	No		500	500	1	26-30	0
Diving Well	Facility Deficient			Full time	No		1,500	2,500	n/a		
Physical Education Locker Rms (1 SF / Stud Cap.)	Facility Deficient			Full time	No	3,458	977	977	n/a		
Athletic Locker Rooms	Facility Deficient			Full time	No		1,000	1,500	n/a		
General Storage (300 Per Station)	Undersized		12	Full time	No	46	300	300	n/a		
Athletic Storage	Undersized		130	Full time	No	189	600	800	n/a		
Spectator Seating (8 SF / Person - Bleachers)	Facility Deficient			Full time	No		0	0	n/a		
Pool	Facility Deficient			Full time	No		10,000	12,000	n/a		
Diving Well	Facility Deficient			Full time	No		1,500	2,500	n/a		
Other Offices (Physical Education / Coaches)	Oversized		16	Full time	No	195	100	150	n/a		
Other Offices (Physical Education / Coaches)	Oversized		17	Full time	No	195	100	150	n/a		
Subtotal (Physical Education / Athletics)						13,961	32,277	39,077	86		47
Subtotal - School Learning Spaces (NSF)											
						37,084	67,404	82,890	977		395
				Current Max. Student							395
				Optimal Student Capacity (80% of Max. Capacity)							316
				Current Student Enrollment							265
				Facility Efficiency							84%

Educational Adequacy Assessment

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Jackson County Central Public Schools

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January 2, 2018

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							Recommended				
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
School Support Spaces											
Administration / Health Services											
Reception / Waiting	Oversized		151	Full time	No	793	250	300			
Principal			152	Full time	No	199	150	200			
Assistant Principal	Facility Deficient			Full time	No		150	200			
Secretarial Work Station			151	Full time	No	100	100	125			
Work Room and Mail Area	Undersized		153	Full time	No	129	350	350			
Small Conference Room	Facility Deficient			Full time	No		150	200			
Large Conference Room	Facility Deficient			Full time	No		250	400			
In School Suspension	Facility Deficient			Full time	No		200	200			
Other Offices	Facility Deficient			Full time	No		100	150			
Restroom	Facility Deficient			Full time	No		120	180			
Scheduling / Computer Services	Facility Deficient			Full time	No		150	250			
School Nurse / Health Services	Undersized		154	Full time	No	147	500	700			
Subtotal (Administration / Health Services)						1,368	2,470	3,255			
Guidance / Student Services											
Reception	Facility Deficient			Full time	No		150	200			
Guidance Office	Oversized		157	Full time	No	157	150	150			
Secretarial Work Station	Facility Deficient			Full time	No		80	100			
Conference Room	Facility Deficient			Full time	No		150	200			
Psychologist, Social Worker Office	Facility Deficient			Full time	No		100	150			
Career Center	Facility Deficient			Full time	No		300	1,000			
Testing	Facility Deficient			Full time	No		100	100			
Records / Supplies / Storage	Undersized		156	Full time	No	130	200	250			
Student Store / Activities	Facility Deficient			Full time	No		250	400			
Subtotal (Guidance / Student Services)						287	1,480	2,550			
Teachers / Staff											
Planning Work Stations (50 SF per staff)	Facility Deficient			Full time	No		1,050	1,050			
Offices	Facility Deficient			Full time	No		100	150			
Conference/Kitchenette/Print (10-20 SF per staff)	Facility Deficient			Full time	No		210	420			
Toilets	Facility Deficient			Full time	No		120	180			
Subtotal (Teachers / Staff)						0	1,480	1,800			
Food Service											
Cafeteria Dining Space (13-15 SF per stud.)	Undersized		10			3,361	3,445	3,975			
Staff Dining Space (20 SF / staff dining)	Oversized		155			508	480	480			
Kitchen (Serving)	Undersized		11			279	750	1,225			
Serving Line	Facility Deficient						1,000	1,500			
Dry Food Storage	Facility Deficient			Partial	No		350	350			
Cooler	Facility Deficient						300	300			
Freezer	Facility Deficient						350	350			
Dishwasher	Facility Deficient						350	400			
Office	Facility Deficient						150	150			
Locker Rooms / Restroom	Facility Deficient						150	150			
Receiving and Holding	Facility Deficient						300	400			
Table Storage	Facility Deficient						800	1,000			
Subtotal (Food Service)						4,148	8,425	10,280			
Auditorium											
Seating - 250 seats	Facility Deficient						2,500	2,500			
Stage	Oversized		145			3,630	2,200	3,000			
Dressing Rooms	Facility Deficient						400	500			
Make-Up Room	Facility Deficient						200	250			
Restrooms with Showers	Facility Deficient						128	128			
Costume Storage	Facility Deficient						150	225			
Scene Shop	Facility Deficient						800	1,000			
Lobby	Facility Deficient						492	1,000			
Restrooms in Lobby Area	Facility Deficient						600	600			
Control Room	Facility Deficient						200	240			
Dimmer Room	Facility Deficient						120	150			
Catwalks	Facility Deficient						600	1,000			
Loading Bridge	Facility Deficient						150	150			
Piano Storage	Facility Deficient						80	80			
Other Options	Facility Deficient										
Subtotal (Auditorium)						3,630	8,620	10,823			
Subtotal - Net School Support Spaces											
Combined Subtotal - Net											
Net School Learning Spaces + Net School Support Spaces						46,517	89,879	111,598			

Educational Adequacy Assessment

ISG

Jackson County Central Public Schools

Project 17-20569

Middle School

January 2, 2018

Grade Configuration:	6th Grade - 8th Grade
Total Student Enrollment	265
Full Day Student Equivalent	265
Staff	21

							Recommended				
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
Building Support Spaces											
Building Systems and Maintenance											
Custodial	Facility Deficient			Full time	No		500	700			
Custodial Closets	Facility Deficient						40	40			
Restrooms	Undersized	2.5% x NSF	Various locations	Full time	No	883	1,163	1,163			
General Storage	Oversized	3% x NSF	Various locations	Full time	No	1,857	1,396	1,396			
Mech/Elec Interior Systems	Undersized	7.5-8.5% x NSF	Throughout	Full time	No	3,063	3,489	3,954			
Circulation and Structure	Oversized	35-45% x NSF	Throughout	Full time	No	36,785	16,281	20,933			
Subtotal - School Support Spaces						42,588	22,868	28,185			
TOTAL BUILDING (GSF)						89,105	112,747	139,783			

JACKSON COUNTY CENTRAL HIGH SCHOOL



PROGRAMMING + EDUCATIONAL ADEQUACY



PROGRAMMING + EDUCATIONAL ADEQUACY SPACE UTILIZATION

Review of the existing spaces to determine if area fulfills programming needs and are adequately sized to serve the existing school population per Minnesota Department of Education (MDE) standards.

OBSERVATIONS

Jackson County Central High School currently serves 357 students with the help of 29 staff members. The facility is sufficiently sized to handle this student population with many amenities within its 212,000 square feet. While the facility has been well maintained, the most frequently mentioned deficiency was the inconsistent thermal environment the HVAC system is currently providing.

Educational Spaces

The majority of standard classrooms serving the students are undersized per MDE standards. However, for the current class sizes this wasn't mentioned as an obstacle. Technology is adequately serving the instructional purposes. Unfortunately, thermal comfort was noted as a distraction within many rooms. English and social study spaces were specifically noted as being constantly cold.

The three science rooms serve as biology, physics, chemistry, and physical science classes. The chemistry lab has the luxury of being larger rooms, while the other two are in line with the standard sizes expected. As for as the thermal environment of the classroom is concerned the rooms are generally uncomfortable. Often it is hot in the winter and cold in the summer. This is a distraction to the students and teachers alike. Technology is adequate but stepped lighting controls would be beneficial during instruction times. The sanitary drainage in the biology and physical science rooms we noted as needing attention.


Agricultural science enrollment is typically between 15-30 students per semester. A classroom that formally served as family and consumer science space is now home for the classroom portion of the class. The ventilation is inadequate and the furniture and equip in this room is oversized for its current use. The Ag shop has great storage but could benefit from a larger overhead door. Having a walk-in cooler was noted as a huge advantage.

The metal shop is well sized. The welding equipment serves the curriculum well, though the shop's overall exhaust system is loud and need a lot of maintenance. The metal working tools could also be updated as they are older and in disrepair.

The wood shop is also well sized and is performing well with student interest and projects.

The industrial tech classroom often experiences student loads of up to 30 students, and is undersized for its use.

Generally speaking the special educational department is working well. The space location is advantageous as the goal is to integrate special education student into general classes. The largest student load typically experience is 7 students. Overall the spaces are large enough to accommodate this student load. The active boards are utilized and satisfy the needs of instructors and students.



The music curriculum at the High School is served with a choral room and band room. The band room is adequately sized and serves the curriculum and student loads appropriately. The choir room accommodates 62 students on a daily basis and is, unfortunately, undersized. The low ceiling and tiered seating create uncomfortable reverberation. Acoustic treatments may help the sound issues, but the space would still be of concern. The space was noted as notoriously warm. In between the choir and band room are the music offices. These rooms utilize vents in the doors as return grills which short circuits any acoustic isolation. Practice rooms are across the hall from the choir room and need attention as they are dilapidated and rarely used, except for portions of the music library.

Instruction for both 2-dimensional and 3-dimensional art is given within one space. With an average of 25-27 students the space is undersized. This is especially noticed when ceramics is being taught. The sinks within the room are small and inconveniently placed for student circulation during clean up. A dedicated exhaust system may be considered for the airbrushing station. The technology provided to the students is sufficient for the intended lessons. Another room serves as a graphic arts space. There are typically over 20 students in this classroom. Again technology functions well for the students and activities. Finally there is an art lab which contains 8 color presses. Due to the shape of the room, space is tight. Supervision is also a challenge in the lab. All three spaces were noted as being a bit cool.

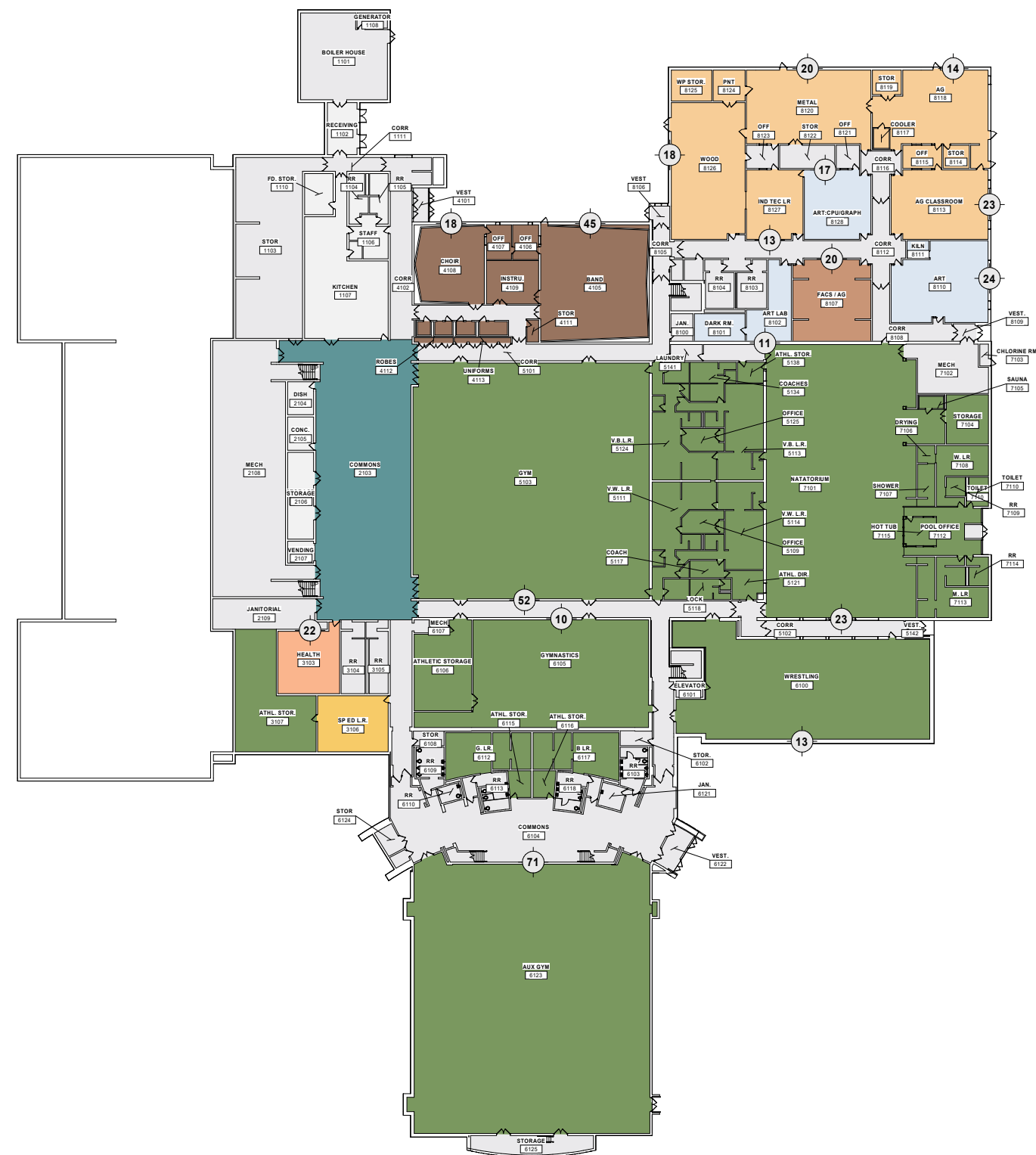
The physical education amenities at the high school are generously sized and generally serve the students, staff and community well. The main gymnasium is just under the minimum recommended size for a two station teaching environment. The cross courts close together which can cause some conflict when both are in use during tournaments or when they are both in use. The instructors also commented that the lighting could be improved in the main gym, as well as the auxiliary gym. The auxiliary gym has a bigger issue concerning its HVAC system. On humid days there is a major condensation problem which leave the floor wet and slippery. Obviously this hinders the activity within the space, causes safety concerns, and is damaging the wood floor. This same space serves as practice to the baseball team during inclement weather. If this continues a net at a minimum should be considered to protect the windows in the space. Different floor could be considered as well to serve such multipurpose activities.

Administrative Spaces

The administrative office provides a secure entrance into the building. The office suite offers all the suggested spaces, except a small conference room. For the most part the offices and other spaces are adequately sized. Having a second internal entrance for students and staff is a convenient feature.

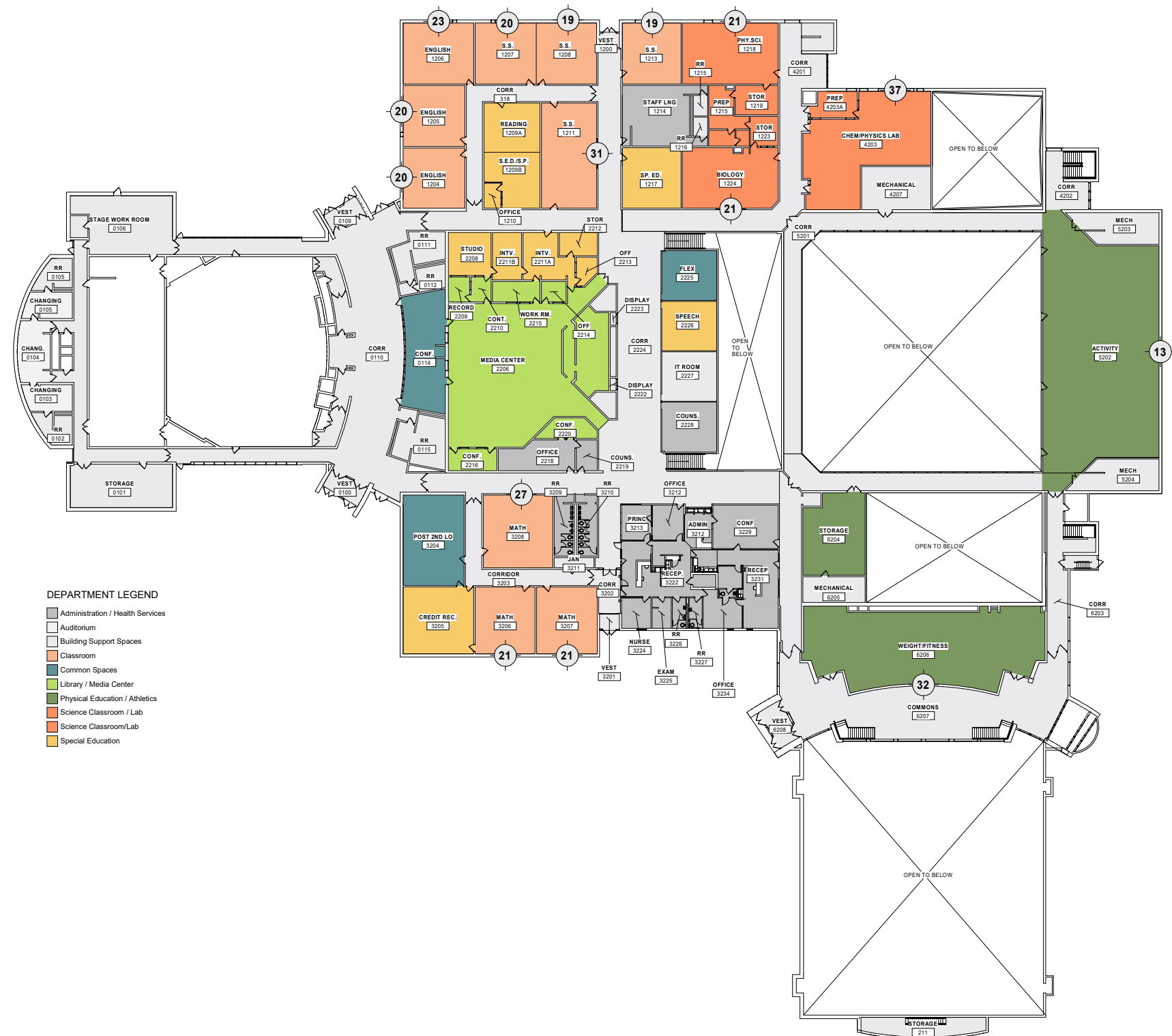
SUMMARY

Though the overall size of the high school is more than adequate for the student load. It offers many amenities that other high schools are as fortunate to have. Corridors and pre-function spaces are generous. The biggest point of concern was the climate control within the teaching spaces.



DEPARTMENT LEGEND

- Art/Science
- Building Support Spaces
- Classroom
- Common Spaces
- Family and Consumer Sciences
- Food Service
- Music
- Physical Education / Athletics
- Special Education
- Technical Education



Jackson Central County School District #2895 Senior High School							Project 17-20569 Date 1-2-2018				
Grade Configuration:		9th Grade - 12th Grade									
Total Student Enrollment		357									
Full Day Student Equivalent		357									
Staff		29									
							Recommended				Current Max. Student Capacity
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	
School Learning Spaces											
Classrooms											
English Classroom	Undersized		1204	Full time	No	765	850	950	24	20-28	20
English Classroom	Undersized		1205	Full time	No	775	850	950	24	20-28	20
English Classroom			1206	Full time	No	885	850	950	24	20-28	23
Social Studies Classroom	Undersized		1207	Full time	No	765	850	950	24	20-28	20
Social Studies Classroom	Undersized		1208	Full time	No	756	850	950	24	20-28	19
Social Studies Classroom	Undersized		1213	Full time	No	738	850	950	24	20-28	19
Social Studies Classroom	Oversized		1211	Full time	No	1,192	850	950	24	20-28	31
Health Classroom	Undersized		3103	Full time	No	839	850	950	24	20-27	22
Math Classroom	Undersized		3206	Full time	No	824	850	950	24	20-28	21
Math Classroom	Undersized		3207	Full time	No	834	850	950	24	20-26	21
Math Classroom	Oversized		3208	Full time	No	1,040	850	950	24	20-27	27
Physical Science Classroom/Lab			1218	Full time	No	1,204	1,200	1,500	24	24	21
Biology Classroom/Lab	Undersized		1224	Full time	No	1,177	1,200	1,500	24	24	21
Chemistry/Physics Classroom/Lab	Oversized		4203	Full time	No	2,092	1,200	1,500	24	24	37
Science Lab Prep/Storage	Undersized		4203A	Full time	No	234	350	350	n/a		
Science Lab Prep/Storage	Oversized		1215/1219	Full time	No	517	350	350	n/a		
Science Lab Prep/Storage	Undersized		1221/1222/1223	Full time	No	298	350	350	n/a		
Science Lab Prep/Storage	Facility Deficient			Full time	No		350	350	n/a		
Subtotal (Classrooms)						14,935	14,350	16,350	333		322
Special Education											
Special Education Classroom	Facility Deficient			Full time	No		450	450	6	5-8	0
Special Education Classroom	Undersized		2211A	Full time	No	426	450	450	6	5-9	6
Special Education Classroom	Undersized		2211B	Full time	No	283	450	450	6	5-10	4
Special Education Classroom	Oversized		1209A	Full time	No	566	450	450	6	5-11	8
Special Education Classroom	Oversized		1209B	Full time	No	545	450	450	6	5-12	7
Special Education Classroom	Oversized		2226	Full time	No	560	450	450	6	5-12	7
Special Educatoin Classroom/Lab		Credit Recovery	3205	Full time	No	971	800	1,200	6	5-5	6
Special Educatoin Classroom/Lab			3106	Full time	No	840	800	1,200	6	5-6	5
Special Educatoin Classroom/Lab	Undersized		1217	Full time	No	733	800	1,200	6	5-7	5
Office	Undersized		2213	Full time	No	106	120	150	n/a		
Office	Undersized		1210	Full time	No	87	120	150	n/a		
Storage	Undersized		2212	Full time	No	180	200	250	n/a		
Subtotal (Special Ed.)						5,297	5,540	6,850	55		48
Technical Educaton											
Metals Lab			8120	Full time	No	1,962	1,800	2,400	22	25	20
Wood Shop			8126	Full time	No	2,123	2,000	3,000	22	24	18
AG Shop	Undersized		8118	Full time	No	1,686	2,000	3,000	22	25	14
Ag Classroom			8113	Full time	No	1,400	1,200	1,400	22	24	23
Principals of Technology	Undersized		8127	Full time	No	820	1,200	1,400	22	25	13
Wood Storage	Undersized		8125	Full time	No	268	350	350	n/a		
Ag Storage	Undersized		8114/8117/8119	Full time	No	345	350	350	n/a		
Metals Storage	Undersized		8122	Full time	No	270	350	350	n/a		
Paint Prep	Undersized		8124	Full time	No	210	350	350	n/a		
Subtotal (Technical Education)						9,084	9,600	12,600	109		88
Common Spaces											
Small Group/Conference/Office	Facility Deficient			Full time	No		150	200	4	4	0
Large Group - Team Learning Areas	Undersized	Post Secondary Lounge	3204	Full time	No	1,134	1,500	2,000	150	149	96
Large Group - Team Learning Areas	Undersized		114	Full time	No	995	1,500	2,000	150	149	85
Large Group - Team Learning Areas	Undersized		2225	Full time	No	564	1,500	2,000	150	150	48
Subtotal (Common Spaces)						2,693	4,650	6,200	453		229
Library / Media Center											
Entrance / Circ / Distribution			2206			800	700	900	n/a		
Seating / Stacks Comp / Ref (8-10% stud. x 35SF)	Oversized		2206	Full time	No	3,498	1,000	1,250	n/a		
Librarian Office	Undersized		2214	Full time	No	104	150	150	n/a		
Small Group / Conf / Office - Reading Corps.	Oversized		2116	Full time	No	220	150	200	n/a		
Multimedia Production	Oversized		2208/2209/2210	Full time	No	589	300	400	n/a		
Classroom	Facility Deficient			Full time	No	506	800	800	n/a		
Workroom / Storage	Undersized		2215	Full time	No	201	400	600	n/a		
Professional Library	Facility Deficient			Full time	No		200	200	n/a		
Subtotal (Library / Media Center)						5,412	3,700	4,500			
Business / Marketing											
Classroom	Facility Deficient			Full time	Yes		1,000	1,200	24	25-35	0
Classroom / Lab	Facility Deficient			Full time	Yes		1,200	2,400	24	25-35	0
Subtotal (Business / Marketing)						0	2,200	3,600	48		0
Family and Consumer Sciences											
Classroom	Facility Deficient			Full time	Yes		900	1,000	22	20-24	0
Classroom/Lab			8107	Full time	Yes	1,296	1,200	1,500	22	20-24	20
Subtotal (Family and Consumer Sciences)						1,296	2,100	2,500	43		20
Technology											
Computer Lab	Facility Deficient			Full time	No		1,000	1,400	25	25	0
Control and Headrooms	Facility Deficient			Full time	No		640	740	n/a		
Copy Center	Facility Deficient			Full time	No		500	800	n/a		
ITV/Distance Learning	Facility Deficient			Full time	No		900	900	n/a		
TV/Video Studio	Facility Deficient			Full time	No		1,250	1,250	25	25	0
Subtotal (Technology)						0	4,290	5,090	50		0
Art/Science											
Multipurpose - Graphic Arts	Undersized		8128	Full time	No	953	1,200	1,500	24	20-28	17
Drawing and Painting	Facility Deficient			Full time	No		1,200	1,500	24	20-28	0
Ceramics	Undersized		8110	Full time	No	1,496	1,500	1,500	24	20-28	24
Kiln/Glazing/Clay/Damp Rm.	Undersized		8111	Full time	No	80	400	600	n/a		
Storage (per area)	Facility Deficient			Full time	No		350	350	n/a		
Photography/Art Lab	Undersized		8102	Full time	No	526	1,000	1,200	24	20-28	11
Darkroom	Undersized		8101	Full time	No	288	400	800	n/a		
Office	Facility Deficient			Full time	No		120	120	n/a		
Subtotal (Art)						3,343	6,170	7,570	97		52

Educational Adequacy Assessment

ISG

Jackson Central County School District #2895

Project 17-20569

Senior High School

Date 1-2-2018

Grade Configuration: 9th Grade - 12th Grade
Total Student Enrollment 357
Full Day Student Equivalent 357
Staff 29

							Recommended				Current Max. Student Capacity
Description	Notes		Room #	Usage	Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	
Music											
Instrumental			4105	Full time	No	2,552	2,000	3,000	75	60-90	45
Choral	Undersized		4108	Full time	No	1,051	1,500	2,200	55	60-90	18
General Music	Facility Deficient			Full time	No		1,000	1,000	30	25-35	0
Instrumental Stor. & Circ.	Undersized		4109	Full time	No	480	600	800	n/a		
Uniform Storage	Undersized		4113	Full time	No	52	300	400	n/a		
Choral Robe Storage	Undersized		4112	Full time	No	36	60	80	n/a		
Small Practice	Oversized	4 rooms	06/0706A/0706B/10	Full time	No	221	100	150	n/a		
Group Practice	Facility Deficient			Full time	No		350	450	n/a		
Ensemble Keyboarding Lab	Facility Deficient			Full time	No		750	750	n/a		
Recording Control Room	Facility Deficient			Full time	No		100	150	n/a		
Music Library	Facility Deficient			Full time	No		150	200	n/a		
Office / Lesson Studio	Oversized	2 offices	4106/4107	Full time	No	376	100	200	n/a		
Instrument Repair	Facility Deficient			Full time	No		75	75	n/a		
Performance Equipment Storage	Undersized		4111	Full time	No	54	200	300	n/a		
Subtotal (Music)						4,822	7,285	9,755	160		63
Physical Education/Athletics											
Gymnasium (Two Stations)	Undersized		5103	Full time	No	11,772	12,000	14,000	58	52-60	52
Multipurpose / Auxilliary Gymnasium	Oversized		6123	Full time	No	13,630	3,200	7,500	28	26-29	71
Weights / Fitness			6206	Full time	No	3,526	2,000	4,000	28	26-30	32
Pool	Undersized		7101/7115/7112	Full time	No	9,421	10,000	12,000	28	26-30	23
Multipurpose / Auxilliary Gymnasium - Activity Space			5202	Full time	No	5,576	3,200	7,500	28	26-30	13
Gymnastics			6105	Full time	No	4,216	3,200	7,500	28	26-30	10
Wrestling	Oversized		6100	Full time	No	5,270	2,000	3,000	23	26-29	13
Diving Well				Full time	No		1,500	2,500	n/a		
Physical Education Locker Rms (1 SF / Stud Cap.)	Oversized		3/7114/7109/7105/7	Full time	No	3,328	1,568	1,568	n/a		
Athletic Locker Rooms	Oversized		134/5113/5124/511	Full time	No	3,979	1,500	3,000	n/a		
General Storage (300 Per Station)	Oversized	4 Stations	5105/7104	Full time	No	547	300	300	n/a		
Athletic Storage	Oversized		3/5138/5130/5106/5	Full time	No	4,151	1,000	1,200	n/a		
Spectator Seating (10 SF / Person - Bleachers)		856 seat	In 5103	Full time	No		0	0	n/a		
Training Room	Facility Deficient			Full time	No		200	400	n/a		
Laundry	Undersized		5141	Full time	No	110	200	200	n/a		
Coach's Office			5125	Full time	No	182	150	200	n/a		
Coach's Office			5109	Full time	No	182	150	200	n/a		
Athletic Director Office			5121	Full time	No	195	150	200	n/a		
Subtotal (Physical Education / Athletics)						66,085	42,318	65,268	221		214
Subtotal - School Learning Spaces (NSF)											
Current Max. Student											759
Optimal Student Capacity (75% of Max. Capacity)											569
Current Student Enrollment											357
Facility Efficiency											63%

Jackson Central County School District #2895							Project 17-20569				
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Staff		29									
							Recommended				
					Shared Space	Subtotal	Low Range	High Range	Avg. Student Capacity	Student Capacity Range	Current Max. Student Capacity
Description	Notes		Room #	Usage							
School Support Spaces											
Administration / Health Services											
Reception / Waiting	Oversized	2 Spaces	32,223,231	Full time	No	1,400	250	400			
Principal	Oversized		3213	Full time	No	215	150	200			
Assistant Principal	Oversized		3212	Full time	No	212	150	200			
Secretarial Work Station	Oversized		3212B	Full time	No	226	100	150			
Work Room and Mail Area	Undersized		3234	Full time	No	267	350	350			
Small Conference Room	Facility Deficient			Full time	No		150	200			
Large Conference Room	Oversized		3229	Full time	No	584	250	400			
Other Offices	Oversized	4 offices	8121,8115,8123	Full time	No	462	100	150			
Restroom	Oversized	2 Restrooms	32,263,227	Full time	No	164	120	180			
Scheduling / Computer Services	Facility Deficient			Full time	No		150	250			
School Nurse / Health Services	Undersized		32,243,225	Full time	No	302	600	800			
Subtotal (Administration / Health Services)						3,832	2,370	3,280			
Guidance / Student Services											
Reception			2219	Full time	No	200	150	200			
Guidance Office	Oversized		2219,2228	Full time	No	418	150	150			
Secretarial Work Station			Part of 2219	Full time	No	80	80	100			
Conference Room			2220	Full time	No	200	150	200			
Psychologist, Social Worker Office	Facility Deficient			Full time	No		100	150			
Career Center			2218	Full time	No	431	400	1,000			
Testing	Facility Deficient			Full time	No		100	100			
Records / Supplies / Storage	Undersized		3218	Full time	No	60	200	250			
Student Store / Activities	Facility Deficient			Full time	No		400	700			
Subtotal (Guidance / Student Services)						1,189	1,730	2,850			
Teachers / Staff											
Planning Work Stations (50 SF per staff)	Facility Deficient			Full time	No		1,450	1,450			
Offices	Facility Deficient			Full time	No		100	150			
Conference/Kitchenette/Print (10-20 SF per staff)	Facility Deficient			Full time	No		290	580			
Toilets	Facility Deficient			Full time	No		120	180			
Subtotal (Teachers / Staff)						0	1,960	2,360			
Food Service											
Cafeteria Dining Space (14-16 SF per stud.)	Oversized		2103			5,881	4,998	5,712			
Staff Dining Space (20 SF / staff dining)	Oversized		1214			895	480	480			
Kitchen (Preparation)	Undersized	Pick one	1107			1865	2,000	3,000			
Serving Line	Undersized	Part of 2103 as well	2105/2107			308	1,500	2,000			
Dry Food Storage	Undersized		1110	Partial	No	250	300	450			
Cooler			Part of 1103			300	300	400			
Freezer			Part of 1103			350	350	450			
Dishwasher	Undersized		2104			182	400	600			
Office	Oversized		1106			250	150	150			
Locker Rooms / Restroom	Oversized	2 RR/LR	1104/1105			345	150	200			
Receiving and Holding	Undersized		1102			328	350	450			
Table Storage	Undersized		2106			480	800	1,000			
Subtotal (Food Service)						11,434	11,778	14,892			
Auditorium											
Seating - 250 seats	Oversized		0108			3160.00	2,500	2,500			
Stage			0108			2600.00	2,200	3,000			
Dressing Rooms	Oversized	2 Rooms	0103,0105			504.00	400	500			
Make-Up Room	Oversized		0104			401.00	200	250			
Restrooms with Showers	Oversized	2 rooms	0102,0105			398.00	128	128			
Costume Storage	Oversized		0101			910.00	150	225			
Scene Shop	Oversized		0106			1077.00	800	1,000			
Lobby			0110			1000.00	492	1,000			
Restrooms in Lobby Area	Oversized	3 Restrooms	0115,0111,0112			942.00	600	600			
Control Room	Undersized		In gen aud. Sq.ft.				200	240			
Dimmer Room	Undersized		In gen aud. Sq.ft.				120	150			
Catwalks	Facility Deficient						600	1,000			
Loading Bridge	Facility Deficient						150	150			
Piano Storage	Facility Deficient						80	80			
Other Options	Facility Deficient										
Subtotal (Auditorium)						10,992	8,620	10,823			
Subtotal - Net School Support Spaces							27,447	26,458	34,205		
Combined Subtotal - Net		Net School Learning Spaces + Net School Support Spaces					130,034	86,568	109,295		
Building Support Spaces											
Building Systems and Maintenance											
Custodial			2109	Full time	No	677	600	800			
Custodial Closets	Oversized		3211,6121,8100,			328	40	40			
Restrooms	Oversized	2.5% x NSF	216,3104,6103,610	Full time	No	3,634	3,251	3,251			
General Storage	Undersized	3.5% x NSF	3124,6125,6126,812	Full time	No	2,218	4,551	4,551			
Mech/Elec Interior Systems	Undersized	7.5-8.5% x NSF	3,5204,6107,7102,4	Full time	No	6,924	9,753	11,053			
Circulation and Structure	Facility Deficient	35-45% x NSF		Full time	No	68,312	45,512	58,515			
Subtotal - School Support Spaces						82,093	63,706	78,210			
TOTAL BUILDING (GSF)							212,127	150,274	187,505		

EXPERTISE

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