



BCSD Administration

District Facilities Recommendation

BHS Performing Arts Center

January 8, 2018

6:00 PM

Timeline Review

More details on Handout A

- **Fall 2014:** Assessment of Elementary Facilities by BLDD Architects
- **January - September 2015:** BLDD Preliminary Planning with building and district administration
- **October 5, 2015:** *Special Board Meeting - Elementary Facilities*
- **November 23, 2015:** Initial Elementary Facilities Advisory Committee Meeting

Timeline Review *Continued*

More details on Handout A

- **January 12 – 21, 2016:** Elementary Facilities - Building Meetings
- **February 24 & April 13, 2016:** Elementary Facilities - Community Meetings
- **March 5, 2016:** *Special Board Meeting* - Class Size
- **May 16, 2016:** *Regular Board Meeting* - Elementary Facilities Improvement Committee Recommendations

Timeline Review *Continued*

More details on Handout A

- **August 8, 2016:** *Regular Board Meeting* - Estes Construction Named GW Construction Manager
- **September 19, 2016:** *Regular Board Meeting* - Legat Architects Named GW Architect
- **September 30, 2016:** *Special Board Meeting* - \$12 million Approved for GW Project
- **October 18, 2016:** Legat Facilitates Grant Wood Community Meeting
- **December 6, 2016:** *Board Work Session* - Board recommends same analysis done on the other elementary facilities as was done on Grant Wood₃

Timeline Review *Continued*

More details on Handout A

- **December 19, 2016:** *Regular Board Meeting - Elementary Facilities Finance Discussion*
- **January 9, 2017:** *Regular Board Meeting - Elementary Facilities Update*
- **February 1, 2017:** *Board Work Session - Board approves a budget of \$16.7 million for a new Grant Wood Elementary*
- **February 21, 2017:** *Regular Board Meeting - Elementary Facilities Discussion*

Timeline Review *Continued*

More details on Handout A

- **March 20, 2017:** *Regular Board Meeting* - Grant Wood Timeline Update
- **April 3, 2017:** *Regular Board Meeting* - Grant Wood Schematic Design & Proposed District-Wide Facilities Assessment
- **May 1, 2017:** *Regular Board Meeting* - Discussion of Grant Wood Elementary Bid Package Process
- **May 10, 2017:** *Special Board Meeting* - Grant Wood HVAC System

Timeline Review *Continued*

More details on Handout A

- **May 18, 2017:** *Special Board Meeting - Grant Wood Bid Package #1 (Grading/Mass Excavation)*
- **June 5, 2017:** *Regular Board Meeting - Public Hearing - Grant Wood Bid Release #1 (Grading/Mass Excavation)*
- **June 19, 2017:** *Regular Board Meeting - Paul Norton Boiler, Awarding of GW Bid #1, & GW Design Development*
- **August 7, 2017:** *Regular Board Meeting - Listing of Property Adjacent to AEA & Date Set for Public Hearing on GW Plans and Specifications Bid Package #2*

Timeline Review *Continued*

More details on Handout A

- **August 21, 2017:** *Regular Board Meeting - District-Wide Facilities Assessment Update*
- **September 5, 2017:** *Regular Board Meeting - Public Hearing - Grant Wood Bid Release #2 (Foundation/Precast) & GW Bid Release #3 (General Construction Packages)*
- **September 18, 2017:** *Retiring Board Meeting - Approval of Public Hearing on GW Bid Release #3 (General Construction Package)*
- **October 2, 2017:** *Regular Board Meeting - Public Hearing - GW Bid Release #3 (General Construction Package)*

Timeline Review *Continued*

More details on Handout A

- **October 18, 2017:** *Regular Board Meeting* - Approval of GW Bid #3 (General Construction Package) & High School HVAC Design & Oversight Discussion
- **November 6, 2017:** *Regular Board Meeting* - Grant Wood Construction Update & District Facilities Assessment Presentation
- **November 20, 2017:** *Regular Board Meeting* - Approval of High School HVAC Construction Manager
- **December 4, 2017:** *Regular Board Meeting* - Grant Wood Project Update
- **December 18, 2017:** *Regular Board Meeting* - Board Facilities Committee Report in regards to Administration's District Facilities Recommendation

Recommended Next Steps

Following January 8, 2018 presentation & public comments

- **Board Work Session #1: with Administrative Team**
 - **Follow-up discussion on the Administrative Team's recommendation**
 - Opportunity for public involvement in a format to be determined by the Board
 - Held in the High School Performing Arts Center
- **Board Work Session #2**
 - **Focus of discussion is around recommendations from the Board Facilities & Finance Committees**
 - Opportunity for public involvement in a format to be determined by the Board
 - Held in the High School Performing Arts Center

Recommended Next Steps *Continued*

Following January 8, 2018 presentation & public comments

- **Board Work Session #3**
 - **Continued discussion with a presentation of any new information that has been requested from previous discussions.**
 - Opportunity for public involvement in a format to be determined by the Board
 - Held in the High School Performing Arts Center
- Any additional work sessions to be determined by the Board.
- A motion and approval of a facilities plan to be made **no earlier than the February 5, 2018** regular board meeting but **no later than the March 5, 2018** regular board meeting.

Administrative Team

19 members

- **Mike Raso – Superintendent**
- **Dallon Christensen – Director of Finance**
- **Kay Ingham – Director of Student Services & Curriculum**
- **Celeste Miller – Director of Communication**
- **Heather Stocking – Director of Human Resources**
- **Chris Andrus – Director of Operations**
- **Travis Hansen – Director of Technology**
- **Kayla Leu – Director of School Nutrition**
- **Jennifer Like – Director of Instructional Technology & Data Management**

Administrative Team *Continued*

19 members

- Joy Kelly – BHS Principal
- Tammy Chelf – Edison Academy Administrator
- Lisa Reid – BMS Principal
- Lorelei Andedo – BMS Associate Principal
- John Cain – Grant Wood Principal
- Karen Allison – Herbert Hoover Principal
- Caroline Olson – Mark Twain Principal
- Dave Hlas – Neil Armstrong Principal
- Brain Walthart – Paul Norton Principal
- Lana LaSalle – Thomas Jefferson Principal

The Administrative Team's Task

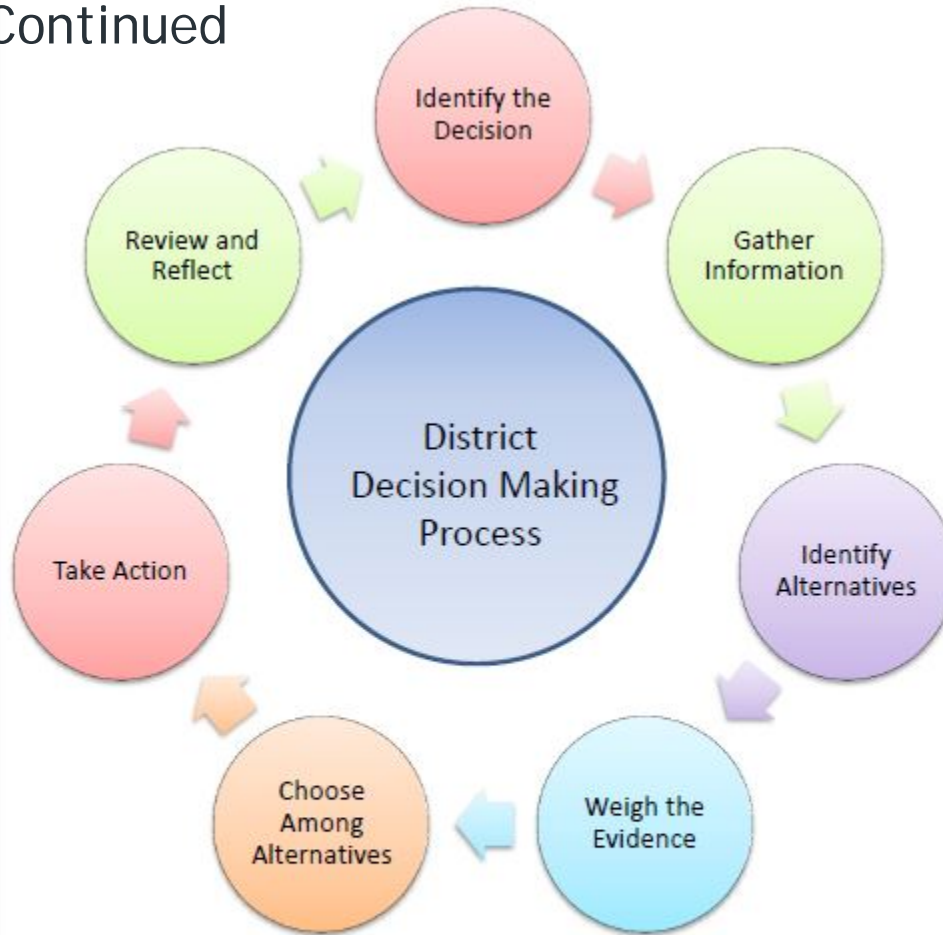
- The Board Facilities Committee charged the Administrative Team to recommend a district facilities plan that included the “future ready” items (Handout C) from each building’s priority list while also looking at possible cost saving bundling opportunities with items on the “facility improvement needs” list (Handouts B & C) determined from Legat’s building evaluations.
- The only parameter set for the team from the Facilities Committee is that we were to stick to the list of needs & wants provided (the what). The team was free to be creative with “the how” knowing in the end the Facilities Committee, Finance Committee, or full board could utilize our plan in whole, part, or not at all.

Administrative Team's Process

- Administrative discussion about facilities have been on-going in one format or another since the formation of the 2009 Community Facilities Committee.
- Administrative discussion specifically focused on the elementary started in early 2014 led by BLDD.
- Legat Architects met with the building principals on August 29, 2017 to discuss and prioritize individual building's future ready items.
- Met as an Administrative Team on November 14 & December 7 to discuss the Board Facilities Committee's request for an Administrative Team's district facilities plan.
- Developed Norms
 - *Confidentiality*
 - *Open-mind to other views*
 - *District perspective*

Administrative Team's Process

Continued



Things to consider throughout the process:

- Fist to 5
- Identify stakeholders
- 1st and 2nd change order

Step 1: Identify the Decision:

- What is our why? Start by identifying the question?

Step 2: Gather Information:

- Collect pertinent information through the best sources
- Refer to Board Policy for compliance
- Assign names to responsible parties

Step 3: Identify Alternatives

- List all possible and desirable alternatives

Step 4: Weigh the Evidence

- Imagine what it would look like to implement a solution
- Place alternatives in priority order

Step 5: Choose among alternatives

- Choose an alternative or a combination of alternatives
- Realize that there could be more than one option

Step 6: Take Action

- Discuss framing including: Why this decision was made, how the decision was made
- Develop consistent messaging and timing for release of information
- Assign names to specific action steps
- Create a roll out plan

Step 7: Review and Reflect

- Consider the results and evaluate whether or not it met the need identified in Step 1
- If not, repeat certain steps to make a new decision



Fist to Five



- **Five Fingers:** You're all-in and prepared to own the project.
- **Four Fingers:** You give strong support and active participation, but you're not willing to lead the initiative.
- **Three Fingers:** You're on board.
- **Two Fingers:** You have important reservations but will support the initiative.
- **One Finger:** You have serious reservations but will not block or subvert the effort. You also commit to open communication regarding your reservations.
- ***Fist:** You want to block the proposal because you believe it's damaging. ***Note:** A fist is part of the process, not a failure.

Overview of Facility Improvement Needs

Full details in Handouts B & C

High School

- Boiler and HVAC replacement
- Pool settlement
- Partial roof replacement
- Flooding of exterior tunnel
- Parking lot resurfacing
- Fireproofing compromised
- Window & carpet replacement

Edison Academy

- Roof ductwork
- Partial roof replacement
- Egress and fire rating concerns
- Exterior light replacement

Overview of Facility Improvement Needs *Continued*

Full details in Handouts B & C

Middle School

- Replace gym rooftop units and add ductwork insulation
- Partial roof replacement
- Structural concern at wing wall near entrances 4W, 5W, & 6W
- Window replacement in original building
- Exhaust system at laser cutter
- Casework replacement in science areas
- Toilet partition replacement

Herbert Hoover

- Site drainage issue with runoff erosion
- Partial roof replacement
- Security upgrade to main entrance
- Window and carpet replacement in original building
- Gym ceiling concerns

Overview of Facility Improvement Needs *Continued*

Full details in Handouts B & C

Mark Twain

- Water infiltration in tunnel
- Water infiltration in basement
- Partial roof replacement
- Security upgrade to main entrance
- Carpet and light replacement
- Intercom and bell system replacement

Paul Norton

- Security upgrade to main entrance
- Metal frame replacement at main entrance
- Ceiling tile and carpet replacement
- Toilet room tile replacement
- Dated casework and plug mold in lounge

Overview of

Facility Improvement Needs *Continued*

Full details in Handouts B & C

Thomas Jefferson

- Full roof replacement
- Security upgrade to main entrance
- Gym ceiling concerns
- Kitchen upgrades
- Window and soffit replacement
- Storage/electrical room fire rating concerns

Overview of

Future Ready List

Full building details in Handout C

High School

- Fitness Center Expansion
- Auxiliary Gym
- New Wrestling Room

Edison Academy

- Renovating existing to provide dedicated classroom spaces
- Updated toilet rooms
- Add science lab

Middle School

- Add 1 science lab & renovate existing (not conducive to PBL)
- Add 1 STEM room
- Add 1 music room

Overview of

Future Ready List *Continued*

Full building details in Handout C

Herbert Hoover

- Expanded conference room and nurse's office
- Renovate gym and kitchen

Mark Twain

- Expanded conference room and nurse's office
- Commons addition. Gym renovation to commons; kitchen upgrade
- Provide small group work rooms (5 rooms)

Paul Norton

- Expanded conference room and nurse's office
- Provide HVAC building automation system
- Remodel/expand commons and gym

Overview of

Future Ready List *Continued*

Full building details in Handout C

Thomas Jefferson

- Expanded conference room and nurse's office
- Commons addition. Gym renovation to commons; kitchen upgrade
- Provide larger classrooms (similar configuration to Armstrong)

Ages of Facilities

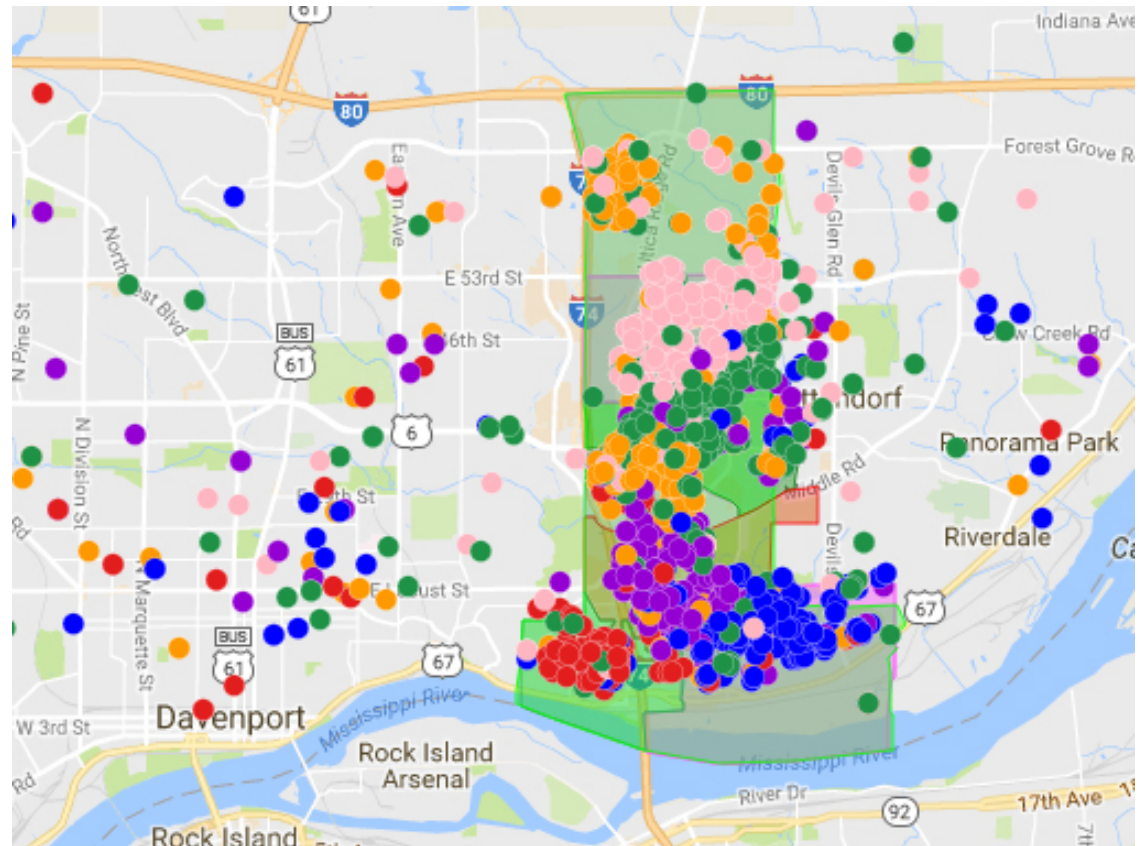
Original structures

- BHS: **1973** (45 years)
- Edison *Old Post Office*: **1961** (57 years)
- BMS: **1961** (57 years)
- GW: **1960** (58 years) *New building 2018*
- HH: **1966** (52 years)
- MT: **1956** (62 years)
- NA: **2007** (11 years)
- PN: **1985** (33 years)
- TJ: **1950** (68 years)

Student Analysis

Handout E

The district has the ability to see where students live as well as where they attend school through our work with 5Maps. This will allow us to have a greater understanding about student populations by school and boundary areas.



Administrative Team Recommendation

to the Board Facilities Committee

Handout D

RANK	FACILITY	PROJECT	ESTIMATED BUDGET
1	New 3-Section School	New Location (Neutral in MT/TJ Boundary) - Replace MT & TJ	\$14M
1	Thomas Edison Academy	Move to New Location and Sell Property	
2	Paul Norton Elementary	(1) Secure Entrance Renovation	\$925K
2	Paul Norton Elementary	(2) Existing Gym/Commons Remodel	\$900K
2	Paul Norton Elementary	(3) Music Room Addition	\$650K
2	Herbert Hoover Elementary	(1) Secure Entry Renovation/Expansion	\$550K
2	Herbert Hoover Elementary	(2) Renovate Gym (No Kitchen Upgrades)	\$350K
3	Bettendorf High School	(1) Fitness Center Addition	\$1.5M
3	Bettendorf High School	(2) Auxiliary Gym Addition	\$2.5M
3	Bettendorf High School	(3) Wrestling Gym Addition	\$2.5M
3	Bettendorf High School	(4) Pool Improvements	\$4.2M
3	Bettendorf Middle School	(1) Science Room Addition	\$860K
3	Bettendorf Middle School	(2) STEAM Room Addition	\$650K
3	Bettendorf Middle School	(3) Music Room Addition	\$650K

Administrative Team Recommendation

Mark Twain & Thomas Jefferson Handout D

The BCSD administrators have met and discussed the Future Ready proposals presented recently by Legat. Through our discussion of proposed needs, as well as working through a discussion of what we would see as vision for the future considering what is best for students and fiscal responsibility, we are recommending the reconsideration of building a new 3-section school for the students of Thomas Jefferson and Mark Twain elementaries, on a neutral site.

We do recognize the previous work of the Elementary Facilities Committee involving community meetings, district administration, consultants, and the Board of Education. We also recognize the community's recommendation resulting from this work ending in a board decision to keep all schools open.

However, we believe the money spent updating aged facilities and infrastructure with limited classroom space would be better spent on the construction of a new a school built to current and future needs of our students.

Our Reasons, Thoughts, & Considerations Academic

- Spaces for exploratory and collaborative learning (flexible spaces).
- Facility that meets future ready standards .
- The ability to achieve all education needs with the least disruption to students while gaining a building that will have twice the life expectancy of a renovated building.
- Functional/productive/best use of professional time through the PLC process.
- 3-section buildings with multiple programs offer better opportunities for student learning in a larger neighborhood setting.
- Collaboration for students with multiple classes within a grade level.
- Specials (PE, music, art) have better connections with multi-section buildings.
- Individual class sizes are maintained

Our Reasons, Thoughts, & Considerations

Financial

- Aligns with the recent Board of Education position of building a new elementary school focused on the needs of our current and future students instead of investing significant money into aging infrastructure with limited extended life and flexibility for learning.
 - Facility Improvements at MT & TJ: \$9.6 million (Handout C)
 - New 3-Section Building: \$14 million (Based on new GW)
- Less upkeep costs for continual improvements on older buildings over time.
- Using 2016 numbers, a building & grounds maintains savings of between \$25,000 (compared to Paul Norton, size) and \$35,000 (compared to Neil Armstrong, age).
- Fewer staff needed and shared between buildings. (Nurses, counselors, administrator, etc. Same teaching power).

Our Reasons, Thoughts, & Considerations Community

- Common areas for meetings, and other community events.
- Common sense use of community dollars

Staffing

- Combining 2 and 1 section will give teachers opportunity to develop and collaborate instead of 1 section building being in isolation. (More intensive vertical planning)
- Cost savings for the staff positions and travel time no longer needed.

Our Reasons, Thoughts, & Considerations Other Benefits for Students, Staff, Families, & Community

- Facilities that continue to provide outstanding safety and security to our students, staff and visitors.
- Facilities that embrace innovation and student equity to ensure our schools will be ready for the opportunities and challenges of education in the future.
- Modern facilities that will attract families and new business to the city of Bettendorf and the Bettendorf Community School District.

Reasons, Thoughts, & Considerations

Repurposing Buildings/Properties

- An assurance by the Board that the current Mark Twain and Thomas Jefferson buildings will not remain standing empty with immediate planning efforts by the Board to repurpose or sell the properties for a positive community investment.
- Potential district use as: regional CTE (Career & Technical Education) academy, Edison Academy, STEM (Science, Technology, Engineering, Math) center, etc.
- Work collaboratively with City of Bettendorf to creatively and purposefully repurpose or sell district grounds (TJ & MT) to add value to neighborhoods. I.e., city park, community garden, city park and rec. wave pool, tennis/pickle ball courts, dog park, new housing development, etc.

Reasons, Thoughts, & Considerations Involve MT & TJ students and families in the process

- Develop steering committee to build the new school's culture from the ground up.
- Examples of the steering committee's focus areas
 - Naming
 - Branding
 - PTA Board
 - Etc.

Administrative Team Recommendation

Other Schools Handout D

The second round of facility improvements recommended by administration focus on **Paul Norton and Herbert Hoover's** facility improvement needs and future ready items be addressed concurrently. We believe that bundling these projects will reduce costs through economy of size and time savings in project planning and implementation.

The third round of facility improvements recommended by administration focus on the facility improvement and future ready items for **Bettendorf High School and Bettendorf Middle School**. Where possible, we recommend bundling projects to improve project planning and economies of scale. We are aware that the City of Bettendorf is addressing several of their facility and programming needs. The district's future facility planning may include increased collaboration with the city to address similar needs.

In a perfect world, the administrative team would like to recommend all of these facility projects be addressed at the same time. However, we understand that financial and unforeseen circumstances will be taken into consideration when the Board determines the scope and timing of a project.

Updates

Since Admin Team's Recommendation

- **The Board Facilities Committee is in the process of putting together a recommendation for the Board in regards to a 5-year lease at a new location for Edison Academy. This would allow the district time to determine a permanent home and meet the needs of the Edison students and staff without the additional financial investment into the current site.**
- **There are two locations within the enrollment areas of Mark Twain and Thomas Jefferson with potential for a new 3-section school.**
 - Edgewood Park
 - McManus (Rocket) Park

Next Steps Recommendation

Following January 8, 2018 presentation & public comments

Board Work Session #1: with Administrative Team

- **Follow-up discussion on the Administrative Team's recommendation**
- Opportunity for public involvement in a format to be determined by the Board
- Held in the High School Performing Arts Center

Board Work Session #2

- **Focus of discussion is around recommendations from the Board Facilities & Finance Committees**
- Opportunity for public involvement in a format to be determined by the Board
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Next Steps Recommendation *Continued*

Following January 8, 2018 presentation & public comments

Board Work Session #3

- **Continued discussion with a presentation of any new information that has been requested from previous discussions.**
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