CHARLES CITY COMMUNITY SCHOOL DISTRICT

HIGH SCHOOL MASTER PLAN - COMMUNITY MEETING

MAY 24, 2022

INVISION PLANNING | ARCHITECTURE | INTERIORS

ESTES CONSTRUCTION

WHERE ARE WE?

WHERE DO WE WANT TO BE?

HOW DO WE GET THERE?

PROCESS

2021

M

MASTER PLAN KICK-OFF

EDUCATIONAL LEADERSHIP TEAM KICK- OFF

A

STUDENT FOCUS GROUP

EDUCATIONAL LEADERSHIP TEAM #2

DEPARTMENTAL MEETINGS

STAFF AND STUDENT SURVEYS

COMMUNITY FOCUS GROUP

CIVIC FOCUS GROUP

S

BENCHMARKING

BROAD TESTING

N

TASK FORCE KICK-OFF

EDUCATIAL LEADERSHIP TEAM #3

D

BROAD OPTION TESTING

COST DEVELOPMENT

2022

J

OPTION DEVELOPMENT

TASK FORCE MEETING #2

EDUCATIONAL LEADERSHIP TEAM #4

F

OPTION REFINEMENT

COST REFINEMENT

M

COMMUNITY SURVEY

OPTION REFINEMENT

A

TASK FORCE MEETING #3

EDUCATIONAL LEADERSHIP TEAM #5

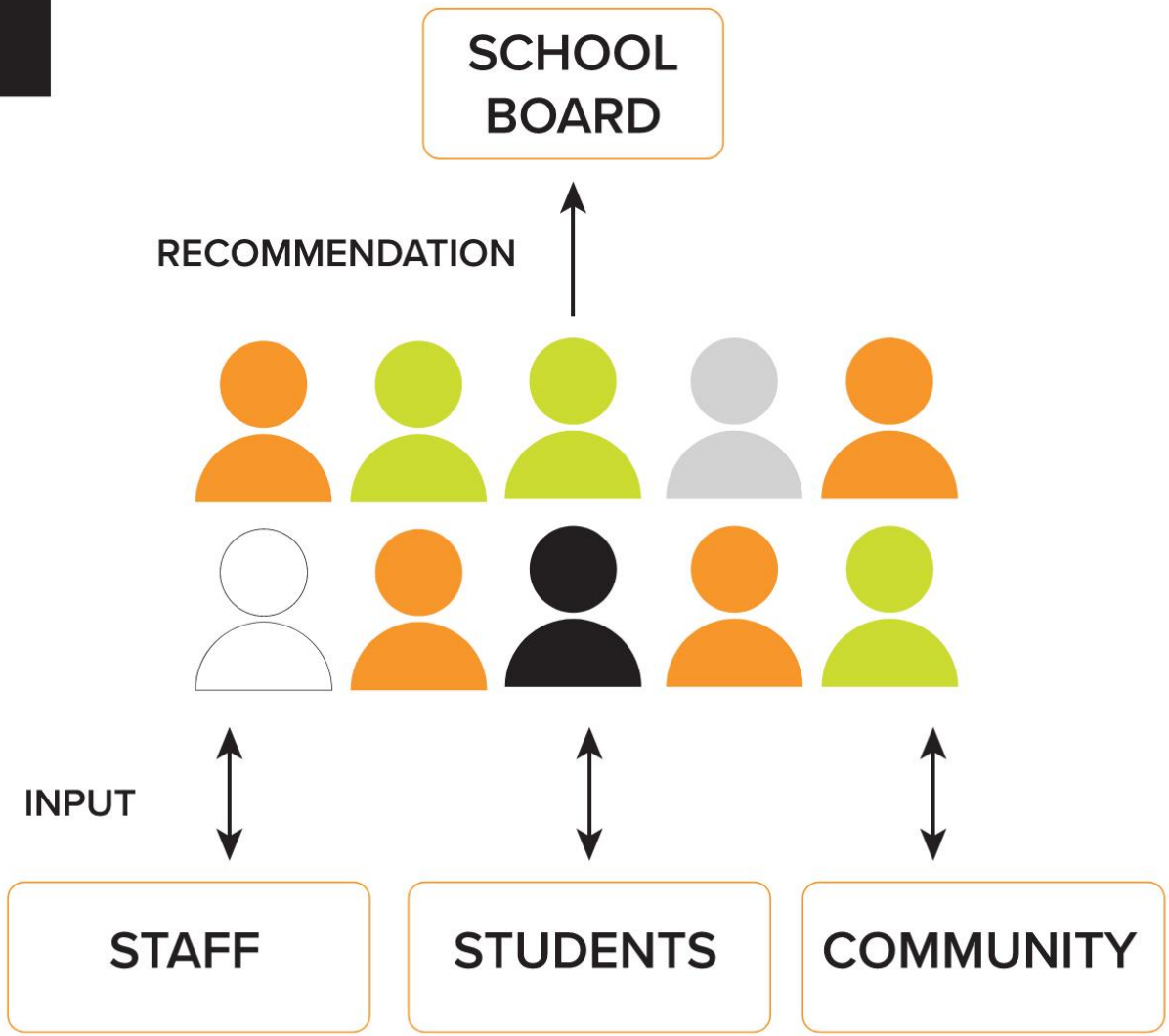
TODAY

M

COMMUNITY INPUT SESSION #1

TASK FORCE

PROCESS



WHERE ARE WE?

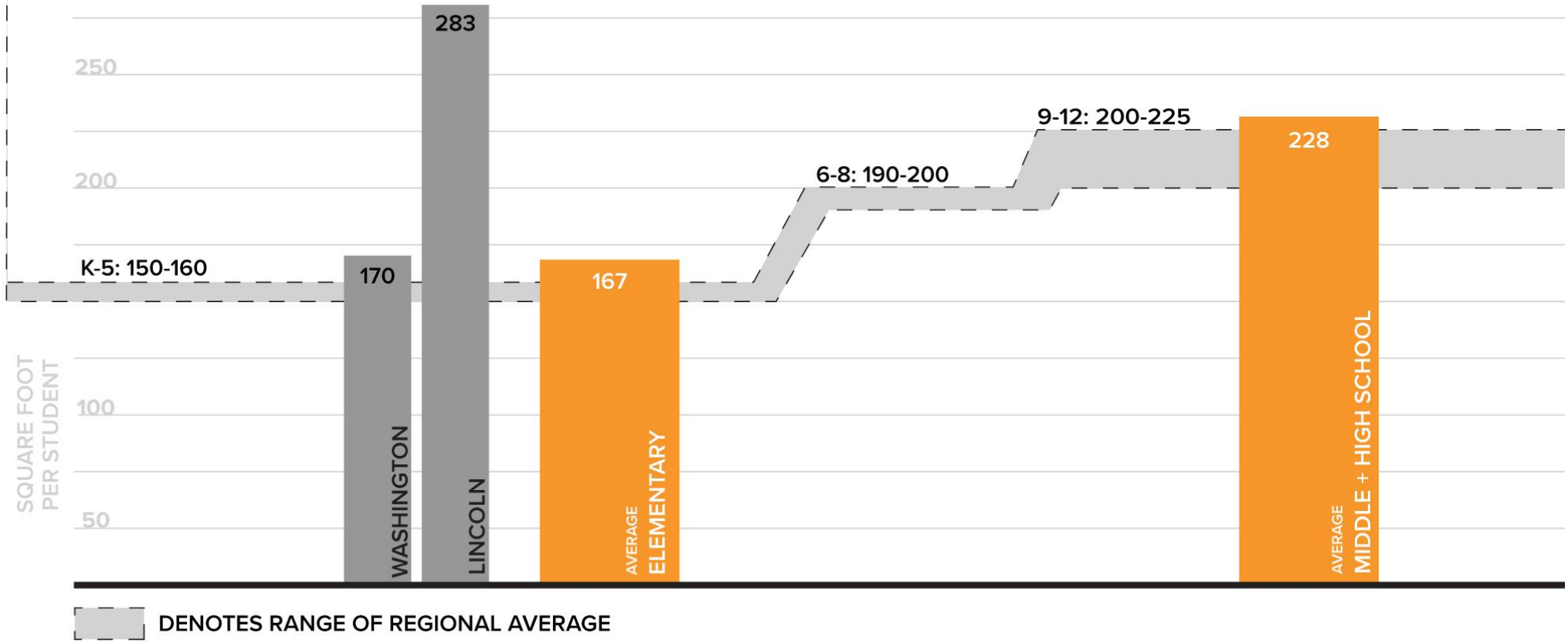
BENCHMARKING

HOW DOES CHARLES CITY COMPARE?

Comparing to regional square foot per student (sf/student) averages allows high level evaluation of the spatial adequacy in terms of size and quantity of spaces.

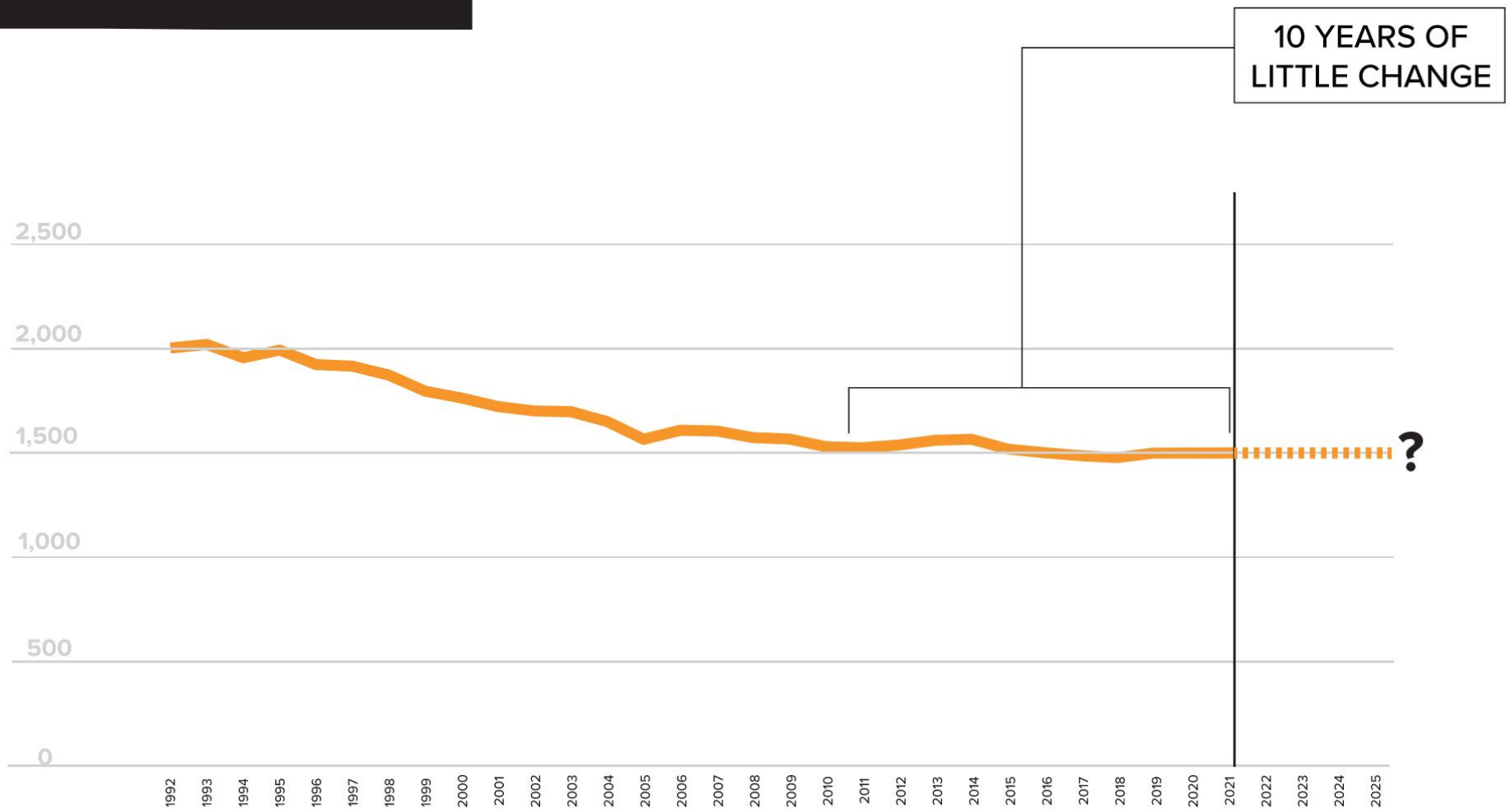
In PK-4 the main factors impacting sf/student are classroom size, adequately sized gym and commons, and availability of shared specials and resource spaces.

In 5-12 the main factors impacting sf/student are classroom size, availability of shared collaboration spaces, size and quantity of specialty labs, auditorium capacity, and gym capacity and court count.



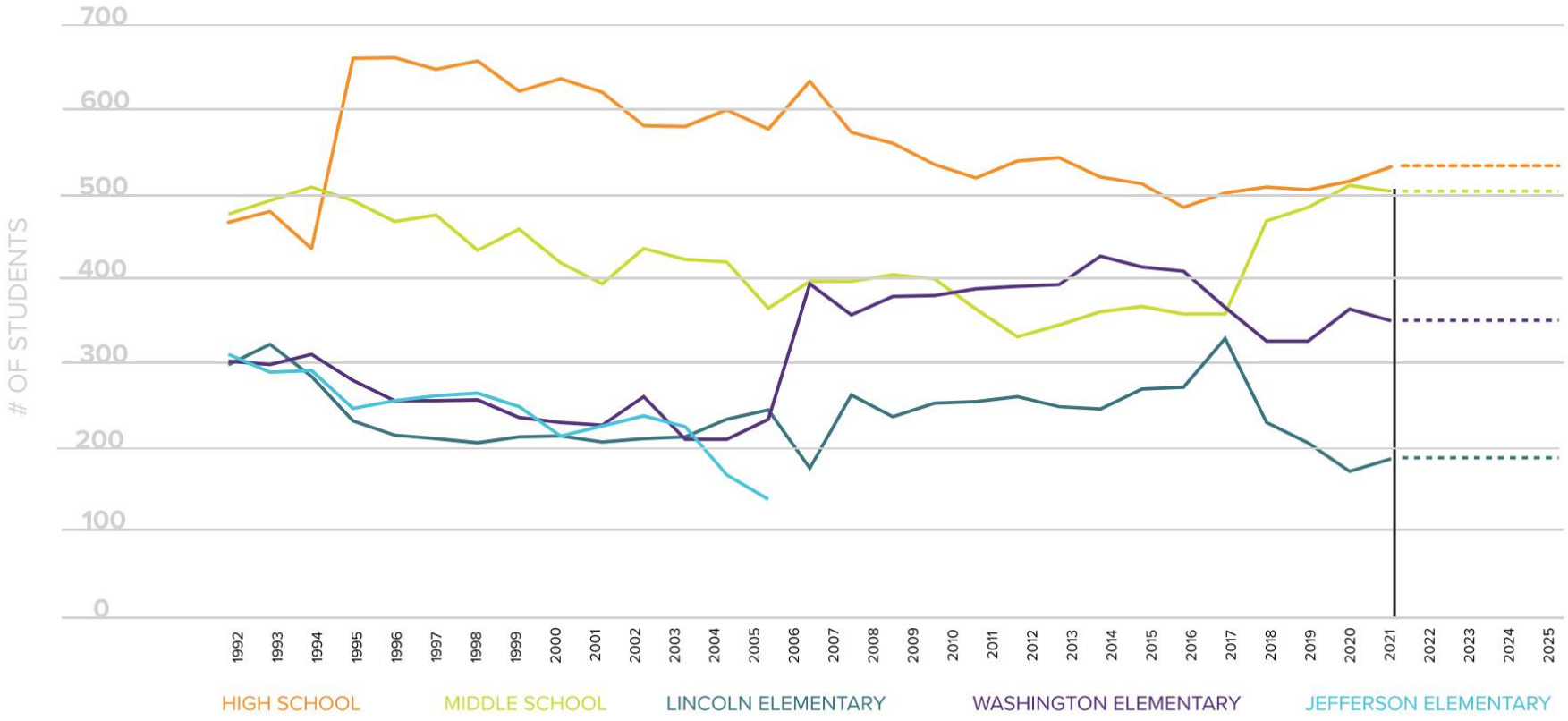
ENROLLMENT

OVERALL DISTRICT

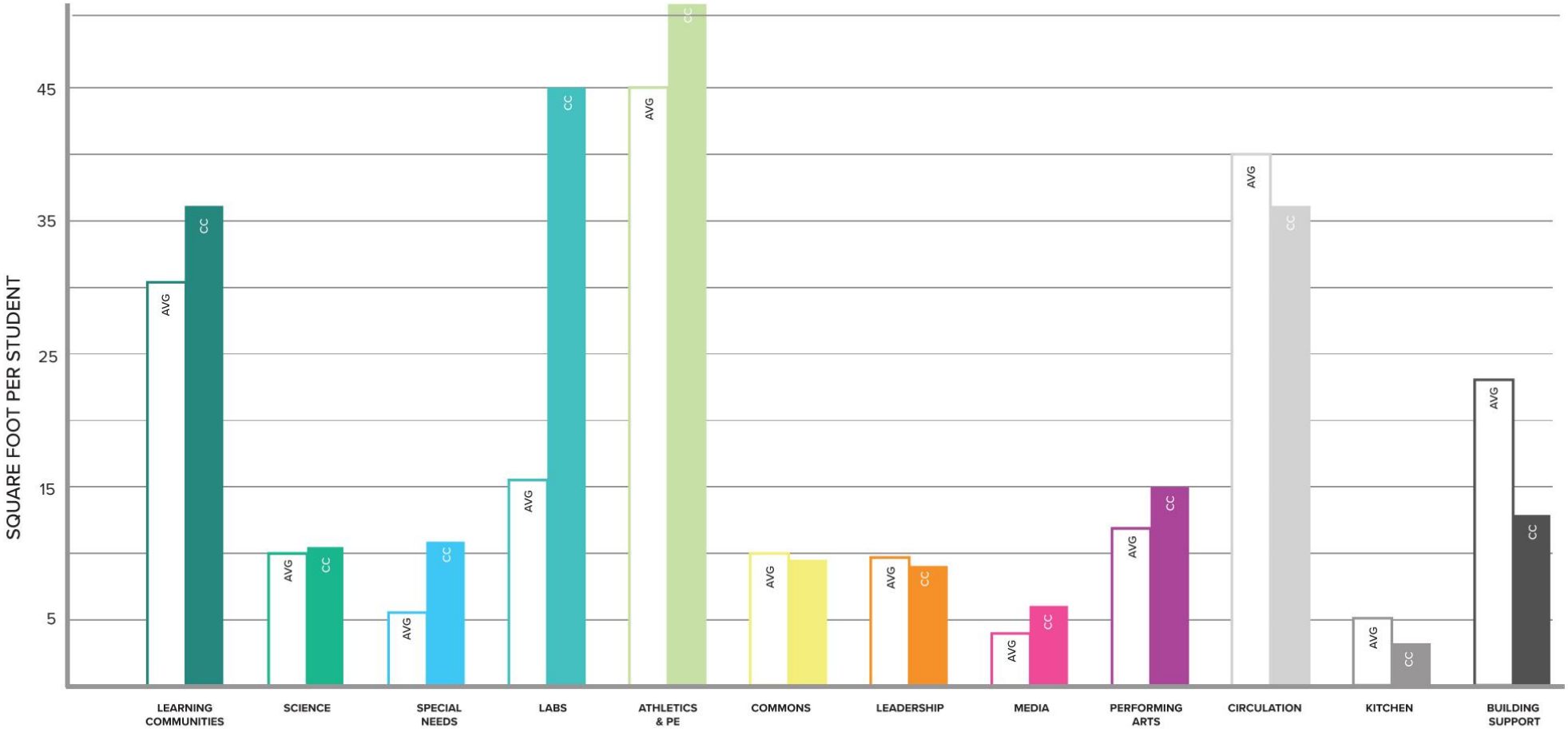


ENROLLMENT

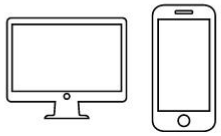
BUILDING POPULATIONS



CHARLES CITY HIGH SCHOOL
BY THE
NUMBERS

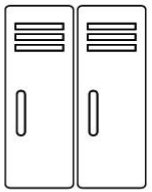


HOW OFTEN DO YOU USE...



...TECHNOLOGY IN CLASS

65%
OF THE TIME

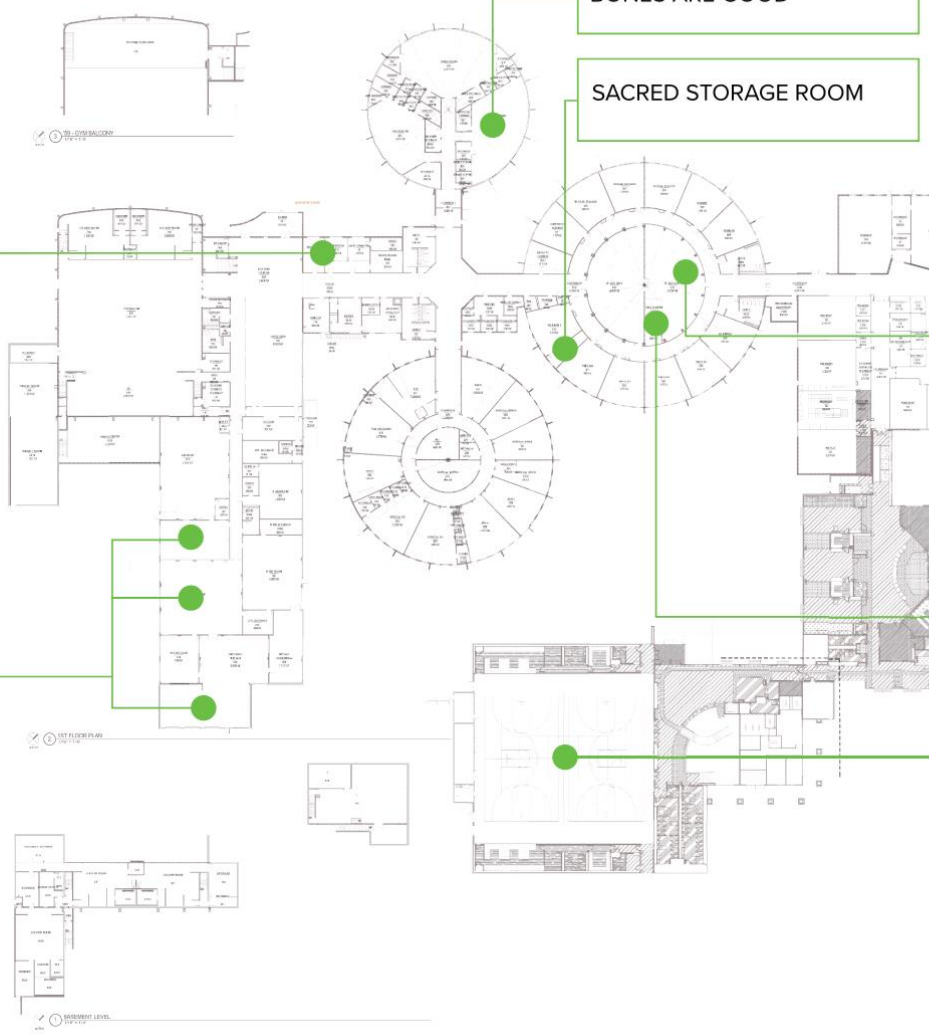


...YOUR LOCKER

0%	1%	1%	98%
2 TO 3 TIMES A DAY	ONCE A DAY	ONCE A WEEK	NEVER

EXISTING CONDITIONS

WHAT'S WORKING?



BONES ARE GOOD

SACRED STORAGE ROOM

AIR CONDITIONED AND NEAR THE ENTRY

SCIENCE SPACE IS GOOD! BIG!

A QUIET STUDY AND HANGOUT SPOT

ART SPACES ARE GOOD SIZE IF JUST FOR HS ART

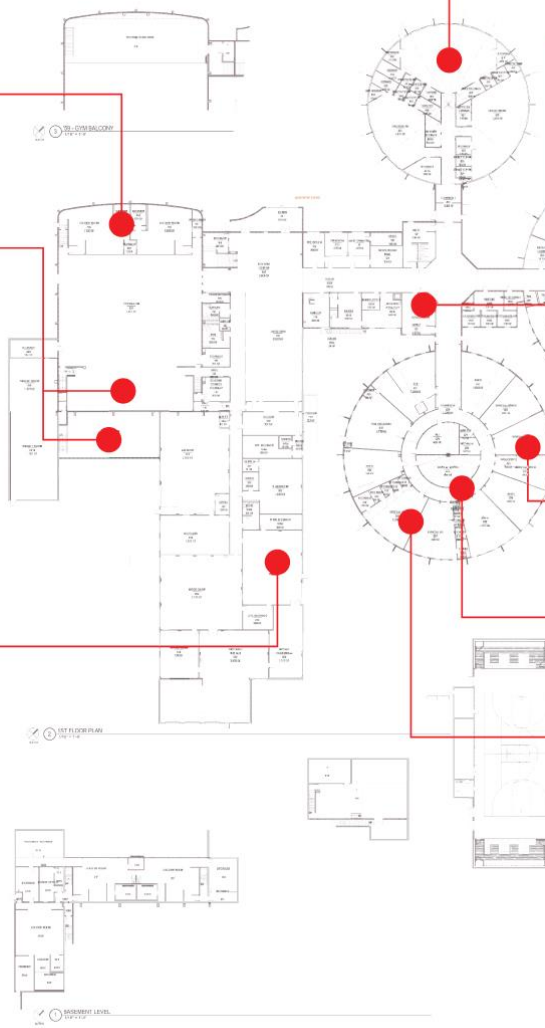
LOVE THE DAILY GRIND

LARGE FLEXIBLE SPACES THAT ARE ACCESSIBLE FOR BRINGING IN MATERIALS

BEAUTIFUL GYM - WISH IT WAS IN THE HIGH SCHOOL

EXISTING CONDITIONS

WHAT'S NOT WORKING?



CHOIR IS TOO SMALL FOR #

BATHROOMS HAVE HIDING SPOTS

CAN'T MOVE AROUND

OUTDATED AND DARK

TOO SMALL - BAD VENTILATION

DIMLY LIT AND UNSAFE

TINY CLASSROOMS

JUST A STUDY HALL SPACE - NO LIGHT

MAKE DO SPACES DUE TO MIDDLE SCHOOL BUDGET

ACOUSTICS BETWEEN CLASSROOMS ARE POOR

CORRIDORS ARE HARD TO SEE DOWN

SIZE OF SPACES DOESN'T ALLOW FOR FLEXIBILITY

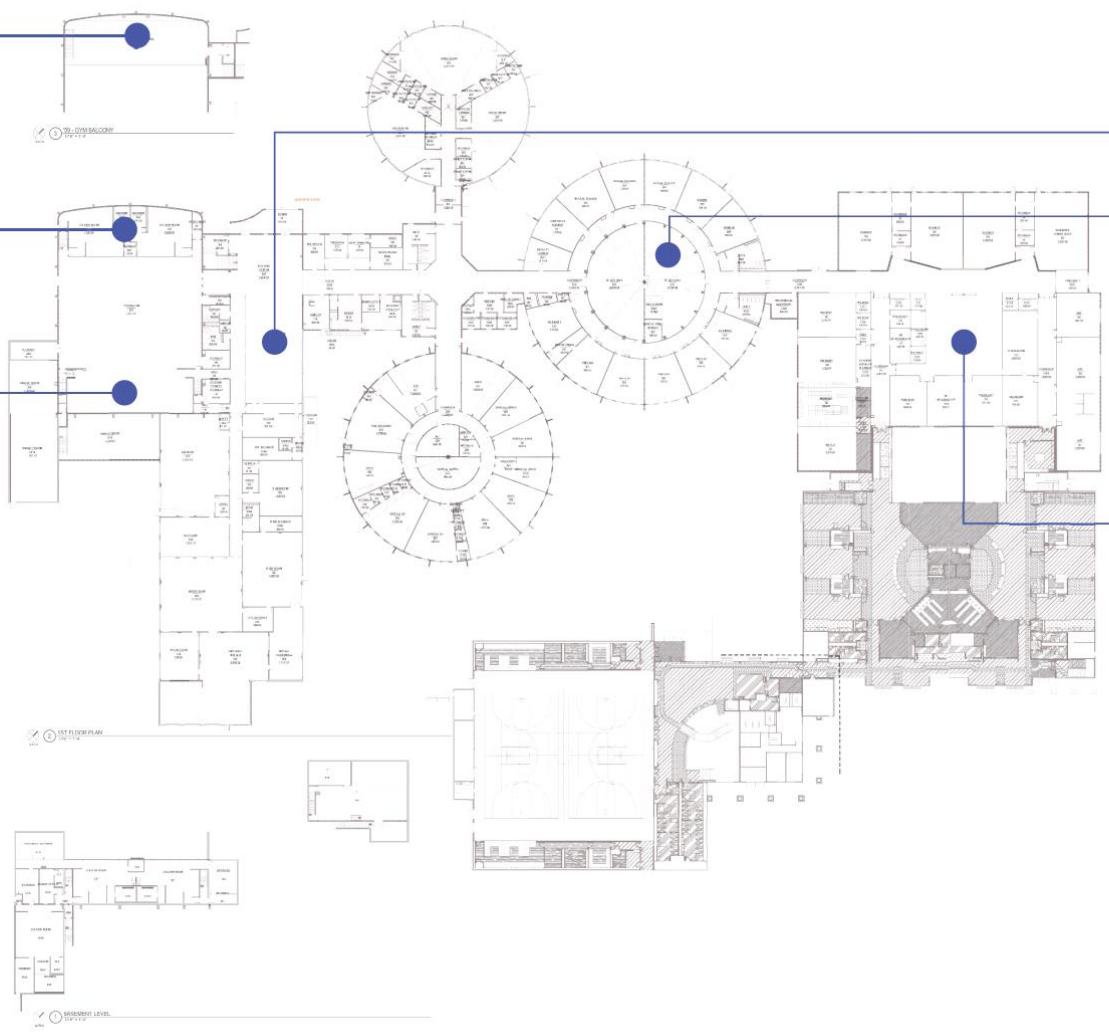
EXISTING CONDITIONS

UNDERUTILIZED SPACES

SELDOM USED - A LITTLE PRACTICE AND STORAGE

NOT USED FULL TIME

AWKWARD STAGE CONDITION

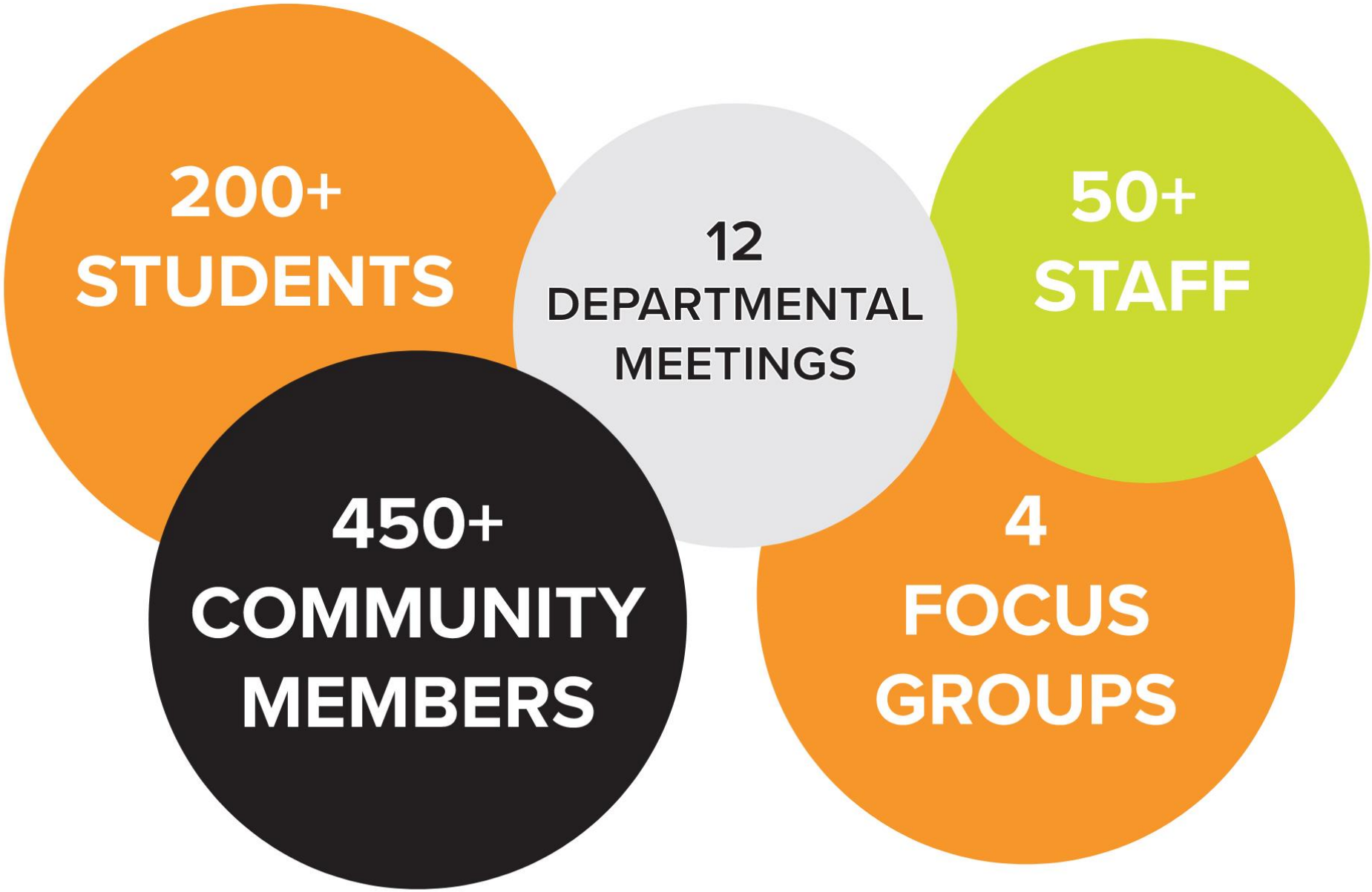


ONLY USED AT LUNCH

EXCESS FURNITURE STORAGE

COULD BE A GREAT RESOURCE - CURRENTLY STUDY HALL

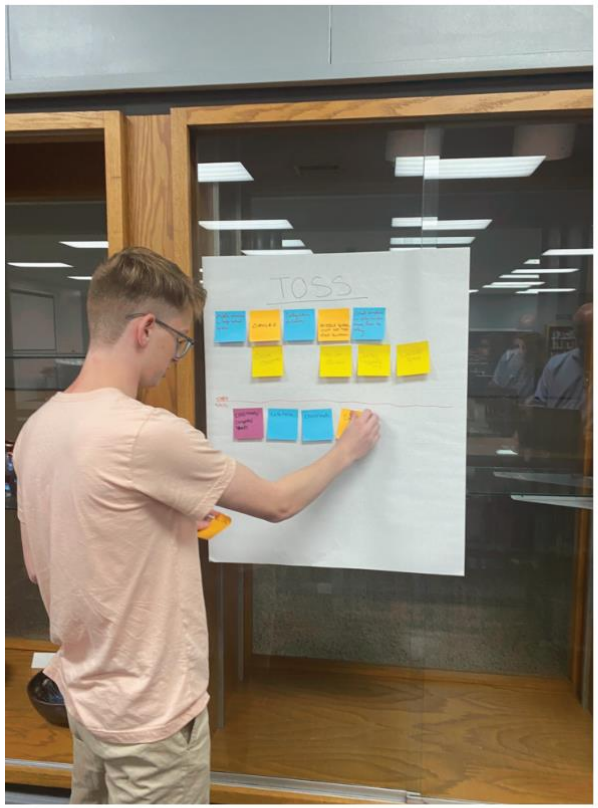
WHERE DO WE WANT TO BE?


200+
STUDENTS
12
DEPARTMENTAL
MEETINGS
50+
STAFF
450+
COMMUNITY
MEMBERS
4
FOCUS
GROUPS


“It looks very old and with no daylight or fresh air. It smells very bad.”
“Outdated. Big. Confusing.”
“Hot. Old. Don't touch the fuzzy looking ceilings.”
“{we need} coordinated rooms where groups can study so that they don't interfere with each other/overall quiet places to study. A section where there is preferably some sort of sunlight. Open areas for students who work better individually.”
“It was fine for me. What’s changed?”

KEEP | TOSS | CREATE

OUTCOMES



KEEP

- CROSSROADS
- SCIENCE ROOMS
- ROOMS W/ 4 WALLS
- COMET CAFE
- DEPARTMENTAL ORGANIZATION
- MOOD OF THE ART WING

TOSS

- CONGESTION
- CAFETERIA
- CIRCLES
- LOW, FUZZY CEILINGS
- "JANKY" HEATING
- MIDDLE SCHOOL SPACES IN THE HIGH SCHOOL

KEEP | TOSS | CREATE

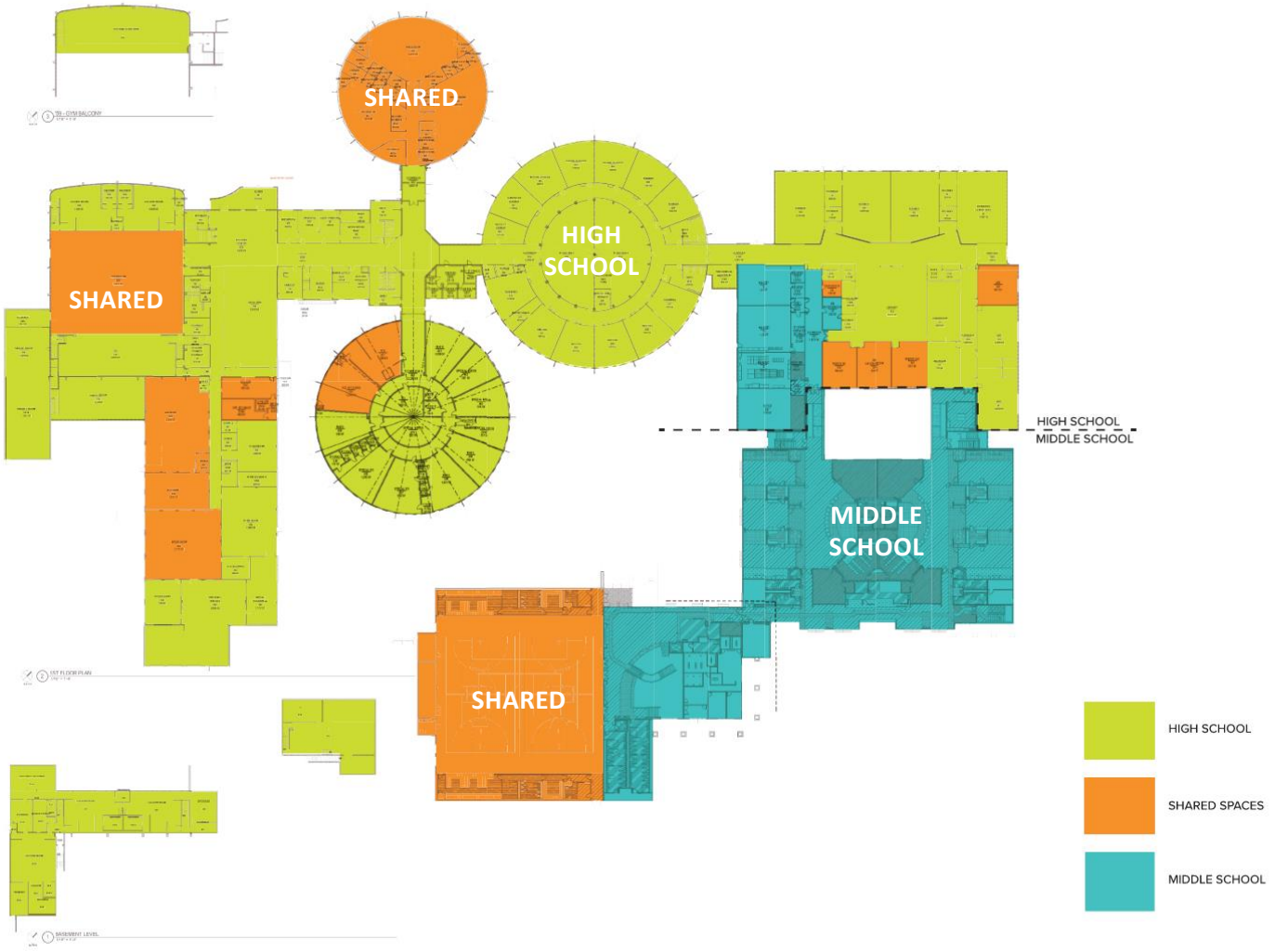
OUTCOMES

CREATE

- CO-LOCATE ARTS
- WEIGHT ROOM
- PATHWAYS MODEL FLEXIBILITY
- SMALL GROUP MEETING SPACES
- STORAGE
- TENNIS COURTS
- PRACTICE ROOMS FOR MUSIC
- AWESOME FCS SPACE
- NEW COMET SHOP
- AUDITORIUM
- AIR CONDITIONING
- DISTRIBUTED SPACES FOR TEACHERS
- VISIBILITY IN PUBLIC SPACE - NOT IN CLASS
- BIGGER MUSIC SPACES
- MORE COLOR
- WRESTLING SPACE
- MULTIPURPOSE ROOM FOR ATHLETICS
- CONNECTED CLASSROOMS
- CONFERENCE ROOM SPACES
- BUSINESS MAIN STREET (CAFE, SHOP, ETC.)
- ZONING OF SPACE TYPES AND AGES
- DAYLIGHTING
- BIGGER GYM SPACES
- HIGH SCHOOL GYM THAT FEELS LIKE THE MS

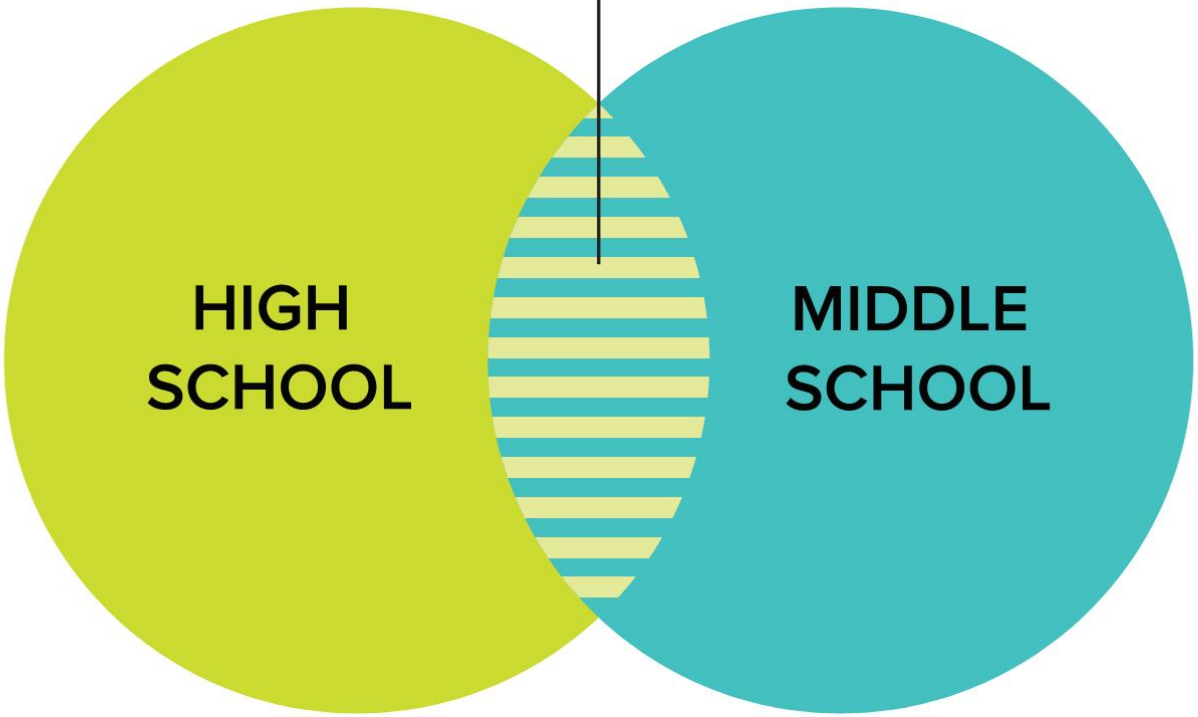
EXISTING CONDITIONS

ZONING



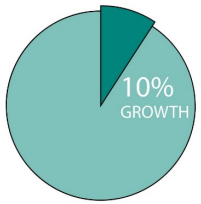
DESIRED RELATIONSHIP

ZONING

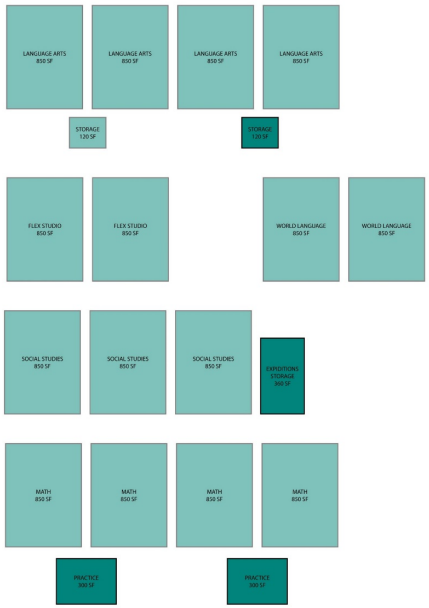


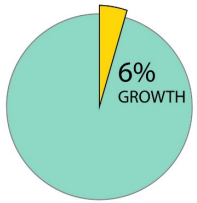
SHARED:

- MUSIC REHEARSAL SPACES
- AUDITORIUM
- EXPLORATORY SPACES
  - ART
  - AG
  - INDUSTRIAL TECH
  - FCS
- TAG
- SELF CONTAINED LEVEL 3 RESOURCES
- KITCHEN
- GYM / PRACTICE SPACES

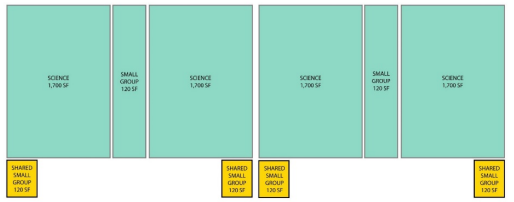


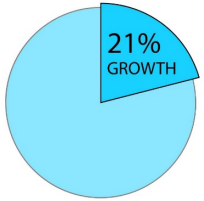
CORE LEARNING STUDIOS



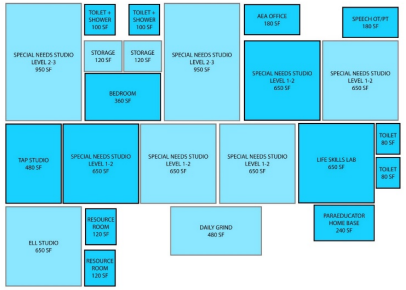


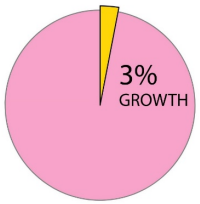
SCIENCE

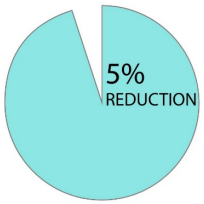




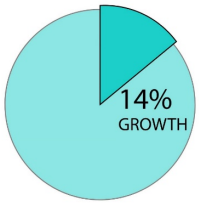
SPECIAL NEEDS





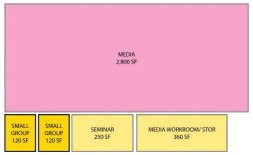


*NOTE: ADDITION OF SHARED RESOURCES SUCH AS PITCH SPACE AND TECH LABS ARE NOT INCLUDED IN THIS FIGURE.

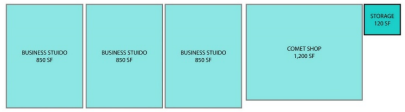


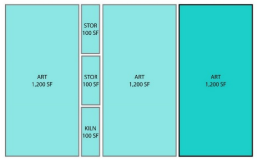
*NOTE: ADDITIONAL ART SPACE IS A PARTIAL GROWTH FROM EXISTING SPACE.

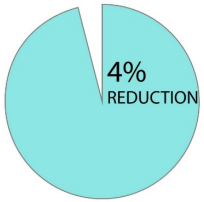
MEDIA



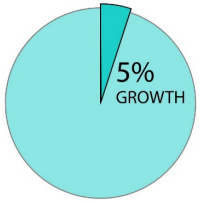
BUSINESS



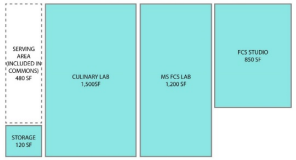




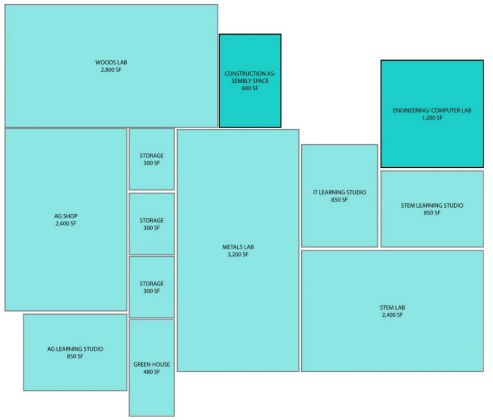
*NOTE: ADDITION OF SHARED RESOURCE SUCH AS SERVING AREA ARE NOT INCLUDED IN THIS FIGURE.

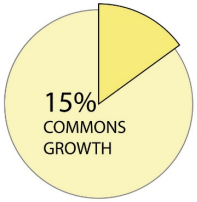


FAMILY CONSUMER SCIENCE

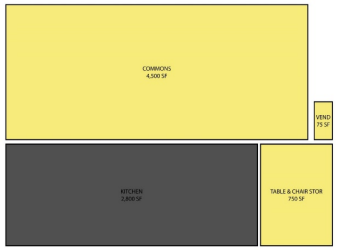


INDUSTRIAL TECHNOLOGY

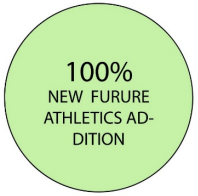




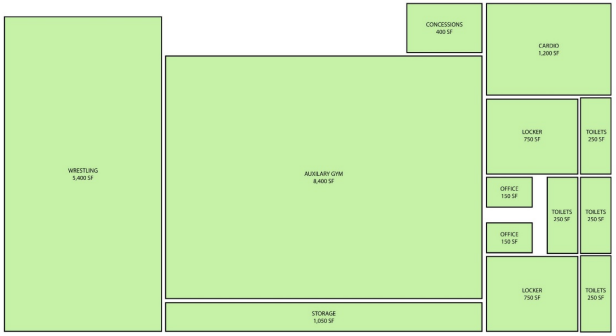
COMMONS

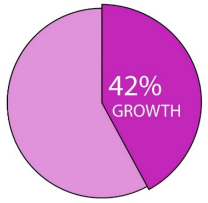


AUDITORIUM

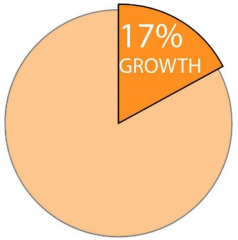


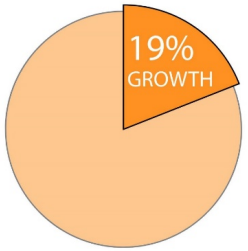
FUTURE ATHLETICS

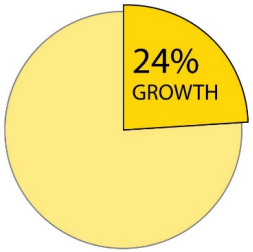




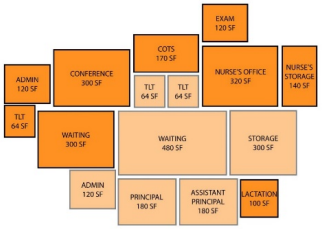
MUSIC





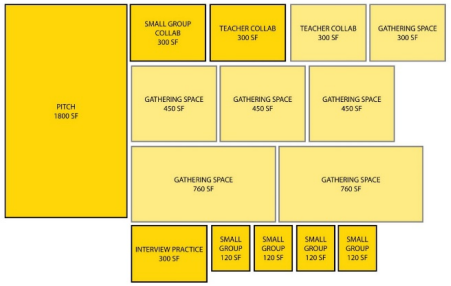


LEADERSHIP



SUCCESS SUITE

SHARED RESOURCES



COMMUNITY SURVEY

438
RESPONSES

PARENTS

STAFF

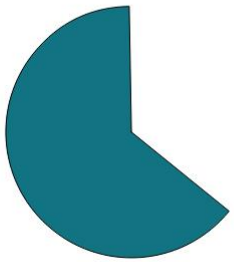
OTHER

FORMER STUDENTS

67% OF RESPONDANTS LIVE IN CHARLES CITY

WHEN SURVEY RESPONDENTS WERE ASKED TO RANK THE FACTORS IN ORDER OF IMPORTANCE

1. LEARNING ENVIRONMENT
   32% RANKED #1
2. SAFETY & SECURITY
   28% RANKED #1
3. BUILDING ADEQUACY
   19% RANKED #1
4. VALUE
   11% RANKED #1
5. SITE ADEQUACY
   8% RANKED #1
6. COMMUNITY & LOCATION
   36% RANKED #6



51% OF RESPONDENTS BELIEVE CURRENT SCHOOL BUILDINGS REFLECT THE COMMUNITY'S VALUES AND BELIEFS REGARDING EDUCATION

31 % OF RESPONDENTS BELIEVE THE CURRENT HIGH SCHOOL BUILDING REFLECS THE COMMUNITY'S VALUES AND BELIEFS REGARDING EDUCATION

COMMUNITY

SPECTRUMS

HOW DO YOU FEEL THE DISTRICT SHOULD BALANCE THE UPFRONT COST TO BUILD VS. LONG TERM COST TO OPPERATE

OBTAIN A LOWER COST OF BUILDING

OBTAIN A LOWER LONG TERM COST TO OPPERATE

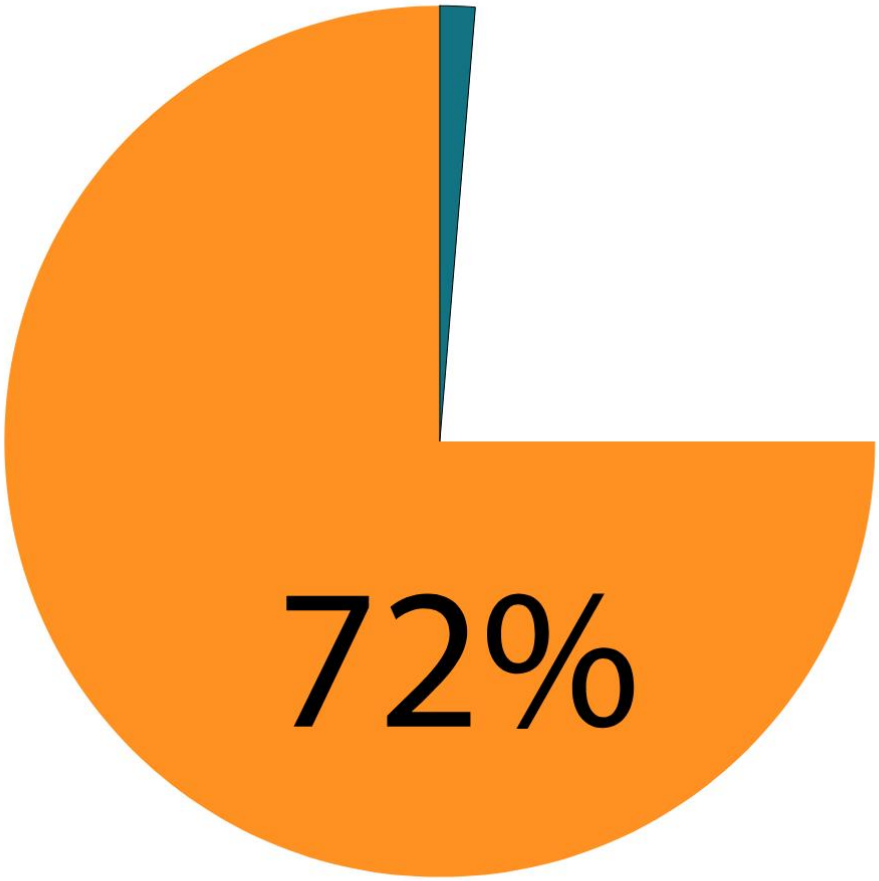
THE COMMUNITY HAS A HIGH LEVEL OF TRUST IN THE SCHOOL DISTRICT

STRONGLY DISAGREE

STRONGLY AGREE

WHEN SURVEY RESPONDENTS WERE ASKED TO RANK THE BUILDING FACTORS IN ORDER OF IMPORTANCE

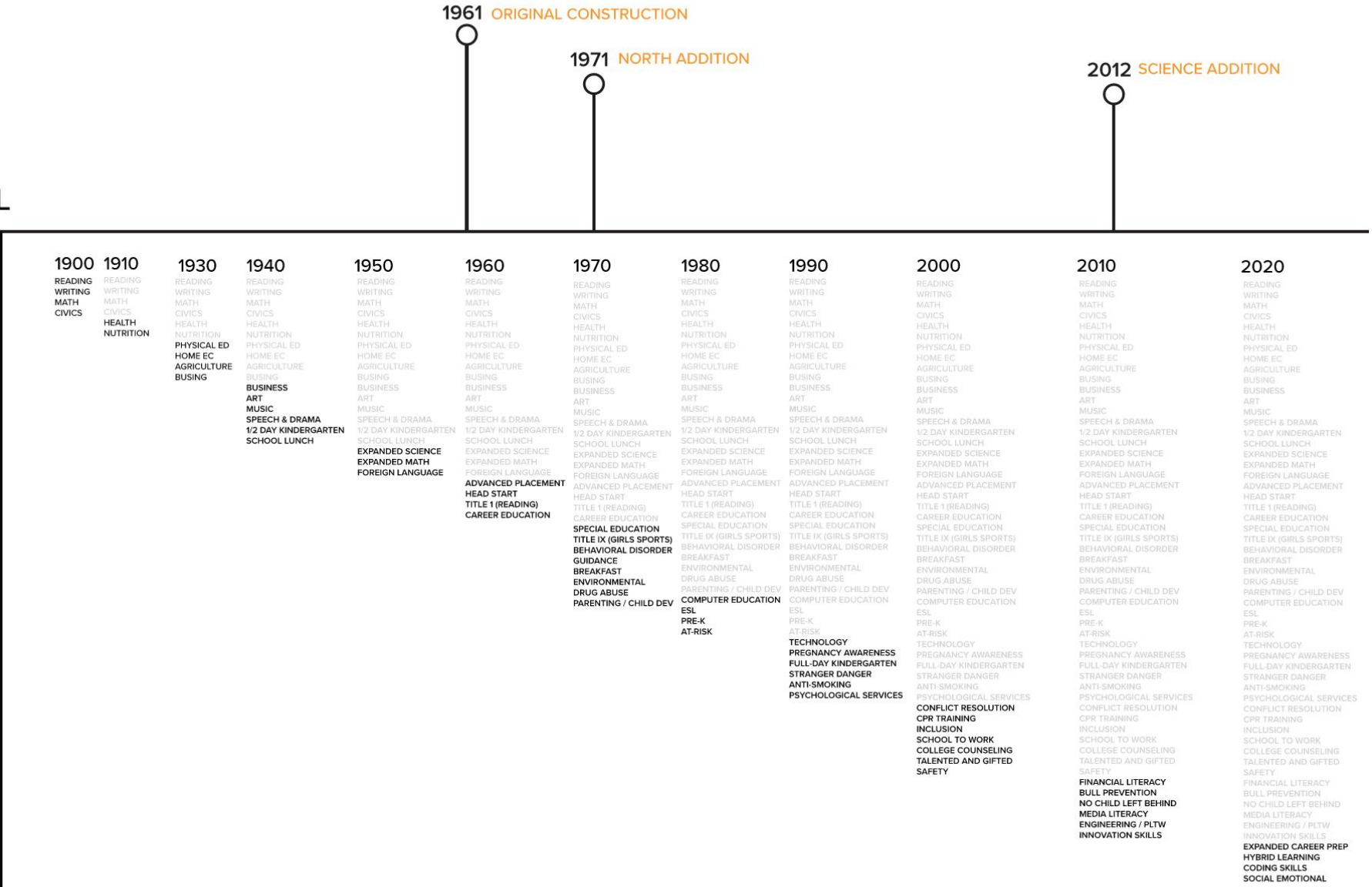
1. ADEQUATELY SIZED SPACES
   53% RANKED 1ST & 2ND
2. ACCESSIBLE FOR ALL
   47% RANKED 1ST & 2ND
3. CODE COMPLIANCE
   19% RANKED #1
4. COMPLETE MAINTENANCE
   14% RANKED #1
5. STUDENT CAPACITY
   9% RANKED #1
6. GENERAL APPEARANCE
   52% RANKED #6



AGREE THAT THERE IS A RECOGNIZED NEED TO ADDRESS FACILITY NEEDS AT THE HIGH SCHOOL

MAJOR CHANGES TO HIGH SCHOOL

WHAT WE HAVE ASKED OUR PUBLIC SCHOOLS TO TEACH BY DECADE



120 YEARS OF EDUCATION

HOW WE STAFF SCHOOLS

NATIONAL

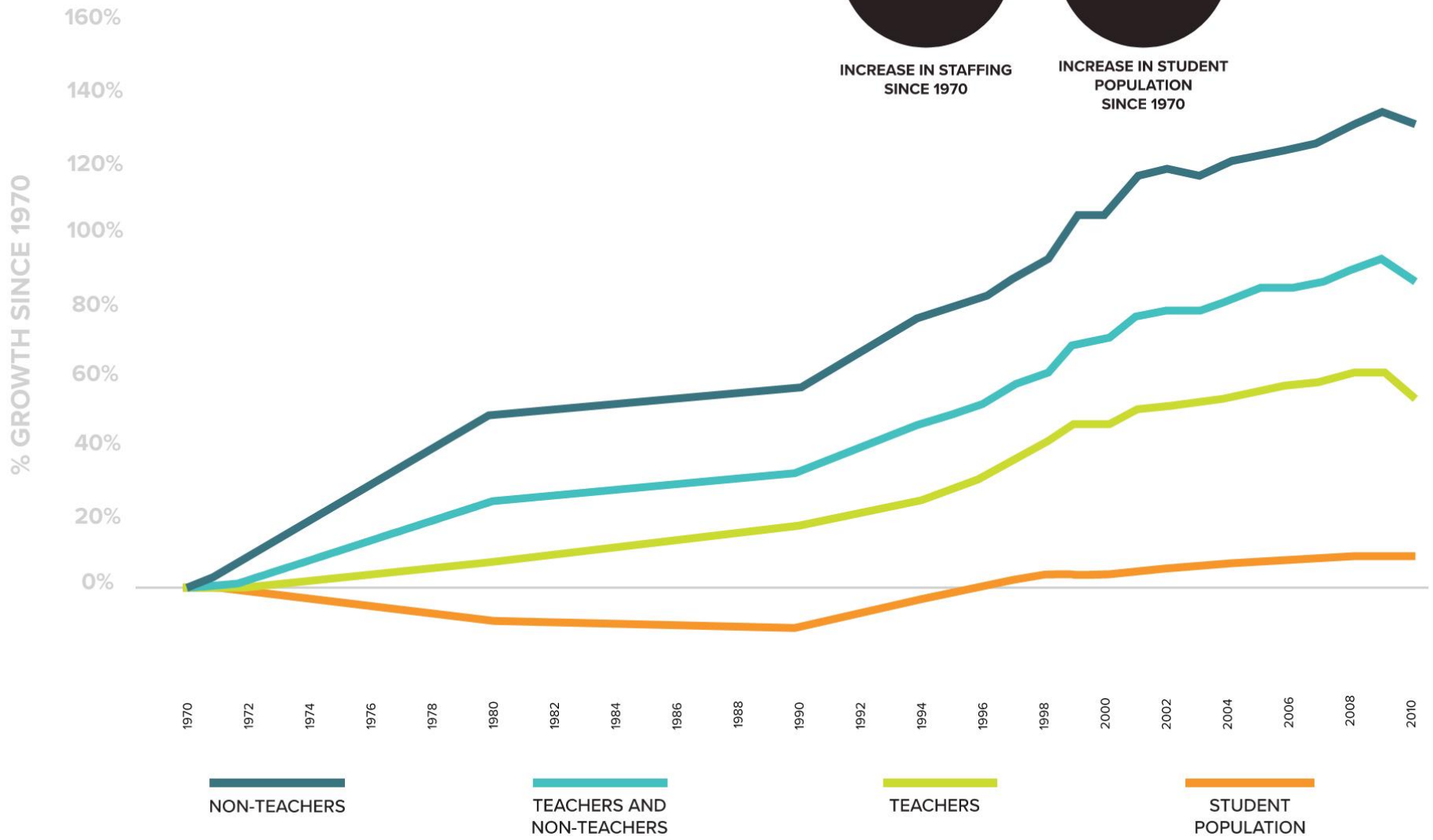
84%

INCREASE IN STAFFING SINCE 1970

NATIONAL

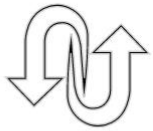
8%

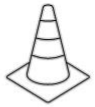
INCREASE IN STUDENT POPULATION SINCE 1970



PROJECT

DRIVERS





REORGANIZE

LOCATION

- Organize spaces by Program
- Maximize Safety
- Maximize efficiencies
- Minimize cross-over
- Inclusive
- Evaluate Space Utilization

ADAPTABILITY

PREPARE FOR THE FUTURE

- Current & future technology needs
- Multipurpose spaces
- Plan for the unknown

FIX

FUNCTION

- Extend Building life
- Repair uneasy building elements
- Replace for long term value

DISRUPTION

DISTRACTIONS

- Allow for on going classes
- Minimize interruption in learning areas

HEART

CORE

- Bind programs
- Encourage collaboration
- Highlight innovation
- Spotlight student driven learning

REFRESH

INVIGORATE

- Warm & inviting
- Natural light
- Create views

VALUE

IMPORTANCE

- Comprehensive school
- Share internal & external resources
- Use dollars effectively
- Create long term value
- Evaluate current aging learning communities
- All spaces are learning spaces

COMMUNITY

INTEGRATE INTO THE CONTEXT

- Unique to the needs of Charles City
- Illustrate the relationship between the success of the school and the community
- Transparent conversation
- Build trust
- Build community & school pride
- Listen & respond to real needs

HOW DO WE GET THERE?

CHARLES CITY

HIGH SCHOOL
ADDITION & RENOVATION

Charles City, IA

MASTER PLANNING

04/20/2022

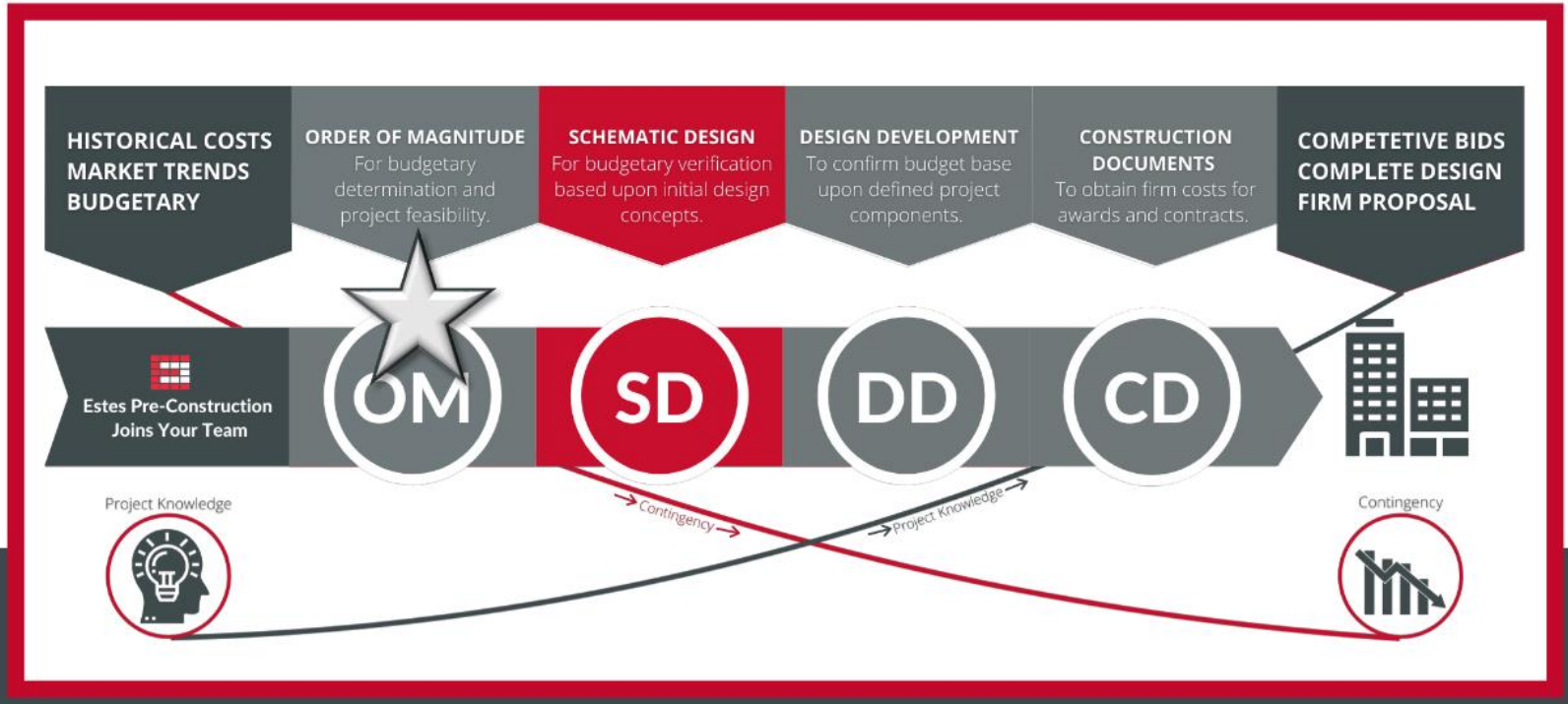
ESTES CONSTRUCTION

INVISION
PLANNING | ARCHITECTURE | INTERIORS

PRE-CONSTRUCTION PROCESS

Your project is in Schematic Design.

At the schematic design phase, the scale and schedule should be stable. The scope is primarily known, and major systems are identified. As details, specifications, finish selections, and design coordination are still in the works, we can proceed in a more detailed fashion, quantifying components, engaging the market for impact scopes of work. We can use allowances where appropriate to anticipate forthcoming change and reduce contingency due to increased project knowledge.



MANAGING UNKNOWNS

Early in the project life cycle, unknowns can be abundant. All building sites are different, and conditions below the surface are never guaranteed. This is an area of uncertainty and risk that needs to be managed well into the start of construction. Site utility services, landscaping, building envelope finishes, and mechanical systems are just a few aspects that can vary widely in their impacts on budgets. In addition, codes and jurisdictional requirements vary regionally and are ever-changing. These items must be strategically managed through pre-construction.

Discovery and decisions add to the fluidity of design and thus cost projections, but we have tools to manage this:

Contingencies are an essential risk management tool.

A responsible budget reserves for the things that are not known. Every project needs contingency, some of which must carry into the project to assure its success. It is a hedge against cost overruns due to unanticipated changes and new information.

Allowances are another tool for successful budgeting.

Allowances are used as placeholders to cover the costs of items that are "somewhat known". An example might be a monument sign or a dumpster enclosure, the design of which is trailing the progress of the majority of the design. We can anticipate what is "possible" and responsibly recognize that it is forthcoming, unlike a contingency which covers the unforeseen.

Escalation factors cover the increasing cost of construction over time.

Construction escalation does not strictly mean inflation, as there are unique industry influences on pricing that do not necessarily follow traditional indices like consumer goods. Labor costs, commodity prices, and market fluctuations due to timing, weather, geography, and economic pressures all play a part.

QUALITY X SIZE = COST

$ PER SQUARE FOOT
DEFINED BY:

-PROJECT COMPLEXITY

-LEVEL OF MATERIAL

-RENOVATED ANYWHERE
FROM 30-90% OF NEW
CONSTRUCTION

SQUARE FOOTAGE
DEFINED BY:

-CAPACITY

-EFFICIENCY

-AMENITIES
(GYMS, AUDITORIUMS, ETC)

-HOW MUCH GROWTH WE
BUILD TODAY VS PLAN FOR

BUDGET BUCKETS

	VOTED PHYSICAL PLANT & EQUIPMENT LEVY (VPPEL)	GENERAL OBLIGATION BONDS		SALES TAX REVENUE BONDS (SAVE)
			OR 	
LEVY RATE (PER $1,000)	$1.34	UP TO $2.70	UP TO $4.05	-
VOTE REQUIRED	NO (ALREADY PASSED)	YES	YES	NO (ALREADY PASSED)
# OF QUESTIONS	1	1	2	-
APPROVAL NEEDED	50% + 1 VOTE	60% VOTE	60% VOTE	-
NOTES	SEPARATE FROM BOARD APPROVED $0.33 PPEL USED FOR MAINTENANCE, REPAIRS, CONSTRUCTION, TECHNOLOGY, VEHICLES, FURNITURE, & EQUIPMENT	ALLOWS DISTRICT TO LEVY UP TO $2.70 PROJECT SPECIFIC	ALLOWS DISTRICT TO LEVY UP TO $4.05 PROJECT SPECIFIC	PENNY SALES TAX FUNDS USED FOR MAINTENANCE AND CONSTRUCTION PROJECTS

A FIX

ADDITION

0 sf

RENOVATION

CRITICAL NEEDS ONLY

EXISTING MIDDLE SCHOOL

87,500 sf

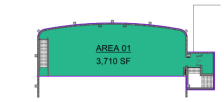
TOTAL

N/A

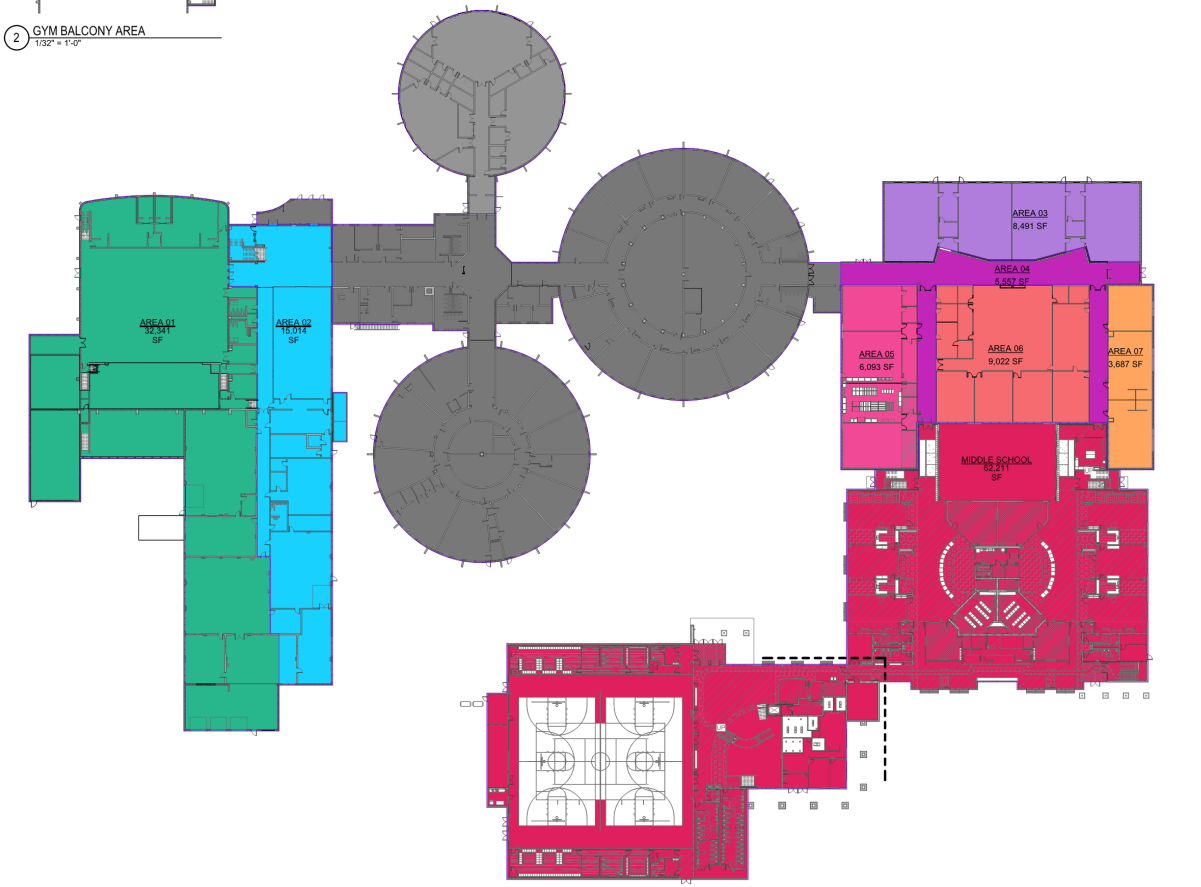
225 SF/ STUDENT

BASED ON 1040

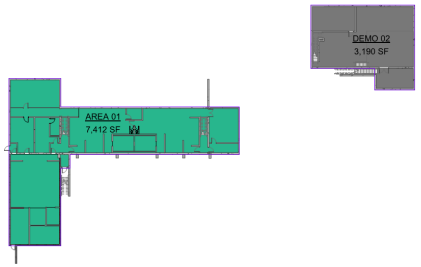
$13,470,000 - $17,730,000



2 GYM BALCONY AREA
1/32" = 1'-0"



1 FIRST FLOOR AREAS
1/32" = 1'-0"



3 BASEMENT AREAS
1/32" = 1'-0"

B REIMAGINE

ADDITION
28,400 sf

RENOVATION
111,000 sf

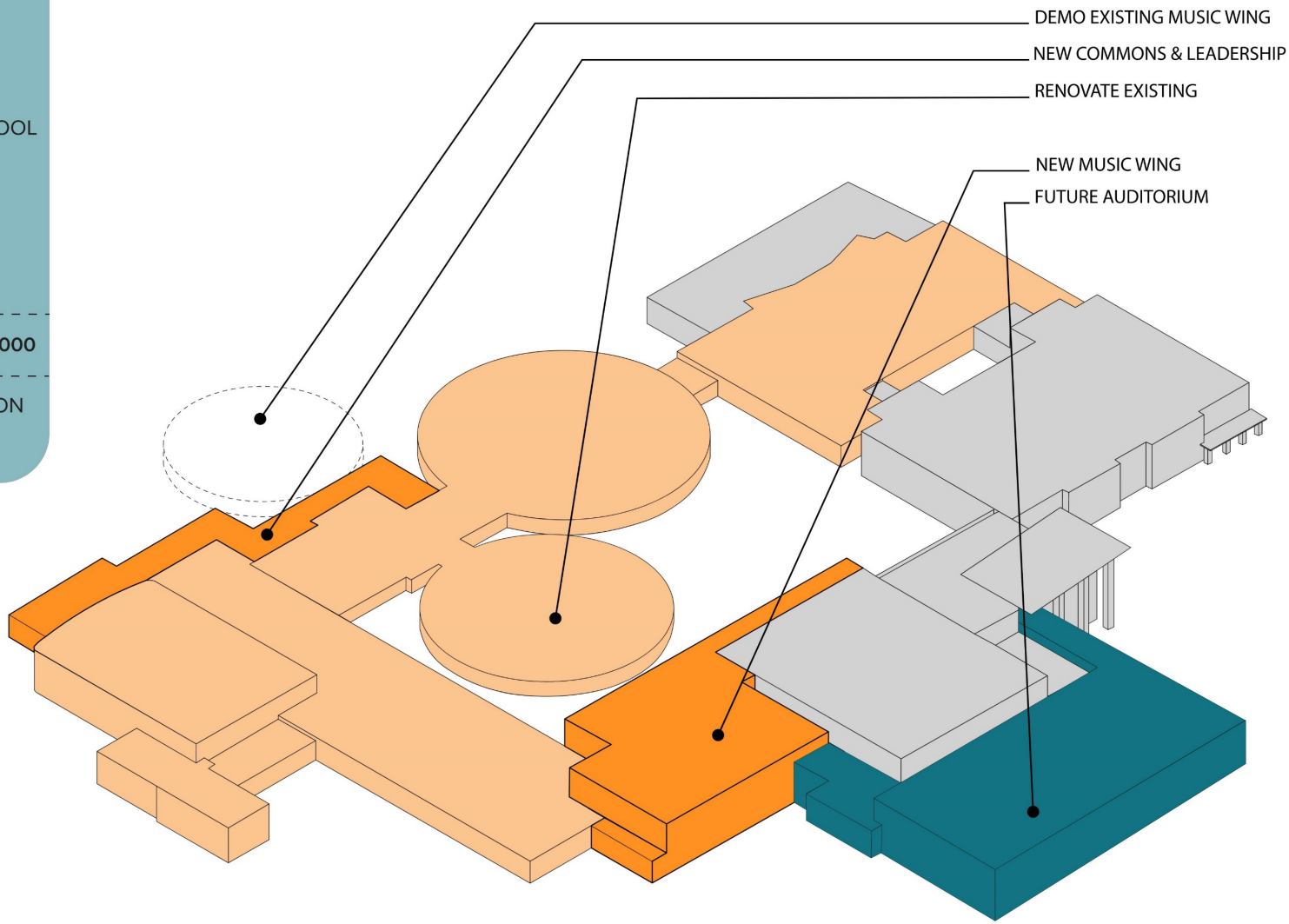
EXISTING MIDDLE SCHOOL
87,500 sf

TOTAL
226,900 sf

218 SF/ STUDENT
BASED ON 1040

$28,400,000 - $32,800,000

RENO	ADDITION
49%	13%



KEY

- Existing
- Demolition
- Renovation
- Addition
- Future Addition

B REIMAGINE

ADDITION
31,000 sf

RENOVATION
120,100 sf

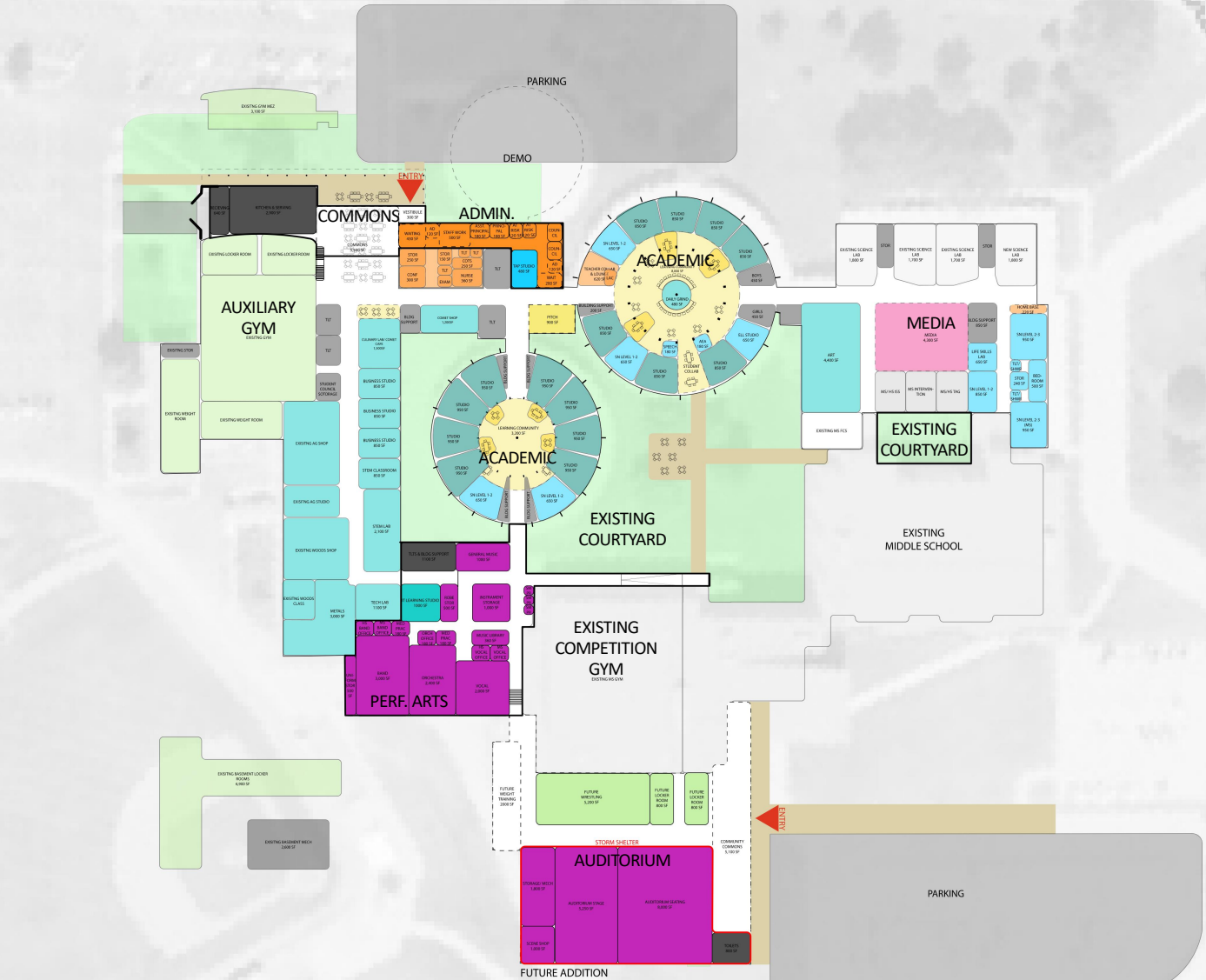
EXISTING MIDDLE SCHOOL
87,500 sf

TOTAL
238,600 sf

229 SF/ STUDENT
BASED ON 1040

$28,420,000 - $32,980,000

RENO	ADDITION
50%	13%



KEY

NEW	EXISTING
LEARNING STUDIO	
SPECIALTY	
MUSIC	
ATHLETIC	
SPECIAL NEEDS	
MEDIA	
LEARNING COMMONS	
RESOURCE SPACE	
LEADERSHIP	
BUILDING SUPPORT	
FINISH UPGRADES	
OPEN SPACE	
NO CHANGE	

B REIMAGINE

ADDITION
31,000 sf

RENOVATION
120,100 sf

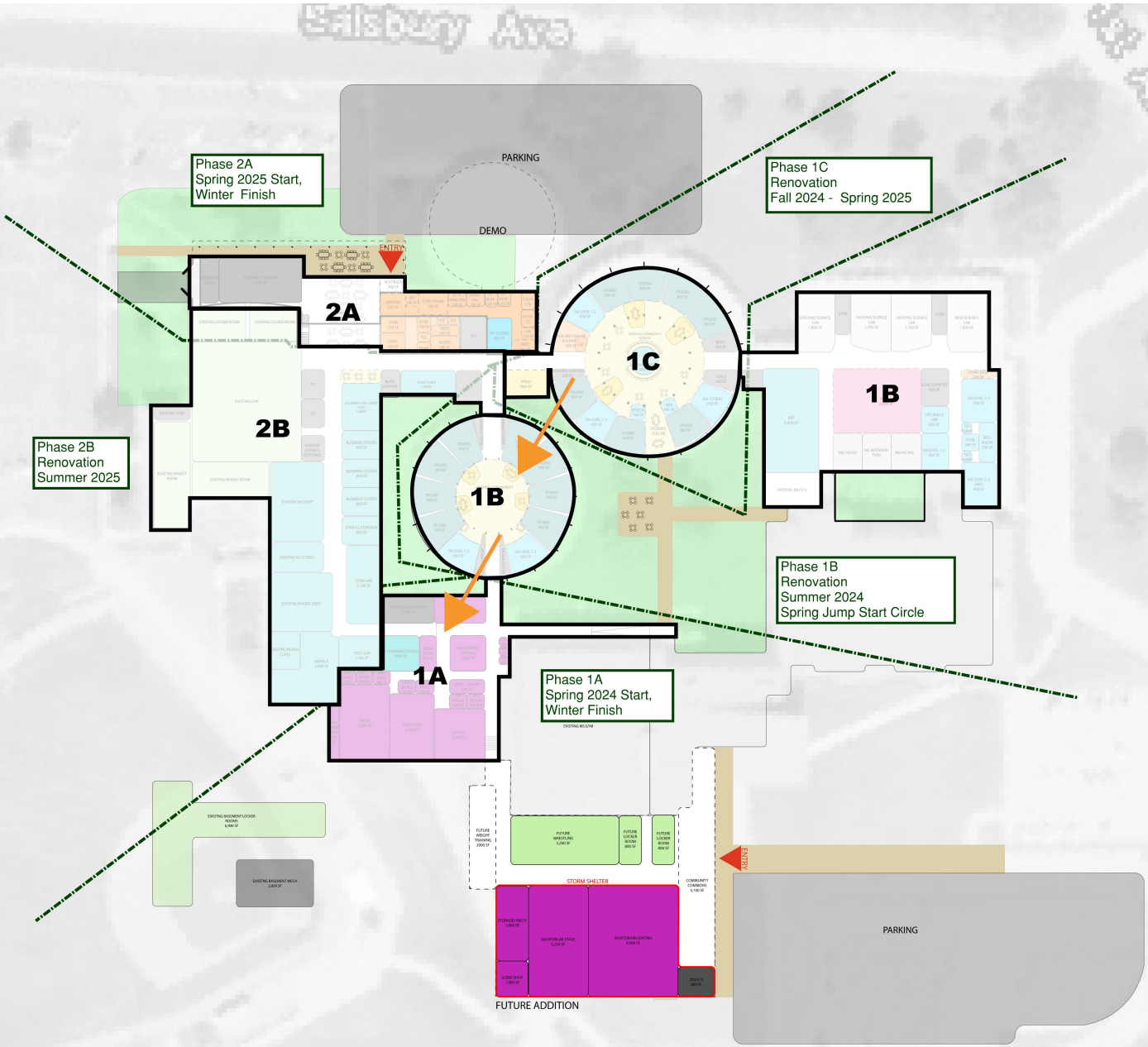
EXISTING MIDDLE SCHOOL
87,500 sf

TOTAL
238,600 sf

229 SF/ STUDENT
BASED ON 1040

$28,420,000 - $32,980,000

RENO	ADDITION
50%	13%



KEY

NEW	EXISTING
LEARNING STUDIO	
SPECIALTY	
MUSIC	
ATHLETIC	
SPECIAL NEEDS	
MEDIA	
LEARNING COMMONS	
RESOURCE SPACE	
LEADERSHIP	
BUILDING SUPPORT	
FINISH UPGRADES	
OPEN SPACE	
NO CHANGE	

C REPLACE

ADDITION
56,700 sf

RENOVATION
65,900 sf

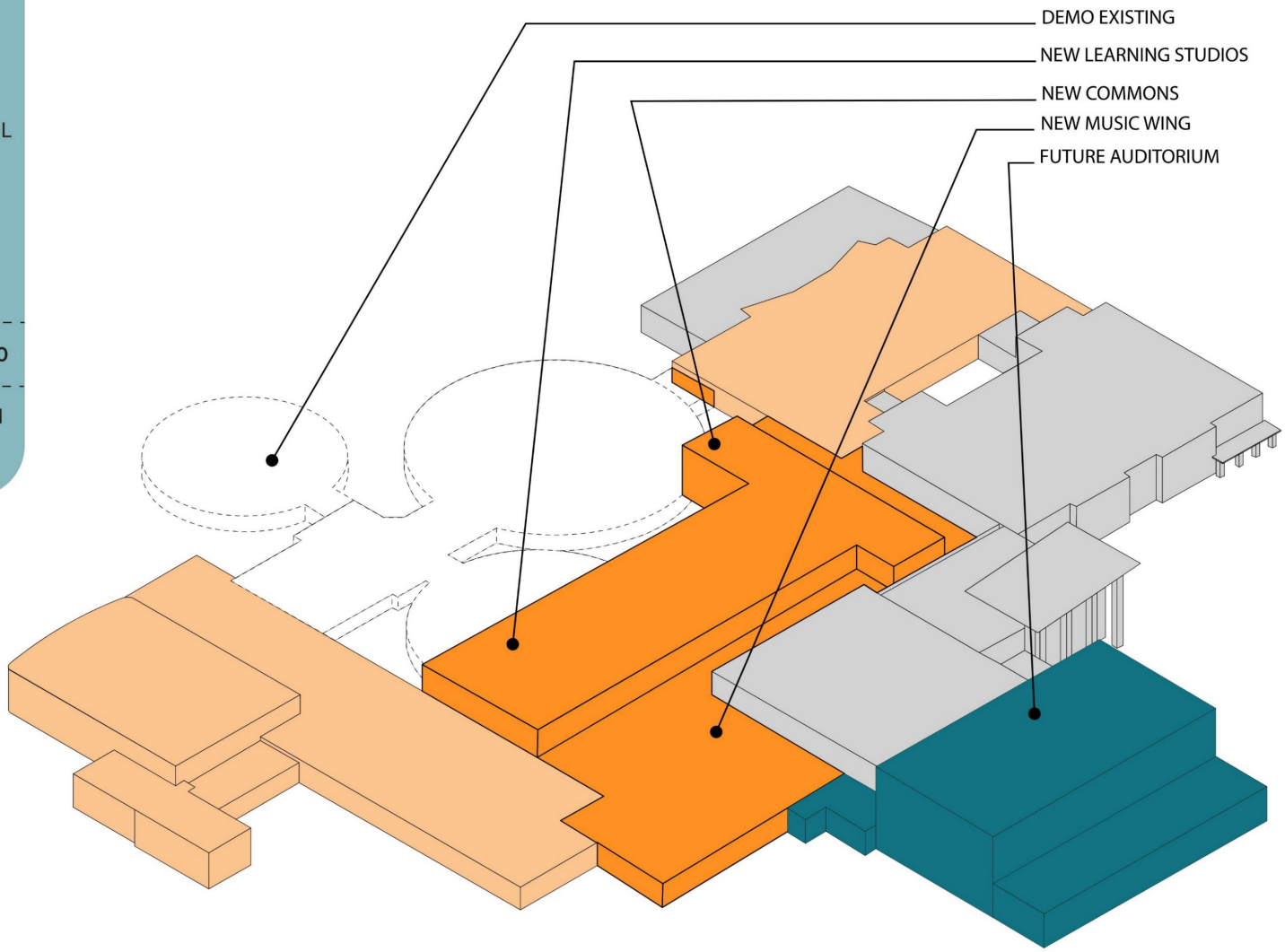
EXISTING MIDDLE SCHOOL
87,500 sf

TOTAL
210,100 sf

202 SF/ STUDENT
BASED ON 1040

$33,950,000 - $37,920,000

RENO	ADDITION
35%	28%



KEY

- Existing
- Demolition
- Renovation
- Addition
- Future Addition

C REPLACE THE CIRCLES

ADDITION
66,510 sf

RENOVATION
83,623 sf

EXISTING MIDDLE SCHOOL
87,500 sf

TOTAL
237,633 sf

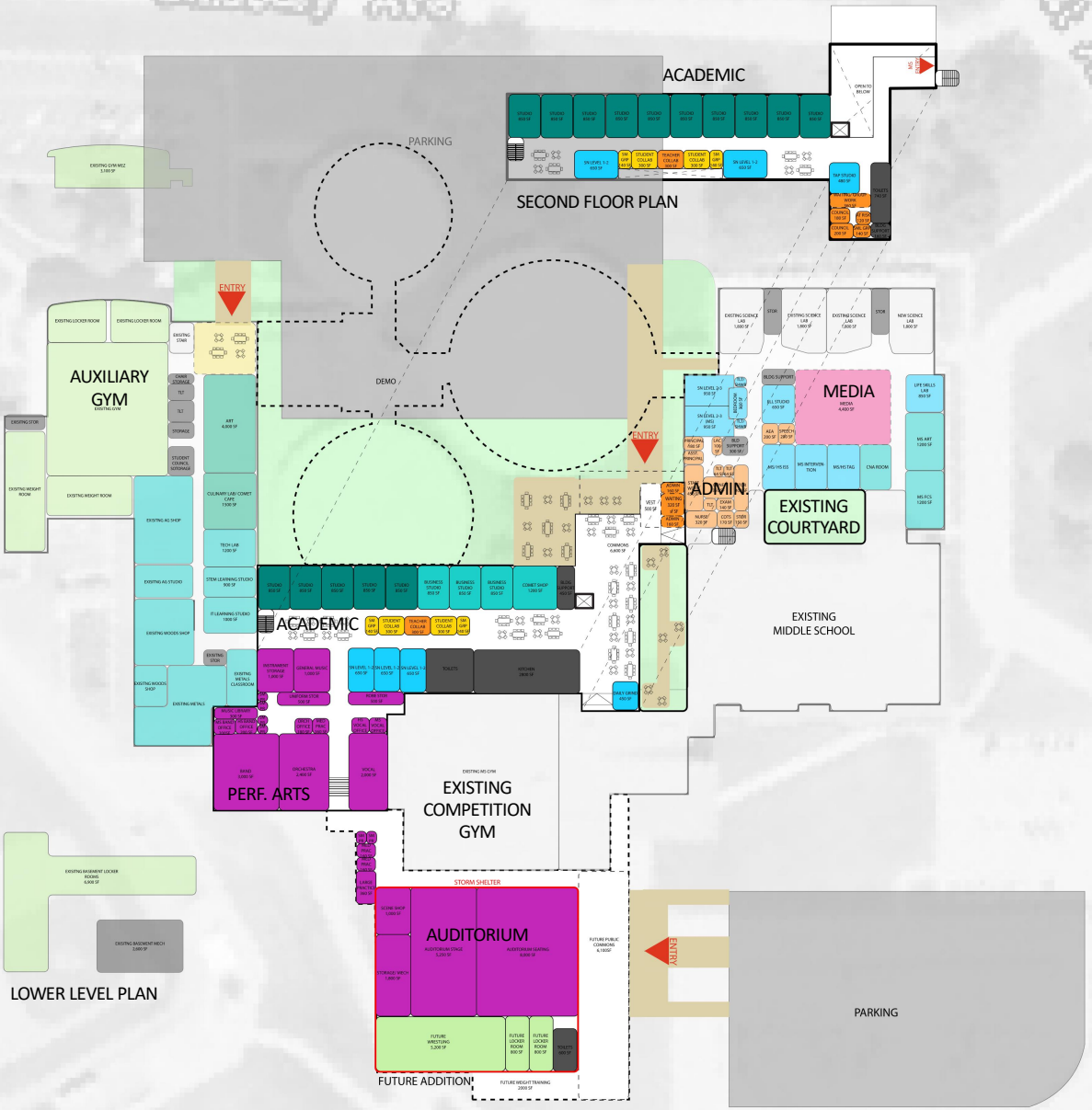
228 SF/ STUDENT
BASED ON 1040

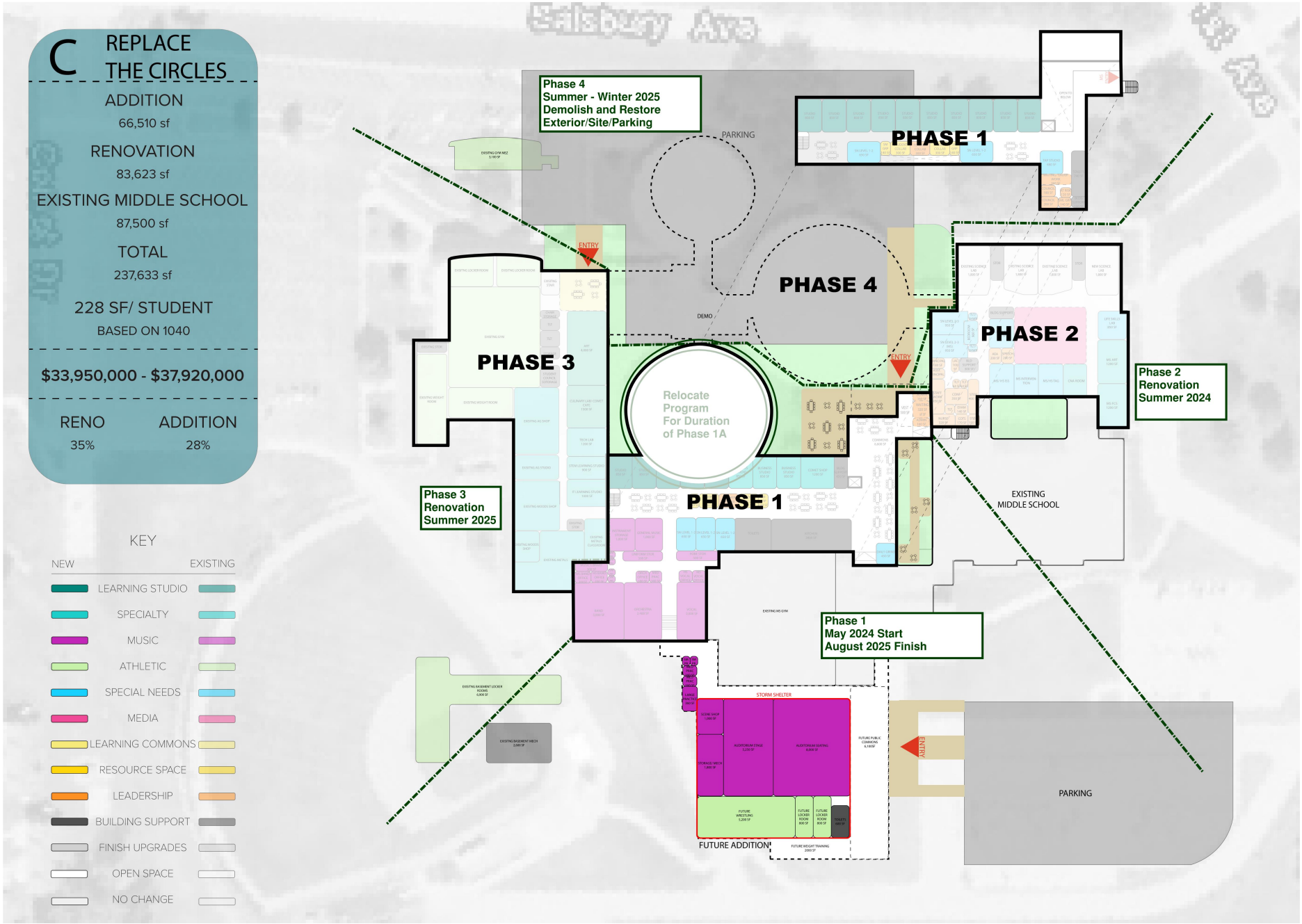
$33,950,000 - $37,920,000

RENO	ADDITION
35%	28%

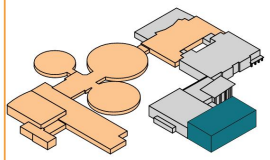
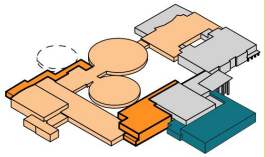
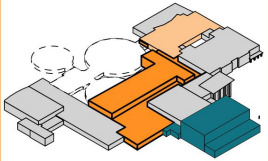
KEY

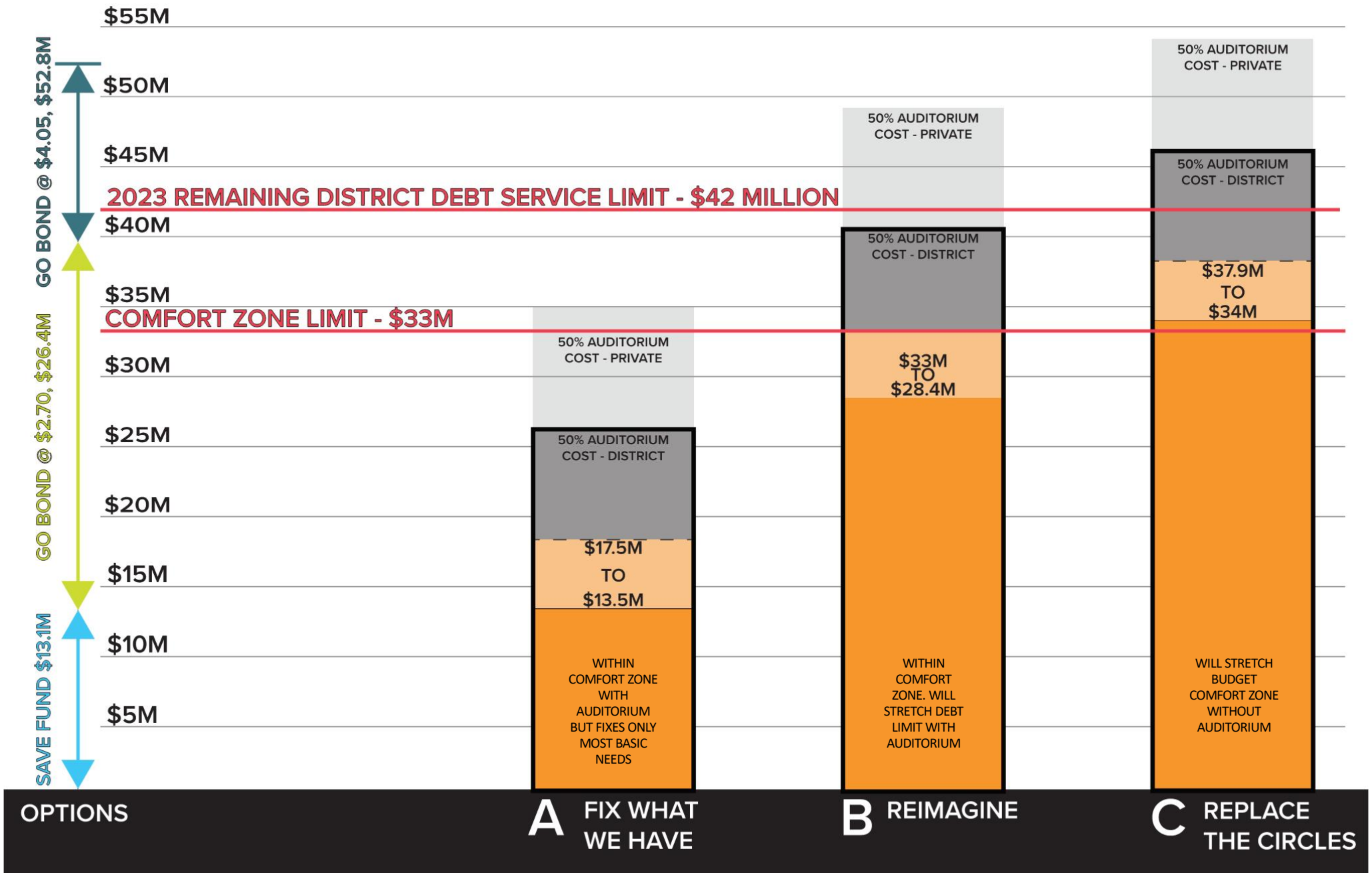
NEW	EXISTING
LEARNING STUDIO	
SPECIALTY	
MUSIC	
ATHLETIC	
SPECIAL NEEDS	
MEDIA	
LEARNING COMMONS	
RESOURCE SPACE	
LEADERSHIP	
BUILDING SUPPORT	
FINISH UPGRADES	
OPEN SPACE	
NO CHANGE	




C REPLACE THE CIRCLES
ADDITION
66,510 sf
RENOVATION
83,623 sf
EXISTING MIDDLE SCHOOL
87,500 sf
TOTAL
237,633 sf
228 SF/ STUDENT
BASED ON 1040
$33,950,000 - $37,920,000
RENO
35%
ADDITION
28%
KEY
NEW
EXISTING
LEARNING STUDIO
SPECIALTY
MUSIC
ATHLETIC
SPECIAL NEEDS
MEDIA
LEARNING COMMONS
RESOURCE SPACE
LEADERSHIP
BUILDING SUPPORT
FINISH UPGRADES
OPEN SPACE
NO CHANGE
Phase 4
Summer - Winter 2025
Demolish and Restore
Exterior/Site/Parking
PARKING
PHASE 1
PHASE 4
PHASE 2
PHASE 3
DEMO
ENTRY
Relocate
Program
For Duration
of Phase 1A
Phase 2
Renovation
Summer 2024
Phase 3
Renovation
Summer 2025
EXISTING
MIDDLE SCHOOL
Phase 1
May 2024 Start
August 2025 Finish
STORM SHELTER
FUTURE ADDITION
PARKING

○ DOES NOT MEET CRITERIA
◐ PARTIALLY MEETS CRITERIA
● MEETS CRITERIA

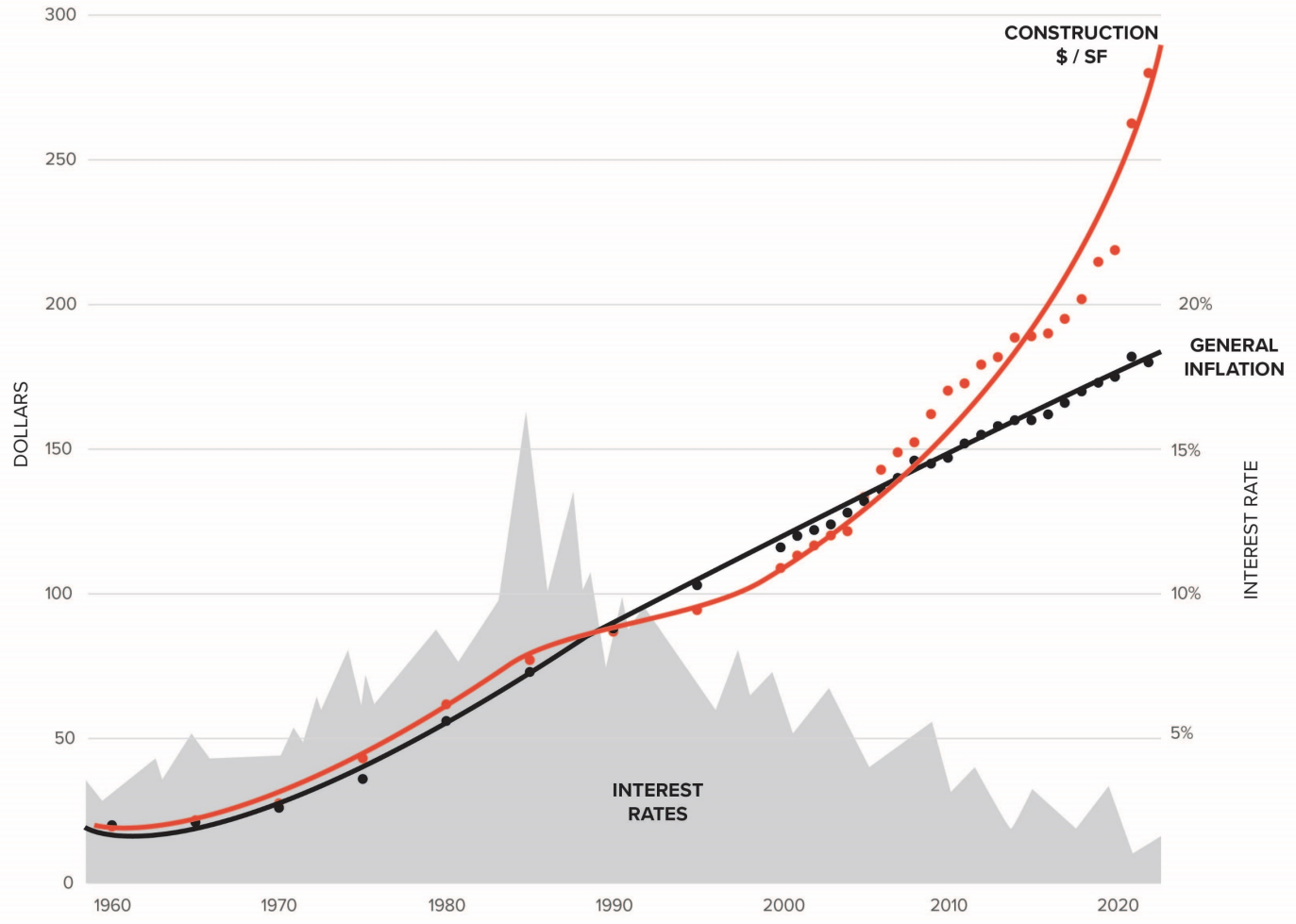
		SCOPE	REORGANIZE	ADAPTABILITY	FIX	MINIMIZE DISRUPTIONS	HEART	REFRESH	VALUE	COMMUNITY
A **FIX**		CRITICAL ITEMS ONLY $17,730,000 - $13,470,000	○	○	◐	○	○	○	○	○
B **REIMAGINE**		ADDITION 31,000 sf RENOVATION 120,100 $28,420,000 - $32,980,000	●	◐	◐	◐	◐	◐	◐	◐
C **REPLACE**		ADDITION 66,510 sf RENOVATION 35,445 sf $33,950,000 - $37,920,000	●	●	●	◐	●	●	●	●


$55M
$50M
$45M
$40M
$35M
$30M
$25M
$20M
$15M
$10M
$5M
GO BOND @ $4.05, $52.8M
GO BOND @ $2.70, $26.4M
SAVE FUND $13.1M
2023 REMAINING DISTRICT DEBT SERVICE LIMIT - $42 MILLION
COMFORT ZONE LIMIT - $33M
50% AUDITORIUM COST - PRIVATE
50% AUDITORIUM COST - DISTRICT
$17.5M TO $13.5M
WITHIN COMFORT ZONE WITH AUDITORIUM BUT FIXES ONLY MOST BASIC NEEDS
50% AUDITORIUM COST - PRIVATE
50% AUDITORIUM COST - DISTRICT
$33M TO $28.4M
WITHIN COMFORT ZONE. WILL STRETCH DEBT LIMIT WITH AUDITORIUM
50% AUDITORIUM COST - PRIVATE
50% AUDITORIUM COST - DISTRICT
$37.9M TO $34M
WILL STRETCH BUDGET COMFORT ZONE WITHOUT AUDITORIUM
OPTIONS
A FIX WHAT WE HAVE
B REIMAGINE
C REPLACE THE CIRCLES

TAX RATE
MONTHLY IMPACT

		RESIDENTIAL BASED ON $100,000 ASSESSED VALUE	AGRICULTURAL BASED ON 320 ACRES ASSESSED VALUE
		CHANGE FROM CURRENT	CHANGE FROM CURRENT
$21 - 26M $1.00	A FIX WHAT WE HAVE	⬆ $4.11	⬆ $32.46
$36 - 41M $2.95	B REIMAGINE	⬆ $12.11	⬆ $95.75
$42 - 46M $3.90	C REPLACE	⬆ $16.02	⬆ $126.59

COST OF WAITING



+$1.2M
1 YEAR

+$4.5M
3 YEARS

+$7.6M
5 YEARS

WHAT NEXT?