



October 2015

SOUTH SIOUX CITY COMMUNITY SCHOOLS
MASTER PLANNING

Prepared by



FEH Associates Inc.
Architecture | Structural Engineering | Interiors

PAGES ARE LEFT BLANK FOR
DOUBLE-SIDED PRINTING PURPOSES.



October, 2015

Dr. Vernon Fisher, Superintendent
and Members of the Board of Education
Dakota County School District 22-0011
(aka) South Sioux City Community Schools
210 West 39th Street
South Sioux City, Nebraska 68776

RE: Master Planning Study
South Sioux City Community Schools

Dear Dr. Fisher and Board of Education,

The attached Master Planning Study has been completed as authorized in accordance with our proposal dated September 22, 2014.

This report is the culmination of work completed throughout the assessment and planning processes conducted over the past 24 months. We trust that the information provided will be useful in further developing a bond referendum program for implementing these recommendations.

It has been our pleasure continuing our long relationship with the District. We very much appreciate your commitment to this process. Please do not hesitate to let us know if there is more information we can provide.

Sincerely,
FEH Associates Inc.

A handwritten signature in black ink that reads 'Matt Basye'.

Matt Basye, AIA
Principal

A handwritten signature in black ink that reads 'James D. Champion'.

James D. Champion, AIA
Senior Design Manager

TABLE OF CONTENTS

Tab 1 – Master Planning

- Statement of Purpose
- Executive Summary and General Comments
- Schedule of Meetings and Topics

Tab 2 – Master Planning Process

- Description of the Process
- Meeting Minutes

Tab 3 – Early Childhood Facility

- Description of Options
- Updated Educational Program
- Graphics
 - Proposed Site Plan - E.N. Swett Site Option C with Option B Floor Plan
 - Proposed Floor Plan - Option B
- Budget Projections
- Background Information
 - Existing Site - E.N. Swett

Tab 4 - Elementary School Facilities

- Description of Options
- Graphics
 - Proposed Site Plan – Cardinal Elementary
 - Proposed Floor Plan – Cardinal Elementary
 - Proposed Site Plan – Harney Elementary
 - Proposed Floor Plan – Harney Elementary
 - Proposed Site Plan – Dakota City Elementary
 - Proposed Floor Plan – Dakota City Elementary
- Budget Projections
 - Cardinal Elementary
 - Harney Elementary
 - Dakota City Elementary
 - Lewis and Clark Elementary
 - Covington Elementary
 - E. N. Swett Elementary
- Background Information
 - Existing Site - Cardinal Elementary
 - Existing Site - Harney Elementary
 - Existing Site - Dakota City Elementary
 - Existing Floor Plan - Lewis and Clark Elementary
 - Existing Floor Plan - Covington Elementary
 - Existing Floor Plan - E.N. Swett Elementary

Tab 5 – 5/6 Grade Facility

- Description of Options
- Updated Educational Program
- Graphics
 - Proposed Site Plan – Generic Site with Floor Plan Option C
 - Proposed Floor Plan – Option C
- Budget Projections

Tab 6 - Middle School/High School Facilities

- Description of Options
- Graphics
 - Proposed Site Plan
 - Proposed Floor Plan
- Budget Projections
- Background Information
 - Existing Site

Tab 7 – Career Education Facility and Site Improvements

- Description of Options
- Graphics
 - Proposed Site Plan
- Budget Projections
- Background Information
 - Existing Futures Drive Property Site
 - Planned City Street Turn Lane Plan

Tab 8 – Summary of Budget Projections and Implementation

- Summary of Budget Projections
- Implementation

Tab 9 - Appendix

- Draft Educational Program Updates
 - Early Childhood Facility
 - 5/6 Grade Facility
- Early Childhood Facility Study Materials
 - Proposed Site Plan Option A – E. N. Swett Site with Floor Plan Option A
 - Proposed Site Plan Option B – E. N. Swett Site with Floor Plan Option A
 - Proposed Site Plan Option D – Expanded E. N. Swett Site with Floor Plan Option C
- 5/6 Grade Facility Study Materials
 - Proposed Site Plan – G Street Site with Floor Plan Option A
 - Proposed Site Plan - Generic 20 Acre Site with Floor Plan Option B
 - Proposed Floor Plan - Option A
 - Proposed Floor Plan - Option B
 - Proposed Floor Plan - Option D
- Legal Description of E. N. Swett Site
- Existing G Street Site



MASTER PLANNING

South Sioux City Community Schools

TAB 1

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

STATEMENT OF PURPOSE

Following completion of the Program Compatibility Assessment (PCA) on November 11, 2014, FEH Associates Inc. was engaged to complete the third phase of a three part study, the Master Planning Process. This process involved study of the following proposed projects/sites:

- Early Childhood Facility and Site Development
- Cardinal Elementary School Classroom Addition
- Harney Elementary School Classroom Addition and Site Improvements
- E.N. Swett Elementary School Renovations
- Dakota City Elementary School Addition and Renovations
- 5/6 Grade Facility and Site Development
- South Sioux City Middle School/High School Additions and Renovations
- Career Education Facility Site Improvements
- Future Elementary School Facility and Site Development

The completed Master Plan report is intended to generally address the following issues:

- Planning of each facility in relation to current and anticipated educational program requirements
- Propose site development/improvements for each identified project
- Propose traffic and pedestrian safety/security improvements
- Suggest options for improvements to site access/organization
- Finalize project priorities and propose schedules for implementing the comprehensive plan
- Provide cost opinions for each phase of the implementation

The Master Planning Team included the following individuals:

Team Member	Role
FEH Associates Inc.	
Matt Basye	Architect, Assessment Team
Jim Champion	Architect, Assessment Team

South Sioux City Community School District

Vern Fisher	Superintendent - Lead
Tracy Heilman	Programs
Jessica Major	Elementary
Allyson Olson	Secondary
Becky Eckhardt	Student Services
Rick Feauto	Financial
Doyle Smith	Facilities
Lance Swanson	IT
Erica Somsy	

Rick Robinette	Board of Education
Janice Hohenstein	Board of Education
Marcia Mahon	Board of Education
Tom Gesell	Board Of Education
Patricia Slaughter	Board of Education
Kevin O'Dell	Board of Education

Structured meetings along with informal meetings and Board work sessions were conducted with District personnel from December 2014 through September 2015. Initial planning was completed from December 2014 through February 2015. At that time, planning was suspended to wait for additional information to be gathered by the District. Planning resumed in August 2015. The Committee was extremely engaged and helpful in studying issues that arose and focusing the planning efforts.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

EXECUTIVE SUMMARY AND GENERAL COMMENTS

The Master Planning Process is the culmination of work combining information gained through the Facility Condition Assessment (FCA) and the Program Compatibility Assessment (PCA) with additional information regarding site selection and facility planning. This process is intended to finalize, organize and illustrate all the information gathered into a comprehensive plan for implementing each objective.

This report contains all the study materials and work product produced during the master planning process. This information is presented in both descriptive and graphic formats. Several options for each objective were studied. The committee's preferred option for each facility type is presented under separate tabs (3-7) in this report. Other options for each facility type are contained under the appendix tab (9).

The completed Master Plan also includes a list of prioritized options, a proposed schedule for implementation of the plan and cost opinions (Tab 8). Possible funding sources for each option are also identified (Tab 8). The result is a comprehensive master plan that is intended to be used as a road map for implementing the vision contained within.

This plan will be implemented over the course of many years and is complex in nature. It should be noted that many new issues will arise and changes will occur during the implementation of this plan. The intent is to provide a versatile, adaptable plan that can be easily updated as new or different information is added over time while still maintaining the integrity of the plan and its process.

Early Childhood Facility

The issues raised during the PCA and master planning processes revealed that a new Early Childhood Facility is desired. Much of the discussion during the master planning process centered on several possible solutions:

- Options A/B - Build a new Early Childhood Facility on the existing property while keeping E. N. Swett in operation during the construction process.
- Option C - Replace E. N. Swett with a completely new Early Childhood Facility on the existing property while displacing students to another building during construction.
- Option D - Build a new Early Childhood Facility on an expanded site by purchasing neighboring property while keeping E.N. Swett in operation during construction.

Another possibility emerged after more discussion with the committee. Locating a new Early Childhood Facility on the District-owned G Street site is feasible. The building and site amenities would fit on this roughly 11 acre site. Formal study was not completed on this option at the direction of the committee.

Options A-D have been studied and are included within this report (see Tab 3 and Appendix Tab 9). The planning committee recommends by consensus that Option C is preferred and is presented here under Tab 3.

Elementary School Facilities

Recommendations for work at three of the District's five elementary buildings is fairly straight forward. Cardinal and Harney will require classroom additions and Dakota City will need additions and renovations for a new gymnasium and dining facilities to accommodate anticipated educational programming and growth. Harney will also require additional parking to alleviate traffic issues.

As was stated in The FCA and PCA reports, the Lewis & Clark facility is in questionable condition, not suitably located and the surrounding area is not anticipated to have substantial growth. The committee's recommendation is to not spend resources on this facility and ultimately close it down.

Covington will need to be maintained for the foreseeable future. Past renovations have helped keep the facility updated and functional. As stated in the PCA, Covington will require code and ADA upgrades but is in fairly good shape for its age.

E. N. Swett will also need to be maintained until a new Early Childhood Facility or future elementary facility is constructed. Depending on the timing of these projects, a significant amount of resources could be required to maintain the existing building. See the PCA for additional information on this issue.

A future elementary facility was also briefly discussed. It is anticipated this facility will be required in the next 10 years as a replacement for Lewis & Clark, Covington and E. N. Swett Elementary Schools. The educational program developed during the PCA process may be used to develop this facility plan further when the need is demonstrated and the District feels the timing is right and funding is available.

See Tab 4 for details on all of these recommendations.

5/6 Grade Facility

The PCA process determined that a new 5/6 Grade Facility would best alleviate crowding issues for the elementary and Middle School facilities. An educational program was developed for this facility during the PCA process and refined during the master planning process. Several floor plan options for this facility were developed based on the educational program and reviewed with the planning committee. Option C of those plans was determined to be preferred by the group as best representing the desired facility. This floor plan was then studied on the District-owned G Street site and a generic 20 acre site to determine the appropriate site size and workability. Ultimately, the group determined that a generic site would be the best option. The District is currently searching for an appropriate site for this facility. See Tab 5 for this facility and Appendix Tab 9 for other studied options.

Middle School/High School Facilities

Further discussion on planned additions/renovations to the Middle School and High School revealed less support for these projects on the priority list. Since a 5/6 Grade Facility is being recommended, it was felt that adding classrooms between the Middle School/High School and an administration space renovation should be postponed until space is redistributed after 6th grade leaves the Middle School building. Similarly, classroom wing additions on the north end of the High School will be postponed until space in the High School is consolidated and/or expanded for the Career Education programs. Other High School renovations such as the little theater, FACS kitchens, locker/shower facilities, etc. were not felt to be high on the priority list. See Tab 6 for study materials.

An addition to the Career Technology area of the High School to expand the wood and metal shops has been discussed more recently. Study and information on this option will be completed outside of this report.

Career Education Facility Site Improvements

Plans for the use of the existing Futures Drive property as a new Career Education Facility were still being discussed at the time of this report's publication. The committee requested study of the site around the building for expanded parking. The result of this study is included under Tab 7.

District Owned and Generic Sites

The District owns approximately 11 acres along G Street. This property was used as a potential site for several different facilities during this study. The Early Childhood, 5/6 Grade Facility and a Future Elementary building were all discussed on this property. The committee and Board have determined this site should remain undeveloped at this time.

The Early Childhood Facility, 5/6 Grade Facility and a future elementary were also studied on generic sites of differing sizes. Floor plans and site amenities could be adapted to actual sites of similar size as they become available.

The options included in tabs 3-7 have been prioritized and placed in a proposed schedule for implementation under Tab 8. Also included in Tab 8 is a matrix identifying possible funding options and proposed projects for each.

Tab 9 contains background information and draft materials used in developing the overall masterplan.

The recommendations presented in this master plan are based on the consensus decisions of the committee through the interactive planning process and further discussion with the Board of Education.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

SCHEDULE OF MEETINGS/TOPICS

December 3, 2014 11:30 am – 1:00 pm – Kick-Off with Planning Committee

- Overview of the Master Planning Process and work to be done
- Review of PCA findings/recommendations

December 10, 2014 4:00 pm – 5:00 pm – Board Work Session

- Overview of the Master Planning Process
- Review of PCA findings/recommendations
- Initial discussion on desired results/work product
- Set up meeting schedule and preliminary agendas/milestones

January 9, 2015 3:30 pm – 5:00 pm – Planning Committee

- Review of Educational Program for Early Childhood Facility
- Review preliminary site plan options for Early Childhood Facility (Options A/B)
- Discuss additions to other buildings
 - Dakota City, Harney, Cardinal as recommended by the PCA
 - Career Education at High School
 - Classroom additions between High School and Middle School
 - Science additions on the north end of the High School
- Future meeting topics
 - Early Childhood Facility revised options
 - Career Education Center site improvements
 - 5/6 Grade Facility and Site options
 - District owned G Street Site
 - Generic 20 acre site

January 29, 2015 10:45 am – 12:15 pm - Planning Committee

- Review new site plan options for the Early Childhood Facility (Options C/D)
- Review site plan for the Career Education Facility (Futures Drive property)
- Review building addition/renovations to Dakota City Elementary
- Review building additions to Cardinal and Harney Elementary
- Review Educational Program for the Career Education Facility
- Future meeting topics
 - 5/6 Grade Facility site options

February 25, 2015 10:00 am – 11:00 am – Planning Committee

- Finalize 5/6 Grade Facility Educational Program revisions
- Review 5/6 Grade Facility Site Plan option
 - Option A – District owned G Street site
 - Option B – Generic 20 acre site
- Review 5/6 Grade Facility Floor Plan options
 - Options A/B/C/D
- Discussion on timing and time frames for projects
- Finalize planning on Dakota City, Cardinal and Harney facilities
- Finalize planning for the Early Childhood Facility
- Discussion on Career Education Facility (Futures Drive property) site revisions
- Future meeting topics
 - Planning suspended until additional information could be obtained

August 25, 2015 3:30 pm – Administration

- Review meeting prior to re-starting the suspended master planning process

August 31, 2015 4:00 pm – 5:00 pm - Board Work Session

- Review of past work and new information
- Review of 5/6 Grade Facility site selection options
- Review of Early Childhood Facility site selection options
- Discussion on future elementary facility site selection options
- Future meeting topics
 - Complete master planning by end of September 2015
 - Present final study to the Board

October 6, 2015 5:00 pm – 6:30 pm – Board Retreat

- Review draft master plan
- Affirmation of work to date
- Discuss and finalize project prioritization
- Discussion on schedule for implementing the master plan
- Discussion on funding sources for projects



MASTER PLANNING PROCESS

South Sioux City Community Schools

TAB 2

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

DESCRIPTION OF THE PROCESS

Master Planning is the third phase of a three part study. The master planning phase seeks to further develop, prioritize, organize and illustrate work identified by the previous study phases into a comprehensive plan that can be implemented over a selected time frame. This phase is organized by both written and graphic information depicting the results of the planning process. Information gained in the previously completed Facility Condition Assessment (FCA - Phase 1) and Program Compatibility Assessment (PCA – Phase 2) has been integrated into the completed Master Plan report. The work contained in this report is intended to provide a road map for continued excellence in education and a solid basis for future bond referendum planning.

The FEH assessment team worked with the planning committee to further study each facility type and formulate recommendations for presentation to the Board of Education. The recommendations in this report are the result of much thoughtful study, discussion and consideration by the planning committee. In some cases, there is more than one option for addressing a particular facility issue.

The completed report is organized by facility type (Tabs 3-7) with a summary of budget projections and discussion on implementation of the master plan (Tab 8). The appendix (Tab 9) contains work product from the process as background information.

Process

The master planning process began shortly after the completion of the Program Compatibility Assessment (PCA). A meeting was held with District administrators and the Board to provide an introduction to the process. The process involved several steps including:

- Selection of a master planning committee
- Review and discussion of findings from the Program Compatibility Assessment (PCA)
- Affirmation of findings from the Program Compatibility Assessment (PCA) by the Board of Education
- Site selection for each facility type
- Development of a conceptual plan for each facility type
- Development of a conceptual site plan for each facility type
- Formulation of project recommendations for each facility type
- Prioritization for each recommended project
- Discussion on timing (schedule) for each project
- Development of budget projections for each recommended project
- Identification of funding sources for each recommended project

The process was completed over the course of ten months with a suspension of work for approximately six months to allow time for additional information to be gathered on possible site options. Numerous meetings were held with the planning committee, Board and small groups to gather information and review progress (see the schedule of meetings/topics in Tab 1). The architects presented graphic floor plan and site plan options for discussion at review meetings until preferred options were identified for each facility by consensus of the group. These preferred options were then prioritized by the committee and used to facilitate discussions on implementation, budget projections and funding recommendations.

Results of the process are intended to provide a comprehensive plan for facilities upgrades over the next 5-7 years. The completed Master Plan will provide a strong basis for future bond referendum planning and presentation to the community for support.

A draft copy of the proposed Master Plan report was presented to the Board of Education for their final review and approval. After comments were received and incorporated into the draft report, a final report was presented to the Board of Education at a formal Board meeting in October 2015.

Developing Priorities

Prioritizing projects is one of the most difficult aspects of the master planning process. In most cases, there are certain elements of a master plan that must be completed ahead of or concurrent with others before subsequent phases can be completed. For example, new space may need to be constructed before occupants can vacate an existing facility so the existing facility can be razed or used for another purpose. Or funding may not be available for a certain element of the master plan so others are moved forward.

The recommendations of the planning committee were guided by the proposed prioritization and phasing that was established during the Program Compatibility Assessment study (see Tab 5, page 51 in the PCA). It was also the goal of the planning committee to include work across all grade levels to impact as many students as possible. The discussions on prioritization were held with these principles in mind.

Implementation

The implementation discussion included under Tab 8 was developed based on the project priorities established by the planning committee. The overall implementation is planned to take 5-7 years. Timing, project duration and funding availability are the determining factors in implementing the plan over this time frame. Projects are assumed to be completed by the use of a traditional design/bid/build process.

Budget Projections

Opinions of Probable Cost have been developed based on the preferred options identified in the planning process and are in 2016 dollars. The cost opinions included in this report identify possible hard (brick and mortar) and soft (fees, FF&E, etc.) costs for each project. Note that an escalation factor is included per year beyond 2016 that a project is constructed. These figures are intended as "ball park" costs for the purposes of planning only.

The budget projections also include allowances for some (but not all) "currently critical" items identified in the Facility Condition Assessment (FCA). Examples of items not included in the cost opinions are replacement of large aging equipment/systems, inefficient equipment/systems, etc. It is not feasible to assume that many of these items can be addressed with current funding options. It is therefore critical that a substantial fund be set aside to address these issues as they occur until funding is becomes available. This was discussed during the FCA process.

Identification of Funding Sources

The identification of funding sources for each project within the master plan is primarily left to the Board and administration to determine with the assistance of the architects and/or the planning committee. Several scenarios have been discussed by the Board as a result of options formulated during the PCA process. Information from the master planning phase will be used by the Board to update the funding matrix options originally developed.

Other funding sources/options may be available to help defray costs. Examples include energy incentive rebates, gifts and grants, partnerships with community organizations/businesses, Federal/State loan programs, and FEMA funding for emergency management projects.

A draft of the master planning report was presented to the Board of Education. The Board was very complementary of the work accomplished by the Committee.

Much of the general background information utilized during the planning process is included for reference in the appendix (Tab 9).

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

MEETING MINUTES - PREPARED BY FEH ASSOCIATES INC.

MEETING MINUTES

1/12/15

Attendance: Matt Basye (FEH), Jim Champion (FEH), Vern Fisher, Rick Robinette, Janice Hohenstein, Doyle Smith, Rick Feauto, Allyson Olson, Tracy Heilman, Jessica Major, Becky Eckhardt, Erica Somsy, Lance Swanson

Following are minutes from our meeting held on Friday, January 9, 2015:

Review of Educational Program for Early Childhood Center

- Architects reviewed the educational program for the early childhood center with the group. Architect had added area requirements for each space listed. Some changes were made to space requirements under the special education heading. The final modified version of this program is attached.
- Architects asked about the need for a full size gymnasium at this facility. After some discussion, the group felt a small multi-purpose space would be appropriate, possibly a junior high size court with some bleacher seating to host an all school assembly. Possibly 3 rows, +/- 300 seats.
- Group indicated that the special education suite should be located close to the administration area.
- Classroom toilets should be expanded slightly to allow for diaper changing in the classrooms.
- Group indicated there may be 5-6 short buses delivering to the site.
- The idea of an indoor play space with amenities (slides, climbing structures, water feature, etc.) was discussed. This could happen in the future when kindergarten classes are moved out of the facility.

Review Preliminary Site Plan Options for Early Childhood Center

- Architects presented two (2) options of a site plan showing how a roughly 50,000 SF early childhood facility might fit at the east end of the existing EN Swett site. Both options show a new building being constructed while EN Swett is maintained in operation. The parking, drop-off and playground areas would be located west of the building off C Street.
- Discussion concerning the site circulation around each option indicated that both options have issues. Architects will review and modify these options to better accommodate site circulation concerns.
- Discussion occurred on the possibility of purchasing additional property across 24th Street. No decision was reached, but further study may be required.
- There was discussion on using the District's G Street property as a location for the early childhood center. Architect reminded the group that if this were done, there would be no currently owned District property to locate the 5/6 facility. After more discussion, it was determined NOT to study an option locating the early childhood facility at the G Street site for now.
- After the meeting, there was discussion (Matt, Jim, Vern, Janice and Rick) on the possibility of vacating and removing the existing EN Swett building so that the building could be moved closer to C Street with the playground placed behind the building away from C Street. If so, student would need to be relocated for one year. Further study will be completed on this option.

Discuss Additions to Other Buildings (Dakota City, Harney and Cardinal)

- Architects indicated they had planned to study building additions to Dakota City, Harney and Cardinal as was recommended in the Program Compatibility Assessment. The group agreed.
- Architects indicated they would not be including study of an addition to the existing HS for Career Education at this time. The group agreed.
- No further study will be completed on classroom additions between the HS and MS or the science room addition to the north HS classroom wing at this time. The group agreed.

Future Meetings

- The next meeting will focus on review of the changes proposed for the Early Childhood Center and then move on to discussion about the Career Center. The Career Center planning will mainly involve site circulation/parking requirements and the possibility of using additional adjacent property. Architects may also present information on the additions to Dakota City, Harney and Cardinal as well. An agenda will be forwarded prior to the next meeting.
- After that, the Architects will focus on the new 5/6 building options. Two options will be studied including the G Street site and a generic 20 acre site.

Site Information on the former Boys & Girls Home and the G Street site were delivered to the Architects by Rick Feauto. No official documents were found at the County. It was stated that the County no longer has the official records due to the flood. Architect will do their best to work from the information provided along with Google Earth site views.

Next meeting date/time: Thursday, January 29, 2015. 10:30 am – 12:00 pm.

MEETING MINUTES**1/29/2015**

Attendance: Matt Basye (FEH), Jim Champion (FEH), Vern Fisher, Rick Robinette, Janice Hohenstein, Doyle Smith, Rick Feauto, Allyson Olson, Tracy Heilman, Jessica Major, Becky Eckhardt, Erica Somsy, Lance Swanson

Following are minutes from our meeting held on Thursday, January 29, 2015:

Review of New Options for the Early Childhood Center

- Architects reviewed two new options for the Early Childhood Center as follows:
 - Option C – Relocate students to another location for one year, raze the existing building and construct new building. This option uses the existing E.N. Swett site and addresses the site circulation concerns expressed at the last meeting. A drop-off drive is added from C Street with new parking and a service court accessed from the existing gravel road south of the site. Expansion of the building is also possible on multiple sides of the building. Separate play spaces are provided on each side of the building.
 - Option D – Acquire additional land south of the site (across the gravel road), build a new building while E.N Swett remains in service, and then raze the old building. This option also addresses site circulation concerns. More site is available for play or expansion in this option after the existing building is razed. There was concern expressed about the close proximity to the railroad tracks to the south. This option requires additional land purchase that was not considered in the previous study phase.

Review Site Plan for the Career Education Center (Futures Drive Property)

- Architects reviewed the site plan showing options for accommodating additional parking on the site by expanding the existing west parking lot. After some discussion, it was noted that the assumed property lines were incorrect, thus reducing the area for expansion. Architects will rework with new information provided.
- More parking would be possible if additional property could be purchased behind the old Grandview Clinic building. This option was shown to gain approximately 91 more spaces in the area indicated.
- Subsequent to the meeting, more additional information was provided on the possibility of the City widening Futures Drive for a right turn lane onto Hwy 77. This would require some land east of the building and possibly reroute the drive between Futures Drive and the Grandview Clinic property parking lot. This will be studied in a future option.

Review Building Addition/Renovations to the Dakota City Facility

- Architects reviewed a two phased addition/renovation project for this building. Phase one would add a new gymnasium along with a new entrance vestibule/lobby and PE storage space. Access to the west playground would be maintained through this addition.
- Phase two involves the removal of the existing gymnasium with an addition in the same area to provide a new dining commons, serving kitchen, general storage/receiving and table storage for the dining commons. The existing dining and kitchen spaces may be converted to classroom or other space after the renovations are complete.
- The existing kitchen and dining facilities will be maintained until phase two is complete.
- A new access drive to the receiving area will need to be constructed and some of the existing paved play space reorganized to accommodate the new additions.
- No requirement for additional parking were expressed.

Review Building Additions to Cardinal and Harney Facilities

- Architects reviewed a 2 classroom addition to Cardinal. This addition would be attached to the previous addition on the SW classroom wing.
- Architects reviewed a 2 classroom addition to Harney. This addition would be attached the SE corner of the building.
- Parking expansion at Harney was also discussed. Options for additional parking both north and south of the existing lot and possibly on land across Arbor Drive owned by the District will be explored further.
- No requirement for additional parking were expressed for Cardinal.

Review 5/6 Building Educational Program

- Architects reviewed the educational program for the 5/6 building that was included in the Program Compatibility Assessment. Some changes were made to bring the program in line with changes made to other educational programs. They include:
 - Downsize the number of box type lockers being provided in the restrooms adjacent to gymnasium from 680 to 200 lockers (100 per gender). Restroom space requirements will be modified accordingly.
 - Reviewed the classroom sizes for 5/6 science and exploratory rooms. All were judged OK as is.
 - In special Education, changed the BD room to 900 SF from 450 SF. Also changed the sensory and recovery rooms to 120 SF from 450 SF each.

5/6 Building Site Options

- Rick Robinette shared information on the City's plans for development of land near the river on the south side of town. A drawing was provided showing possible development areas and roadway routing.
- After discussion, it was decided to show a new 5/6 building on property in the new development area. Site size will be approximately 20 acres.

Future Meetings

- The next meeting will focus mainly on the 5/6 building development on two sites. An agenda will be forwarded prior to the next meeting.
- After that, a meeting will be held to review progress and discuss the format for the master plan documents.

Next meeting date/time: Wednesday, February 25, 2015. 10:00 am – 11:00 am.

MEETING MINUTES**2/25/2015**

Attendance: Matt Basye (FEH), Jim Champion (FEH), Vern Fisher, Rick Robinette, Janice Hohenstein, Marcia Mahon, Doyle Smith, Rick Feauto, Allyson Olson, Jessica Major, Becky Eckhardt, Erica Somsky, Lance Swanson

Following are minutes from our meeting held on Thursday, February 25, 2015:

Final 5/6 Building Educational Program

- Architects made changes to the educational program as discussed during the last meeting. A copy of the final program will be forwarded to the Superintendent for distribution.

5/6 Building Site Options

- Architects presented two options for the 5/6 building, one on the District's G Street site and one for an undetermined site of approximately 20 acres.
- The G Street site was shown to be large enough (at just over 11 acres) to accommodate a 5/6 Building of approximately 100,000 SF along with separated bus and parent drop drives. Parent drop off/parking would be off of G Street and bus drop/receiving access drive/staff parking would be off 17th Street. A full size soccer field and softball field were shown to fit on the site. This plan also shows plenty of additional green space and building expansion space.
- The Undetermined site was assumed to be approximately 20 acres and to have access from at least two roadways. If this site configuration were obtained, a 5/6 building of approximately 100,000 SF would fit nicely and be less compact than the G Street site.
- Parent and bus drops could be easily separated and more site amenities would be possible.
- It should be noted that a 5/6 building on an as yet purchased/developed site will most certainly be more expensive and take more time to develop than the G Street site. This was discussed with the group.

5/6 Building Floor Plan Options

- Architects presented 4 different floor plan options based on the finalized educational program. All were said to be interchangeable on either the G Street site or an Undetermined site of sufficient size. All were developed to accommodate different specific features of the educational program.
- Option A floor plan was shown on the G Street site. The main distinguishing features of this plan is an internal STEM/Exploratory suite (with no windows) and a 5/6 grade classroom wings with central science rooms. This option was noted to be favorable by the group.
- Option B floor plan was shown on the Undetermined site. This version has windows in every instructional space. It features 2 classroom wings and a central STEM/Exploratory wing. A concern over difficulty in supervision of this plan was expressed by the group.
- Option C floor plan includes the internal STEM/Exploratory suite (no windows) along with group instructional/meeting areas in each grade level classroom wing. This is similar to the "pod" concept previously discussed. This version was favorable to the group.
- Option D floor plan incorporates the STEM/Exploratory suite into the 6th grade classroom wing with more remote access by 5th grade.
- After discussion on each floor plan, the consensus of the group was that Option C most closely fits the groups idea of what the 5/6 building might look like. One concern about the proximity of the media center to the music rooms was expressed. Another concern was the BD room so closely associated with the administration area. These issues can be addressed without much problem.

Discussion on Timing/Time Frame for Projects

- Architects indicated that it will be important for some critical decisions to be made soon so that meaningful information and a clear plan can be presented through the final master plan documents. Critical items include:
 - Site selection for the 5/6 building.
 - Confirming that E.N. Swett can be shut down and students be moved to other facilities so construction could be completed on the Early Childhood center at the current E.N. Swett site.
 - Can additions to Harney, Cardinal and/or Dakota City be completed outside and ahead of bond issue funding so that E.N. Swett students can be moved there? Or, is there room in other current facilities?

- Is the G Street site still an option for a new Early Childhood center? If so, the District does not currently own other viable property for the 5/6 building or a future elementary school building.
- Architects stated that the most expedient plan would be to replace E.N. Swett with a new Early Childhood center on that site, use the G Street property for the 5/6 building and place a future elementary building on an undetermined site. Additions at Cardinal, Harney and Dakota City could fit in whenever funding is available. The Career Center could also fit in whenever funding is available.
- Architects also indicated it would likely take 2 plus years from the time funding is secured for any new facilities to be designed and constructed. Additions/renovations could be done more quickly.

Finalize Planning on Cardinal, Harney and Dakota City Facilities

- The group confirmed that the plans shown for a two classroom addition at Cardinal Elementary is acceptable.
- The group confirmed that the plans shown for a two classroom addition at Harney Elementary is acceptable. Architect had studied parking expansions on both the existing lot and across the street on District owned property. The parking expansion options were not presented due to lack of time. They will be confirmed at a future meeting.
- The group confirmed during the last meeting that the plans for additions and renovations to Dakota City Elementary fit the requirements of the study. Architect added a service drive to the new receiving area and playground access on the west side of the new gym as discussed.

Final Planning for the Early Childhood Center

- Architects asked if one of the two options presented at the last meeting (Options C & D) could be ruled out. After some discussion, Option D was ruled out due to its requirement for additional property and proximity to the railroad operations.

Discussed Career Education Center (Futures Drive Property) Site Revisions

- Revisions to the site plan around the Futures Drive building were presented. Options included reworking the existing parking west of the building (all on District property) and two plans for additional parking east of the building.
- The west parking expansion was shown to accommodate 75 vehicles.
- One option for the east parking expansion did not address the City's planned widening of Futures Drive and showed approximately 18 additional spaces. The other option indicated a drive through parking lot that added approximately 32 spaces.
- The range of total spaces available based on the two options is 93 up to 107.

Future Meetings

- The group decided to suspend the planning meetings until after the next Board meeting. Additional information on sites may be available at that time (or within the next 30-60 days).
- Dr. Fisher will contact FEH after the March 9 Board meeting.

Next meeting date/time: Not scheduled

MEETING MINUTES - BOARD WORK SESSION**8/31/2015**

Attendance: Matt Basye (FEH), Jim Champion (FEH), Vern Fisher, Todd Strom, Rick Robinette, Janice Hohenstein, Tom Gesell, Kevin O'Dell, Pat Slaughter, Doyle Smith, Rick Feauto, Allyson Olson, Lance Swanson

Following are minutes from our meeting held on Monday, August 31, 2015:

The meeting was called to review past work and plan for the completion of the master planning study.

Review of Past Work & New Information

- Architects reviewed information from when the master planning study was placed on hold. More information has become available on the southeast site development east of the high school. Rick Robinette informed the group of work to date with the City. The main north/south road has been moved east and work is planned for next year. This will also complete a section of 39th Street to connect with the new road.

Review of 5/6 Building Site Selection

- Several sites in this southeast development area were discussed as potentials for the new 5/6 facility. Much discussion centered on the far southwest 40 acres area bounded by 39th Street and the new road. This area backs up to current development on the west.
- It was determined to move forward with the master planning study to show how the 5/6 facility might best utilize this 40 acre site. The group stated they would like to see if/how less of the 40 acres may be used to develop a viable area for the new building, perhaps 25-30 acres. Architect will study this site.

Review of Early Childhood Center Site Selection

- The group felt that development of an early childhood facility on the G Street site or the existing E N Swett site may not be the best direction. Concern on both these site was traffic and more development to the south.
- Architect has already provided several options for the E N Swett site, which will be included in the finished study.
- It was determined to put further discussion about this facility on hold.
- Further study of this by the Architect can be accomplished as an addendum to the master plan when the Board feels it is ready.

Discussion on Future Elementary Site Selection

- Discussion took place regarding site selection for a future elementary school facility. Discussion centered on locating this facility at the G Street site, existing E N Swett site or an undetermined site in the future development to the east. After much discussion, it was decided to hold off on this work until more information is known on the southeast development. The architect stated that, when the Board determines the timing is right, more study as an addendum to the master plan could be undertaken.

Future Progress

- The architect stated that they would like to finish up the master plan study by the end of September. Special meetings of the committee or Board may be called to discuss progress if needed/desired or to present the final study.

No future meeting date was determined.

MEETING MINUTES - BOARD RETREAT 10/6/2015

Attendance: Matt Basye (FEH), Jim Champion (FEH), Vern Fisher, Todd Strom, Rick Robinette, Janice Hohenstein, Tom Gesell, Kevin O'Dell, Pat Slaughter, Doyle Smith, Rick Feauto, Allyson Olson, Lance Swanson

Following are minutes from our meeting held on Tuesday, October 6, 2015:

The meeting was called to review a draft of the master planning report and obtain final information for the completion of the master planning study.

Review of Master Planning Report Draft

- Architects reviewed the format of the master planning study with the group. The study is laid out similar to the previous studies with tabs for introductory materials, presentation of projects by facility type, summary budget information, planning for prioritizing and scheduling projects and funding options. There is also an appendix containing background materials and work supporting the group's recommendations.
- Architects reviewed the information in each tab for recommended projects. Each tab contains a written description of the option(s) studied along with a recommended option(s), graphics showing a site and floor plan of the recommended option(s) and budget projections for the recommended option(s). There may also be background information included in each tab.
- There is a tab containing summary information on the budget projections, project prioritization listing, written and graphic implementation schedule and a funding options matrix.
- Architects spent the most time covering the budget projections for each project. A summary of these projections is included in Tab 8.
- The architects noted that a contingency of 5% has been included on all projects. The architect's believe this reflects a reasonable amount, however due to the preliminary nature of the work to date, expressed some concern that this may not be enough. The architect's suggested that typical contingencies at this stage of development would include 10% design and 10% construction contingencies. On small and complicated projects, 5% is less than is usually figured. On larger projects, 5% may be more appropriate. After discussion with the group, it was determined that the architect's will revise some of the contingency figures on projects to address this concern.
- Architects indicated that an annual construction cost escalation factor should be applied to the budget projections for project work started after 2016. The budget projections are based on 2016 dollars. Architects will adjust the budget projections to include this factor when the prioritization list and implementation schedule are completed.
- Architect's stated that no dollars for "large ticket" currently critical items from the Facility Condition Assessment (FCA) have been included in the budget projections. Costs for some currently critical items related to life safety, ADA issues, building code issues, deferred maintenance, etc. have been included to keep facilities in operation.
- Discussion was held regarding the prioritization of projects. The architects suggested two possible categories. One would contain critical path projects. These are projects that must be completed in a particular order or needed to allow work to progress on other critical path projects. The other category is for projects that can be completed at any time and do not affect the order of critical path projects. The Board will continue discussing the priority of each project during the retreat.
- There are other projects that have been discussed previously but are not part of the planning study. These projects include renovations to the MS auditorium or replacement, MS administration renovations, etc. Architects will discuss with the administration whether any of these should be included in the final report.
- Architects indicated that the implementation plan is based on a 5-7 year time frame assuming a bond referendum is passed. The implementation schedule will be based on this time frame.
- Architect's showed a copy of the most recent funding matrix that the Board has been using. An updated version of this matrix will be included in the final report once the Board has had final discussions on priorities, schedules and funding options.

Affirmation of Work Completed to Date

- The group generally affirmed the work completed to date.
- The Architects presented an alternate option for work at Dakota City Elementary after it was determined that the recommended option was more costly than initially thought. This is the option included under Tab 4.
- The group generally agreed that the critical path projects list presented was appropriate. Some may be adjusted based on future decisions.

Discussion on Project Prioritization

- The Board will have continued discussion on prioritizing projects and which projects will be included in the bond referendum.
- Options may be developed to indicate priorities based on which projects are to be included in the bond referendum.

Discussion on Project Implementation Time Line

- Once the prioritization list is finalized, the architects will assist the Board in completing the implementation schedule and update project costs as the schedule is finalized.
- The group generally agreed that a 5-7 year implementation plan was appropriate assuming a bond referendum is passed.
- Options may be developed based on which projects are included in the bond referendum.

Discussion of Funding for Projects

- The Board will be finalizing the funding options for each project after their final determination on priorities and which projects will be included in the bond referendum.
- Options may be developed to show scenarios based on which projects are included in the bond referendum and in the event that a referendum is not passed.
- Architects reviewed several additional funding options that may be available to the District.
 - The State recently designated South Sioux City as an enterprise zone. There may be funding available for addressing educational gaps in the community. This possible funding may be appropriate for the career education projects or others.
 - The State of Nebraska Historic Preservation department had funding available last year for historic structures. This may still be available and could possibly be used for work at Covington Elementary.
 - Grants such as the Gates Foundation, etc. are available for funding technology and other soft cost items.
 - It does not appear that energy rebate programs are available (as are in Iowa) for construction projects.
 - QCPUF funding is available for emergency repairs or large systems/equipment items. This will address the architect's concerns regarding the need for a large reserve fund.
 - Other funding possibilities may exist.

Discussion on final presentation of the report to the Board

- The Board did not indicate a date for the final presentation of the finished report. There is still some work to be completed after the Board completes its discussion. Dr. Fisher will contact FEH to discuss the next steps.



EARLY CHILDHOOD FACILITY

South Sioux City Community Schools

TAB 3

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

EARLY CHILDHOOD FACILITY - DESCRIPTION OF OPTIONS

Following is a description of the recommended option for project work on an Early Childhood facility:

Early Childhood Facility

Much discussion took place during the planning process regarding the need and specifications for an Early Childhood Facility. The possible location for this facility was also discussed in detail.

In order to determine the approximate size of this new facility, the planning committee consulted the educational program that was developed during the Program Compatibility Assessment (PCA). Space requirements were added to this document and assumptions made regarding common and support space sizes. This study resulted in a total area need of around 49,000 SF.

The architects then developed several floor plan options to show spatial relationships as discussed by the committee during the Program Compatibility Assessment (PCA). Three (3) options were developed to address conditions and configurations of several potential sites. After discussion, the planning committee selected the most favored option. The developed option contains just under 47,000 SF as some efficiencies were realized during development. This option is presented under this Tab.

Several sites were discussed for this facility. Early discussion centered on building around E.N. Swett on the current site. Two (2) initial concepts were studied to build behind the existing building and maintain it during construction (site options A and B, see the appendix in Tab 9). These options both lose a significant street presence and develop play areas/green space along the street, when the existing building is razed. More discussion led to two (2) additional options, one focusing on replacing the existing building where it currently sits and relocating students during construction (site option C). This option provides access and parking off C and 24th Streets while providing play spaces north and south of the new facility. The other option adds property to the south so that the existing building could be maintained during construction (site option D, see the appendix in Tab 9). This option accesses the building completely from C Street and develops play areas and green space on the existing site (north of the new facility). The latter option was determined to be too close to railroad track on the south and eliminated. Site option C along with the proposed site amenities was preferred by the committee.

Other sites have been discussed by the Board during the planning process as possibilities for this facility. Further discussion focused on several issues related to locating the new Early Childhood Facility at the existing E. N. Swett site. Traffic congestion was a concern. Future growth areas in the community were also considered. Since there are other housing/commercial developments being planned in the community, the Board ultimately decided to postpone selecting a particular site for this facility. For the sake of completing this study and advancing future discussions, site plan option C as recommended by the planning committee has been highlighted under this Tab.

The architects cautioned that not selecting an actual site could be an issue while planning and marketing the bond referendum program. History has shown that this was an issue in a previous referendum. Our experience indicates that the public wants specific information when voting on issues such as these.

EDUCATIONAL PROGRAM
EARLY CHILDHOOD SCHOOL FACILITY

 PROPOSED DISTRICT EDUCATIONAL PROGRAM - FINAL 4/10/2014
 FINAL 1/12/2015

Student Population (Preschool): 300

<u>Function</u>	<u>Room Name</u>	<u>Qty</u>	<u>Notes</u>	<u>Size</u>
Administration	Administrator	1		250 SF
	Staff Offices	2	160 SF per	320 SF
	Special Education Offices			
	Speech/Language	1		160 SF
	ESL	1		160 SF
	Reading	1		160 SF
	Special Education Workroom	1	shared by 6	900 SF
	Speech/Language			
	Occ. Therapist			
	Physical Therapist			
	Social Worker			
	Psychologist			
	Secretary			
	Nurse's Office/Suite	1		375 SF
	Exam/Cot/Toilet	1		
	Conference Room	1	kitchenette connected	250SF
	Records Room/Storage/Copy Room	1		600 SF
Secretary/Reception	1			
Staff Toilets	per code	65 SF per	130 SF	
Coats/Kitchenette	1	near conf.	65 SF	
		refrigerator, microwave, sink, coffee		
Food Service	Serving Kitchen	1		560 SF
	Dry Storage	1		120 SF
	Kitchen Office	1		80 SF
	Staff Toilet	1		65 SF
	Kitchen cleaning supply room/trash	1		100 SF
	Kitchen employee locker area	1		35 SF
Common Space	Multi-Purpose Room	1	lunch/commons 3 lunch periods	2,350 SF
	Table/Chair Storage	1		300 SF
Physical Education	Gymnasium	1	HS court, no seating	6,000 SF
	P.E. Storage	1		280 SF
Media Center	Media Center/Library	1		1,400 SF
	Staff Workroom/Office	1		200 SF
	Study Room	1		100 SF
	Storage	1		120 SF
Technology Labs	Technology Lab	1	connected to Library	900 SF

MASTER PLANNING

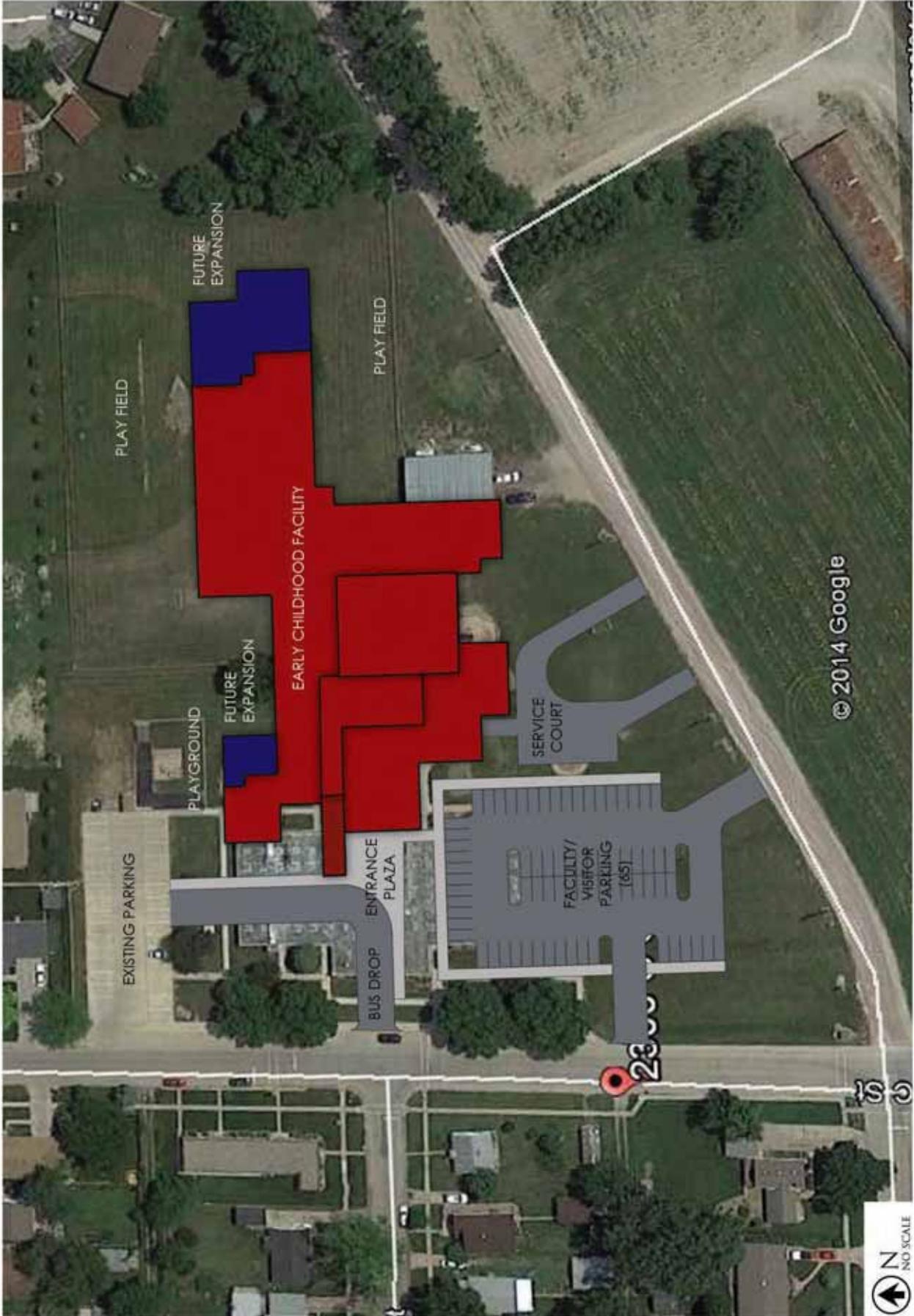
South Sioux City Community Schools



Function	Room Name	Qty	Notes	Size
Special Education	Recovery Room	1		140 SF
	Sensory Room	1		140 SF
	Resource Room	1	like Harney "art" rm	1,140 SF
	ADA Toilet - off resource room	1	shower/changing	160 SF
	Resource Workrooms	2	80 SF per	160 SF
	Speech Therapy Room	1	like Jacob's @ DC	160 SF
Preschool	Preschool Classroom/Toilet	12	Harney (K) size 1,200 SF per	14,400 SF
	Preschool Storage Space	1		400 SF
Support Spaces	Shared Work Room/Storage	1		600 SF
	Faculty Lounge/Toilets	1	lounge - 2 toilets	500 SF
	Janitor Closets	2	40 SF per	80 SF
	Network Closets (MDF/IDF)	3	40 SF per	120 SF
	M/E Equipment Rooms	as needed		
	General Storage-Reading materials	1		120 SF
	General Storage - Math materials	1		120 SF
	General Storage - Teacher Resource	1		120 SF
	Boy's Public/Student Toilets	per code		
	Girl's Public/Student Toilets	per code		
	Maintenance/Storage Space	as needed		
	Playground Equip Storage - In/out	1		720 SF
	Playground Equip Storage - outside	1		
	Fuel Storage	1		
	Receiving Space	1		
	Air Handling Equipment Mezzanine	if need		
	Sound proof observation room	1		
Total Allowance for "Support" Space not assigned sizes above				13,750 SF
Circulation Space	Corridors & Vestibules	as needed		included above
TOTAL SPACE REQUIREMENTS				49,010 SF

Other Considerations:

- Restrooms
 - Diaper changing station in restrooms
 - ADA accessible (per code)
 - Patient Lift Accessible
 - Cabinets for storage
- Lots of parking (as required by city ordinance)
- Pitched roof
- Age appropriate playground equipment
- Huge playground area (like Lewis & Clark - 1 city block) with field area, equipment area, accessible (per code)
- Rule 11 requirements for preschool





SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - EARLY CHILDHOOD FACILITY PREFERRED OPTION C (E.N. SWETT SITE)

This option assumes razing E. N. Swett and building the new Early Childhood Facility on that site. Other site possibilities are indicated as options below under "soft costs".

<u>Description</u>	<u>Cost</u>
Deconstruction (Raze building and site improvements)	\$ 370,320
New Construction at \$165/sf*	\$ 7,473,600
Renovation	\$ N/A
Site Work:	
Building related/utility extensions/site lighting	\$ 105,000
Parking, drives, sidewalks, etc.	\$ 240,000
Playfield development allowance	<u>\$ 100,000</u>
Construction Sub-Total	\$ 8,228,920
Design Contingency @3%	\$ 246,850
Construction Contingency @5%	<u>\$ 414,450</u>
Total Construction Cost	\$ 8,950,220
Soft Costs:	
A/E fees, information tech, geotechnical investigation, topographic survey, legal fees	\$ 549,000
Land acquisition cost **	\$ 0
Option: District-owned G Street site	\$ 0
Option: Generic site	undetermined
Hazardous material abatement	undetermined
Furniture, fixtures and equipment, Technology/computer equipment allowance	\$ 200,000
Quality control materials testing and inspections, permits and jurisdictional fees	\$ 30,000
Printing costs for construction documents	<u>\$ 5,000</u>
Soft Cost Subtotal	\$ 784,000
Total Project Cost	\$ 9,734,220
Other potential funding sources:	
Grants	undetermined
Energy rebates	undetermined
Fundraising	undetermined

Notes:

- * If geothermal is desired, add \$175,000
- * Assumes shallow foundation systems and limited soil removal/engineered fill.
- ** Although there is no cost for the E. N. Swett site, that cost is offset by demolition cost in this option

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.





ELEMENTARY SCHOOL FACILITIES

South Sioux City Community Schools

TAB 4

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

ELEMENTARY SCHOOL FACILITIES - DESCRIPTION OF OPTIONS

Following are descriptions of the recommended options for project work at each elementary school:

Cardinal Elementary School

Cardinal Elementary will require a two classroom addition to accommodate four sections of grades K-4 as recommended in the Program Compatibility Assessment (PCA). This addition will be located at the end of the existing south classroom wing. Minor renovations will also be required to complete this addition. Minimal site improvements will be required.

Additionally, many "currently critical" items were identified in the Facility Condition Assessment (FCA). A number of these items in the mechanical, electrical and plumbing sections included replacement of aging equipment that could fail at any time and/or equipment that is inefficient compared to current energy technology and systems. It is not feasible to assume that many of these items can be addressed with current funding options. Only some of these items have been included in the budget projections. Allowances for the following items have been included:

- The critical architectural items (p. 24).
- A limited allowance for immediately critical mechanical items (p. 36), not including large system upgrades, major equipment, etc.
- Most of the critical electrical items (p. 37).
- None of the critical telecom items (p. 38).

It will be critical that a substantial fund be set aside to address the other identified issues as they occur until funding becomes available.

Harney Elementary School

Harney Elementary will require a two classroom addition to accommodate four sections of grades K-4 as recommended in the Program Compatibility Assessment. This addition will be located at the end of the existing southeast classroom wing. Minor renovations will also be required to complete this addition.

Additionally, parking expansion will be completed to better accommodate staff/visitor parking and alleviate traffic issues. 32 spaces could be added to the existing west parking lot. A new parking lot for approximately 66 more spaces could be constructed across Arbor Drive on District-owned property.

Many "currently critical" items were identified in the Facility Condition Assessment (FCA). A number of these items in the mechanical, electrical and plumbing sections included replacement of aging equipment that could fail at any time and/or equipment that is inefficient compared to current energy technology and systems. It is not feasible to assume that many of these items can be addressed with current funding options. Only some of these items have been included in the budget projections. Allowances for the following items have been included:

- The critical architectural items (p. 46).
- A limited allowance for immediately critical mechanical items (p. 58), not including large system upgrades, major equipment, etc.
- Most of the critical electrical items (p. 59).
- There were no critical telecom items (p. 60).

It will be critical that a substantial fund be set aside to address the other identified issues as they occur until funding becomes available.

Dakota City Elementary School

Dakota City Elementary School currently has excess classroom space that is not being used to capacity. Existing space could be better utilized to accommodate a full three section facility. However, the core facilities are under-sized and will need to be expanded. The planning committee recommends a phased project to accommodate these needs. Phase 1 would include an addition and renovations to the existing dining/kitchen area for expanded dining and kitchen/receiving spaces. Phase 2 would involve the demolition and reconstruction of the existing gymnasium/ stage in its current location to provide a larger gymnasium space. The renovated/added space in Phase 1 could be used as a multi-purpose space while Phase 2 is under construction. Some moderate site improvements would also be required.

Additionally, many "currently critical" items were identified in the Facility Condition Assessment (FCA). A number of these items in the mechanical, electrical and plumbing sections included replacement of aging equipment that could fail at any time and/or equipment that is inefficient compared to current energy technology and systems. It is not feasible to assume that many of these items can be addressed with current funding options. Only some of these items have been included in the budget projections. Allowances for the following items have been included:

- The critical architectural items (p. 124).
- A limited allowance for immediately critical mechanical items (p. 137), not including large system upgrades, major equipment, etc.
- Most of the critical electrical items (p. 138).
- None of the critical telecom items (p. 139).

It will be critical that a substantial fund be set aside to address the other identified issues as they occur until funding becomes available.

Lewis and Clark Elementary School

As was recommended in the Program Compatibility Assessment (PCA), Lewis and Clark Elementary School would ultimately be closed after some projects from the master plan are completed. Some resources will be required to keep this building operational until then. See the previously completed Facility Condition Assessment (FCA) for recommended repairs and deferred maintenance. A recommendation on the magnitude of annual expenditures is included in the budget projection for this facility. No further study was requested on this facility.

Covington Elementary School

Covington Elementary School has had previous renovations making it serviceable for current educational program needs. The building is planned to be operational into the foreseeable future. There are code/ADA issues along with deferred maintenance items that need to be addressed to keep it in operation. See the previously completed Facility Condition Assessment (FCA) for recommendations on these issues. Also, as stated in the Program Compatibility Assessment (PCA), the existing site is quite small and limited for the current use. A recommendation on the short term vs. long term magnitude of expenditures is included in the budget projection for this facility. No further study was requested on this facility.

E. N. Swett Elementary School

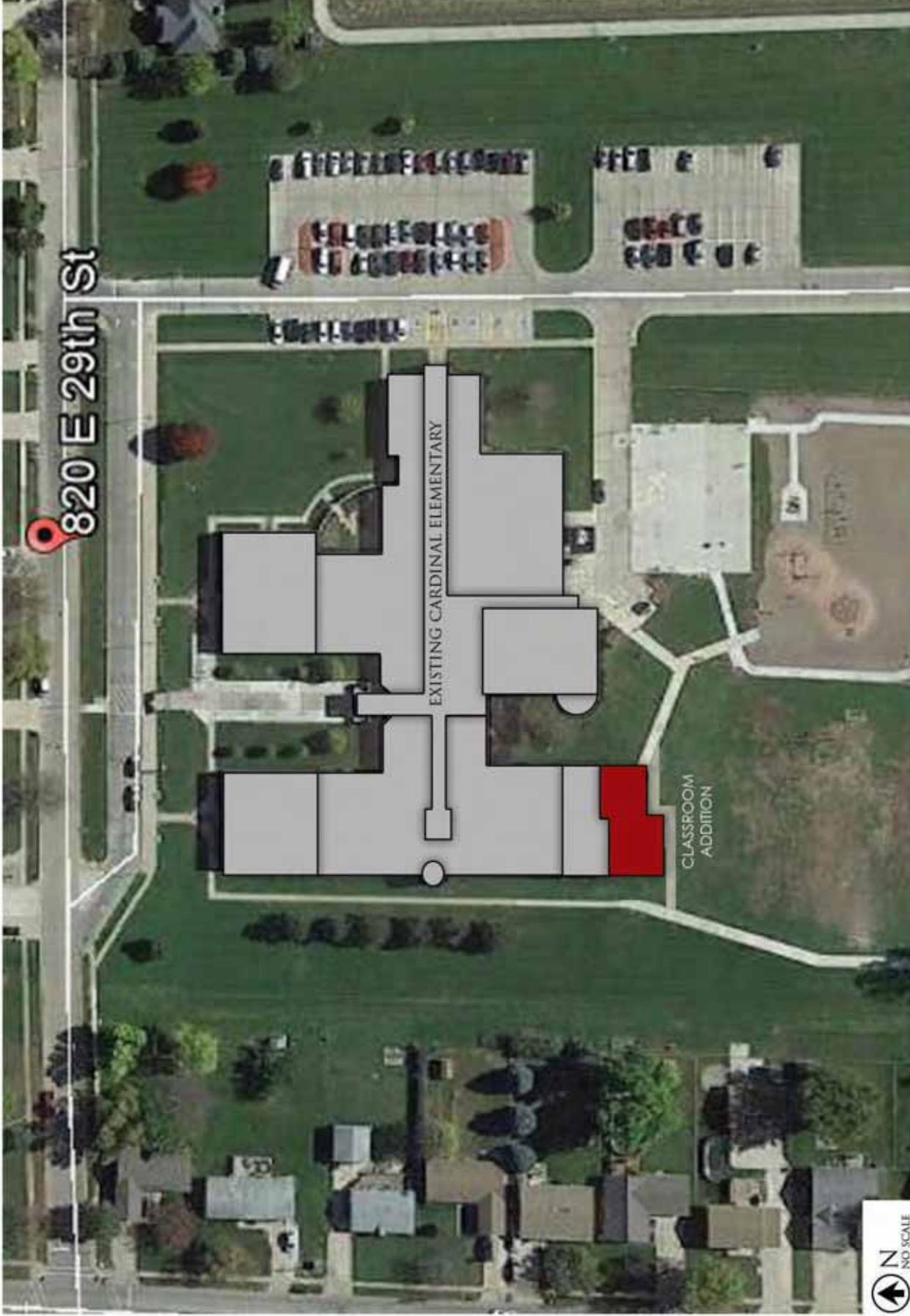
Several studies for the Early Childhood Facility were done using the E. N. Swett site. At the time of this report's publication, no final recommendation was made on the preferred site for this facility. Since this site is centrally located, owned by the District and generated the most discussion during the planning process, it has been used as the basis for planning/ budgeting on the Early Childhood Facility (see Tab 3 for additional information). The recommendations made in this section are based on this option.

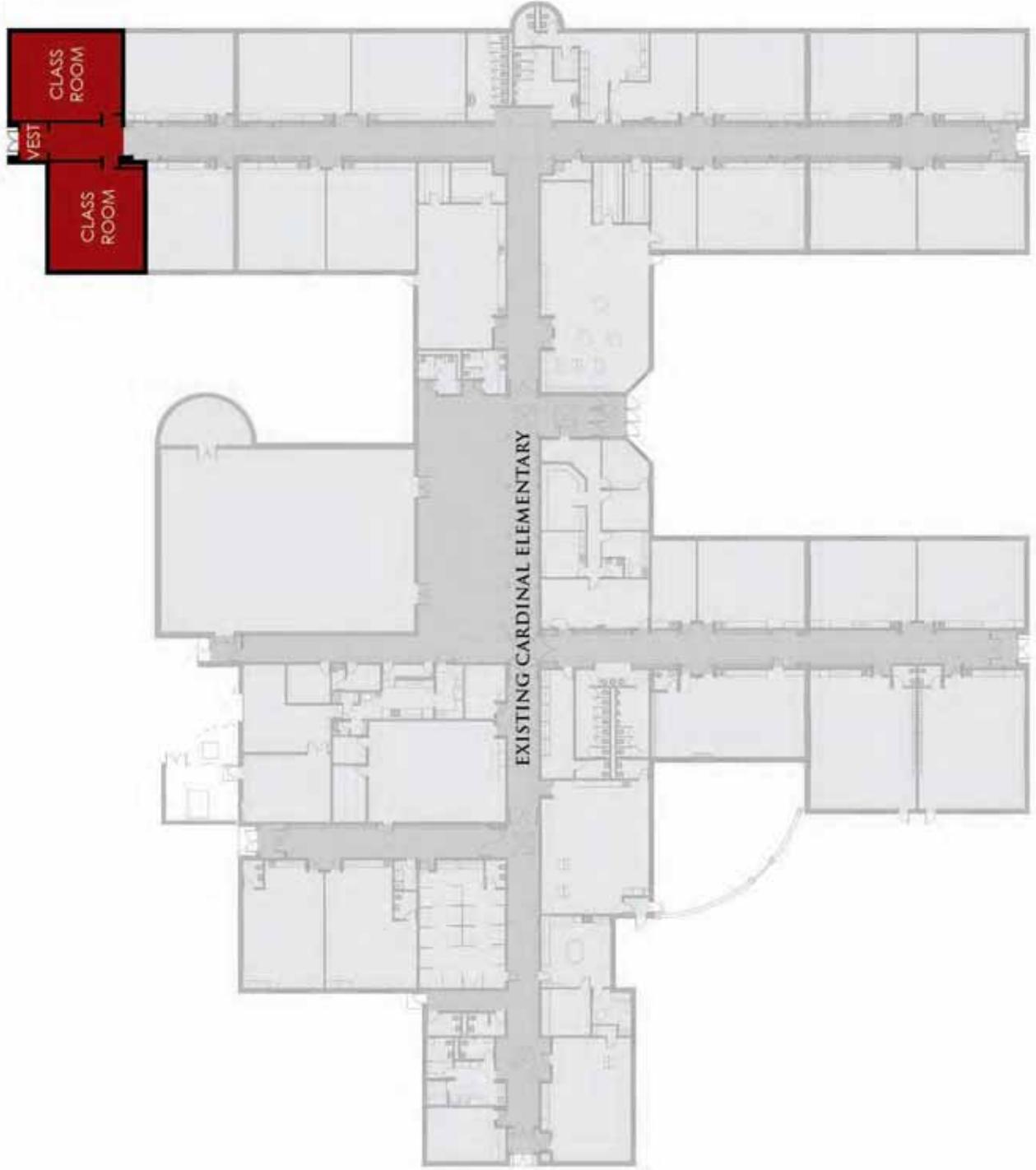
The building will need to be maintained as other facilities are constructed. Depending on the timing of these projects, it could be some time before the building is closed. Significant resources will be required to keep this building in operation while other new facilities are constructed and costs will rise the longer it is kept in use. See the previously completed Facility Condition Assessment (FCA) for recommended repairs and deferred maintenance. Some recommendations on the magnitude of short term vs. long term expenditures are included in the budget projections for this facility.

Additionally, if the Early Childhood Facility is constructed on this site, the existing building will need to be razed to do so. In that event, students would need to be housed at other facilities during construction of the Early Childhood Facility. The budget projections include costs for razing the building. No further study was requested.

Future Elementary School

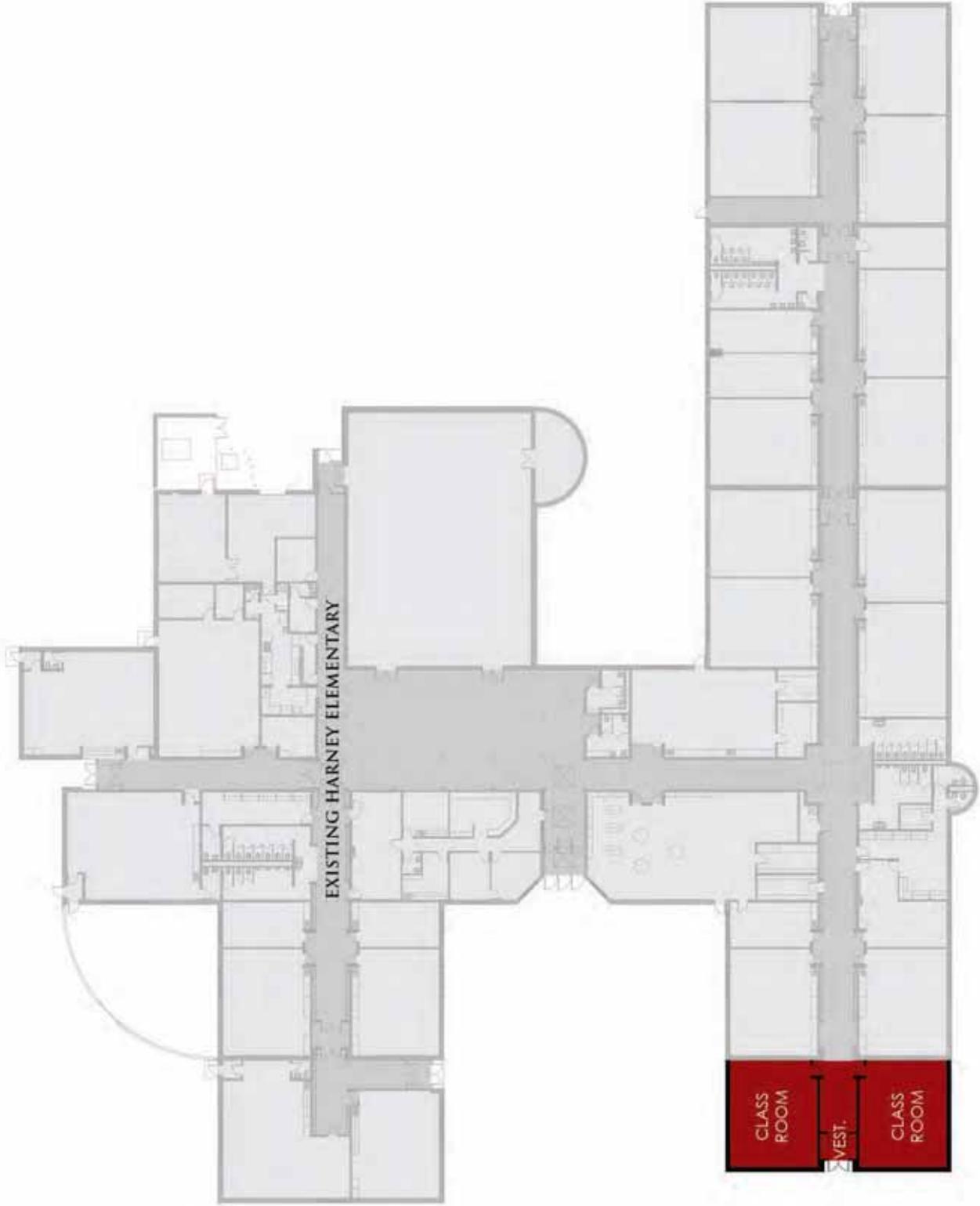
A future elementary facility was discussed during the planning process to deal with anticipated growth and to replace aging facilities. Specific floor plans, site plans and budget projections were not developed for this possibility and it will require study when the need is demonstrated and funds are available. Several plan options for other facilities were developed and could be modified to accommodate the educational program for a future elementary school. See the appendix (Tab 9) for examples of these plan options.

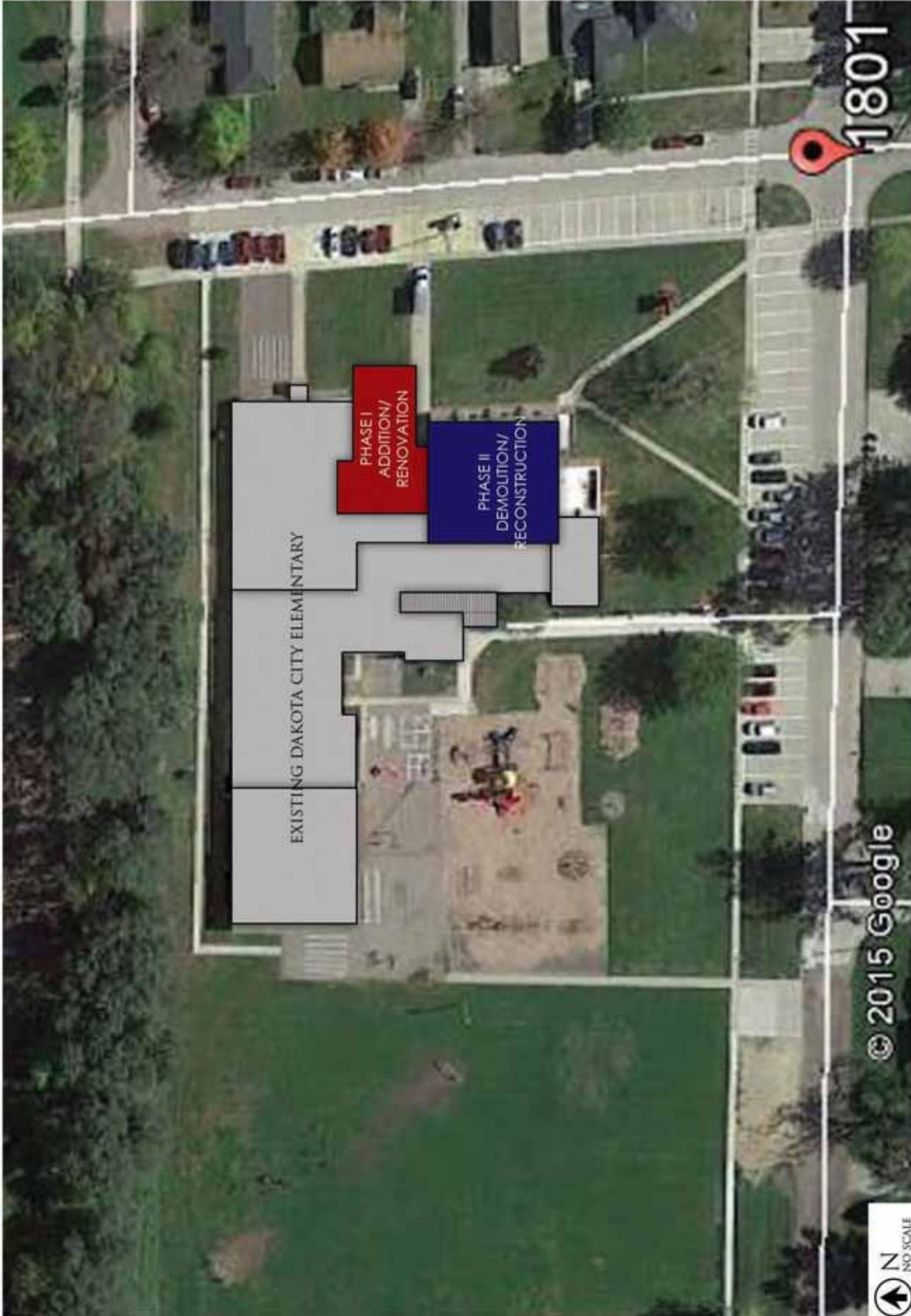




MASTER PLANNING PROPOSED SITE PLAN HARNEY ELEMENTARY









SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - CARDINAL ELEMENTARY SCHOOL

<u>Description</u>	<u>Cost</u>
Deconstruction	\$ 8,500
New Construction at \$165/sf plus allowance for connections to existing Renovation (Currently Critical Items from FCA)*	\$ 554,400
Architectural items*	\$ 83,000
Mechanical items*	\$ 20,000
Electrical items*	\$ 32,000
Telecom items*	\$ 20,000
Site Work	<u>\$ 12,000</u>
 Construction Sub-Total	 \$ 729,900
Design/Construction Contingency @10%	<u>\$ 73,000</u>
 Total Construction Cost	 \$ 802,900
 Soft Costs:	
A/E fees, information tech, geotechnical investigation, topographic survey, legal fees	\$ 81,885
Land acquisition cost	\$ N/A
Hazardous material abatement	undetermined
Furniture, fixtures and equipment allowance	\$ 30,000
Technology/computer equipment allowance	\$ 15,000
Quality control materials testing and inspections, permits and jurisdictional fees	\$ 5,000
Printing costs for construction documents	<u>\$ 3,000</u>
 Soft Cost Subtotal	 \$ 134,885
 Total Project Cost	 \$ 937,785
 Other potential funding sources:	
Grants	undetermined
Energy rebates	undetermined
Fundraising	undetermined

Notes:

- * It is not feasible to assume that many of the large items (replacement of aging equipment/systems, inefficient equipment/systems, etc.) that were identified in the Facility Condition Assessment (FCA) can be addressed within current funding options. Some (but not all) of the critical items have been included here.

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - HARNEY ELEMENTARY SCHOOL

Description	Cost
Deconstruction	\$ 8,500
New Construction at \$165/sf plus allowance for connections to existing	\$ 404,250
Renovation (Currently Critical items from FCA)*	
Architectural items*	\$ 83,000
Mechanical items*	\$ 20,000
Electrical items*	\$ 32,000
Telecom items*	\$ 20,000
Site Work – related to new addition	\$ 12,000
Site Work – expanded parking/drives/sidewalks	\$ 205,880
 Construction Sub-Total	 \$ 785,630
Design/Construction Contingency @10%	\$ 78,560
 Total Construction Cost	 \$ 864,190
 Soft Costs:	
A/E fees, information tech, geotechnical investigation, topographic survey, legal fees	\$ 87,989
Land acquisition cost	\$ N/A
Hazardous material abatement	undetermined
Furniture, fixtures and equipment allowance	\$ 30,000
Technology/computer equipment allowance	\$ 15,000
Quality control materials testing and inspections, permits and jurisdictional fees	\$ 5,000
Printing costs for construction documents	\$ 3,000
 Soft Cost Subtotal	 \$ 140,989
 Total Project Cost	 \$ 1,005,179
 Other potential funding sources:	
Grants	undetermined
Energy rebates	undetermined
Fundraising	undetermined

Notes:

- * It is not feasible to assume that many of the large items (replacement of aging equipment/systems, inefficient equipment/systems, etc.) that were identified in the Facility Condition Assessment (FCA) can be addressed within current funding options. Some (but not all) of the critical items have been included here.

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - DAKOTA CITY ELEMENTARY SCHOOL

Description	Cost
<u>Phase 1 – Renovate for temporary Multi-Purpose/Dining Room</u>	
Deconstruction	\$ 41,000
New Construction at \$165/sf plus allowance for connections to existing Renovation (Currently Critical Issues from FCA) *	\$ 572,600
Architectural items*	\$ 42,000
Mechanical items*	\$ 27,500
Electrical items*	\$ 15,000
Telecom items*	\$ 11,900
Site Work	\$ 12,000
Construction Sub-Total	\$ 722,000
Design/Construction Contingency @10%	\$ 72,200
Construction Cost	\$ 794,200
<u>Phase 2 – New Multi-Purpose Room (Gym)</u>	
Deconstruction and Earthwork	\$ 155,900
New Construction at \$165/sf plus allowance for connections to existing Site Work	\$ 950,600 \$ 8,000
Construction Sub-Total	\$ 1,114,500
Design/Construction Contingency @10%	\$ 110,500
Construction Cost	\$ 1,226,000
Total Construction Cost	\$ 2,020,200
Soft Costs:	
A/E fees, information tech, geotechnical investigation, topographic survey, legal fees	\$ 167,925
Land acquisition cost	\$ 0
Hazardous material abatement	undetermined
Furniture, fixtures and equipment allowance	\$ 8,800
Technology/computer equipment allowance	\$ 0
Quality control materials testing and inspections, permits and jurisdictional fees	\$ 10,000
Printing costs for construction documents	\$ 3,000
Soft Cost Subtotal	\$ 189,725
Total Project Cost	\$ 2,209,925
Other potential funding sources:	
Grants	undetermined
Energy rebates	undetermined
Fundraising	undetermined

Notes:

- * It is not feasible to assume that many of the large items (replacement of aging equipment/systems, inefficient equipment/systems, etc.) that were identified in the Facility Condition Assessment (FCA) can be addressed within current funding options. Some (but not all) of the critical items have been included here.

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - LEWIS AND CLARK ELEMENTARY SCHOOL

Since the District desires to discontinue use of this facility as an elementary school in the future, timing will impact the magnitude of funding required for maintenance and repairs.

Even short-term occupancy will require expenditures for stopping roof leaks/water infiltration and normal maintenance along with addressing such things as added detection/notification devices to meet current standards, etc. As discussed in other sections of this and the previous reports, a reserve fund should to be created and maintained for responding to aging equipment failures and other unforeseen circumstances.

The longer the building is occupied, the larger these expenditures are likely to be. Additionally, the Fire Marshal could intervene if there is not a plan/schedule in place to either close the building or address code violations and accessibility issues.

With the intent to close Lewis and Clark when additions to the remaining elementary buildings and the proposed 5/6 Grade Facility are occupied, it would seem appropriate to budget \$5,000 to \$15,000 annually for the short term. Assuming a time frame of five years, this gives a total of \$25,000 - \$75,000*.

Notes:

- * Assumes no major equipment failure or systems repairs/replacements. Only routine deferred maintenance and modest upgrades.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - COVINGTON ELEMENTARY SCHOOL

The District's long range goal is to phase out Covington as an elementary facility. The building has multiple issues with age, accessibility, code compliance, limited site for parking or expansion, etc.

It has had previous renovations and can continue to be serviceable with proper attention to deferred maintenance, addressing relatively achievable code, accessibility, life safety issues and equipment malfunctions as they occur until a replacement facility can be funded.

The Facility Condition Assessment (FCA) identified many of these issues and included cost opinions for corrective implementation.

The length of anticipated remaining service for the facility will directly affect required funding.

If a relatively short-term occupancy (3-5 years) is anticipated and the desire is to keep operating "as-is" while simply addressing the critical issues listed above and emergencies as they occur, then \$100,000 to \$150,000 should be budgeted and a District-wide emergency fund established.

If anticipated occupancy is considerably longer and issues concerning energy efficiency (new windows, updated HVAC systems, etc.), improved temperature control, etc. are to be considered, up to \$3,000,000 could be expended.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - E.N. SWETT ELEMENTARY SCHOOL

E. N. Swett and Lewis and Clark are nearly identical buildings and have essentially the same issues. Like Lewis and Clark, the long-range goal is to remove this building from service.

E. N. Swett currently houses the Early Childhood Program and four sections of kindergarten. If the bond referendum is to include a new Early Childhood Facility that could be occupied in +/- three years, budgeted funding should be limited to attending to critical deferred maintenance (roof leaks/water infiltration, etc.) and life-safety issues. A range of \$10,000 to \$15,000 annually would be appropriate. Assuming a time frame of 3 years, this gives a total of \$30,000 – \$45,000.

If the Early Childhood Facility is not included in the bond referendum and E. N. Swett will see continued service into the foreseeable future, then major deferred maintenance, code, accessibility, life-safety, aging/outdated HVAC, electrical and plumbing issues should be addressed. This could range up to \$650,000 for architectural/structural items and \$1,360,800 (\$1,260,000 in 2014 dollars escalated by 8%) for mechanical, electrical and plumbing items based on cost opinions identified in the Facility Condition Assessment (FCA). If all items are completed the cost could total up to \$2,010,800. The Board may not choose to address all of the identified items.

Construction Cost Escalation Factor

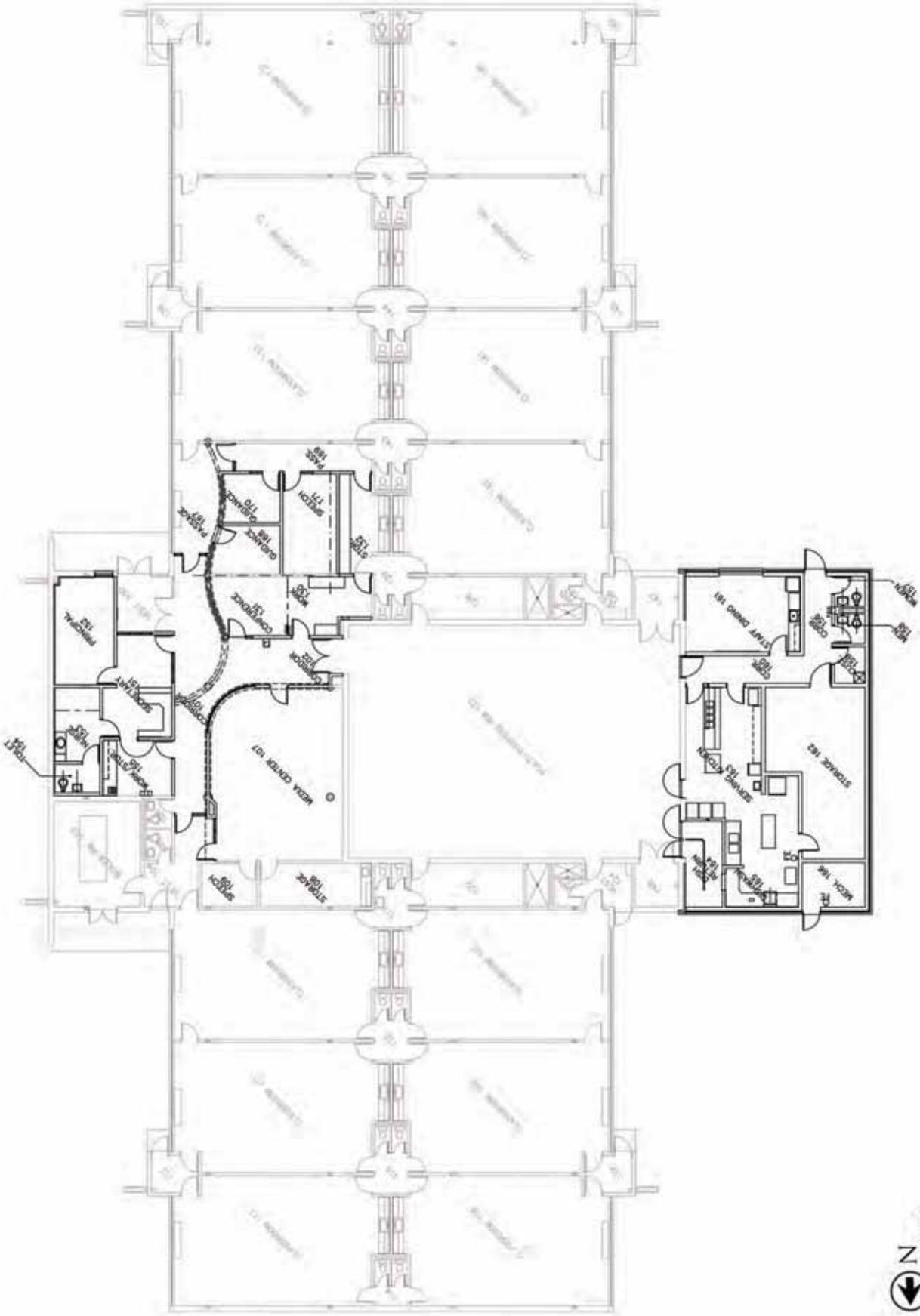
Based on commercial construction inflations experienced over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.



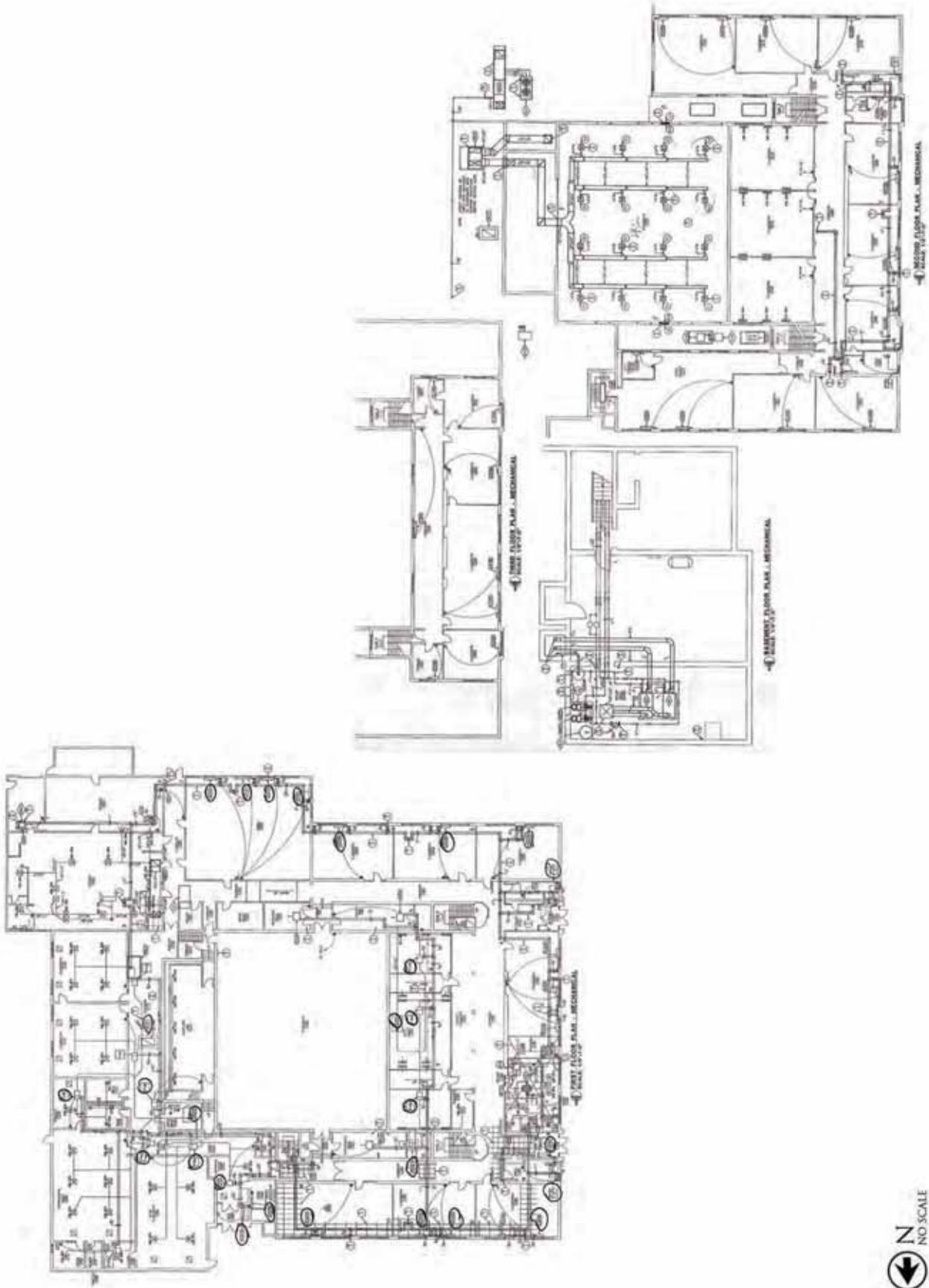


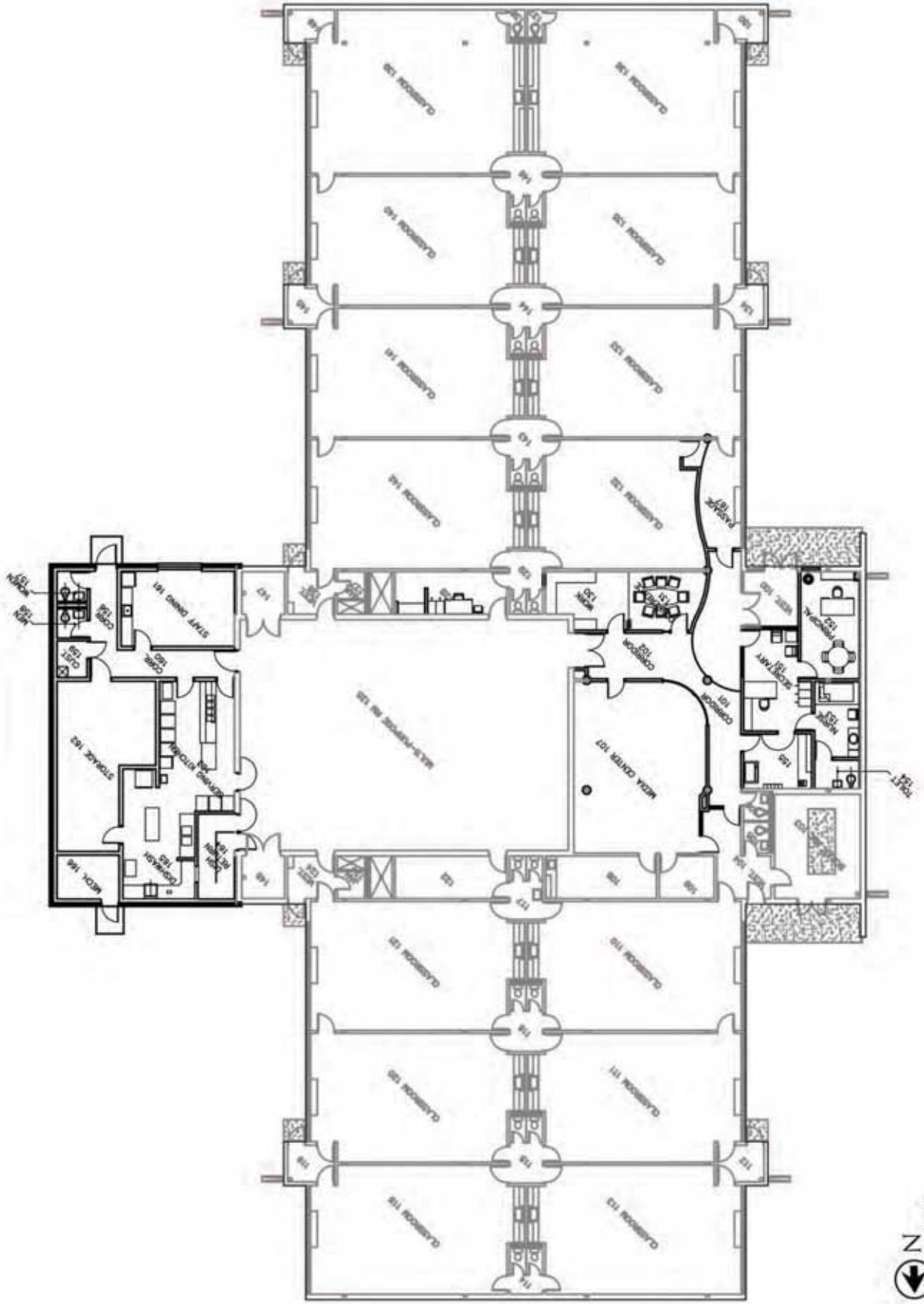


MASTER PLANNING EXISTING FLOOR PLAN LEWIS AND CLARK ELEMENTARY



MASTER PLANNING EXISTING FLOOR PLAN GOVINGTON ELEMENTARY







5/6 GRADE FACILITY

South Sioux City Community Schools

TAB 5

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

5/6 GRADE FACILITY - DESCRIPTION OF OPTIONS

Following is a description of the recommended options for project work on the 5/6 Grade Facility:

5/6 Grade Facility

A new 5/6 Grade Facility is envisioned as a way to relieve over-crowding in both the elementary and Middle School buildings. However, this is a change of concept for the District with respect to delivery of curriculum. 5th grade is currently housed in the elementary schools and 6th grade is in the middle school building.

The 5/6 grade concept was extensively discussed during the Program Compatibility Assessment (PCA). During the master planning process, further discussions took place regarding issues related to the delivery of curriculum for each grade, proximity of the grades to each other, shared opportunities that may be realized, implementation of Special Education and STEM programs in this facility and other logistical concerns. The planning committee felt that, with a properly designed facility, all of these concerns can be adequately addressed.

The committee consulted the educational program developed during the Program Compatibility Assessment (PCA) and made refinements based on the discussions. Space requirements were added to this document and assumptions made regarding common and support space sizes. This study resulted in a total area need of around 105,000 SF.

The architects then developed several floor plan options to show spatial relationships as discussed by the committee. Four (4) options were developed to address conditions and configurations of several potential sites. After discussion, the planning committee selected Option C as the floor plan that best addresses the issues discussed above. This option contains just under 102,000 SF as some efficiencies were realized during development. Floor plan Option C is presented under this tab.

Many sites were discussed for this facility. Early discussion focused on building at the District-owned property along G Street. This is an 11 acre site between Cardinal and Harney Elementary Schools. The study of this site revealed that the building would fit, but the site was very tight when amenities were added. Traffic congestion was also felt to be a significant issue. More discussion led to other options being studied on undetermined (or generic) sites of differing sizes. One focused on a generic 20 acre site. Another option studied a 25-30 acre site. All of the potential sites are recommended to have street access on at least two sides to alleviate general traffic congestion and for ease of separating bus/parent drop off and service traffic. The site plan for a generic 25-30 acre site was preferred by the committee.

Other sites have been discussed by the Board during the planning process as possibilities for this facility. Further discussion focused on issues related to placing the facility in a central location or near the existing Middle School/ High School. Future growth areas in the community were also considered. Since there are other housing/commercial developments being planned, the Board ultimately decided to postpone selecting a particular site for this facility. For the sake of completing this study and advancing future discussions, the plan for a 25-30 acre site as recommended by the planning committee has been highlighted under this tab.

The architects cautioned that not selecting an actual site could be an issue while planning and marketing the bond referendum program. History has shown that this was an issue in a previous referendum. Our experience indicates that the public wants specific information when voting on issues such as these.

EDUCATIONAL PROGRAM 5/6 GRADE FACILITY

PROPOSED DISTRICT EDUCATIONAL PROGRAM - FINAL 10/22/2014

FINAL 2/24/2015

(MIDDLE SCHOOL EDUCATIONAL CONCEPT)

Note: If this facility is constructed, the Middle School educational program in this study will need to be modified to eliminate 6th grade functions.

Student Population (5-6): 680

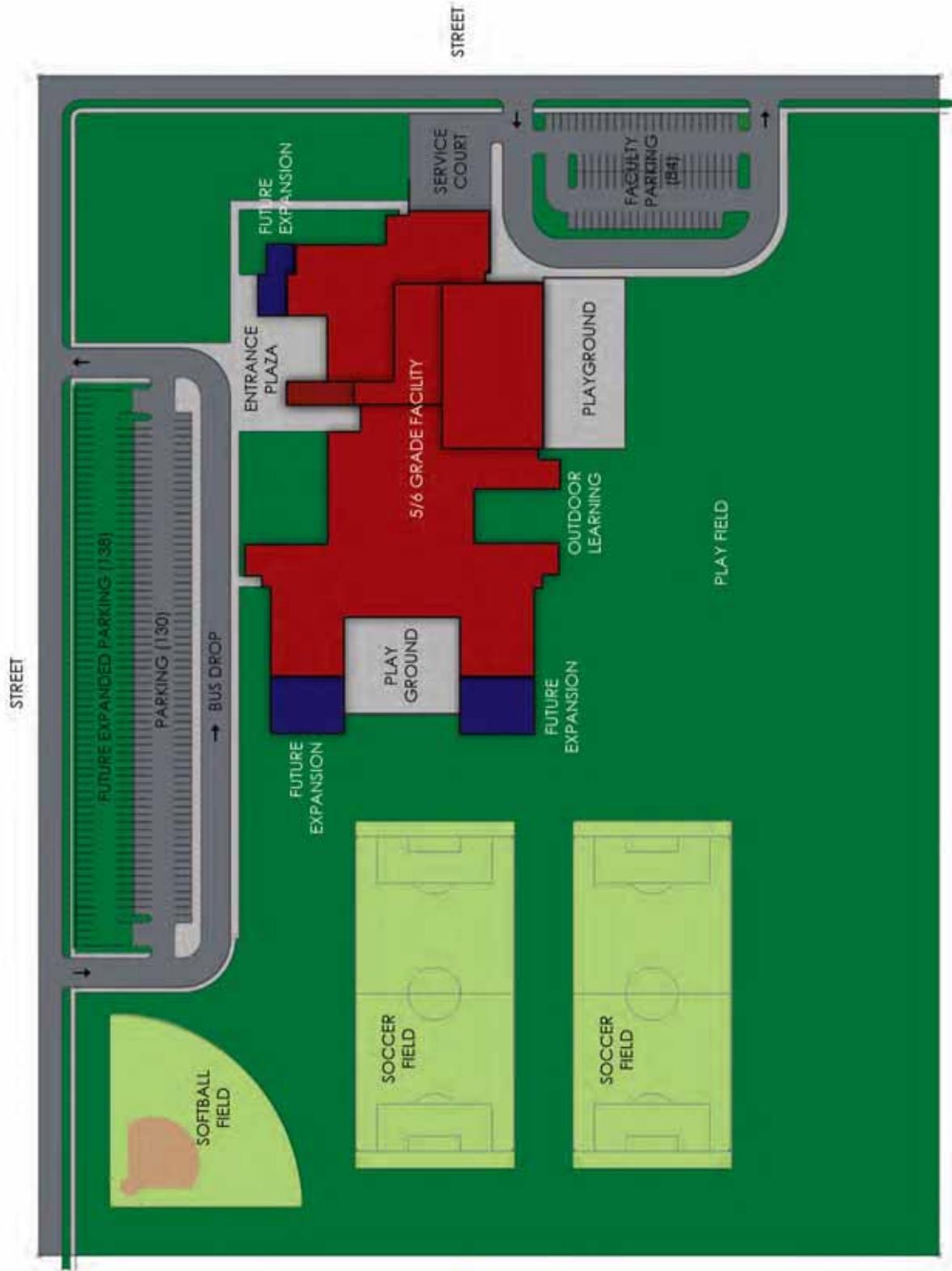
<u>Function</u>	<u>Room Name</u>	<u>Size (SF)</u>	<u>Notes</u>
Public Entry Area	Vestibule/Lobby	650	
Administration	Waiting	300	
	Reception/Work	750	secretary and 2 staff work spaces
	Principal	250	
	Assistant Principal	160	
	Psychologist/Social Worker	160	shared office
	SAT (Student Assistance Team)/		
	IC (Instructional Coach)	160	shared office
	School Resource Officer	160	or functions as an "extra" office
	Counselor	160	
	Counselor	160	
	Records/Supply Storage	240	
	Nurse's Suite	375	staffed by nurse or aide
	Office		medicine lock-up
	Cot Area (3)		
	ADA Toilet		
	Conference/meeting room	250	8-10 people
	Conference/meeting room	250	8-10 people
	Staff Toilet	60	
	Staff Toilet	60	
	Coffee/Coats	80	kitchenette near or connected to conf. room
Food Service	Serving Kitchen	560	
	Ware Washing	225	
	General Storage	180	staff lockers
	Dry Goods Storage	120	
	Office	80	
	Refuse/Janitor Room	120	
	Walk-in Cooler	120	
	Walk-in Freezer	120	
	Receiving	120	
Common Space	Dining Commons	5800	sized for 2 lunch periods, could reduce size w/ 3 lunch periods
	Table/Chair Storage	180	
	General Storage	180	

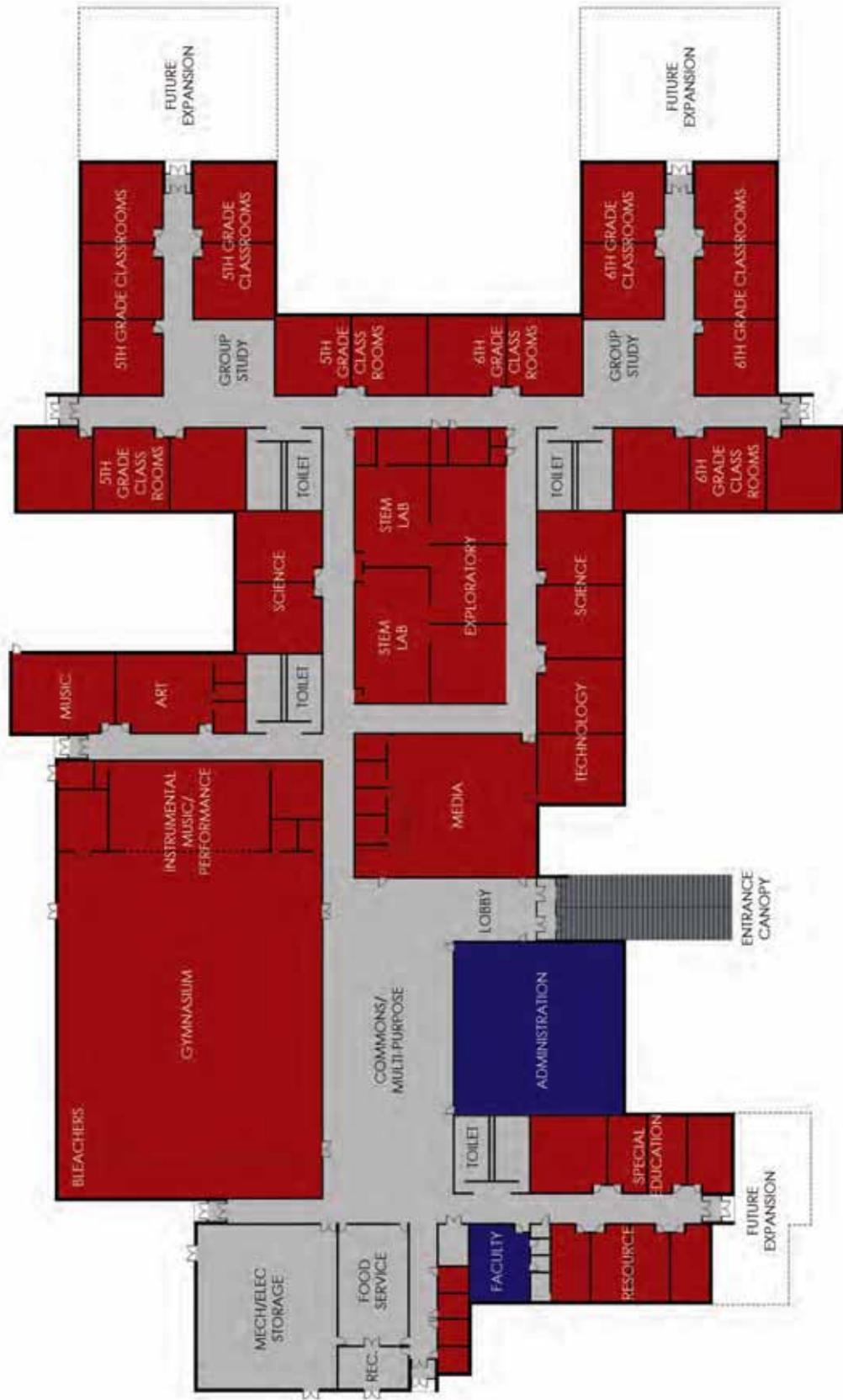
<u>Function</u>	<u>Room Name</u>	<u>Size (SF)</u>	<u>Notes</u>	
Physical Education	Gymnasium	15,000	2 full size basketball courts, 500 bleacher seats	
	P.E. Office	120		
	P.E. Office	120		
	P.E. Storage	360		
	Restrooms	900	small box type lockers for 200 students (100 per gender) located in restrooms	
Media Center	Media Center	3500		
	Office/Workroom/Storage	300		
	Study Rooms	300	2 rooms, 4-6 people	
Technology Labs	Technology Lab	1000	30 computers, away from Media Center	
	Technology Lab/Testing Ctr.	1000	30 computers, connected to Media Center	
Classrooms	5th Grade GP Classrooms	9500	10 @ 950 SF per CR	
	5th Grade Science	1900	2 @ 950 SF per CR	
	6th Grade Classrooms	11400	12 @ 950 SF per CR	
	English		4 per grade	
	Math		4 per grade	
	Social Studies		2 per grade	
	Science		2 per grade	
	STEM Lab	1200		
	STEM Lab	1200		
	Project Work Space	250		
	Project Work Space	250		
	Project Storage	180		
	Project Storage	180		
	Exploratory Classroom	800	24 students, storage in CR	
	Exploratory Classroom	800	24 students, storage in CR	
Exploratory Classroom	800	24 students, storage in CR		
Special Education/ ESL	Resource room	450		
	ADA Toilet/Shower/Laundry	100		
	Resource room	450		
	Spec. Ed. close to Nurse's Suite	Resource Workroom	450	between 2 Resource rooms
	Resource Workroom	450		
	Special Education Room	450		
	Behavior Disability Room	900		
	Sensory Room	120		
	Recovery Room	120		
	Speech Therapy Office	120	central location	
ESL	450			
ESL (newcomer room)	450			
Art	Classroom	1400	project storage in room/cubbies/ built-ins	
	Kiln/Clay Room	160		

<u>Function</u>	<u>Room Name</u>	<u>Size (SF)</u>	<u>Notes</u>
Music	Instrumental Music CR	2400	"stage" off gymnasium
	Practice Room		
	Repair Area		
	Instrument Storage		
	Music Library		?
	A/V Equipment Closet		
	Vocal Music CR	1200	
	Practice Room Storage		
Programmed Support Space	Mech./Elect. Space	4800	
	Receiving		
	Building Storage		
	Faculty Workroom/Lounge	800	2 staff toilets. Mail. Away from admin area.
	Book Storage	200	2 rooms – 1 per wing
	Exterior Playground Storage	150	
	Booster Club Storage	120	
	Technology Closets	TBD	
Toilets (Public)	2700		
Support Spaces @ 30%	Corridors/Circulation		
	Corridor Lockers		700 lockers
	Toilets		
	Janitor Closets		
	Miscellaneous Storage		
	Exterior Walls		
Subtotal for educational space		80,840 SF	
30% allowance for support space		<u>24,252 SF</u>	
Total Space Requirement		105,092 SF	164 SF/student

Other Considerations

- Team approach – 130 students per team
- 5th grade – schedule a couple periods with same teachers (like Math/Science or Reading/Language Arts and Home Room)
- Outdoor learning spaces – minimal with benches/shade for a full class
- Playground and Field space – football field size grass area, paved playground
- Age appropriate playground equipment – basketball, soccer, 4-square
- Adequate parking
- Separate bus traffic
- Nebraska Dept. of Education recommendation for site area: 10 acres plus 1 acres per 100 students for elementary = 17 acres
- Assessment Team recommendation for minimum site area: will depend on site access but should be close to 12 acres (excluding sports fields)
- Robotics – See STEM lab
- Career and Tech Ed. – See STEM lab and Exploratory Classrooms





SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - 5/6 GRADE FACILITY
PREFERRED OPTION C (GENERIC SITE)

<u>Description</u>	<u>Cost</u>
Deconstruction	\$ N/A
New Construction at \$165/sf*	\$ 17,133,930
Renovation	\$ N/A
Site Work:	
Building related/utility extensions/site lighting	\$ 345,000
Parking, drives, sidewalks, etc.	\$ 326,000
Playfield development (grading, seeding, fencing at softball field – no lighting)	<u>\$ 100,000</u>
Construction Sub-Total	\$ 17,904,930
Design Contingency @3%	\$ 537,150
Construction Contingency @5%	<u>\$ 895,250</u>
Total Construction Cost	\$ 19,337,330
Soft Costs:	
A/E fees, information tech, geotechnical investigation, topographic survey, legal fees	\$ 1,141,775
Land acquisition cost	\$ 600,000
Hazardous material abatement	undetermined
Furniture, fixtures and equipment, Technology/computer equipment allowance	\$ 500,000
Quality control materials testing and inspections, permits and jurisdictional fees	\$ 55,000
Printing costs for construction documents	<u>\$ 7,500</u>
Soft Cost Subtotal	\$ 2,304,275
Total Project Cost	\$ 21,641,605
Other potential funding sources:	
Grants	undetermined
Energy rebates	undetermined
Fundraising	undetermined

Notes:

- * If geothermal is desired, add \$380,000
- * Assumes shallow foundation systems and limited soil removal/engineered fill.

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.



MIDDLE SCHOOL / HIGH SCHOOL FACILITIES

South Sioux City Community Schools

TAB 6

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

MIDDLE SCHOOL/HIGH SCHOOL FACILITY - DESCRIPTION OF OPTIONS

Following are descriptions of the recommended options for project work on the Middle School/High School facility:

Career Education Addition

The committee discussed the deficiency of space and spatial proximity in the high school for career education/technology programs. The drafting curriculum is in a classroom on the north end of the building while the shops are on the south end. This limits opportunities for integrating these curriculums. Shop areas are too small to accommodate desired curriculum needs and storage is short. Additionally, there is not enough space inside the existing shop areas for the construction technology program to build large projects. This is desired so a more extensive program can be offered and work can continue during inclement weather or over the winter months.

An addition for expanded wood/metals shops would provide needed space while allowing drafting labs to be moved into the area. Large open space for the construction technology curriculum would also be available. The addition would be planned to attach to the existing building just southwest of the existing wood/metals shop areas.

Other career education programs have been discussed for the Career Education Facility located at the District's Futures Drive location. These are discussed under Tab 7.

Classroom Additions

Three separate classroom additions were anticipated for the Middle School/High School when the two buildings were joined during the construction project completed in 2002. A future classroom addition between the two buildings was envisioned as shared space to be used as class sizes fluctuated. Two other classroom wings on the north High School addition were also envisioned for growth.

Since a new 5/6 Grade Facility is being proposed and the 6th grade curriculum would be removed from the Middle School building, space will be redistributed in the Middle School alleviating immediate space deficiencies. This will allow any building additions to the Middle School and/or High School to be postponed until further need is shown.

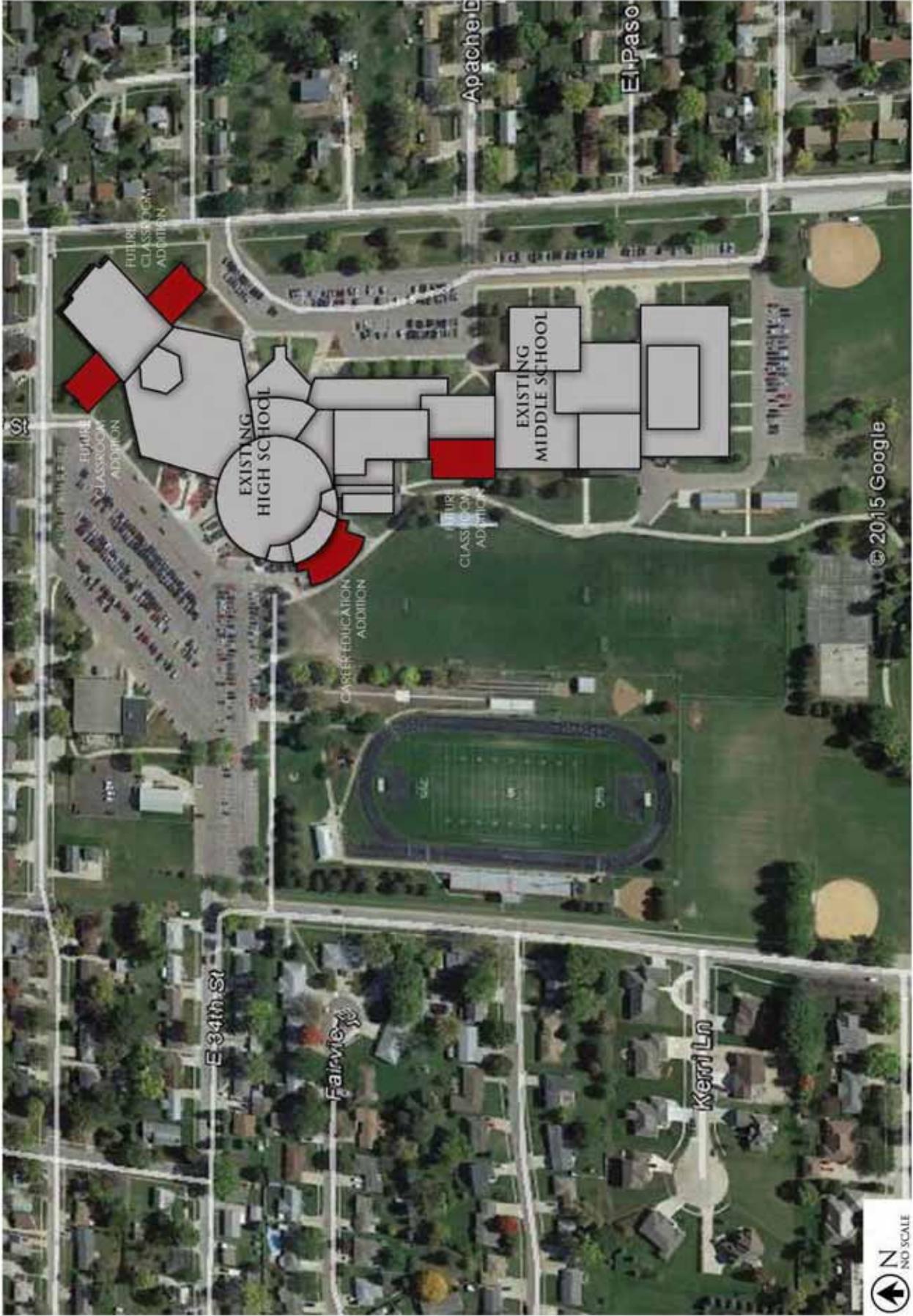
Middle School/High School Critical Deferred Maintenance Items

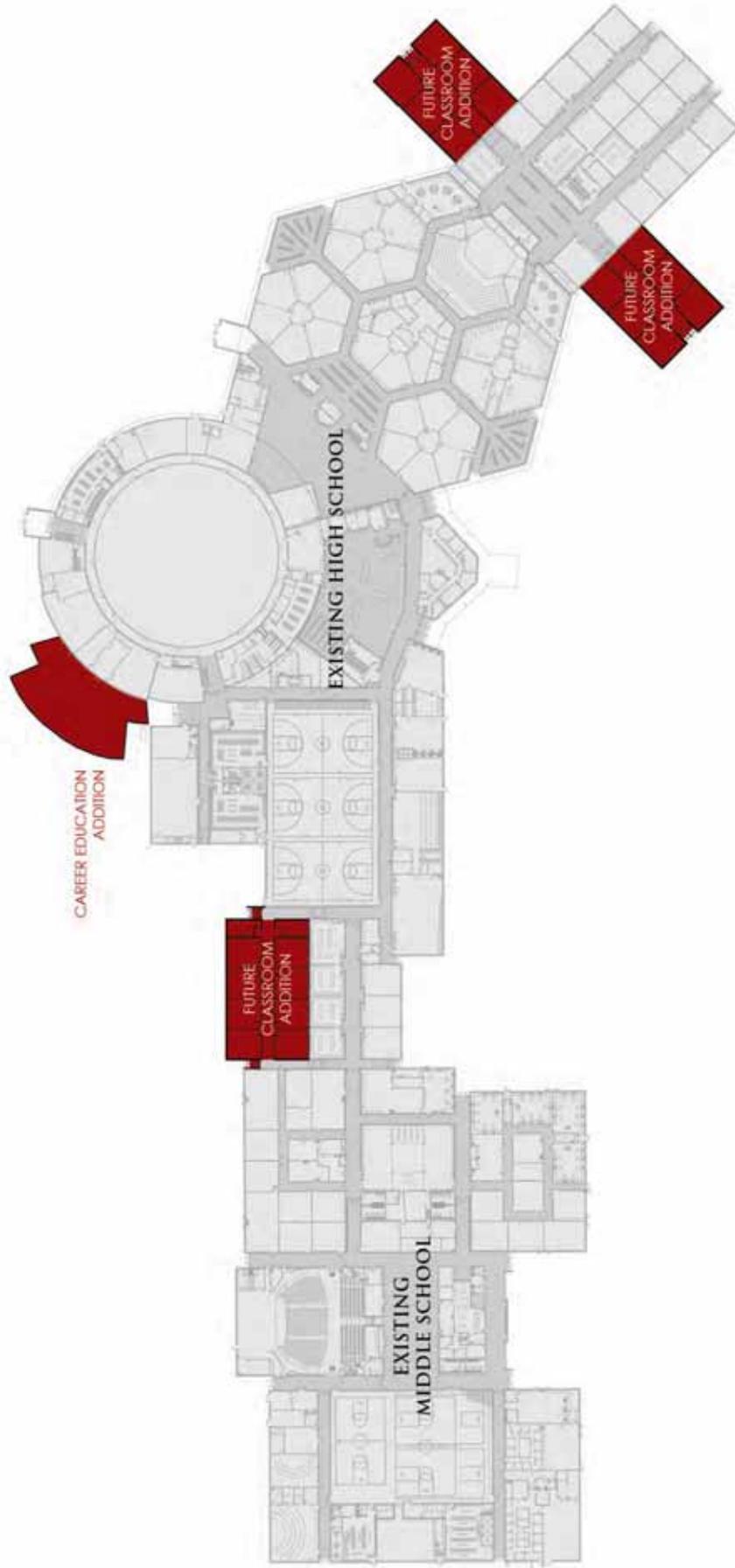
Many "currently critical" items were identified in the Facility Condition Assessment (FCA). A number of these items in the mechanical, electrical and plumbing sections included replacement of aging equipment that could fail at any time and/or equipment that is inefficient compared to current energy technology and systems. Some of these items have been completed during the time the planning study was conducted.

It is not feasible to assume that all of these items can be addressed with current funding options. Only some of these items have been included in the budget projections. Allowances for the following items have been included:

- The critical architectural items (pgs. 146/171).
- A limited allowance for immediately critical mechanical items (pgs. 160/190), not including large system upgrades, major equipment, etc.
- Most of the critical electrical items (pgs. 161/191).
- Most of the critical telecom items at the Middle School (pg. 162)
- There were no critical telecom items at the High School (pgs. 192)

It will be critical that a substantial fund be set aside to address the other identified issues as they occur until funding becomes available.





SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - MIDDLE SCHOOL/HIGH SCHOOL FACILITY

The middle school and high school are under one roof, share some facilities and have several connecting classrooms that can be assigned to either depending on demand. In addition to other deficiencies, the Facility Condition Assessment (FCA) and Program Compatibility Assessment (PCA) identified the need for additional class spaces for both. At that time it was envisioned that a new 4/5 building would be developed to alleviate congestion at the elementary buildings and classrooms would be added for both the middle school and high school. Subsequently it was decided that a 5/6 building would be more appropriate. Removing sixth grade from the middle school building would allow spaces to be reassigned eliminating the need for additional classrooms in the near future while accommodating K-4 by adding classrooms to Cardinal and Harney elementary schools and expanding into the vacated fifth grade rooms at the middle school.

An addition for career education (wood and metal shops) would still need to be accommodated as would a number of deferred maintenance, code, accessibility, and aging/inefficient or potentially hazardous MEP systems.

The budget projections below include the Career Education addition and some of the currently critical items from the Facility Condition Assessment (FCA).

<u>Description</u>	<u>Cost</u>
Deconstruction	\$ N/A
New Construction allowance	\$ 500,000
Wood and Metals Shop addition (funded outside the bond referendum)	
Renovation (Currently Critical Issues from FCA) *	
Architectural items - Middle School*	\$ 89,600
Architectural items - High School*	\$ 73,360
Mechanical items - Middle School*	\$ 24,650
Mechanical items - High School*	\$ 250,000
Electrical items - Middle School*	\$ 30,000
Electrical items - High School*	\$ 55,000
Telecom items - Middle School*	\$ 35,850
Telecom items - High School*	\$ 0
Site Work (Wood and Metal Shop Addition)	<u>\$ 15,000</u>
 Construction Sub-Total	 \$ 1,073,460
Design/Construction Contingency @10%	<u>\$ 107,346</u>
 Total Construction Cost	 \$ 1,180,806
 Soft Costs:	
A/E fees, information tech, geotechnical investigation, topographic survey, legal fees	\$ 111,900
Land acquisition cost	\$ 0
Hazardous material abatement	undetermined
Furniture, fixtures and equipment allowance	\$ 0
Technology/computer equipment allowance	\$ 0
Quality control materials testing and inspections, permits and jurisdictional fees	\$ 3,000
Printing costs for construction documents	<u>\$ 3,000</u>
 Soft Cost Subtotal	 \$ 117,900
 Total Project Cost	 \$ 1,298,706

Other potential funding sources:

Grants

undetermined

Energy rebates

undetermined

Fundraising

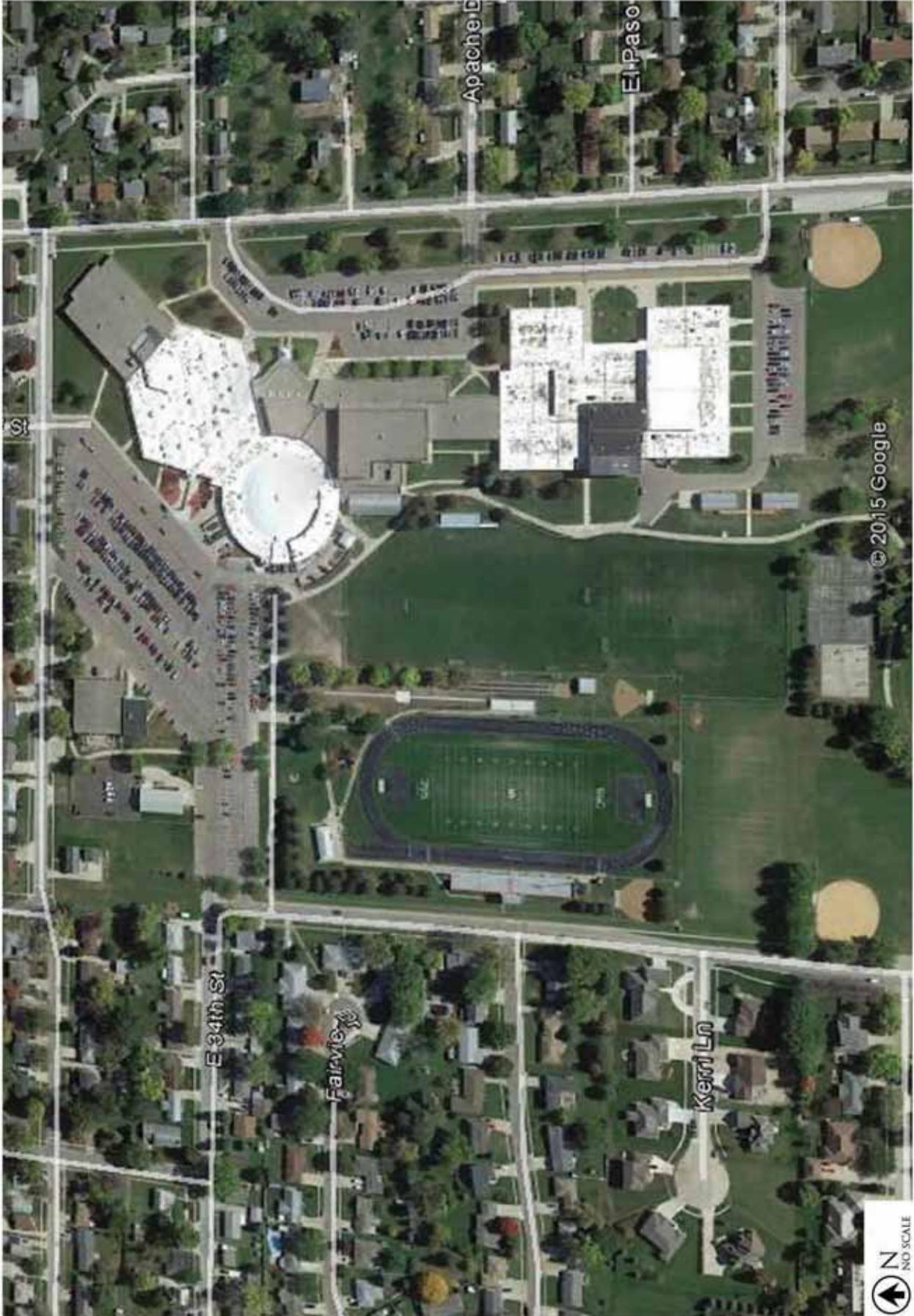
undetermined

Notes:

- * It is not feasible to assume that many of the large items (replacement of aging equipment/systems, inefficient equipment/systems, etc.) that were identified in the Facility Condition Assessment (FCA) can be addressed within current funding options. Some (but not all) of the critical items have been included here.

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.





CAREER EDUCATION FACILITY AND SITE IMPROVEMENTS

South Sioux City Community Schools

TAB 7

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

CAREER EDUCATION FACILITY AND SITE IMPROVEMENTS - DESCRIPTION OF OPTIONS

Following is a description of the recommended options for project work on the Career Education Facility and Site Improvement:

Career Education Facility

Development of a Career Education Facility at the District's Futures Drive property was studied during the Program Compatibility Assessment (PCA). This property had been discussed for both the alternative education programs and career education programs but was preferred for career education by the planning committee. See Tab 6 for Career Education planning related to programs in the existing High School.

At the time of this report's publication, the Board and planning committee were still trying to determine the programs to be housed at this facility. Business Management, Information Technology, Arts, A/V Tech and Communications along with Health Sciences has been proposed. Initial planning during the Program Compatibility Assessment showed that these programs could be accommodated in the available space.

Career Education Facility Site Improvements

The planning committee requested that expanded parking be studied on the existing 100 Futures Drive site. Information was obtained from the District on the property boundaries and plans by the City for a turn lane onto Hwy 77. The City's plan would also move the connection to the vacated medical clinic building.

Initial study showed expanded parking west of the building on property not currently owned by the District (to the south). Subsequent to this, it was determined that the property boundaries assumed were incorrect and a new option was developed.

The study was completed and shows the addition of approximately 31 spaces around the existing west parking lot and 18 spaces with a service access area on the east of the building. The 18 spaces added on the east are possible assuming the City does not relocate the existing access road to the vacated medical clinic parking lot. With the 34 existing spaces on the west, this would bring the total to approximately 93 spaces. If more are desired/required, the option to expand onto neighboring property may be investigated.

Budget Projections

Since this facility is still under consideration by the District, no budget projections were completed by the architects. The District has proposed a budget of \$1,500,000 for work at this facility and site. This number has been used in the budget projection shown.



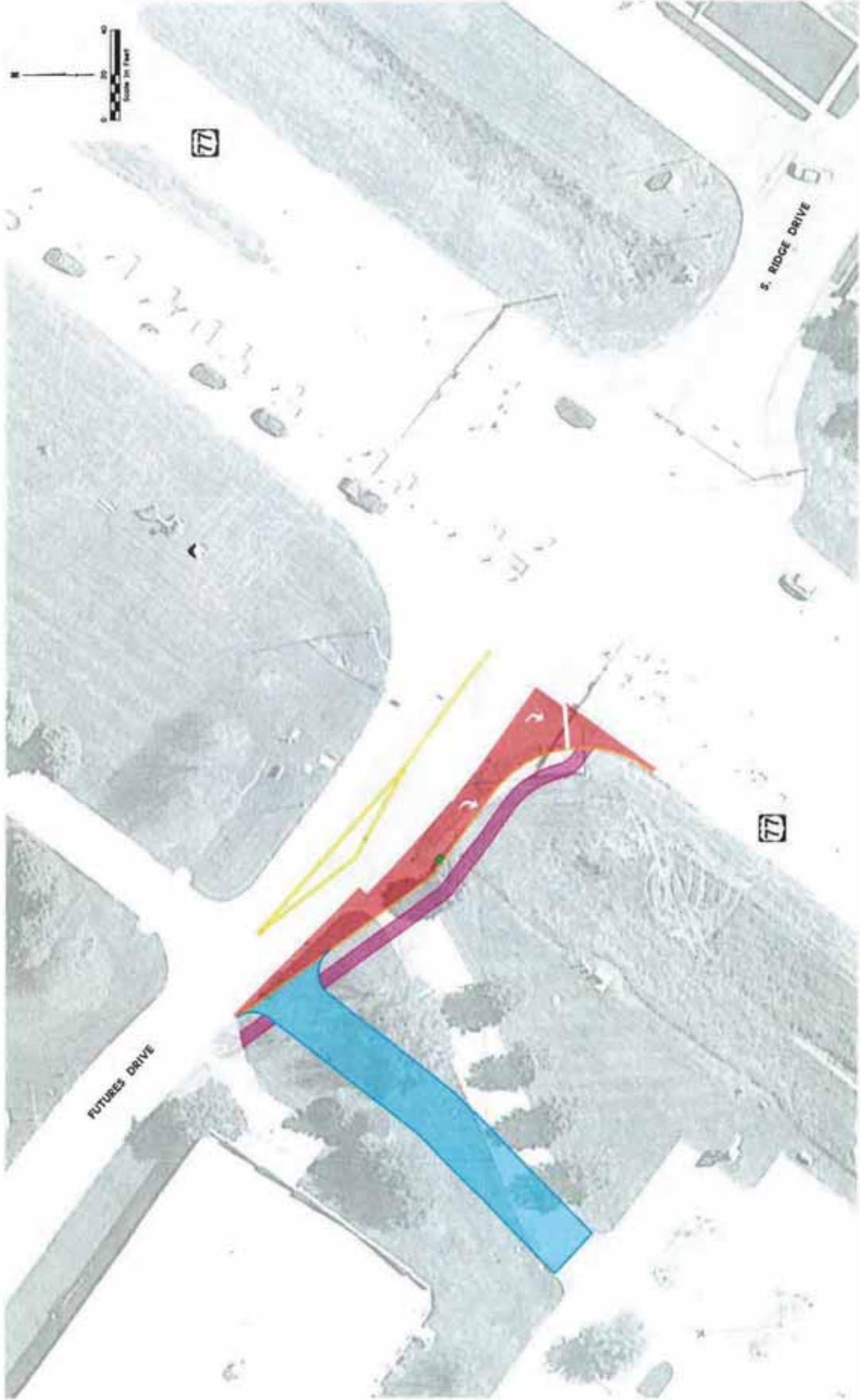
SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

BUDGET PROJECTION (2016 DOLLARS) - CAREER EDUCATION FACILITY AND SITE IMPROVEMENTS 100 FUTURE DRIVE PROPERTY

Current discussion of the Board has identified the 100 Futures Drive Property for a Career Education Facility. There has been extensive discussion on potential educational programming for the facility. Discussion is ongoing and no final decision had been made at the time this report was published.

\$1,500,000 has been discussed as a possible budget for the project and that it may be funded from sources apart from the bond referendum.





OPTION A



SUMMARY OF BUDGET PROJECTIONS AND IMPLEMENTATION

South Sioux City Community Schools

TAB 8

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

SUMMARY OF BUDGET PROJECTIONS - CONSTRUCTION COSTS (DOES NOT INCLUDE SOFT COSTS)

<u>Description</u>	<u>Cost</u>	
Early Childhood Facility		
• New Facility (E. N. Swett Site)	\$ 8,950,220	
Elementary Schools – Expanded Facilities		
• Cardinal Elementary (Classroom Addition)	\$ 802,900	
• Harney Elementary (Classroom Addition)	\$ 864,190	
• Dakota City Elementary (Phase 1 Addition/Renovation and Phase 2 Reconstruction)	\$ 2,020,200	
Elementary Schools – Deferred Maintenance		
	<u>Low End</u>	<u>High End</u>
• Lewis and Clark Elementary		
• 5 years use – deferred maintenance	\$ 25,000	\$ 75,000
• Covington Elementary		
• 3-5 years use – deferred maintenance	\$ 100,000	\$ 150,000
• long term use – major repairs	---	\$ 3,000,000
• E. N. Swett Elementary		
• 3 years use - deferred maintenance	\$ 30,000	\$ 45,000
• Long term use – major repairs	\$ 1,260,000	\$ 2,010,800
5/6 Grade Facility		
• New Facility (Generic 26 Acre Site)	\$ 19,337,330	
Middle School/High School Facilities		
• Career Education Addition and Critical Items	\$ 1,180,806	
Career Education Facility (Futures Drive Property)		
• Career Education Facility and Site Improvements**	\$ 1,500,000	

Notes:

* Summary is for construction cost only and does not include "soft costs". See each budget projection for additional information.

** Owner's budget projection.

Construction Cost Escalation Factor

Based on commercial construction inflations experience over the last several years, add 8% compounded for each year construction start is delayed beyond 2016.

Establishment of a Reserve Fund

It is recommended that a reserve fund be established to deal with high cost currently critical items not covered in the budget projections as they arise. Examples of these items would be boiler/HVAC unit replacements, complete system upgrades, etc. The District does not have the ability to set aside dollars for a reserve fund. QCPUF funding is available to the District for emergency projects and would be appropriate to accommodate this concern.

SOUTH SIOUX CITY COMMUNITY SCHOOLS MASTER PLANNING

IMPLEMENTATION

The planning committee felt that the key to this master plan's implementation is having the 5/6 Grade facility built first so that students from all of the elementary schools and the middle school can be moved out to alleviate current crowding issues at these facilities. Classroom additions at Cardinal and Harney could then be built concurrently or prior the 5/6 Grade Facility to allow them to accommodate 4 sections of K-4 classes. The Early Childhood Facility was also felt to be a priority. For this to happen on the existing E. N. Swett site, students would be displaced to other existing facilities (perhaps Lewis and Clark) while it is constructed. Lewis and Clark could then be closed as recommended. Deferred maintenance at Lewis and Clark, Covington and E. N. Swett would need to be completed for as long as they are in use.

Projects that are lower on the priority list could be constructed at any time in the proposed schedule as the need is demonstrated and/or funding is available.

The Board will need to make some final decisions so that projects can be prioritized and an implementation plan determined.



APPENDIX

South Sioux City Community Schools

TAB 9



FEH Associates Inc.
 Architecture | Structural Engineering | Interiors
 Sioux City, Iowa | Des Moines, Iowa

South Sioux City Community School District

Early Childhood School Facility

Proposed District Educational Program - FINAL 4/10/14

Modified 1/8/15

Student Population (Preschool): 300

<u>Function</u>	<u>Room Name</u>	<u>Qty</u>	<u>Notes</u>	<u>Size</u>
Administration	Administrator	1		250 SF
	Staff Offices	2	160 SF per	320 SF
	Special Education Offices			
	Speech/Language	1		160 SF
	ESL	1		160 SF
	Reading	1		160 SF
	Special Education Workroom	1	shared by 6	900 SF
	Speech/Language			
	Occ. Therapist			
	Physical Therapist			
	Social Worker			
	Psychologist			
	Secretary			
	Nurse's Office/Suite	1		375 SF
	Exam/Cot/Toilet	1		
	Conference Room	1	kitchenette connected	250SF
Records Room/Storage/Copy Room	1		600 SF	
Secretary/Reception	1			
Staff Toilets		per code	65 SF per	
Coats/Kitchenette	1	near conf.	65 SF	
		refrigerator, microwave, sink, coffee		
Food Service	Serving Kitchen	1		560 SF
	Dry Storage	1		120 SF
	Kitchen Office	1		80 SF
	Staff Toilet	1		65 SF

	Kitchen cleaning supply room/trash	1		100 SF
	Kitchen employee locker area	1		35 SF
Common Space	Multi-Purpose Room	1	lunch/commons 3 lunch periods	2,350 SF
	Table/Chair Storage	1		300 SF
Physical Education	Gymnasium	1	HS court, no seating	6,000 SF
	P.E. Storage	1		280 SF
Media Center	Media Center/Library	1		1,400 SF
	Staff Workroom/Office	1		200 SF
	Study Room	1		100 SF
	Storage	1		120 SF
Technology Labs	Technology Lab	1	connected to Library	900 SF
Special Education	Recovery Room	1		450 SF
	Sensory Room	1		450 SF
	Resource Room	1	like Harney "art" rm	1,140 SF
	ADA Toilet - off resource room	1	shower/changing	160 SF
	Resource Workrooms	2	80 SF per	160 SF
	Speech Therapy Room	1	like Jacob's @ DC	720 SF
Preschool	Preschool Classroom/Toilet	12	Harney (K) size 1,200 SF per	14,400 SF
	Preschool Storage Space	1		400 SF
Support Spaces	Shared Work Room/Storage	1		600 SF
	Faculty Lounge/Toilets	1	lounge – 2 toilets	500 SF
	Janitor Closets	2	40 SF per	80 SF
	Network Closets (MDF/IDF)	3	40 SF per	120 SF
	M/E Equipment Rooms		as needed	
	General Storage-Reading materials	1		120 SF
	General Storage – Math materials	1		120 SF
	General Storage – Teacher Resource	1		120 SF
	Boy's Public/Student Toilets		per code	
Girl's Public/Student Toilets		per code		

Maintenance/Storage Space	as needed	
Playground Equip Storage – In/out	1	720 SF
Playground Equip Storage – outside	1	
Fuel Storage	1	
Receiving Space	1	
Air Handling Equipment Mezzanine	if need	
Sound proof observation room	1	
Total Allowance for “Support” Space not assigned sizes above		13,750 SF

Circulation Space Corridors & Vestibules as needed included above

TOTAL SPACE REQUIREMENTS 50,190 SF

Other Considerations:

- Restrooms
 - o Diaper changing station in restrooms
 - o ADA accessible (per code)
 - o Patient Lift Accessible
 - o Cabinets for storage
- Lots of parking (as required by city ordinance)
- Pitched roof
- Age appropriate playground equipment
- Huge playground area (like Lewis & Clark – 1 city block) with field area, equipment area, accessible (per code)
- Rule 11 requirements for preschool



FEH Associates Inc.
 Architecture | Structural Engineering | Interiors
 Sioux City, Iowa | Des Moines, Iowa

South Sioux City Community School District

5/6 Grade Facility

District Educational Program – FINAL 10/22/14

Revised 1/28/15

(Middle School educational concept)

Note: If this facility is constructed, the Middle School educational program in this study will need to be modified to eliminate 6th grade functions.

Student Population (5-6): 680

<u>Function</u>	<u>Room Name</u>	<u>Size (SF)</u>	<u>Notes</u>
Public Entry Area	Vestibule/Lobby	650	
Administration	Waiting	300	
	Reception/Work	750	secretary and 2 staff work spaces
	Principal	250	
	Assistant Principal	160	
	Psychologist/Social Worker	160	shared office
	SAT (Student Assistance Team)/		
	IC (Instructional Coach)	160	shared office
	School Resource Officer	160	or functions as an "extra" office
	Counselor	160	
	Counselor	160	
	Records/Supply Storage	240	
	Nurse's Suite	375	staffed by nurse or aide
	Office		medicine lock-up
	Cot Area (3)		
	ADA Toilet		
Conference/meeting room	250	8-10 people	
Conference/meeting room	250	8-10 people	
Staff Toilet	60		
Staff Toilet	60		
Coffee/Coats	80	kitchenette near or connected to conf. room	

Food Service	Serving Kitchen	560	
	Ware Washing	225	
	General Storage	180	staff lockers
	Dry Goods Storage	120	
	Office	80	
	Refuse/Janitor Room	120	
	Walk-in Cooler	120	
	Walk-in Freezer	120	
	Receiving	120	
Common Space	Dining Commons	5800	sized for 2 lunch periods, could reduce size w/ 3 lunch periods
	Table/Chair Storage	180	
	General Storage	180	
Physical Education	Gymnasium	15,000	2 full size basketball courts, 500 bleacher seats
	P.E. Office	120	
	P.E. Office	120	
	P.E. Storage	360	
	Restrooms	2700	small box type lockers for 680 students located where? Are both box type and corridor lockers needed? Space will need to be increased to accommodate lockers in restrooms.
Media Center	Media Center	3500	
	Office/Workroom/Storage	300	
	Study Rooms	300	2 rooms, 4-6 people
Technology Labs	Technology Lab	1000	30 computers, away from Media Center
	Technology Lab/Testing Ctr.	1000	30 computers, connected to Media Center
Classrooms	5 th Grade GP Classrooms	9500	10 @ 950 SF per CR
	5 th Grade Science	1900	2 @ 950 SF per CR not large enough for traditional style science classroom
	6 th Grade Classrooms	11400	12 @ 950 SF per CR
	English		4 per grade
	Math		4 per grade
Social Studies		2 per grade	
Science		2 per grade not large enough for traditional style science classroom	

	STEM Lab	1200	
	STEM Lab	1200	
	Project Work Space	250	
	Project Work Space	250	
	Project Storage	180	
	Project Storage	180	
	Exploratory Classroom	800	24 students, storage in CR large enough
	Exploratory Classroom	800	24 students, storage in CR large enough
	Exploratory Classroom	800	24 students, storage in CR large enough
Special Education/ ESL	Resource room	450	Change like E. Childhood? size of each room, typ??
	ADA Toilet/Shower/Laundry	100	
Spec. Ed. close to Nurse's Suite	Resource room	450	between 2 Resource rooms
	Resource Workroom	450	
	Resource Workroom	450	
	Special Education Room	450	
	Behavior Disability Room	450	
	Sensory Room	450	
	Recovery Room	450	
	Speech Therapy Office	120	
	ESL	450	
ESL (newcomer room)	450		
Art	Classroom	1400	project storage in room/ cubbies/built-ins
	Kiln/Clay Room	160	
Music	Instrumental Music CR	2400	"stage" off gymnasium
	Practice Room		
	Repair Area		
	Instrument Storage		
	Music Library		?
	A/V Equipment Closet		
	Vocal Music CR	1200	
Practice Room			
Storage			

Programmed Support Space	Mech./Elect. Space	4800	
	Receiving		
	Building Storage		
	Faculty Workroom/Lounge	800	2 staff toilets. Mail. Away from admin area.
	Book Storage	200	2 rooms – 1 per wing
	Exterior Playground Storage	150	
	Booster Club Storage	120	
	Technology Closets	TBD	

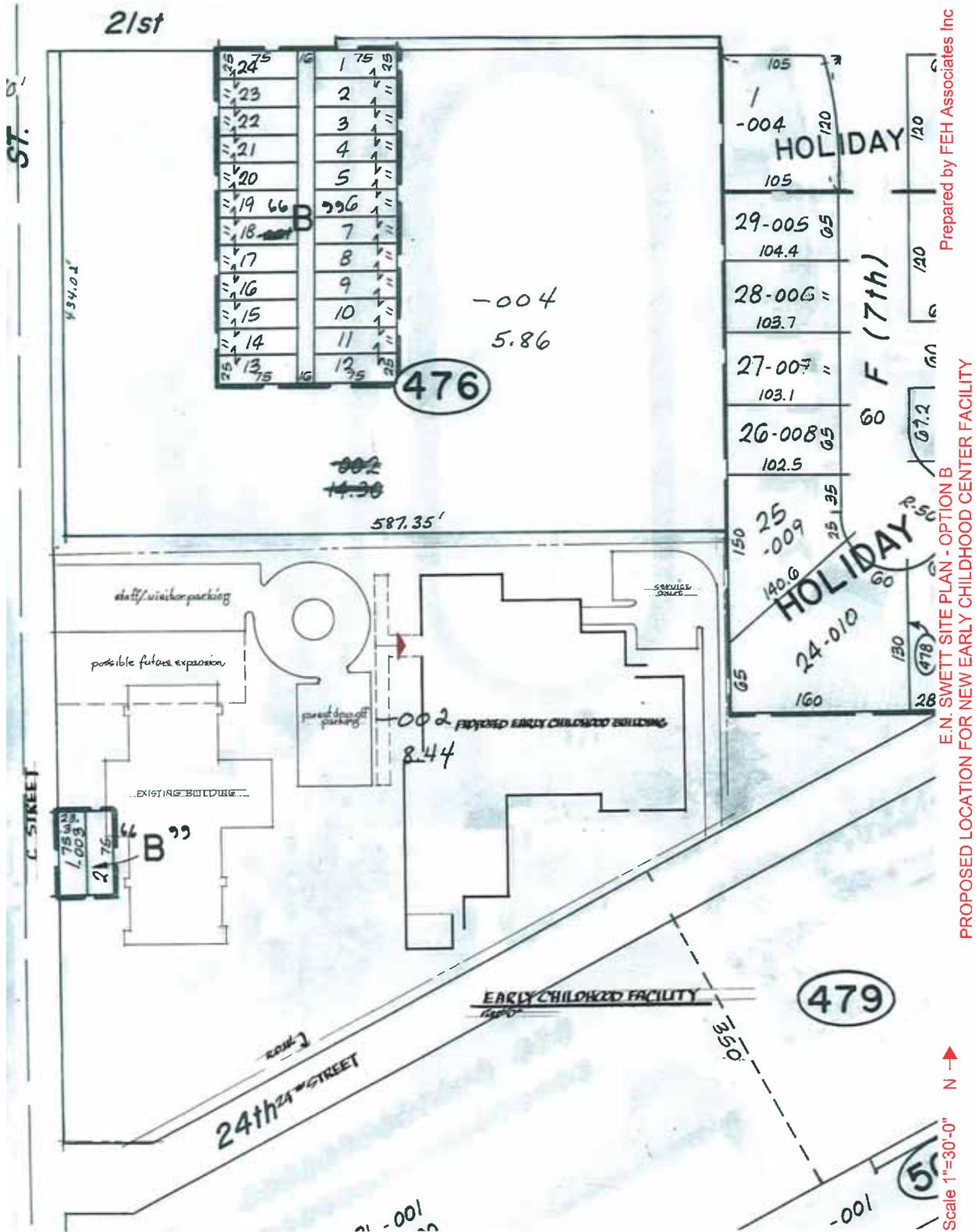
Support Spaces @ 30%	Corridors/Circulation		
	Corridor Lockers		700 lockers. See box type locker comments above
	Toilets		
	Janitor Closets		
	Miscellaneous Storage		
	Exterior Walls		

Subtotal for educational space	80,840 SF	
30% allowance for support space	<u>24,252 SF</u>	
Total Space Requirement	105,092 SF	164 SF/student

Other Considerations

Team approach – 130 students per team
5th grade – schedule a couple periods with same teachers (like Math/Science or Reading/Language Arts and Home Room)
Outdoor learning spaces – minimal with benches/shade for a full class
Playground and Field space – football field size grass area, paved playground
Age appropriate playground equipment – basketball, soccer, 4-square
Adequate parking
Separate bus traffic
Nebraska Dept. of Education recommendation for site area: 10 acres plus 1 acres per 100 students for elementary = 17 acres
Assessment Team recommendation for minimum site area: will depend on site access but should be close to 12 acres (excluding sports fields)
Robotics – See STEM lab
Career and Tech Ed. – See STEM lab and Exploratory Classrooms

MASTER PLANNING





MASTER PLANNING

PROPOSED SITE PLAN OPTION D - EXPANDED E.N. SWETT SITE WITH FLOOR PLAN OPTION C
EARLY CHILDHOOD FACILITY

APPENDIX



PROPOSED SITE PLAN OPTION D

NO SCALE → N

E.N. SWETT ELEMENTARY
SOUTH SIOUX CITY COMMUNITY SCHOOLS





5/6 GRADE FACILITY
SOUTH SIOUX CITY COMMUNITY SCHOOLS

PROPOSED SITE PLAN
G STREET SITE - FLOOR PLAN OPTION A

NO SCALE



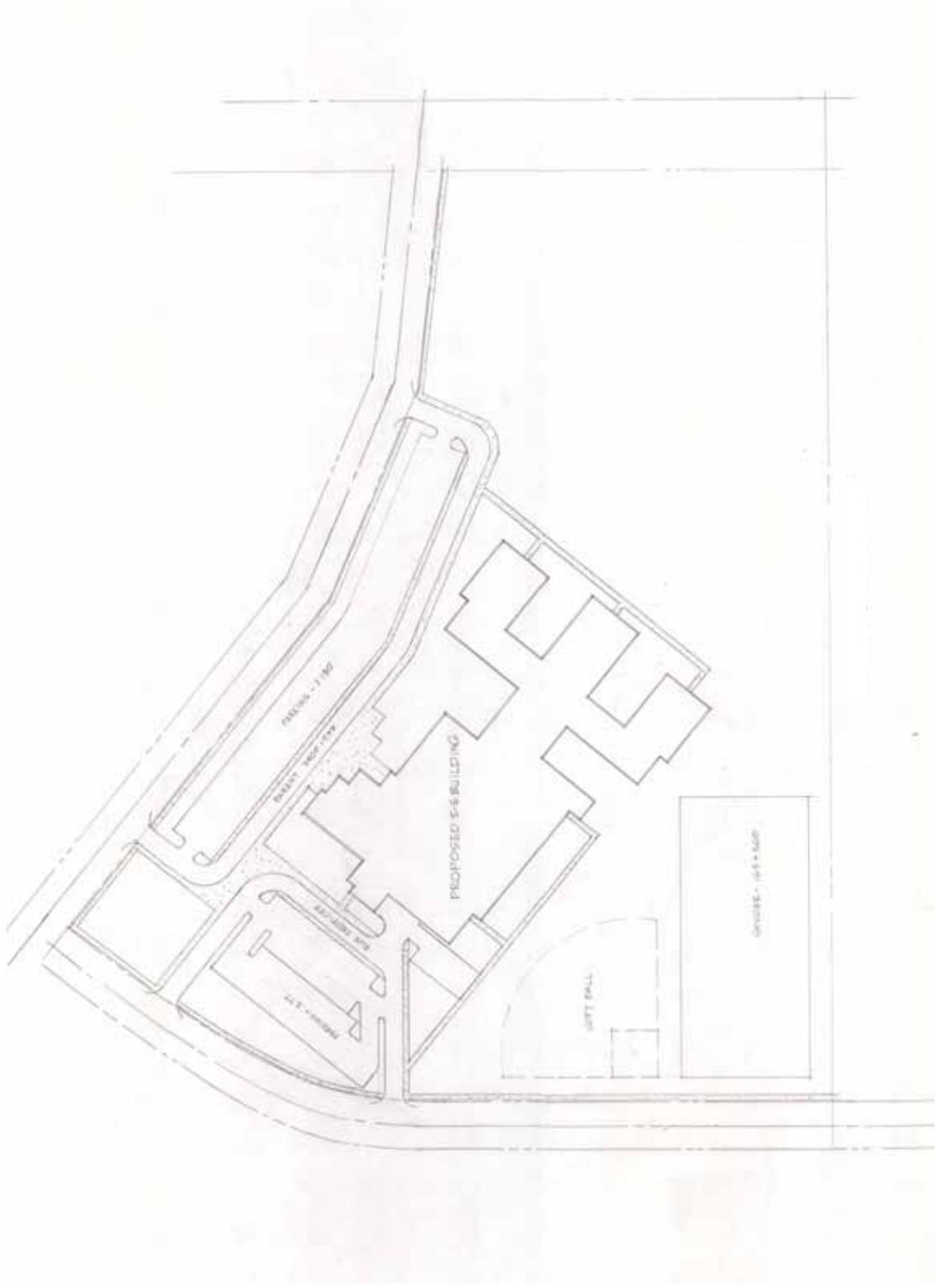
FEH Associates Inc.
Architects | Landscape Engineers | Planners

APPENDIX

MASTER PLANNING

PROPOSED SITE PLAN - GENERIC 20 ACRE SITE WITH FLOOR PLAN OPTION B
5/6 GRADE FACILITY

APPENDIX

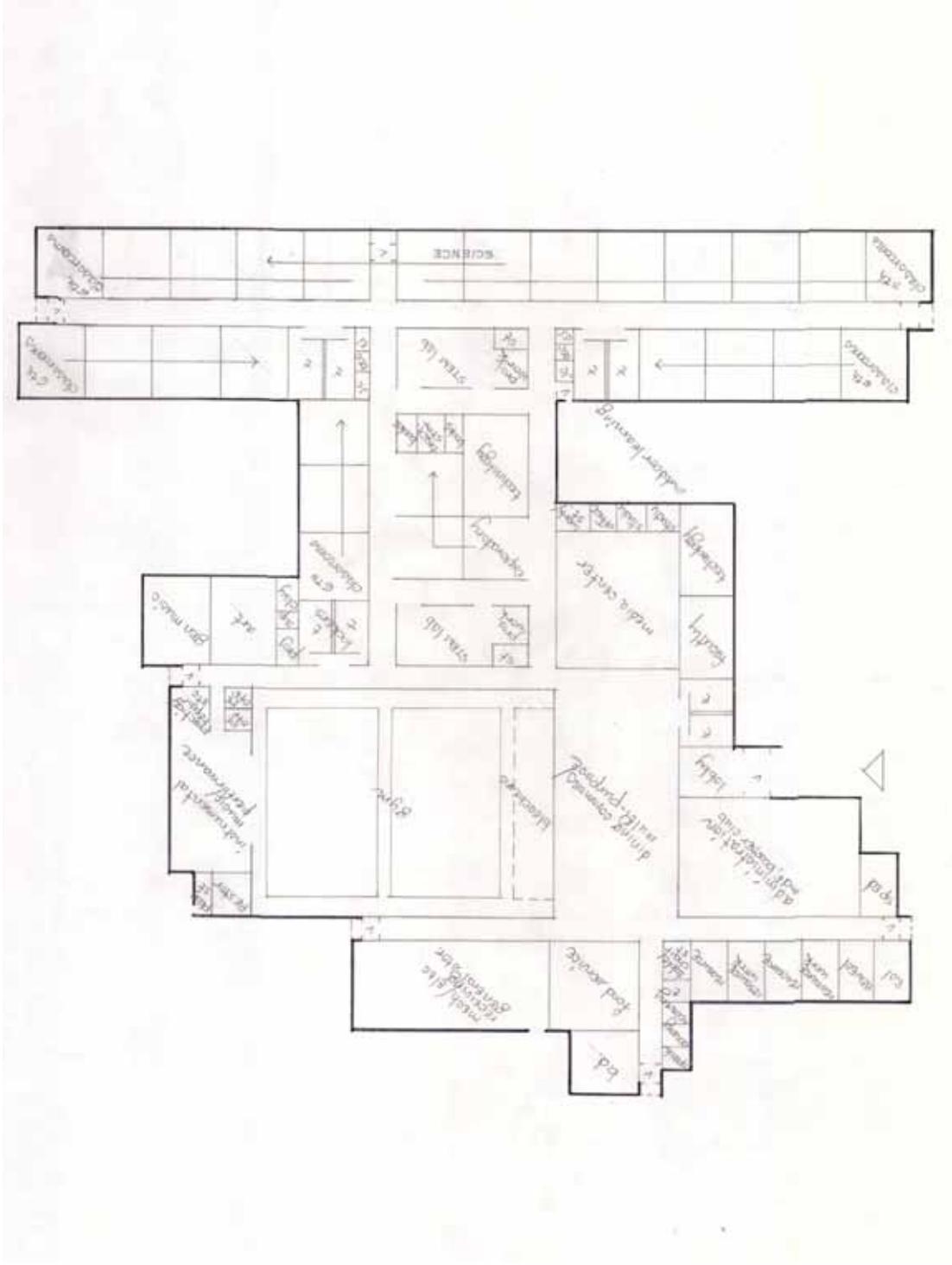


PROPOSED SITE PLAN
GENERIC SITE PLAN - 20 ACRES WITH FLOOR PLAN OPTION B
NO SCALE ← N



MASTER PLANNING
 PROPOSED FLOOR PLAN OPTION A
 5/6 GRADE FACILITY

APPENDIX



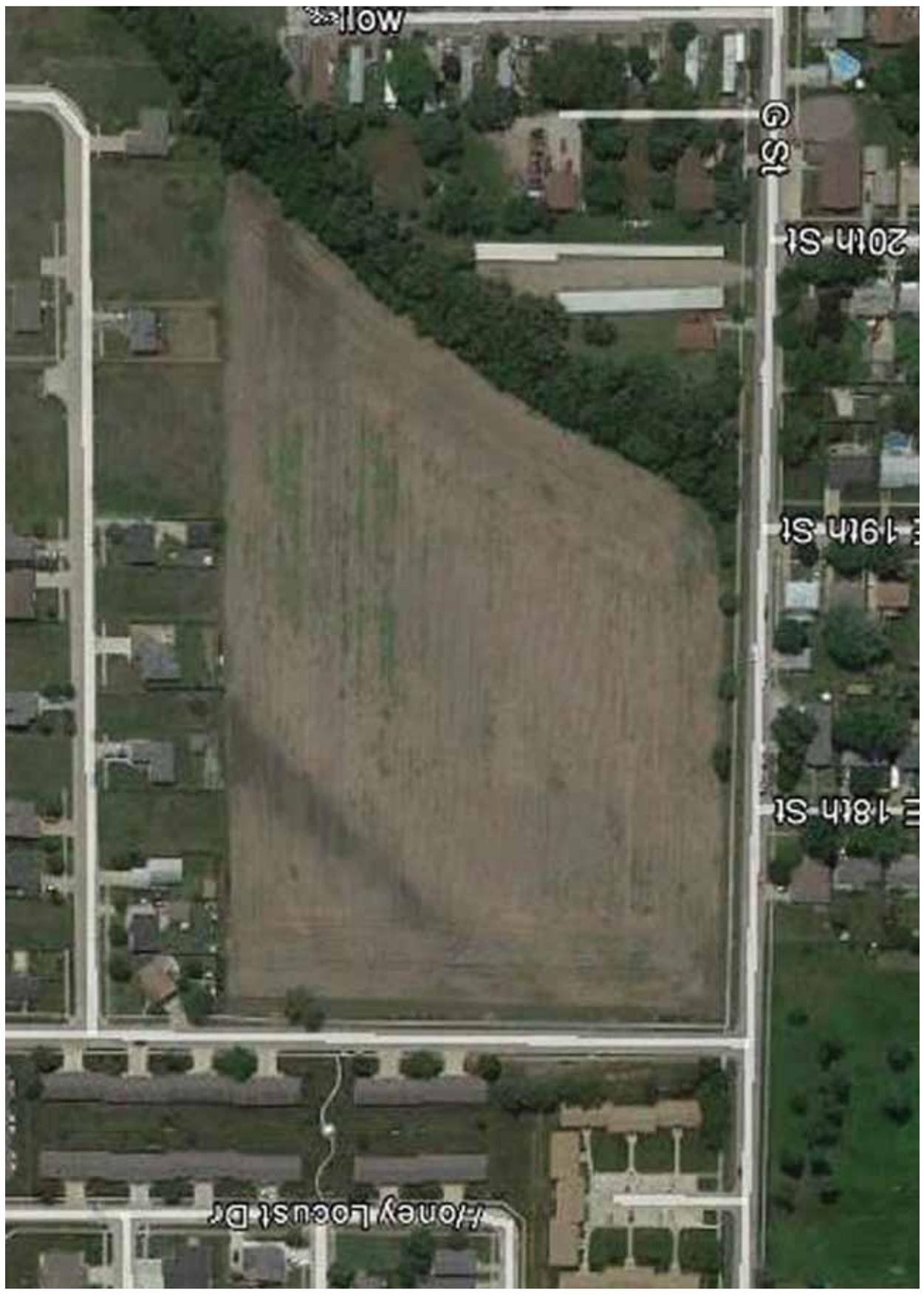
PROPOSED FLOOR PLAN
 FLOOR PLAN - OPTION A

NO SCALE
 ← N



MASTER PLANNING
EXISTING SITE
G STREET

APPENDIX





FEH Associates Inc.
Architecture | Structural Engineering | Interiors