



# FACILITIES ASSESSMENT BOARD PRESENTATION

ARROWHEAD UNION HIGH SCHOOL DISTRICT

#323398-01 | 12.13.2023



# AGENDA

ONE  
**INTRODUCTION**

TWO  
**DISTRICT SUMMARY**

THREE  
**BUILDING CONDITIONS**

FOUR  
**EDUCATIONAL ADEQUACY**

FIVE  
**CAPACITY + UTILIZATION**

SIX  
**NEXT STEPS**



# ONE **INTRODUCTION**



# INTRODUCTION | EUA FACILITIES ASSESSMENT TEAM

ANDY LYONS



ENGAGEMENT SPECIALIST

CHARLIE ROBERTSON



PROJECT MANAGER

JUSTIN LODLE



SENIOR PROJECT ARCHITECT

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SENIOR EDUCATION  
PLANNER

MARY JAIMES



PROJECT SPECIALIST



# INTRODUCTION | THE WHY OF LONG-RANGE FACILITIES PLANNING

## MISSION

Empower students to be engaged, confident, continuous learners who utilize the essential skills to collaborate and contribute within the local and global community.

## VISION

Arrowhead will be an educational leader in creating pathways for students to embrace the opportunities of tomorrow.

## FACILITIES ASSESSMENT GOALS:

- To ensure safe, secure, and accessible facilities available to all students, staff and community members
- To provide cost effective, energy efficient and sustainable facilities
- To provide facilities which support dynamic and evolving 9-12 curriculum, programs and technology
- To provide flexible, adaptable learning environments that help prepare world-ready students for an ever-changing future
- To provide value to all stakeholders by maximizing collaboration, staff efficiencies and community use



# INTRODUCTION | UNDERSTANDING THE FACILITIES ASSESSMENT

## BUILDING CONDITIONS

Visual assessment of current building conditions and systems and documentation of observations

- Observations made during walkthroughs
- Interviews with the district's facilities team

## EDUCATIONAL ADEQUACY

Visual assessment of how effectively the spaces support student learning and program delivery

- Observations made during walkthroughs and analysis of floor plans
- Interviews with building principals, facility directors, and staff

## CAPACITY + UTILIZATION

**Capacity:** Comparison of site size and student enrollment to industry standards

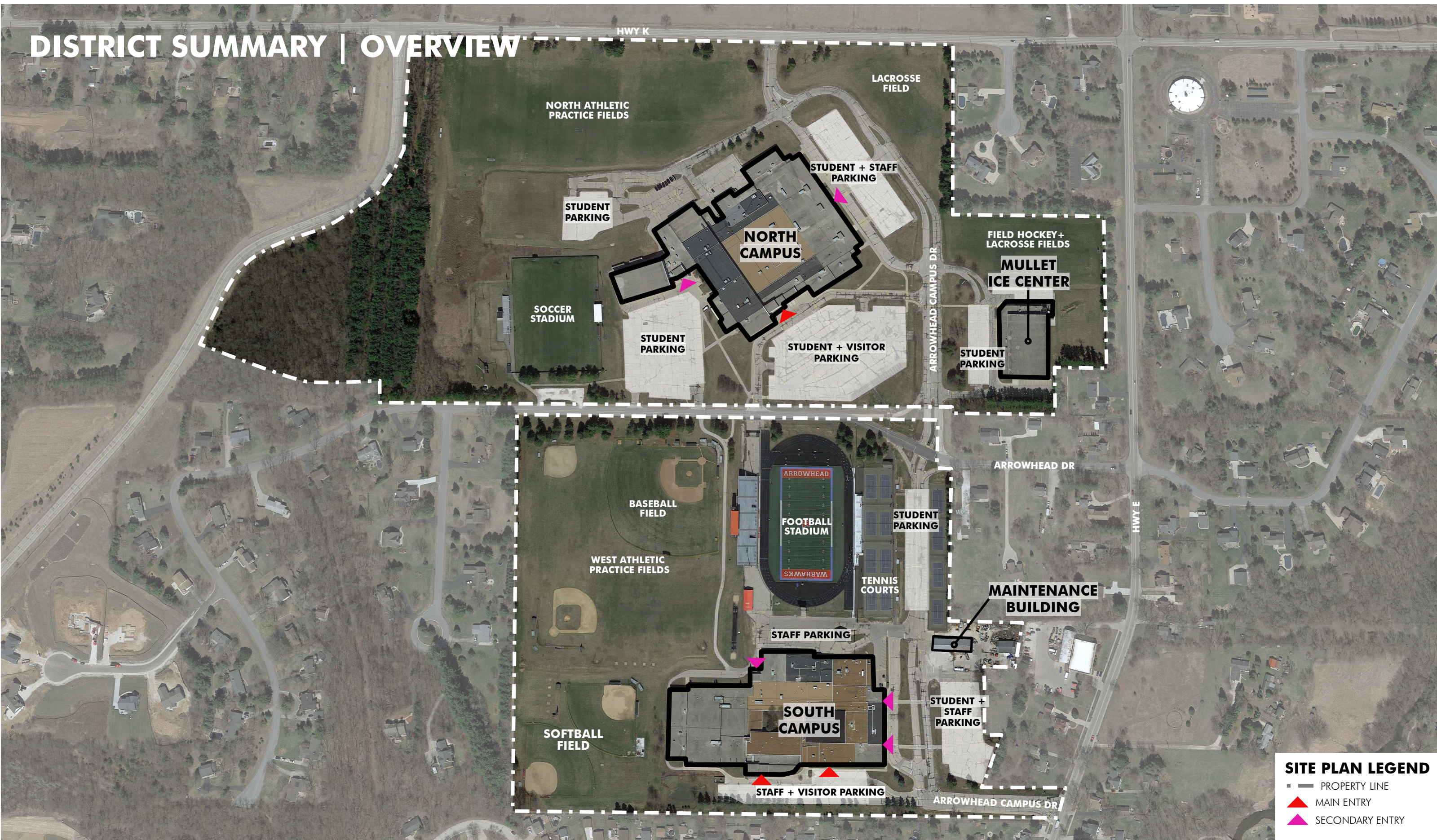
**Utilization:** Analysis of the usage of learning spaces throughout the day



# TWO **DISTRICT SUMMARY**



# DISTRICT SUMMARY | OVERVIEW



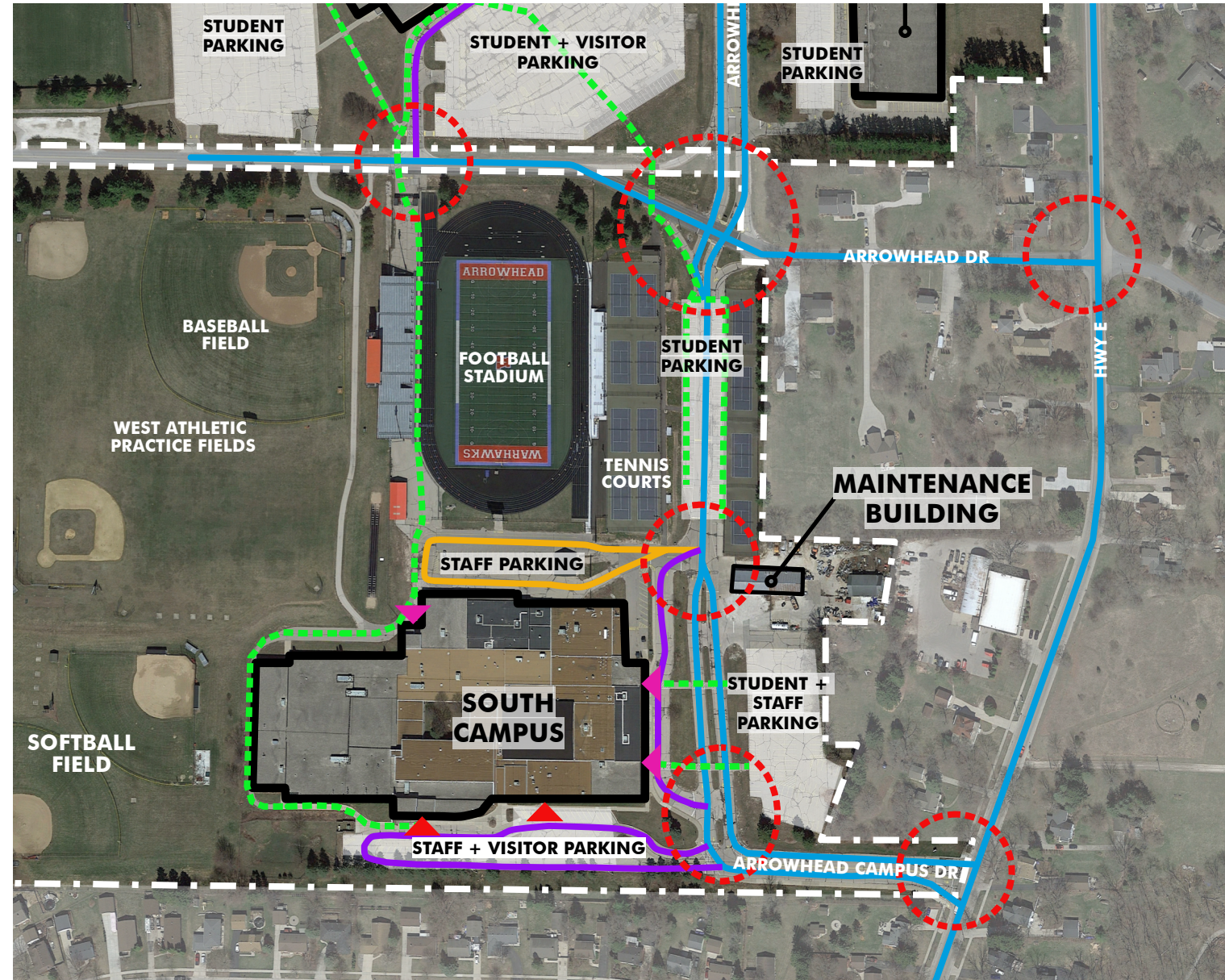
**SITE PLAN LEGEND**

- PROPERTY LINE
- ▲ MAIN ENTRY
- ▲ SECONDARY ENTRY



# DISTRICT SUMMARY | SOUTH CAMPUS

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
700 NORTH AVENUE HARTLAND, WI 53029	112	220,057 SF	1955	1961, 1985, 1993, 2000	9-10	2037



### SITE PLAN LEGEND

- VEHICULAR TRAFFIC
- PARENT DROP OFF/PICK UP
- BUS TRAFFIC
- PROPERTY LINE
- PEDESTRIAN TRAFFIC
- CONGESTED INTERSECTIONS
- ▲ MAIN ENTRY
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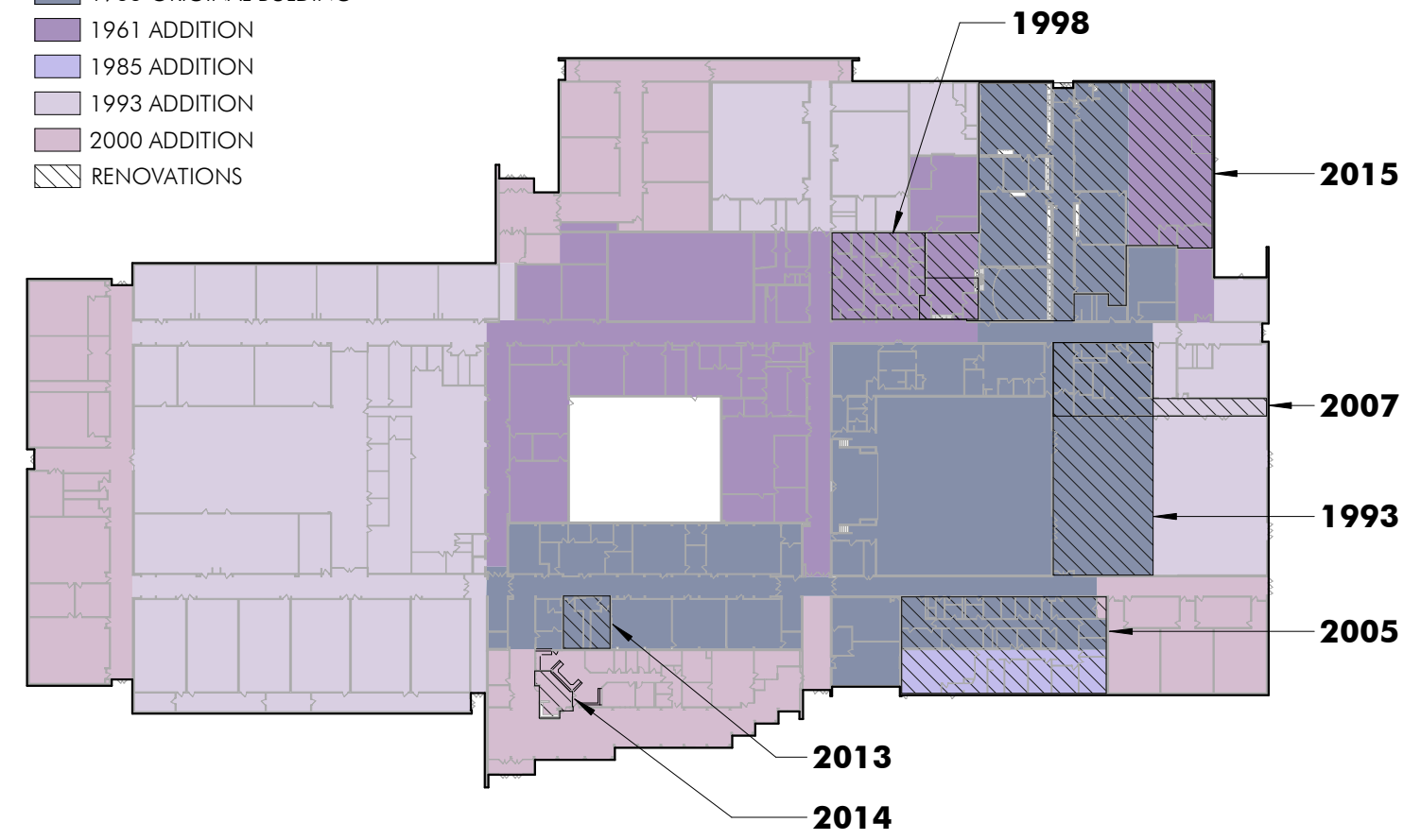


**SECOND FLOOR**

**LOWER LEVEL**

### ADDITION LEGEND

- 1955 ORIGINAL BUILDING
- 1961 ADDITION
- 1985 ADDITION
- 1993 ADDITION
- 2000 ADDITION
- RENOVATIONS

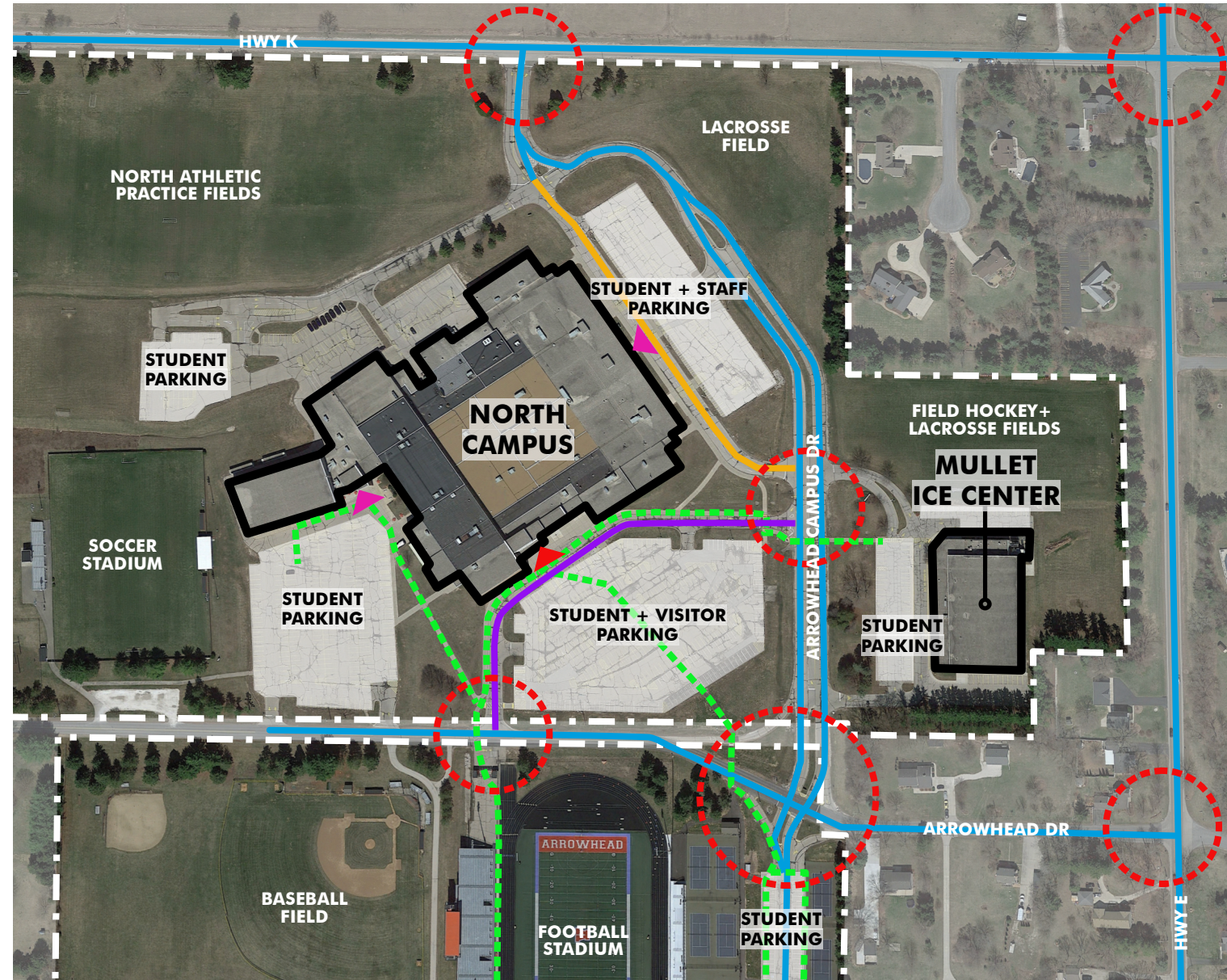


**FIRST FLOOR**



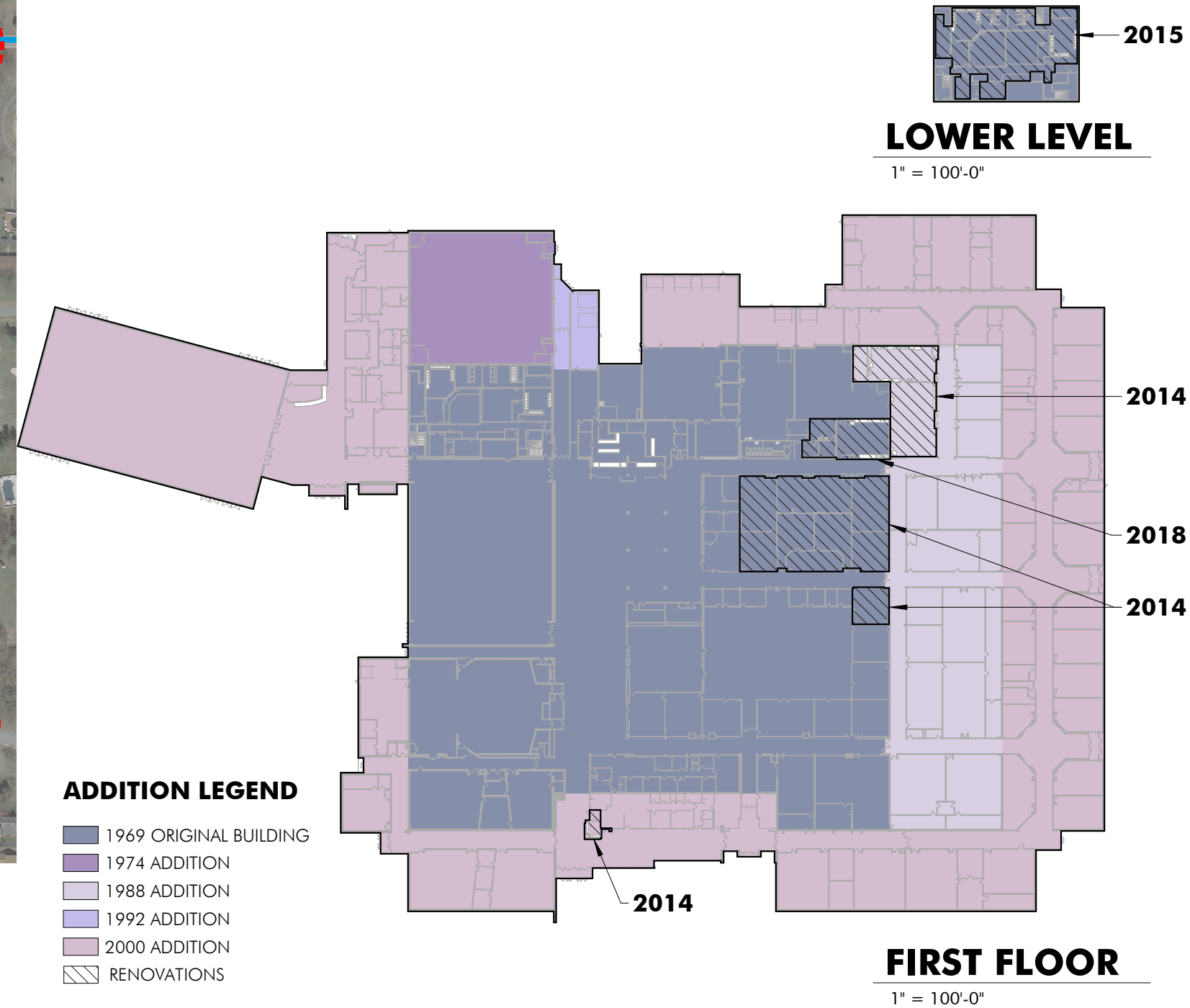
# DISTRICT SUMMARY | NORTH CAMPUS

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
800 NORTH AVENUE HARTLAND, WI 53029	112	265,519 SF	1969	1974, 1988, 1992, 2000	11-12	2037



### SITE PLAN LEGEND

- VEHICULAR TRAFFIC
- PARENT DROP OFF/PICK UP
- BUS TRAFFIC
- PROPERTY LINE
- PEDESTRIAN TRAFFIC
- CONGESTED INTERSECTIONS
- ▲ MAIN ENTRY
- ▲ SECONDARY ENTRY



### ADDITION LEGEND

- 1969 ORIGINAL BUILDING
- 1974 ADDITION
- 1988 ADDITION
- 1992 ADDITION
- 2000 ADDITION
- RENOVATIONS



# DISTRICT SUMMARY | SCORES

## SOUTH CAMPUS



GRADES	9-10	CONDITIONS	<b>3.27</b>
SITE (ACRES)	112	ADEQUACY	<b>2.21</b>
BUILDING SF	220,057	ENROLLMENT	<b>2037</b>
YEAR BUILT	1955	CAPACITY	<b>2158</b>
ADDITIONS / RENO	1961, 1985, 1993, 2000	UTILIZATION	<b>58%</b>

## NORTH CAMPUS



GRADES	11-12	CONDITIONS	<b>3.34</b>
SITE (ACRES)	112	ADEQUACY	<b>2.10</b>
BUILDING SF	265,519	ENROLLMENT	<b>2037</b>
YEAR BUILT	1969	CAPACITY	<b>2158</b>
ADDITIONS / RENO	1974, 1988, 1992, 2000	UTILIZATION	<b>58%</b>

## ATHLETIC FACILITIES



GRADES	-	CONDITIONS	<b>3.08</b>
SITE (ACRES)	112	ADEQUACY	-
BUILDING SF	-	ENROLLMENT	-
YEAR BUILT	-	CAPACITY	-
ADDITIONS / RENO	-	UTILIZATION	-

## MAINTENANCE FACILITY



GRADES	-	CONDITIONS	<b>2.14</b>
SITE (ACRES)	112	ADEQUACY	-
BUILDING SF	4,960	ENROLLMENT	-
YEAR BUILT	1968	CAPACITY	-
ADDITIONS / RENO	1985	UTILIZATION	-

### BUILDING CONDITIONS LEGEND

<b>5</b>	<b>NEW:</b> Brand New, Great Condition, Do Not Foresee A Need For Replacement
<b>4</b>	<b>GOOD:</b> Not Brand New, Functional And Does Not Need To Be Replaced
<b>3</b>	<b>FAIR:</b> Functional, Average Wear For Building Age
<b>2</b>	<b>POOR:</b> Functional, But Worn From Use
<b>1</b>	<b>CRITICAL:</b> Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
<b>N/A</b>	<b>NOT APPLICABLE:</b> Category Or Criteria Does Not Apply To Spaces
<b>*</b>	<b>WHERE * INDICATED, SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS</b>

### EDUCATIONAL ADEQUACY LEGEND

<b>5</b>	<b>EXCELLENT:</b> Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
<b>4</b>	<b>GOOD:</b> Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
<b>3</b>	<b>FAIR:</b> Space and/or element is average, supports some goals while fails to meet others.
<b>2</b>	<b>POOR:</b> Space and/or element is inadequate and does not support most of the districts curricular goals.
<b>1</b>	<b>VERY POOR:</b> Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
<b>N/A</b>	<b>NOT APPLICABLE:</b> Category or criteria does not apply to spaces.



# THREE **BUILDING CONDITIONS**

# BUILDING CONDITIONS | CATEGORIES

## 1. SITE

- Gates & Fencing
- Sidewalks & Pavement
- Site Signage
- Pedestrian Access
- Irrigation System
- Landscaping
- Site Amenities (Furniture, etc.)
- Playground Equipment
- Athletic Fields & Support Spaces
- Maintenance (Dock, Trash, Util.)

## 2. ADA

- Accessible Parking
- Passenger Loading Zone
- Accessible Entry(s)
- Exterior Stairs, Ramps & Rails
- Accessible Route
- Accessible Restrooms

## 3. FOUNDATION\*

- Foundation & Frost Walls
- Damp proofing & Waterproofing
- Slab on Grade

## 4. STRUCTURAL SYSTEM

- Structural Framing
- Applied Fireproofing

## 5. ROOFING\*

- Roofing Membrane
- Drains, Gutters & Downspouts
- Hatches
- Roof Shingles

## 6. EXTERIOR ENCLOSURE\*

- Exterior Cladding
- Exterior Soffits
- Exterior Sealants
- Expansion Joints
- Windows, Storefronts & Curtain walls
- Exterior Doors
- Louvers & Vents

## 7. INTERIOR

- Wall Finish Condition
- Casework & Millwork
- Interior Doors, Frames & Hardware
- Coiling Shutters & Grilles
- Fire Doors & Shutters
- Ceiling Finishes
- Floor Finish
- Gym/Sports Flooring
- Stairs & Handrails

## 8. MISCELLANEOUS

- Toilet Partitions
- Toilet Accessories
- Theater & Stage Equipment
- Stage Curtains
- Auditorium Seating
- Stage Other
- Bleachers
- Lockers
- Elevator

## 9. ELECTRICAL

- Site Lighting
- Electric Service
- Low Voltage Switch gear & Distribution
- Distribution Panel boards
- Motor Control Centers
- Generator
- Interior Lighting
- Lighting Control
- Wiring Devices
- Fire Alarm System
- Clock System
- Public Address System
- Data/Telephone/CATV System
- CCTV System
- Access Control System

## 10. MECHANICAL

- Air Handlers
- Chillers & Cooling
- Boilers
- Fan Coils, Unit Ventilators
- Air Terminals (VAV, FPVAV)
- Unit Heaters
- Wall Fin Radiation
- Exhaust Fans
- Ducts & Distribution
- Pumps
- Piping/Insulation
- Controls
- Dust Collection

## 11. PLUMBING

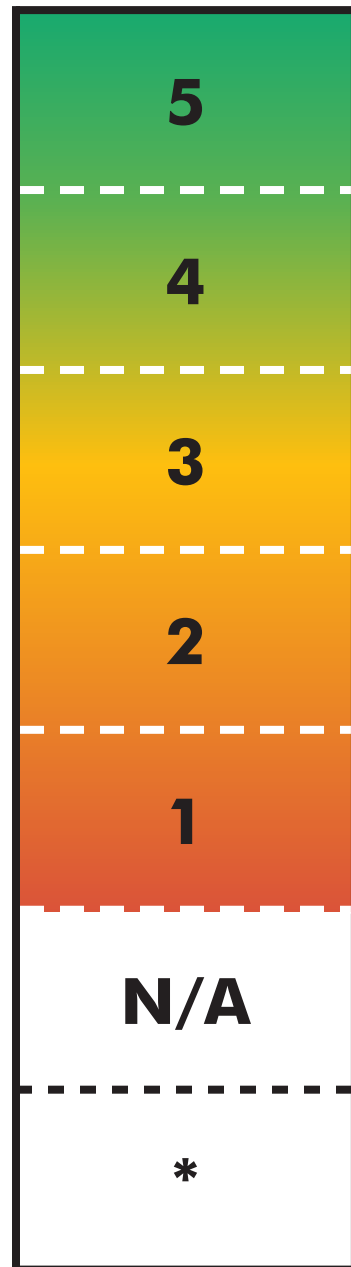
- Domestic Water Piping System
- Fire Suppression Piping System
- Sanitary DWV Piping System
- Storm and Clear Water DWV Piping System
- Natural Gas Piping System
- Compressed Air Piping System
- Welding Gas Piping System
- Water Softener(s)
- Water Heater(s)
- Thermostatic Mixing Valve
- Circulating Pump(s)
- Grease Interceptor
- Acid Neutralization Basin
- Sanitary Ejector Basin and Pump
- Clear water Sump Basin and Pump
- Fixtures (sinks, toilets, urinals, etc.)

WHERE \* INDICATED, SCORE PROVIDED BY INSIGHT CONSULTING ARCHITECTS



# BUILDING CONDITIONS | METHODOLOGY

## LEGEND



**5** **NEW:** Brand New, Great Condition, Do Not Foresee A Need For Replacement

**4** **GOOD:** Not Brand New, Functional And Does Not Need To Be Replaced

**3** **FAIR:** Functional, Average Wear For Building Age

**2** **POOR:** Functional, But Worn From Use

**1** **CRITICAL:** Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately

**N/A** **NOT APPLICABLE:** Category Or Criteria Does Not Apply To Spaces

**\*** **SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS**

# BUILDING CONDITIONS | NORTH CAMPUS DETAILED REPORT

Interior Criteria	Score	Comments
IN7.1 Wall Finish Condition - Drywall	3	-Some minor damage present on some drywall walls from furniture rubbing against wall.
IN7.2 Wall Finish Condition - Masonry	4	-Condition of masonry walls generally consistent with building age. Cracks were observed at a few interior CMU walls, likely from movement/settling over time.
IN7.3 Wall Finish Condition - Tile	3	-Minimal wall tile in the building. Wall tile is generally in fair condition.
IN7.4 Casework & Millwork	2	-A majority of the casework is aged, and showing signs of wear & tear over its lifetime.
IN7.5 Interior Doors, Frames & Hardware	3	-Some minor damage present on a few doors. Many frames have spots of paint wearing off from normal wear & tear.
IN7.6 Coiling Shutters & Grilles	3	-No major issues observed.
IN7.7 Fire Doors & Shutters	3	-Fire doors & shutters observed appear to be in operable condition.
IN7.8 Ceiling Finishes	3	-Some areas of the building have older acoustic ceiling tile which has begun to sag. There are a few areas where stained or damaged ceiling tiles are present.
IN7.9 Ceiling Other (baffles, etc.)	3	-At areas with exposed metal roof deck, there are a few locations where a small amount of paint has delaminated from the deck.
IN7.10 Floor Finish - Carpet	3	-Much of the carpet in the building newer and in good condition. However, there are some rooms such as the LMC and some classrooms where older
IN7.11 Floor Finish - Resilient	4	-Most of the resilient flooring in the building is newer, and in good condition.
IN7.12 Floor Finish - Ceramic Tile	2	-Most of the ceramic floor tile is original to construction. At older portions of the building and in some locker rooms the ceramic tile is functional but wear and staining is present in tile & grout joints. -At the pool, the pool deck floor tile/grout and pool basin tile/grout have some staining from equipment mounts, deterioration, and damage in some spots.
IN7.13 Floor Finish - Epoxy	1	-Epoxy flooring in the kitchen is worn, with some damage and numerous cracks present. Its integral cove base is also starting to deteriorate in some areas.
IN7.14 Floor Finish - VCT Tile	3	-VCT flooring in corridors is generally in good condition. There are a number of locations at building control joints where the slab joint has telegraphed thru as a large crack in the VCT flooring. -VCT in a lot of the classrooms is older and starting to show signs of age/wear & tear.
IN7.15 Floor Finish - Terrazzo	3	-Cracks present in a few spots. At many areas there is some minor spalling/damage to the edges of each terrazzo 'panel' where it meets the metal divider jointing.
IN7.16 Gym/Sports Flooring (wood & vinyl)	3	-West gym athletic flooring is newer and generally in good condition. -East gym wood floor appears to be in fair condition. The northernmost portion of the gym serves as an informal circulation zone between the east and the west. The gym floor is therefore exposed to non-athletic footwear worn by the passersby and the accompanied moisture and salt during inclement weather. -Fitness Center flooring in poor condition. Flooring compound underneath rubber flooring has deteriorated & turned to dust over time, which makes its way thru joints in flooring. Flooring has also become uneven in spots due to the deterioration of subfloor compound.
IN7.17 Stairs & Handrails	3	-Stair conditions consistent with building age.
IN7.18 Window Treatments		

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Miscellaneous Criteria	Score	Comments
MS8.1 Toilet Partitions	3	
MS8.2 Toilet Accessories	3	
MS8.3 Food Service Equipment	3	
MS8.4 Theater & Stage Equipment	3	
MS8.5 Stage Curtains	3	
MS8.6 Auditorium Seating	3	
MS8.7 Bleachers	3	
MS8.8 Lockers	3	-Common lockers are a mix of different types, generally in fair to good condition. -Some locker room lockers have begun rusting.
MS8.9 Classroom Equipment (Hoods, Kilns, etc.)	2	-Science casework & equipment is worn, with some damage. A couple fume hoods are severely rusted.
MS8.10 Elevator	5	-Lift to the lower level is in process of being replaced.
Miscellaneous Average	3.20	

AUHSD Facilities Report Scorecards BC\_North Bldg

### LEGEND

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# BUILDING CONDITIONS | SUMMARY OVERVIEW

CATEGORY	South Campus	North Campus	Athletic Facilities	Maintenance Facility
Civil / Site	3.33	3.17	3.11	2.00
ADA	2.33	3.00	2.00	1.50
Foundation	4.00 *	4.00 *	3.50	2.00
Structural System	3.00	3.00	3.00	1.00
Roofing	4.00 *	4.00 *	3.67	1.50
Exterior Enclosure	3.72 *	3.72 *	3.00	2.40
Interior	2.83	2.89	3.44	2.43
Miscellaneous	2.86	3.20	3.17	2.50
Electrical	3.33	3.40	3.40	2.73
Mechanical	3.33	3.33	2.60	2.50
Plumbing	3.21	3.00	3.00	3.00
<b>Average</b>	<b>3.27</b>	<b>3.34</b>	<b>3.08</b>	<b>2.14</b>

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# BUILDING CONDITIONS | SOUTH + NORTH KEY TAKEAWAYS

## DETERIORATING PAVEMENT



MUCH OF THE MAIN PARKING LOT ASPHALT IS IN POOR CONDITION, WITH A LARGE NUMBER OF CRACKS, ALLIGATORING, AND INDICATIONS OF SUB-BASE FAILURE.

## ADA DEFICIENCIES



A NUMBER OF ADA DEFICIENCIES EXIST, INCLUDING INADEQUATE MANEUVERING CLEARANCES AT DOORS AND RESTROOMS, AND LACK OF ACCESSIBLE PLUMBING FIXTURES IN SCIENCE AND FACE ROOMS.

## DAMAGED CASEWORK



A MAJORITY OF THE CASEWORK IN THE BUILDING IS AGING, WITH MANY CASES OF DELAMINATION. MANY CLASSROOMS HAVE OLDER CARPETING THAT IS WORN & APPROACHING THE END OF ITS USEFUL LIFE.

## WORN AND DETERIORATING PE SUPPORT SPACES



MANY OF THE LOCKER ROOMS' FINISHES APPEAR TO BE ORIGINAL TO CONSTRUCTION, AND ARE SHOWING SIGNS OF AGE OR FAILING. MANY OF THE LOCKER ROOM LOCKERS HAVE EXTENSIVE RUSTING.

## DETERIORATING POOL CONDITIONS



THE POOL HAS A NUMBER OF ISSUES THAT JEOPARDIZE ITS LONG-TERM USABILITY, INCLUDING SEVERE CORROSION OF CAST IRON PLUMBING PIPING, POOR VENTILATION IN THE MECHANICAL ROOM, AND DETERIORATION OF ELEMENTS FROM AGE.

## AGED HVAC EQUIPMENT



A MAJORITY OF THE MECHANICAL ROOFTOP UNITS AND THE BOILER PLANT ARE AT OR PAST THEIR LIFE EXPECTANCY.

## AGED ELECTRICAL SYSTEMS



SOME ELECTRICAL DISTRIBUTION PANEL BOARDS ARE BEYOND THEIR USEFUL LIFE. SOME COMMUNICATIONS SYSTEM COMPONENTS IN THE BUILDING ARE NEARING THE END OF THEIR LIFE EXPECTANCY AND PROVIDE LIMITED FUNCTIONALITY.

## WATER HEATING INEFFICIENCIES



DECENTRALIZED SYSTEM OF WATER HEATERS IS INEFFICIENT, MOST HEATERS STORE WATER AT LESS THAN RECOMMENDED MINIMUM TEMPERATURE.

## OLD GALVANIZED PIPING



GALVANIZED PLUMBING PIPING IS BEYOND ITS LIFE EXPECTANCY.



## DETERIORATING PAVEMENT

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# BUILDING CONDITIONS | ATHLETIC FACILITIES KEY TAKEAWAYS

## WORN ATHLETIC SURFACES



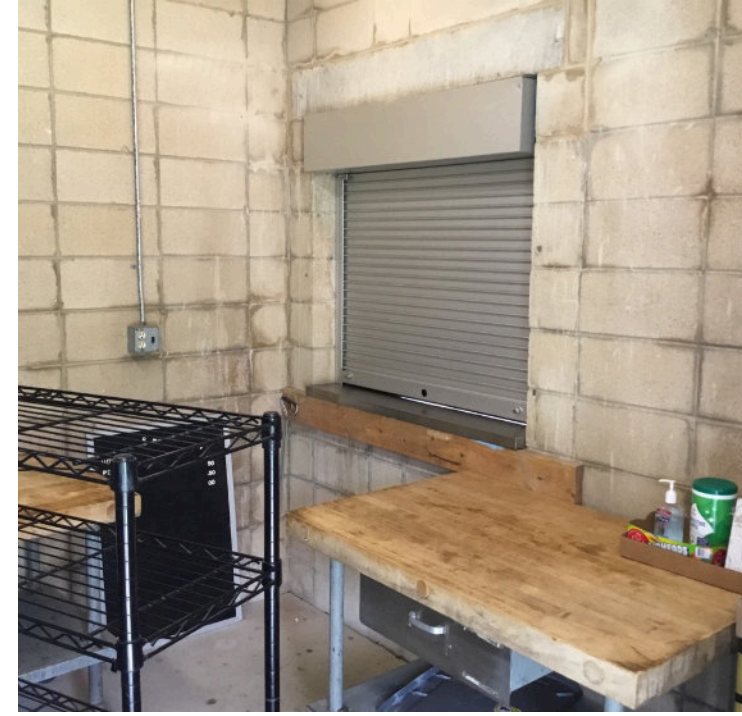
MUCH OF THE TENNIS COURT PAVEMENT IS DETERIORATING AND IN POOR CONDITION. SOME WATER PONDING OCCURS ON ASPHALT NEAR THE FOOTBALL FIELD TICKET BOOTHS AFTER RAINFALL.

## ADA DEFICIENCIES



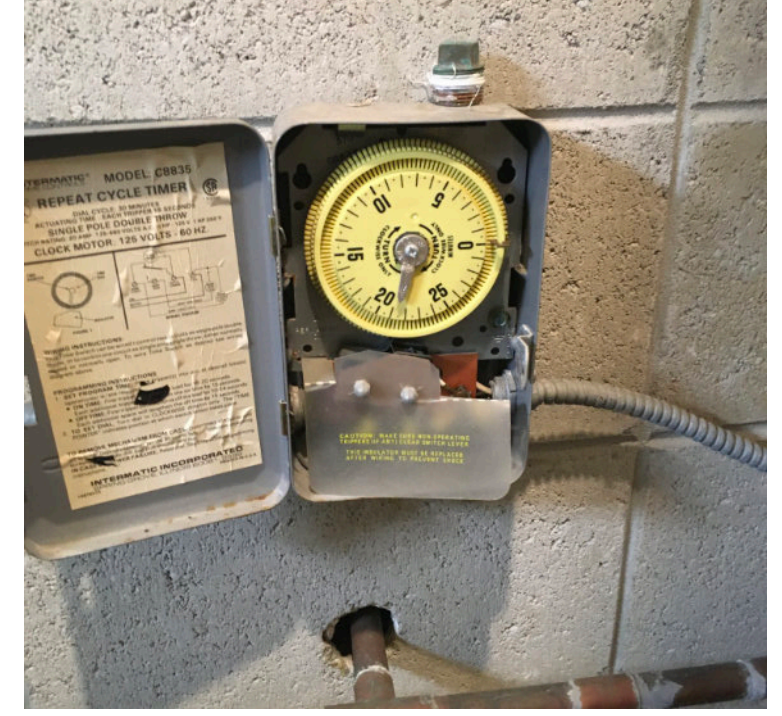
AT THE TOILET ROOM BUILDING, A NUMBER OF ADA DEFICIENCIES EXIST, INCLUDING INADEQUATE MANEUVERING CLEARANCES AT DOORS, A LARGE ELEVATION AT DOOR THRESHOLDS, AND LACK OF ACCESSIBLE TOILET STALLS. THE BLEACHERS AND PRESS BOX AT THE SOCCER STADIUM ARE ONLY REACHABLE BY STAIRS.

## WORN ATHLETIC FACILITY CONDITIONS



THE TOILET ROOM BUILDING AND CONCESSIONS BUILDINGS ARE SHOWING SOME SIGNS OF AGE, WITH SOME ITEMS LIKE COUNTER TOPS AND TOILET PARTITIONS NEARING THE END OF THEIR EXPECTED LIFE.

## AGED HVAC, ELECTRICAL AND PLUMBING EQUIPMENT



MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN MOST OF THE ATHLETIC FACILITIES BUILDINGS ARE AGING AND INEFFICIENT.



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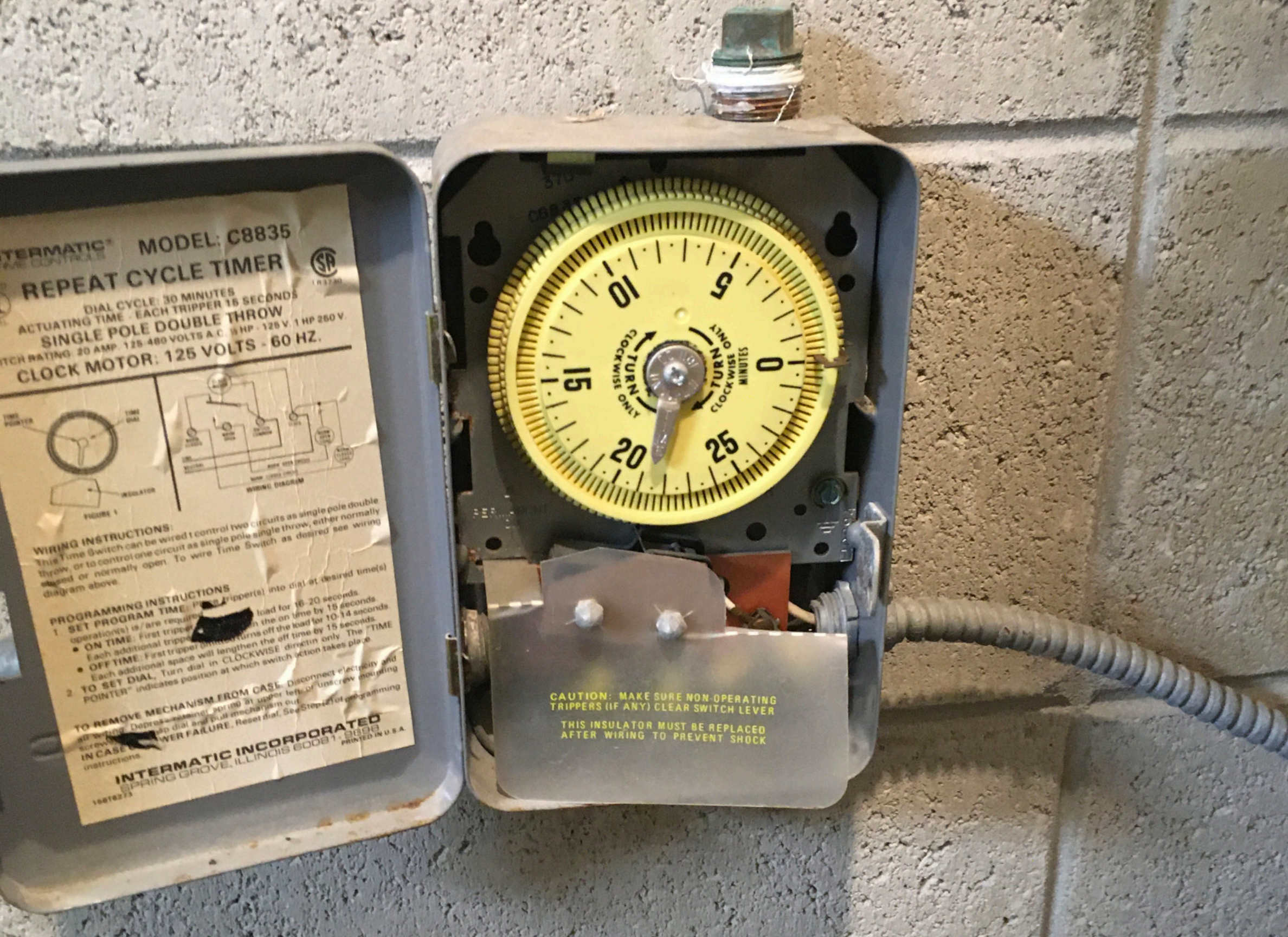




# BUILDING CONDITIONS | ATHLETIC FACILITIES KEY TAKEAWAYS

## AGED HVAC, ELECTRICAL AND PLUMBING EQUIPMENT

MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN MOST OF THE ATHLETIC FACILITIES BUILDINGS ARE AGING AND INEFFICIENT.





# BUILDING CONDITIONS | MAINTENANCE FACILITY KEY TAKEAWAYS

## STRUCTURAL DETERIORATION



SOME OF THE WOOD STRUCTURAL ELEMENTS ARE DETERIORATED. TEMPORARY STRUCTURAL SHORING HAS BEEN INSTALLED AT COLUMNS AS A SHORT-TERM MEASURE TO AVOID THE POSSIBILITY OF STRUCTURAL FAILURE.

## ADA DEFICIENCIES



TOILET ROOMS IN THE BUILDING ARE NOT ACCESSIBLE.

## DETERIORATING FENCE



CHAIN LINK FENCING AROUND PERIMETER OF SITE IS DAMAGED IN MANY AREAS AND DETERIORATING.

## AGED HVAC EQUIPMENT



MECHANICAL EQUIPMENT HAS EXCEEDED ITS LIFE EXPECTANCY, AND THE SERVICE AREAS ARE NOT PROPERLY VENTILATED.

## AGED ELECTRICAL AND PLUMBING EQUIPMENT



MUCH OF THE ELECTRICAL AND PLUMBING EQUIPMENT IS NEARING OR HAS EXCEEDED THEIR USEFUL LIFE.



## **STRUCTURAL DETERIORATION**

SOME OF THE WOOD STRUCTURAL ELEMENTS ARE DETERIORATED. TEMPORARY STRUCTURAL SHORING HAS BEEN INSTALLED AT COLUMNS AS A SHORT-TERM MEASURE TO AVOID THE POSSIBILITY OF STRUCTURAL FAILURE.





## **DETERIORATING FENCE**

CHAIN LINK FENCING AROUND PERIMETER OF SITE IS DAMAGED IN MANY AREAS AND DETERIORATING.





**ADA DEFICIENCIES**

TOILET ROOMS IN THE BUILDING  
ARE NOT ACCESSIBLE





## **AGED HVAC EQUIPMENT**

MECHANICAL EQUIPMENT HAS EXCEEDED ITS LIFE EXPECTANCY, AND THE SERVICE AREAS ARE NOT PROPERLY VENTILATED.





# **AGED ELECTRICAL EQUIPMENT**

MUCH OF THE ELECTRICAL AND PLUMBING EQUIPMENT IS NEARING OR HAS EXCEEDED THEIR USEFUL LIFE.





# FOUR **EDUCATIONAL ADEQUACY**



# EDUCATIONAL ADEQUACY | WHY?



“Design Parameters within the built environment can be attributed to account for 16% of student performance...”

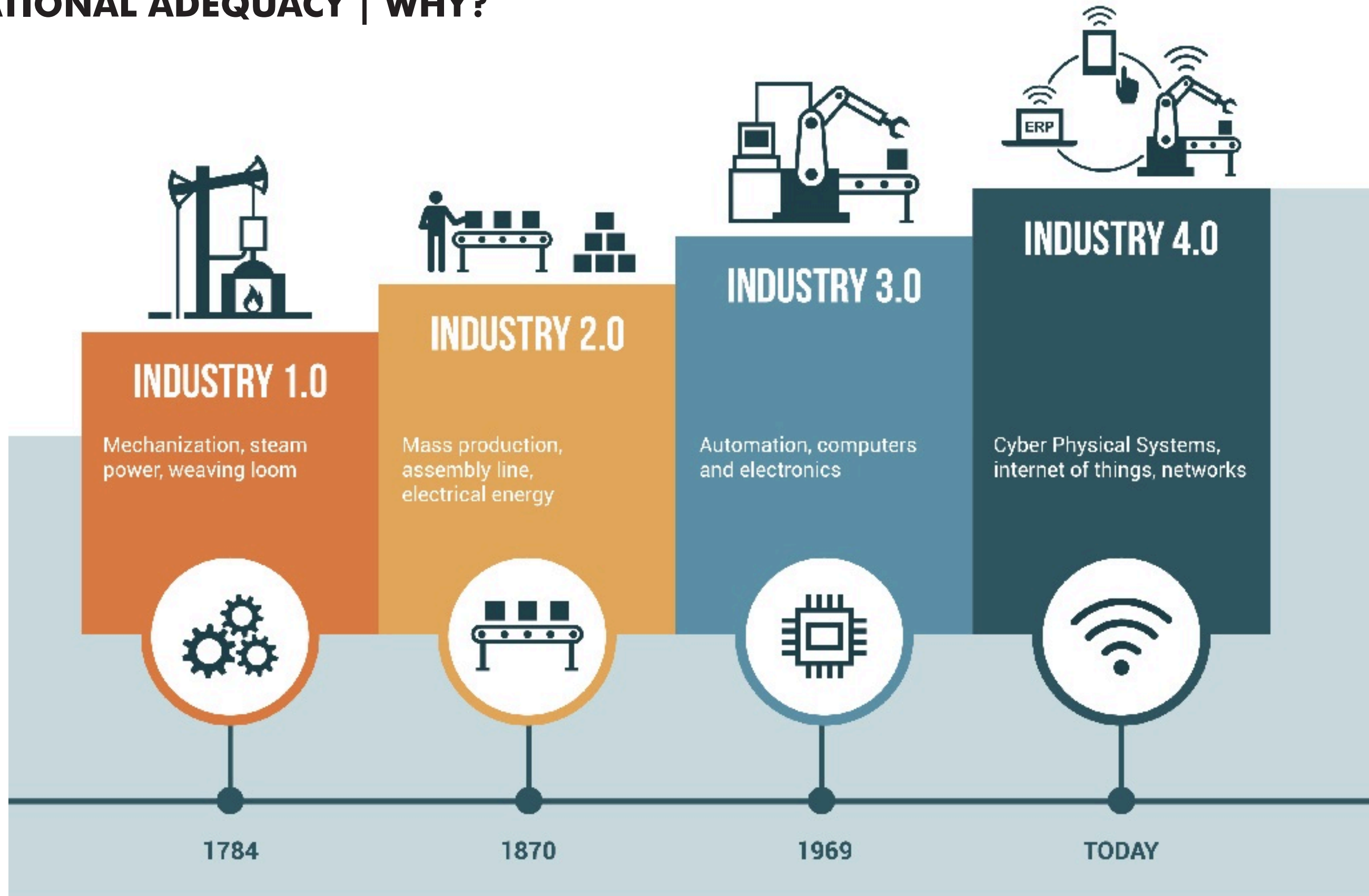
HEAD (HOLISTIC EVIDENCE AND DESIGN) 2013 STUDY RESULTS

“Overall, our findings suggest that classroom characteristics associated with daylighting do significantly impact the performance of the schoolchildren and may account for more than 20% of the variation between performance test scores. The window-to-floor area ratio in classroom appears to have the largest effect, indicating that larger window areas are advantageous.”

INTERNATIONAL JOURNAL OF ENVIRONMENTAL RESEARCH AND PUBLIC HEALTH (2021)



# EDUCATIONAL ADEQUACY | WHY?

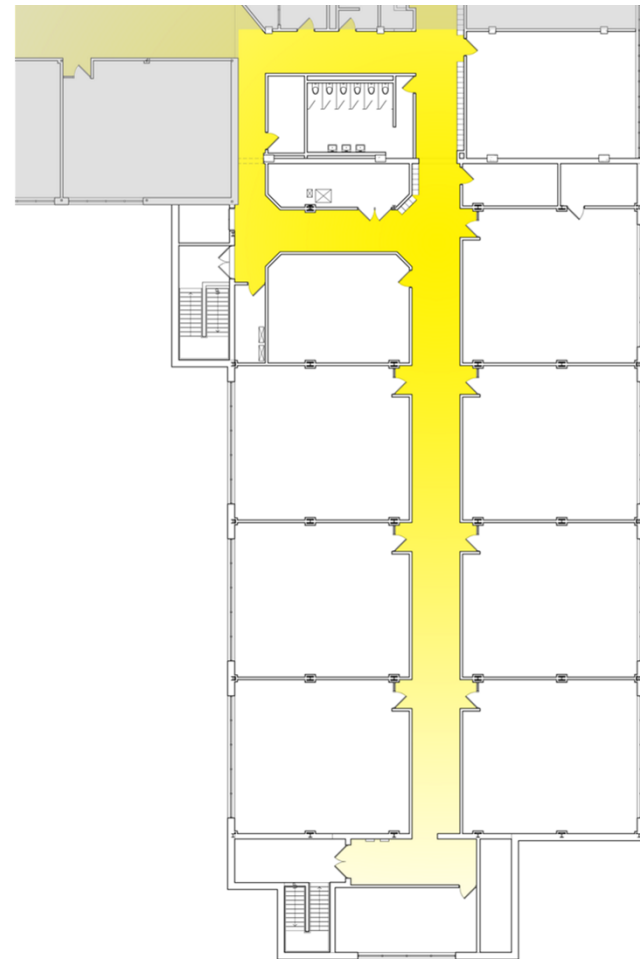


SOURCE: ABERDEEN RESEARCH GROUP, MARCH 2017



# EDUCATIONAL ADEQUACY | WHY?

## CELLS AND BELLS



**CATHOLIC MEMORIAL HIGH SCHOOL: BEFORE**

## LEARNING COMMUNITY



**CATHOLIC MEMORIAL HIGH SCHOOL: AFTER**





# DESIGN OF MODERN LEARNING ENVIRONMENTS

- FLEXIBILITY + ADAPTABILITY
- COLLABORATION
- TRANSPARENCY
- SAFETY
- CHOICE
- HEALTH ENVIRONMENTS

OCONOMOWOC HIGH SCHOOL





## FLEXIBILITY + ADAPTABILITY

- VARIETY OF SPACE TYPES
- OPERABILITY
- FURNITURE
- CONVENIENCE
- MULTIPLICITY IN USE
- CHANGE OVER TIME

CATHOLIC MEMORIAL HIGH SCHOOL





# COLLABORATION

- FURNITURE
- SMALL / MEDIUM / LARGE
- ANALOG + DIGITAL
- CONNECTED + SEPARATE SPACES

KETTLE MORAINÉ HIGH SCHOOL





# TRANSPARENCY

- SUPERVISION
- DAYLIGHT PERMEATION
- EXPANSION OF SPACE
- CONNECTION TO OUTDOORS
- PRESENCE

OCONOMOWOC HIGH SCHOOL









KETTLE MORAIN HIGH SCHOOL

## CHOICE

- VARIETY IN FURNITURE
- VARIETY IN SPACES
- VARIETY IN SCALE
- HAVE CONTROL / AGENCY OVER ENVIRONMENT





# HEALTHY ENVIRONMENTS

- HEALTHY ENVIRONMENTS
- FEEL SAFE AND COMFORTABLE
- BELONGING
- POSITIVE STUDENT EXPERIENCE





# EDUCATIONAL ADEQUACY | CATEGORIES

## 1. SITE

- Site Size
- Traffic Flow
- Parking
- Athletic Fields
- Playgrounds
- Outdoor Learning
- Pedestrian / Bike Access

## 2. SAFETY

- Perimeter Security
- Secure Entry
- Compartmentalization
- Passive Supervision / Transparency
- Corridors / Circulation
- Student Cubbies / Lockers
- Restroom / Locker Room Safety

## 3. CORE LEARNING:

MATH, LANGUAGE ART, SOCIAL STUDIES, WORLD LANGUAGE

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

## 4. SPECIALTY LEARNING:

ART, BUSINESS ED, FACE/HEALTH SCIENCES, MUSIC/DRAMA, SCIENCE, TECH ED

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

## 5. INTERVENTION / RESOURCE

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

## 6. BREAKOUT / COLLABORATION

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

## 7. COMMON AREAS:

GYM, CAFETERIA, POOL, AUDITORIUM

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes

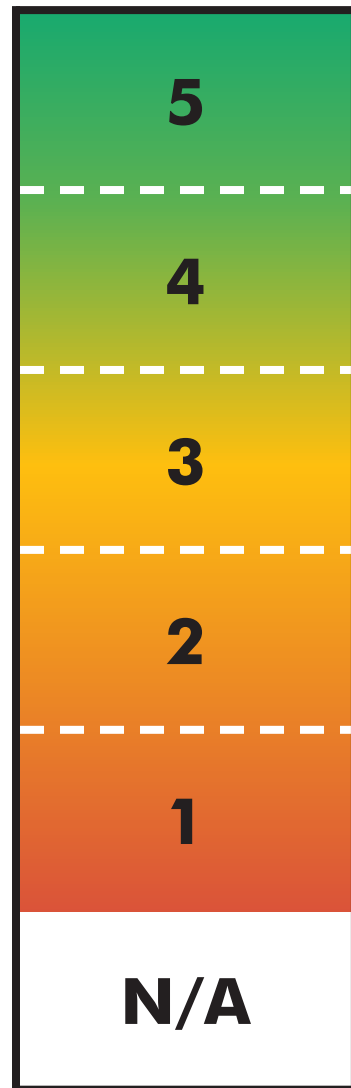
## 8. OFFICE / ADMIN. AREAS

- Size and Proportion
- Appropriate Adjacencies
- Technology & Equipment
- Daylighting / Views
- Power / Lighting / Plumbing
- Storage
- Furniture
- Finishes



# EDUCATIONAL ADEQUACY | METHODOLOGY

## LEGEND



**EXCELLENT:** Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.

**GOOD:** Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.

**FAIR:** Space and/or element is average, supports some goals while fails to meet others.

**POOR:** Space and/or element is inadequate and does not support most of the districts curricular goals.

**VERY POOR:** Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.

**NOT APPLICABLE:** Category Or Criteria Does Not Apply To Spaces



# EDUCATIONAL ADEQUACY | NORTH CAMPUS DETAILED REPORT

Site	Score	Comments
SI.1 Site Size	5	112 acres. 2037 2023-2024 enrollment. Recommended site size = 51 acres.
SI.2 Traffic Flow	2	There is no clear separation between cars, buses and receiving / trash traffic which causes major congestion across the entire building site during peak hours. Traffic goes both ways at all times and intersections are highly congested. At North Campus, parent pick-up / drop-off occurs at the main entrance, which creates congestion for the student and visitor parking lot. Additionally, parking lots do not have a clearly defined "in" or "out" causing an unsafe environment for students entering the building. Buses also utilize the same traffic pattern along Arrowhead Campus Dr before turning into the west side parking lot to pick-up/ drop-off students.
SI.3 Parking	3	Student parking at North Campus is generally sufficient but becomes problematic as students are spread out across the site, especially at lots farther away from the school. While faculty parking is also sufficient, visitor parking could be more plentiful for day time business partner meetings. There is generally enough parking for events, however parking in the grass isn't uncommon when larger after-hours events occur (Hawk Fest, Friday night sports, etc.).
SI.4 Athletic Fields	3	Athletic and practice fields are generally adequate for the sports provided on site. All fields are natural grass, except for the turf football stadium. The natural grass causes issues with snow melt and heavy rains in the spring, causing game cancellations, practice schedule interference and delaying seasons starts. Some athletic fields could also benefit from having stadium lights to play games later in the day.

## Core Learning Areas: Core Classrooms

Core Learning Area	Score	Comments
CL.1 Size and Proportion	1	<b>Math:</b> Classrooms are not appropriately sized for large group instruction (several at only 700 SF) and do not accommodate different furniture configurations. N180 is appropriately sized, but has angled walls that makes the room challenging to teach in.
	4	<b>Language Arts:</b> In general, most classrooms are appropriately sized for large group instruction. N196 is undersized (700 SF) and has an angled wall that makes the room challenging to teach in. The current staff office is used as book storage; therefore, ELA staff lacks office space.
	2	<b>Social Studies/Global:</b> Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
	2	<b>World Language:</b> Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.

SA.1 Perimeter	3	Restroom locations have figured out the locations and move activity to ones that aren't covered by sensors. Single user restrooms are available, however there are problems with students locking themselves in. Cameras have been installed outside the single user restrooms to help with supervision.
SA.2 Security	3	
SA.3 Compartments	3	
SA.4 Passive Security	3	
SA.5 Corridors /	3	
SA.6 Student Lock	3	
Safety Subtotal	1.86	

Core Learning Area	Score	Comments
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	2	<b>Social Studies/Global:</b> Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
	2	<b>World Language:</b> Classrooms are not appropriately sized for large group instruction and do not accommodate different furniture configurations.
CL.2 Appropriate Adjacencies	2	<b>Math:</b> Three classrooms are isolated from the rest of the department. While there is a designated shared staff office, it is primarily used for storage or individualized testing. The staff office is also too small to function for its intended purpose and with the separation of classroom locations, teacher collaboration is difficult.
	4	<b>Language Arts:</b> The classrooms adjacencies are appropriate, they generally grouped closely together as a department.
	5	<b>Social Studies/Global:</b> The classrooms are generally grouped closely together as a department. Teachers would prefer to have permanent classrooms rather than shuffle each year, as some subjects are better taught in certain classrooms. There is a designated shared staff office with individual teacher workstations that is utilized.
	3	<b>World Language:</b> The classrooms are generally grouped together as a department. There is a designated shared staff office with shared teacher workstations that are heavily used since teachers don't have designated classrooms.
CL.3 Technology & Equipment	3	<b>Math:</b> Each room is equipped with updated smartboards. This department could benefit from more whiteboard space to better support their teaching needs. Students do not yet have access to collaborative display throughout the school.
	3	<b>Language Arts:</b> Fixed displays/screens are adequate. There are wifi connectivity and cellular reception issues in these spaces.
	2	<b>Social Studies/Global:</b> Classrooms could benefit from updated technology that better supports their teaching needs (more visible and updated AV systems and document cameras for all classrooms, etc.). Students do not yet have access to collaborative displays throughout the school.
	3	<b>World Language:</b> Technology is in the process of being updated in this department, currently not all classrooms equipped with smartboards. Students do not yet have access to collaborative display throughout the school.

## LEGEND

5	<b>EXCELLENT:</b> Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
4	<b>GOOD:</b> Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
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1	<b>VERY POOR:</b> Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
N/A	<b>NOT APPLICABLE:</b> Category or criteria does not apply to spaces.

AUHSD Facilities Report Scorecards EAA\_North Bldg



# EDUCATIONAL ADEQUACY | SUMMARY OVERVIEW

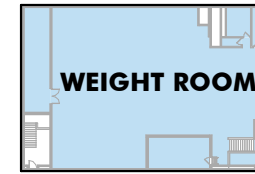
CATEGORY	South Campus	North Campus
Site	2.67	2.67
Safety	1.86	1.86
Core Learning Areas	3.00	2.17
Specialty Learning Areas	2.83	3.05
Intervention / Resource Areas	2.00	1.63
Breakout / Collaboration Areas	1.00	1.00
Common Areas	2.00	2.23
Office / Administrative Areas	2.34	2.23
<b>Average</b>	<b>2.21</b>	<b>2.10</b>

## LEGEND

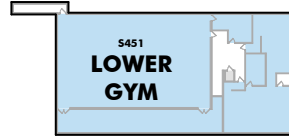
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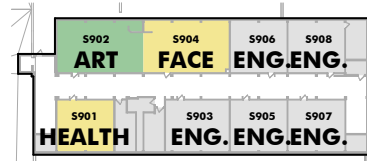
# EDUCATIONAL ADEQUACY | DUPLICATION OF SPACES



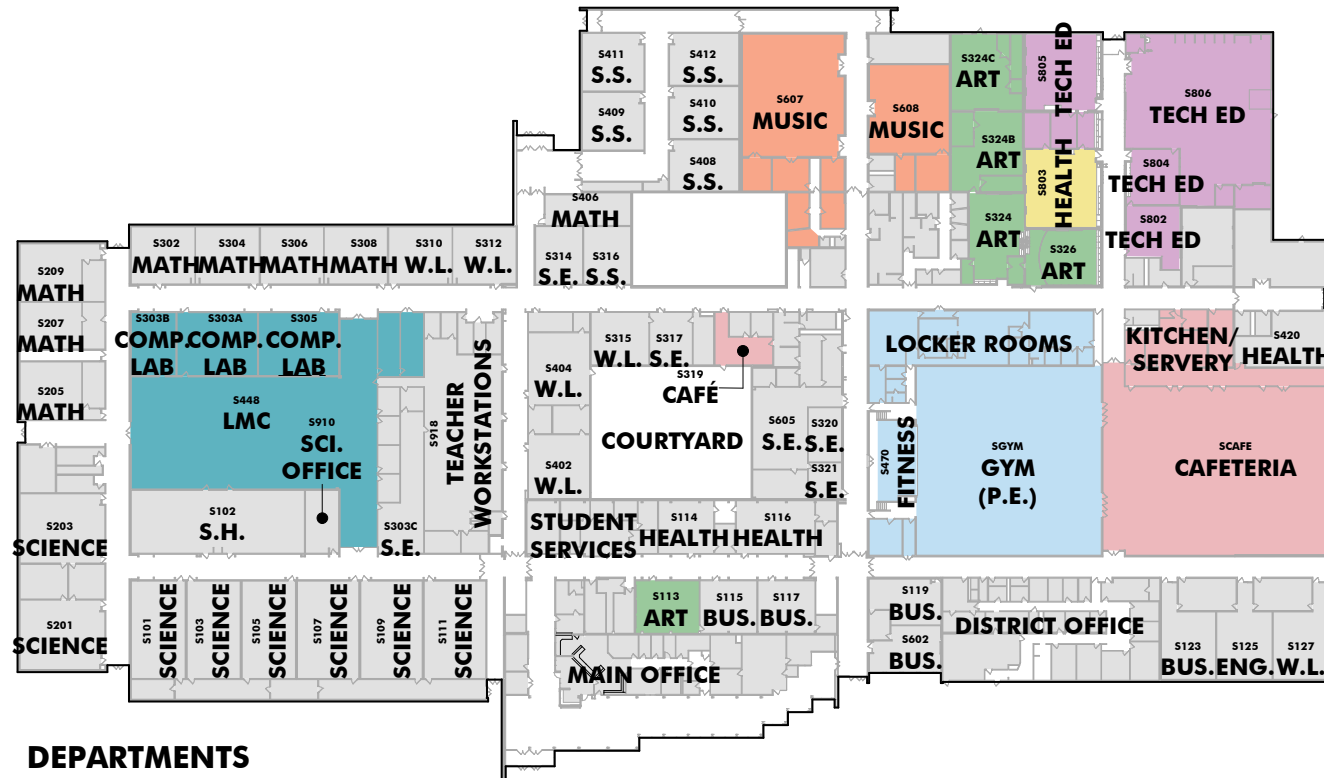
**NORTH 2ND FLOOR**



**SOUTH LOWER LEVEL**



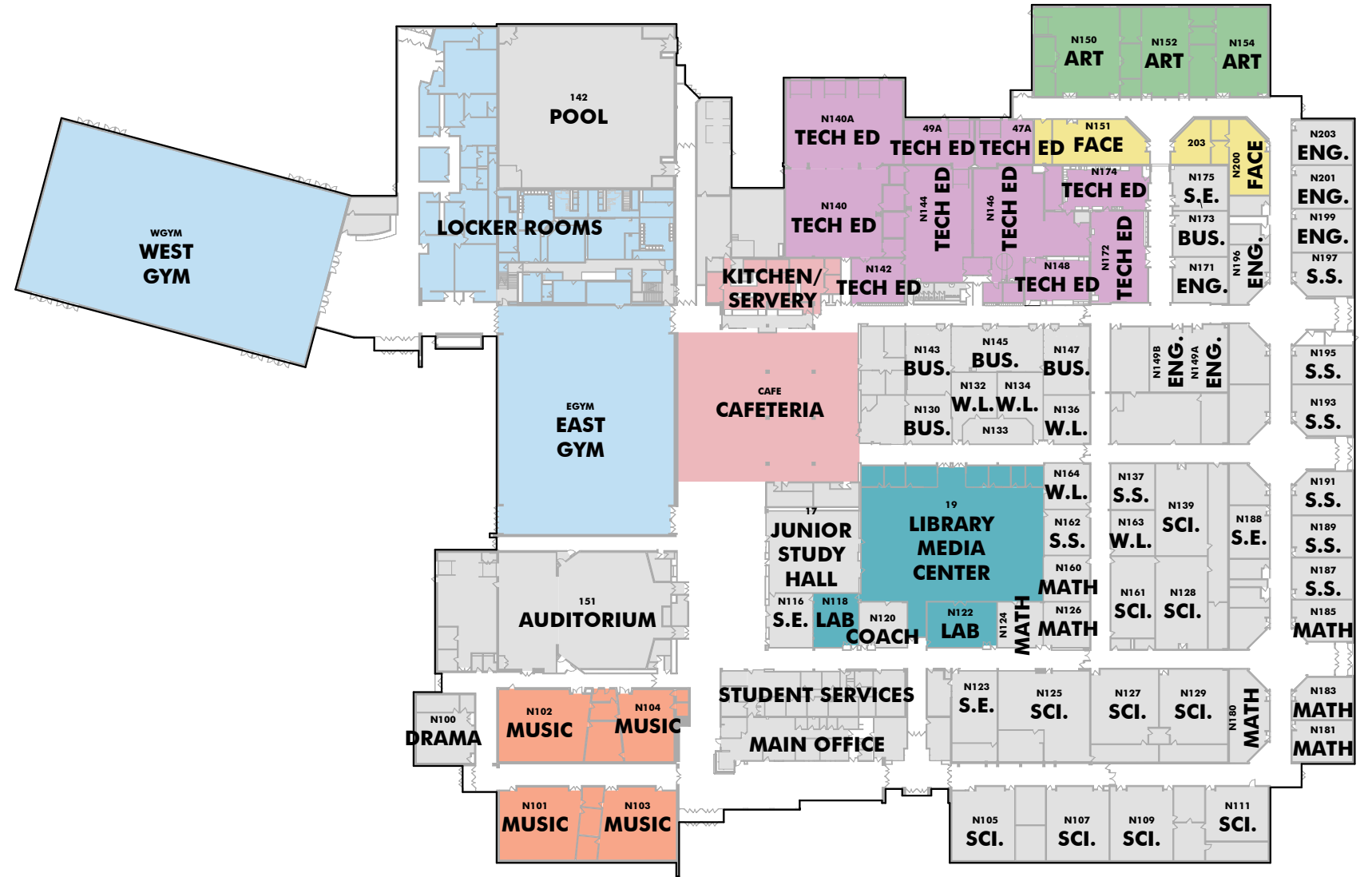
**SOUTH 2ND FLOOR**



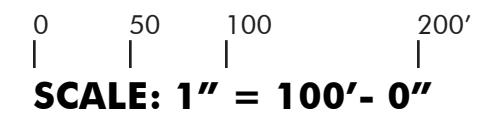
**DEPARTMENTS**

- ART
- CAFÉ
- FACE
- GYM
- LMC
- MUSIC
- OTHER
- TECH ED

**SOUTH FIRST FLOOR PLAN**



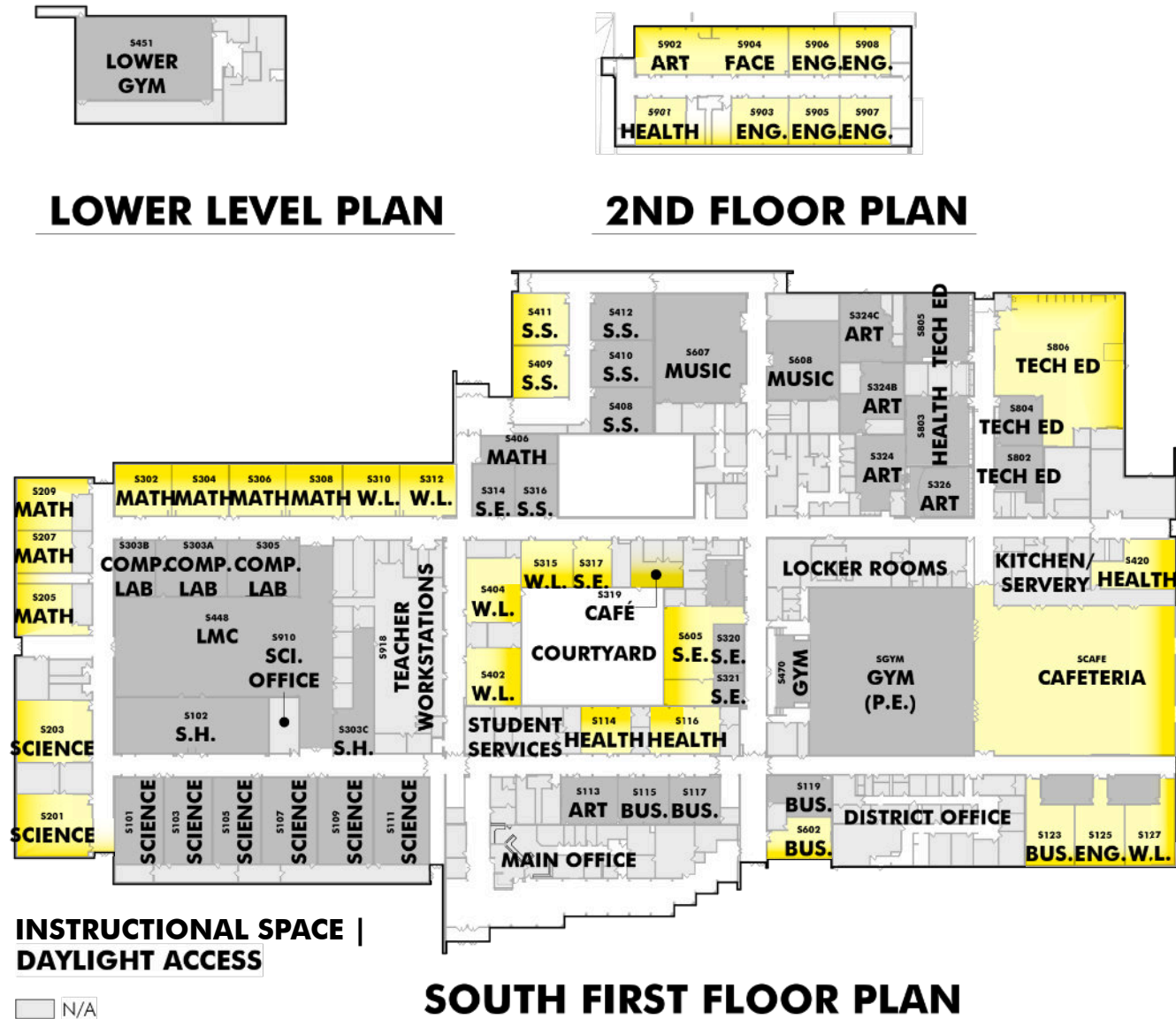
**NORTH FIRST FLOOR PLAN**



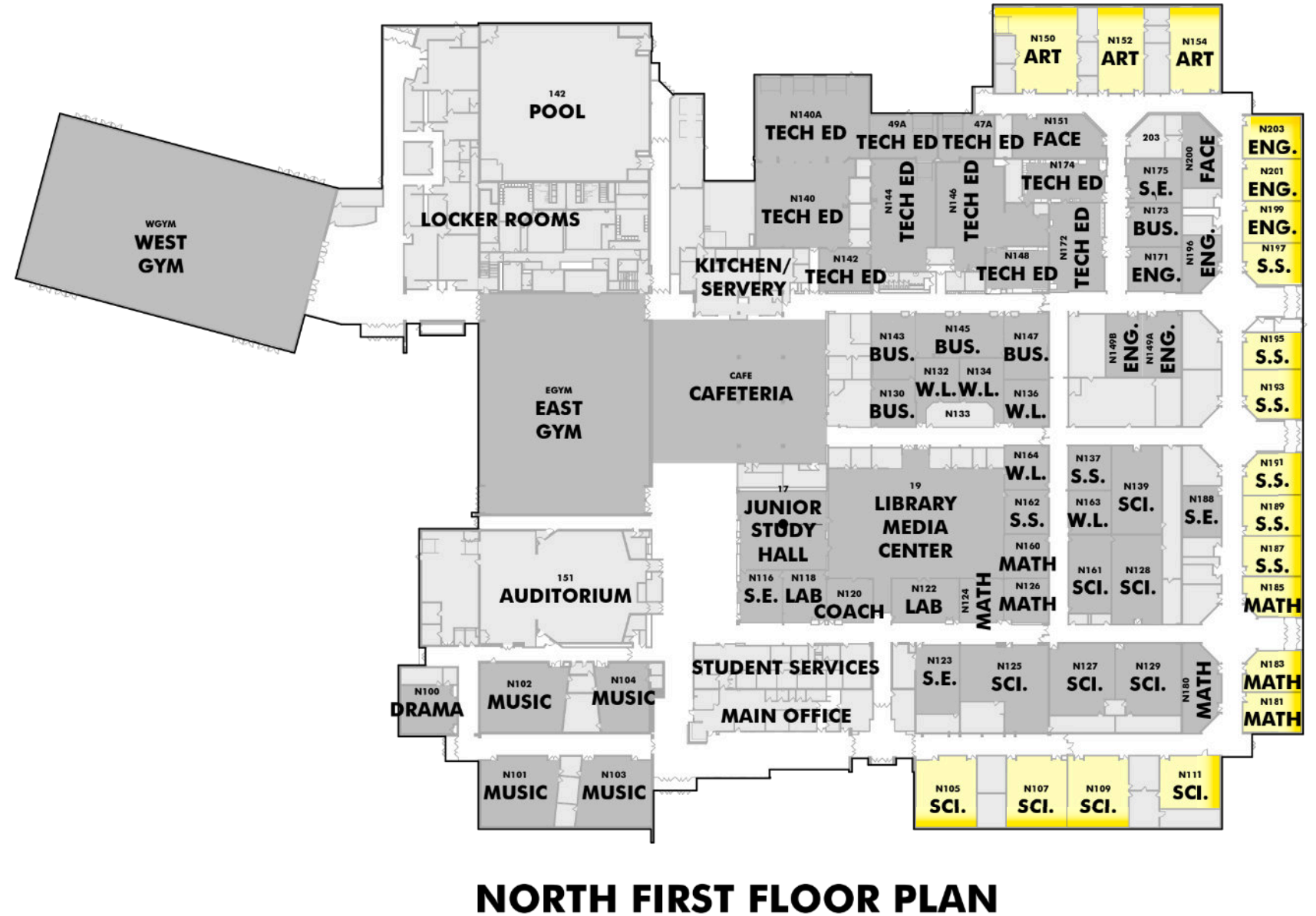


# EDUCATIONAL ADEQUACY | DAYLIGHT STUDY

## SOUTH CAMPUS | 44% OF INSTRUCTIONAL SPACES



## NORTH CAMPUS | 20% OF INSTRUCTIONAL SPACES





# EDUCATIONAL ADEQUACY | SOUTH + NORTH KEY TAKEAWAYS

## SAFETY

### TWO SEPARATE BUILDINGS



SEPARATE CAMPUSES RESULT IN DUPLICATION OF SPACES AND INEFFICIENCIES IN THE CURRENT FACILITIES.

### PICK-UP/DROP-OFF CONCERNS



GENERAL CIRCULATION CONGESTION ISSUES RELATED TO TRAFFIC FLOW OF VARIOUS MODES OF TRANSPORTATION.

### LACK OF SECURE ENTRIES



BUILDING ACCESS COULD BE IMPROVED AT BOTH CAMPUSES WITH THE CREATION OF SECURE, CONTROLLED MAIN ENTRANCES THAT BRING VISITORS DIRECTLY INTO THE MAIN OFFICE PRIOR TO ACCESSING THE SCHOOL. (2016)

### UNSAFE + UNDERSIZED SPECIAL ED SPACES



SPECIAL ED SPACES ARE NOT DESIGNED FOR THEIR CURRENT USE. THEY ARE UNDERSIZED AND THEIR CURRENT CONFIGURATION IS UNSAFE FOR EXITING.

### LACK OF NATURAL LIGHT



COMPACT BUILDING FOOTPRINTS RESULT IN MANY INBOARD CLASSROOMS AND SPECIALTY SPACES WITHOUT ACCESS TO DAYLIGHT OR VIEWS.

### CLASSROOM SIZES



MANY CLASSROOM AREAS ARE UNDERSIZED AND FAIL TO PROVIDE THE FLEXIBILITY DESIRED FOR TODAY'S TEACHING & LEARNING STRATEGIES. SMALL, IRREGULARLY SHAPED CLASSROOMS ALSO CREATE CONGESTION, SAFE EXITING CONCERNS, VISIBILITY ISSUES, AND LIMIT ACCESS TO IN-ROOM STORAGE. (2016)

### LACK OF BREAKOUT/ COLLABORATION



TEACHING METHODOLOGIES ARE LIMITED DUE TO LACK OF SUPERVISABLE BREAKOUT SPACE TO ALLOW FOR GROUP WORK OUTSIDE, YET ADJACENT TO THE CLASSROOM.

### UNDERSIZED CAFETERIA, POOL, GYM, FITNESS + PE SUPPORT SPACES



THE BUILDING'S LARGE SPECIALTY SPACES ARE GROSSLY UNDERSIZED AND INADEQUATELY DESIGNED. THEREFORE, THESE SPACES ARE UNDERUTILIZED BOTH FOR SCHOOL AND COMMUNITY FUNCTIONS.

### UNDERSIZED AUDITORIUM + FINE ARTS SPACES



THE FINE ARTS PROGRAM SPACE (THEATER AND MUSIC) IS UNDERSIZED, OUTDATED AND LACKS PRACTICE ROOMS, STORAGE, LARGE PERFORMANCE SPACE, AND STUDENT DISPLAY AREAS. (2016)

### OUTDATED FURNITURE



FURNITURE IS OUTDATED AND DOES NOT PROVIDE THE NEEDED LEVEL OF FLEXIBILITY TO ACCOMMODATE STUDENT-CENTERED LEARNING.



# EDUCATIONAL ADEQUACY | SOUTH + NORTH KEY TAKEAWAYS

## TWO SEPARATE BUILDINGS

SEPARATE CAMPUSES RESULT IN DUPLICATION OF SPACES AND INEFFICIENCIES IN THE CURRENT FACILITIES.





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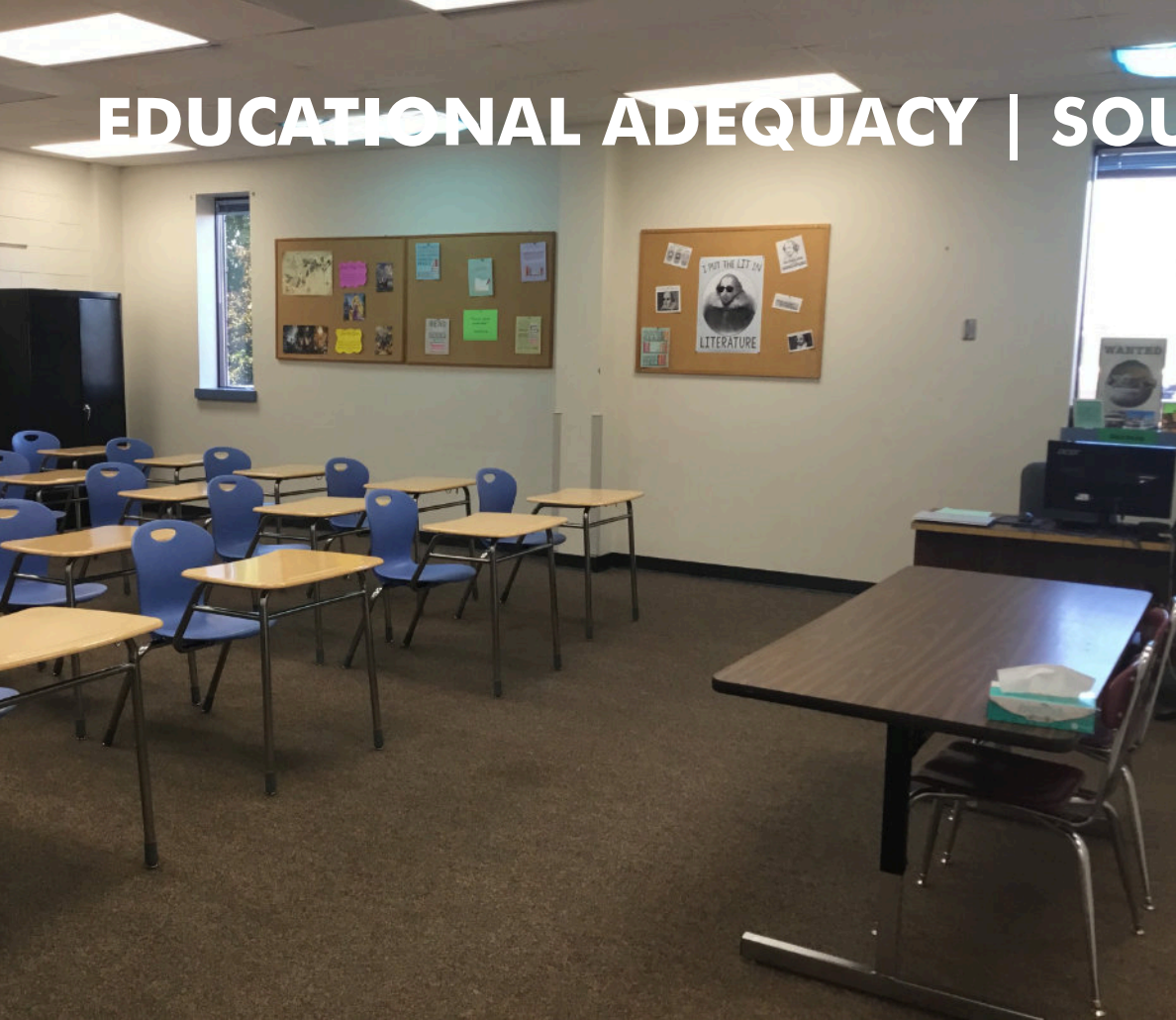


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# EDUCATIONAL ADEQUACY | SOUTH + NORTH KEY TAKEAWAYS



## LACK OF NATURAL LIGHT

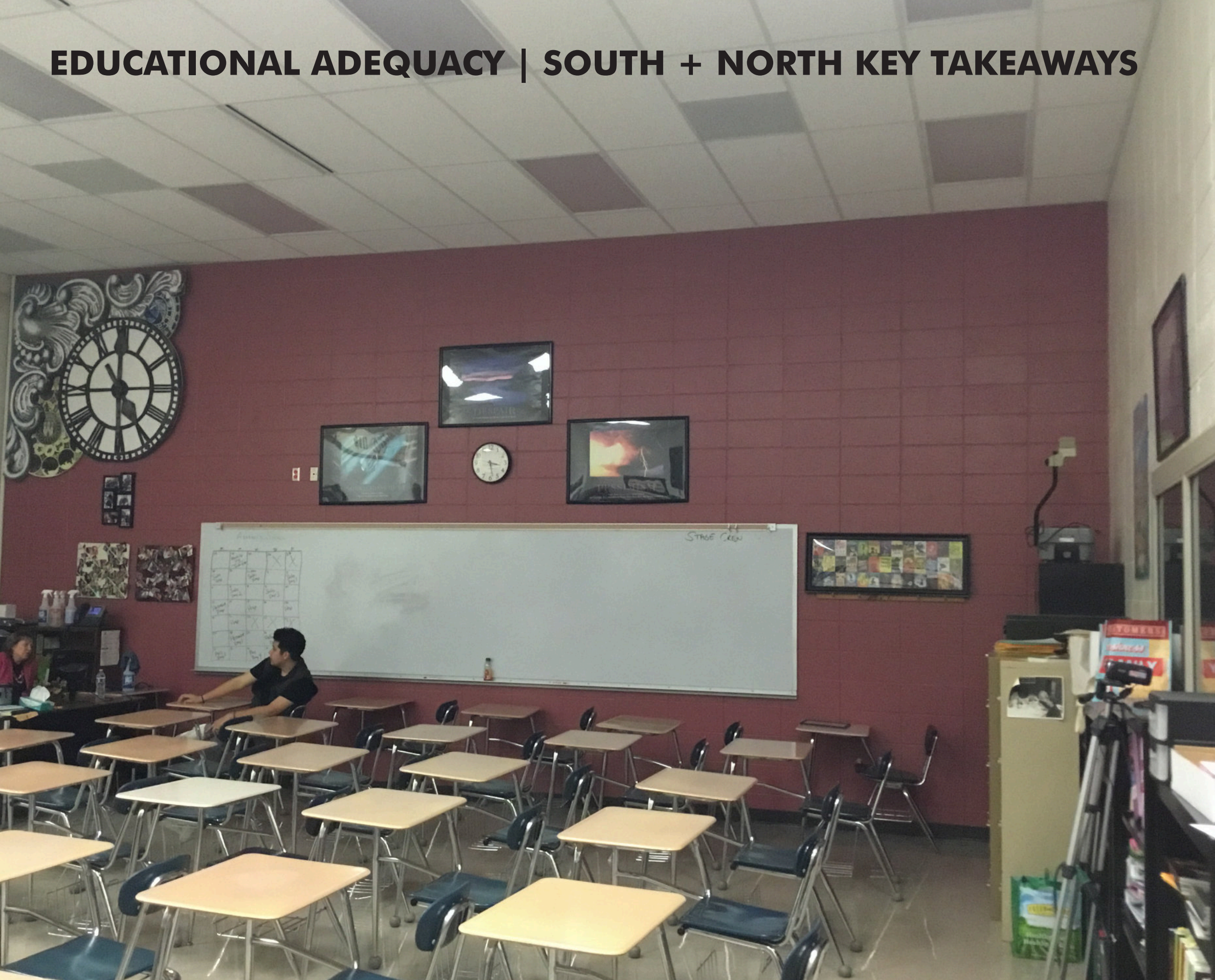
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# EDUCATIONAL ADEQUACY | SOUTH + NORTH KEY TAKEAWAYS



## UNDERSIZED CAFETERIA, POOL, GYM, FITNESS + PE SUPPORT SPACES

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# EDUCATIONAL ADEQUACY | SOUTH + NORTH KEY TAKEAWAYS



## OUTDATED FURNITURE

FURNITURE IS OUTDATED AND DOES NOT PROVIDE THE NEEDED LEVEL OF FLEXIBILITY TO ACCOMMODATE STUDENT-CENTERED LEARNING.



# FIVE **CAPACITY + UTILIZATION**



# BUILDING CAPACITY + UTILIZATION METHODOLOGY

## CAPACITY

The number of students that can be reasonably accommodated by the school building and site.

Capacity is affected by:

- Physical variables (size and number of spaces)
- Operational variables (staffing ratios, utilization rates)
- Programmatic variables (educational offerings, specialty programs, schedules)

## MAXIMUM VS FUNCTIONAL

**Maximum Capacity:** Total number of student seats in a school

- Every seat is full, every room, every hour of the day
- Used as baseline for study
- Unrealistic expectation

**Functional Capacity:** Total number of students for desired level of schedule flexibility. All final capacity calculations in this report utilize a functional multiplier.

- 80% of maximum capacity in high schools (includes all scheduled instructional spaces)

## UTILIZATION ANALYSIS

Calculated for high schools to study how spaces are utilized across a typical day.

**Optimum utilization is around 80%** (varies based on number of periods per day), which allows for some scheduling flexibility, prep time, etc.



# BUILDING CAPACITY CALCULATION

## BY DISTRICT CLASS SIZE

District Class Size Policy  
(Primary measure)

Capacity calculation based on School  
AUHSD Recommended class sizes:

9-12 = 24:1

## BY LEARNING AREA

Takes actual room sizes into consideration

Used as cross check against District  
Recommended class sizes

Typical Capacity Recommended based on  
Learning Area

9-12 = 30 sf/student

General Lab = 50 sf/student

General Music = 35 sf/student

Band/Orchestra = 50 sf/student

General CTE Lab = 100 sf/student

Auto Lab = 150 sf/student

## BY GROSS BUILDING AREA

Capacity Recommended based on Gross  
Building Area (varies based on amenities,  
# of students)

Used as cross check, indication of size of  
circulation spaces, common spaces,  
support spaces

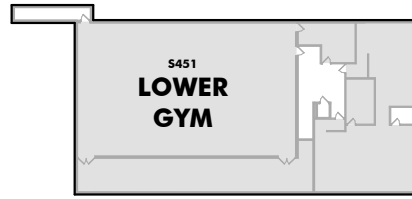
High School: 250 sf/student



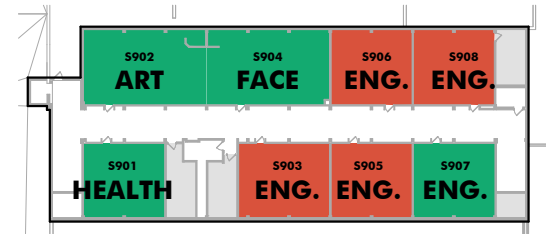
# CAPACITY STUDY BY DESIRED CLASS SIZE | SOUTH CAMPUS

#	ROOM NAME	AREA	AVG CLASS SIZE	DESIRED CLASS SIZE	CAPACITY (AVG CLASS SIZE / DESIRED CLASS SIZE)
S101	SCIENCE CLASSROOM	1,419	23	24	94%
S102	STUDY HALL	2,937		0	
S103	SCIENCE CLASSROOM	1,402	20	24	85%
S105	SCIENCE CLASSROOM	1,402	25	24	104%
S107	SCIENCE CLASSROOM	1,621	24	24	100%
S109	SCIENCE CLASSROOM	1,621	23	24	95%
S111	SCIENCE CLASSROOM	1,621	26	24	107%
S113	ART CLASSROOM	902	18	24	73%
S114	HEALTH CLASSROOM	783	24	24	100%
S115	BUSINESS CLASSROOM	802	29	24	120%
S116	HEALTH CLASSROOM	1,115	24	24	98%
S117	BUSINESS CLASSROOM	807	26	24	108%
S119	BUSINESS CLASSROOM	785	8	24	33%
S123	BUSINESS CLASSROOM	1,113	23	24	94%
S125	ENGLISH CLASSROOM	1,128	19	24	79%
S127	WORLD LANG. CLASSROOM	1,128	25	24	102%
S201	SCIENCE CLASSROOM	1,550	25	24	104%
S203	SCIENCE CLASSROOM	1,558	25	24	104%
S205	MATH CLASSROOM	1,015	30	24	124%
S207	MATH CLASSROOM	776	22	24	92%
S209	MATH CLASSROOM	1,040	26	24	109%
S302	MATH CLASSROOM	980	22	24	92%
S303C	STUDY HALL	1,191		0	
S304	MATH CLASSROOM	980	27	24	114%
S306	MATH CLASSROOM	973	23	24	96%
S308	MATH CLASSROOM	973	28	24	116%
S310	WORLD LANG. CLASSROOM	978	30	24	124%
S312	WORLD LANG. CLASSROOM	975	19	24	79%
S315	WORLD LANG. CLASSROOM	813	20	24	82%
S316	SOCIAL STUDIES CLASSROOM	735	3	24	13%
S319	CAFÉ	522		0	
S324	ART CLASSROOM	1,152	27	24	113%
S324B	ART CLASSROOM	1,126	28	24	118%
S326	ART CLASSROOM	1,116	27	24	110%
S402	WORLD LANG. CLASSROOM	1,054	24	24	101%
S404	WORLD LANG. CLASSROOM	1,184	23	24	96%
S406	MATH CLASSROOM	730	4	24	17%
S408	SOCIAL STUDIES CLASSROOM	947	27	24	114%
S409	SOCIAL STUDIES CLASSROOM	947	26	24	106%
S410	SOCIAL STUDIES CLASSROOM	959	26	24	107%
S411	SOCIAL STUDIES CLASSROOM	947	24	24	98%
S412	SOCIAL STUDIES CLASSROOM	959	26	24	108%
S448	LMC	8,619		0	
S602	BUSINESS CLASSROOM	787	23	24	94%
S605	SPECIAL ED CLASSROOM	1,388	10	0	
S607	MUSIC CLASSROOM	3,282	28	24	115%
S608	MUSIC CLASSROOM	1,887	39	24	161%
S803	HEALTH CLASSROOM	1,556	23	24	94%
S804	TECH ED CLASS	771	23	24	96%
S805	TECH ED CLASS	1,521	21	24	87%
SCAFÉ	CAFETERIA	10,366		0	
SGYM	GYM (P.E.)	9,424	40	35	114%
S901	HEALTH CLASSROOM	795	24	24	99%
S902	ART CLASSROOM	1,220	22	24	90%
S903	ENGLISH CLASSROOM	891	25	24	102%
S905	ENGLISH CLASSROOM	793	27	24	111%
S906	ENGLISH CLASSROOM	807	24	24	101%
S907	ENGLISH CLASSROOM	797	21	24	89%
S908	ENGLISH CLASSROOM	807	24	24	101%

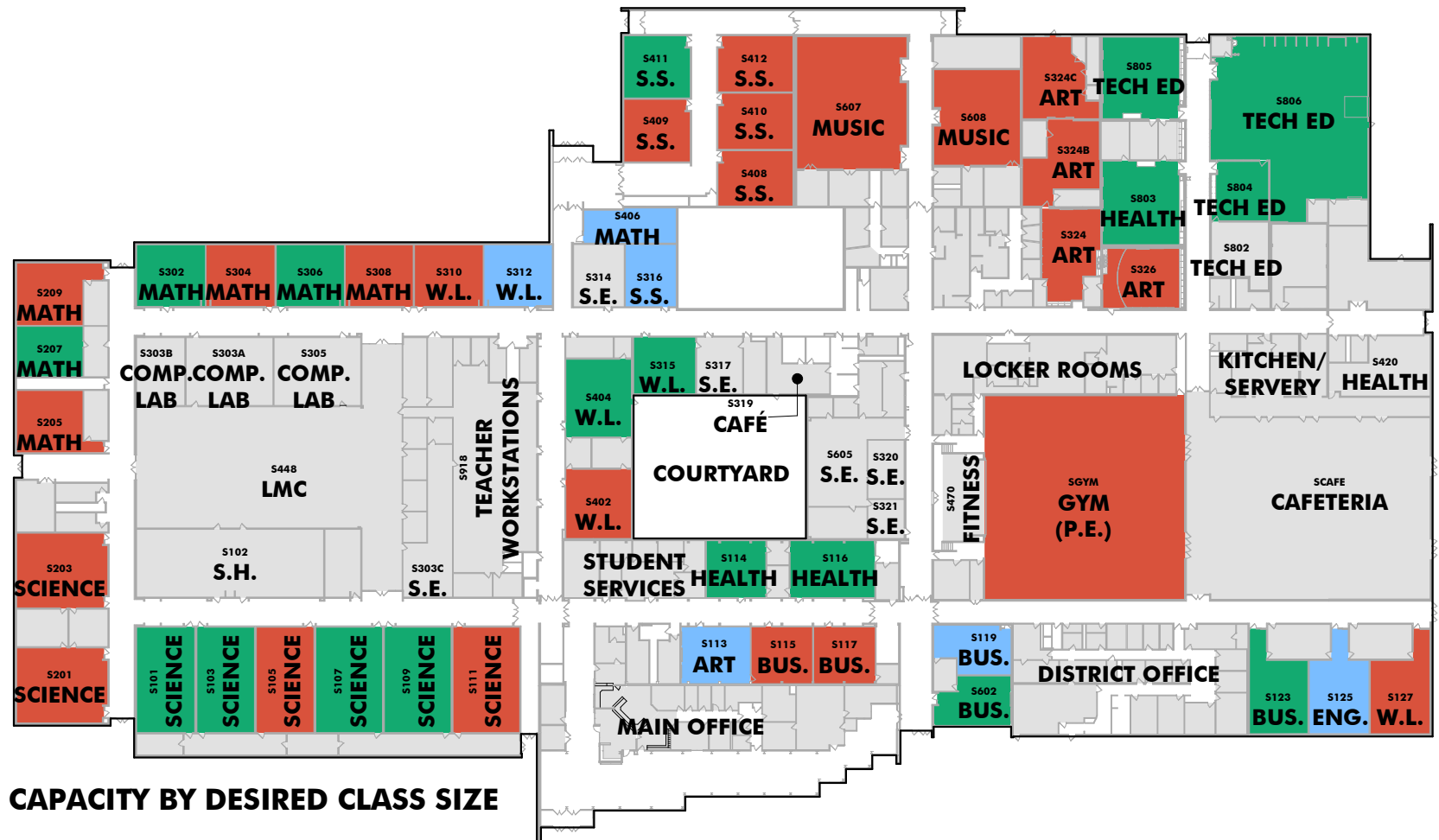
**MAX CAPACITY** 1266 1283 **99%**  
**FUNCTIONAL CAPACITY (80%)** 1026



**LOWER LEVEL PLAN**



**2ND FLOOR PLAN**



**CAPACITY BY DESIRED CLASS SIZE**

- SUPPORT SPACE
- 0 - 79% (UNDER CAPACITY)
- 80% - 100% (IDEAL CAPACITY)
- 100%+ (OVER CAPACITY)

**1ST FLOOR PLAN**

0 35 70 140'  
**SCALE: 1" = 70'- 0"**

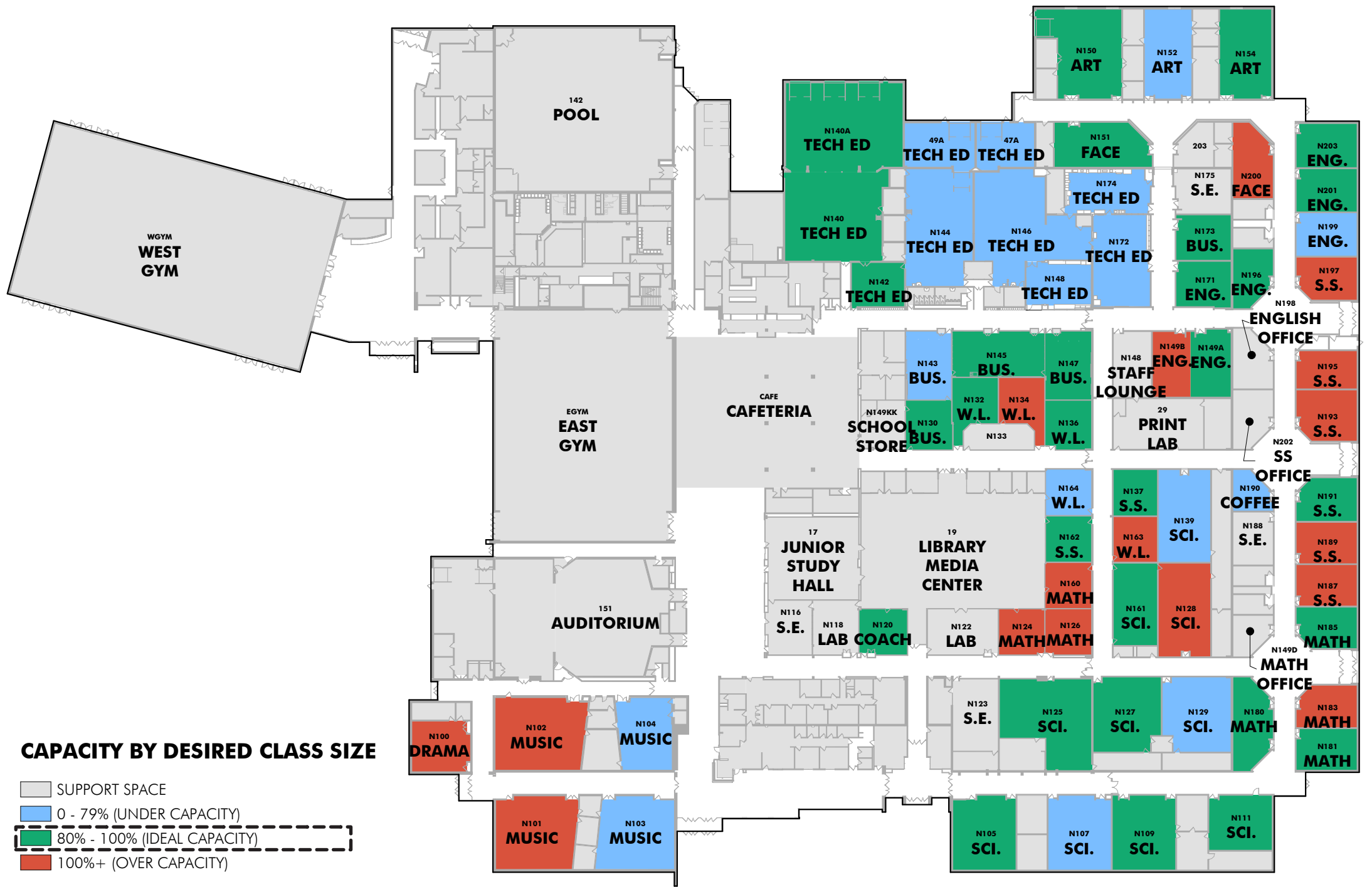




# CAPACITY STUDY BY DESIRED CLASS SIZE | NORTH CAMPUS

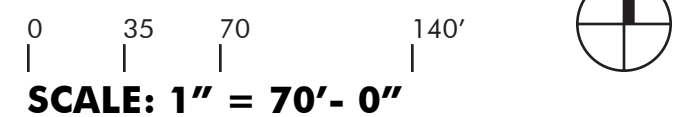
#	ROOM NAME	AREA	AVG CLASS SIZE	DESIRED CLASS SIZE	CAPACITY (AVG CLASS SIZE / DESIRED CLASS SIZE)
CAFE	CAFETERIA	9,226		0	
EGYM	EAST GYM	13,680		35	
N100	DRAMA CLASSROOM	965	26	24	106%
N101	MUSIC CLASSROOM	1,938	56	24	231%
N102	MUSIC CLASSROOM	2,142	28	24	116%
N103	MUSIC CLASSROOM	1,823	0	24	0%
N104	MUSIC CLASSROOM	1,269	19	24	79%
N105	SCIENCE CLASSROOM	1,538	20	24	82%
N107	SCIENCE CLASSROOM	1,553	18	24	73%
N109	SCIENCE CLASSROOM	1,561	24	24	98%
N111	SCIENCE CLASSROOM	1,154	24	24	99%
N116	SPECIAL ED.	830	9	0	
N120	COACH/OFFCTNG	728	20	24	81%
N123	SPECIAL ED.	1,102	7	0	
N124	MATH CLASSROOM	701	27	24	113%
N125	SCIENCE CLASSROOM	2,314	21	24	88%
N126	MATH CLASSROOM	707	28	24	116%
N127	SCIENCE CLASSROOM	1,639	23	24	94%
N128	SCIENCE CLASSROOM	1,623	26	24	110%
N129	SCIENCE CLASSROOM	1,652	17	24	69%
N130	BUSINESS CLASSROOM	768	21	24	86%
N132	WORLD LANG. CLASSROOM	789	20	24	84%
N134	WORLD LANG. CLASSROOM	789	24	24	101%
N136	WORLD LANG. CLASSROOM	751	21	24	85%
N137	SOCIAL STUDIES CLASSROOM	682	20	24	84%
N139	SCIENCE CLASSROOM	1,608	18	24	75%
N142	TECH ED CLASSROOM	781	20	24	83%
N143	BUSINESS CLASSROOM	1,035	19	24	77%
N145	BUSINESS CLASSROOM	1,406	21	24	89%
N147	BUSINESS CLASSROOM	1,061	24	24	100%
N148	TECH ED CLASSROOM	919	15	24	63%
N149A	ENGLISH CLASSROOM	900	21	24	87%
N149B	ENGLISH CLASSROOM	827	25	24	106%
N150	ART CLASSROOM	2,104	23	24	94%
N151	FACE	1,350	20	24	83%
N152	ART CLASSROOM	1,399	17	24	69%
N154	ART CLASSROOM	1,530	20	24	82%
N160	MATH CLASSROOM	713	24	24	102%
N161	SCIENCE CLASSROOM	1,213	20	24	83%
N162	SOCIAL STUDIES CLASSROOM	704	20	24	83%
N163	WORLD LANG. CLASSROOM	671	26	24	106%
N164	WORLD LANG. CLASSROOM	709	19	24	77%
N171	ENGLISH CLASSROOM	835	23	24	95%
N172	TECH ED CLASSROOM	1,745	19	24	77%
N173	BUSINESS CLASSROOM	829	21	24	86%
N175	SPECIAL ED.	828	5	0	
N180	MATH CLASSROOM	1,059	24	24	100%
N181	MATH CLASSROOM	835	20	24	83%
N183	MATH CLASSROOM	814	28	24	115%
N185	MATH CLASSROOM	794	21	24	86%
N187	SOCIAL STUDIES CLASSROOM	835	27	24	113%
N189	SOCIAL STUDIES CLASSROOM	835	25	24	102%
N191	SOCIAL STUDIES CLASSROOM	835	22	24	90%
N193	SOCIAL STUDIES CLASSROOM	994	25	24	105%
N195	SOCIAL STUDIES CLASSROOM	767	25	24	105%
N196	ENGLISH CLASSROOM	698	22	24	91%
N197	SOCIAL STUDIES CLASSROOM	829	25	24	104%
N199	ENGLISH CLASSROOM	870	19	24	79%
N200	FACE	920	26	24	110%
N201	ENGLISH CLASSROOM	870	24	24	98%
N203	ENGLISH CLASSROOM	891	23	24	96%
WGYM	WEST GYM	17,633	39	35	

<b>MAX CAPACITY</b>	<b>1307</b>	<b>1414</b>	<b>92%</b>
<b>FUNCTIONAL CAPACITY (80%)</b>		<b>1131</b>	



**CAPACITY BY DESIRED CLASS SIZE**

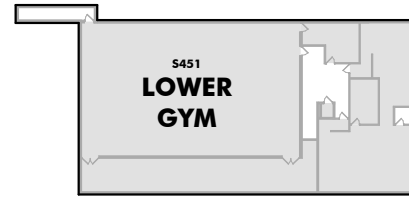
- SUPPORT SPACE
- 0 - 79% (UNDER CAPACITY)
- 80% - 100% (IDEAL CAPACITY)
- 100%+ (OVER CAPACITY)



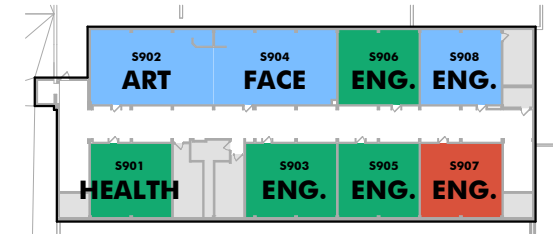


# UTILIZATION STUDY | SOUTH CAMPUS

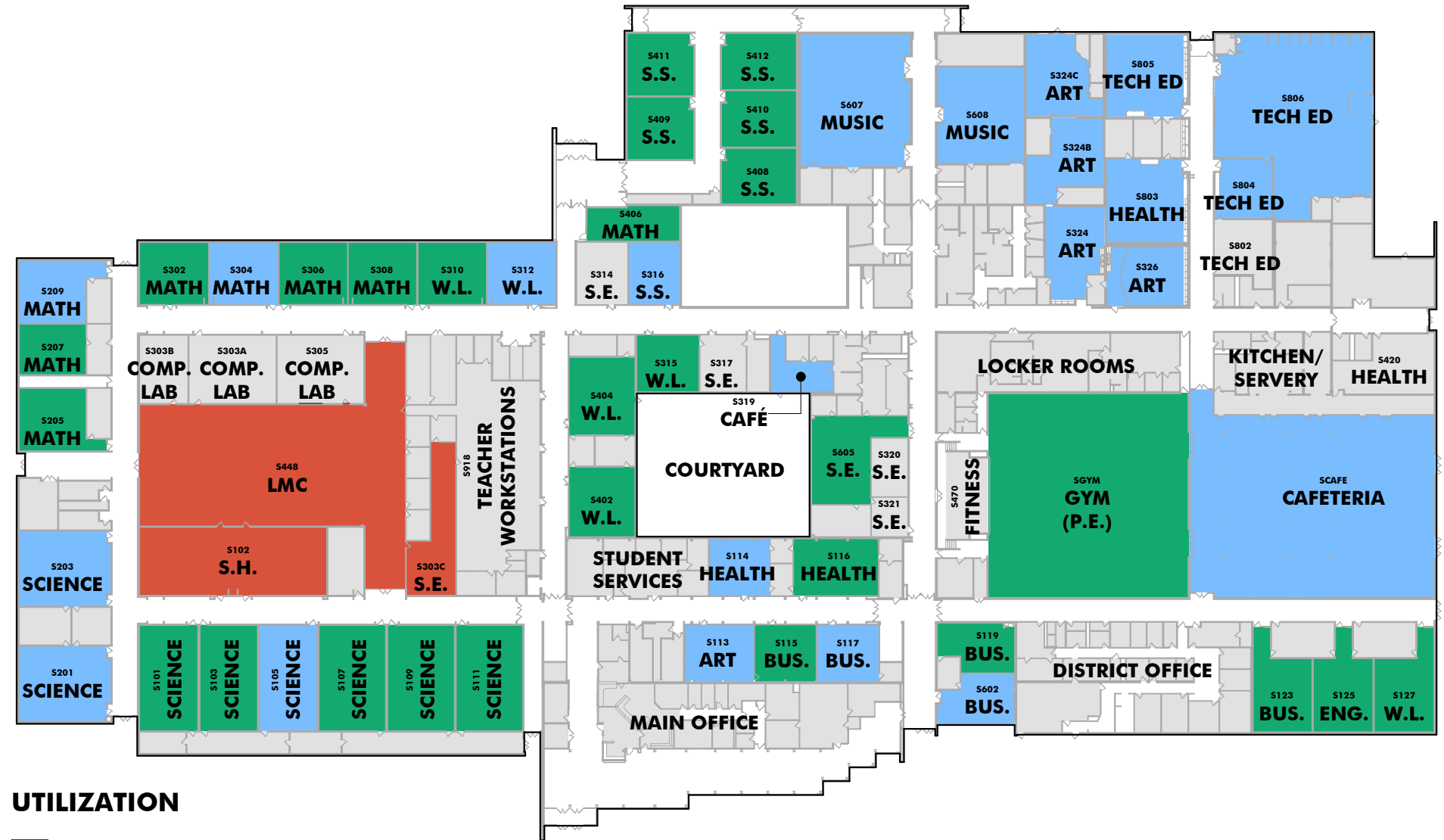
#	ROOM NAME	# OF PERIODS USED (X)	UTILIZATION (% OF USE = X/20)
S101	SCIENCE CLASSROOM	12	60%
S102	STUDY HALL	20	100%
S103	SCIENCE CLASSROOM	12	60%
S105	SCIENCE CLASSROOM	8	40%
S107	SCIENCE CLASSROOM	14	70%
S109	SCIENCE CLASSROOM	14	70%
S111	SCIENCE CLASSROOM	12	60%
S113	ART CLASSROOM	4	20%
S114	HEALTH CLASSROOM	8	40%
S115	BUSINESS CLASSROOM	11	55%
S116	HEALTH CLASSROOM	12	60%
S117	BUSINESS CLASSROOM	6	30%
S119	BUSINESS CLASSROOM	12	60%
S123	BUSINESS CLASSROOM	16	80%
S125	ENGLISH CLASSROOM	14	70%
S127	WORLD LANG. CLASSROOM	14	70%
S201	SCIENCE CLASSROOM	6	30%
S203	SCIENCE CLASSROOM	8	40%
S205	MATH CLASSROOM	16	80%
S207	MATH CLASSROOM	14	70%
S209	MATH CLASSROOM	10	50%
S302	MATH CLASSROOM	14	70%
S303C	STUDY HALL	20	100%
S304	MATH CLASSROOM	10	50%
S306	MATH CLASSROOM	12	60%
S308	MATH CLASSROOM	16	80%
S310	WORLD LANG. CLASSROOM	12	60%
S312	WORLD LANG. CLASSROOM	4	20%
S315	WORLD LANG. CLASSROOM	14	70%
S316	SOCIAL STUDIES CLASSROOM	8	40%
S319	CAFÉ	10	50%
S324	ART CLASSROOM	10	50%
S324B	ART CLASSROOM	10	50%
S326	ART CLASSROOM	4	20%
S402	WORLD LANG. CLASSROOM	14	70%
S404	WORLD LANG. CLASSROOM	14	70%
S406	MATH CLASSROOM	12	60%
S408	SOCIAL STUDIES CLASSROOM	12	60%
S409	SOCIAL STUDIES CLASSROOM	12	60%
S410	SOCIAL STUDIES CLASSROOM	14	70%
S411	SOCIAL STUDIES CLASSROOM	14	70%
S412	SOCIAL STUDIES CLASSROOM	12	60%
S448	LMC	20	100%
S602	BUSINESS CLASSROOM	6	30%
S605	SPECIAL ED CLASSROOM	16	80%
S607	MUSIC CLASSROOM	6	30%
S608	MUSIC CLASSROOM	10	50%
S803	HEALTH CLASSROOM	6	30%
S804	TECH ED CLASS	6	30%
S805	TECH ED CLASS	10	50%
SCAFE	CAFETERIA	8	40%
SGYM	GYM (P.E.)	16	80%
S901	HEALTH CLASSROOM	12	60%
S902	ART CLASSROOM	6	30%
S903	ENGLISH CLASSROOM	16	80%
S905	ENGLISH CLASSROOM	12	60%
S906	ENGLISH CLASSROOM	16	80%
S907	ENGLISH CLASSROOM	18	90%
S908	ENGLISH CLASSROOM	10	50%
<b>MAX CAPACITY</b>		<b>58%</b>	



**LOWER LEVEL PLAN**



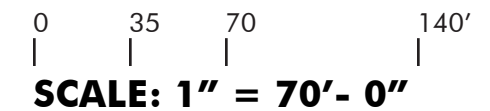
**2ND FLOOR PLAN**



**UTILIZATION**

- NOT A SCHEDULED SPACE
- 0 - 50% UTILIZATION (UNDER UTILIZED)
- 51 - 80% UTILIZATION (IDEAL UTILIZATION)
- 81 - 100% UTILIZATION (OVER UTILIZED)

**1ST FLOOR PLAN**

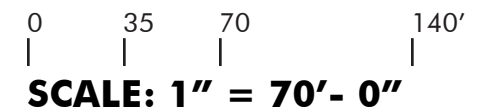
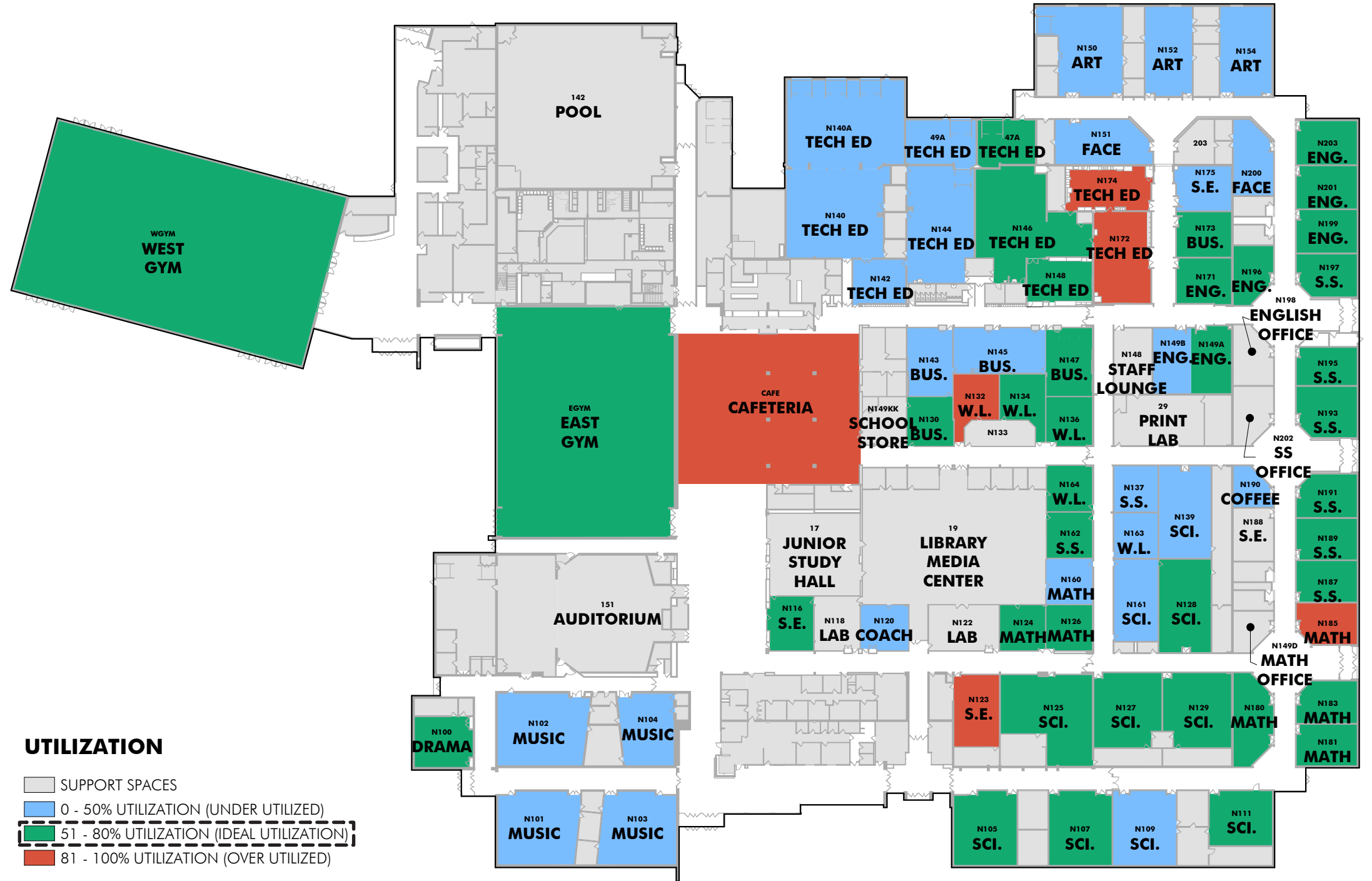


\*NUMBER OF PERIODS USED IS OUT OF A TOTAL OF 20 PERIODS, 10 FOR A-DAY AND 10 FOR B-DAY



# UTILIZATION STUDY | NORTH CAMPUS

#	ROOM NAME	# OF PERIODS USED (X)	UTILIZATION (% OF USE = X/20)
CAFE	CAFETERIA	20	100%
EGYM	EAST GYM	0	0%
N100	DRAMA CLASSROOM	12	60%
N101	MUSIC CLASSROOM	4	20%
N102	MUSIC CLASSROOM	7	35%
N103	MUSIC CLASSROOM	0	0%
N104	MUSIC CLASSROOM	2	10%
N105	SCIENCE CLASSROOM	14	70%
N107	SCIENCE CLASSROOM	14	70%
N109	SCIENCE CLASSROOM	8	40%
N111	SCIENCE CLASSROOM	16	80%
N116	SPECIAL ED.	12	60%
N120	COACH/OFFCTNG	4	20%
N123	SPECIAL ED.	19	95%
N124	MATH CLASSROOM	14	70%
N125	SCIENCE CLASSROOM	13	65%
N126	MATH CLASSROOM	14	70%
N127	SCIENCE CLASSROOM	12	60%
N128	SCIENCE CLASSROOM	14	70%
N129	SCIENCE CLASSROOM	14	70%
N130	BUSINESS CLASSROOM	14	70%
N132	WORLD LANG. CLASSROOM	18	90%
N134	WORLD LANG. CLASSROOM	12	60%
N136	WORLD LANG. CLASSROOM	12	60%
N137	SOCIAL STUDIES CLASSROOM	8	40%
N139	SCIENCE CLASSROOM	4	20%
N142	TECH ED CLASSROOM	10	50%
N143	BUSINESS CLASSROOM	9	45%
N145	BUSINESS CLASSROOM	10	50%
N147	BUSINESS CLASSROOM	13	65%
N148	TECH ED CLASSROOM	16	80%
N149A	ENGLISH CLASSROOM	14	70%
N149B	ENGLISH CLASSROOM	10	50%
N150	ART CLASSROOM	6	30%
N151	FACE	10	50%
N152	ART CLASSROOM	8	40%
N154	ART CLASSROOM	6	30%
N160	MATH CLASSROOM	10	50%
N161	SCIENCE CLASSROOM	6	30%
N162	SOCIAL STUDIES CLASSROOM	12	60%
N163	WORLD LANG. CLASSROOM	4	20%
N164	WORLD LANG. CLASSROOM	12	60%
N171	ENGLISH CLASSROOM	14	70%
N172	TECH ED CLASSROOM	18	90%
N173	BUSINESS CLASSROOM	12	60%
N175	SPECIAL ED.	8	40%
N180	MATH CLASSROOM	16	80%
N181	MATH CLASSROOM	14	70%
N183	MATH CLASSROOM	12	60%
N185	MATH CLASSROOM	18	90%
N187	SOCIAL STUDIES CLASSROOM	14	70%
N189	SOCIAL STUDIES CLASSROOM	14	70%
N191	SOCIAL STUDIES CLASSROOM	16	80%
N193	SOCIAL STUDIES CLASSROOM	16	80%
N195	SOCIAL STUDIES CLASSROOM	14	70%
N196	ENGLISH CLASSROOM	13	65%
N197	SOCIAL STUDIES CLASSROOM	16	80%
N199	ENGLISH CLASSROOM	13	65%
N200	FACE	10	50%
N201	ENGLISH CLASSROOM	12	60%
N203	ENGLISH CLASSROOM	16	80%
WGYM	WEST GYM	16	80%
<b>MAX CAPACITY</b>			<b>58%</b>





# BUILDING CAPACITY + UTILIZATION

	South Campus	North Campus	AUHSD Total
Current Enrollment (23-24)			2037
Functional Capacity (80%) by Desired Class Size	1026	1131	<b>2158</b>
<i>Functional Capacity (80%) by Learning Area</i>	<i>1358</i>	<i>1295</i>	<i>2652</i>
<i>Capacity by Gross Building Area</i>	<i>890</i>	<i>1062</i>	<i>1952</i>
Under, Nearing, or (OVER)			121
<b>Current % Utilization</b>	58%	58%	<b>58%</b>

## KEY TAKEAWAYS

- **Capacity By Desired Class Size:** Current enrollment is slightly under capacity
- **Capacity By Learning Area:** Current enrollment is under capacity for area of classroom space in facilities
- **Capacity by Gross Building Area:** Current enrollment is over capacity by this metric of calculation. This is due to undersized specialty spaces and lack of breakout / collaboration spaces holistically.
- **Utilization:** Lower utilization due to separate buildings / required transit between
- In many cases, class sizes are larger than desired student to teacher ratio
- In some cases, class sizes are larger than some classrooms can accommodate
- Over-utilization of the gymnasiums for after school programs forces inappropriate use of other indoor spaces (track practice in corridors), especially during winter and spring sports



# DISTRICT SUMMARY | KEY TAKEAWAYS

## BUILDING CONDITIONS

- **South and North Campus:**
  - Deteriorating pavement
  - ADA deficiencies
  - Damaged casework
  - Worn and deteriorating PE support spaces
  - Deteriorating pool conditions
  - Aged HVAC equipment
  - Aged electrical systems
  - Water heating inefficiencies
  - Old galvanized piping
- **Athletic Facilities:**
  - Worn athletic surfaces
  - ADA deficiencies
  - Worn athletic facility conditions
  - Aged HVAC, electrical and plumbing equipment
- **Maintenance Facilities:**
  - Structural deterioration
  - Deteriorating Fence
  - ADA deficiencies
  - Aged HVAC equipment
  - Aged electrical and plumbing equipment

## EDUCATIONAL ADEQUACY

- Two separate buildings
- Pick-up / drop-off concerns
- Lack of secure entries
- Unsafe + undersized Special Education spaces
- Lack of natural light
- Classroom sizes
- Lack of breakout / collaboration spaces
- Undersized cafeteria, pool, gym, fitness + PE support spaces
- Undersized auditorium + fine art spaces
- Outdated furniture

## CAPACITY + UTILIZATION

- **Capacity By Desired Class Size:** Current enrollment is slightly under capacity
- **Capacity By Learning Area:** Current enrollment is under capacity for area of classroom space in facilities
- **Capacity by Gross Building Area:** Current enrollment is over capacity by this metric of calculation. This is due to undersized specialty spaces and lack of breakout / collaboration spaces holistically.
- **Utilization:** Lower utilization due to separate buildings / required transit between
- In many cases, class sizes are larger than desired student to teacher ratio
- In some cases, class sizes are larger than some classrooms can accommodate
- Over-utilization of the gymnasiums for after school programs forces inappropriate use of other indoor spaces (track practice in corridors), especially during winter and spring sports



# DISTRICT SUMMARY | SCORES

## SOUTH CAMPUS



GRADES	9-10	CONDITIONS	<b>3.27</b>
SITE (ACRES)	112	ADEQUACY	<b>2.21</b>
BUILDING SF	220,057	ENROLLMENT	<b>2037</b>
YEAR BUILT	1955	CAPACITY	<b>2158</b>
ADDITIONS / RENO	1961, 1985, 1993, 2000	UTILIZATION	<b>58%</b>

## NORTH CAMPUS



GRADES	11-12	CONDITIONS	<b>3.34</b>
SITE (ACRES)	112	ADEQUACY	<b>2.10</b>
BUILDING SF	265,519	ENROLLMENT	<b>2037</b>
YEAR BUILT	1969	CAPACITY	<b>2158</b>
ADDITIONS / RENO	1974, 1988, 1992, 2000	UTILIZATION	<b>58%</b>

## ATHLETIC FACILITIES



GRADES	-	CONDITIONS	<b>3.08</b>
SITE (ACRES)	112	ADEQUACY	-
BUILDING SF	-	ENROLLMENT	-
YEAR BUILT	-	CAPACITY	-
ADDITIONS / RENO	-	UTILIZATION	-

## MAINTENANCE FACILITY



GRADES	-	CONDITIONS	<b>2.14</b>
SITE (ACRES)	112	ADEQUACY	-
BUILDING SF	4,960	ENROLLMENT	-
YEAR BUILT	1968	CAPACITY	-
ADDITIONS / RENO	1985	UTILIZATION	-

### BUILDING CONDITIONS LEGEND

<b>5</b>	<b>NEW:</b> Brand New, Great Condition, Do Not Foresee A Need For Replacement
<b>4</b>	<b>GOOD:</b> Not Brand New, Functional And Does Not Need To Be Replaced
<b>3</b>	<b>FAIR:</b> Functional, Average Wear For Building Age
<b>2</b>	<b>POOR:</b> Functional, But Worn From Use
<b>1</b>	<b>CRITICAL:</b> Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
<b>N/A</b>	<b>NOT APPLICABLE:</b> Category Or Criteria Does Not Apply To Spaces
<b>*</b>	<b>WHERE * INDICATED, SCORE PROVIDED BY INSITE CONSULTING ARCHITECTS</b>

### EDUCATIONAL ADEQUACY LEGEND

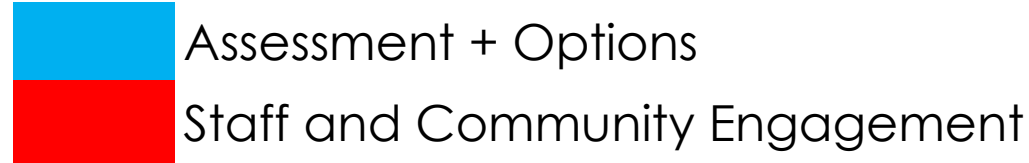
<b>5</b>	<b>EXCELLENT:</b> Space and/or element is exceedingly adequate and thoroughly supports the current educational goals of the district.
<b>4</b>	<b>GOOD:</b> Space and/or element is adequate and supports most of the curricular goals. Very few areas for improvement.
<b>3</b>	<b>FAIR:</b> Space and/or element is average, supports some goals while fails to meet others.
<b>2</b>	<b>POOR:</b> Space and/or element is inadequate and does not support most of the districts curricular goals.
<b>1</b>	<b>VERY POOR:</b> Space and/or element is operationally or functionally inadequate. The physical spaces do not support the educational goals of the district.
<b>N/A</b>	<b>NOT APPLICABLE:</b> Category or criteria does not apply to spaces.







# NEXT STEPS | SCHEDULE



	November				December				January				
	11/6/2023	11/13/2023	11/20/2023	11/27/2023	12/4/2023	12/11/2023	12/18/2023	12/25/2023	1/1/2024	1/8/2024	1/15/2024	1/22/2024	1/29/2024
<b>Facility Study</b>	■	■	■	■	■								
<b>Capacity and Utilization</b>	■												
<b>Building Conditions</b>	■	■	■										
<b>Educational Adequacy</b>	■	■	■	■	■								
<b>Board Meeting Presentation</b>	■												
<b>Capital Maintenance Costing</b>				■	■	■	■						
<b>Staff &amp; Stakehold Feedback</b>					■	■							
<b>Board Meeting Presentation</b>					■	■							
<b>Board Meeting Presentation</b>										■			



**QUESTIONS?**