

To: Geneva CUSD 304 Board of Education
Fr: Dr. Kent Mutchler, Superintendent
Re: GHS Space/Schedule Studies & Recommendation

2/6/16

The following is a summary of the findings of two space and schedule studies including one done by Geneva High School administrators and a second one done by FGM architects, possible options, and a recommendation based on both short and long term implications and of cost. Please note that the HS administration conducted their study, and then we asked FGM to conduct as an outside, independent study as well. This memo includes the most current and accurate estimates of costs.

Summary of Findings of Both Studies:

- 1) Efficiency of Use of Current Building: Both studies found an occupancy efficiency of use rate of 83% to over 100% percent. The goal for any building is that the space be used to as close to 100% as possible, however, the range from 80% to 119% for current use is highly efficient. The concerns of both studies are that some spaces are under-utilized, that additional programs have over time caused for more capacity use than the building can accommodate, and that the current building does not allow for the expansion of programs or of the number of students. GHS used two models for analysis and observation of actual building usage. FGM used three models for analysis and the actual schedule used at the HS.
- 2) There was mention in both studies that some spaces were not always used as efficiently as possible. This is somewhat tempered by the high usage rate of the current spaces, as both mentioned some classes that were smaller than the room they were using, and some at the capacity of use. Both studies also acknowledged curriculum specific spaces in the building which may limit their use for other classes. Some of these spaces include science rooms, wood shops, consumer science rooms, computer rooms, music rooms, gymnasiums, and others. High schools need these designated spaces because of the curriculum, and enrollment in these courses varies each year based on the electives selected by students. Changes at the Fox Valley Career Center also impact enrollment in these types of spaces.
- 3) Both studies mentioned the possible repurposing of existing computer labs as the district moves to a more 1:1 based technology learning program. While this may be the case, these labs continue to be used to capacity even while the 1:1 learning program has expanded. This is most likely due to the nature of the curriculum, class projects, and standardized computer based testing that a computer lab offers as opposed to 1:1 computers in a classroom.
- 4) Both studies mention the possibility of using flexibility in scheduling. This is currently part of the GHS schedule with 'Early Bird' courses offered and classes flexed around lunch periods. The FGM study mentions the possibility of lengthening the school day and re-arranging the lunch schedules, which would be possible with a great many implications including paying for more staff time, adjusting transportation and activities schedules, re-evaluating the processes for lunch, and other factors.
- 5) Finally, both studies agree that more space is needed for our program at GHS in order to accommodate most effectively the expansion of educational programs mandated by Illinois, to better meet the needs of an expanded educational program based on the needs of students in a rapidly changing society, and to plan proactively for the anticipated increase in students at GHS based on the upturn in the Geneva economy and the construction of new homes in our District.

Options for Efficiency and Expansion:

The architects identified three possible options, and we have determined cost estimates as follows:

1) Work for Greater Scheduling Efficiencies: We currently have a highly efficient schedule at GHS and are constantly seeking more efficiency in scheduling and space use. Due to student curricular choices and State mandates, the schedule changes each semester. Our High School program is comprehensive in nature and includes specialized classes. The only ways to truly gain greater efficiencies in the schedule are to redefine the nature and programs of our HS or to lengthen the school day. Both of these are possible and carry with them long term educational implications and ongoing expenditures. We will continue to seek more efficient scheduling in the future, as has been done in the past.

2) Renovate current spaces within the existing building. Based on the FGM study, this would involve a mixture of light to heavy levels of renovation including renovating some existing rooms such as computer labs, reconfiguring walls in areas, and adding second floor spaces in the areas such as the stairwell by the music rooms and the second floor space just off of the Commons between the art and consumer science rooms. The estimated cost of renovations per square foot runs \$80 to \$125 for 'light' to \$250 to \$325 for 'heavy'. Most of the renovations would need to be at \$160 to \$200 per square foot.

3) Using Portable Classrooms is the third option. These could be placed by the Southwest corner of the building on the blacktop left from the Coultrap playground area. These would be close enough to the building for students to enter and leave and close for utility hookups. We have priced out and looked at several units that range from six classrooms to eight classrooms. These would be newer used units that would blend in fairly well with the neighborhood. The current estimated cost of these, fully installed, would run up to about \$83 per square foot, which includes everything but the furnishings. This also includes restrooms. A six classroom unit with restrooms building is a standard configuration that measures about 6,048 square feet. This would cost in an estimated range of \$482,000 to \$500,000.

Recommendation: Renovation would mean reconfiguring parts of the building and tying into the HVAC system. Renovation is estimated to cost about \$1,000,000 for 6,048 square feet as compared to up to about \$500,000 for a portable unit. Two six classroom portable units would cost somewhere in the range of \$900,000, due to economies of scale, and provide twice the square footage of the one unit. A portable would serve our needs until the final addition to the High School is needed. I estimate this at about ten years. We could then sell the portable unit(s). I am concerned that any renovations done to the inside of the current building and infrastructure may need to be altered when the final addition to the High School is built. For these reasons, our recommendation is to purchase and set in place one six classroom portable unit, with restrooms, for the beginning of the 2016-2017 school year. Based on budgetary factors, we could either purchase this unit outright, lease to purchase, or lease the unit.