



# FUTURE FACILITIES TASK FORCE REPORT

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JUNE 2007

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PRESENTED TO  
THE DELL RAPIDS SCHOOL DISTRICT  
BOARD OF EDUCATION

# RECOMMENDATION FUTURES FACILITY NEEDS DELL RAPIDS SCHOOL DISTRICT

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## PURPOSE/OBJECTIVE OF TASK FORCE

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The Future Facilities Task Force was given the task to identify, evaluate, and communicate to the Dell Rapids School Board future facility needs for the Dell Rapids School District (See Appendix A for charge statement). The following report will outline recommendations and rationale to address facility/land needs within the next two, five, and ten years.

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## TASK FORCE OVERVIEW

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School District staff, community members, and school board members met weekly during April and May to gather information and discuss various needs for facilities. (See Appendix B for Task Force members).

The group spent some amount of time looking at trends of enrollment and capacity at each building. It visited and toured each of the four buildings of the district – high school, middle school, elementary school, and the alternative school. The group looked at class size, space utilization, what spaces were intended for, what those spaces are being used for now, storage, and design.

The task force considered all options to address our needs. Those options include remodeling existing buildings, adding on to existing buildings, and constructing new buildings and/or spaces. Consideration of projected enrollment, capacity, and future program needs, State and Federal regulations impacting space and student/faculty ratios led the group to its recommendations in this report. Our community has an obligation to meet and respond to regulations as well as provide an appropriate learning environment for all students in the District. Tables and charts presented in this report will show how enrollment, building age and space utilization impacts school capacity at above 95%.

As a result of the information gathered, the Task Force has deemed that the elementary school shows the most urgent needs. High school needs will be need to be addressed in the next 1 to 2 years and the middle school needs should be addressed in the next 2 to 3 years. All three building needs could be addressed in a comprehensive building plan.

The report below is categorized by the following identified issues:

- Elementary Needs
- Middle School Needs
- High School Needs
- Alternative (Strive High) School Needs
- Summary & Recommendations

<b>ELEMENTARY NEEDS</b>
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**Needs:** Currently, our elementary school is the only public elementary school in the district and is above 90% capacity, housing grades K through 4<sup>th</sup>, as well as our Early Childhood Special Education students. (See Appendix C for detailed enrollment projections through the 2011-2012 academic years.) Because of our growth in students and the growth of mandatory programming requirements, the school district has been forced to utilize spaces that were not intended for current uses. (For example; two temporary classrooms are located on the playground, special education programming has taken over two classrooms, and our Title I program holds class in a corner of the library). The elementary building was originally built in 1957 and has had three additions to it, with the last addition occurring in 1988. The facility has old technology steam heat, does not have air conditioning, nor does the building have a fire suppression system.

**Options:** The following are options and consequences for addressing the needs for elementary space.

- Build a new 4-section (450+) student (K-5) school east of the high school on land that is currently owned by the District and projected growth would support this.
  - This would move the current 5<sup>th</sup> grade from the middle school and put it back into the elementary. Shifting the 5<sup>th</sup> grade back to the elementary would alleviate or reduce the population at the middle school which will help with possible renovations at the middle school.
  - Facility must include: a kitchen/cafeteria; Art, Vocal Music/Band, and Computer Lab spaces; special education rooms with separate OT/PT spaces, along with Early Childhood Special Education space and offices; Title I rooms and Tutoring spaces; Library/Media space; ADA restrooms and storage spaces; Office suite by front entrance (Nurse, Guidance, Conference); auxiliary Gymnasium with locker rooms and minimal bleachers with a playground that is handicap accessible.

***Recommendation(s):***

- Build a new elementary school, with the size and structure to be determined by the Board of Education. (See details of the option for a 450+ student K-5 building of what the building should contain)

***Rationale:***

- Although the building is well maintained, the age of the building and the lack of new technologies that are out there, the building educationally is not serving the children nor the district as it should.
- The projected growth of elementary aged children will increase over the next three to five years.
- The current facility is land-locked and additions or remodeling would be costly to the existing structure.

***Timeframe:***

- The Board of Education should begin discussion immediately with architects and consultants to begin the planning of this recommendation.
- If possible, by February or March a bonding referendum should be implemented.

<b>MIDDLE SCHOOL NEEDS</b>
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***Needs:*** Presently, the middle school has 298 students in grades 5 through 8. There is only one middle school in the district and it is above 99% capacity. (See appendix E for detailed enrollment projections through the 2010-2011 academic years). The middle school was added on to the high school and given its own section of the building in 2001 and has not had any additions done to it. The middle school is hovering between a 3 section and a 4 section building. The capacity has caused some adjustments to rooms and has forced spaces that were not originally designed for classrooms to become classrooms. The middle school is in need of 4-6 classrooms that could be added on to the east end of the middle school.

***Options:***

- Add to existing facility to accommodate future growth. This addition could be 6 classrooms, 3 added east of the existing building just outside each grade level pod. This would also allow for special education to move back to its original room and allow the middle school music room to convert back to a music room instead of a classroom. A couple of the new classrooms could also be designated for science or science labs. If the Board of Education would build an elementary that was K-5, the addition could be reduced in size because the 5<sup>th</sup> grade would be placed in the new elementary building.

***Recommendation(s):***

- Evaluate needs / enrollment trends and work to develop a comprehensive plan for all of the facilities in the district.
- Add 4-6 classrooms to the existing facilities.

***Rationale:***

- Although the building is rather new (2001), the capacity of the middle school is quite high. If a new elementary that is structured to house K-5<sup>th</sup> grade is built, moving the 5<sup>th</sup> graders to the new elementary building will free up space in the middle school to accommodate future growth.
- If the decision is to build a K-4 elementary school, then additional classrooms will be needed for projected growth and to alleviate the current capacity issues.

***Timeframe:***

- A plan should be developed now with implementation to be part of a comprehensive plan.

<b>HIGH SCHOOL NEEDS</b>
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***Needs:*** Current enrollment data projections indicate that the high school will increase its capacity from 90%+ to 95%+ by 2008-2009. (See Appendix F for detailed enrollment projections through the 2010-2011 academic years). The high school was built and occupied in 1970 and has served the district quite well for those 37 years. With its anticipated enrollment increases, the high school has the most urgent needs as far as additional spaces and areas to be remodeled.

***Options:***

- Additional spaces should be added to the current high school with the following considerations:
  - Add 4-6 permanent classrooms to the west end of the high school.
  - The Art and FACS rooms should also be expanded to the west to provide more space for a more up-to-date Art and FACS facility.
  - The Shop and Band rooms should be given serious consideration to expanding those existing spaces. The shop could use more space to get the welding area farther away from the woodworking area. The ideal solution in the shop area would be another separate shop for welding. The band room could use more space to accommodate more instrumentation, more storage and more practice rooms.
  - Add an auxiliary gymnasium with additional spaces for storage, wrestling, weight training, and community recreation. If this were to be done, it would take away significant parking at the high school.

- The current facility is also in need of some areas of remodeling which are:
  - The Kitchen classroom for the FACS area needs to be updated and remodeled with new cabinetry and appliances.
  - The science wing (3 classrooms) should be remodeled, updated and expanded. The Chemistry/Physics lab is too small and out-dated. The Biology room should be updated. Finally, the third room that is being used for HS English should become the Physical Science room.
  - The two existing high school sets of restrooms should be remodeled for ADA accessibility. These restrooms have never been accessible for handicapped individuals.
  - In addition, the hallway for the Shop and Band should also be made ADA accessible.

***Recommendation(s):***

- Add on to the existing facility and remodel as many spaces as possible.

***Rationale:***

- The high school is seeing increased enrollment in a faster period of time and the urgency to do something is paramount.
- The additions and remodeling could be done through a comprehensive facility plan, but some of the remodeling could be done on a piecemeal basis out of capital outlay.

***Timeframe:***

- The high school is in need of these permanent additions and remodels ASAP.

**ALTERNATIVE SCHOOL (STRIVE HIGH) NEEDS**

***Needs:*** By 2010 when the new mandatory attendance law changes to age 18, we anticipate that the alternative school (Strive High) will see some significant growth. Students that were able to drop out of school when they reached 16 will now be required to stay in school and this will mean that the five schools that make up Strive High will be utilizing it more. Strive High would possibly need to expand or find a bigger facility to handle an increased population.

***Options:***

- Move the alternative school into another facility. If the District would build another elementary, the existing elementary school could be remodeled and converted into spaces that could house:

Strive High, the Haven (before & after school program), Pre-school, daycare, joint school and city offices and meeting facilities.

***Recommendation(s):***

- In three years, the alternative school will need additional space. This can be accomplished by finding more suitable space in an existing facility i.e., remodeled elementary school building.
- Enrollment data should be reviewed annually to see if more students are interested in alternative education and if the addition of middle school students could be a possibility.

***Rationale:***

- Within the next two to three years the alternative school COULD see significant increases in enrollments. Currently, their building houses 26 to 28 students at maximum capacity.

***Timeframe:***

- 2 to 3 years. However, it could be sooner if the School Board decides to build a new elementary and utilize a comprehensive facility plan.

## SUMMARY & RECOMMENDATIONS

The Future Facilities Task Force recommendation(s) are summarized below. Whatever the Board of Education decides to do, new construction, additions on to existing buildings, or remodeling of existing buildings, or a combination of all three, assurance should be given that whatever is built should meet the following criteria:

- Equity issues with all of our buildings.
- Moving to All Day, Every Day Kindergarten Programming.
- HVAC efficiency requirements and new technologies should be looked into.
- Air quality capabilities.
- ADA (Americans with Disabilities Act) accessibility requirements.
- Safety issues (security, location of offices to entrances, and cameras, etc).
- Fire suppression (sprinkler systems and fire rated doors, etc).
- Parking and student drop-off and pick-up.
- Wellness concerns (playground equipment and a gym for Physical Education).

### **Recommendation(s):**

1. The School District needs to take the necessary measures to try for a bonding referendum to build a new 4-section (450+ student) K-5 elementary school. This new building could be built on land east of the high school on land that is currently owned by the District and projected growth would support this. (See details under Elementary Needs).
  - The timeframe for this should commence as soon as the School Board has had time to consult with consultants and architects throughout the summer of 2007.
2. The School District also needs to address additional classrooms at the middle school to accommodate future growth. (See details under Middle School Needs).
  - The scope of the additional classrooms could be reduced in size if the elementary school project remains a K-5 building. The 5<sup>th</sup> Graders would be moved over and housed in the new elementary building.
  - The timeframe for this should commence now with implementation to be part of the comprehensive plan.
3. The School District also needs to address additional classrooms at the high school as well as an extensive remodeling of several areas in the high school. (See details under High School Needs).
  - Additional classrooms should be added to the west end of the high school. Also, additional space should be constructed onto the HS Art and FACS rooms, the band room, the Shop area, and an auxiliary gymnasium with space for wrestling and weight training and community activities.
  - Areas to be remodeled include but are not limited to:
    - Chemistry/Physics Room.
    - FACS Kitchen.
    - HS Band room
    - Restrooms for ADA accessibility.
4. The School District should consider forming a comprehensive plan that would address the following needs:
  - A new 4-section K-5 Elementary building.

- Classroom additions and space enlargements to the high school and middle school.
- Remodeling of outdated spaces in the high school.
- Developing the current elementary school into a community multi-use facility that could house:
  - The Haven (Before & After School Program and its possible expansion)
  - Strive High (its possible expansion with the new attendance law to age 18).
  - Pre-School space for St. Mary's.
  - Daycare space (for much-needed daycare throughout the community).
  - Joint city-school office space and meeting facilities.
  - Joint city-school community recreation in the old gymnasium.

APPENDIX A

**DELL RAPIDS SCHOOL DISTRICT**  
**Dell Rapids, SD 57022**

*Charge Statement*

The Dell Rapids School District Board Education did form an ad hoc committee to be charged with:

1. Title:       The Future Facilities Task Force
2. Purpose(s)/Objective(s):
  - Identify and evaluate future facility needs for the Dell Rapids School District.
  - Communicate to the Dell Rapids School Board future facility needs for the Dell Rapids School District.
  - Make recommendations to the Dell Rapids School Board.
3. Scope of Responsibility:
  - Research changing demographics within the school district.
  - Examine facilities for current and projected site capacity/utilization.
  - Recommend facilities needed to accommodate changing population patterns for the short-term as well as the long-term, including possible program expansion (e.g. all day, every day Kindergarten and Pre-school).
4. Level of Authority:
  - Solely advisory to the School Board
5. Communication Linkages:
  - Minutes of meetings kept for documentation.
  - Ongoing communication with the School Board.
6. Results/Product Desired:

A comprehensive proposal that addresses recommended facility/additions/remodels and rationale for the recommendations. Any recommendations must include at least the following:

  - Utilization of current available land owned by the school district.
  - Potential land purchase.
  - Future elementary, middle school, and high school construction and/or remodeling needs.
  - Suggested timelines to satisfy future needs.

7. Timelines:

- Completion on or before May 18, 2007

8. Resources:

- School district enrollment numbers and projections.
- Access to city housing development planning and economic data within the school district.
- Administrative recommendations.
- Architects, consultants, and other educational specialists.
- Any other school, community or related data.

9. Membership:

- School district staff, including the superintendent and business manager.
- Representatives from the community including the Chamber of Commerce and the city.

2-12-07

**APPENDIX B**

**FUTURE FACILITIES TASK FORCE MEMBERSHIP**

Dan Ahlers .....	Community Member
Michael Amundson .....	Community Member
Marcy Anderson .....	Elementary Teacher
Nicole Anderson .....	Early Childhood Teacher
Carol Christianson .....	Middle School Teacher
Carolyn Drew .....	Community Member
Joline Dunbar .....	Community Member
James Erickson .....	Community Member
Shauna Hoglund .....	Haven Administrator
John Jewett .....	Principal, Elementary
Darrel Jones .....	Community Member
Nancy LaCoursiere .....	Community Member
Jeanne Ludens .....	High School Teacher
Thomas Ludens .....	Superintendent
Wayne Mitchell .....	Community Member
Steve Munk .....	School Board Member
Brenda O'Hara .....	Community Member
Bruce Olson .....	Principal, High School
James Pollmann .....	Community Member
Francis Ruesink .....	Principal, Middle School
Jody Stone .....	Elementary Teacher
Sharee Van Voorst .....	Middle School Teacher
Jeff Von Holtum .....	School Board Member
Jeff Welbig .....	High School Teacher
Thomas Wolff .....	High School Teacher

**APPENDIX C**

**ELEMENTARY ENROLLMENT PROJECTIONS**

<b>GRADE</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>
<b>K</b>	58	75	67	67	69	68
<b>1<sup>ST</sup></b>	63	60	77	69	69	71
<b>2<sup>ND</sup></b>	59	65	62	79	71	71
<b>3<sup>RD</sup></b>	69	61	67	64	81	73
<b>4<sup>TH</sup></b>	71	71	63	69	66	83
<b>TOTAL</b>	<b>320</b>	<b>332</b>	<b>336</b>	<b>348</b>	<b>356</b>	<b>366</b>
<b>CAPACITY</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>
<b>% CAP.</b>	92	95	96	99	102	105

**APPENDIX D**

**MIDDLE SCHOOL ENROLLMENT PROJECTIONS**

<b>GRADE</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>
<b>5<sup>TH</sup></b>	75	73	73	65	71	68
<b>6<sup>TH</sup></b>	64	77	75	75	67	73
<b>7<sup>TH</sup></b>	90	66	79	77	77	69
<b>8<sup>TH</sup></b>	69	93	68	70	79	79
<b>TOTAL</b>	<b>298</b>	<b>309</b>	<b>295</b>	<b>287</b>	<b>294</b>	<b>289</b>
<b>CAPACITY</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>% CAP.</b>	99	103	98	96	98	96

**APPENDIX E**

**HIGH SCHOOL ENROLLMENT PROJECTIONS**

<b>GRADE</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>
<b>9<sup>TH</sup></b>	72	71	95	70	72	81
<b>10<sup>TH</sup></b>	101	73	73	97	72	74
<b>11<sup>TH</sup></b>	80	103	75	75	99	74
<b>12<sup>TH</sup></b>	60	81	106	77	77	103
<b>TOTAL</b>	<b>313</b>	<b>328</b>	<b>349</b>	<b>319</b>	<b>320</b>	<b>332</b>
<b>CAPACITY</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>
<b>% CAP.</b>	90	94	100	91	91	95