

Facility Deficiencies / Deferred Maintenance:



Summary of deficiencies/deferred maintenance highlights:
The facility deficiencies include items from every building system aspect. Architecturally the building envelope needs addressed in areas where materials have met or exceeded the lifespan of the product. For example, recommend replacement of the roof membrane. In addition, addressing safety and security elements at the main entry lobby and circulation/exiting for after hour use of the building to limit access into the school. The addition of a fire suppression system would allow for more flexibility with in the school layout for life safety. Structurally there are voluntary upgrades outlined to address lateral loads and seismic design. These upgrades could be required in specific areas depending on extents of renovation (i.e. 1914 building, & portions where each building era meets). Mechanical & plumbing deficiencies related to thermal comfort apply to most spaces in the school as well as the need for proper ventilation, & a system for monitoring controls is highly recommended. Electrical items to address are related to emergency lighting, the main building service limitations, fire alarm & security system consolidation/upgrades, & replacement of non-serviceable electrical panels. See full Assessment Report for more details.

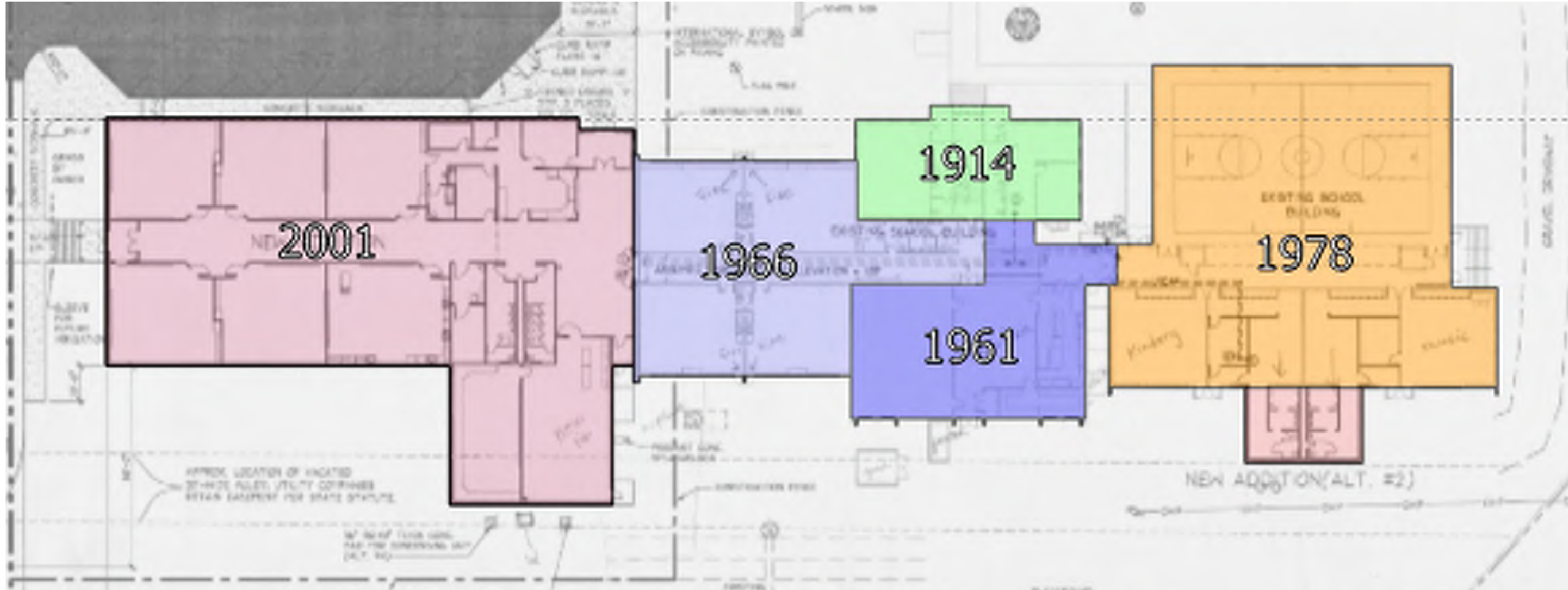


Facility Deficiencies / Deferred Maintenance Concept:

BOND RANGE: 2.5-3 Million
29.67 Mills
17.42 Mills (current bond)
12.25 (net difference)

100,000 market Value
Annual Tax \$40.06
Current Annual Tax- \$23.51
Net Annual Increase- \$16.54

200,000 market Value
Annual Tax \$80.11
Current Annual Tax- \$47.03
Net Annual Increase- \$33.09



Enhanced Secure Entry Concept:



Enhanced Secure Entry Concept:

BOND RANGE: 4.5-5 Million
49.46 Mills
17.42 Mills (current bond)
32.04 (net difference)

100,000 market Value
Annual Tax \$66.77
Current Annual Tax- \$23.51
Net Annual Increase- \$43.25

200,000 market Value
Annual Tax \$133.53
Current Annual Tax- \$47.03
Net Annual Increase- \$86.51

Enhanced Secure Entry highlights:

A new secure entry with adjacent administration offices provides a similar main entry location to the existing school. This new entry allows for increased visibility related to safety & security for pedestrian and vehicular traffic flow on site. The enhanced entry also allows for centralized administration around the main entry. An enhanced secondary entry near the gym, with additional restrooms, is shown to separate the internal learning communities from afterhours building use. The original 1914 building portion is accessible through ramping on the interior. This would make the teaching spaces fully accessible on the main level. The upper level and basement of this portion would remain as is.

Gymnasium seating, gym storage, and Locker room reconfiguration is shown to maximize unutilized space and increase seating capacity for the gym. This allows for a dedicated fitness room option and shifting music closer to the rest of the learning environments. The Cafeteria/Kitchen modifications allow for outdoor connections through seating expansion and minor kitchen storage updates and service drive access. This concept also includes updating the baseline facility deficiencies identified.



Kimberly Elementary example - entry



- Key Colors for Concepts:**
- New Construction
 - Light Renovation
 - Heavy Renovation
 - Limited to deferred maintenance (baseline)
 - Site: Heavy Renovation



New Entry & Addition Concept:



New Entry & Addition Concept:

BOND RANGE: 5.5-6 Million
59.31 Mills
17.42 Mills (current bond)
41.90 (net difference)

100,000 market Value
Annual Tax \$80.07
Current Annual Tax- \$23.51
Net Annual Increase- \$56.56

200,000 market Value
Annual Tax \$160.15
Current Annual Tax- \$47.03
Net Annual Increase- \$113.12

New Entry & Addition highlights:

Replacing the 1914 building with a new single story modern addition provides a new secure entry with adjacent administration offices, and additional teaching spaces. This concept separates school hour use from after hour use by relocating the main entry to separate these functions. The new entry allows for increased visibility and expanded pick-up/drop zones related to safety & security for pedestrian and vehicular traffic flow on site. The new entry also allows for administration offices around the main entry & staff/admin space adjacent to the learning communities. The Library update/expansion is to include an integrated maker space lab. Gym seating expansion options are to maximize the new infill

with additional gym storage and exiting. The Cafeteria & Kitchen addition allow for outdoor connections through seating expansion and kitchen updates, additional storage, and service drive access. This concept also includes updating the baseline facility deficiencies identified.



Kimberly Elementary example - entry

Building square foot utilization comparison:



1914 School
4,030 SF (not including the 2,400 SF unfinished basement/mech room)
2,600 SF usable / assignable
65% usable / assignable
Includes 4 small teaching stations/meeting/office spaces on two levels



New Single Story Option
4,900 SF(not including mech mezzanine)
4,250 usable / assignable
85% usable/assignable
Includes 3 large teaching stations/meeting/office spaces and commons on one level

Key Colors for Concepts:

- New Construction
- Light Renovation
- Heavy Renovation
- Limited to deferred maintenance (baseline)
- Site: Heavy Renovation



Original 1914 Entry Concept:



Original 1914 Entry Concept:

BOND RANGE: 7 Million

69.22 Mills
17.42 Mills (current bond)
51.80 (net difference)

100,000 market Value
Annual Tax \$93.45
Current Annual Tax- \$23.51
Net Annual Increase- \$69.94

200,000 market Value
Annual Tax \$186.90
Current Annual Tax- \$47.03
Net Annual Increase- \$139.87

Key Colors for Concepts:

- New Construction
- Light Renovation
- Heavy Renovation
- Limited to deferred maintenance (baseline)
- Site: Heavy Renovation

Original 1914 Entry highlights:

Reclaiming the 1914 original school entry provides a new secure entry with adjacent administration offices, and fully accessible spaces via elevator on the main level & upper level. The fully accessible entry allows for increased visibility and expanded pick-up/drop zones related to safety & security for pedestrian and vehicular traffic flow on site. This concept also allows for staff/admin space, and flex labs integrated into the learning communities. This concept separates school hour use from after hour use by relocating the main entry to separate these functions. The additional entry adjacent the gym allows for flexibility in use of the gym and multi-use cafeteria spaces and exiting.

Gymnasium seating, gym storage, and Locker room reconfiguration is shown to maximize unutilized space and increase seating capacity for the gym. This allows for a dedicated fitness room accessed from the gym, and shifting music closer to the other learning environments. The Cafeteria expansion provides additional functions, storage, and service drive access. This concept also includes updating the baseline facility deficiencies identified.

