

Churchill County School District Space Utilization Study

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Overview

Churchill County School District (CCSD) selected **AME** to conduct a space utilization study of all facilities in the portfolio that provide both education and support functions for the District. The District immediately provided an internal support team to work with **AME** to develop the space standards and identify current use of existing facilities in conjunction with the previously performed Facility Condition Assessment (FCA). The project was accomplished in multiple phases:

1. Research and Documentation
2. Providing a Workshop
3. Completing an Existing Space Survey
4. Development of a Space Utilization Report
5. Development of a Strategic Plan

Research and Documentation

AME reviewed pertinent and comparable state and national space standards for K-12 education and support facilities. Several municipal space standards of similar enrollments and relative geographical proximity were proposed for comparison. The District provided the logic used in developing the most recently constructed facilities for each school level. **AME** developed an approach to support a workshop with the District to arrive at acceptable space standards and program attributes for the District's future construction as well as evaluate existing facilities to support the mission of the District.

Workshop

AME provided the summary of the research to the District Team for review and selection of the appropriate space and attribute standards to support all programs and functions required for CCSD. **AME** facilitated a three day workshop with the public and District personnel to evaluate applicable space and functionality standards for all types of spaces in the study. This workshop offered multiple opportunities for input and comment from District administration, School administrators, teachers, parents, and the general public. The selected standards determined during the workshop for the District were drafted by **AME** for the District's review and final approval. These include space and attribute standards required for the different types of facilities within the District's portfolio that can be utilized in the future. The space standards were approved before analysis of the existing spaces and subsequent options and recommendations were determined. Churchill County School District's newly adopted space standards are included as **Appendix A**.

Existing Space Survey

Space validation codes were created to match and accurately record the different types of rooms and their functions in performance of the space utilization study. These space validation codes are included as **Appendix B**. **AME** visited each site and building to inventory and code all spaces for comparison to the appropriate standard. All space was cataloged in accordance with the validation codes. Any functional attributes associated with spaces and standards were noted in order to compare existing space to the required space. **AME** interviewed administrators and personnel to capture any additional information regarding programmatic requirements and other space utilization concerns. All sites were evaluated for opportunities or constraints to accommodate potential options and recommendations that would be proposed upon completion of the strategic plan.

Space Utilization Report

AME developed a Space Utilization Report that documents the space survey data and all projected space requirements using the District's current and historical student population, administration, and support staffing applied to the standards. **AME** utilized the data gathered during the existing space survey to develop this Space Utilization Report of current spaces and their specific requirements by category. These facility specific reports were combined into a subsequent report to determine projected utilization, spatial needs, and current under-utilized areas. Each site's specific room types

were organized into categories pertinent to the functions being performed there. While the categories were similar across all schools, some facilities had different specified functions. For example, the categories at Numa Elementary were:

- Administration (Offices, Nurse, Conference, etc.)
- Special Education (Counseling, Therapy, Classroom, and Equipment Storage)
- Physical Education/Multi-Purpose
- Restrooms
- Interdisciplinary Classrooms
- Library
- Interdisciplinary Resource
- Computer Labs
- Music
- Fine Arts
- GATE
- Federal Programs
- Unassigned Spaces

The Space Utilization Report is school/facility specific and summarized by school/facility type and provided in **Appendix C**.

Spatially, many of the facilities were determined to be adequate based on the standards adopted by Churchill County School District. The exceptions to this were:

- West End Elementary (-4,876 SF)
- Northside Early Learning Center (-3,173 SF)
- Churchill County High School (-7,508 SF)
- Churchill County Junior High (-702 SF)

Strategic Plan – Options and Recommendations

The Strategic Plan is divided into Options and Recommendations. Each of the options is a stand-alone consideration and not intended to be developed in conjunction with another option. The recommendations are not dependent on any options but satisfy space deficiency or correct unsafe structural issues. Using the Space Utilization Report, **AME** developed the options and recommendations for future space needs and compared that with the current space available. These options and recommendations to support CCSD's mission were developed and incorporate the space requirements as well as the condition of current facilities based on the previously completed Facilities Condition Assessment (FCA). Each of the five options (A-E) and two recommendations has Pros, Cons, and Unknowns specific to their design. The current space requirements, site constraints, and unassigned space available identified these options to be the most appropriate business decision to consolidate and restructure CCSD's facility portfolio.

The recommendations are also based on current space requirements, site constraints, and current deficiencies of much needed space. The recommendations are needed to alleviate the deficient spatial needs identified in the Space Utilization Study and correct unsafe structural issues and are not considered optional.

The FCA data was incorporated in the option and recommendation development to account for the financial impact and to support the business decision process.

Option A

Move 6th Grade & Central Office to The Old High School

Several factors suggest moving 6th grade and relocating CCSD's Central Office to The Old High School. The current FCIs for the Administration building and the Business Office are 0.29 and 0.06 respectively. Both facilities reflect FCI's indicating needs in order to restore them to a "good" condition rating. The Administration building roof is at the end of its useful life and experiencing integrity problems.

The Business Office also has a roof that is near the end of its useful life. Aesthetically, there are several concerns that need to be addressed in the Administration building including doors, windows, exterior wall coverings, and interior ceiling tiles.

If The Old High School is to be remodeled, it only makes sense to move these offices into a renovated space that can accommodate the offices. Board meetings could be held in a classroom for smaller meetings or large ones could be held in the Pit. The current space required for offices is 3,363 SF. By using second floor space, currently named 18N and 18S and possibly the current prop storage room, 3,536 SF is available. This shift of office space would free up the aging Central Office and they could be turned back over to the City of Fallon for the expansion of the park they are currently adjacent to.

Central Office - Administration Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$150,163
Preventive Maintenance	\$28,900
Finishes	\$124,878
Total	\$303,941

Central Office - Business Office	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$22,301
Preventive Maintenance	\$22,170
Finishes	\$64,310
Total	\$108,781

Option A Total

\$412,722

There has been a stated desire among faculty and the public for the District's 6th grade population to be integrated with the 7th and 8th graders at the Junior High School. A true middle school concept could be accomplished with this merger. The 6th grade could be moved from Elementary to Jr. High by utilizing The Old High School Rooms: 1, 2, 3, 9, 10, 11, 12, 13, 14, 15, and 16 along with the present Junior High Classrooms 131, 134, 134A, and 134B. This would also depend on the current IT department being moved from rooms 9 and 10 and into the Old Student Store. The Old Student Store has been vacated and renovation is anticipated in that structure soon.

Pros

- + Remediation and renovation of The Old High School is anticipated*
- + Cost avoidance of \$412,722 (in 2010 dollars) for the Central Office over the next 10 years
- + Consolidates 6th, 7th, and 8th grades into Middle School concept

- + Renovation of the Pit provides a central, larger meeting area for community use, administrative functions, and other activities (plays, musical productions, dances, etc.)
- + Consolidates School District's administration to focal point for improved accessibility to the community
- + Provides space for central Welcome Center
- + Sell Central Office property to City
- + Continues to further the mission of Churchill County School District

*Total Maintenance Needs defined from Facility Condition Assessment = \$2,368,521.

Cons

- × Significant portions of Numa, West End, Lahontan, and EC Best unutilized with absence of 6th Graders*
 - ❖ EC Best – 5% ~ approximately 3 classrooms
 - ❖ Numa – 13% ~ approximately 7 classrooms
 - ❖ West End – 8% ~ approximately 3 classrooms
 - ❖ Lahontan - 8% ~ approximately 4 classrooms
 - × Insufficient space available to accommodate Cottage functions in The Old High School
- * Percentage is based on non-common area space (classrooms and offices) not total square footage.

Unknowns

- × Cost of remediation and renovation of The Old High School
- × Plans for utilization of unused space in elementary schools
- × Value to be obtained for present Central Office property
- × Coordination of existing 7th and 8th grade programmatic needs with added 6th grade programmatic needs

Option B

Move the Cottages & Central Office to The Old High School

Several factors suggest relocating CCSD's Central Office to The Old High School. The current FCIs for the Administration building and the Business Office are 0.29 and 0.06 respectively. Both facilities reflect FCI's indicating needs in order to restore them to a "good" condition rating. The Administration building roof is at the end of its useful life and experiencing integrity problems.

The Business Office roof is also near the end of its useful life. Aesthetically, there are several concerns that should be addressed in the Administration building including doors, windows, exterior wall coverings, and interior ceiling tiles.

If The Old High School were remodeled, it would make sense to move these offices into a renovated space that can accommodate them. Smaller board meetings could be held in a classroom, and larger meetings could be held in the Pit. The current space required for offices is 3,363 SF. By using second floor space, currently named 18N and 18S, and possibly the current prop storage room, there is 3,536 SF available. This shift of office space would free up the aging Central Office and they could revert to the City of Fallon for the expansion of the park they are currently adjacent to.

Central Office - Administration Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$150,163
Preventive Maintenance	\$28,900
Finishes	\$124,878
Total	\$303,941

Central Office - Business Office	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$22,301
Preventive Maintenance	\$22,170
Finishes	\$64,310
Total	\$108,781

Central Office Total

\$412,722

Under this option, the Cottages could move to The Old High School. The Adult Education Program could move to the new High School Alternative Education Center located in the new JPO Facility.

Currently the West, East, Center, and Psychologists buildings at the Cottages location reflect FCIs of 0.25, 0.26, 0.28, and 0.6, respectively, all with poor condition ratings. The maintenance needs for these structures reflect mechanical concerns such as condenser units, water heaters, package units, and furnaces all reaching the end of their useful lives within the next ten years. Structurally, all of the windows and significant portions of the exterior finishes need to be repaired or replaced. The amount of energy loss from drafty windows, doors and walls accounts for added strain on the heating and cooling equipment. In addition to the present condition of these structures, their size and location limit them from being utilized in a more significant manner.

Parking is limited and can only accommodate one row of about 25 cars if they were parked close together. While the block that the site encompasses is of a good size, the existing playground is underutilized.

Cottages West	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$81,879
Preventive Maintenance	\$19,650
Finishes	\$106,519
Total	\$208,048

Cottages Center	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$83,740
Preventive Maintenance	\$28,080
Finishes	\$127,183
Total	\$239,003

Cottages Psychologists	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$10,286
Preventive Maintenance	\$17,840
Finishes	\$40,280
Total	\$68,406

Cottages East	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$69,686
Preventive Maintenance	\$19,650
Finishes	\$112,795
Total	\$202,131

Cottages Total
Option B Total

\$717,588
\$1,130,310

Pros

- + Remediation and renovation of The Old High School is anticipated
- + Cost avoidance of \$1,130,310 (in 2010 dollars) over the next 10 years for the following facilities:
 - ❖ Central Office - \$412,722
 - ❖ Cottages - \$717,588
- + Removes two pieces of property that have no room for growth from School District's portfolio
- + Renovation of the Pit provides a central, larger meeting area for community use, administrative functions and other activities (plays, musical productions, dances, etc.)
- + Provides space for central Welcome Center

- + Consolidates School District's administration to focal point for improved accessibility to the community
- + Moves Alternative and Adult Education to new JPO facility
- + Sell Central Office property to City
- + Continues to further the mission of Churchill County School District

*Total Maintenance Needs defined from Facility Condition Assessment = \$2,368,521.

Cons

- × Loss of Cottage property (reverts back to original family owners)
- × A significant portion of The Old High School is still unutilized ~ 31% * ~ approximately 11 existing classrooms

* Percentage is based on non-common area space (classrooms and offices) not total square footage.

Unknowns

- × Cost of remediation and renovation of The Old High School
- × Utilization of unused space in The Old High School ~ 31%* ~ 11 existing classrooms not in use under this option
- × Value to be obtained for present Central Office property
- × Cost of returning Cottage property to the original family

* Percentage is based on non-common area space (classrooms and offices) not total square footage.

Option C

Move 6th Grade & Central Office to The Old High School and Close West End Elementary

There has been a stated desire among faculty and the public for the District's 6th grade population to be integrated with the 7th and 8th graders at the Junior High School. A true Middle School concept could be accomplished with this merger. The 6th grade could be moved from Elementary to Jr. High by utilizing The Old High School rooms: 1, 2, 3, 9, 10, 11, 12, 13, 14, 15, and 16 along with the present Junior High classrooms 131, 134, 134A, and 134B. This would also depend on the current IT department being moved from rooms 9 and 10 and into the Old Student Store. The Old Student Store has been vacated and renovation is anticipated in that structure soon.

Over the past decade enrollment in Churchill County School District has steadily declined. Since 1999, there has been a 15.2% total decline in enrollment. With this historical data and no projected change in the trend, it is imperative to reduce the operating costs of the School District as soon as it is feasible to do so.

Churchill County School District is at a point that it can consider reducing the number of facilities that it operates. With the renovation of The Old High School, not only can the Central Office and the District's 6th grade be moved, the reallocation of space at those facilities can support the redistribution of an elementary school's population among the three other elementary schools. The appropriate business decision is to close an older facility with significant maintenance repair and replacement needs that is deficient in overall space in comparison with the standards recently adopted by CCSD. West End Elementary Main building, Arts & Library, and modular classroom currently reflect FCIs of 0.16, 0.26, and 0.45, respectively, all with poor condition ratings. Overall, West End has the largest maintenance repair and replacement needs of the four elementary schools. Spatially, West End is 4,876 SF deficient when compared to the CCSD Space Standards (the most deficient school in comparison). With the transition of all 6th grade classes to The Old High School, approximately 410 students would transition to another elementary school. At present, that equates to 17 classrooms of students at 900 SF per classroom = 15,300 SF.

Central Office - Administration Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$150,163
Preventive Maintenance	\$28,900
Finishes	\$124,878
Total	\$303,941

Central Office - Business Office	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$22,301
Preventive Maintenance	\$22,170
Finishes	\$64,310
Total	\$108,781

Central Office Total

\$412,722

West End Elementary	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$1,628,639
Preventive Maintenance	\$155,970
Finishes	\$616,289
Total	\$2,400,898

West End Elementary Arts & Library	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$200,420
Preventive Maintenance	\$11,080
Finishes	\$79,477
Total	\$290,947

West End Elementary Modular	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$92,777
Preventive Maintenance	\$6,730
Finishes	\$26,415
Total	\$125,922

West End Elementary Total **\$2,817,767**
Option C Total **\$3,230,489**

Pros

- + Remediation and renovation of The Old High School is anticipated
- + Cost avoidance of \$3,230,489 (in 2010 dollars) over the next 10 years for the following facilities:
 - ❖ Central Office - \$412,722
 - ❖ West End Elementary - \$2,817,767
- + Consolidates 6th, 7th, and 8th grades into Middle School concept
- + Renovation of the Pit provides a central, larger meeting area for community use, administrative functions and other activities (plays, musical productions, dances, etc.)
- + Consolidates School District's administration to focal point for improved accessibility to the community
- + Provides space for central Welcome Center
- + Sell Central Office property to City
- + Sell West End Elementary property
- + Consolidation of personnel & programs
- + Continues to further the mission of Churchill County School District

*Total Maintenance Needs defined from Facility Condition Assessment = \$2,368,521.

Cons

- × Consolidation of personnel
- × Insufficient space available to accommodate Cottage personnel in The Old High School
- × Potential increased utilities cost

Unknowns

- × Cost of remediation and renovation of The Old High School
- × Disposition cost of West End Elementary
- × Value to be obtained for present Central Office property
- × Value to be obtained for present West End Elementary property
- × The number of positions consolidated
- × Coordination of existing 7th and 8th grade programmatic needs with added 6th grade programmatic needs

Option D

Move 6th Grade & Central Office to The Old High School and Close Northside Early Learning Center

There has been a stated desire among faculty and the public for the District's 6th grade population to be integrated with the 7th and 8th graders at the Junior High School. A true Middle School concept could be accomplished with this merger. The 6th grade could be moved from Elementary to Jr. High by utilizing The Old High School rooms: 1, 2, 3, 9, 10, 11, 12, 13, 14, 15, and 16 along with the present Junior High classrooms 131, 134, 134A, and 134B. This would also depend on the current IT department being moved from rooms 9 and 10 and into the Old Student Store. The Old Student Store has been vacated and renovation is anticipated in that structure soon.

Over the past decade enrollment in Churchill County School District has steadily declined. Since 1999, there has been a 15.2% total decline in enrollment. With this historical data and no projected change in the trend, it is imperative to reduce the operating costs of the school district as soon as it is feasible to do so.

Churchill County School District is at a point that it can consider reducing the number of facilities that it operates. With the renovation of The Old High School, not only can the Central Office and the District's 6th Grade be moved, but the reallocation of space at those facilities can support the redistribution of an elementary school's population among the three other elementary schools. The appropriate business decision is to close an older facility with significant maintenance repair and replacement needs that is deficient in overall space in comparison with the standards recently adopted by CCSD. Northside Early Learning Center currently reflects an FCI of 0.17. Northside has substantial maintenance repair and replacement needs in comparison to the four elementary schools. Spatially, Northside is 3,173 SF deficient when compared to the CCSD Space Standards. With the transition of all 6th grade classes to The Old High School, approximately 495 students would transition to another elementary school. At present, that equates to 16 classrooms of students at 900 SF per classroom = 14,400 SF.

Central Office - Administration Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$150,163
Preventive Maintenance	\$28,900
Finishes	\$124,878
Total	\$303,941

Central Office - Business Office	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$22,301
Preventive Maintenance	\$22,170
Finishes	\$64,310
Total	\$108,781

Central Office Total

\$412,722

Northside Early Learning Center	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$1,142,888
Preventive Maintenance	\$292,370
Finishes	\$921,262
Total	\$2,356,520

Northside Early Learning Center Total **\$2,356,520**
Option D Total **\$2,769,242**

Pros

- + Remediation and renovation of The Old High School is anticipated
- + Cost avoidance of \$2,769,242 (in 2010 dollars) over the next 10 years for the following facilities:
 - ❖ Central Office - \$412,722
 - ❖ Northside - \$2,356,520
- + Consolidates 6th, 7th, and 8th grades into Middle School concept
- + Renovation of the Pit provides a central, larger meeting area for community use, administrative functions and other activities (plays, musical productions, dances, etc.)
- + Consolidates School District's administration to focal point for improved accessibility to the community
- + Ability to relocate the Early Learning Center Program to another facility/location
- + Provides space for central Welcome Center
- + Sell Central Office property to City
- + Sell Northside Early Learning Center property
- + Consolidation of personnel and programs
- + Continues to further the mission of Churchill County School District

*Total Maintenance Needs defined from Facility Condition Assessment = \$2,368,521.

Cons

- × Consolidation of personnel
- × Retains the facility with the most maintenance repair & replacement needs (West End Elementary)
- × Vacates a property with expansion potential versus a site constrained property
- × Insufficient space available to accommodate Cottage personnel in The Old High School
- × Potential increased utilities cost

Unknowns

- × Cost of remediation and renovation of The Old High School
- × Disposition cost of Northside Early Learning Center
- × Value to be obtained for present Central Office property

- ✘ Value to be obtained for present Northside Early Learning Center property
- ✘ The number of positions consolidated
- ✘ Coordination of existing 7th and 8th grade programmatic needs with added 6th grade programmatic needs

Option E

Move 6th Grade, Central Office, & the Cottages to The Old High School. Close West End Elementary. Add Second Story to Wing Connecting Junior High and Old High School.

Under this option, the Cottages could also be moved to The Old High School. The Adult Education Program could be moved to the New High School Alternative Education Center located in the new JPO Facility. Currently, the West, East, Center, and Psychologists buildings at the Cottages location reflect FCIs of 0.25, 0.26, 0.28, and 0.6, respectively, all with poor condition ratings. The maintenance needs for these structures reflect mechanical concerns such as condenser units, water heaters, package units, and furnaces all reaching the end of their useful lives within the next ten years. Structurally, all of the windows and significant portions of the exterior finishes need to be repaired or replaced. The amount of energy loss from drafty windows, doors and walls accounts for added strain on the heating and cooling equipment. In addition to the present condition of these structures, their size and location limit them from being utilized in a more significant manner. Parking is limited to a narrow parking lot that can only accommodate one row of about 25 cars if they were parked close together. While the block that the site encompasses is of a good size, the existing playground is underutilized.

There has been a stated desire among faculty and the public for the county's 6th grade population to be integrated with the 7th and 8th graders at the Junior High School. A true Middle School concept could be accomplished with this merger. The 6th grade could be moved from Elementary to Jr. High by utilizing The Old High School Rooms: 1, 2, 3, 9, 10, 11, 12, 13, 14, 15, and 16 along with the present Junior High Classrooms 131, 134, 134A, and 134B. This would also depend on the current IT department being moved from rooms 9 and 10 and into the Old Student Store. The Old Student Store has been vacated and renovation is anticipated in that structure soon.

Over the past decade enrollment in Churchill County School District has steadily declined. Since 1999, there has been a 15.2% total decline in enrollment. With this historical data and no projected change in the trend, it is imperative to reduce the operating costs of the School District as soon as it is feasible to do so. Churchill County School District is at a point that it can consider reducing the number of facilities that it operates. With the renovation of The Old High School, not only can the Central Office and the District's 6th grade be moved, the reallocation of space at those facilities can support the redistribution of an elementary school's population among the three other elementary schools. The appropriate business decision is to close an older facility with significant maintenance repair and replacement needs that is deficient in overall space in comparison with the standards recently adopted by CCSD. West End Elementary Main Building, Arts & Library, and Modular Classroom currently reflect FCIs of 0.16, 0.26, and 0.45, respectively, all with poor condition ratings. Overall, West End has the largest maintenance repair and replacement needs of the four elementary schools. Spatially, West End is 4,876 SF deficient when compared to the CCSD Space Standards (the most deficient school in comparison). With the transition of all 6th grade classes to The Old High School, approximately 410 students that would transition to another elementary school. At present, that equates to 17 classrooms of students at 900 SF per classroom = 15,300 SF.

Central Office - Administration Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$150,163
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Central Office - Business Office	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$22,301
Preventive Maintenance	\$22,170
Finishes	\$64,310
Total	\$108,781

Central Office Total

\$412,722

Cottages West	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$81,879
Preventive Maintenance	\$19,650
Finishes	\$106,519
Total	\$208,048

Cottages Center	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$83,740
Preventive Maintenance	\$28,080
Finishes	\$127,183
Total	\$239,003

Cottages Psychologists	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$10,286
Preventive Maintenance	\$17,840
Finishes	\$40,280
Total	\$68,406

Cottages East	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$69,686
Preventive Maintenance	\$19,650
Finishes	\$112,795
Total	\$202,131

Cottages Total

\$717,588

West End Elementary	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$1,628,639
Preventive Maintenance	\$155,970
Finishes	\$616,289
Total	\$2,400,898

West End Elementary Arts & Library	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$200,420
Preventive Maintenance	\$11,080
Finishes	\$79,477
Total	\$290,947

West End Elementary Modular	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$92,777
Preventive Maintenance	\$6,730
Finishes	\$26,415
Total	\$125,922

West End Elementary Total **\$2,817,767**
Option E Total **\$3,948,077**

Pros

- + Remediation and renovation of The Old High School is anticipated
- + Cost avoidance of \$3,948,077 (in 2010 dollars) over the next 10 years for the following facilities:
 - ❖ Central Office - \$412,722
 - ❖ West End Elementary - \$2,817,767
 - ❖ The Cottages - \$717,588
- + Consolidates 6th, 7th, and 8th grades into Middle School concept
- + Renovation of the Pit provides a central larger meeting area for community use, administrative functions, and other activities (plays, musical productions, dances, etc.)
- + Removes 3 pieces of property from School District's portfolio that have no room for growth
- + Consolidates School District's administration to focal point for improved accessibility to the community
- + Moves Alternative and Adult Education to new JPO facility
- + Sell Central Office property to the City of Fallon
- + Sell West End Elementary property

- + Consolidation of personnel
- + Continues to further the mission of Churchill County School District

*Total Maintenance Needs defined from Facility Condition Assessment = \$2,368,521.

Cons

- × Consolidation of personnel
- × Loss of Cottage property (reverts back to original family owners)
- × Insufficient parking space at The Old High School

Unknowns

- × Cost of remediation and renovation of The Old High School
- × Disposition cost of West End Elementary
- × Value to be obtained for present Central Office property

Recommendation 1, Alternative A

Demolish Present Grounds Metal Shed Shop & Storage and Chemical Storage and Construct Pre-Engineered Distribution Center on the Same Site

The disposition of the present Grounds Metal Shed Shop & Storage is a must. Located across the street from the Transportation building and diagonally across from the existing Warehouse, it offers a prime spot for central supplies distribution. The present FCI for this structure is 0.56 with maintenance repair and replacement needs in excess of \$333,000. The entire shell of the building, along with significant portions of its framing, needs replacement. This is very indicative of a facility that is well past its useful life. Structurally, the building's roof and entire shell needs to be replaced including doors. Every piece of equipment in the facility will need to be replaced within the next 10 years. The cost that could be avoided over the next 10 years by demolishing this structure is almost 73% of the Current Replacement Value of the facility. While the costs associated with this structure speak for themselves, this facility cannot be fully utilized because of working restrictions due to high winds causing potential structural failure. Along with the removal of the Grounds Metal Shed Shop & Storage, CCSD should also consider the removal of the two story Chemical Storage building on the same lot. The FCI for the Chemical Storage building is 0.23. At only 576 SF, it offers no real storage capability and does not presently house anything to speak of. The cost that could be avoided over the next 10 years by demolishing this structure is almost 90% of the Current Replacement Value of the facility. The lot that both of these structures reside on is approximately 300' X 110'. The removal of both of these structures would free up a strategically located piece of property for the School District. A new Warehouse/Grounds facility could be constructed on this property while keeping the central location to Transportation, and the existing Warehouse. This new facility could have designated space for each school along with refrigerated storage units. This facility could also accommodate large parts storage for Transportation across the street. Currently, there is insufficient space at Transportation for parts storage, especially if larger parts are needed. There is a 320 SF modified container presently used for materials storage east of the Transportation building. While the Plummer Building (Warehouse 2) currently reflects an FCI of 0.04, its function is very limited. With only 2,570 SF of actual storage space, it has very limited applications. The site specific to this building is restrictive as well. There is no parking specific to the building, only on street parking is available. This severely limits modification to the building to fill a different or specified role for Maintenance, The Old High School or even the Junior High.

Grounds Metal Shed	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$258,093
Preventive Maintenance	\$39,590
Finishes	\$35,832
Total	\$333,515

Grounds Chemical Storage	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$7,680
Preventive Maintenance	\$8,000
Finishes	\$18,893
Total	\$34,573

b

Warehouse 2 – Plummer Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$47,822
Preventive Maintenance	\$14,150
Finishes	\$8,122
Total	\$70,094

Recommendation 1, Alternative A Total

\$438,182

Pros

- + Removes structurally unsound building
- + Cost avoidance of \$438,182 (in 2010 dollars) over the next 10 years for the following facilities:
 - ❖ Grounds Metal Shop - \$333,515
 - ❖ Grounds Chemical Storage - \$34,573
 - ❖ Warehouse 2 (Plummer Building) - \$70,094
- + Utilization of current warehouse for other functions
- + Opportunity to construct a facility specifically designed for centralized distribution and grounds needs at approx. \$24/sq. ft.
- + Ample property space for several different designs
- + Utilize a property that is currently underutilized
- + Disposition of unutilized property (Plummer Building)

Cons

- × Disposition cost of Warehouse 2 (Plummer Building)
- × Scoping estimate for new construction
- × Cost to reuse current warehouse for another function

Unknowns

- × Disposition cost of Warehouse 2 (Plummer Building)
- × Cost to reuse current warehouse for another function

Recommendation 1, Alternative B

Demolish present Grounds Metal Shed Shop & Storage and Chemical Storage and Construct Pre-Engineered Distribution Center on Site Southeast of High School

The disposition of the present Grounds Metal Shed Shop & Storage is a must. Located across the street from the Transportation building and diagonally across from the existing Warehouse, it offers a prime spot for central supplies distribution. The present FCI for this structure is 0.56 with maintenance repair and replacement needs in excess of \$333,000. The entire shell of the building, along with significant portions of its framing, needs replacement. This is very indicative of a facility that is well past its useful life. Structurally, the building's roof and entire shell needs to be replaced including doors. Every piece of equipment in the facility will need to be replaced within the next 10 years. The cost that could be avoided over the next 10 years by demolishing this structure is almost 73% of the Current Replacement Value of the facility. While the costs associated with this structure speak for themselves, this facility cannot be fully utilized because of working restrictions due to high winds causing potential structural failure. Along with the removal of the Grounds Metal Shed Shop & Storage, CCSD should also consider the removal of the two story Chemical Storage building on the same lot. The FCI for the Chemical Storage is 0.23. At only 576 SF, it offers no real storage capability and does not presently house anything to speak of. The cost that could be avoided over the next 10 years by demolishing this structure is almost 90% of the Current Replacement Value of the facility. The lot that both of these structures reside on is approximately 300' X 110'. While this has some room for expansion another possible property of interest is the vacant lot southeast of the High School. This lot is approximately 590' X 290'. With the addition of this property, Churchill County School District would have the flexibility to construct a facility that could serve as a Grounds/Warehouse hub and provide several options for the construction of a much needed multi-purpose field house closer to the existing playing fields. While the Plummer Building (Warehouse 2) currently reflects an FCI of 0.04, its function is very limited. With only 2,570 SF of actual storage space, it has very limited applications. The site specific to this building is restrictive as well. There is no parking specific to the building only on street parking is available. This severely limits modification to the building to fill a different or specified role for Maintenance, The Old High School or even the Junior High.

Grounds Metal Shed	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$258,093
Preventive Maintenance	\$39,590
Finishes	\$35,832
Total	\$333,515

Grounds Chemical Storage	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$7,680
Preventive Maintenance	\$8,000
Finishes	\$18,893
Total	\$34,573

Warehouse 2 – Plummer Building	
Maintenance Repair & Replacement Needs	Cost
Critical System Replacements	\$47,822
Preventive Maintenance	\$14,150
Finishes	\$8,122
Total	\$70,094

Recommendation 1, Alternative B Total

\$438,182

Pros

- + Removes structurally unsound building
- + Cost avoidance of \$438,182 (in 2010 dollars) over the next 10 years for the following facilities:
 - ❖ Grounds Metal Shop - \$333,515
 - ❖ Grounds Chemical Storage - \$34,573
 - ❖ Warehouse 2 (Plummer Building) - \$70,094
- + Utilization of current warehouse for other functions
- + Opportunity to construct a facility specifically designed for centralized distribution and grounds needs at approx. \$24/sq. ft.
- + Ample property space for several different designs
- + Purchase a property that will provide future opportunities for the entire District and the High School
- + Disposition of unutilized property

Cons

- × Purchasing a new piece of property
- × Disposition cost of Warehouse 2 (Plummer Building)
- × Cost to reuse current warehouse for other functions

Unknowns

- × Cost of demolishing Grounds metal shop
- × Cost of demolishing Grounds chemical storage
- × Cost of purchasing new piece of property
- × Disposition cost of Warehouse 2 (Plummer Building)
- × Cost to reuse current warehouse for other functions

Recommendation 2, Alternative A

Construct Multi-Purpose Field House East of Track

Space at Churchill County High School, specifically for athletics and equipment storage, is at a premium. Currently, there are 37 storage sheds, trailers, and Conex boxes distributed around campus for athletic equipment storage, vocational storage, grounds use, and administrative storage. Some of the items being stored in these structures is of no value and should be disposed of. There is almost 8,000 SF of items being stored throughout the site among these 37 storage sheds, trailers, and Conex boxes. A multi-purpose field house could alleviate and help better distribute the space utilization of the High School. This facility could house field locker rooms for boys and girls, a concession stand, athletic equipment for all sports, and grounds storage equipment. The space available in the area northeast of the baseball field and northwest of the track could accommodate a structure approximately 150' X 200'. With at least 8,000 SF needed for ancillary equipment, 5,640 SF for field locker rooms, 700 SF for patron restrooms, 400 SF for a concession stand, 1,000 SF for a multi-purpose practice room, and 5,000 SF for Grounds, the total SF needed is 20,740 SF. This site is close to the athletic fields and allows easy access in and out of the parking area for equipment movement.



Pros

- + Co-located near all athletic fields
- + Removes up to 37 storage sheds and Conex boxes on site
- + Opportunity to construct a facility specifically designed for athletic teams, equipment storage, and grounds
- + Ample property space for several different designs

- + Opportunity to include permanent concession area and patron restrooms

Cons

- × No identified cons

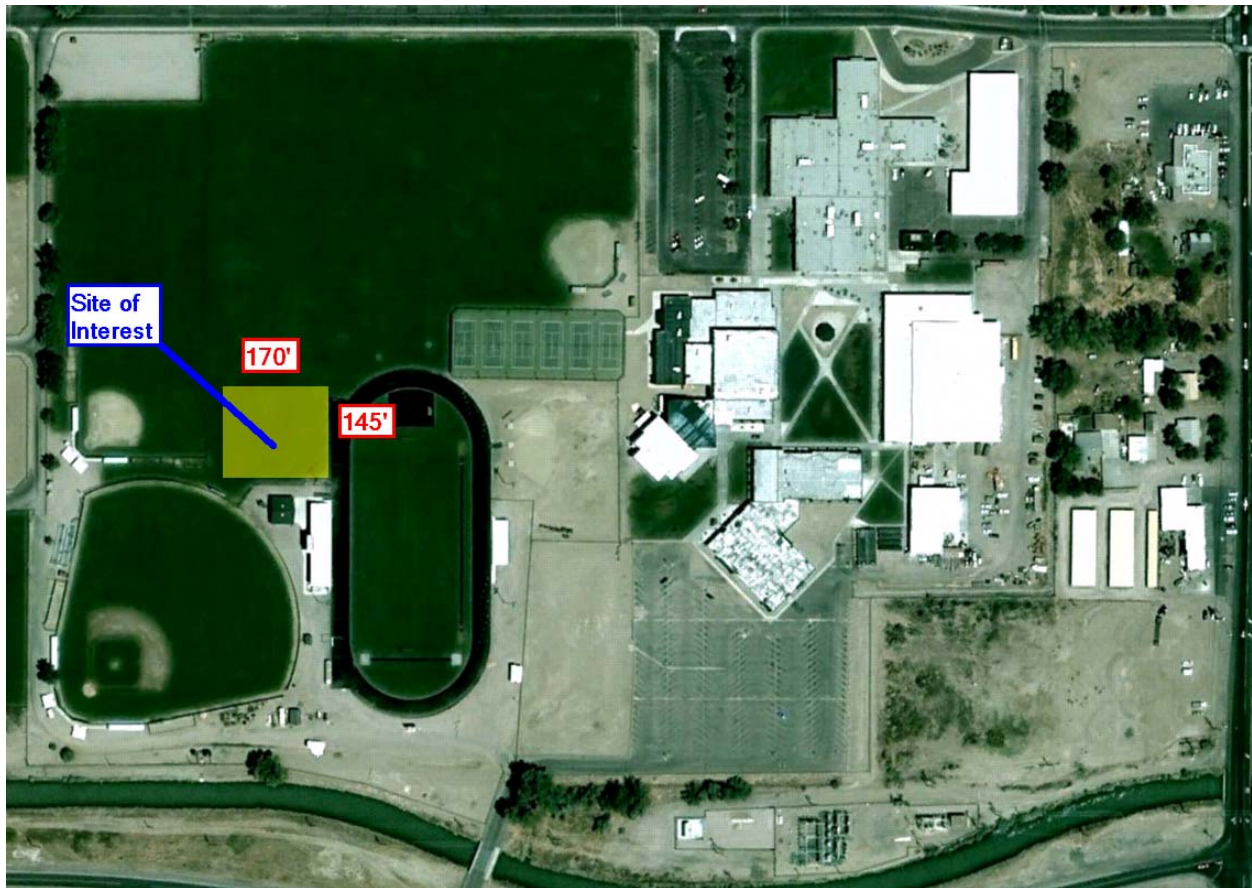
Unknowns

- × Cost of constructing multi-purpose field house
- × Disposition cost of storage sheds and Conex boxes

Recommendation 2, Alternative B

Construct Multi-Purpose Field House for the High School between the Northwest Corner of the Track and the Northeast Corner of the Baseball Field

Much like the previous alternative, space at Churchill County High School, specifically for athletics and equipment storage, is at a premium. Currently, there are 37 storage sheds, trailers, and Conex boxes distributed around campus for athletic equipment storage, vocational storage, grounds use, and administrative storage. Some of the items being stored in these structures is of no value and should be disposed of. There is almost 8,000 SF of items being stored throughout the site among these 37 storage sheds, trailers, and Conex boxes. While most of the "temporary" structures stand alone, a couple of them are up next to or against the buildings. This can cause deterioration to the building by trapping debris and moisture between different material types. A multi-purpose field house could alleviate and help better distribute the space utilization of the High School. This facility could house field locker rooms for boys and girls, a concession stand, athletic equipment for all sports, and grounds storage equipment. The space available in the area northeast of the baseball field and northwest of the track could accommodate a structure approximately 145' X 170'. With at least 8,000 SF needed for ancillary equipment, 5,640 SF for field locker rooms, 700 SF for patron restrooms, 400 SF for a concession stand, 1,000 SF for a multi-purpose practice room, and 5,000 SF for Grounds, the total SF needed is 20,740 SF. This site is centrally located among all the athletic fields and is a prime spot for such a facility.



Pros

- + Central location to all athletic fields
- + Removes up to 37 storage sheds and Conex boxes on site

- + Opportunity to construct a facility specifically designed for athletic teams, equipment storage, and grounds
- + Ample property space for several different designs
- + Opportunity to include permanent concession area and patron restrooms

Cons

- × Loss of a portion of open field space

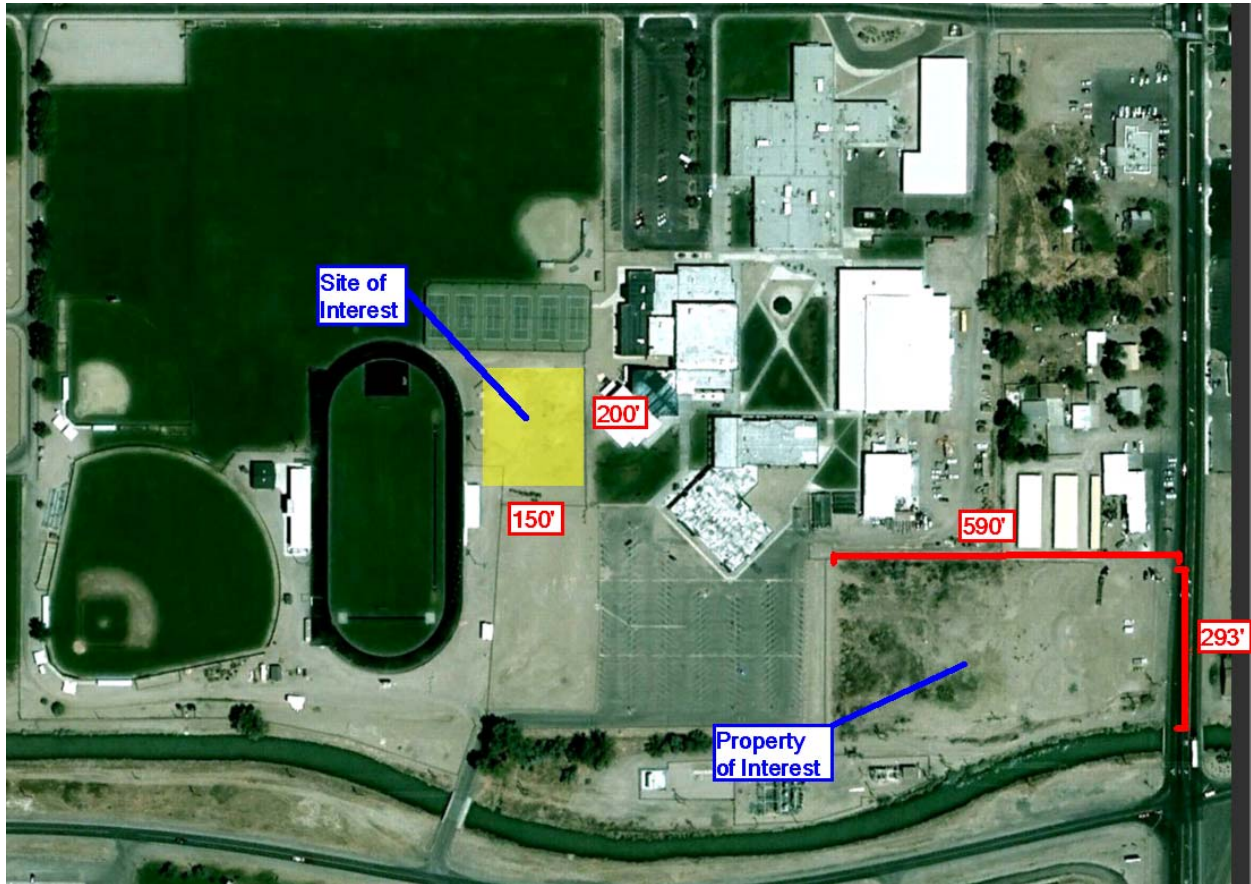
Unknowns

- × Cost of constructing multi-purpose field house
- × Disposition cost of storage sheds and Conex boxes

Recommendation 2, Alternative C

Construct Multi-Purpose Field House East of Track and Purchase Property to Southeast of High School to Extend Parking Lot

As with both of the previous alternatives, space at Churchill County High School, specifically for athletics and equipment storage, is at a premium. Currently, there are 37 storage sheds, trailers, and Conex boxes distributed around campus for athletic equipment storage, vocational storage, grounds use, and administrative storage. Some of the items being stored in these structures is of no value and should be disposed of. There is almost 8,000 SF of items being stored throughout the site among these 37 storage sheds, trailers, and Conex boxes. The lot to the southeast of Churchill County High School would make an excellent addition to the campus. This would present a third option in deciding the location of a potential field house for the High School. If this tract of land were purchased it would open the possibility of expanding the present parking lot to the east and presenting a potential field house location north of the newly paved parking lot directly southeast of the football field. This area could also support a structure that could accommodate field locker rooms, a concession area, and ample field equipment storage. A multi-purpose field house could alleviate and help better distribute the space utilization of the High School. This facility could house field locker rooms for boys and girls, a concession stand, athletic equipment for all sports, and grounds storage equipment. The space available in the area northeast of the baseball field and northwest of the track could accommodate a structure approximately 150' X 200'. With at least 8,000 SF needed for ancillary equipment, 5,640 SF for field locker rooms, 700 SF for patron restrooms, 400 SF for a concession stand, 1,000 SF for a multi-purpose practice room, and 5,000 SF for Grounds, the total SF needed is 20,740 SF. This site is close to the athletic fields and allows easy access in and out of the parking area for equipment movement. The use of this site could decrease the amount of parking currently available. The purchase of the property to the southeast of the High School (previously suggested) would not only provide available space for a Central Warehouse, but also ample parking for sporting events. This lot is approximately 590' X 290'. With the addition of this property, Churchill County would have the flexibility to construct a facility that could serve as a Grounds/Warehouse hub and provide several options for the construction of a much needed multi-purpose field house closer to the existing playing fields.



Pros

- + Co-located near all athletic fields
- + Removes up to 37 storage sheds and Conex boxes on site
- + Opportunity to construct a facility specifically designed for athletic teams, equipment storage, and grounds
- + Ample property space for several different designs
- + Purchase a property that will provide future opportunities for the District as a whole and the High School
- + Opportunity to include a permanent concession area and patron restrooms

Cons

- × Cost of purchasing a new piece of property

Unknowns

- × Cost of constructing multi-purpose field house
- × Disposition cost of storage sheds and Conex boxes
- × Cost of purchasing a new piece of property
- × Cost of paving a new parking lot

Appendix A – CCSD Space Standards

K-6 STANDARDS

Program	Churchill County School District Standards
Preschool/FACE	Space Attributes
Core Program	
FACE Curriculum (Early Childhood Development)	1200 NSF, <u>Storage</u> : 100 NSF = 1300 NSF Total
Kindergarten (K) through 3rd Grade	
Core Program	
Kindergarten: INTERDISCIPLINARY CLASSROOM	900 NSF per classroom, 38 SF per student for a max of 24 students
1st through 3rd Grade: INTERDISCIPLINARY CLASSROOM	900 NSF per classroom, 38 SF per student for a max of 24 students
Subject Area: Fine Arts	1500 NSF, 50 SF per student for a max of 30 students. <u>Display Area</u> : 150 NSF = 1650 NSF Total. Area should include appropriate number of sinks and drying racks.
Content Area: Computer Laboratory	950 NSF
Content Area: Music	950 NSF
Content Area: Special Education Classroom	900 NSF
Content Area: Special Education Therapy Room	720 NSF; <u>Equipment Storage</u> : 250 NSF = 970 NSF Total.
Content Area: Interdisciplinary Resource	200 NSF per room
Content Area: ELL	900 NSF per classroom, 38 SF per student for a max of 24 students
Content Area: Federal Programs (Title 1, etc.)	900 NSF per classroom, 38 SF per student for a max of 24 students, <u>Office/Storage</u> : 170 NSF = 1070 NSF Total.
Content Area: Gate/AP	650 NSF
4th through 6th Grade*	
Core Program	
4th through 6th Grade: INTERDISCIPLINARY CLASSROOM	900 NSF per classroom, 38 SF per student for a max of 24 students
Subject Area: Fine Arts/Practical Arts	1500 NSF, 50 SF per student for a max of 30 students. <u>Display Area</u> : 150 NSF = 1650 NSF Total.
Content Area: Health	900 NSF per classroom, 33 SF per student for a max of 27 students
Content Area: Computer Laboratory	950 NSF
Content Area: Interdisciplinary Resource	200 NSF per room
Content Area: ELL	900 NSF per classroom, 38 SF per student for a max of 24 students
Content Area: Federal Programs (Title 1, etc.)	900 NSF per classroom, 38 SF per student for a max of 24 students, <u>Office/Storage</u> : 170 NSF = 1070 NSF Total.
Content Area: Gate/AP	650 NSF
Common Space	
Core Program	
Administration (offices, reception area, vault, school supplies, copy room, storage, bank, conference room, health unit, counseling, faculty area): K-8	<u>Secretary/Reception/Waiting</u> : 300 NSF, <u>Principal's Office</u> : 200 NSF, <u>Clinic</u> : 450 NSF, w/ handicapped accessible toilet, 40 NSF, <u>Workroom</u> : 250 NSF, <u>Mail Center</u> : 150 NSF, <u>Conference room</u> : 250 NSF, <u>Storage room</u> : 200 NSF, <u>Staff restrooms</u> : 75 NSF, <u>Assistant Principal Office</u> : 175 NSF, <u>Staff Lounge</u> : 200 NSF, <u>Administrative Office</u> <u>Other</u> : 100 NSF
Library/Media Center (Reading, Browsing, Stacks and Professional Publications Area): K-6	Stack Area, Large Group Instructional Area, Circulation Desk Area: minimum of 1800 NSF, 40 SF per student.

	<u>Materials Storage: 500 NSF = 2300 Minimum Total.</u>
Library/Media Center (Audio Visual): K-6	400 NSF
Library/Media Center (Librarian): K-6	100 NSF
Library/Media Center (Storage/Workroom): K-6	500 NSF
Library/Media Center (Circulation/Check-out Desk): K-6	N/A
Library/Media Center (Student Project Room): K-6	N/A
Physical Education - Multi-purpose Room/Gymnasium: Floor Area	<u>K-6: 5000 NSF, Equipment Storage: 250 NSF, Chair, Table Storage: 250 NSF = 5500 NSF Total.</u>
Physical Education - Multi-purpose Room/Gymnasium: Bleachers	4044 NSF
Physical Education - Multi-purpose Room/Gymnasium: Restrooms	700 NSF
Physical Education - Multi-purpose Room/Gymnasium: Physical Education Staff Offices	<u>K-6: 100 NSF</u>
Physical Education - Multi-purpose Room/Gymnasium: Platform/Stage	<u>K-6: 500 NSF</u>
Play Areas, Tracks and Fields: K-6	<u>K-6: Multi-Purpose: 100' X 120', Apparatus: 75' X 120', Track and Field: 80' X 120', General Purpose: 125' X 150', Softball: 250' X 250', Field Games: 180' X 140'</u>
Restrooms	<u>Girls and Boys Restrooms: 300 NSF Each, Staff Restrooms: 100 NSF Each.</u>
Dining Room: K-6	<u>Cafeteria/Multi-use Room: See Physical Education - Multi-purpose Room/Gymnasium: Floor Area</u>
Kitchen Area (Food Preparation, Serving Lines, Walk-in/Reach-in Refrigerator and Freezer, Dry Storage, Dish Washing, Can Washing, Office, Employees' Room and Restroom, Receiving Dock and Waste Holding Area)	2000 SF includes receiving area, dry storage, cooler/freezer, management area, preparation kitchen area, serving kitchen area, dishwashing, toilet/locker room, and custodial/laundry room.
Support Services	
Core Program	
Site: K-6th Grade	Minimum of 10 acres +/-
Parking Lot	2 each
Playground	2 each
Basketball Court	3 each
Open Area	2 each
Practice Field	1 each
Non-Core Service	
Parent Group Space	No specified allocation requested for a space of this nature.
Substitute/Instructional Assistant Type Space	No specified allocation requested for a space of this nature.

7-8 STANDARDS

Program	Churchill County School District Standards
7th through 8th Grade	Space Attributes
Core Program	
Subject Area: INTERDISCIPLINARY CLASSROOM	850 NSF, 30 SF per student for a max of 28 students
Subject Area: Fine Arts	1500 NSF per classroom, 54 SF per student for a max of 28 students. <u>Material Storage</u> : 200 NSF = 1700 NSF Total.
Subject Area: Science (Lab)	1000 NSF per classroom, 36 SF per student for a max of 28 students. Additional storage space of approx 75 NSF = 1075 NSF Total.
Subject Area: Practical Arts	1500 NSF per classroom, 54 SF per student for a max of 28 students. <u>Material Storage</u> : 200 NSF, <u>Darkroom</u> : 100 NSF, <u>Kiln Room</u> : 400 NSF = 2200 NSF Total.
Subject Area: Computer Literacy (Computer Lab)	1100 NSF per classroom
Subject Area: Fine Arts (Music Room)	1320 NSF for up to 80 students for 24 SF per student
Content Area: Health	850 NSF, 30 SF per student for a max of 28 students
Content Area: Career Exploration	1000 NSF per classroom, 42 SF per student for a max of 24 students
Content Area: Consumer (Home) Economics	1800 NSF, <u>Storage</u> : 200 NSF = 2000 NSF Total
Vocational Education: Wood Shop	2000 NSF. Includes Material, Tool and Project storage areas.
Special Education Classroom	900 NSF
Special Education Therapy Room	720 NSF
Common Space	
Core Program	
Administration (offices, reception area, vault, school supplies, copy room, storage, bank, conference room, health unit, counseling, faculty area): 7-8	<u>Secretary/Reception/Waiting</u> : 300 NSF, <u>Principal's Office</u> : 200 NSF, <u>Clinic</u> : 450 NSF, w/ handicapped accessible toilet, 40 NSF, <u>Workroom</u> : 250 NSF, <u>Mail Center</u> : 150 NSF, <u>Conference room</u> : 250 NSF, <u>Storage room</u> : 200 NSF, <u>Staff restrooms</u> : 75 NSF, <u>Assistant Principal Office</u> : 175 NSF, <u>Staff Lounge</u> : 200 NSF, <u>Administrative Office Other</u> : 125 NSF
Library/Media Center (Reading, Browsing, Stacks and Professional Publications Area): 7-8	Stack Area, Large Group Instructional Area, Circulation Desk Area: minimum of 1800 NSF, 40 SF per student. Materials Storage: 500 NSF = 2300 NSF Minimum Total.
Library/Media Center (Audio Visual): 7-8	400 NSF
Library/Media Center (Librarian): 7-8	100 NSF
Library/Media Center (Storage/Workroom): 7-8	500 NSF
Library/Media Center (Circulation/Check-out Desk): 7-8	N/A
Library/Media Center (Student Project Room): 7-8	N/A
Library/Media Center (Conference Room): 7-8	500 NSF
Physical Education - Multi-purpose Room/Gymnasium: Floor Area	<u>7-8</u> : 10943 NSF
Physical Education - Multi-purpose Room/Gymnasium: Bleachers	5093 NSF
Physical Education - Multi-purpose Room/Gymnasium: Locker Rooms/Showers/Dressing Area	<u>P.E. Locker Rooms</u> : 1640 NSF Each

Physical Education - Multi-purpose Room/Gymnasium: Restrooms	700 NSF
Physical Education - Multi-purpose Room/Gymnasium: Washer/Dryer and Linen Storage	200 NSF
Physical Education - Multi-purpose Room/Gymnasium: Physical Education Staff Offices	<u>7-8</u> : 200 NSF
Physical Education - Multi-purpose Room/Gymnasium: Platform/Stage	<u>7-8</u> : 3000 NSF
Physical Education - Multi-purpose Room/Gymnasium: Auxiliary Space	2400 NSF
Physical Education - Multi-purpose Room/Gymnasium: Storage (Uniforms, Equipment)	<u>P.E. Equipment Storage</u> : 300 NSF per room , <u>Mat Storage</u> : 300 NSF
Physical Education - Multi-purpose Room/Gymnasium: Concession Area: 7-8	<u>7-8</u> : 125 NSF
Play Areas, Tracks and Fields: 7-8	<u>7-8: Multi-Purpose</u> : 100' X 120', <u>Track and Field</u> : 260' X 590', <u>General Purpose</u> : 100' X 200', <u>Softball</u> : 275' X 370', <u>Football</u> : 160' X 360', <u>Soccer</u> : 225' X 360', <u>Baseball</u> : 350' X 350', <u>Tennis</u> : 45' X 100'
Restrooms	<u>Girls and Boys Restrooms</u> : 300 NSF Each, <u>Staff Restrooms</u> : 100 NSF Each.
Dining Room: 7-8	<u>Cafeteria/Multi-use Room</u> : 3000 NSF.
Kitchen Area (Food Preparation, Serving Lines, Walk-in/Reach-in Refrigerator and Freezer, Dry Storage, Dish Washing, Can Washing, Office, Employees' Room and Restroom, Receiving Dock and Waste Holding Area)	2000 NSF includes receiving area, dry storage, cooler/freezer, management area, preparation kitchen area, serving kitchen area, dishwashing, toilet/locker room, and custodial/laundry room.
Support Services	
Core Program	
Site: 7th-8th Grade	Minimum of 10 acres +/-
Parking Lot	3 Each
Basketball Courts	3 Each
Track	1 Each
Football Field	1 Each
Open Area	1 Each
Non-Core Service	
Special Programs Classrooms	Special Education: 6400 SF shall accommodate classroom spaces for specific learning disabilities, behavior disorders, physically, visually, or hearing impaired.
ROTC	1397 NSF
Parent Group Space	No specified allocation requested for a space of this nature.

9-12 STANDARDS

Program	Churchill County School District Standards
9th through 12th Grade	Space Attributes
Core Program	
Subject Area: Interdisciplinary Classroom	850 NSF, 27 SF per student for a max of 32 students
Subject Area: Fine Arts (Music Room)	850 NSF, 27 SF per student for a max of 32 students
Subject Area: Fine Arts (Choral Room)	1920 NSF for up to 80 students for 24 SF per student
Subject Area: Fine Arts (Band and Choral Room)	2000 NSF for up to 80 students. <u>Instrument storage</u> : 500 NSF. <u>Uniform and music storage</u> : 500 NSF. <u>Practice rooms</u> : 100 NSF = 3100 NSF Total.
Subject Area: Science (Lab)	1800 NSF, 75 SF per student for a max of 24 students, includes storage. Teacher preparation area of approx 200 SF = 2000 NSF Total.
Subject Area: Practical Arts	2000 NSF, 83 SF per student for a max of 24 students. <u>Storage</u> : 500 SF. <u>Kiln Room w/Storage</u> : 400 SF = 2900 NSF Total.
Content Area: Health	850 NSF, 27 SF per student for a max of 32 students
Content Area: Consumer (Home) Economics	2000 NSF, 83 SF per student for a max of 24 students. Storage space not to exceed 50 SF = 2050 NSF Total.
Subject Area: Computer Literacy (Computer Lab)	1200 NSF, 43 SF per student for a max of 28 students.
Driver's Education	850 NSF, 27 SF per student for a max of 32 students
Vocational Education: Industrial Arts Shop	3000 NSF, 125 SF per student for a max of 24 students. <u>Additional material storage</u> : 200 NSF. Tool and project storage is included in room NSF. <u>Classroom</u> : 650 NSF. <u>Teacher's Office</u> : 100 NSF = 3750 NSF Total.
Vocational Education: Auto Shop	4000 NSF, 167 SF per student for a max of 24 students. <u>Additional material storage</u> : 200 NSF. Tool and project storage is included in room NSF. Auto parts storage is included in room SF. <u>Classroom</u> : 650 NSF. <u>Teacher's Office</u> : 100 NSF = 4950 NSF Total.
Vocational Education: Wood Shop	3000 NSF, 125 SF per student for a max of 24 students. <u>Additional material storage</u> : 200 NSF. Tool and project storage is included in room NSF. <u>Classroom</u> : 650 NSF. <u>Teacher's Office</u> : 100 NSF = 3950 NSF Total.
Vocational Education: Drafting	2000 NSF, Classroom shared by Vocational Shops, 83 SF per student for a max of 24 students.
Language Lab	1200 NSF, 40 SF per student for a max of 30 students
Business Program (Keyboarding, Word Processing)	1400 NSF, 58 SF per student for a max of 24 students
Agriculture/Economic Development	850 NSF, 47 SF per student for a max of 18 students. Classroom Laboratory of approx 100 NSF.
Food Preparation and Nutrition	2000 NSF, 83 SF per student for a max of 24 students
Special Education Classroom	900 NSF
Special Education Therapy Room	720 NSF
Common Space	
Core Program	
Administration (offices, reception area, vault, school supplies, copy room, storage, bank, conference room, health unit, counseling, faculty area): 9-12	<u>Secretary/Reception/Waiting</u> : 400 NSF, <u>Principal's Office</u> : 200 NSF, <u>Clinic</u> : 300 NSF, w/ handicapped accessible toilet, 40 NSF, <u>Workroom</u> : 250 NSF, <u>Mail Center</u> : 150 NSF, <u>Conference room</u> : 450 NSF, <u>Storage room</u> : 200 NSF, <u>Staff restrooms</u> : 75 NSF, <u>Assistant Principal Office</u> : 175 NSF, <u>Staff Lounge</u> : 200 NSF, <u>Administrative Office Other</u> : 125 NSF
Library/Media Center (Reading,	Stack Area, Large Group Instructional Area, Circulation Desk

Churchill County School District Space Utilization – Appendix A

Browsing, Stacks and Professional Publications Area): 9-12	Area: minimum of 1800 NSF, 40 SF per student. <u>Materials Storage</u> : 600 SF = 2400 NSF Minimum Total.
Library/Media Center (Audio Visual): 9-12	300 NSF
Library/Media Center (Librarian): 9-12	125 NSF
Library/Media Center (Storage/Workroom): 9-12	1000 NSF
Library/Media Center (Circulation/Check-out Desk): 9-12	125 NSF
Library/Media Center (Student Project Room): 9-12	800 NSF
Library/Media Center (Conference Room): 9-12	800 NSF
Physical Education - Multi-purpose Room/Gymnasium: Courts (9-12 Only)	7680 NSF
Physical Education - Multi-purpose Room/Gymnasium: Bleachers	11556 NSF (Seating and Safety lanes on each side of the court)
Physical Education - Multi-purpose Room/Gymnasium: Dance	1000 NSF
Physical Education - Multi-purpose Room/Gymnasium: Showers/Dressing Area	<u>P.E. Showers/Dressing Rooms</u> : 500 NSF, <u>Athletic Showers/Dressing Rooms</u> : 900 NSF.
Physical Education - Multi-purpose Room/Gymnasium: Locker Rooms	<u>P.E. Locker Rooms</u> : 1440 NSF, <u>Athletic Locker Rooms, Boys</u> : 2000 NSF, <u>Girls</u> : 1600 NSF.
Physical Education - Multi-purpose Room/Gymnasium: Restrooms	700 NSF
Physical Education - Multi-purpose Room/Gymnasium: Washer/Dryer and Linen Storage	200 NSF
Physical Education - Multi-purpose Room/Gymnasium: Physical Education Staff Offices	<u>9-12</u> : 200 NSF, <u>Staff Restrooms</u> : 100 NSF
Physical Education - Multi-purpose Room/Gymnasium: Platform/Stage	<u>9-12</u> : 3000 NSF
Physical Education - Multi-purpose Room/Gymnasium: Auxiliary Space (HS Only)	2400 NSF
Physical Education - Multi-purpose Room/Gymnasium: Weight Room	2400 NSF
Physical Education - Multi-purpose Room/Gymnasium: Storage (Uniforms, Equipment)	<u>P.E. Equipment Storage</u> : 300 NSF per room, <u>Mat Storage</u> : 300 NSF
Physical Education - Multi-purpose Room/Gymnasium: Concession Area: 9-12	250 NSF
Play Areas, Tracks and Fields: 9-12	<u>Track & Field</u> : 260' X 590', <u>Football</u> : 160' X 360', <u>Soccer</u> : 225' X 360', <u>Softball</u> : 275' X 375', <u>Baseball</u> : 350' X 350', <u>Tennis</u> : 45' X 100', <u>General Purpose</u> : 100' X 200'
Restrooms	<u>Girls and Boys Restrooms</u> : 300 NSF, <u>Staff Restrooms</u> : 100 NSF
Dining Room: 9-12	<u>Cafeteria/Multi-use Room</u> : 10160 NSF.
Kitchen Area (Food Preparation, Serving Lines, Walk-in/Reach-in Refrigerator and Freezer, Dry Storage, Dish Washing, Can Washing, Office, Employees' Room and Restroom, Receiving Dock and Waste Holding Area)	2000 NSF includes receiving area, dry storage, cooler/freezer, management area, preparation kitchen area, serving kitchen area, dishwashing, toilet/locker room, and custodial/laundry room.

Auditorium (9-12 only)	9436 NSF, Includes seating area, stage, orchestra pit, control booth, dressing rooms with toilets, stagecraft workroom, stagecraft storage, public toilets & custodial, and ticket booth.
Support Services	
Core Program	
Site: 9th-12th Grade	Minimum of 10 acres +/-
Parking Lot	3 Each
Baseball Fields	3 Each
Tennis Courts	6 Each
Track	1 Each
Football Field	1 Each
Open Area	3 Each
Non-Core Service	
ROTC	2209 SF
	No specified allocation requested for a space of this nature.
Parent Group Space	No specified allocation requested for a space of this nature.

SUPPORT FACILITIES STANDARDS

Program	Churchill County Schools Standards
Support Services	Space Attributes
Transportation	
Bus Garages and/or Yards	Bus Garage: 3770 SF; ACCOMMODATES APPROX. 2800 RIDERS. 52 BUSES, THERE ARE 3 BAYS AND 3 MECHANICS FOR VEHICLES. EACH BAY HAS A LIFT.
Transportation Office(s)	Manager's Office: 124 SF, Shop Office: 67 SF, Administration Office/Copy Mail: 219 SF total for up to 2 personnel = 410 Total NSF.
Wash Bay	1054 SF
Conference Room	222 SF
Shop Restroom	98 SF
Men's Restroom	89 SF
Women's Restroom	134 SF
Tool Room	79 SF
Parts Storage	298 SF
Tire Storage	420 SF
Maintenance	
Lounge	619 SF
Air Compressor Room	40 SF
Storage	4000 SF
Restroom	125 SF
Carpenter Shop	1225 SF
Paint Shop	1313 SF
Electric Shop	1348 SF
Locksmith Office	100 SF
Hand Tool Storage	93 SF
Plumbing/Metal Shop	1429 SF
Main Office	547 SF
Custodial Office	128 SF
Task Planning Office	181 SF
Plumbers Office	118 SF
Carpenters Office	145 SF
Paint Room	181 SF
Food Service Spaces/Dry Goods	
Walk-in Reefer(s)	475 SF
Restroom	79 SF
Administrative Office(s)	436 SF total for 3 to 4 personnel
Dry Goods Storage	6089 SF
Psychologists/Special Education Services	
Psychologist Offices	500 SF
Psychologist Restroom	20 SF
Psychologist Storage	16 SF
File room	195 SF
Special Services Copy Room	165 SF
Special Services Records Storage	617 SF
Special Services Directors Office	232 SF
Special Services Secretary	189 SF
Special Services Storage	51 SF

Baby Storage Room	64 SF
Special Services Restroom	56 SF
Behavior Office	160 SF
Professional Development	
Assessment Office	736 SF total for 2 personnel
Assessment Office Storage	83 SF
Men's Restroom	106 SF
Copy Room	96 SF
Women's Restroom	105 SF
Professional Development Office	784 SF
Professional Development Storage	83 SF
Staff Restroom	24 SF
Professional Development Computer Lab	646 SF
Professional Development Classroom	626 SF
IT Department	
Workroom	527 SF
Resource Room	
Resource Room	736 SF
Resource Room Storage	83 SF
Interdisciplinary Resource Storage	655 SF
Adult Education/Distance Education	
Adult Education Office	326 SF
Adult Education Director Office	169 SF
Adult Education Secretary	170 SF
Adult Education Storage Room	83 SF
Men's Restroom	106 SF
Computer Lab	784 SF
Copy Room	84 SF
Women's Restroom	105 SF
Kitchenette	96 SF
Staff Restroom	24 SF
District Office	
Board Room	837 SF
Copy Room	155 SF
Business Office Printer Room	81 SF
Kitchenette	153 SF
Superintendent Office	288 SF
Superintendent Secretary	134 SF
HR Director Office	212 SF
Licensed Personnel HR	172 SF
HR Office	183 SF
HR Admin Area	125 SF
Business Office Manager	224 SF
Business Office Secretary	199 SF
Business Office	501 SF total staffed by 3 to 4 personnel
Reception	310 SF
Business Office Vault	435 SF
Board Room Storage	74 SF
HR Storage	107 SF
Admin Storage Closet	10 SF
Women's Restroom	70 SF
Men's Restroom	73 SF

Staff Restroom	90 SF
Non-Core Service	
Federal Programs	
Storage	682 SF - Storage
Secretary/Reception	343 SF - staffed by 2 personnel
Family Resource	1236 SF - staffed by up to 4 personnel
Workroom	621 SF - staffed by up to 2 personnel
Indian Education/Homeless Specialist/Migrant Specialist	820 SF - staffed by up to 4 personnel
Supervisor Office	338 SF
Copy Room	222 SF
Federal Programs Restroom	32 SF
Community Theater	
Stage	1235 SF
Pit	2653 SF
Prop storage	1315 SF
Darkroom	89 SF
Costume Storage	748 SF
Instrument Storage	1209 SF
WELCOME CENTER	400 SF

Appendix B –Space Validation Codes

1 ADMIN.-ASST PRINCIPAL	33 INTERDISCIPLINARY-3RD	65 SUPPORT-CUSTODIAL	97 ADMIN - RESTROOM
2 ADMIN.-CONFERENCE	34 INTERDISCIPLINARY-4TH	66 SUPPORT-EQUIPMENT/MECHANICAL	98 DEDICATED - ELL (OTHER)
3 ADMIN.-COPY/MAIL	35 INTERDISCIPLINARY-5TH	67 SUPPORT-MAINTENANCE SHOP	99 FEDERAL PROGRAMS (TITLE 1, ETC)
4 ADMIN- FACULTY	36 INTERDISCIPLINARY-6TH	68 SUPPORT-MAINTENANCE STORAGE	100 GATE/AP
5 ADMIN-GUIDANCE	37 INTERDISCIPLINARY-CLASS STORAGE	69 OTHER PROGRAM	101 PTO
6 ADMIN- HEALTH UNIT	38 INTERDISCIPLINARY-KINDER	70 DEDICATED- CONSUMER ECON	102 ROTC
7 ADMIN- HEALTH UNIT RESTROOM	39 INTERDISCIPLINARY-KINDER RESTROOM	71 DEDICATED-CONSUMER ECON STORAGE	103 CLUBS
8 ADMIN-OFFICE OTHER	40 INTERDISCIPLINARY-TEACHERS AREA	72 DEDICATED-INDUSTRIAL ARTS	104 CULINARY ARTS
9 ADMIN-PRINCIPAL	41 LIBRARY-A.V.	73 DEDICATED-INDUSTRIAL ARTS MATERIAL STORAGE	105 AUTO MECHANICS
10 ADMIN-RECEPTION	42 LIBRARY-CIRCULATION	74 DEDICATED-INDUSTRIAL ARTS TOOL /PROJECT STORAGE	106 IN-SCHOOL SUSPENSION
11 ADMIN-RECORDS	43 LIBRARY-CONFERENCE	75 DEDICATED-SCIENCE LAB	107 DISTANCE ED
12 ADMIN-STORAGE	44 LIBRARY-OFFICE	76 DEDICATED-SCIENCE LAB PREP	108 WEIGHT TRAINING
13 COMMONS-PASSAGEWAY	45 LIBRARY-PROF.PUBS.	77 DEDICATED-SCIENCE LAB STORAGE	109 STUDIO
14 COMMONS-RESTROOM	46 LIBRARY-PROJECT	78 INTERDISCIPLINARY-7TH	110 PRACTICAL ARTS STORAGE
15 DEDICATED-CLASS STORAGE	47 LIBRARY-STACK	79 INTERDISCIPLINARY-8TH	111 INDUSTRIAL ARTS OFFICE
16 DEDICATED-COMPUTER LAB	48 LIBRARY-STORAGE	80 PHYS. ED-LOCKERS	112 AUXILIARY - AUDITORIUM STORAGE
17 DEDICATED-FINE ARTS	49 PHYS. ED- CONCESSION	81 PHYS.-ED- OFFICE	113 AUXILIARY - AUDITORIUM OFFICE
18 DEDICATED-FINE ARTS STORAGE	50 PHYS. ED- CONCESSION STORAGE	82 PHYS-ED- STAFF RESTROOM	114 PHYS ED - PHYSICAL THERAPY
19 DEDICATED-PRACTICAL ARTS	51 PHYS. ED.-LAUNDRY	83 INTERDISCIPLINARY 9TH	115 SPECIAL ED - SUPPLIES
20 DEDICATED-TEACHERS AREA	52 PHYS-ED - MULTI .PURPOSE	84 INTERDISCIPLINARY 10TH	116 UNASSIGNED
21 FACE -ADULT	53 PHYS-ED - SHOWERS/DRESSING/RESTROOM	85 INTERDISCIPLINARY 11TH	117 PROFESSIONAL DEVELOPMENT
22 FACE-CLASSROOM	54 PHYS-ED-STAGE/STAGE STORAGE	86 INTERDISCIPLINARY 12TH	118 CARPENTER SHOP
23 FACE-KITCHENETTE	55 PHYS-ED-STORAGE EQUIPMENT	87 AUXILIARY-AUDITORIUM	119 PAINT SHOP
24 FACE-OFFICE	56 SPECIAL ED-COUNSELING	88 AUXILIARY-AUDITORIUM STAGE	120 ELECTRIC/HVAC SHOP
25 FACE-RESTROOM	57 SPECIAL ED-EQUIP STORAGE	89 AUXILIARY-AUDITORIUM DRESSING ROOM	121 LOCK SHOP
26 FACE- STORAGE	58 SPECIAL ED-KITCHENETTE	90 AUXILIARY-AUDITORIUM RESTROOM	122 HARDWARE OFFICE
27 FOOD-DINING	59 SPECIAL ED-OFFICE	91 PHYS ED-GYM	123 TOOL ROOM
28 FOOD -DINING STORAGE	60 SPECIAL ED-RESOURCE	92 AUXILIARY AUDITORIUM PROJECTION ROOM	124 PLUMBING/METAL SHOP
29 FOOD KITCHEN	61 SPECIAL ED-RESTROOM	93 DEDICATED-MUSIC/CHORUS	125 SUPPORT - OFFICE
30 INTERDISCIPLINARY-1ST	62 SPECIAL ED-TESTING	94 DEDICATED-MUSIC/CHORUS STORAGE	126 PAINT ROOM
31 INTERDISCIPLINARY-1ST RESTROOM	63 SPECIAL ED-THERAPY ROOM	95 DEDICATED - SPECIAL ED	127 SUPPORT - SUPPLIES
32 INTERDISCIPLINARY-2ND	64 SPECIAL ED-RECORDS	96 INTERDISCIPLINARY - RESOURCE	128 PARTS STORAGE
			129 TIRE SHOP

Appendix C - Space Utilization Study Results

The Old High School						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, STORAGE, ETC.)	2611	2611	0	X		
SPECIAL ED (COUNSELING, RECORDS, SUPPLIES)	2032	2032	0	X		
AUDITORIUM(STAGE, THEATER STORAGE)	7249	7249	0	X		
RESTROOM	821	821	0	X		
COMPUTER LAB	646	646	0	X		
INTERDISCIPLINARY - RESOURCE	655	655	0	X		
PROFESSIONAL DEVELOPMENT	626	626	0	X		
FEDERAL PROGRAMS (TITLE 1, ETC)	3702	3702	0		X ^{NOTE 1}	
UNASSIGNED	5304	5304	0	X		
Grand Total	23646	23646	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

NOTES
1. Spatially, the only substandard area is within the Federal Programs Offices. Per the information given at the previous workshop, a group area for tutoring up to 4 children at a time would be valuable. Family Resource currently has a staff of 4 in a room and a corner of the room is used for confidentiality. A separate space would be beneficial for confidential discussions and files.

Northside Elementary						
(BASED ON STUDENT LOAD OF 288, SEE GLOSSARY)						
General Space Use	Inventoried Total Net SF	Required Net SF	Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	3654	2940	714	X		
PHYSICAL EDUCATION/MULTI-PURPOSE	3107	5000	(1893)			X ^{NOTE 1}
KITCHEN/RELATED FOOD STORAGE	933	2000	(1067)			X ^{NOTE 1}
RESTROOMS	1881	2100	(219)		X ^{NOTE 2}	
INTERDISCIPLINARY - KINDERGARTEN CLASSROOMS	8135	8100	35		X ^{NOTE 3}	
LIBRARY (STACK AND A.V.)	1946	2200	(254)		X ^{NOTE 2}	
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	6764	7473	(709)		X ^{NOTE 2}	
INTERDISCIPLINARY RESOURCE	2013	600	1413	X		
COMPUTER LAB(S)	878	950	(72)		X ^{NOTE 2}	
FACE	2710	3600	(890)		X ^{NOTE 2}	
MUSIC	719	950	(231)		X ^{NOTE 2}	
Grand Total	32740	35913	(3173)			
General Site Use	Inventoried Area (EA)	Areas (EA)	Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	2	2	0	X		
PLAYGROUND	2	2	0	X		
BASKETBALL COURT	3	3	0	X		

NOTES
1. The significant portion of the inadequate space comes in the existing Multi-Purpose/Dining Room. Since the Space Standard that CCSD has adopted provides that there should be two different rooms for Physical Education and Dining, the lack of one of these large areas and the present Multi-Purpose room being undersized accounts for a significant portion of the inadequate space.
2. The remainder of the substandard areas is spread primarily among the Restrooms, Library, Special Education, Computer Lab(s), FACE, and Music due to their smaller size in comparison to the space standard.
3. From the information gathered at the previous workshops, programmatically, the classrooms do not have sinks and that would be beneficial to class activities.

E.C. Best Elementary						
(BASED ON STUDENT LOAD OF 408, SEE GLOSSARY.)						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	4417	2307	2110	X		
PHYSICAL EDUCATION/MULTI-PURPOSE	5891	6500	(609)		X ^{NOTE 2}	
FOOD DINING/KITCHEN/RELATED STORAGE	3778	5000	(1222)			X ^{NOTE 1}
RESTROOMS	495	900	(405)		X ^{NOTE 2}	
INTERDISCIPLINARY - 1ST GRADE	2725	2700	25		X ^{NOTE 3}	
INTERDISCIPLINARY - 2ND GRADE	2795	2700	95		X ^{NOTE 3}	
INTERDISCIPLINARY - 3RD GRADE	2790	2700	90		X ^{NOTE 3}	
INTERDISCIPLINARY - 4TH GRADE	2805	2700	105		X ^{NOTE 3}	
INTERDISCIPLINARY - 5TH GRADE	1974	1800	174		X ^{NOTE 3}	
INTERDISCIPLINARY - 5TH GRADE / INTERDISCIPLINARY - 6TH GRADE	905	900	5	X		
INTERDISCIPLINARY - 6TH GRADE	1817	1800	17	X		
LIBRARY (STACK AND A.V.)	4376	2300	2076	X		
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	4041	4340	(299)		X ^{NOTE 2}	
INTERDISCIPLINARY RESOURCE	1453	400	1053	X		
COMPUTER LAB(S)	1770	1900	(130)		X ^{NOTE 2}	
MUSIC	2772	2863	(91)		X ^{NOTE 2}	
FINE ARTS	1621	1500	121	X		
GATE	667	650	17	X		
ELL	937	900	37	X		
FEDERAL PROGRAMS (TITLE 1, ETC.)	932	900	32	X		
FALLON YOUTH CLUB	6720	6720	0	X		
Grand Total	55681	52480	3201			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	2	2	0	X		
PLAYGROUND	2	2	0	X		
BASKETBALL COURT	3	3	0	X		
OPEN AREA	2	2	0	X		
PRACTICE FIELD	1	1	0	X		

NOTES
1. The inadequate area is the Food Dining/Kitchen/Related Storage as the standard specifies an area significantly larger than the existing facilities.
2. Physical Education, Restrooms, Music, Computer Labs, and Special Ed Therapy comprise the majority of the other substandard areas due to their smaller size in comparison to the space standard.
3. From the information gathered at the previous workshops, programmatically, 12 of the 17 classrooms do not have sinks and that would be beneficial to class activities.

West End Elementary (BASED ON STUDENT LOAD OF 469, SEE GLOSSARY.)						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	4033	3264	769	X		
PHYSICAL EDUCATION/MULTI-PURPOSE	3068	5000	(1932)			X ^{NOTE 1}
KITCHEN/RELATED FOOD STORAGE	497	2000	(1503)			X ^{NOTE 1}
RESTROOMS	1083	1600	(517)		X ^{NOTE 2}	
INTERDISCIPLINARY-1ST GRADE	2418	2700	(282)		X ^{NOTE 3} X ^{NOTE 4}	
INTERDISCIPLINARY-2ND GRADE	3165	3600	(435)		X ^{NOTE 3} X ^{NOTE 4}	
INTERDISCIPLINARY-3RD GRADE	2594	2700	(106)		X ^{NOTE 3}	
INTERDISCIPLINARY-4TH GRADE	2578	2700	(122)		X ^{NOTE 3}	
INTERDISCIPLINARY-5TH GRADE	2721	2700	21	X		
INTERDISCIPLINARY-6TH GRADE	2749	2700	49	X		
LIBRARY (STACK AND A.V.)	1801	2200	(399)		X ^{NOTE 3}	
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	976	1631	(655)		X ^{NOTE 3}	
INTERDISCIPLINARY RESOURCE	650	400	250	X		
COMPUTER LAB(S)	867	950	(83)		X ^{NOTE 3}	
MUSIC	867	950	(83)		X ^{NOTE 3}	
FINE ARTS	1698	1500	198	X		
GATE	604	650	(46)		X ^{NOTE 3}	
Grand Total	32369	37245	(4876)			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	0	1	-1			X ^{NOTE 5}
PLAYGROUND	2	2	0	X		
BASKETBALL COURT	1	1	0	X		
OPEN AREA	1	1	0	X		
PRACTICE FIELD	1	1	0	X		

NOTES
<p>1. The significant portion of the inadequate space comes in the existing Multi-Purpose/Dining Room. Since the Space Standard that CCSD has adopted provides that there should be two different rooms for Physical Education and Dining, the lack of one of these large areas and the present Multi-Purpose room being undersized accounts for a significant portion of the inadequate space.</p> <p>2. Restrooms also fall under inadequate due to the amount of deficient space and that several in class restrooms were actually used for storage.</p> <p>3. The remainder of the substandard areas is spread among Classrooms, Library, Computer Lab(s), Music, and Special Education.</p> <p>4. From the information gathered at the previous workshops, programmatically, two of the classrooms do not have sinks and that would be beneficial to class activities.</p> <p>5. The lack of a true parking lot at West End also accounts for an inadequate rating since the addition of a lot would mean the removal of another site item.</p>

Numa Elementary (BASED ON STUDENT LOAD OF 453, SEE GLOSSARY.)						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	3746	2791	955	X		
PHYSICAL EDUCATION/MULTI-PURPOSE	5795	5000	795			X ^{NOTE 1}
KITCHEN/RELATED FOOD STORAGE	1751	2000	(249)		X ^{NOTE 2}	
RESTROOMS	2226	2300	(74)		X ^{NOTE 2}	
INTERDISCIPLINARY-1ST GRADE	3931	3600	331	X		
INTERDISCIPLINARY-2ND GRADE	2818	2700	118	X		
INTERDISCIPLINARY-3RD GRADE	2996	2700	296	X		
INTERDISCIPLINARY-4TH GRADE	2986	2700	286	X		
INTERDISCIPLINARY-5TH GRADE	1956	1800	156	X		
INTERDISCIPLINARY-6TH GRADE	2984	2700	284	X		
LIBRARY (STACK AND A.V.)	3677	2100	1577	X		
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	5326	5210	116	X		
INTERDISCIPLINARY RESOURCE	833	1000	(167)		X ^{NOTE 2}	
COMPUTER LAB(S)	1525	950	575	X		
MUSIC	775	950	(175)		X ^{NOTE 2}	
FINE ARTS	1569	1500	69	X		
GATE	977	650	327	X		
UNASSIGNED	2997	2997	0	X		
FEDERAL PROGRAMS (TITLE 1, ETC.)	2682	2682	0	X		
Grand Total	51550	46330	5220			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	2	1	1	X		
PLAYGROUND	2	2	0	X		
BASKETBALL COURT	3	3	0	X		
OPEN AREA	2	2	0	X		

NOTES
1. The inadequate area concerns Physical Education. The Space Standard that CCSD has adopted provides that there should be two different rooms for Physical Education and Dining. The presence of only one large area along with the smaller Multi-Purpose room being undersized accounts for a significant portion of the inadequate space.
2. Food Dining/Kitchen/Related Storage, Restrooms, INTERDISCIPLINARY Resource, and Music comprise the majority of the other substandard areas due to their smaller size.

Lahontan Elementary						
(BASED ON STUDENT LOAD OF 470, SEE GLOSSARY.)						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	3570	3541	29	X		
PHYSICAL EDUCATION/MULTI-PURPOSE	5696	5000	696			X ^{NOTE 1}
KITCHEN/RELATED FOOD STORAGE	1523	2000	(477)		X ^{NOTE 2}	
RESTROOMS	2490	2700	(210)		X ^{NOTE 2}	
INTERDISCIPLINARY-1ST GRADE	3554	3600	(46)	X		
INTERDISCIPLINARY-2ND GRADE	2677	2700	(23)	X		
INTERDISCIPLINARY-3RD GRADE	2683	2700	(17)	X		
INTERDISCIPLINARY-3RD GRADE / 4TH GRADE	891	900	(9)	X		
INTERDISCIPLINARY-4TH GRADE	1792	1800	(8)	X		
INTERDISCIPLINARY-5TH GRADE	2621	2700	(79)	X		
INTERDISCIPLINARY-6TH GRADE	2669	2700	(31)	X		
LIBRARY (STACK AND A.V.)	2784	2528	256	X		
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	3506	3290	216	X		
INTERDISCIPLINARY RESOURCE	169	200	(31)	X		
COMPUTER LAB(S)	1304	900	404	X		
MUSIC	1492	950	542	X		
FINE ARTS	1346	1500	(154)		X ^{NOTE 2}	
GATE	407	650	(243)		X ^{NOTE 2}	
PTO	973	0	973	X		
FEDERAL PROGRAMS (TITLE 1, ETC.)	912	900	12	X		
Grand Total	43059	41259	1800			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	3	3	0	X		
PLAYGROUND	2	2	0	X		
BASKETBALL COURT	3	3	0	X		
OPEN AREA	2	2	0	X		

NOTES
1. The inadequate area concerns Physical Education. The Space Standard that CCSD has adopted provides that there should be two different rooms for Physical Education and Dining. The presence of only one large area along with the smaller Multi-Purpose room being undersized accounts for a significant portion of the inadequate space.
2. Food Dining/Kitchen/Related Storage, Restrooms, Fine Arts, and GATE comprise the majority of the other substandard areas due to their smaller size.

Churchill County High School							(BASED ON STUDENT LOAD OF 1348, SEE GLOSSARY.)		
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy					
				Adequate	Substandard	Inadequate			
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	7709	7972	(263)		X ^{NOTE 3}				
PHYSICAL EDUCATION/MULTI-PURPOSE	35082	38543	(3461)			X ^{NOTE 1}			
FOOD DINING/KITCHEN/RELATED STORAGE	7087	12160	(5073)			X ^{NOTE 2}			
RESTROOMS	5794	6400	(606)		X ^{NOTE 3}				
INTERDISCIPLINARY - 9TH	1830	1700	130	X					
INTERDISCIPLINARY - 9TH / INTERDISCIPLINARY - 10TH	5622	5950	(328)		X ^{NOTE 4}				
INTERDISCIPLINARY - 9TH / INTERDISCIPLINARY - 12TH	3166	2550	616	X					
INTERDISCIPLINARY - 10TH	1854	1700	154	X					
INTERDISCIPLINARY - 10TH / INTERDISCIPLINARY - 11TH	3877	4250	(373)		X ^{NOTE 4}				
INTERDISCIPLINARY - 10TH / INTERDISCIPLINARY - 12TH	819	850	(31)	X					
INTERDISCIPLINARY - 11TH	2471	2550	(79)	X					
INTERDISCIPLINARY - 11TH / INTERDISCIPLINARY - 12TH	1660	1700	(40)	X					
INTERDISCIPLINARY - 12TH	2956	2550	406	X					
DEDICATED SCIENCE LAB AND PREP AREAS	13883	15000	(1117)		X ^{NOTE 3}				
LIBRARY (STACK, A.V., CONFERENCE, PROJECT, STORAGE)	6209	7725	(1516)		X ^{NOTE 3}				
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	8520	8820	(300)		X ^{NOTE 3}				
COMPUTER LAB(S)	7794	7200	594	X					
MUSIC/AUDITORIUM	11548	12826	(1278)		X ^{NOTE 3}				
FINE ARTS, PRACTICAL ARTS, CULINARY ARTS	8905	8837	68		X ^{NOTE 3}				
INDUSTRIAL ARTS	31621	25750	5871	X					
CONSUMER ECON	3319	4200	(881)		X ^{NOTE 3}				
ELL	761	761	0	X					
DISTANCE ED	875	875	0	X					
ROTC	2209	2209	0	X					
CLUBS	1139	1139	0	X					
Grand Total	176708	184217	(7508)						
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy					
				Adequate	Substandard	Inadequate			
PARKING LOT	3	3	0	X					
BASEBALL FIELDS	3	3	0	X					
TENNIS COURTS	6	6	0	X					
TRACK	1	1	0	X					
FOOTBALL FIELD	1	1	0	X					
OPEN AREA	3	3	0	X					

NOTES
<p>1. The inadequate area concerns Physical Education. The Physical Education areas fall short of the Space Standard particularly due to insufficient storage space. This amount is also compounded by the addition of the almost 8000 SF of exterior storage sheds and containers that house athletic gear.</p> <p>2. The Dining/Kitchen area also does not meet the Space Standard and continually does not provide the amount of student seating needed for daily use.</p> <p>3. Other areas that are in need of rearrangement to accommodate programmatic needs or space standards include: Administration (Rearrangement of Guidance so that it would not be adjacent to Administration), the Library (specifically, computer space), Special Ed Therapy, Science Labs, Auditorium Storage, Fine Arts Storage, Restrooms, Consumer Econ, and Shop Storage.</p> <p>4. 12 INTERDISCIPLINARY classrooms do not meet the space standards adopted by CCSD, but programmatically they are sufficient.</p>

Churchill County Junior High School						
(BASED ON STUDENT LOAD OF 631, SEE GLOSSARY.)						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, NURSE, CONFERENCE, ETC.)	4889	4749	140	X		
PHYSICAL EDUCATION/MULTI-PURPOSE	17984	18968	(984)			X ^{NOTE 1}
FOOD DINING/KITCHEN/RELATED STORAGE	6616	6740	(124)			X ^{NOTE 2}
RESTROOMS	2993	3800	(807)		X ^{NOTE 3}	
INTERDISCIPLINARY - 7TH / INTERDISCIPLINARY - 8TH	2451	2550	(99)		X ^{NOTE 3}	
INTERDISCIPLINARY - 7TH	6496	6800	(304)		X ^{NOTE 3}	
INTERDISCIPLINARY - 8TH	4528	5100	(572)		X ^{NOTE 3}	
DEDICATED SCIENCE LAB AND PREP AREAS	7779	5450	2329	X		
LIBRARY (STACK, A.V., CONFERENCE, PROJECT, STORAGE)	4126	3300	826	X		
SPECIAL ED (COUNSELING, THERAPY, CLASSROOM, EQUIPMENT STORAGE)	6046	6570	(524)		X ^{NOTE 3}	
COMPUTER LAB(S)	3649	4400	(751)		X ^{NOTE 3}	
MUSIC	1659	1320	339	X		
FINE ARTS, PRACTICAL ARTS	3429	3600	(171)		X ^{NOTE 3}	
ELL	975	975	0	X		
ROTC	1397	1397	0	X		
UNASSIGNED	725	725	0	X		
Grand Total	75742	76444	(702)			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	3	3	0	X		
BASKETBALL COURTS	3	3	0	X		
TRACK	1	1	0	X		
FOOTBALL FIELD	1	1	0	X		
OPEN AREA	1	1	0	X		

NOTES
1. The inadequate area concerns Physical Education. The Physical Education areas fall short of the Space Standard particularly due to insufficient storage space. This amount is also strengthened by the addition of almost 1000 SF of exterior storage sheds and containers that house athletic gear.
2. The Dining/Kitchen also does not meet the Space Standard and continually does not provide the amount of student seating needed for daily use.
3. Other areas that are in need of rearrangement to accommodate programmatic needs or space standards include: the 7th and 8th Grade Classrooms, Computer Labs, Special Ed Therapy, Restrooms, and Fine Arts Storage.

Maintenance						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
SUPPORT - OFFICE	1119	1119	0	X		
ADMINISTRATION - FACULTY	619	619	0	X		
CARPENTER SHOP	1225	1225	0	X		
PAINT SHOP	1313	1313	0	X		
ELECTRIC/HVAC SHOP	1348	1348	0	X		
LOCK SHOP	100	100	0	X		
TOOL ROOM	93	93	0	X		
PLUMBING/METAL SHOP	1429	1429	0	X		
PAINT ROOM	181	181	0	X		
SUPPORT-MAINTENANCE STORAGE	3996	3996	0	X		
ADMINISTRATION - RESTROOMS	225	225	0	X		
SUPPORT-CUSTODIAL	48	48	0	X		
SUPPORT-EQUIPMENT/MECHANICAL	40	40	0	X		
Grand Total	11648	11648	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Warehouse 1						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
SUPPORT - OFFICE	436	436	0	X		
SUPPORT - SUPPLIES	6089	6089	0	X		
FOOD -DINING STORAGE	474	474	0	X		
ADMINISTRATION - RESTROOM	79	79	0	X		
Grand Total	7078	7078	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Warehouse 2						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION - RESTROOM	24	24	0	X		
SUPPORT - OFFICE	349	349	0	X		
SUPPORT-MAINTENANCE STORAGE / SUPPORT - SUPPLIES	2570	2570	0	X		
Grand Total	2943	2943	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Cottage Buildings						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION - OFFICES	2185	2185	0	X		
ADMINISTRATION - STORAGE	537	537	0	X		
ADMINISTRATION - COPY/MAIL	180	180	0	X		
ADMINISTRATION - GUIDANCE	500	500	0	X		
ADMINISTRATION - FACULTY	96	96	0	X		
ADMINISTRATION - RESTROOMS	303	303	0	X		
INTERDISCIPLINARY - RESOURCE	736	736	0	X		
COMPUTER LAB	784	784	0	X		
RESTROOMS	422	422	0	X		
EQUIPMENT/MECHANICAL	435	435	0	X		
UNASSIGNED	784	784	0	X		
Grand Total	6962	6962	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Central Offices						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION - CONFERENCE	837	837	0	X		
ADMINISTRATION - COPY/MAIL	236	236	0	X		
ADMINISTRATION - LOUNGE	153	153	0	X		
ADMINISTRATION - OFFICES	2038	2038	0	X		
ADMINISTRATION - RECEPTION	310	310	0	X		
ADMINISTRATION - RECORDS	435	435	0	X		
ADMINISTRATION - STORAGE	191	191	0	X		
ADMINISTRATION - RESTROOMS	323	323	0	X		
CUSTODIAL	18	18	0	X		
EQUIPMENT/MECHANICAL	32	32	0	X		
UNASSIGNED	325	325	0	X		
Grand Total	4898	4898	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Transportation						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
ADMINISTRATION (OFFICES, CONFERENCE, STORAGE, RESTROOMS)	973	973	0	X		
TOOL ROOM	79	79	0	X		
PARTS STORAGE	298	298	0		X ^{NOTE 1}	
TIRE SHOP	420	420	0	X		
CUSTODIAL	30	30	0	X		
MAINTENANCE SHOPS	4824	4824	0	X		
Grand Total	1770	1770	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
BUS PARKING LOT	1	1	0	X		
PARKING LOT	1	1	0	X		

NOTES

1. The only area noted during the previous workshops was a lack of area to store large parts that are sometimes needed.

Grounds Metal Shed						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
LOUNGE	116	116	0	X		
OFFICE	148	148	0	X		
MAINTENANCE SHOP	2438	2438	0	X		
MAINTENANCE STORAGE	2240	2240	0	X		
RESTROOM	54	54	0	X		
TOOL ROOM	57	57	0	X		
PARTS STORAGE	362	362	0	X		
Grand Total	5415	5415	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Grounds Chemical Storage						
General Space Use	Inventoried Total Net SF	Required Net SF	Inventoried SF Vs. Required SF	Program Adequacy		
				Adequate	Substandard	Inadequate
CUSTODIAL	190	190	0	X		
MAINTENANCE STORAGE	170	170	0	X		
RESTROOMS	80	80	0	X		
Grand Total	440	440	0			
General Site Use	Inventoried Area (EA)	Required Areas (EA)	Inventoried Area Vs. Required Area	Program Adequacy		
				Adequate	Substandard	Inadequate
PARKING LOT	1	1	0	X		

Appendix D - Glossary

Common Area Space – space utilized by the public (hallways, restrooms, etc.)

Cost Avoidance – costs (in 2010 dollars) associated with maintenance and repair needs of the facilities that would not be incurred if the option listed were undertaken.

Cost of Remediation – costs associated with removal and disposal of potentially hazardous building materials (asbestos, lead paint, etc.)

Disposition – disposal of a property or facility either by demolition, selling or combination of the two.

Non-common Area Space – spaces such as offices and classrooms that are used for specific purposes.

Pre-engineered – a pre-fabricated structure that is assembled on site to the builder's specified configuration.

Programmatic – functions of specific classes or grades (lunch schedules, P.E. schedules, library times, computer room usage, etc.) that need to be taken into consideration when moving those classes or grades to a different location

Unused Space – space made available in a facility by moving the function to another facility.