Lake Central School Corporation
Lake Central High School &
District-Wide Facility Master Plan

May 2010

DeJONG

Acknowledgements

We would like to extend our appreciation to the Lake Central School Corporation for choosing DeJONG, and providing the information necessary to complete this master plan. We would also like to express our sincere appreciation to the School Board, to the Facilities Master Plan Steering Committee who worked diligently toward the development of the parameters of this plan, and to the community members who provided critical input. DeJONG would especially like to thank Superintendant Dr. Gerald Chabot and his administration for careful assistance throughout the planning process.

As a team, we appreciate this opportunity to serve the school community as you embark on your vision for the future of education in the Lake Central School Corporation.

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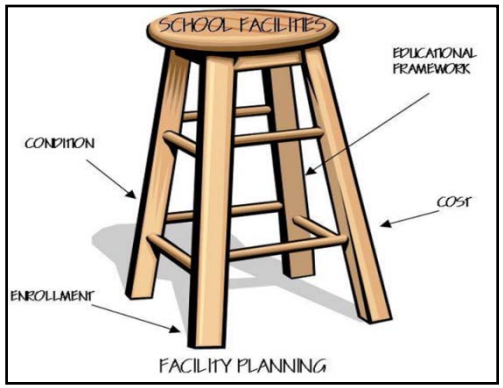
Table of Contents

Executive Summary

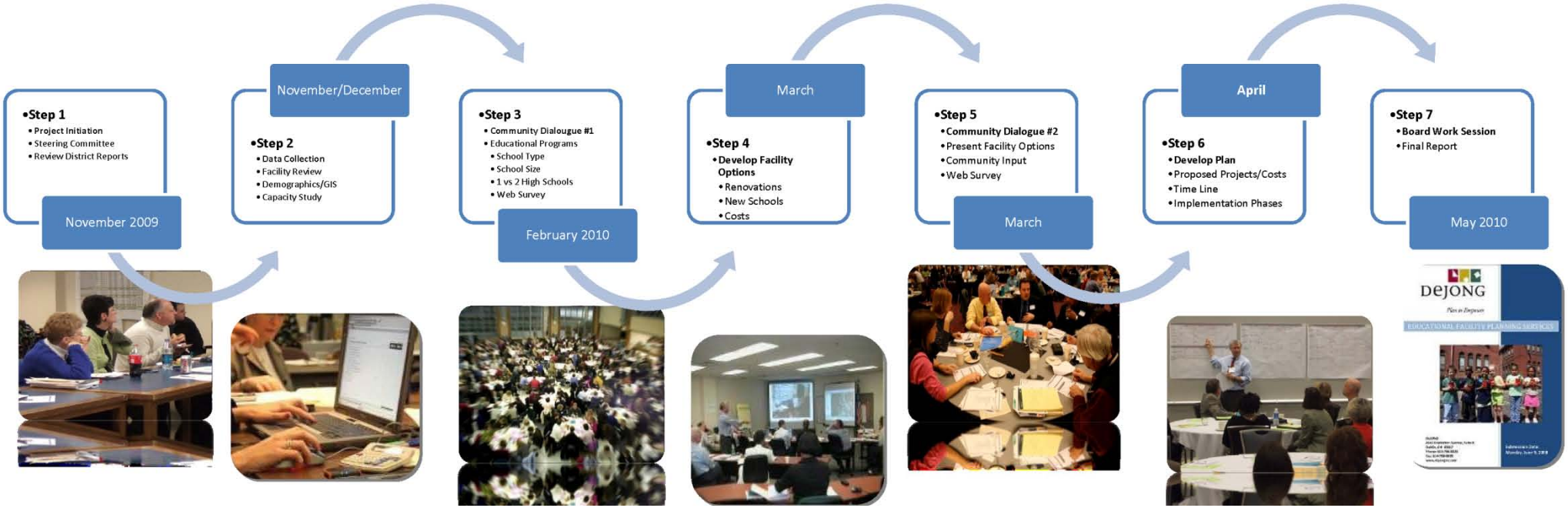
Introduction

From December 2009 through May 2010, the Lake Central School Corporation has undertaken a process to develop a facility master plan that addresses the school facilities in the district. Four factors that create the facility master plan are student enrollment, building condition, educational framework, and costs.



Planning Process

The planning process was developed with extensive community involvement, and focused on developing a facility plan to meet the school facility needs for the 21st Century. The Facilities Master Planning Steering Committee was formed as an advisory group to guide the process, and is representative of different areas and interest groups within the school district. DeJONG, and educational facilities planning firm, was hired to facilitate the planning process, and to assist the School Board to make the most appropriate decisions regarding school facilities.

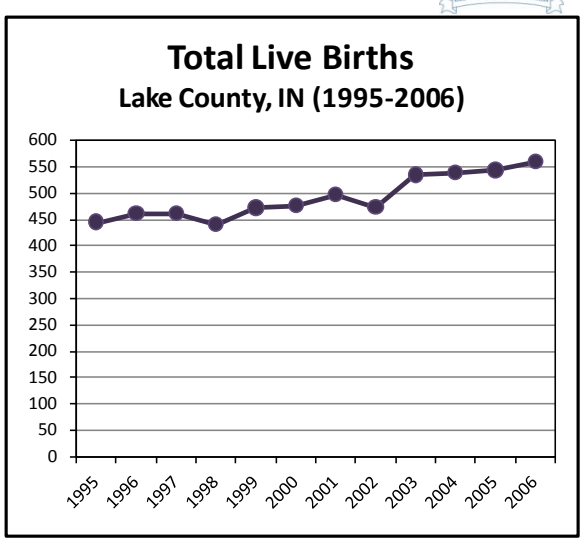


Background Report

Enrollment

Live Birth Data

Historical live birth data for the three towns comprising the School Corporation was collected. The total number of live births for this area has steadily increased from 1995 to 2006. In 1995, there were 445 births compared to 559 in 2006. This represents an increase of 114 births during this 11 year period.



Historical Enrollment – By Grade Grouping

The Lake Central School Corporation student enrollment for all grades grew from the 2000-01 school year to 2009-10 school year. At the Kindergarten through Grade 4 level, total enrollment increased by 816 students. For Grades 5 through 8, the total number of students enrolled increased by 665. The largest increase was for Grades 9 through 12 where an increase of 598 students occurred from the 2003-04 school year to the 2009-10 school year. The overall total enrollment for all grade levels increased from 8,621 for the 2003-04 school year to 10,072 for the 2009-10 school year which was an increase of 2,079 students.

The tables that follow show enrollment changes for the school years 2000-01 through 2009-10 by grade. In addition, the graphs illustrate total changes by grade level by year.

Historical Elementary Enrollment (Grades K - 4)

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
K	276	291	273	567	559	660	660	647	657	660
1	628	622	658	636	698	700	740	766	732	733
2	635	627	619	642	645	681	698	746	752	695
3	620	659	644	655	700	700	711	717	776	761
4	661	654	676	686	702	746	732	753	744	787
SubTotal	2,820	2,853	2,870	3,186	3,304	3,487	3,541	3,629	3,661	3,636

Historical Middle Enrollment (Grades 5 - 8)

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
5	664	675	658	710	731	744	783	754	784	763
6	636	680	699	682	732	779	801	814	780	835
7	648	656	684	729	731	763	817	828	839	801
8	638	658	691	705	773	744	779	844	843	852
SubTotal	2,586	2,669	2,732	2,826	2,967	3,030	3,180	3,240	3,246	3,251

Historical High Enrollment (Grades 9 - 12)

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
9	695	706	720	760	796	861	835	814	818	838
10	687	650	678	661	721	747	835	803	837	890
11	596	645	625	630	631	672	699	792	763	748
12	609	539	600	558	590	582	622	646	732	709
SubTotal	2587	2540	2623	2609	2738	2862	2991	3055	3150	3185
Total	**7,993**	**8,062**	**8,225**	**8,621**	**9,009**	**9,379**	**9,712**	**9,924**	**10,057**	**10,072**

Source: Lake Central School Corporation and McKibben Demographics

Projected Enrollment – By Grade Grouping

Projected enrollment for the 2010-11 through 2017-18 school years shows a decrease at the elementary and middle school levels while an increase will occur at the high school level. At the elementary level, which reflects Kindergarten through Grade 4, the projected enrollment shows a decline of 305 students from the 2010-11 school year to the 2017-18 school year. Similarly, the middle school enrollment, which reflects Grades 5 through 8, shows a decline of 33 students. The high school level, reflecting Grades 9 through 12, shows an increase of 326 students during this same timeframe. The graphs shows total projected enrollment by grade level by year. The table that follows shows projected enrollment by year and grade level.

Projected Elementary Enrollment (Grades K - 4)								
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
K	658	657	651	651	648	641	638	636
1	701	692	683	670	662	652	641	631
2	719	715	706	697	683	676	666	654
3	743	738	734	725	716	699	692	682
4	813	781	776	770	763	751	733	726
SubTotal	3,634	3,583	3,550	3,513	3,472	3,419	3,370	3,329
Projected Middle Enrollment (Grades 5 - 8)								
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
5	844	841	807	803	800	790	778	759
6	815	882	879	844	840	836	826	813
7	848	838	907	907	872	868	864	853
8	831	861	850	923	924	888	884	880
SubTotal	3,338	3,422	3,443	3,477	3,436	3,382	3,352	3,305
Projected High Enrollment (Grades 9 - 12)								
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
9	883	889	921	910	988	979	941	937
10	831	839	845	875	865	934	925	889
11	814	777	784	790	818	804	869	860
12	627	749	715	721	727	748	736	795
SubTotal	3155	3254	3265	3296	3398	3465	3471	3481
Total	**10,127**	**10,259**	**10,258**	**10,286**	**10,306**	**10,266**	**10,193**	**10,115**

Source: Lake Central School Corporation and McKibben Demographics

Facilities Summary

Building condition is evaluated from the standpoints of physical condition and educational adequacy. The following table displays the baseline facilities data.

	Bibich Elementary	Homan Elementary	Kolling Elementary	Peifer Elementary	Protsman Elementary	Watson Elementary	Clark Middle	Grimmer Middle	Kahler Middle	Lake Central Freshman	Lake Central High
Year Built	1977	1950	1954	1962	1962	1977	2007	1974	1958	1994	1967
Size (SF)	72,140	96,996	101,879	91,184	71,023	83,672	206,000	128,948	206,063	125,783	307,787
Area (Acres)	20.8	8.8	31	20.2	15	20.1	40	30	16.8	Shares HS Site	61
Grades	K-4	K-4	K-4	K-4	K-4	K-4	5-8	5-8	5-8	9	9-12
2009-10 Enrollment	553	558	696	518	700	620	1,161	997	1,091	832	2,337
Capacity	550	660	660	616	682	572	1,318	1,116	1,201	723	1,934
Suitability Rating	44%	53%	43%	51%	40%	40%	87%	45%	49%	59%	40%
Educational Adequacy	74%	90%	90%	74%	59%	74%	96%	92%	90%	49%	

Suitability Rating

This data includes a suitability rating, which was determined by Schmidt & Associates who performed assessments on each facility during January 2010. These assessments rated every system in each School Corporation Facility, and then summed those ratings to create the suitability rating. A higher suitability rating means that the facility is more suitable, and a lower rating means its condition is less suitable. As expected, the facility with the highest suitability rating is Clark Middle School (which was built in 2007). The lowest rated schools are the high school, Protsman Elementary, and Watson Elementary.

Educational Adequacy

In December, DeJONG staff toured each facility to perform and educational adequacy assessment. An educational adequacy assessment evaluates how well the school campus is equipped to deliver the instructional curriculum. Educational programs have changed significantly over the past fifty years. Some of those changes include English as a second language, inclusion of special education students, and the addition of gifted & talented programs. Clark MS has the best educational adequacy ranking. Lake Central HS & Freshman Center is the least educationally adequate in the Corporation.

Community Dialogue #1

Summary of Community Dialogue #1 Results

On February 3, 2010, the Lake Central School Corporation facilitated a community dialogue at Clark Middle School to discuss the facility master planning process and gather input from the community regarding preferences for school facilities and programs. Approximately 210 people attended the dialogue, with an additional 560 people participating online using the same questionnaire as the community dialogue. The following results summary describes these preferences. For a complete review of the results, please review the Community Dialogue #1 Results Report.

Majority of respondents preferred school sizes:

Elementary (K-4)	400-600 students
Middle (5-8)	500-900 students
High (9-12)	1,500-2,500 students

Majority of respondents preferred class sizes:

Elementary (K-4)	16-23 students/classroom
Middle (5-8)	20-27 students/classroom
High (9-12)	20-27 students/classroom

Kindergarten and Pre-K:

- Respondents prefer Pre-K to be offered to all parents who have an interest
- Respondents prefer Pre-K and K to be located at elementary schools, or in a combination between elementary schools and special centers
- Respondents prefer that the School Corporation offer full-day K, but responses are split on whether the Corporation should pay for it

Preferred grade configurations:

Elementary/Middle	K-5, 6-8
High (9-12)	9, 10-12 (Current configuration)

Parity among school facilities:

- Respondents want parity among school facilities in the District

Technology:

- Respondents indicate the importance of each school having 21st Century learning environments (including computers, TVs/projectors, smart boards, etc.), but do not want to lose sight of fundamental learning

Preferred spaces for each school:

- Respondents indicate preference for comprehensive school facilities at all levels

Community use of facilities:

- Respondents prefer that schools be available for community use during evening and weekend hours, especially athletic facilities, cafeterias, and auditoriums.

High school organization:

- The majority of respondents did not support staggered schedules for high school students but did favor a later start time
- Results were approximately 55% not in favor of thematic schools, with 45% in favor. Respondents indicated that if thematic schools were created they should be partnerships with colleges/universities, health care/hospitals, businesses, etc. A majority of respondents indicated they would consider sending their children to a thematic school
- Respondents indicated the School Corporation should consider expanding on-line course offerings

Number of high schools:

- Respondents did not have a clear majority when indicating at what point a second comprehensive high school should be built
- Respondents were split between one and two comprehensive high schools in the Corporation, with some comments suggesting three

Building preferences:

- Respondents were split between whether they would prefer to build a new school instead of renovating even if it costs more, or if they would prefer the more cost-effective option

Condition of Facilities:

- Respondents perceived that most of the school facilities are in "Good" condition. They indicated that the newest Middle School, Clark, is in "Excellent" condition, and that Lake Central High School and the Bus Barn are in "Poor" condition.

Large schools vs. small schools:

- Respondents indicated observations about large and small schools:

Large Schools	More activities, more competition for fewer spots, more diversity, safety concerns, crowded hallways, fewer personal relationships, more specialty courses, teachers are disconnected
Small Schools	More attention, smaller class sizes, greater ability to participate in sports, fewer resources, fewer specialties courses, lack of diversity, less competition, safer

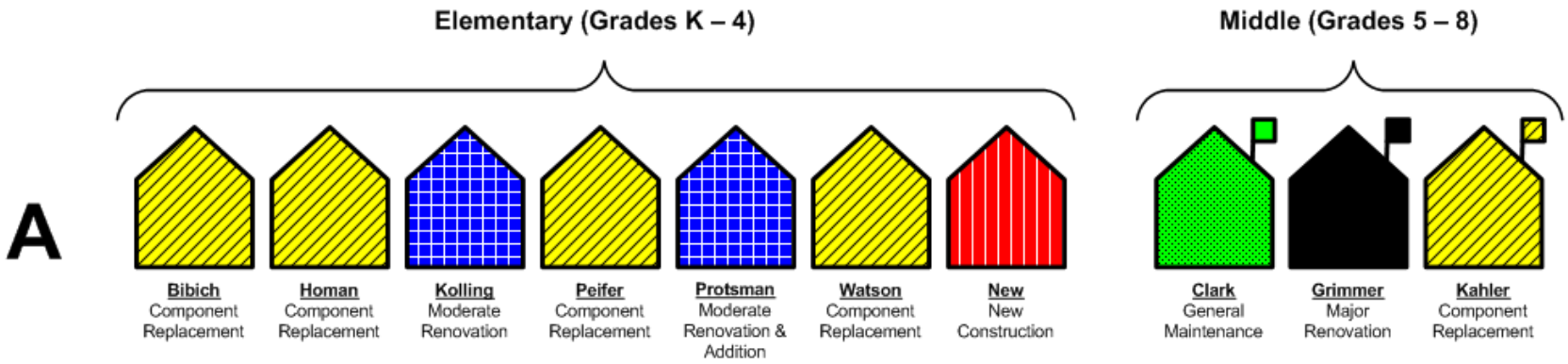
Options

Words

Elementary/Middle Options (Grades K-8)

Elementary and Middle School Options were developed together to address all facilities within the district. Options A and B maintain the current grade configuration (K-4, 5-8), and Option C changes the grade configuration (K-5, 6-8).

Option A: K-4, 5-8

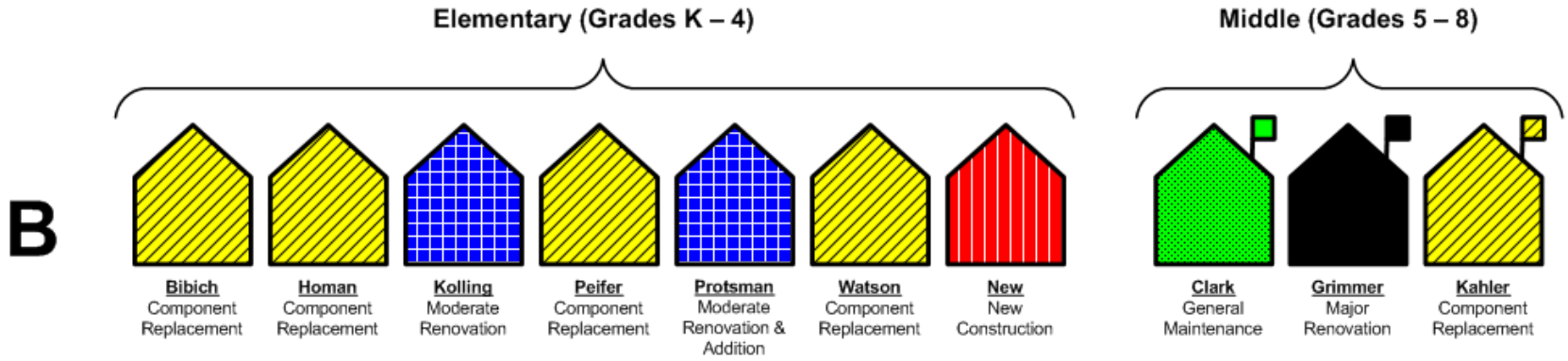


In Option A, most elementary and middle schools would receive component replacements where appropriate. Component replacements are improvements such as roofs, HVAC [Heating & Air-conditioning], and other selective improvements.

Kolling ES and Protsman ES would receive more extensive renovations that we are calling moderate renovations. Protsman also receives an addition to address issues of cafeteria and support spaces. Grimmer MS would receive a major renovation. Additionally, a new elementary school would be built in the Corporation, which could accommodate additional enrollment growth or the addition of full-day Kindergarten should the Corporation make that available. The total cost to address every elementary and middle school in Option A is approximately $84,485,528.

K-4, 5-8 Option A	Suggested Students	Action 1			Action 2			Total Cost
		Action	SF	Est. Cost	Action	SF	Est. Cost	
Bibich ES	553	Component Replacement	72,140	$3,102,020				$3,102,020
Homan ES	558	Component Replacement	96,996	$4,170,828				$4,170,828
Kolling ES	696	Moderate Renovation	101,879	$10,951,993				$10,951,993
Peifer ES	518	Component Replacement	91,184	$3,920,912				$3,920,912
Protsman ES	700	Moderate Renovation	71,023	$7,634,973	Addition	10,000	$2,150,000	$9,784,973
Watson ES	620	Component Replacement	83,672	$3,597,896				$3,597,896
New ES	600	New Construction	84,000	$18,060,000				$18,060,000
Clark MS	1,161	General Maintenance	206,000	$0				$0
Grimmer MS	997	Major Renovation	128,948	$21,211,946				$21,211,946
Kahler MS	1,091	Component Replacement	206,063	$9,684,961				$9,684,961
TOTAL	7,494		1,141,905	$82,335,528		10,000	$2,150,000	$84,485,528

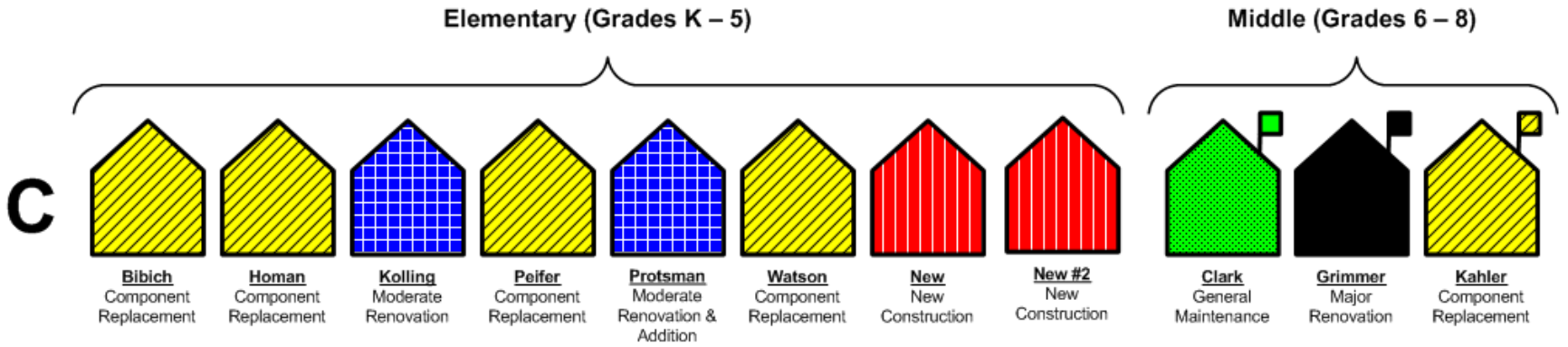
Option B: K-4, 5-8 with a Magnet/Thematic Elementary School



Option B is very similar to Option A. The difference is that the new elementary school would be a magnet or thematic program, meaning that redistricting would not be necessary. In Option B, most elementary and middle schools would receive component replacements where appropriate. Kolling ES and Protsman ES would receive moderate renovations, with Protsman also receiving an addition. Grimmer MS would receive a major renovation. Additionally, a new elementary school would be built in the Corporation, which could accommodate additional enrollment growth or the addition of full-day Kindergarten should the Corporation make that available. The total cost to address every elementary and middle school in Option B is approximately$84,485,528.

K-4, 5-8 Option B	Suggested Students	Action 1			Action 2			Total Cost
		Action	SF	Est. Cost	Action	SF	Est. Cost	
Bibich ES	553	Component Replacement	72,140	$3,102,020				$3,102,020
Homan ES	558	Component Replacement	96,996	$4,170,828				$4,170,828
Kolling ES	696	Moderate Renovation	101,879	$10,951,993				$10,951,993
Peifer ES	518	Component Replacement	91,184	$3,920,912				$3,920,912
Protsman ES	700	Moderate Renovation	71,023	$7,634,973	Addition	10,000	$2,150,000	$9,784,973
Watson ES	620	Component Replacement	83,672	$3,597,896				$3,597,896
New ES	600	New Construction	84,000	$18,060,000				$18,060,000
Clark MS	1,161	General Maintenance	206,000	$0				$0
Grimmer MS	997	Major Renovation	128,948	$21,211,946				$21,211,946
Kahler MS	1,091	Component Replacement	206,063	$9,684,961				$9,684,961
TOTAL	7,494		1,141,905	$82,335,528		10,000	$2,150,000	$84,485,528

Option C: K-5, 6-8



In Option C, Kolling ES and Protsman ES would receive moderate renovations, with Protsman also receiving an addition. Grimmer would receive a major renovation. Grade configuration would change to K-5, 6-8. To accommodate this change, two new elementary schools would be built. Thus, the Corporation would have 8 elementary schools and 3 middle schools. The total cost to address every elementary and middle school in Option B is approximately $104,225,528.

K-5, 6-8 Option C	Suggested Students	Action 1			Action 2			Total Cost
		Action	SF	Est. Cost	Action	SF	Est. Cost	
Bibich ES	553	Component Replacement	72,140	$3,102,020				$3,102,020
Homan ES	558	Component Replacement	96,996	$4,170,828				$4,170,828
Kolling ES	696	Moderate Renovation	101,879	$10,951,993				$10,951,993
Peifer ES	518	Component Replacement	91,184	$3,920,912				$3,920,912
Protsman ES	700	Moderate Renovation	71,023	$7,634,973	Addition	10,000	$2,150,000	$9,784,973
Watson ES	620	Component Replacement	83,672	$3,597,896				$3,597,896
New ES	600	New Construction	84,000	$18,060,000				$18,060,000
New ES	600	New Construction	84,000	$19,740,000				$19,740,000
Clark MS	1,161	General Maintenance	206,000	$0				$0
Grimmer MS	997	Major Reno.	128,948	$21,211,946				$21,211,946
Kahler MS	1,091	Component Replacement	206,063	$9,684,961				$9,684,961
TOTAL	8,094		1,225,905	$102,075,528		10,000	$2,150,000	$104,225,528

High School Options (Grades 9-12)

The following high school options address facilities for grades 9-12.

The typical size of a high school in the United States is approximately 180-200 sq. feet per student. In Indiana it is larger, approximately 200-220+ sq. ft. per student.

A high school for 3,500 students would require approximately 700,000 square feet. The current high school is approximately 440,000 sq. feet [not including the portables].

The current high school facility conditions suggest that the district should consider major renovation or the older portion of the high school should be replaced.

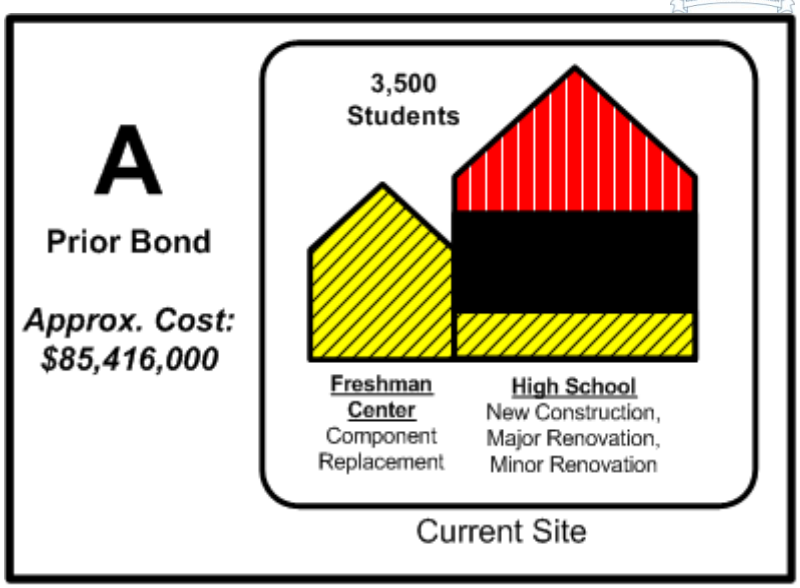
The high school portion of the previous bond issue was for approximately $83m. This amount was a scaled back project from what would be needed to develop a state-of-the-art high school project to meet the needs of 3500 students. So comparing possible future scenarios to the previous bond issue is not comparing Apples to Apples. We had to go back to the original metrics of what is a comprehensive high school.

- Capacity for 3,500 students
  - Utilization based on using classrooms 7 out of 8 periods [2 day block schedule] or 6 out of 7 periods per day on a traditional schedule
- Approximately 200 s.f./student
- Classrooms which are a minimum of 800 s.f.
- Labs which are a minimum of 1300 s.f.
- Auditorium
- Gyms
- Pool
- Vocational programs

In the options below, option A would be the approximate amounts of the Prior bond Issue. The remainder of the options attempt to provide an "Apples to Apples" comparison of costs. Some may argue that these numbers are too high. If they are too high then all of the options are too high since they used the same formulas. Likewise if they are too low then they are all too low. This does not mean that these other options might not be scaled back at a later date but are here for comparative purposes.

Option A – Prior Bond Project

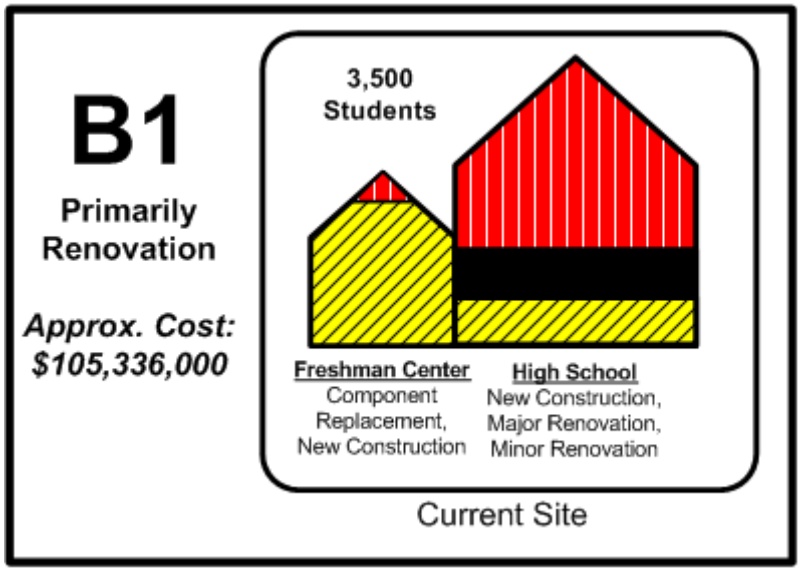
Option A, is the prior bond project, in which the Freshman Center would receive a combination of component replacement and new construction, and the existing high school would receive new construction, major renovation, and minor renovation and some demolition. The total cost to address the high schools in Option A would be approximately $85,416,000. The actual bond issue was for approximately $83m.



	9-12 Prior Bond	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Reno Existing HS with Freshman Center	Freshman Center	950	Component Replacement	130,000	$6,240,000	New Construction	10,000	$2,400,000			$0	$8,640,000
	High School	2,550	New Construction	150,000	$36,000,000	Major Renovation	207,000	$34,776,000	Minor Reno	100,000	$6,000,000	$76,776,000
	TOTAL	3,500		280,000	$42,240,000		217,000	$37,176,000		100,000	$6,000,000	$85,416,000

Option B1 – One HS on Current Site (Primarily Renovation)

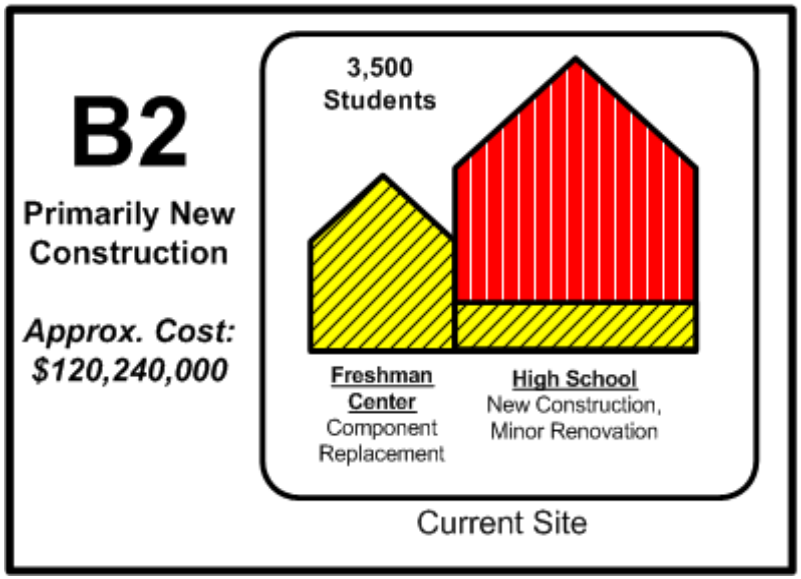
Option B1 is similar to Option A except the current high school site would receive more new construction. The reason for the increase in new construction is to meet programmatic needs for 3,500 high school students. The total cost to address the high schools in Option B1 would be approximately $105,336,000.



	9-12 Option B1	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Reno Existing HS with Freshman Center	Freshman Center	950	Component Replacement	130,000	$6,240,000	New Construction	10,000	$2,400,000			$0	$8,640,000
	High School	2,550	New Construction	233,000	$55,920,000	Major Renovation	207,000	$34,776,000	Minor Reno	100,000	$6,000,000	$96,696,000
	TOTAL	3,500		363,000	$62,160,000		217,000	$37,176,000		100,000	$6,000,000	$105,336,000

Option B2 – One HS on Current Site (Primarily New Construction)

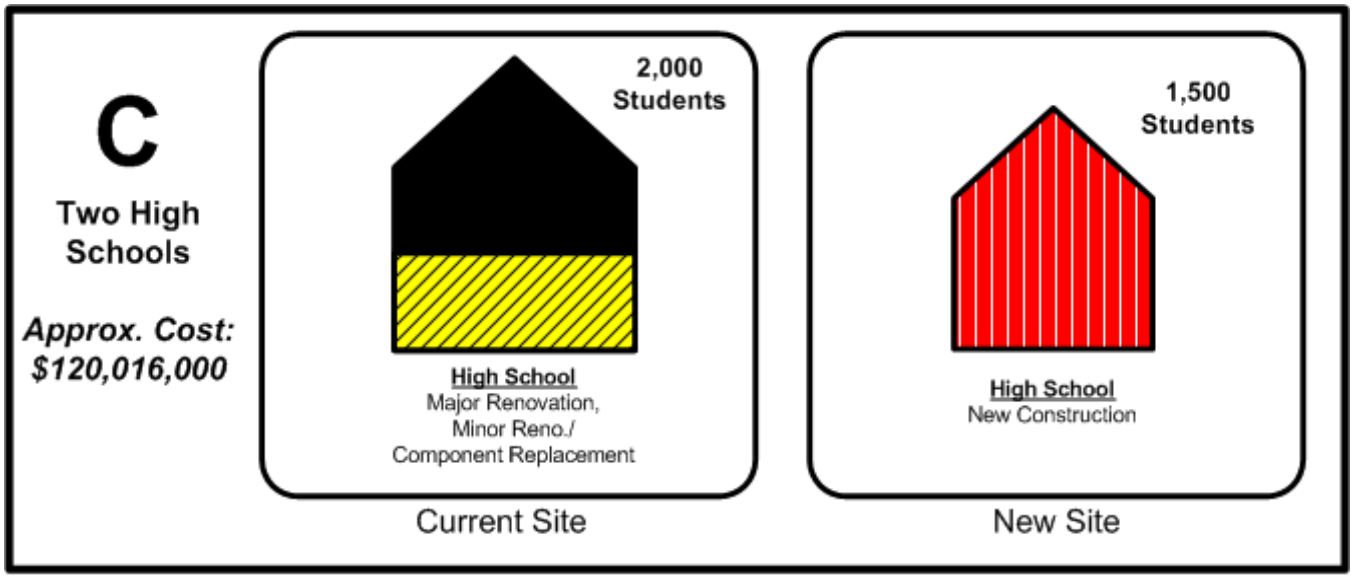
Option B2 is based on keeping the Freshman Center, the cafeteria and some PE/athletic space and replacing the remainder of the building with a new school. In essence this would result in basically a new high school on the current site. The cost to address the high schools in Option B2 would be approximately $120,240,000.



	9-12 Option B2	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Keep Freshman Center, Demo Major Portions on Existing HS and Build New on Current Site	Freshman Center	950	Component Replacement	130,000	$6,240,000			$0			$0	$6,240,000
	High School	2,550	New Construction	450,000	$108,000,000	Minor Renovation	100,000	$6,000,000			$0	$114,000,000
	TOTAL	3,500		580,000	$114,240,000		100,000	$6,000,000		0	$0	$120,240,000

Option C – Two 9-12 High Schools (One on current site, one on new site)

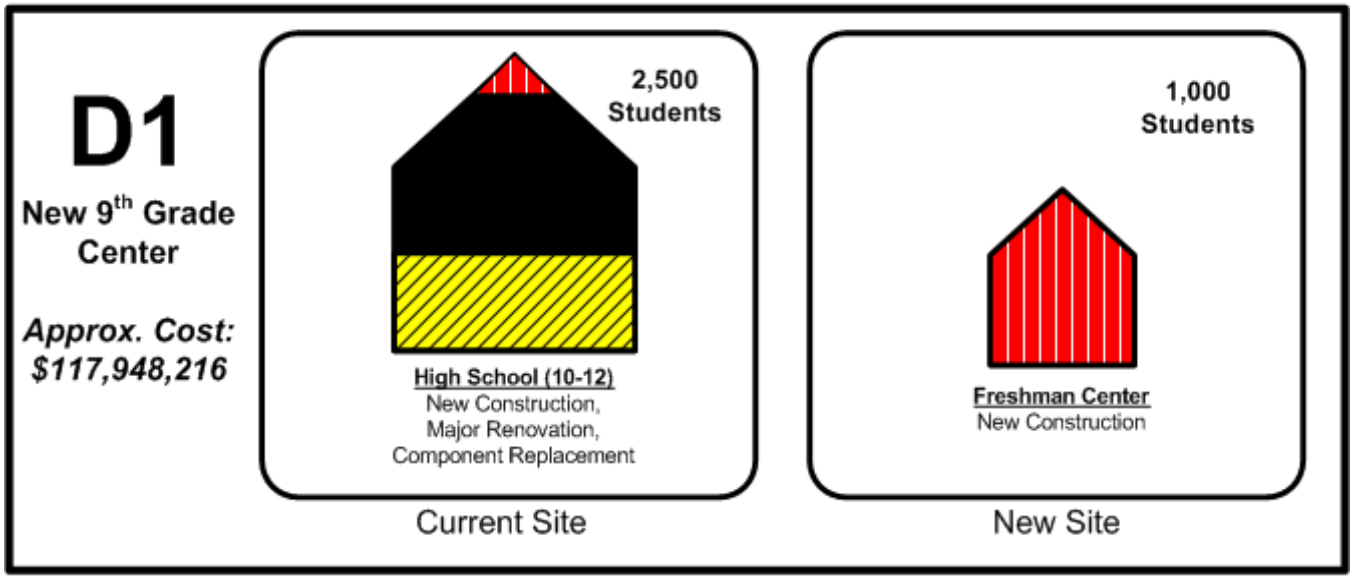
In Option C, two 9-12 high schools would exist. One high school for 2,000 students would be created from the current Freshman Center and a renovation of part of the existing high school. The second high school for 1,500 students would be built new on a new site. The total cost to address the high schools in Option C would be approximately $113,016,000.



	9-12 Option C	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Reno Existing HS 9-12	Existing HS	2,000	Component Replacement	130,000	$6,240,000	Major Renovation	207,000	$34,776,000	Minor Reno	100,000	$6,000,000	$41,016,000
New 2nd HS 9-12 on New Site	New HS	1,500	New Construction	300,000	$72,000,000	New Pool		$7,000,000				$79,000,000
	TOTAL	3,500		430,000	$78,240,000		207,000	$41,776,000		100,000	$6,000,000	$120,016,000

Option D1 – New 9th Grade Center on New Site/ Renovate Current High School for 10-12

Option D1 calls for a new 9th Grade Center, which would be built on a new site. To accommodate the 10-12 grade students, the existing Freshman Center would receive component replacement and the existing high school would be majorly renovated. The total cost to address the high schools in Option D1 would be approximately $117,948,216.

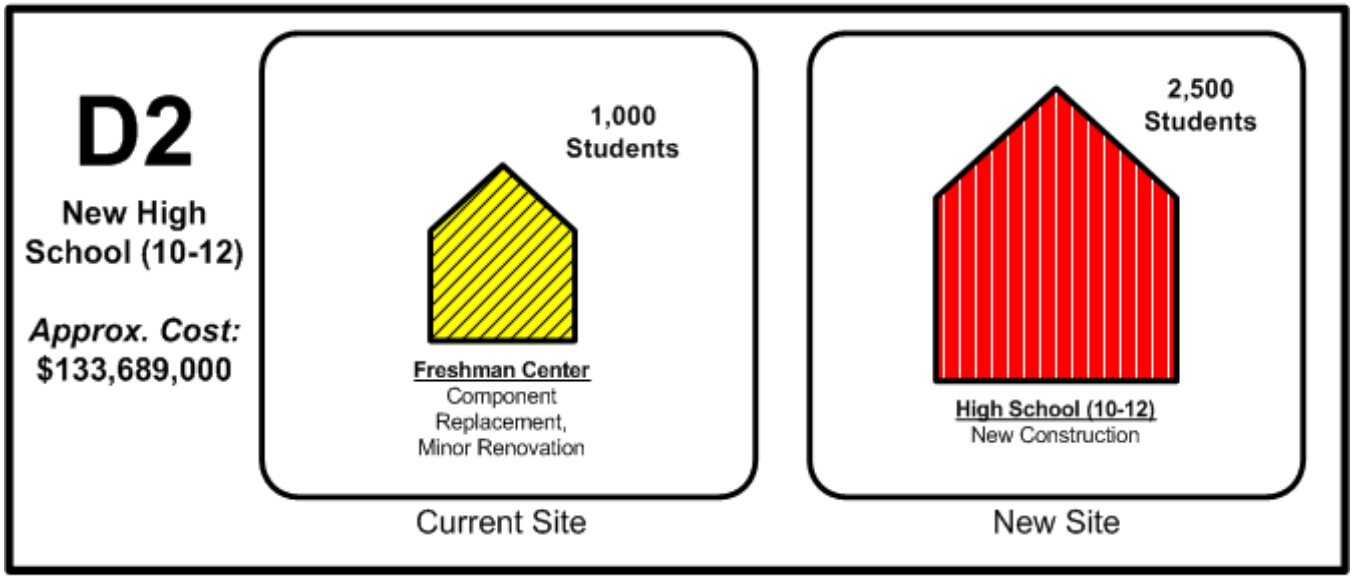


	9, 10-12 Option D1	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
New Freshman Center on New Site	New Freshman	1,000	New Construction	200,000	$48,000,000							$48,000,000
Reno Existing HS 10-12	High School	2,500	Component Replacement	130,000	$6,240,000	Major Renovation	307,787	$51,708,216	New Construction	50,000	$12,000,000	$69,948,216
	TOTAL	3,500		330,000	$54,240,000		307,787	$51,708,216		50,000	$12,000,000	$117,948,216

Option D2 – Keep 9th Grade Center on Current Site and Build New 10-12 on a New Site

In Option D2, the existing high school would become the Freshman Center and a new 10-12 high school would be built on a new site.

The total cost to address the high schools in Option D2 would be approximately $133,689,000.

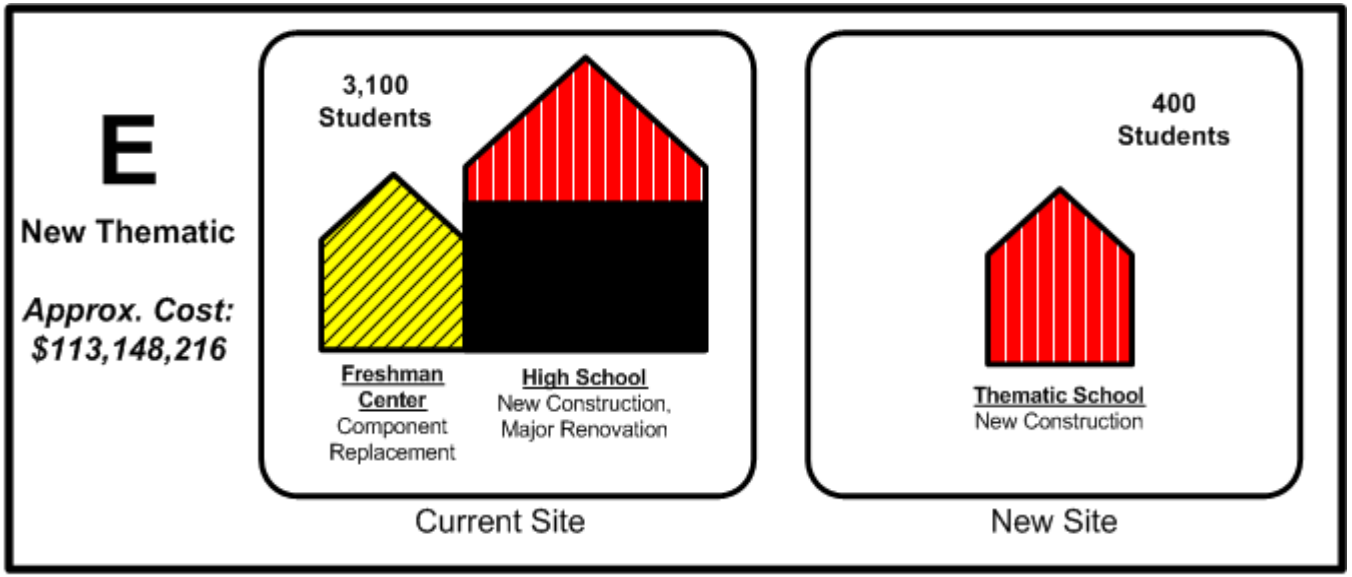


	9, 10-12 Option D2	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Existing Freshman Center	Freshman Center	1,000	Component Replacement	130,000	$6,240,000	Minor Renovation	100,000	$6,000,000	Demo	207,000	$1,449,000	$13,689,000
New 10-12 HS on New Site	New HS	2,500	New Construction	500,000	$120,000,000							$120,000,000
	TOTAL	3,500		630,000	$126,240,000		100,000	$6,000,000		207,000	$1,449,000	$133,689,000

Option E – Renovate Current High School and Develop New Thematic School(s)

In Option E, the focus would be on renovating the exiting high school for fewer students and developing a thematic [school of choice] to alleviate the size, overcrowding and congestion at the existing high school.

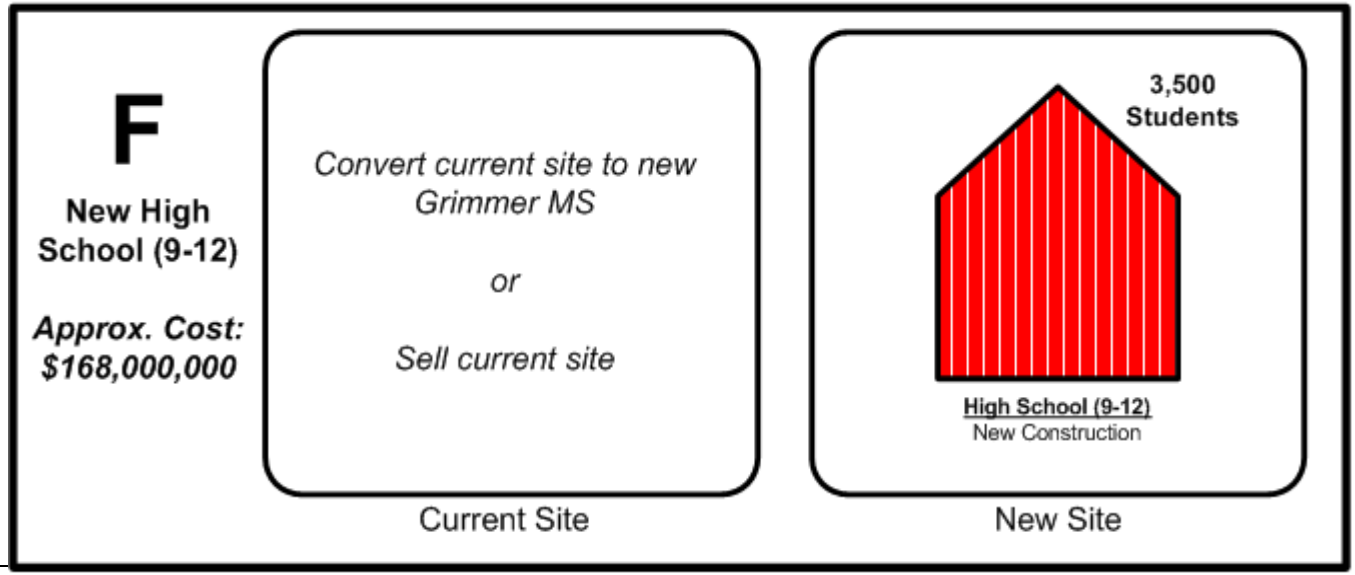
The existing Freshman Center would receive component replacements. The current high school would receive a major renovation and new construction. A new thematic high school would be built or another property renovated to accommodate approximately 400 students. The total cost to address the high schools in Option E would be approximately $113,148,216.



	9-12 Option E	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Reno Existing HS/Freshman Center	Freshman Center	1,000	Component Replacement	130,000	$6,240,000							$6,240,000
	High School	2,100	Major Renovation	307,787	$51,708,216	New Construction	150,000	$36,000,000				$87,708,216
New thematic HS	New Thematic HS	400	New Construction	80,000	$19,200,000							$19,200,000
	TOTAL	3,500		517,787	$77,148,216		150,000	$36,000,000				$113,148,216

Option F – One New 9-12 HS for 3,500 Students on a New Site

In Option F, a new high school would be built on a new site. The total cost to address the high school in Option F would be approximately $168,000,000.



	9-12 Option F	Suggested Students	Action 1			Action 2			Action 3			Total Cost
			Action	SF	Est. Cost	Action	SF	Est. Cost	Action	SF	Est. Cost	
Build a New 9-12 HS on New Site for 3500 Students	New High School	3,500	New Construction	700,000	$168,000,000	Sell Current HS or Convert to MS*		TBD				$168,000,000
	TOTAL	3,500		700,000	$168,000,000							$168,000,000

*With Option F, the site could be sold or Grimmer could move into current Freshman Campus, free up space for elementary at current Grimmer (could be the seventh E

Community Dialogue #2

Summary of Community Dialogue #2 Results

On March 30, 2010, the Lake Central School Corporation facilitated a community dialogue at Kahler Middle School to discuss the facility master planning process and gather input from the community regarding preferences for school facilities and programs. Over 300 people attended the dialogue, with an additional 300 people participating online using the same questionnaire as the community dialogue. The following results summary describes these preferences. For a complete review of the results, please review the Community Dialogue #2 Results Report.

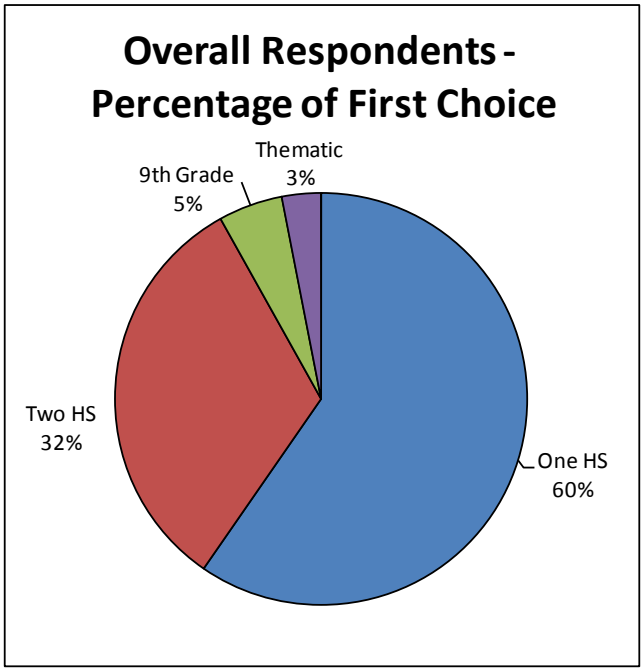
Elementary and Middle School Options:
Respondents described preferences for the elementary and middle school options:

- Option A – K-4, 5-8 with one new ES
- Option B – K-4, 5-8 with one new thematic ES
- Option C – K-5, 6-8 with two new ES

The majority of individual and group respondents rated Option A as high, while the majority of web respondents rated Option A as Moderate. The majority of individual, and web respondents rated Options B and C as low, while the majority of group respondents rated Option C as moderate and Option B as low.

High School Options
Eight options were developed to address the needs at the high school level:

- Option A - Prior Bond Project
- Option B1- One HS on Current Site (Primarily Renovation)
- Option B2 - One HS on Current Site (Primarily New Construction)
- Option C - Two 9-12 High Schools (One on current site, one on new site)
- Option D1 - New 9th Grade Center on New Site/ Renovate Current High School for 10-12
- Option D2 - Keep 9th Grade Center on Current Site and Build New 10-12 on a New Site
- Option E - Renovate Current High School and Develop New Thematic School(s)
- Option F - One New 9-12 HS for 3,500 Students on a New Site



The majority of respondents rated Options B2, C, and F as the most desirable options, although the results for Option F are well-distributed. Individual, group, and web respondents rated Options A, D1, D2, and E as low.

As the accompanying pie chart describes, for all of the individual and web respondents, 60% preferred a One HS option as first choice, 32% preferred a Two HS option as first choice, 5% preferred a 9th Grade Center option as first choice, and 3% preferred a Thematic HS options as first choice.

Implementation

Respondents were asked to described their preferences for order of implementation. The majority of respondents preferred Protsman ES, Grimmer MS, and Lake Central HS in the first phase. Kolling ES was preferred in the second phase by the majority of respondents. The majority of individual and group respondents placed the Freshman Center in Phase 3, whereas web respondents preferred to include it in Phase 1. The majority of all respondents preferred the remaining facilities in Phase 3.

Funding

A large majority of individual, group, and web respondents indicated that they would support a bond issue to fund projects. The majority of those respondents indicated they would be willing to support between $100m and $199m. Additionally, the majority of those respondents stated that they would be willing to support a General Fund tax increase to support the operations of a second 9-12 high school.

15. Would you support a bond issue to fund projects?	IND	GRP	WEB
Yes	**98.05%**	**97.67%**	**89.30%**
No	1.95%	2.33%	10.70%

16. If yes, what bond amount would you be willing to support?	IND	GRP	WEB
a. Less than $50m	2.02%	0.00%	6.56%
b. $50 - 99m	3.64%	4.88%	14.34%
c. $100 - 149m	**38.06%**	**41.46%**	**39.34%**
d. $150 - 199m	**47.37%**	**48.78%**	21.31%
e. Greater than $200m	8.91%	4.88%	18.44%

Would you support a General Fund tax increase to support the operations of a second 9-12 high school?	IND	GRP	WEB
Yes	**61.13%**	**61.90%**	**63.35%**
No	38.87%	38.10%	36.65%

Steering Committee Analysis

There are currently several different options to address the High School facility needs of the Lake Central School District. The most favorable options are outlined below with cost implications.

Elementary/Middle School Option Description	Option A One New Elementary School, Major Renovation for Grimmer, Moderate Renovation for Kolling and Protsman, Component Replacement for Bibich, Homan, Peifer, Watson and Kahler		
Costs			
New Elementary School	18,060,000	18,060,000	18,060,000
Grimmer/Protsman /Kolling	41,948,912	41,948,912	41,948,912
Other Component Replacement	24,476,616	24,476,616	24,476,616
Total Elementary/Middle School Cost	**84,485,528**	**84,485,528**	**84,485,528**
High School Option	Option B2	Option C	Option F
Description	Build New 3500 student HS on current site	Two High Schools - Renovate existing site and built new High School in SE Corner of district	One New 3500 student High School in SE Corner of district
Costs			
Estimated Capital Expense	120,240,000	120,016,000	168,000,000
Operating Expense**	0	43,676,034	0
Total High School Cost	**120,240,000**	**163,692,034**	**168,000,000**
Grand Total of Funding Needed	***204,725,528***	***248,177,562***	***252,485,528***

** $5.7M difference per year for 7 years plus 3% annual inflation

Observations relating to High School Options	Addresses the overcrowding concern at the High School level	Addresses the overcrowding concern at the High School level.	Addresses the overcrowding concern at the High School level.
(Talking Points)	Provides for smaller class sizes.	Provides for smaller class sizes.	Provides for smaller class sizes.
	Can be built in such a way where there will be a smaller school feel; schools within a school concept.	Has a smaller school feel with kids not getting "lost" in the system.	Can be built in such a way where there will be a smaller school feel; schools within a school concept.
	Fewer opportunities for participation in some Extra Curricular activities such as sports teams but more opportunities for ECs such as Advanced Placement.	Has more opportunity for students to participate in Extra Curricular Activities withi limited openings such as sports but fewer ECs like Advanced Placement courses.	Fewer opportunities for participation in some Extra Curricular activities such as sports teams but more opportunities for ECs such as Advanced Placement.
	Will cause disruption to parking and traffic during the construction phase but can be managed through careful planning.	Has the highest cost total cost and will require passage of 2 separate referendums.	Concern the commute time would be significant for Schererville and Dyer residents living in far West and Northwest area of the district.
		Requires referendum to be passed every 7 years to continue the Operating Budget.	Two lane road leading to school will cause traffic delays and is unsafe for buses because of large ditches on each side of road.
			The current Lake Central HS site could be used as an Elementary or Middle School site.

Recommendations

The Lake Central High School and District-wide Facility Master Plan Steering Committee submits the following recommendations to help guide the Lake Central community, board of education and administration in addressing future school facilities in the Lake Central School Corporation.

The Facility Master Plan Steering Committee has formulated recommendations based on enrollment and demographics, building condition, adequacy assessment, and community input.

1. **The Facility Master Plan Steering Committee recommends the following elementary and middle school projects to be included in the facility master plan.**

   - **Protsman Elementary School** –Moderate Renovation and Addition
   - **Grimmer Middle School** – Major Renovation
   - **Kolling Elementary School** – Moderate Renovation
   - **Construction of a new elementary school**

The facilities listed above were identified as the schools needing greatest amount of need and should be considered for facility improvements.

The Steering Committee also recommends the construction of a seventh elementary school. The current elementary schools are operating at capacity and the School Corporation does not have the ability accommodate additional students. There is the desire in the community to accommodate more full-day kindergarten students and there is the possibility of future growth in the southern portion of the School Corporation.

2. **The Facility Master Plan Steering Committee recommends that the School Corporation's school facilities not recommended for renovation or replacement continue to be properly maintained and kept in proper working order through on-going maintenance and component replacement for the following schools:**

   - **Bibich Elementary School**
   - **Holman Elementary School**
   - **Peifer Elementary School**

- **Watson Elementary School**
- **Clark Middle School**
- **Kahler Middle School**

Schools which are not recommended for renovation will also need to be kept in proper working order. These buildings will require replacement of systems such as roofs, windows, paving, painting, HVAC, electrical upgrades, as well as health and safety items.

Even buildings which are recommended for may require interim improvements until such time that the building project is implemented.

3. The Facility Master Plan Steering Committee recommends the Lake Central High School be rebuilt on the current site.

Multiple high school options were reviewed and considered.
There were several factors which lead to this recommendation.

One option that was considered was constructing a second high school. The Steering Committee believes there is more support for a single high school than for a two high school option. However, the committee recommends the redesign of the high school address the issues of overcrowded hallways, creating smaller learning communities within the single high school, and to organize the building in such a manner to create a more caring and nurturing environment for students.

The Steering Committee believes this option is more cost effective in providing a comprehensive educational program without the need for a referendum to support additional operating costs.

There was also consideration for constructing a new high school on a new site. The Steering Committee believes this would be a desirable option since this would allow for an entirely new building on a larger school site. However, the Steering Committee believes there is greater support for a high school which is more centrally located in the School Corporation.

The current site does present challenges which will need to be carefully addressed. However with the use of the freshman center building and primarily new construction, this recommendation provides the opportunity to continue to operate as a single high school, construct a state-of-the-art high school facility to meet the current and future educational needs, provide for a setting which is centrally located and less costly to operate.

4. **The Facility Master Plan Steering Committee recommends additional opportunities be explored for student participation in sports and extra-curricular activities.**

One of the advantages that community participants identified of a two high school option were increased opportunities for student participation in sports and extracurricular activities. The Steering Committed recognizes that expanding these areas also may have General Fund implications. However, there may be other opportunities through club activities, partnerships with other organizations in the community and alternative financing which could be explored.

5. **The Facility Master Plan Steering Committee proposes the following sequence of elementary and middle school projects.**

<u>Phase I [2011-2015]</u>

1. **Lake Central High School**
2. **Protsman Elementary School**
3. **Grimmer Middle School**
4. **Component replacements at the remainder of the schools**

<u>Phase II [2016-2020]</u>

1. **Kolling Elementary School**
2. **New Elementary School**
3. **Component replacements at the remainder of the schools**

The Steering Committee recommends that the High School be the top priority project. The Committee further proposes that the elementary and high school projects be placed on parallel tracks. Depending on the resources available it is suggested that the School Corporation phase in the implementation of elementary and middle school projects and develop a parallel process for addressing the high school project.

The Steering Committee recognizes that this order of the projects listed above may need to be adjusted based on other decisions the School Corporation might encounter such as fluctuations in student enrollment or other decisions regarding full-day Kindergarten.

6. **The Facility Master Plan Steering Committee recommends that there be further study regarding the School Corporation's administrative and support facilities.**

The main focus of the facility master plan has been on the school facilities. However the school corporation also needs to provide adequate space for the administrative and support functions. Several of the

recommendations in the report potentially impact the location or manner in which these functions are housed.

7. **The Facility Master Plan Steering Committee recommends that Educational Specifications be developed to guide future elementary, middle school and high school building projects.**

Education is undergoing significant change which is impacting the type of spaces, organization of spaces and how learning environments are equipped. New construction and renovations are costly. Schools of the future will need to be flexible to be able to embrace changes in educational pedagogy and evolving technology. Educational Specifications should be developed to guide the design or redesign of buildings.

8. **The Facility Master Plan Steering Committee recommends that the School Board form a group to explore collaboration and the development of shared facilities with other community agencies and organizations**

The Facility Master Plan Steering Committee recognizes the advantages and needs of sharing facilities with the community, and advises the School Board to seek partnerships with community agencies and organizations to maximize community resources and be a part of community centers and benefit the School Corporation as well as those community interests. Future school sites and additional athletic fields should be planned and acquired as needed and jointly where the opportunity exists. It is recognized that the School Corporation should seek partners who have their own financial support where possible.

9. **The Facility Master Plan Steering Committee recommends the School Board authorize the administration to seek professional services needed to further refine and implement this plan.**

To implement this plan, planners, architects, and engineers will need to be hired, as well as financial and other consultants. The School Board is advised to authorize the selection and contracting with appropriate firms to address the projects as identified.

10. **The Facility Master Plan Steering Committee recommends the School Board conduct further financial analysis to determine the most appropriate manner to fund the projects identified.**

School facility projects are funded through Capital Project Funds and bond issues. A more detailed financial plan will need to be developed to determine

the most appropriate way to structure the financing of these projects.

The exact manner in how these projects will be financed will need to be determined and it is likely that multiple bond issues may be needed over the next ten or more years to accomplish the implementation of the projects identified.

11. The Facility Master Plan Steering Committee recommends the School Board conduct a bond election to implement this plan.

Based on the number and size of projects, identified, a bond issue will be required to finance these projects. The exact manner in how these projects will be financed will need to be determined by the recommendation above. However, the Steering Committee recognizes a bond issue will be needed and recommends that the Board of Education submit to the voters an election to approve the selling of bonds to finance this effort.

12. The Facility Master Plan Steering Committee recommends that projects be accomplished in a timely manner and as economic conditions permit.

The Steering Committee recognizes that all projects cannot [nor should] be completed at the same time. The Steering Committee also recognizes that projects will need to be phased in over time. However, the Steering Committee recommends that the projects identified be accomplished within a ten year period of time.

13. The Facility Master Plan Steering Committee recommends the School Corporation update the plan every 5 years

The Steering Committee recognizes the need for the School Corporation to keep current; it is suggested that the facility master plan be updated every 5 years.

14. The Facility Master Plan Steering Committee recommends the community be continuously involved in the planning and implementation of these recommendations.

The involvement of the community was important in the development of this plan. As future decisions need to be made and as projects are designed and implemented, ongoing community involvement should be encouraged and facilitated. Ongoing communication that builds trust and support for this plan will be important.

The Facility Master Plan Steering Committee also stands ready to be of further assistance if needed.