

The Helena Public Schools educate, engage, and empower each student to maximize his or her individual potential with the knowledge, skills and character essential to being a responsible citizen and life-long learner.

Board of Trustees Facilities & Maintenance Committee Meeting

Monday, February 12th, 2024– 12:00 p.m.

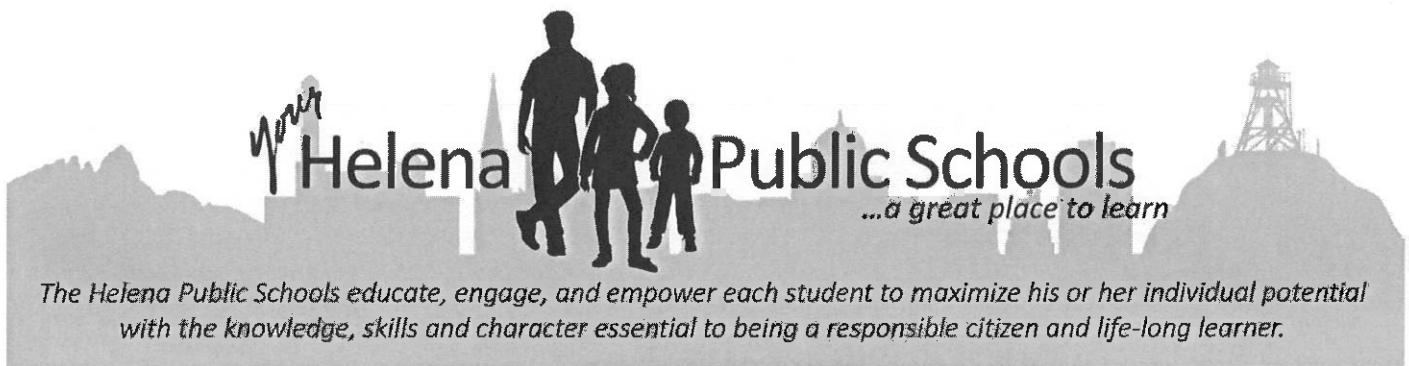
Lincoln Conference Room and Microsoft Teams

Members of the public are able to attend remotely by clicking here:

[Click here to join the meeting](#)

AGENDA

- I. CALL TO ORDER/INTRODUCTIONS
- II. REVIEW OF AGENDA
- III. **GENERAL PUBLIC COMMENT:** *This is the time for comment on public matters that are not on the agenda. Public matters do not include any pending legal matters, private personnel issues or private student issues. Please do not attempt to address such issues at this time or you will be ruled out of order. The Board cannot enter into a discussion during General Public Comment.*
- IV. REVIEW OF 01.08.24 FACILITIES & MAINTENANCE COMMITTEE MEETING MINUTES
- V. NEW BUSINESS
 - A. Facilities Monthly Update
 - B. Presentation of Draft Facilities Master Plan-Guiding Document
- VI. BOARD COMMENTS
- VII. ADJOURNMENT



**Board of Trustees
Facilities & Maintenance Committee**

Monday, January 8th, 2024, Noon

Lincoln Campus
and via Microsoft Teams

MINUTES

ATTENDEES

Trustees: Others:

Kay Satre, Committee Chair	Todd Verrill, Facilities Director
Siobhan Hathhorn, Board Chair	Janelle Mickelson, Business Manager
Terry Beaver, Committee Member	Candice Delvaux, Executive Assistant
	Rex Weltz, Superintendent
	Gary Myers, Director of Educational Technology
	Jane Shawn, HEA President
	Josh McKay, Assistant Superintendent
	Karen Ogden, Communications Officer
	Keri Mizell, Human Resources Director
	Robert Brewer, Facilities Manager
	Kaitlyn Hess, Assessment and Federal Programs
	Joslyn Davidson, Curriculum Director
	Tim Meldrum, SMA Architecture + Design
	Barb Ridgway, Chief of Staff
	Tim McMahon, Activities Director
	Several Guest of the Public

I. CALL TO ORDER

Facilities and Maintenance Committee Chair Kay Satre called the meeting to order at 12:05 p.m.

II. GENERAL PUBLIC COMMENT

There was no general public comment.

III. REVIEW OF AGENDA

The committee reviewed the agenda, and no changes were requested.

IV. REVIEW OF MINUTES

Minutes from the 12.11.23 Facilities and Maintenance committee meeting were reviewed and approved.

V. NEW BUSINESS

A. Facilities Master Plan Update

Tim Meldrum, SMA Architecture + Design, gave an update on the Helena School District Facilities Master Plan. Mr. Meldrum reviewed tasks accomplished in the last month. The SMA/NAC team presented multiple scenarios based on the master plan options for elementary, middle, and high school facilities at the 12.20.23 Facilities Master Plan Progress Meeting. These scenarios showed multiple funding phases with potential projects in each phase. A critical path diagram was shown for each scenario. SMA met with Todd Verrill and Robert Brewer to discuss deferred maintenance and how it informs the master plan. Discussion around the development of a schedule for deferred maintenance items was also discussed. Looking ahead the SMA/NAC team will be providing updates to the previously presented scenarios with estimated costs for budgeting purposes as a follow-up to the 12.20.23 Monthly Progress Meeting. The SMA/NAC team continues Phase 2 of the Master Plan and is working on a draft of the master plan document. The SMA/NAC team hopes to present a draft of the Facilities Master Plan at the February Facilities Maintenance Committee Meeting and at the February full Board of Trustees meeting.

The Facilities and Maintenance Committee proceeded to receive a Facilities Monthly Update from Facilities Director Todd Verrill.

B. Facilities Monthly Update

Todd Verrill, Facilities Director for Helena Public Schools, gave an update on Facilities and Maintenance projects:

Projects Last 30 Days:

- Smith Elementary School interior painting (65% complete)
- HHS commercial sink replacement
- Holiday programs support
- Bryant Elementary dumpster ramp
- Bryant Elementary Trailhead program move
- Ray Bjork lease negotiations
-

Current Projects

- Bryant Elementary interior door and quiet room additions
- CHS interior door upgrade design
- WORK ORDERS....

DECEMBER WORK ORDERS

Completed: 331

Mr. Verrill proceeded to give a custodial update to the Facilities and Maintenance Committee.

Custodial Projects:

- Winter break deep cleaning
- Uni-Vent filter replacement at all schools
- CRA stair tread project (Hi-Vis bullnose for visually impaired students)

Staff:

- Four new employees hired in December
- Current # vacancies: 4

Mr. Verrill concluded his presentation by giving a safety and security update from Mr. Neal Murray, Safety and Operations Manager to the Facilities and Maintenance Committee:

- Tested all automated security and emergency notification systems over the break
- Attended City-County Parks Advisory Board

- Fire Marshal inspection corrective actions 99% complete
- Conducted Ray Bjork playground insurance inspection
- New employee orientation
- Quarterly and monthly water sampling

C. Deferred Maintenance Analysis

Mr. Verrill presented a deferred maintenance analysis from 2022 to the Facilities and Maintenance Committee. Keep in mind that these numbers are much higher today and continue to rise every day. His presentation included an elementary district analysis by systems, and by system and school as well as a high school district analysis by system and by system and school, followed by an analysis by priority. There is around \$29,559,282 dollars in deferred maintenance in the Elementary (K-8) District-By System and around \$29,185,331 dollars in deferred maintenance in the High School District-By System. The total cost of high priority deferred maintenance for both the elementary and high school district is around \$25,339,209. The total cost of medium priority deferred maintenance for both the elementary and high school district is around \$29,680,767. The total cost of low priority deferred maintenance for both the elementary and high school district is around \$8,803,477. The total cost of estimated deferred maintenance by priority combined for both the elementary and high school district is around \$63,823,453 and these numbers continue to rise every day. Mr. Verrill concluded his presentation by pointing out that 87% of the deferred maintenance (DM) is HIGH or MEDIUM priority. HVAC accounts for 35% of total deferred maintenance (DM) across the district and roofing is 20%. The two middle schools account for 42% of the elementary district deferred maintenance. Helena High is in comparatively much worse condition than CHS, \$17 million and \$11 million respectively.

VI. BOARD COMMENTS

There were no further board comments.

VII. ADJOURNMENT

Committee Chair Kay Satre adjourned the meeting at 12:53 p.m.

Facilities and Maintenance Update

February 2024

Projects Last 30 Days:

- Snow and ice removal-On going
- January 2024 cold snap impacts at following schools
 - Kessler (burst pipe)
 - HMS (boiler water flow)
 - Jim Darcy (fire sprinkler burst and sink frozen)
 - CHS (frozen pipes)
 - HHS (kitchen fintube leaks (x 8) and burst pipe)
 - Ray Bjork (burst pipe)
 - Lincoln Center (IT annex roof leak and burst pipe in main bldg)
- Broadwater fire insurance claim

Current Projects

- Roof Pre-Bid packets for Smith, HMS, HHS, and CHS
 - Smith and HMS Bid opening 20 FEB 2024
 - HHS and CHS bid opening NLT 5 MAR 2024 (exact date/time TBD)
- Bryant SPED hallway/door improvements (in design)
- CHS theater lighting upgrades and safety improvements (in design)
- Jefferson HVAC improvements to room 14 (at engineer review)

JANUARY WORK ORDERS

Completed: 478

Custodial Update

Custodial Projects:

- January cold snap clean-up
- Supported Shoot Out basketball tournament at Bryant, Central, 4Gs, Jim Darcy, CRA, CHS
- CRA stair tread project (Hi-Vis bullnose for visually impaired students)

Staff:

- Two new employees hired in JAN
- Current # vacancies: 5
- Averaged 5 sick custodians / day in JAN

Safety and Security Update

- All Fire Marshal report mitigation complete. Approved reports sent to all school admin.
- Received 19 AEDs from HPD. Assessed AEDs function and inventoried supplies.
- Updated and verified school district access for all HPD and LCCSO. 60+
- Implemented new key/fob agreement form for all non-district staff from groups
- Scheduled Active Shooter Training on 3/9 at Kessler.



FACILITIES MASTER PLAN

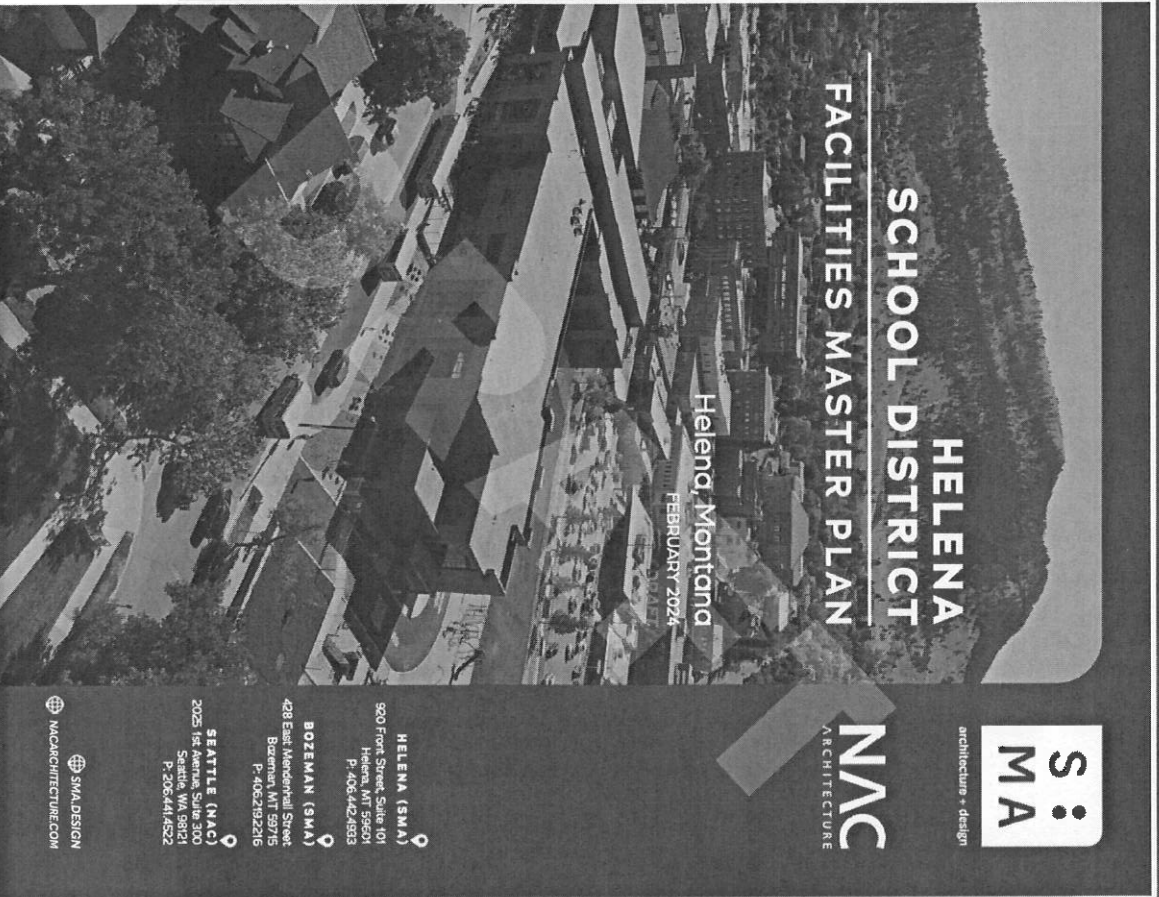
Draft Document Presentation

FEBRUARY 2023



architecture
+ design

NMAC
ARCHITECTURE



**HELENA
SCHOOL DISTRICT
FACILITIES MASTER PLAN**

Helena, Montana
FEBRUARY 2024



architecture + design



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980 Front Street, Suite 101
Helena, MT 59601
P. 406.442.9933

BOZEMAN (SMA)
428 East Merendell Street
Bozeman, MT 59715
P. 406.219.2216

SEATTLE (NAC)
2025 1st Avenue
Seattle, WA 98121
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SMA DESIGN
MACARCHITECTURE.COM

AGENDA

1. INTRODUCTION TO PROCESS
2. FACILITIES MASTER PLAN DRAFT DOCUMENT REVIEW

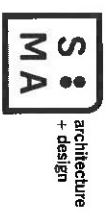


TABLE OF CONTENTS

0 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY A4
WORK PLAN I SCHEDULE A5

1 PART 1: DATA COLLECTION & ANALYSIS; COMMUNITY INPUT & SITE-BASED PLANNING

1.1 FACILITY NEEDS ASSOCIATED WITH 21ST CENTURY MODEL OF EDUCATION 11
1.2 CURRENT TRENDS IN PUBLIC SCHOOL CURRICULA 16
1.3 FACILITY NEEDS OF CURRENT TECHNOLOGY, PROJECTED TECHNOLOGY PURCHASES, IMPLEMENTATION AND FUTURE TRENDS 17
1.4 DEMOGRAPHIC DATA DISTRICT ENROLLMENT PROJECTIONS & TRENDS FOR FACILITY NEEDS 19
1.5 DEFERRED MAINTENANCE ASSESSMENT REAL ESTATE MARKET ANALYSIS 112
1.6 COMMUNITY PARTNERSHIPS FOR DISTRICT FACILITY NEEDS 114
1.7 ENGAGE ALL STAKEHOLDERS 115

2 PART 2: COMPREHENSIVE LONG RANGE FACILITIES MASTER PLAN OPTIONS, REQUIREMENTS & OPTIONS

2.1 PROPOSALS FOR RENOVATIONS/ADDITIONS TO EXISTING FACILITIES 24
2.2 PROPOSALS FOR BEST PRACTICES FOR NEW FACILITY CONSTRUCTION 244
2.3 NEW SITE/FACILITY ACQUISITION 247
2.4 SALE, TRADE, MAINTENANCE, DISPOSAL OF CURRENT FACILITIES 244
2.5 COST/BENEFIT ASSESSMENT OF ALL FACILITIES OPTIONS 249
2.6 SUSTAINABILITY/ENERGY CONSERVATION ANALYSIS 250
2.7 OPTIONS/ALTERNATIVES FOR COMPREHENSIVE LONG RANGE MASTER PLAN 254
2.8 RECOMMENDATION FOR FINAL ADOPTION BY BOARD OF TRUSTEES 2116

3 PART 3: DRAFTING & IMPLEMENTATION OF COMPREHENSIVE LONG RANGE FACILITIES MASTER PLAN

3.1 DRAFT COMPREHENSIVE LONG RANGE MASTER PLAN DOCUMENT & ACTION STEPS
2.7 BOARD OF TRUSTEES ADOPTION OF FINAL COMPREHENSIVE LONG RANGE FACILITIES MASTER PLAN DOCUMENT

A APPENDIX A | SITE VISIT NOTES

B APPENDIX B | SURVEY RESULTS

C APPENDIX C | MEETING NOTES

D APPENDIX D | DEFERRED MAINTENANCE REPORT

SCHEDULE

FACILITIES MASTER PLAN SCHEDULE 2022-2024



Month	Activity	Year	Phase
AUGUST	08.22.22 - KICK-OFF MEETING HSD FACILITIES MASTER PLAN COMMITTEE	2022	PHASE 1
	10.22.22 - KEY STAKEHOLDER VISIONING MEETING #1 HSD FMP KEY STAKEHOLDER GROUP		
	11.02.22 - KEY STAKEHOLDER MEETING #1 HSD FMP KEY STAKEHOLDER GROUP		
SEPTEMBER	10.26.22 - DISTRICT TECHNOLOGY MEETING HSD EDUCATIONAL TECHNOLOGY DEPARTMENT	2022	PHASE 1
	11.16.22 - DISTRICT FOOD SERVICE MEETING GENERAL MANAGER - SODEXO, HSD FACILITIES DIRECTOR		
OCTOBER	11.26.22 - DISTRICT FACILITIES MEETING HSD FACILITIES DEPARTMENT	2022	PHASE 1
	12.07.22 - DISTRICT ENROLLMENT TRENDS MEETING HSD ADMINISTRATIVE STAFF		
NOVEMBER	12.15.22 - DISTRICT SPECIAL EDUCATION MEETING HSD SPECIAL EDUCATION DEPARTMENT	2022	PHASE 1
	12.20.22 - DISTRICT CURRICULUM MEETING HSD CURRICULUM AND INSTRUCTION DEPARTMENT		
DECEMBER	12.21.22 - DISTRICT ACTIVITIES & ATHLETICS MEETING HSD ACTIVITIES ADMINISTRATOR, HSD FACILITIES DIRECTOR	2022	PHASE 1
	01.03-05.22 - DISTRICT FACILITIES TOURS HSD ACTIVITIES ADMINISTRATOR, HSD FACILITIES DIRECTOR		
JANUARY	01.03-05.23 - DISTRICT FACILITIES TOURS HSD ACTIVITIES ADMINISTRATOR, HSD FACILITIES DIRECTOR	2023	PHASE 2
	01.31.23 - KEY STAKEHOLDER MEETING #2 HSD FMP KEY STAKEHOLDER GROUP		
FEBRUARY	02.21.23 - DISTRICT FACILITIES TOURS HSD FACILITIES MASTER PLAN COMMITTEE	2023	PHASE 2
	04.26.23 - KEY STAKEHOLDER MEETING #3 HSD FMP KEY STAKEHOLDER GROUP		
MARCH			
APRIL			
MAY			
JUNE			

SCHEDULE

FACILITIES MASTER PLAN SCHEDULE 2022-2024 (CONT.)



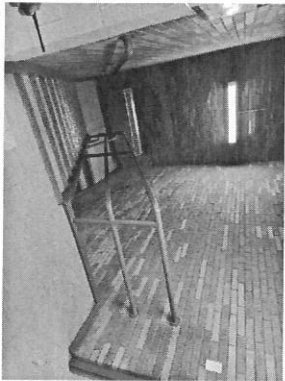
Month	Activity	Phase
JULY	07.20.23 - FOCUS MEETING #1 HSD FACILITIES MASTER PLAN COMMITTEE	PHASE 2
	08.16.23 - FOCUS MEETING #2 HSD FACILITIES MASTER PLAN COMMITTEE	
AUGUST	08.18.23 - HSD ADMINISTRATOR UPDATE HSD SCHOOL ADMINISTRATORS	PHASE 2
	09.06-07.23 - BOARD OF TRUSTEES UPDATES HSD BOARD OF TRUSTEES	
SEPTEMBER	09.20.23 - HSD FMP MONTHLY PROGRESS MEETING HSD FACILITIES MASTER PLAN COMMITTEE	PHASE 2
	09.25.23 - BOARD OF TRUSTEES WORK SESSION HSD BOARD OF TRUSTEES	
OCTOBER	10.16.23 - HSD FACILITIES AND CTE MEETING #1 HSD CAREER AND TECHNICAL EDUCATION STAFF	PHASE 2
	10.17.23 - HSD FMP MONTHLY PROGRESS MEETING HSD FACILITIES MASTER PLAN COMMITTEE	
NOVEMBER	11.27.23 - HSD FACILITIES AND CTE MEETING #2 HSD CAREER AND TECHNICAL EDUCATION STAFF	PHASE 2
	12.19.23 - DEFERRED MAINTENANCE MEETING HSD FACILITIES DEPARTMENT	
DECEMBER	12.20.23 - HSD FMP MONTHLY PROGRESS MEETING HSD FACILITIES MASTER PLAN COMMITTEE	PHASE 3
	01.24 - HSD FMP MONTHLY PROGRESS MEETING HSD FACILITIES MASTER PLAN COMMITTEE	
JANUARY	02.12 - FACILITIES AND MAINTENANCE FMP PRESENTATION HSD FACILITIES AND MAINTENANCE COMMITTEE	PHASE 3
	02.13 - BOARD OF TRUSTEES FMP PRESENTATION HSD BOARD OF TRUSTEES	
FEBRUARY		PHASE 3

1
DATA
COLLECTION &
ANALYSIS

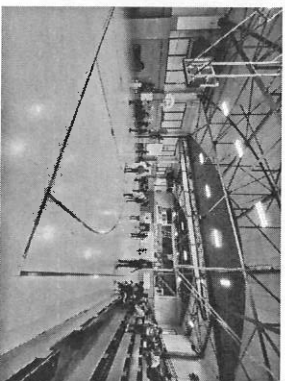
PART 1: DATA COLLECTION & ANALYSIS; COMMUNITY INPUT & SITE-BASED PLANNING



SECTION 1.1 FACILITY NEEDS ASSOCIATED WITH 21ST CENTURY MODEL OF EDUCATION



CR Anderson Middle School Circulation



Helena Middle School Gymnasium

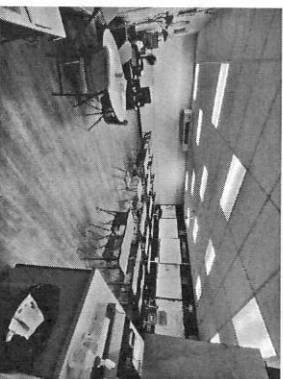
MIDDLE SCHOOL NEEDS

- **Parking, Drop-off/ pick-up**
- **Special Education spaces are not conducive for needs of the programs and the needs of students.** Some program are located in poor quality classrooms with no windows, some general classrooms that are not sized adequately for the programs. No proper spaces for storage rooms).
- **Accessibility**
- **Poor Hallways / internal circulation** – Hallways are very congested, lockers in hallway congestion. Circulation at CR Anderson between academic areas and the lunch room pinched.
- **Inadequate power outlets / distribution in general,** particularly at classroom space
- **Career Technical Education (CTE) spaces and equipment reduce quality intended to be offered.**
- **Lunchroom at CR Anderson is undersized.** In a poor location with very inadequate kitchen and support spaces are too small for programs and uses, particularly at HMS.
- **Gym / Athletic spaces are too small for programs and uses, particularly at HMS.** and support spaces are poor, these are also used for HS events at HMS.
- **Student restrooms are in poor condition, several do not have proper accessibility area of high behavior issues.**

AVERAGE AGE of HSD FACILITIES	
ALL	65.00
K-12	59.94
K-8	58.77
K-6	55.73
6-8	75.50
9-12	65.00
non-ed	85.25
	W/O 3 NEW
ALL	75.59
K-12	72.62
K-6	63.25
K-8	74.75

HIGH SCHOOL NEEDS

- **Athletics** – Athletic facilities are below the standards of AA schools statewide. This is limited the district's ability to facilitate hosting championship events and affects practice scheduling and facility rental.
- **Career Technical Education (CTE)** - Current CTE facilities are distributed among both high schools requiring duplicate programs, equipment, etc. It was also noted that CTE facilities at both high schools are aging, utilities are limiting expansion of upgrade of programs and the building construction does not meet current code.
- **Special Education** - It was noted at both high schools that lack of space is limiting Special Education services. Most of the spaces currently utilized for special education are not designed for those functions.
- **Safety and Security** - It was noted that the high school facilities are not up to the standards established with the safety and security upgrades that were completed at the elementary and middle schools.



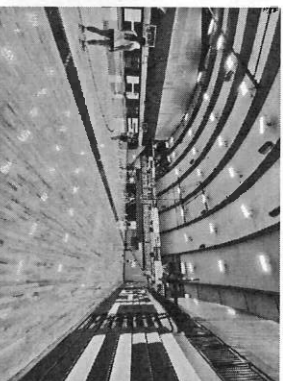
Capital High School Classroom



Capital High School Special Education Classroom



Helena High School Main Entrance



Helena High School Gymnasium

EDUCATIONAL & FUNCTIONAL ADEQUACY FACILITY MATRIX

RESTROOMS	ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	HALLWAYS/CIRCULATION	GENERAL CLASSROOMS	STUDENT COLLABORATION SPACE	SPECIAL EDUCATION/SUPPORT SPACES	SCIENCE CLASSROOMS	GYM/ATHLETICS/PE	FOOD SERVICE/CAFETERIA	CTE CLASSR
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FACILITY NAME	2017 ENROLLMENT	ORIGINAL PLAN BUILT	YEAR(S) UPDATED	TOTAL SQ FOOTAGE	OVERALL FUNCTIONAL ADEQUACY	RESTROOMS	ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	HALLWAYS/CIRCULATION	GENERAL CLASSROOMS	STUDENT COLLABORATION SPACE	SPECIAL EDUCATION/SUPPORT SPACES	SCIENCE CLASSROOMS	GYM/ATHLETICS/PE	FOOD SERVICE/CAFETERIA	CTE CLASSROOMS	ART	MISC PERFORMANCE	LIBRARY	PLAY AREAS/PLAYFIELDS	
ELEMENTARY SCHOOLS																					
BROADWATER	235	1942	-42,20,2020	39,506	2.7	3	1	3	2.0	4	2	3	NA	2	2	NA	NA	4	4	4	6
BIRLAH	235	2019		58,809	18	10	10	10	10	10	10	10	10	10	10	NA	NA	10	10	10	9
CENTRAL	291	2019		63,315	9.5	9	10	9	10	10	10	9	NA	10	8	NA	NA	10	9	10	10
FOUR GEORGIANS	457	1977	2020 (21 roof)	58,948	5.2	4	4	3	3.5	5	4	7	NA	7	5	NA	NA	NA	7	8	7
HAWTHORNE	198	1921	37, 89, 2020	27,281	3.0	3	1	2	4.0	5	2	5	NA	3	3	NA	NA	2	8	8	6
JEFFERSON	470	1948	70, 2021, 2022	34,965	9.6	3	3	4	4	3.5	2	4	NA	3	4	NA	NA	5	3	3	6
JIM DARCY	289	2019		64,135	8.5	9	8	7	9	9	10	9	NA	8	7	NA	NA	NA	9	9	1
KESSLER	229	1985	18, 56, 84, 87, 2020	24,925	3.0	3	2	5	3	3	2	4	NA	3	2	NA	NA	NA	3	3	6
ROSSITER	419	1995	72, 2020	49,784	4.6	4	4	5	6	8	3	4	NA	5	3	NA	NA	NA	8	7	7
SMITH	289	1965	2020	47,498	6.2	5	7	7	8	6	3	6	NA	8	9	NA	NA	NA	8	5	7
WARREN	307	1998	77, 91, 2020	31,903	3.0	5	7	4	3	3	3	2	NA	2	2	NA	NA	NA	1	1	5
MIDDLE SCHOOLS																					
CRANDISON	1056	1959	92, 2020	124,000	4.1	3	4	6	3.0	5	2	1	6	5	2	4	6	4	4	7	7
HEENA	721	1938	85, 2020	182,180	3.4	1	2	4	2.0	3	2	5	3	2	6	4	5	5	4	4	3
HIGH SCHOOLS																					
2.7	3	1	3	400	4.9	5	5	6	4.0	5	3	4	7	5	2	4	5	4	5	5	5
10	10	10	10		4.5	3	3	4	3.0	8	2	5	8	5	4	7	4	4	2	8	8
9.5	9	10	9		4.9	5	6	8	8.0	3	2	NA	2	NA	5	NA	NA	NA	NA	NA	4
5.2	4	4	3		6.5	8	1	7	3.0	7	2	7	NA	10	NA	NA	NA	9	8	8	8
3.0	3	1	2		5.5	5	1	8	6.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3.6	3	3	4		8.3	10	10	5	8.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8.5	9	9	7		2.5	2	2	3	3.0	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA
3.0	3	3	4		2.0	2	2	2	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA
3.0	3	2	5		2.4	3	3	2	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3.0	3	2	5		3.3	3	4	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

1
2020 COLLECTION #
ANN 519

LEGEND
 EXCELLENT
 GOOD
 FAIR
 DEFICIENT
 POOR

EDUCATIONAL & FUNCTIONAL ADEQUACY FACILITY MATRIX

EDUCATIONAL AND FUNCTIONAL ADEQUACY FACILITY MATRIX

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS UPDATED	TOTAL SQ FOOTAGE	ORIGINAL FUNCTIONAL ADEQUACY	RESTROOMS	ACCESSIBILITY	DRINKING WATER/PERMITS ACCESS	HALLWAYS/CIRCULATION	GENERAL CLASSROOMS	TUITION TO OVERSPACE	SPECIAL EDUCATION/SUPPORT SPACES	SCIENCE CLASSROOMS	GYM/ATHLETICS/PE	FOOD SERVICE/CAFETERIA	CTE CLASSROOMS	ART	MUSIC PERFORMANCE	LIBRARY	PLAY AREAS/PLAYFIELDS
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ELEMENTARY SCHOOLS

BROADWATER	235	1982	42,70,2020	33,966	2.7	0	1	3	20	4	2	3	NA	2	2	NA	NA	4	4	6
BRYANT	255	2019		54,869	10	10	10	10	30	10	10	10	NA	10	10	NA	NA	10	10	9
CENTRAL	291	2019		69,315	9.5	9	10	9	10	10	10	9	NA	10	8	NA	NA	10	9	10
FOUR GEORGIANS	457	1977	2020 (21,000)	56,948	5.2	4	4	3	3.5	5	4	7	NA	7	5	NA	NA	7	8	7
HAWTHORNE	193	1921	37,89,2020	27,867	3.0	3	1	2	40	6	2	6	NA	3	3	NA	NA	2	2	0
JEFFERSON	470	1946	70,2021,2022	34,985	3.6	3	3	4	4	36	3	4	NA	3	4	NA	NA	5	3	6
JIM DARCY	289	2019		64,196	8.5	9	9	7	9	9	10	0	NA	6	7	NA	NA	8	9	0
KESSLER	229	1936	48,000,64,000,2020	24,906	3.0	3	2	6	3	3	2	4	NA	3	2	NA	NA	3	3	6
ROSSITER	419	1936	72,2020	43,793	4.8	4	4	6	8	5	3	8	NA	5	3	NA	NA	5	5	7
SMITH	269	1966	2020	41,458	6.5	5	7	7	8	8	3	9	NA	8	9	NA	NA	8	5	7
WARREN	307	1968	77,93,2020	31,903	9.0	5	7	4	3	8	3	2	NA	2	2	NA	NA	1	1	5

MIDDLE SCHOOLS

CRANDALL	1056	1959	92,2020	124,000	4.1	3	4	6	30	5	2	1	5	5	2	4	6	4	7	3
HELENA	721	1998	86,2020	102,190	3.4	1	2	4	20	3	2	5	3	2	5	4	5	5	4	3

HIGH SCHOOLS

CAPITAL	1349	1965	73,78,81,2021	243,400	4.9	5	5	8	40	5	3	4	7	5	2	4	8	4	9	
HELENA	1054	1955	62,81,97,2017 (11/9),2021	237,550	4.5	3	5	4	30	6	2	5	8	5	4	7	4	4	2	B
FRONT STREET LEARNING CENTER - PAL	66	1957		15,550	4.9	5	8	8	60	3	2	NA	2	NA	5	NA	5	NA	NA	4

OTHER DISTRICT FACILITIES

PAV BIONK LEARNING CENTER	1959		62,20,2021	22,294	6.5	8	1	7	30	7	2	7	NA	10	10	NA	NA	9	8	8
LINCOLN CENTER	1946		56,60,2021	18,780	5.5	5	1	8	80	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
DISTRICT FACILITIES	2019			12,490	8.3	10	10	5	60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NAVY BUTLER CENTER	1942			9,800	2.5	2	2	3	30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
7TH AVENUE GYM	1908			9,800	2.0	2	2	2	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA
CENTRAL KITCHEN (at Capital HS)					2.4	3	2	2	3	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA
VIGILANTE STADIUM (at Hebron MS)					3.3	3	4	3	NA	NA	NA	NA	NA	3	NA	NA	NA	NA	NA	NA

LEGEND

EAST SIDE	
WEST SIDE	

1
DATA COLLECTION & ANALYSIS

LEGEND

9	EXCELLENT
8	GOOD
7	GOOD
6	FAIR
5	FAIR
4	DEFICIENT
3	DEFICIENT
2	POOR
1	POOR

EDUCATIONAL & FUNCTIONAL ADEQUACY FACILITY MATRIX

LEGEND

EDUCATIONAL AND FUNCTIONAL ADEQUACY FACILITY MATRIX

FACILITY NAME	2011 ENROLLMENT	ORIGINAL YEAR BUILT	YARDS UPDATED	TOTAL SQ FOOTAGE	OVERALL FUNCTIONAL ADEQUACY	RESTROOMS	ACCESSIBILITY	DOOR-GFI/ ANTIWAL	WALLS/CEILING/ FLOORING	STUDENT COLLABORATION	SPECIAL EDUCATION SUPPORT	SCIENCE CLASSROOMS	GYM/ ATHLETICS/ PE	FOOD SERVICE/ CATERING	CTE CLASSROOMS	ART	MUSIC PERFORMANCE	
ELEMENTARY SCHOOLS																		
BROADWATER	255	1942	42,20(2020)	33,546	2.7	3	1	10	10	10	10	10	10	10	10	10	10	10
CENTRAL	291	2019		58,860	3.1	9	10	10	10	10	10	10	10	10	10	10	10	10
HAWTHORNE		1977	2020 (E1 roof)	56,948	3.0	4	4	4	4	4	4	4	4	4	4	4	4	4
JEFFERSON		1921	37,89(2020)	27,261	3.6	3	3	3	3	3	3	3	3	3	3	3	3	3
KESSLER		2019		64,136	3.0	8	8	8	8	8	8	8	8	8	8	8	8	8
WARREN		1996	72,20(20)	48,734	3.0	4	4	4	4	4	4	4	4	4	4	4	4	4
MIDDLE SCHOOLS																		
HELENA	1092	1959	92,20(20)	124,000	3.4	2	4	4	4	4	4	4	4	4	4	4	4	4
CAPITAL	1349	1965	72,78(81,2021)	243,400	4.0	6	5	6	4.0	5	1	4						
FRONT STREET LEARNING CENTER, PAI	56	1937	62,41(97,2017) (969,2021)	227,550	4.5	3	5	4	3.0	8	2	5						
OTHER DISTRICT FACILITIES																		
MAY BUTLER CENTER		1959	62,20(2021)	22,294	5.5	8	1	7	1.0	7	2	7	NA	NA	NA	NA	NA	NA
7TH AVENUE GYM		1946	56,60(2021)	18,290	5.5	5	1	2	4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA
CENTRAL KITCHEN (at Capital HS)		2019		12,860	2.5	10	10	10	10	10	10	10	10	10	10	10	10	10
VIGILANTE STADIUM (at Helena MS)		1988		9,800	2.4	2	2	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

23 TOTAL HSD FACILITIES
17
 ARE RATED BELOW
6 OR FAIR

23 TOTAL HSD FACILITIES
10
 ARE RATED BELOW
4 OR DEFICIENT

9	EXCELLENT
8	EXCELLENT
7	GOOD
6	GOOD
5	FAIR
4	FAIR
3	DEFICIENT
2	DEFICIENT
1	POOR

FACILITY SITE ANALYSIS MATRIX

OVERALL SITE ADEQUACY	SITE SIZE ADEQUACY	VEHICULAR ACCESS & PARKING	SITE ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	PLAY AREAS/PLAY FIELDS	POTENTIAL FOR ADDITION	POTENTIAL FOR ONSITE REPLACEMENT
-----------------------	--------------------	----------------------------	--------------------	-------------------------	------------------------	------------------------	----------------------------------

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS IMPROVED	TOTAL SQ FOOTAGE	OVERALL SITE ADEQUACY	SITE SIZE ADEQUACY	VEHICULAR ACCESS & PARKING	SITE ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	PLAY AREAS/PLAY FIELDS	POTENTIAL FOR ADDITION	POTENTIAL FOR ONSITE REPLACEMENT
ELEMENTARY SCHOOLS												
BROADWATER	238	1942	42,70,2020	28,566	3.1	2	3	1	3	7	2	4
BRYANT	235	2019		58,889	8.6	4	10	10	10	9	NA	NA
CENTRAL	241	2019		63,315	8.2	4	9	9	9	10	NA	NA
FOUR GEORGIANS	457	1977	2020 Q1 2021	56,648	4.8	7	4	4	3	7	3.5	5
HAWTHORNE	193	1921	37,88,2020	27,241	3.6	1	3	3	2	6	4	6
JEFFERSON	470	1948	70,307,3025	34,665	3.9	4	3	3	4	6	4	3
JIM DARCY	269	2019		64,156	8.2	8	10	10	7	8	NA	NA
KESSLER	229	1986	48,56,96,67,82,900	24,976	5.0	6	8	4	5	6	3	8
ROOSTER	419	1925	72,2000	43,793	6.0	10	4	4	8	7	6	5
SMITH	269	1966	2020	41,488	7.0	9	5	7	7	7	3	6
WARREN	307	1968	77,93,2020	31,983	7.0	10	5	8	6	5	8	8

LEGEND

9 EXCELLENT

8 GOOD

7 FAIR

6 DEFICIENT

5 POOR

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS IMPROVED	TOTAL SQ FOOTAGE	OVERALL SITE ADEQUACY	SITE SIZE ADEQUACY	VEHICULAR ACCESS & PARKING	SITE ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	PLAY AREAS/PLAY FIELDS	POTENTIAL FOR ADDITION	POTENTIAL FOR ONSITE REPLACEMENT
MIDDLE SCHOOLS												
CR ANDERSON	1666	1959	92,2020	124,608	4.2	3	3	4	7	3	3	6
HELBIA	721	1938	88,2020	162,180	2.3	1	1	2	4	3	2	3

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS IMPROVED	TOTAL SQ FOOTAGE	OVERALL SITE ADEQUACY	SITE SIZE ADEQUACY	VEHICULAR ACCESS & PARKING	SITE ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	PLAY AREAS/PLAY FIELDS	POTENTIAL FOR ADDITION	POTENTIAL FOR ONSITE REPLACEMENT
HIGH SCHOOLS												
CAPITOL	1349	1985	73,78,81,2021	248,400	5.0	5	5	5	8	8	4	4
HELBIA	1664	1955	62,81,97,2017,07-09,2021	237,250	4.6	3	3	5	4	8	3	3
FRONT STREET LEARNING CENTER, TXL	66	1957	99	15,550	5.8	5	5	8	8	4	8	8

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS IMPROVED	TOTAL SQ FOOTAGE	OVERALL SITE ADEQUACY	SITE SIZE ADEQUACY	VEHICULAR ACCESS & PARKING	SITE ACCESSIBILITY	DROP-OFF/ARRIVAL/ACCESS	PLAY AREAS/PLAY FIELDS	POTENTIAL FOR ADDITION	POTENTIAL FOR ONSITE REPLACEMENT
OTHER DISTRICT FACILITIES												
PAY BROSKE LEARNING CENTER	1939	1939	62,20,2021	27,294	6.0	3	8	1	7	8	3	3
LINCOLN CENTER	1946	1946	56,80,2021	18,780	5.4	5	6	1	6	NA	6	6
DISTRICT FACILITIES	2019	2019		12,899	8.6	10	10	10	5	NA	8	8
MAY BUTLER CENTER	1942	1942		9,800	2.4	2	2	2	3	NA	3	3
7TH AVENUE GYM	1968	1968		9,100	2.0	2	2	2	2	NA	NA	NA
CENTRAL KITCHEN (at Capital HS)					2.6	3	3	2	2	NA	3	3
VIGILANTE STADIUM (at Helbua MS)					3.3	3	3	4	3	NA	NA	NA

LEGEND

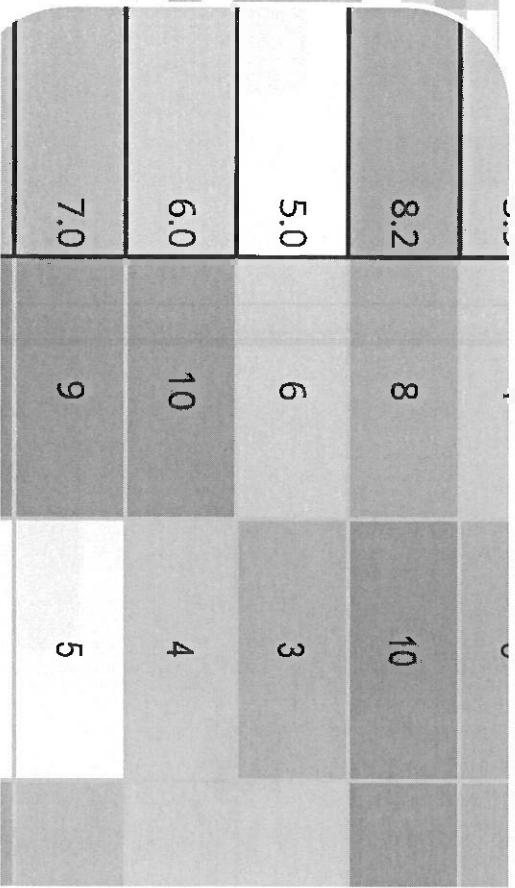
9 EXCELLENT

8 GOOD

7 FAIR

6 DEFICIENT

5 POOR



7.0

9

5

8.2

8

10

5.0

6

3

6.0

10

4

FACILITY SITE ANALYSIS MATRIX

FACILITY SITE ANALYSIS MATRIX

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS UPDATED	TOTAL SQ FOOTING	OVERALL SITE ADEQUACY	SITE SIZE ADEQUACY	VEHICULAR ACCESS RATING	SITE ACCESSIBILITY	SEMI-TRUCK ACCESS	PLAY AREA/ PLAYFIELD	POTENTIAL FOR ADDITION	POTENTIAL FOR REPLACEMENT
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ELEMENTARY SCHOOLS

BROADWATER	235	1942	42,70,2020	23,566	3.1	2	3	1	3	7	2	4
BRYANT	235	2019		58,869	8.0	4	10	10	10	9	NA	NA
CENTRAL	231	2019		63,315	8.2	4	9	9	9	10	NA	NA
FOUR GEORGIANS	457	1977	4020,01,0607	56,958	4.8	7	4	4	3	7	3.5	5
HANTHORNE	193	1921	30,88,2021	2,281	3.6	1	3	3	2	6	4	6
JEFFERSON	470	1948	70,304,2022	34,965	3.9	4	3	3	4	6	4	3
JIM DARCY	269	2019		64,138	8.2	8	10	10	7	6	NA	NA
KESLER	229	1935	48,56,50,04,67,87,2020	24,925	5.0	6	3	4	6	6	3	8
MOSSTER	419	1946	72,7020	43,798	6.0	10	4	4	8	7	6	5
SMITH	269	1965	2020	41,492	7.0	9	6	7	7	7	8	5
WAGNER	307	1988	77,98,2020	31,909	7.0	10	6	8	5	8	8	6

MIDDLE SCHOOLS

CK ANDERSON	1065	1668	92,2020	124,000	4.2	3	3	4	2	3	3	5
HELENA	721	1938	86,2020	162,180	2.3	1	1	2	4	3	2	3

HIGH SCHOOLS

CAPITAL	1349	1955	73,78,81,2021	248,400	5.0	5	5	5	6	8	4	5
HELENA	1064	1955	62,81,97,2017,01,04,2021	227,550	4.6	3	3	5	4	8	3	6
FRONT STREET LEARNING CENTER, PAL	66	1957	90	15,550	5.6	5	6	8	8	4	6	3

OTHER DISTRICT FACILITIES

BOY SCOUTS LEARNING CENTER		1959	62,20,2021	22,294	6.0	8	8	1	7	8	3	7
LINCOLN CENTER		1946	56,56,2021	18,750	5.4	6	5	1	6	NA	4	NA
DISTRICT FACILITIES		2019		12,480	8.6	10	10	10	5	NA	4	NA
MAY BUTLER CENTER		1942		9,880	2.4	2	2	2	3	NA	2	NA
7TH AVENUE GYM		1908		9,860	7.0	2	2	2	2	NA	NA	NA
CENTRAL KITCHEN (at Capitol HS)					2.6	1	8	2	2	NA	3	NA
VIGILANT STADIUM (at Helen HS)					3.3	3	3	4	3	NA	NA	NA

FACILITY SITE ANALYSIS

LEGEND
9 EXCELLENT
8 GOOD
7 GOOD
6 FAIR
5 FAIR
4 DEPICIENT
3 DEPICIENT
2 POOR
1 POOR

LEGEND
EAST SIDE
WEST SIDE

FACILITY SITE ANALYSIS MATRIX

FACILITY SITE ANALYSIS MATRIX

FACILITY NAME	201 ENROLLMENT	ORIGINAL YEAR BUILT	YEAR IMPROVED	TOTAL SQ FOOTAGE	OVERALL SITE AVERAGE	NET SQ ACCESSIBILITY	VEHICULAR ACCESS & PARKING	NET ACCESSIBILITY	PROPOSED ANNUAL ACCESS	PLAY AREA/ PLAY FIELDS	POTENTIAL FOR ADDITION	POTENTIAL FOR UPGRADE/REPLACEMENT
---------------	----------------	---------------------	---------------	------------------	----------------------	----------------------	----------------------------	-------------------	------------------------	------------------------	------------------------	-----------------------------------

ELEMENTARY SCHOOLS

BROADWATER	235	1942	4/20/2020	23,566	3.1	2	3	1	3	7	1	1
BROADWATER	255	2019		58,889	4.0	4	10	10	10	9	NA	NA
CENTRAL	281	2019		63,315	4.2	4	9	9	9	10	NA	NA
HAUTHORNE	457	1977	7/20/21 (new)	56,648	4.4	7	4	4	3	2	2	2
HAUTHORNE	495	1921	5/7/88, 2/2/20	27,281	3.6	1	3	3	2	6	6	6
JEFFERSON	470	1988	7/1/20/2022	34,415	3.9	4	3	3	4	6	6	6
JEFFERSON	469	2019		64,136	4.1	8	10	10	7	6	6	6
KESLER	229	1936	4/8/56, 5/14/67, 5/7/2020	24,326	5.0	6	3	4	5	6	6	6
INDUSTRIAL	419	1936		43,798	6.0	10	4	4	5	7	7	6
SMITH	209	1966		41,488	7.0	9	5	7	7	7	7	8
WARREN	307	1988	7/1/83, 2/2/20	31,205	7.0	10	5	8	5	5	5	6

MIDDLE SCHOOLS

DR. ANDERSON	1056	1939	9/2/2020	124,000	4.2	3	3	4	7	3	3	5
HELENA	171	1938	8/1/2020	162,186	2.3	1	1	7	4	3	2	3

HIGH SCHOOLS

CAPITAL	1349	1945	7/1/79, 8/1/2021	243,400	5.0	5	5	5	6		4	5
HELENA	1064	1955	9/2/81, 9/1/2017 (new), 2/2/21	227,350	4.6	3	3	5	4	8	3	8
FRONT STREET LEARNING CENTER - PSL	66	1957	9/0	15,350	5.6	9	9	8	8	4	6	3

OTHER DISTRICT FACILITIES

NAVY BLOK LEARNING CENTER	1959		6/2/20/2021	22,284	6.0	8	8	1	7	8	3	7
LINCOLN CENTER	1946		5/6/03/2021	18,790	5.4	5	9	1	3	NA	6	NA
MAY BUTLER CENTER	2019			12,467	2.4	10	10	10	6	NA	8	NA
7TH AVENUE GYM	1942			9,900	2.9	3	2	2	3	NA	3	NA
CENTRAL KITCHEN (at Capital HS)	1928			9,800	2.6	3	3	2	2	NA	3	NA
VIGILANTE STADIUM (at Helena MS)					3.3	3	3	4	3	NA	NA	NA

EAST SIDE
WEST SIDE

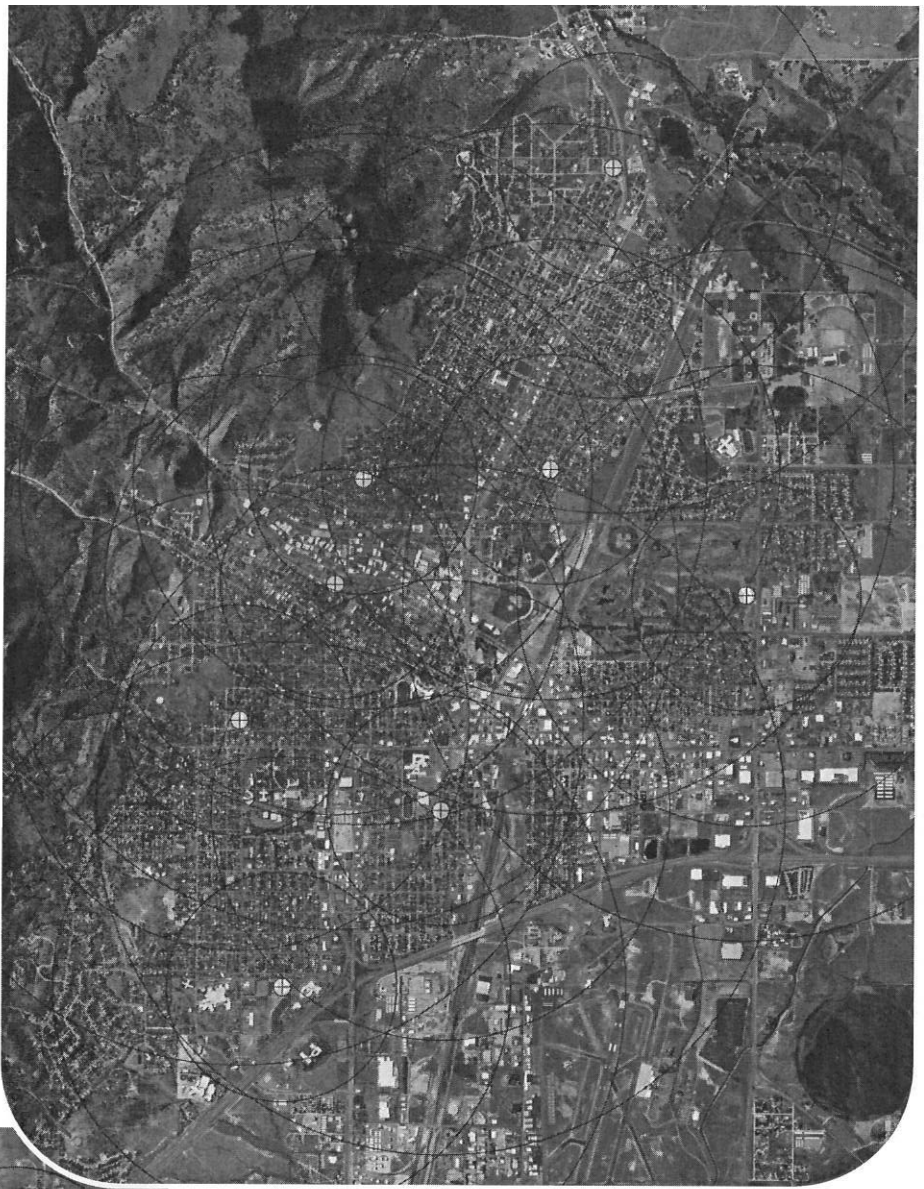
LEGEND

9	EXCELLENT
8	GOOD
7	GOOD
6	FAIR
5	FAIR
4	DEFICIENT
3	DEFICIENT
2	DEFICIENT
1	POOR

23 TOTAL
HSD FACILITIES
15
ARE RATED BELOW
6 OR FAIR

23 TOTAL
HSD FACILITIES
8
ARE RATED BELOW
4 OR DEFICIENT

ELEMENTARY SCHOOLS LOCATION DIAGRAM



SECTION 1.2 CURRENT TRENDS IN PUBLIC SCHOOL CURRICULA

SECTION 1.2 CURRENT TRENDS IN PUBLIC SCHOOL CURRICULA

INTRODUCTION

- State and Federal Requirements
- 21st Century Model of Education
- Increasing Special Education and Intervention needs
- Increasing mental health needs among students
- Increasing challenges of teacher support and retention (teacher mental health)
- Schools having a larger role in the support of equity issues, family needs (food, clothing, supplies)
- Hands on learning – project based, exploration
- W/IN programs and variable re-grouping of students beyond the standard set classroom

CURRENT AND FUTURE DISTRICT CURRICULUM

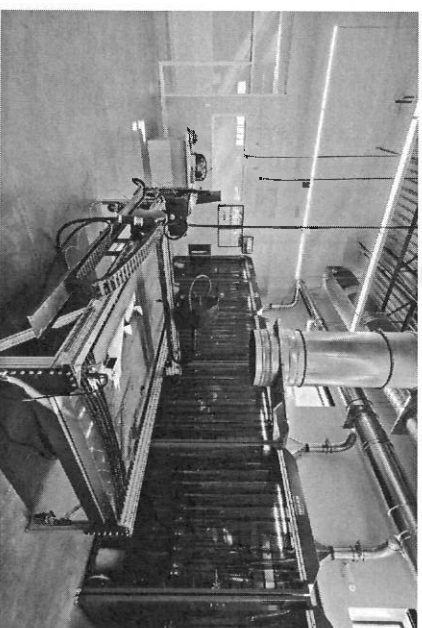
See Summary of District Curriculum Meeting (See Appendix C).

Elementary Educational Model:

- Collaboration and small group activities are identified as an important aspect of the Helena Elementary curriculum, spaces outside of the classroom are needed to accommodate this.
- Uses WIN (What I Need) periods that re-groups students from different classroom to provide small groups of common proficiency in a given subject. The pods and shared areas at the 3 new elementary schools support this well.
- Moving to more of a push-in model for support of specific needs per IEP.
- Increasing specialists need office and meeting spaces and adequate space in the classroom for differentiated learning.



Shared Space, Central Elementary School



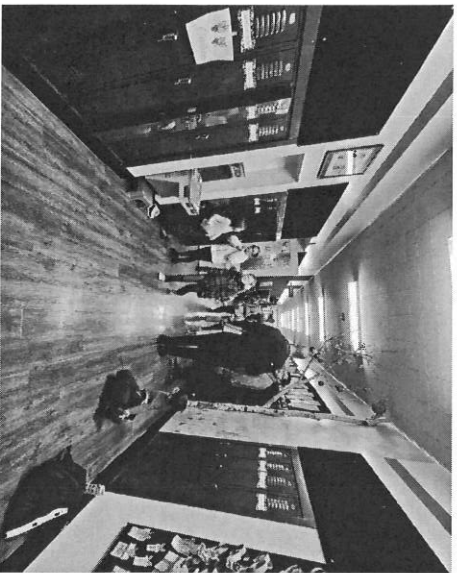
CTE, East Helena High School

Middle and High School Educational Model:

- Curriculum standards for social studies and science are based on an inquiry model. Facilities don't support the collaborative work.
- Some programs run integrated classes (e.g. English and History) - pairing of classrooms is beneficial for this.
- CTE learning is an import part of the curriculum – new statewide standards will emphasize CTE more.
- CTE facilities often do not support current Shop spaces, modern technology and current real life skills.
- Consideration for central skills center - has benefit of pooling resources. Separately there are benefits of having CTE programs integrated more closely with rest of academic curriculum.
- Developing a sense of community and school pride within the school: having space for all school assemblies, community events and large scale activities that help build community.

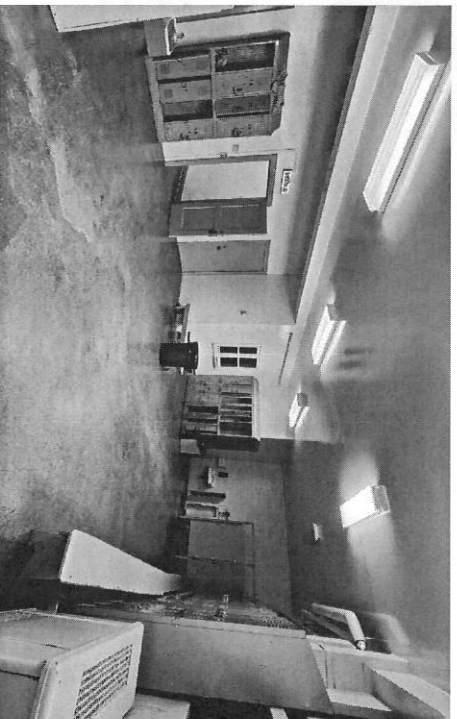
FACILITY CONTRAST EXAMPLES

CIRCULATION | HALLWAYS



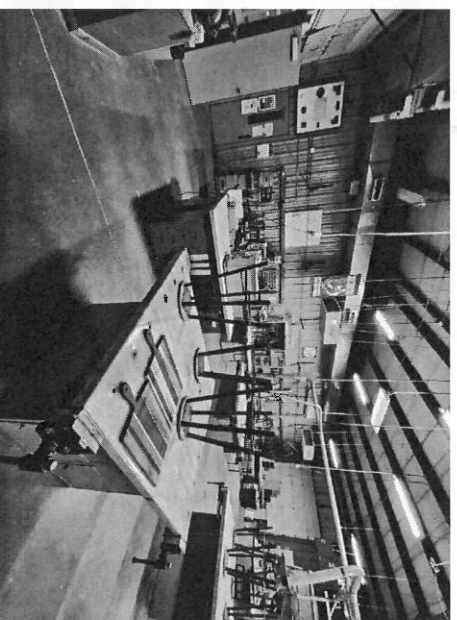
JEFFERSON ELEMENTARY SCHOOL

LOCKER ROOMS



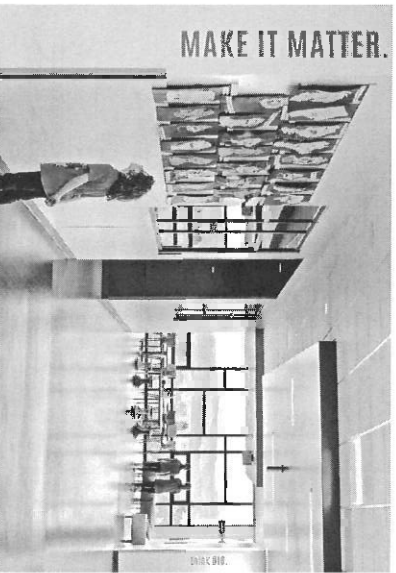
HELENA MIDDLE SCHOOL

WOOD SHOP | CTE

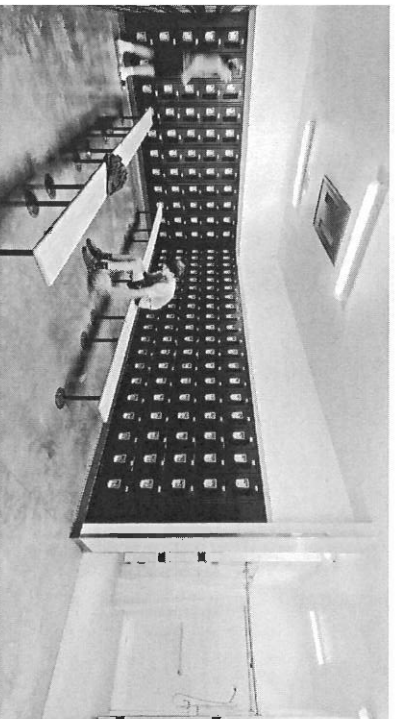


CAPITAL HIGH SCHOOL

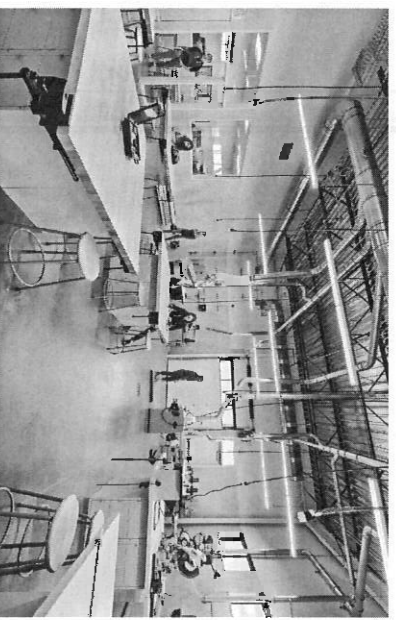
MAKE IT MATTER.



CENTRAL ELEMENTARY SCHOOL



EAST MIDDLE SCHOOL



EAST HELENA HIGH

SECTION 1.3 FACILITY NEEDS OF CURRENT TECHNOLOGY, PROJECTED TECHNOLOGY PURCHASES, IMPLEMENTATION AND FUTURE TRENDS

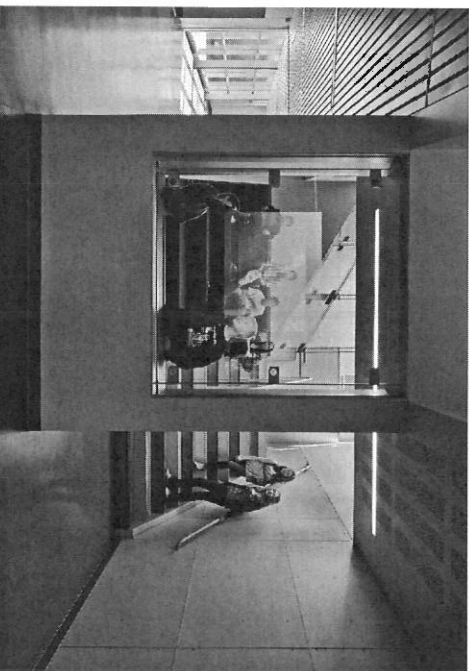
SECTION 1.3 FACILITY NEEDS OF CURRENT TECHNOLOGY, PROJECTED TECHNOLOGY PURCHASES, IMPLEMENTATION AND FUTURE TRENDS INTRODUCTION

TECHNOLOGY & 21ST CENTURY LEARNING

- The increases in communication and collaboration that are core to 21st Century learning are facilitated by technology. The District's 1:1 technology program is a significant part of this, but upcoming advances enabling new ways for students to work together will continue to push technological boundaries, as will methods for teachers to review and interact with student work.
- District-provided 1:1 devices have been shown to decrease the achievement gap and to help teachers differentiate instruction to meet students' needs.
- Classroom technology needs to not only allow students to receive content, but also to cast content from their device to a shared screen for presentation and interactively participate in both small and large groups.
- To be effective, new technology needs to be paired with robust teacher training programs.

CURRENT AND FUTURE TECHNOLOGY NEEDS

- Summary of District Technology Meeting (Reference Meeting Notes in Appendix C)
- Current and Future Technology Trends
 - Flexibility is the key.
 - Moving toward cloud-based services instead of on-site.
- The District had a technology plan prior to COVID that was to be updated. COVID created a shift to mobile technology, laptops instead of desktop computers.
- Student technology: Chromebook on a 5-year replacement cycle (potentially 6). The District has 1:1 technology currently, but will need to pass a technology lay to continue 1:1. High School share the top priority, then middle schools, then elementary. The Master Plan should reflect this goal of continuing 1:1.
- Technology maintenance and licensing need to be addressed and how that relates to fiscal and administrative departments. Technology levels need to be considered.
- Energy conservation strategies can include LED lighting and occupancy sensors and integrated controls.



Teacher's Station, Bellevue High School

SUMMARY OF TECHNOLOGY NEEDS

- Overall District Needs
 - The process for procurement of equipment and systems should be streamlined to make supporting technology easier.
 - Educational technology includes presentation equipment. An optimal classroom will include either an interactive projector or touch panel display and a document camera. Consistency across the District is desired.
 - WAPs need to be provided at all facilities support student technology. A WAP is needed at each classroom and WAP locations should be accessible (not above ceilings). There are currently no exterior WAPs, but these have been requested at HHS concessions.
 - Distance learning can be accommodated by classrooms that can be broadcast out, using integrated camera and microphone systems. This would likely be one or two classrooms per facility. For new classrooms constructed, it is worth providing infrastructure for future distance learning programs.
 - Safety and security is undergoing upgrades with prior bond funding, including cameras and access control. An external consultant's recommendations will be forthcoming. We will need to review the recommendations and determine how they will be incorporated into the Master Plan. Potential use of Raptr system for visitor check-in and a future goal for student check-in.
- For new construction and renovations, consider power locations and capacity. Are there ways to charge all devices without a cart? Look at options for charging stations; these need to be adaptable to changing technology.

AGE: 0-100 YEARS

Population Projection
Regional Economic Models Incorporated (REMI)

2021
data vintage year

MONTANA
DEPARTMENT OF COMMERCE

- Trend
- Age Pyramid
- Change Map
- Table

Adjust the figures below by selecting a custom age range, gender and race. Select one or more counties to display in the county figures.

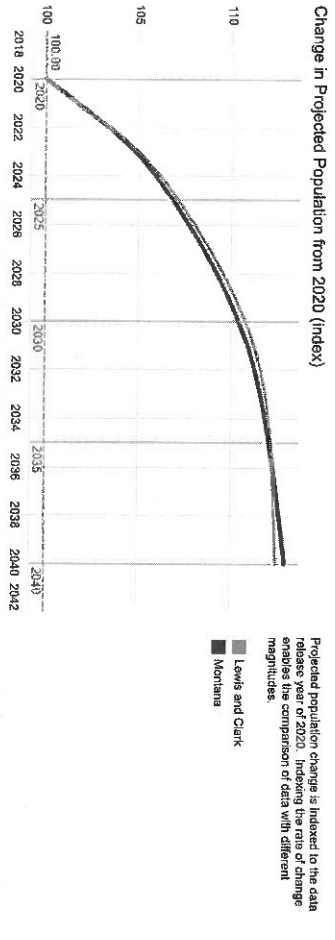
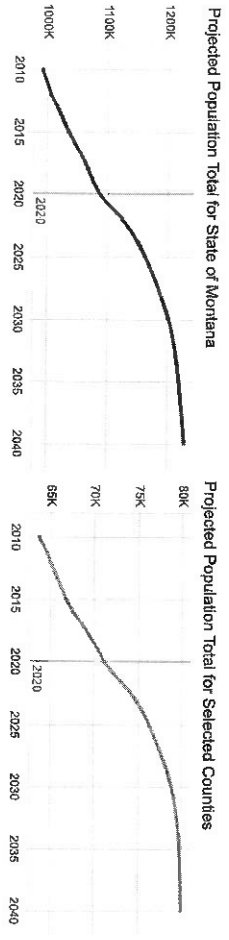
Population Projection - Trends

Select State and Counties (Multiple values)

Select Age Range 0 to 100

Select Genders (All)

Select Races (All)



Data Source: eRemi | Montana State and County Population Projection by Gender, Race and Age from Regional Economic Models Incorporated (REMI) compiled by Montana Department of Commerce.

CEIC

AGE: 0-18 YEARS

Population Projection
Regional Economic Models Incorporated (REMI)

2021
data vintage year

MONTANA
DEPARTMENT OF COMMERCE

- Trend
- Age Pyramid
- Change Map
- Table

Adjust the figures below by selecting a custom age range, gender and race. Select one or more counties to display in the county figures.

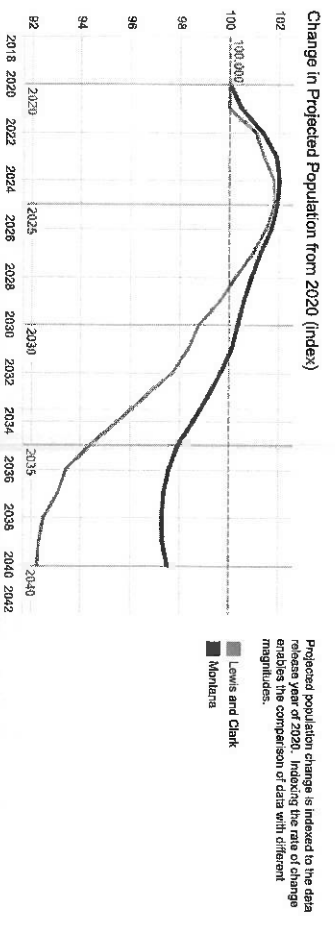
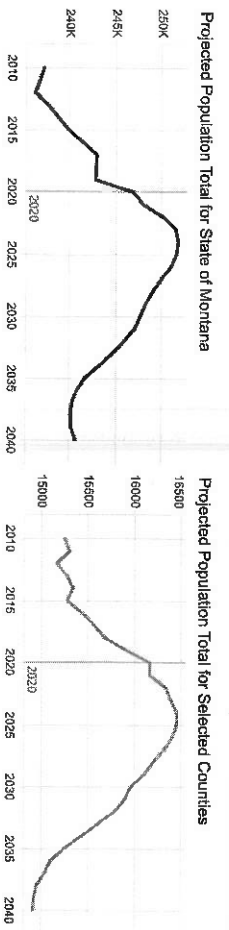
Population Projection - Trends

Select State and Counties (Multiple values)

Select Age Range 0 to 18

Select Genders (All)

Select Races (All)



Data Source: eRemi | Montana State and County Population Projection by Gender, Race and Age from Regional Economic Models Incorporated (REMI) compiled by Montana Department of Commerce.

CEIC

% CHANGE IN POPULATION FROM 2020 TO 2035 | LEWIS AND CLARK COUNTY

AGE: 0-100 YEARS

Population Projection
Regional Economic Models Incorporated (REMI)

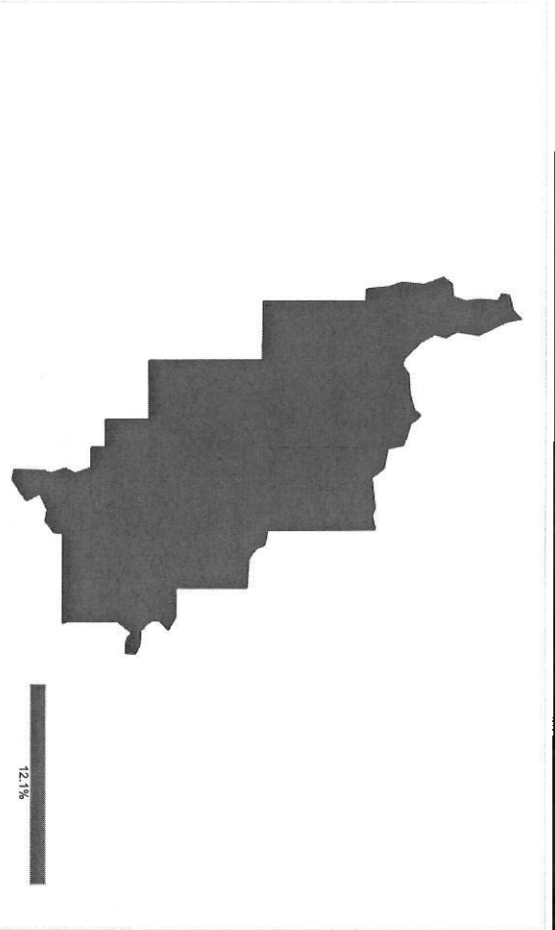
2021
data vintage year

MONTANA
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Trend Age Pyramid Change Map Table

Percentage Change in Population from 2020 to Future Target Year

This map shows change in projected population from 2020 to a selected future target year. Select age ranges, genders, and race categories to customize the map. Hover over a county to explore detailed statistics.



Data Source: eRemi Montana State and County Population Projection by Gender, Race and Age from Regional Economic Models Incorporated (REMI) compiled by Montana Department of Commerce.

12.1%

AGE: 0-18 YEARS

Population Projection
Regional Economic Models Incorporated (REMI)

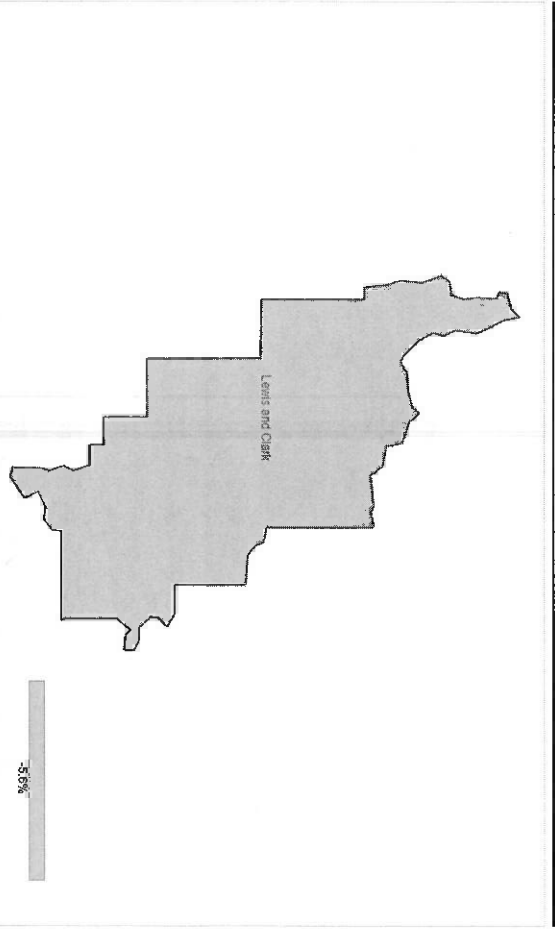
2021
data vintage year

MONTANA
DEPARTMENT OF COMMERCE

Trend Age Pyramid Change Map Table

Percentage Change in Population from 2020 to Future Target Year

This map shows change in projected population from 2020 to a selected future target year. Select age ranges, genders, and race categories to customize the map. Hover over a county to explore detailed statistics.



Data Source: eRemi Montana State and County Population Projection by Gender, Race and Age from Regional Economic Models Incorporated (REMI) compiled by Montana Department of Commerce.

-5.6%

SECTION 1.5 DEFERRED MAINTENANCE ASSESSMENT, REAL ESTATE MARKET ANALYSIS

CONTROL SYSTEMS	ELECTRICAL SYSTEMS	SAFETY AND SECURITY SYSTEM	WINDOWS	DOORS	EXTERIOR ENVELOPE	ROOF	ACCESSIBILITY
-----------------	--------------------	----------------------------	---------	-------	-------------------	------	---------------

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEAR(S) UPDATED	TOTAL SQ FOOTAGE	OVERALL BUILDING CONDITION	PLAYGROUND SURFACE	HVAC SYSTEMS	PLUMBING SYSTEMS	FIRE SUPPRESSION SYSTEM	CONTROL SYSTEMS	ELECTRICAL SYSTEMS	SAFETY AND SECURITY SYSTEM	WINDOWS	DOORS	EXTERIOR ENVELOPE	ROOF	ACCESSIBILITY
ELEMENTARY SCHOOLS																	
BROADWAY	235	1942	42,70,2020	33,556	3.7	2.5	4	4	10.0	4	2.5	4	5	1	1	NA	2.6
BRYANT	255	2019		58,869	10	10	10	10	10	10	10	10	10	10	10	10	10
CENTRAL	291	2019		69,315	10	10	10	10	10	10	10	10	10	10	10	10	10
FOUR GEORGIAN	457	1977	2020 (21 roof)	56,948	4.7	4	2.5	4	1	4	2.5	4	10	2.5	5	10	7
HAWTHORNE	193	1921	37,89,2020	27,261	3.5	4	4	7	10	2.5	2.5	4	4	4	2.5	4	2.5
JEFFERSON	470	1948	70,2021,2022	34,965	5.6	4	4	1	1	10	10	4	4	4	7	7	10
JIM DARCY	269	2019		64,136	10.0	10	10	10	10	10	10	10	10	10	10	10	10
KESSLER	229	1936	48,56,84,67,87,2020	24,926	3.4	5	4	4	1	2.5	2.5	2.5	4	1	2.5	5	7
ROSTLER	419	1996	72,2020	43,793	3.3	2.5	2.5	4	1	2.5	2.5	2.5	7	1	2.5	7	4
SMITH	269	1966	2020	41,498	3.4	2.5	2.5	2.5	1	4	2.5	2.5	4	10	1	7	1
WARREN	307	1968	77,93,2020	31,903	2.5	2.5	2.5	4	1	2.5	2.5	4	2.5	1	1	2.5	4

MIDDLE SCHOOLS

GRANDERSON	1056	1959	92,2020	124,000	3.5	4	4	4	15.0	2.5	2.5	4	4	1	2.5	2.5	1
				162,180	3.6	4	2.5	4	10	2.5	2.5	4	2.5	4	4	2.5	10

4	4		10.0														
0	10		10	243,400	2.8	2.5	2.5	4	10	1	2.5	1	4	1	7	2.5	4
0	10		10	237,550	2.1	2.5	1	1	10	1	2.5	1	1	2.5	2.5	2.5	7
0	10		10	15,550	3.1	4	2.5	4	10	4	2.5	1	10	1	4	1	2.5
0	10		10	22,294	4.6	4	2.5	4	10	2.5	2.5	4	10	10	7	7	1
0	10		10	18,780	5.5	4	10	10	10.0	10	2.5	4	4	1	4	NA	1
5	4		1	12,490	7.3	2.5	2.5	2.5	5.0	10	NA	10	10	10	10	NA	10
5	4		1	9,800	2.8	4	4	2.5	5.0	2.5	4	1	1	2.5	4	1	2.5
4	7		1.0	9,800	3.4	10	5	2.5	5.0	2.5	4	2.5	1	2.5	1	NA	1
4	7		1.0		3.9	10	10	10	NA	10	7	4	NA	1	7	NA	10

LEGEND

9	EXCELLENT
8	GOOD
7	FAIR
6	FAIR
5	FAIR
4	DEFICIENT
3	DEFICIENT
2	DEFICIENT
1	POOR

BUILDING CONDITION MATRIX

BUILDING CONDITION MATRIX OF MAJOR BUILDING SYSTEMS

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS(S) UPDATED	TOTAL SQ FOOTAGE	OVERALL BUILDING CONDITION	SITE/PARKING PHASING AND SIDEWALK REPAIR	HVAC SYSTEMS	PLUMBING SYSTEMS	FIRE SUPPRESSION SYSTEM	CONTROL SYSTEMS	ELECTRICAL SYSTEMS	SAFETY AND SECURITY SYSTEM	WINDOWS	DOORS	EXTERIOR ENVELOPE	ROOF	ACCESSIBILITY
---------------	-----------------	---------------------	------------------	------------------	----------------------------	--	--------------	------------------	-------------------------	-----------------	--------------------	----------------------------	---------	-------	-------------------	------	---------------

ELEMENTARY SCHOOLS

BROADWATER	235	1942	42, 20, 2020	83,566	3.7	2.5	4	4	10.0	4	2.5	4	5	4	1	NA	2.5
BRYANT	255	2019		58,869	10	10	10	10	10	10	10	10	10	10	10	10	10
CENTRAL	291	2019		69,315	10	10	10	10	10	10	10	10	10	10	10	10	10
FOUR GEORGIANS	457	1977	2020 (21 roof)	56,948	4.7	4	2.5	4	1	4	2.5	4	10	2.5	5	10	7
HAWTHORNE	193	1921	37, 89, 2020	27,261	3.5	4	4	7	10	2.5	2.5	4	4	4	2.5	4	2.5
JEFFERSON	470	1948	70, 2021, 2022	94,965	5.5	4	4	1	1	10	4	4	7	7	10	NA	10
JIM DARCY	269	2019		64,136	10.0	10	10	10	10	10	10	10	10	10	10	10	10
KESSLER	229	1936	48, 56, 64, 67, 87, 2020	24,826	3.4	5	4	4	1	2.5	2.5	2.5	4	1	2.5	5	7
ROSSITER	419	1986	72, 2020	49,793	3.3	2.5	2.5	4	1	2.5	2.5	2.5	7	1	2.5	7	4
SMITH	269	1966	2020	41,498	3.4	2.5	2.5	2.5	1	4	2.5	2.5	4	10	1	7	1
WARREN	307	1989	77, 93, 2020	31,903	2.5	2.5	2.5	4	1	2.5	2.5	4	2.5	1	1	2.5	4

MIDDLE SCHOOLS

CR ANDERSON	1056	1959	92, 2020	124,000	3.5	4	4	4	10.0	2.5	2.5	4	4	4	2.5	2.5	1
HELENA	721	1938	86, 2020	162,180	3.6	4	2.5	4	10	2.5	2.5	4	2.5	4	4	2.5	10

HIGH SCHOOLS

CAPITAL	1349	1965	73, 78, 81, 2021	243,480	2.8	2.5	3.5	4	10	1	3.5	1	4	1	7	2.5	4
HELENA	1054	1955	62, 81, 97, xx(fn), 2021	237,550	2.1	2.5	1	1	10	1	4.5	1	1	2.5	2.5	2.5	7
FRONT STREET LEARNING CENTER - PAL	66	1957	90	15,550	3.1	4	2.5	4	10	4	2.5	1	10	1	4	1	2.5

OTHER FACILITIES

RAY BLOK LEARNING CENTER		1959	62, 20, 2021	22,294	4.6	4	2.5	4	10	2.5	2.5	4	10	10	7	7	1
LINCOLN CENTER		1946	56, 60, 2021	18,790	5.5	4	10	10	6.0	10	2.5	4	4	1	4	NA	1
DISTRICT FACILITIES		2019		12,490	7.5	2.5	2.5	2.5	5.0	10	NA	10	10	10	10	NA	10
MAY BUTLER CENTER		1942		9,800	2.8	4	4	2.5	5.0	2.5	4	1	1	2.5	4	1	2.5
7TH AVENUE GYM		1908		9,800	3.4	10	5	2.5	5.0	2.5	4	2.5	1	2.5	1	NA	1
CENTRAL KITCHEN (at Capital HS)																	
VIGILANTE STADIUM (at Helena MS)					7.7	10	10	10	NA	10	7	4	NA	1	7	NA	10

LEGEND

EAST SIDE
WEST SIDE

1
DATA QUALITY & MATCHING

LEGEND

9	EXCELLENT
8	GOOD
7	FAIR
6	FAIR
5	FAIR
4	DEFICIENT
3	DEFICIENT
2	POOR
1	POOR

BUILDING CONDITION MATRIX

FACILITY NAME	2021 ENROLLMENT	ORIGINAL YEAR BUILT	YEAR(S) UPDATED	TOTAL SQ FOOTAGE	OVERALL BUILDING CONDITION	SITE / PARKING SURFACE / STORMWATER REPAIR	HVAC SYSTEMS	PLUMBING SYSTEMS	FIRE SUPPRESSION SYSTEM	CONTROL SYSTEMS	ELECTRICAL SYSTEMS	SAFETY AND SECURITY SYSTEM	WINDOWS	DOORS	EXTERIOR ENVELOPE	ROOF
ELEMENTARY SCHOOLS																
BROADWATER		1942	42,70,2020	33,566	3.7	2.5	4	4	10	4	2.5	4	9	1	1	NA
BRYANT	255	2019		58,869	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
CENTRAL	291	2019		69,315	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
FOUR GEORGIAN	457	1977	2002, 01, 2022	56,948	4.7	4	4	4	10	4	2.5	4	10	2.5	5	1.0
HAWTHORNE		1921	37, 89, 2020	27,261	3.5	4	4	4	4	4	4	4	4	4	2.5	4
1948			70, 2021, 2022	34,965	3.4	4	4	4	4	4	4	4	7	7	10	NA
2019				64,138	3.4	4	4	4	4	4	4	4	10	10	10	10
KESSLER		1936	48,56,58,64,67,87,2020	24,928	3.3	4	4	4	4	4	4	4	4	4	2.5	5
ROSSITER		1936	72, 2020	48,793	3.4	4	4	4	4	4	4	4	7	1	2.5	7
SMITH		1966	2020	41,898	3.4	4	4	4	4	4	4	4	7	1	2.5	7
WARREN		1988	77, 93, 2020	31,903	2.5	4	4	4	4	4	4	4	7	1	1	7
MIDDLE SCHOOLS																
CR ANDERSON		1959	92, 2020	124,000	3.5	4	4	4	4	4	4	4	4	4	4	2.5
HELENA		1938	86, 2020	162,187	3.6	4	4	4	4	4	4	4	4	4	4	2.5
HIGH SCHOOLS																
CAPITAL		1965	73, 78, 81, 2021	249,400	2.8	2.5	2.5	4	4	4	4	4	4	4	4	4
HELENA		1955	62, 81, 97, 2021	237,556	2.1	2.5	4	4	4	4	4	4	4	4	4	4
FRONT STREET LEARNING CENTER - PAL		1957	90	15,540	3.1	4	4	4	4	4	4	4	4	4	4	4
OTHER FACILITIES																
RAY BJORCK LEARNING CENTER		1959	62, 20, 2021	22,294	4.6	4	4	4	4	4	4	4	4	4	4	4
LINCOLN CENTER		1946	58, 60, 2021	18,750	5.5	4	4	4	4	4	4	4	4	4	4	4
MAY BUTLER CENTER		2019		12,493	2.8	2.5	2.5	4	4	4	4	4	4	4	4	4
7TH AVENUE GYM		1942		9,800	2.8	4	4	4	4	4	4	4	4	4	4	4
VIGILANTE STADIUM (AKA HELENA MS)		1908		9,800	3.4	10	5	2.5	5.0	2.5	4	2.5	4	1	1	NA
LEGEND																
EAST SIDE					7.7	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WEST SIDE					7.7	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

23 TOTAL HSD FACILITIES
17
 ARE RATED BELOW
 6 OR FAIR

23 TOTAL HSD FACILITIES
13
 ARE RATED BELOW
 4 OR DEFICIENT

LEGEND

- 9 EXCELLENT
- 8 GOOD
- 7 GOOD
- 6 FAIR
- 5 FAIR
- 4 DEFICIENT
- 3 DEFICIENT
- 2 POOR
- 1 POOR

SECTION 1.6 COMMUNITY PARTNERSHIPS FOR DISTRICT FACILITY NEEDS

INTRODUCTION

KEY COMMUNITY PARTNERS

Helena Public Schools is surrounded by an incredible network of community partnerships, industries, and institutions that benefit our district. The Skyway District has been instrumental in our efforts to improve our facilities. As part of Phase 1, we met with various community stakeholders to discuss our facility needs. The key stakeholder meetings, partnerships, or entities that are involved are:

Partnerships that can contribute to enhancing Helena Public Schools' already robust academic and extracurricular offerings will be an important next step for creating a comprehensive Facilities Master Plan. Current and future organizations that can bolster the School District's offerings include athletic facilities and organizations, healthcare or mental health providers, higher education institutions, industry partners, and before and after school care providers.

Many of these groups were represented at the Key Stakeholder Group Meetings during Phase 1. Our efforts continue to be engaged throughout the master planning process. Further investigation will be required to understand the nature of the partnerships and how they can be further enhanced or engaged.

KEY STAKEHOLDER MEETINGS

Summary of Meetings (referenced Meeting Notes in Appendix C)

Helena Public Schools are a core to the Helena Community. Our schools are critical to the educational, social, recreational and economic future of Helena. As such, it is important that the Master Planning effort reach out to the district's community partners to identify opportunities for the facility master plan to strengthen community partnerships and support the well-being of our community as a whole.

The district's current and potential community partners are numerous and varied. For the scope of our Phase 1 Master Plan efforts, we have identified two general groups that will be engaged for input and identifying areas of collaboration and partnership to determine the highest community use of district facilities moving forward:

- Healthcare and Mental Health Partners
- Higher Education Institutions
- Recreational and Athletic Programs
- Industry and Business Partners
- Before and After School Care Providers

During Phase 1 of the Master Plan our team worked with the district facilities and Maintenance committees to identify a group of community members that represented these various groups. We established a Key Stakeholders Group and conducted four meetings to introduce the Facilities Master Plan and gain input on the district's needs of the current facilities and how the Master Plan can best address those needs but also enhance the district's role in the success of our vibrant community. The presentations and notes from the Key Stakeholder Meetings are included in Appendix C of this document.



SECTION 1.7 ENGAGE ALL STAKEHOLDERS

SECTION 1.7 ENGAGE ALL STAKEHOLDERS

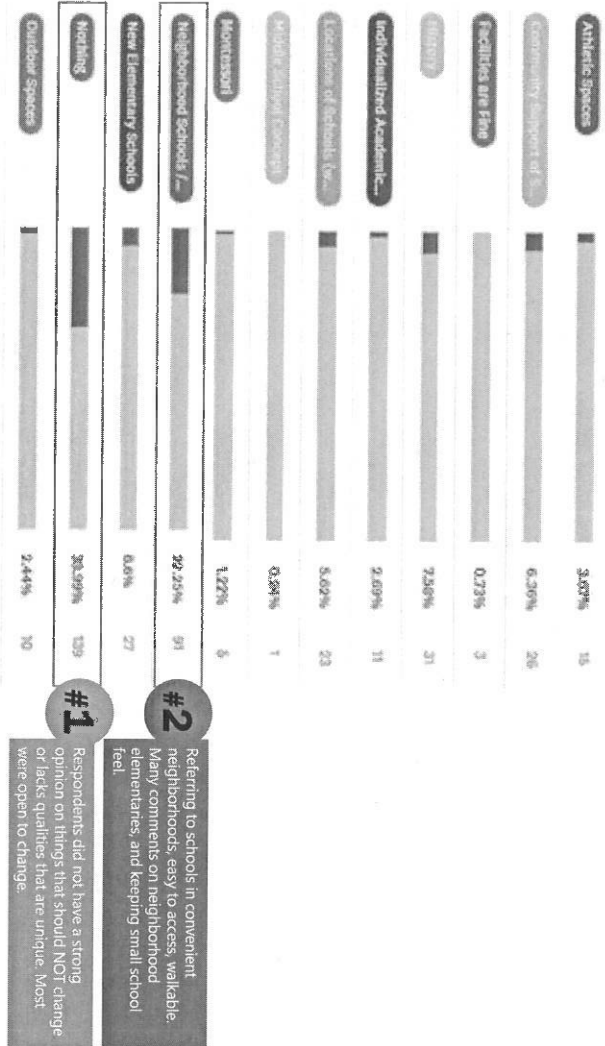
SUMMARY OF STAKEHOLDER ENGAGEMENT

Throughout the Facilities Master Planning process, a group of key community stakeholders, referred to as the Key Stakeholder Group, was engaged. This group is composed of individuals representing a cross-section of Helena's community: healthcare, business, higher education, non-profits, athletics and school administrators. During Phase 1, the Key Stakeholder Group convened twice to focus on high-level discussions centered around the overall process of the master plan and developing the future vision of Helena Public Schools. Notes from these meetings can be referenced in Appendix C.

PHASE 1 SURVEYS

During Phase 1 of the Facilities Master Planning process, our team intended to survey large groups. Four survey groups were surveyed: Staff, District Board and Administration, Students, and the Helena Community. The survey was open for two weeks from March 13 through March 24, 2023. 644 responded to the Community Survey, 630 responded to the Student Survey, 14 to the Board and District Administration Survey, and 241

Q8 What is one thing about the existing facilities that you feel is unique to Helena's Schools and you would never want to change?



In regards to how the community perceives how Helena Schools is meeting 21st Century Education principals in their facilities, most categories scored average, while Special Education scored N/A.

Next, the community was asked what they felt was unique about existing facilities and should not be changed. The most common theme was "Nothing", or open to change. Another common theme was the small school feel, easy access to schools, and neighborhood type schools. When asked what should be changed, modernizing facilities was the most common theme, with space and enrollment accommodations and high school needs coming in as second most common comment.

When asked what the School District should focus on in the coming 5, 10 and 15 years, respondents felt that the focus should be foremost on academics, followed by safety and security and then CTE/VOTEC.

Top additional comments as they pertain to the master plan were high school needs, boundaries/redistricting/consolidation and in third, middle school needs.

STAFF SURVEYS

Staff Survey summaries have been provided in the Appendix Part B, separated by each school. Questions 4 and 5 also show a weighted average for each question to show comparison school by school and comparison by levels (elementary, middle and high school).

Question 4: Facility's Overall Rating at Supporting Educational Delivery

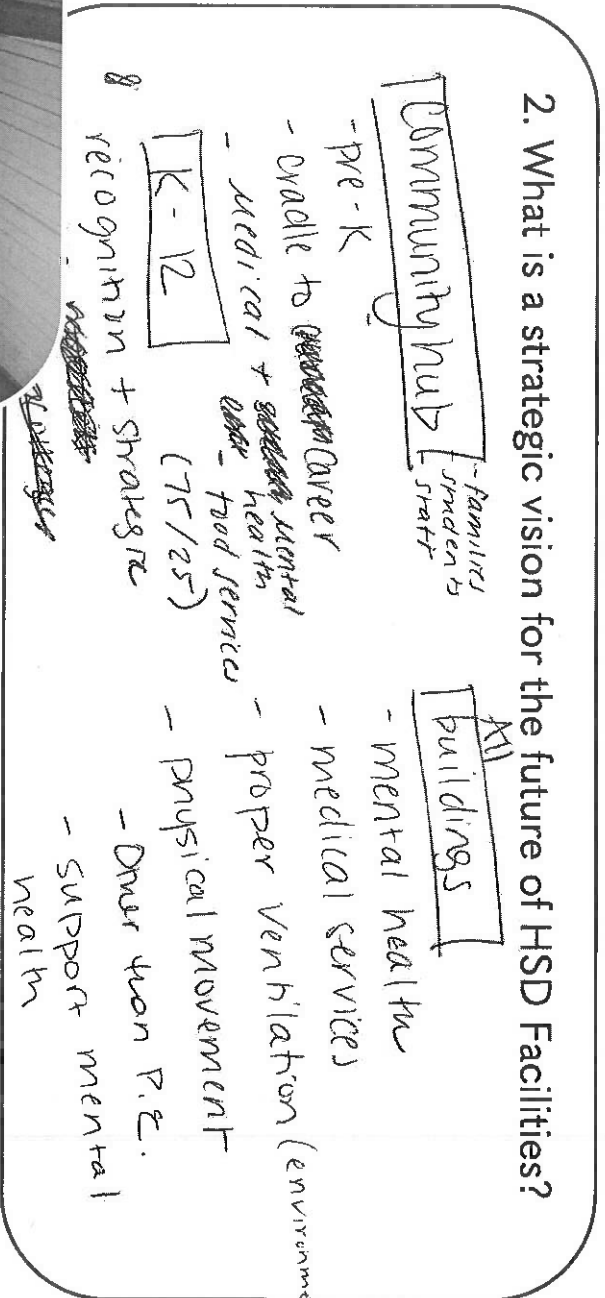
5.0-3.0 (EXCELLENT TO AVERAGE):

- Bryant Elementary
- Central Elementary
- Jefferson Elementary
- Jim Darcy Elementary

3.0-1.0 (AVERAGE TO VERY POOR):

- Broadwater Elementary
- Four Georgians Elementary
- Hawthorne Elementary
- Kessler Elementary
- Kossiter Elementary
- Warren Elementary
- CR Anderson Middle School
- Helena Middle School
- Capital High School
- Helena High School
- Project for Alternative Learning (PAL)
- May Butler Center
- Ray Bjork Center

2. What is a strategic vision for the future of HSD Facilities?



.....
11.02.22 - KEY STAKEHOLDER VISIONING MEETING #1
 HSD FMP KEY STAKEHOLDER GROUP

.....
01.31.23 - KEY STAKEHOLDER MEETING #2
 HSD FMP KEY STAKEHOLDER GROUP

.....
04.26.23 - KEY STAKEHOLDER MEETING #3
 HSD FMP KEY STAKEHOLDER GROUP

.....
09.27.23 - KEY STAKEHOLDER MEETING #4
 HSD FMP KEY STAKEHOLDER GROUP



2

LONG RANGE
MASTER PLAN
OPTIONS

PART 2:
DEVELOPMENT OF
COMPREHENSIVE
LONG RANGE
FACILITIES MASTER
PLAN OPTIONS,
REQUIREMENTS &
OPTIONS

SECTION 2.1 PROPOSALS FOR RENOVATIONS/ADDITIONS TO EXISTING FACILITIES

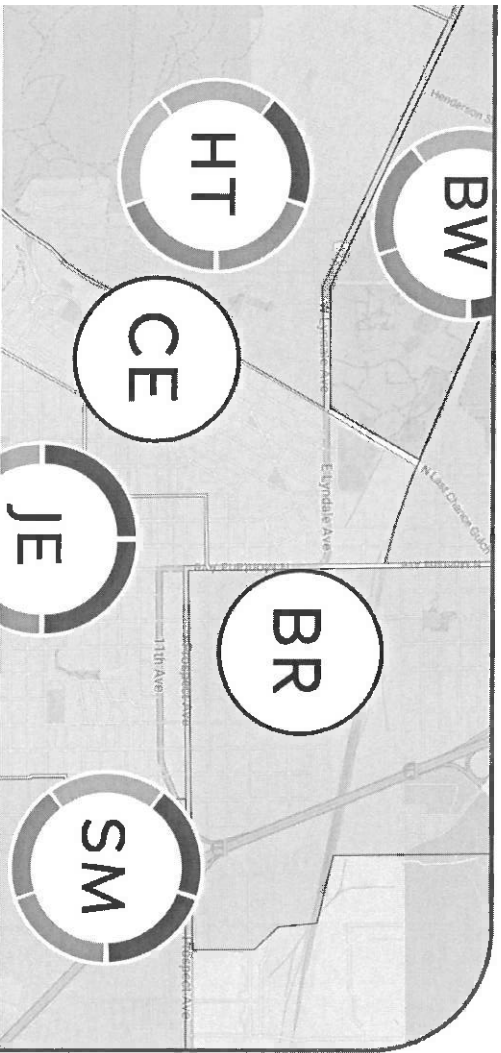
ELEMENTARY SCHOOL

OPTION 1

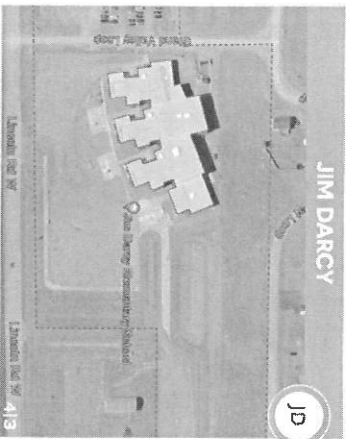
MAINTAIN | UPDATE CURRENT SCHOOLS

Maintain all 11 current elementary school sites and make necessary improvements to each facility based on the identified needs determined during Phase 1 of the Master Plan.

ELEMENTARY SCHOOLS	MEP UPGRADES	COMMONS CAFETERIA ADDITION	SHARED SPACES	ENVELOPE UPGRADES	REPLACEMENT NEW BUILD	SITE LIMITATIONS POTENTIAL ADDITION	VEHICULAR TRAFFIC UPGRADES
BW Broadwater	•	•	•	•	•	•	•
BR Bryant	•	•	•	•	•	•	•
CE Central	•	•	•	•	•	•	•
4G Four Georgians	•	•	•	•	•	•	•
HT Hawthorne	•	•	•	•	•	•	•
JE Jefferson	•	•	•	•	•	•	•
JD Jim Darcy	•	•	•	•	•	•	•
KS Kessler	•	•	•	•	•	•	•
RO Rossiter	•	•	•	•	•	•	•
SM Smith	•	•	•	•	•	•	•
WA Warren	•	•	•	•	•	•	•



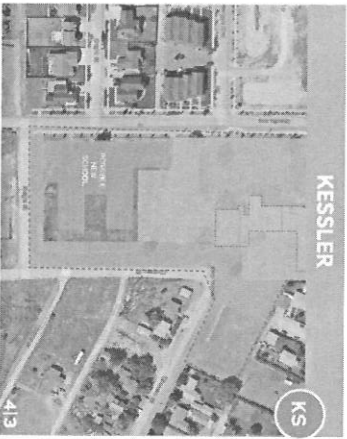
ELEMENTARY SCHOOL



JD

- Potential site circulation, pick-up and drop-off improvements will be evaluated for the Jim Darcy site.
- No other building or site improvements are being proposed.

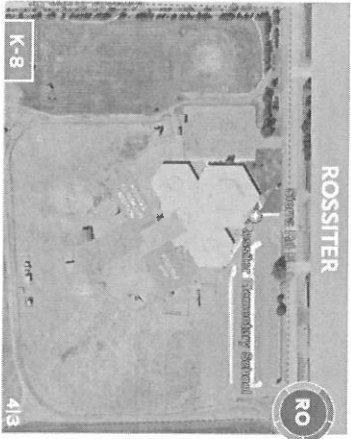
SITE SIZE: 983 ACRES
 RENOVATION AREA: 0 SF
 ADDITION AREA: 0 SF
 BUILDING AREA TOTAL: 44,136 SF



KS

- Due to the overall condition and adequacy of the existing Kessler School, Option 1 proposes to replace the existing school with a new facility on the same site. Possible revisions include:
- New school developed on the upper play field area
 - Site circulation, drop-off, pick-up, and parking improvements
 - Playground and play field updates at site of existing school after completion of demolition

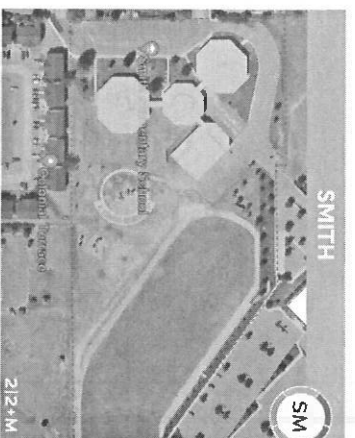
SITE SIZE: 388 ACRES
 DEMOLITION AREA: 24,928 SF
 NEW CONSTRUCTION AREA: 65,000 SF



RO

- Based on its locations and site size, Rosstter Elementary was identified as a potential K-8 campus. In addition to an addition to accommodate 6-8 classrooms and support spaces, the scope of work will include building removal of areas that are in poor condition and inadequate functionality. Possible revisions include:
- Remodel of classroom spaces to improve functionality.
 - Remodel of classroom and circulation spaces to provide shared breakout spaces
 - Improved Special Education and support spaces
 - Remodel of existing gymnasium to function as a commons
 - Upgrades to HVAC, plumbing and electrical systems
 - Upgrades to building envelope systems - doors, windows, etc.
 - Construct a new gymnasium and support spaces.
 - Construct new 6-8 grade classroom addition

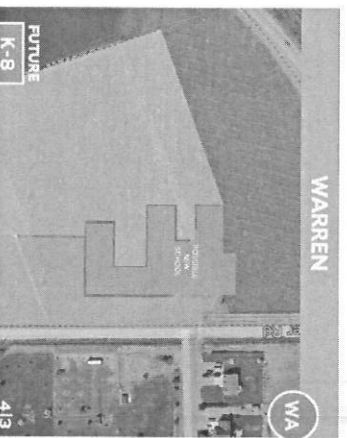
RENOVATION AREA: 43,793 SF | ADDITION AREA: 42,500 SF
 SITE SIZE: 3151 ACRES
 NEW BUILDING AREA TOTAL: 86,293 SF



SM

- Building remodel of areas that are in poor condition and inadequate functionality. Possible revisions include:
- Remodel of classroom spaces to improve functionality
 - Remodel of classroom and circulation spaces to provide shared breakout spaces
 - Improved Special Education and support spaces
 - Upgrades to HVAC, plumbing and electrical systems
 - Upgrades to building envelope systems - doors, windows, etc.
 - Construct a new commons and support spaces

SITE SIZE: 11.66 ACRES
 RENOVATION AREA: 41,498 SF
 ADDITION AREA: 4,000 SF
 NEW BUILDING AREA TOTAL: 45,498 SF



WA

- Based on its location and site size, Warren Elementary was identified as a potential K-8 campus. Option 3 proposes to replace the existing school with a new facility on the same site. Possible revisions include:
- New school developed on the north play field area
 - Site circulation, drop-off, pick-up, and parking improvements
 - Playground and play field updates at site of existing school after completion of demolition

SITE SIZE: 16.64 ACRES
 DEMOLITION AREA: 31,903 SF
 NEW CONSTRUCTION AREA TOTAL: 86,000 SF



WA

2 | 2 + M

SITE SIZE: 11.66 ACRES
 RENOVATION AREA: 41,498 SF
 ADDITION AREA: 4,000 SF
 NEW BUILDING AREA TOTAL: 45,498 SF

- Based on its location and site size, Warren Elementary was identified as a potential K-8 campus. Option 3 proposes to replace the existing school with a new facility on the same site. Possible revisions include:

- New school developed on the north play field area
- Site circulation, drop-off, pick-up, and parking improvements

MIDDLE SCHOOL

OPTION 1

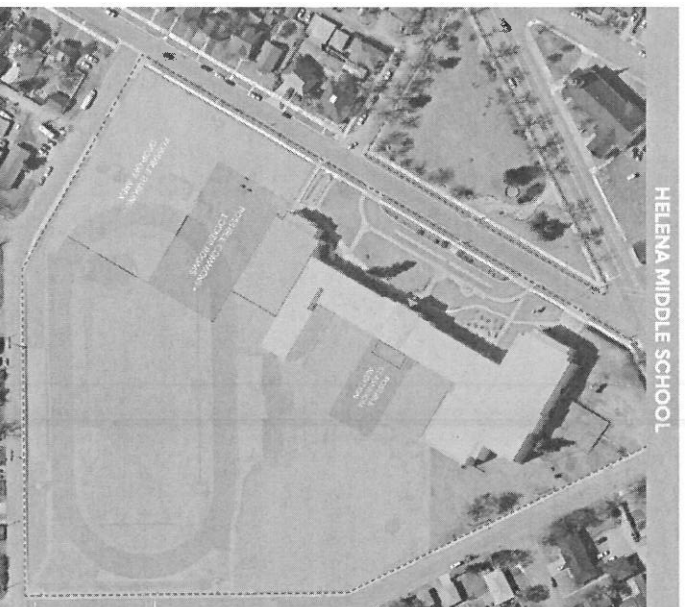
MAINTAIN CURRENT ENROLLMENT PATTERNS, BOUNDARIES



CR ANDERSON MIDDLE SCHOOL

- Building addition to increase capacity and replace portions of building that are in poor condition and inadequate functionality.
- Possible new areas include:
 - Classrooms, Science and CTE program spaces
 - Special Educational and support spaces
 - Collaboration / Small group spaces
 - Gym, Lockers and support
 - Commons and food service
 - Administration / Office
- Remodel / Modernize existing building areas to remain
- Improve parking, drop-off, and circulation
- Upgrade HVAC

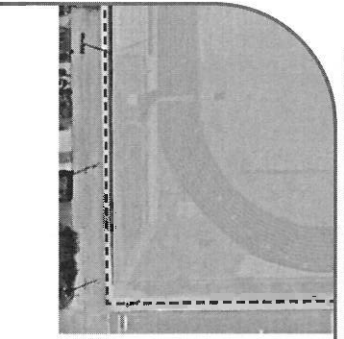
SITE SIZE: 973 ACRES
 DEMOLITION AREA: 70,400 SF
 EXISTING UNRENOVATED AREA: 5,100 SF
 RENOVATION AREA: 48,500 SF
 ADDITION AREA: 79,000 SF
 NEW BUILDING
 AREA TOTAL: 132,600 SF



HELENA MIDDLE SCHOOL

- Building remodel areas that are in poor condition and inadequate functionality. Possible revisions include:
 - Remodel to combine small classrooms to create larger classroom plus collaboration / small group spaces
 - Improve Special Educational and support spaces
 - Remodel old multi-purpose to serve as Commons and food service
- Upgrade HVAC
- Construct new classroom addition to compensate for reduction of existing classrooms that are combined into larger rooms
- Construct new Gym, locker rooms and support spaces
- Improve parking, drop-off, and circulation

SITE SIZE: 13.88 ACRES
 DEMOLITION AREA: 2,000 SF
 EXISTING UNRENOVATED AREA: 49,180 SF
 RENOVATION AREA: 111,190 SF
 ADDITION AREA: 25,000 SF
 NEW BUILDING
 AREA TOTAL: 185,280 SF



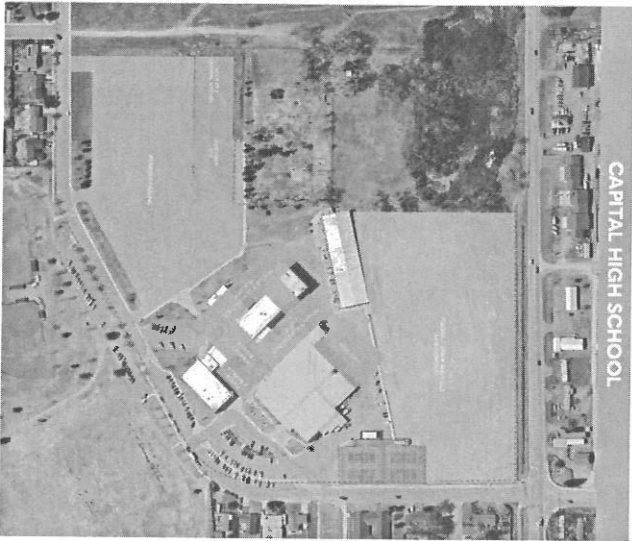
SITE SIZE: 13.88 ACRES
 DEMOLITION AREA: 2,000 SF
 EXISTING UNRENOVATED AREA: 49,180 SF
 RENOVATION AREA: 111,190 SF
 ADDITION AREA: 25,000 SF
 NEW BUILDING
 AREA TOTAL: 185,280 SF

HIGH SCHOOL OPTIONS

HIGH SCHOOL

OPTION 2A

PARTIAL REPLACEMENT



CAPITAL HIGH SCHOOL

- This option partially renovates and partially replaces Capital High School in place, in phases while occupied
- Possible elements include:
 - New Main Gym addition, with remodeled Auxiliary Gym and locker rooms.
 - New CTE Facility, possibly connected to Central Kitchen or move Central Kitchen to Helena High School campus.
 - Partially reconfigured, expanded parking
 - Entry, Admin, Commons, Library and classrooms are replaced with new construction in the area of the existing building.
 - Possible track and field improvements

SITE SIZE: 24.52 ACRES
DEMOLITION AREA: 125,000 SF
RENOVATION AREA: 118,400 SF
ADDITION AREA: 158,000 SF
NEW BUILDING AREA TOTAL: 276,400 SF
NEW CTE AREA: 25,000 SF
NEW CENTRAL KITCHEN: 12,500 SF



HELENA HIGH SCHOOL

- This option replaces Helena High School almost entirely on the Berner Park site. Possible elements include:
 - New stadium/athletic complex on the existing high school site.
 - District-wide Skills Center expands existing CTE program possibly combined with new Central Kitchen.
 - Reconfigured parking and drop-off.
 - Improved Admin office

- Oversight of school entry and eliminating uncontrolled entries would benefit security.
- Improved wayfinding, parking, drop-off circulation.
- New main gym and remodel existing Gym to Aux Gym.
- Possible new Performing Arts Center.
- Possible new PAL building to consolidate campuses.

SITE SIZE: 30.21 ACRES
DEMOLITION AREA: 185,000 SF
RENOVATION AREA: 24,800 SF
NEW CONSTRUCTION/ADDITION AREA: 220,000 SF
NEW BUILDING AREA TOTAL: 244,800 SF
NEW PAL: 25,000 SF
NEW CTE AREA: 25,000 SF
NEW SKILLS CENTER: 25,000 SF

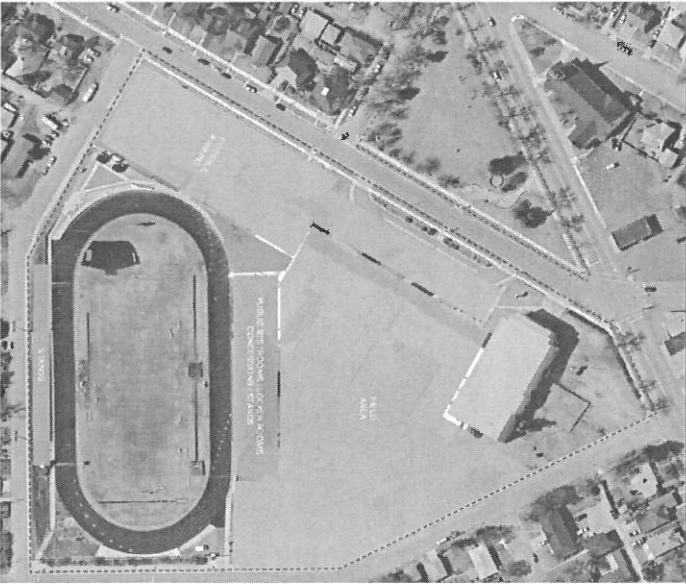


SITE SIZE: 24.52 ACRES
DEMOLITION AREA: 125,000 SF
RENOVATION AREA: 118,400 SF
ADDITION AREA: 158,000 SF
NEW BUILDING AREA TOTAL: 276,400 SF
NEW CTE AREA: 25,000 SF
NEW CENTRAL KITCHEN: 12,500 SF

DISTRICT ATHLETICS FACILITIES

OPTION 1

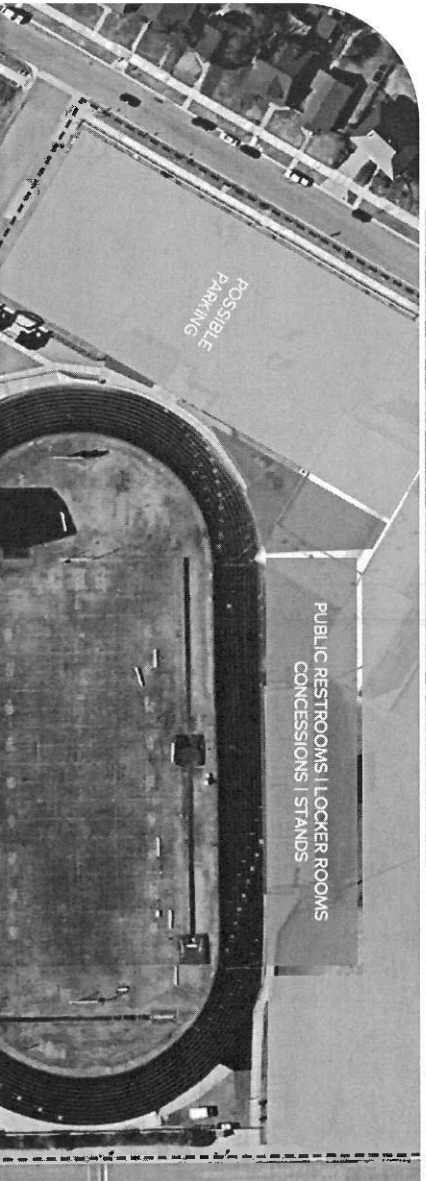
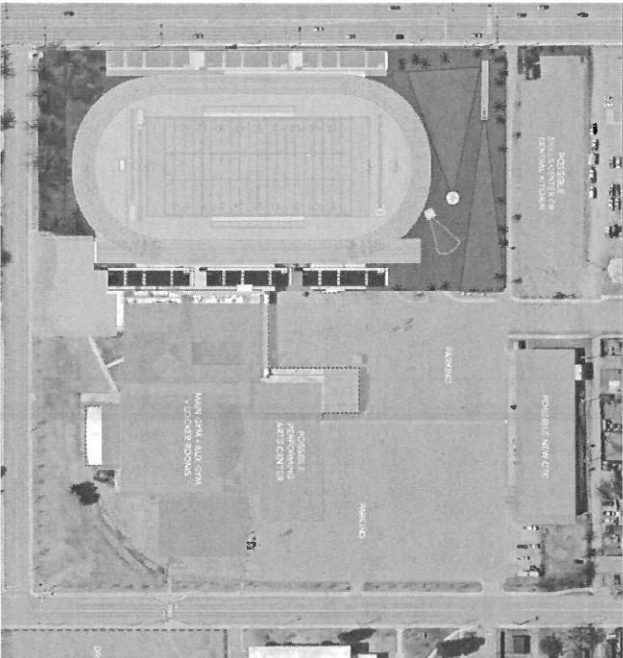
VIGILANTE STADIUM



- This option retains Vigilante Stadium on the Helena Middle School site. Possible elements include:
 - Demolition of the existing Helena Middle School building with the exception of the Auditorium and supporting spaces.
 - Possible new locker rooms, restrooms, concessions, spectator stands, stadium lighting, field improvements/turf.
- Site improvements including accessibility, parking, improved field space for throwing events, practice fields.

OPTION 2

HELENA HIGH SITE



SECTION 2.2 PROPOSALS FOR BEST PRACTICES FOR NEW FACILITY CONSTRUCTION

SECTION 2.4 SALE, TRADE, MAINTENANCE, DISPOSAL OF CURRENT FACILITIES

EDUCATIONAL +
FUNCTIONAL
ADEQUACY

FACILITY SITE
ANALYSIS

DEFERRED
MAINTENANCE
COST (BASED ON 12-21-
22 DEFERRED
MAINTENANCE REPORT)

RENOVATION +
ADDITION COST
TOTAL

RENOVATION
COST/STUDENT

REPLACEMENT
COST TOTAL
(INCLUDES DEMOLITION
OF EXISTING)

REPLACEMENT
COST/STUDENT

RENOVATION/
ADDITION COST AS
A PERCENTAGE OF
REPLACEMENT COST

IS COST OF
RENOVATION/
ADDITION LESS
THAN 85%
REPLACEMENT
VALUE

FACILITY NAME	2022 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS UPDATED	REPLACEMENT COST (FOODSERVICE)	FACILITY CONDITION	FUNCTIONAL ADEQUACY	REPLACEMENT ANALYSIS	COST (BASED ON 12-21-22 DEFERRED MAINTENANCE REPORT)	ADDITION COST TOTAL	REPLACEMENT COST/STUDENT	COST OF ORIGINAL FACILITY (INCLUDES DEMOLITION OF EXISTING)	COST OF RENOVATION/ADDITION COST/STUDENT	PERCENTAGE OF RENOVATION/ADDITION COST AS A PERCENTAGE OF REPLACEMENT COST	IS COST OF RENOVATION/ADDITION LESS THAN 85% REPLACEMENT VALUE	RECOMMENDATION	COMMENTS
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ELEMENTARY SCHOOLS

BROADWAY	254	1942		42,710,000	33,566	4.2	2.8	3.1	\$1,897,011	\$23,365,610	\$30,294	\$26,502,490	\$104,344	97%	N	RENOVATION + ADDITION	LEASE BY OPERATOR. COST / ABE 100 BECAUSE SCHOOL REMAINS. SITE SIZE INSUFFICIENT FOR REPLACEMENT
BRYANT	291	2019		58,469	58,469	10	10	8.6	NA	NA	NA	NA	NA	NA	N	NO WORK REQ.	COMPLETED IN 2019
CENTRAL	319	2019		69,315	69,315	10	9.4	8.2	NA	NA	NA	NA	NA	NA	N	NO WORK REQ.	COMPLETED IN 2019
FOUR GORGANS	496	1977		54,984	54,984	4.7	5.4	4.6	\$1,565,664	\$23,602,390	\$3,1792	\$20,854,220	\$67,662	77%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION & USABLE EXISTING BUILDING REPAIRS TRANSFORM INTO 21ST CENTURY LEARNING SPACES
HAWTHORNE	202	1921		27,661	27,661	3.5	3.1	3.6	\$2,378,316	\$15,901,995	\$73,792	\$18,008,915	\$91,133	83%	Y	RENOVATION	LEAVE IN OPERATION. COST / ABE TOO HIGH. IF SCHOOL, REPAIRS. SITE SIZE INSUFFICIENT FOR REPLACEMENT
JEFFERSON	233	1948		34,955	34,955	6.3	3.5	3.9	\$643,809	\$14,020,755	\$55,459	\$13,924,475	\$73,219	76%	Y	RENOVATION + ADDITION	RECENT HVAC UPGRADES & USABLE EXISTING BUILDING REPAIRS TRANSFORM INTO 21ST CENTURY LEARNING SPACES
JILL DARCY	471	2019		64,136	64,136	10	8.4	8.2	NA	NA	NA	NA	NA	NA	N	NO WORK REQ.	COMPLETED IN 2019
KESSLER	238	1996		28,925	28,925	3.4	3.1	4.0	\$1,281,975	\$15,687,210	\$65,413	\$15,371,890	\$77,201	85%	N	NEW CONSTRUCTION	POOR FACILITY CONDITION PAIRED WITH 63% FUNCTIONAL ADEQUACY. SITE IS ADEQUATELY SIZED FOR REPLACEMENT
ROSSITER	390	1998		43,793	43,793	3.3	5	6.0	\$9,122,456	\$29,774,155	\$66,088	\$18,371,890	\$47,113	84%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION & USABLE EXISTING BUILDING REPAIRS TRANSFORM INTO 21ST CENTURY LEARNING SPACES
SALTI	290	1966		41,498	41,498	3.4	6.9	7.0	\$3,021,980	\$21,752,890	\$75,010	\$20,627,470	\$91,892	82%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION & USABLE EXISTING BUILDING REPAIRS TRANSFORM INTO 21ST CENTURY LEARNING SPACES
WARREN	304	1968		31,803	31,803	2.5	3	7.0	\$2,983,585	\$23,396,095	\$76,959	\$22,402,545	\$80,100	88%	N	NEW CONSTRUCTION	INSUFFICIENT BUILDING SIZE. INSUFFICIENT TO MEET CURRENTS IN NEW SCHOOL. SITE IS ADEQUATELY SIZED FOR NEW ADDITION

MIDDLE SCHOOLS

CE ANDERSON	1056	1959		124,000	124,000	3.5	4.8	4.2	\$6,268,729	\$47,968,990	\$45,083	\$57,110,090	\$53,675	84%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION & USABLE EXISTING BUILDING REPAIRS TRANSFORM INTO 21ST CENTURY LEARNING SPACES
HELENA	721	1998		102,180	102,180	3.4	3.5	2.3	\$5,119,366	\$41,207,890	\$59,808	\$40,392,790	\$65,214	92%	N	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, SIGNIFICANT HISTORIC ARCHITECTURE

HIGH SCHOOLS

CAPITAL	1369	1965		248,410	248,410	2.8	5.1	5.0	\$10,025,747	\$90,299,000	\$67,019	\$150,092,500	\$107,265	78%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION & USABLE EXISTING BUILDING REPAIRS TRANSFORM INTO 21ST CENTURY LEARNING SPACES
HILBLA	1084	1955		237,580	237,580	2.1	4.8	4.6	\$16,075,668	\$64,004,450	\$79,071	\$146,398,625	\$136,051	75%	Y	NEW CONSTRUCTION	REPLACEMENT TO CONSTRUCT DEFERRED DEMANDS. COST / ABE TOO HIGH. IF SCHOOL, REPAIRS. SITE SIZE INSUFFICIENT FOR REPLACEMENT
FRONT STREET LEARNING CENTER - PAL	66	1957		15,550	15,550	3.1	5.3	5.6	\$1,206,141	\$6,424,250	\$147,999	\$12,362,500	\$215,132	81%	N	SELL	PAVING LOT BEHIND PAL A NEW BUILDING SITE IN A DESIRABLE LOCATION FOR COMMERCIAL DEVELOPMENT

OTHER DISTRICT FACILITIES

BOY BRIGADE LEARNING CENTER	1959		62,201,2021	22,294	4.6	7.0	6.0	\$18,144,928	NA	NA	NA	NA	NA	NA	N	LEASE	CURRENTLY BEING STAGED BY ST. PETERS HEALTH
LINCOLN CENTER	1966		56,601,2021	18,780	5.5	8.5	5.4	\$33,480	NA	NA	NA	NA	NA	NA	N	REMAIN AS ADMIN OFFICES	
DISTRICT FACILITIES	2019		12,480	12,480	7.3	8.3	8.6	\$22,290	NA	NA	NA	NA	NA	NA	N	REMAIN AS FACILITIES OFFICES	OPPORTUNITY TO MOVE TO A NEW PLACE OR PROPERTY. EXISTING BUILDING USE AS ATHLETICS OFFICES
MARY BUTLER CENTER	1942		9,800	9,800	2.8	2.5	2.4	\$601,206	NA	NA	NA	NA	NA	NA	N	LEASE	OFFICE IN MHC COULD MOVE TO ANOTHER DISTRICT BUILDING. NO SIGNIFICANT MHC FOR BUILDING
7TH AVENUE GYM	1988		9,800	9,800	3.4	2.0	1.0	\$1,700,210	NA	NA	NA	NA	NA	NA	N	LEASE	CURRENTLY BEING LEASED BY QUINN CITY FOOTBALL CLUB
CENTRAL KITCHEN (at Central HS)					SEE CHS	2.4	2.6	NA	\$66,000,000	NA	NA	NA	NA	NA	N	NEW CONSTRUCTION	30% CONSTRAINTS ON CURRENT SPACE AND OPPORTUNITY TO COMBINE WITH SMITHS CENTER
VIGILANTE STADIUM (at Federal MS)					7.7	3.3	3.2	\$139,690	NA	NA	\$10,000,000	NA	NA	NA	N	NEW CONSTRUCTION	LOCATOR LIMITED EDUCATIONAL APPLICATION. THIS MOVE TO NEW LOCATION WITH ADEQUATE SPACE

FACILITIES ASSESSMENT & RECOMMENDATIONS

FACILITIES ASSESSMENT & RECOMMENDATIONS

FACILITY NAME	2022 ENROLLMENT	ORIGINAL YEAR BUILT	YEARS UPDATED	TOTAL SQ FOOTAGE	FACILITIES CONDITION	EDUCATIONAL + FUNCTIONAL ADEQUACY	FACILITY SITE AVALUATION	DEFERRED MAINT COST BASED ON 5-YR MAINTENANCE REPORT	RENOVATION + ADDITION COST TOTAL	RENOVATION COST/TOTAL COST (PERCENTAGE)	REPLACEMENT COST TOTAL (PERCENTAGE)	REPLACEMENT COST/RENOVATION COST (PERCENTAGE)	RENOVATION/REPLACEMENT COST AS PERCENTAGE OF REBUDGET COSTS	IS COST OF ADDITION LESS THAN REBUDGET VALUE	RECOMMENDATION	COMMENTS
ELEMENTARY SCHOOLS																
BROADWATER	264	1942	42/70/2020	33,566	4.2	2.8	3.1	\$1,897,011	\$23,061,610	\$90,794	\$26,503,499	\$104,344	87%	N	RENOVATION + ADDITION	LEASE IF OPTION COSTS ARE TOO HIGH. IF SCHOOL RETAINED, SITE SIZE HINDER REPLACEMENT
BRYANT	291	2019		58,669	1.0	1.0	8.6	NA	NA	NA	NA	NA	NA	NA	NO WORK REQ.	COMPLETED IN 2019
CENTRAL	319	2019		69,315	1.0	8.4	8.2	NA	NA	NA	NA	NA	NA	NA	NO WORK REQ.	COMPLETED IN 2019
FOUR GEORGIANS	458	1977	2022 (21, 100%)	56,948	4.7	5.4	4.8	\$1,593,654	\$23,803,580	\$51,782	\$30,854,220	\$67,653	77%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, A USABLE EXISTING BUILDING REHO TRANSLATES INTO 21ST CENTURY LEARNING SPACES
HARTHOLME	202	1921	87, 89, 2020	27,261	3.5	3.1	3.6	\$2,578,315	\$15,201,935	\$75,732	\$18,408,915	\$91,133	83%	Y	RENOVATION	LEASE IF OPTION COSTS ARE TOO HIGH. IF SCHOOL RETAINED, SITE SIZE HINDER REPLACEMENT & ADDITION
JEFFERSON	253	1948	70, 2021, 2022	34,965	6.3	3.6	3.9	\$848,809	\$14,030,775	\$55,458	\$18,524,475	\$73,219	79%	Y	RENOVATION + ADDITION	RECENT HVAC, UPDATES, A USABLE EXISTING BUILDING REHO TRANSLATES INTO 21ST CENTURY LEARNING SPACES
JIM DANCY	471	2008		64,138	1.0	8.4	8.2	NA	NA	NA	NA	NA	NA	NA	NO WORK REQ.	COMPLETED IN 2019
KESLER	238	1938	48,56,58,54,67,87,2020	24,625	3.4	3.1	4.0	\$1,281,975	\$15,687,210	\$65,913	\$18,373,890	\$77,201	83%	N	NEW CONSTRUCTION	POOR FACILITY CONDITION BARED WITH ED. & FUNCTIONAL INADEQUACY. SITE IS ADEQUATELY SIZED FOR REPLACEMENT
ROSSITER	391	1956	72, 2020	43,793	3.2	5	6.0	\$3,122,456	\$25,774,155	\$65,088	\$18,373,890	\$427,113	84%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, A USABLE EXISTING BUILDING REHO TRANSLATES INTO 21ST CENTURY LEARNING SPACES
SMITH	290	1966	2020	47,689	3.4	6.9	7.0	\$3,021,060	\$21,752,890	\$75,010	\$26,622,470	\$97,802	82%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, A USABLE EXISTING BUILDING REHO TRANSLATES INTO 21ST CENTURY LEARNING SPACES
WARREN	304	1968	77, 93, 2020	31,609	2.5	3	7.0	\$2,355,565	\$23,236,005	\$76,763	\$26,478,545	\$87,100	88%	N	NEW CONSTRUCTION	INADEQUATE BUILDING USE, OPTIMAL, TO ATTRACT STUDENTS TO NEW SCHOOL, SITE IS ADEQUATELY SIZED FOR REPLACEMENT
MIDDLE SCHOOLS																
CR ANDERSON	1056	1959	92, 2020	124,090	3.5	4.3	4.2	\$6,258,729	\$47,986,500	\$45,083	\$57,110,000	\$53,675	84%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, A USABLE EXISTING BUILDING REHO TRANSLATES INTO 21ST CENTURY LEARNING SPACES
HELENA	721	1998	84, 2020	162,181	3.4	3.5	2.8	\$5,113,206	\$41,207,500	\$59,808	\$44,992,200	\$65,214	92%	N	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, SIGNIFICANT HISTORIC ARCHITECTURE
HIGH SCHOOLS																
CAPITAL	1349	1965	79, 78, 81, 2021	243,403	2.8	5.1	5.0	\$10,025,747	\$55,239,000	\$67,019	\$154,082,500	\$107,265	79%	Y	RENOVATION + ADDITION	TYPE OF BUILDING CONSTRUCTION, A USABLE EXISTING BUILDING REHO TRANSLATES INTO 21ST CENTURY LEARNING SPACES
HELENA	1054	1955	62, 81, 97, 2017 (8-9), 2021	237,559	2.9	4.8	4.6	\$16,675,668	\$84,004,280	\$78,071	\$146,390,625	\$136,051	75%	Y	NEW CONSTRUCTION	REPLACEMENT DUE TO CONSIDERABLE DEFERRED MAINTENANCE COST, PAVED WITH ED. ADEQUACY & USABLE BUILDING LIFE
FRONT STREET LEARNING CENTER, PAL	66	1957	90	15,559	8.4	5.3	5.6	\$1,206,141	\$8,434,250	\$147,989	\$12,282,800	\$215,132	86%	N	SELL	PAL WOULD BE BETTER SERVED IN A NEW BUILDING, SITE IS A DESIRABLE LOCATION FOR DOWNTOWN DEVELOPMENT
OTHER DISTRICT FACILITIES																
RAY BLOOR LEARNING CENTER	1959	1959	62, 20, 2021	22,294	4.8	7.0	6.0	\$1,814,928	NA	NA	NA	NA	NA	NA	LEASE	CURRENTLY BEING LEASED BY ST. PETERS HEALTH
LINCOLN CENTER	1946	1946	56, 80, 2021	18,780	5.5	5.4	5.4	\$334,803	NA	NA	NA	NA	NA	NA	RETAIN AS ADMIN OFFICES	OPPORTUNITY TO MOVE TO A NEW SPACE OF IMPROVING EXISTING BUILDING USE & AESTHETICS OFFICES
DISTRICT FACILITIES	2019	2019		12,490	7.3	8.3	8.6	\$227,950	NA	NA	NA	NA	NA	NA	RETAIN AS FACILITIES OFFICES	OFFICES IN BLDG COULD MOVE TO ANOTHER OFFICE BUILDING, NO SIGNIFICANT NEED FOR BUILDING
MAH BUTLER CENTER	1942	1942		9,893	2.8	2.5	2.4	\$660,206	NA	NA	NA	NA	NA	NA	LEASE	CURRENTLY BEING LEASED BY QUINN CIVIL/CRIMINAL CLINIC
7TH AVENUE GYM	1908	1908		9,800	3.4	2.0	2.0	\$1,740,270	NA	NA	NA	NA	NA	NA	LEASE	SIDE CONTRACTOR ON CURRENT SPACE AND OPPORTUNITY TO COMBINE WITH STUDENT CENTER
CENTRAL WITCHER (at Capital HS)					5.8	2.4	2.6	SEE CHS COST	NA	NA	\$6,400,000	NA	NA	NA	NEW CONSTRUCTION	LOCATION LIMITS EXPANSION, DESIRED OF HAVE MOVED TO NEW LOCATION WITH ADEQUATE SPACE
VIGILANTE STADIUM (at Helena MS)					7.7	3.3	3.3	\$136,680	NA	NA	\$10,000,000	NA	NA	NA	NEW CONSTRUCTION	

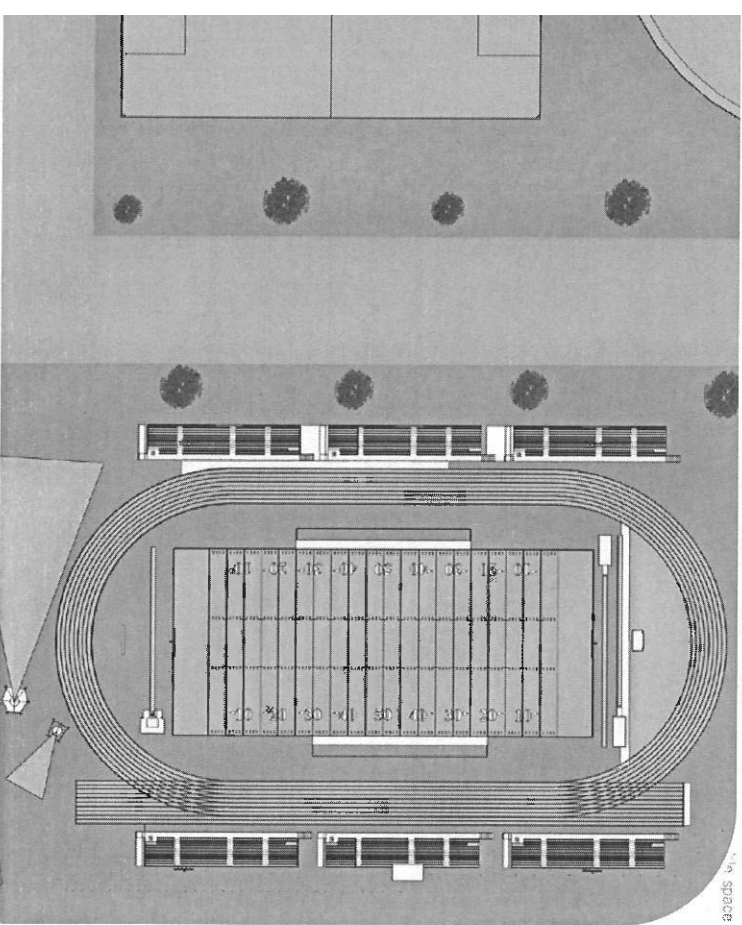
SECTION 2.3 NEW SITE/FACILITY ACQUISITION

SECTION 2.3 NEW SITE/FACILITY ACQUISITION

As the design team assessed existing properties within the school district, they noted the available open space for potential development and identified shortcomings in the shared athletics facilities. This analysis highlighted the necessity of acquiring new property for future school expansion. Additionally, relocating the district facilities office, shop, and cold storage to a larger site would optimize operational space and alleviate congestion at Helena High School. Furthermore, there's an opportunity to provide administrative, shop, and covered parking facilities to the district's transportation provider, potentially generating income at the new site and centralizing transportation operations.

Helena Middle School faces challenges in expanding and enhancing its facilities to meet modern educational standards due to limitations imposed by Vigilante Stadium's location. Proposed additions and modifications are constrained by the stadium's presence and the spatial requirements of throwing events like javelin, shot put, and discus. Inefficient area for these events, including overlapping landing sectors, has prevented the Helena School District from hosting a state track meet.

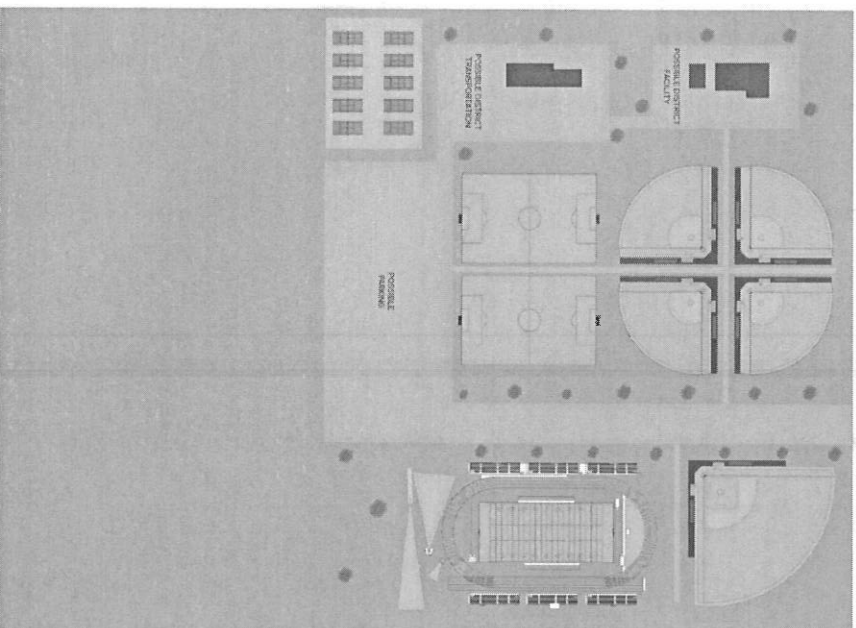
Many of the district's athletics facilities are either rented or inadequate for use by both Helena High and Capital High teams. The recent inclusion of high school baseball as a sanctioned MHSAA sport has further highlighted



DISTRICT TRANSPORTATION FACILITY

- ADMINISTRATIVE/OFFICES
- SHOP SPACE
- COVERED PARKING

POSSIBLE FUTURE SCHOOL



SECTION 2.5 COST BENEFIT ANALYSIS

TASK 2.5 COST/BENEFIT ASSESSMENT OF ALL FACILITIES OPTIONS

Cost benefit analysis is a process of analyzing and evaluating option of remodeling and existing building or replacing it. This process considers anticipated construction cost, long term operational cost, and overall functionality to help determine the overall best value for the money spent. This approach does not evaluate all factors and there may be other factors that drive a preferred options separate than the cost benefit analysis.

An additional factor to the cost benefit analysis related the viability of construction. While smaller portion of work can be done within the school buildings during the summer (when the school is not occupied) a large-scale remodels would interrupt the school activities. Cost related to relocating students or programs needs to be factored for a potential remodel. Available land is also an important aspect of viability for an addition or replacement option; site constraints on some of the Helena school properties are a factor in the Cost Benefit analysis.

School Buildings at Helena Public schools have been evaluated for physical condition, deferred maintenance and educational adequacy. The following shows the option(s) for each school that to have the cost benefit analysis for each school. The district may select an option different from the proposed option listed below due to other factors or priorities that were not accounted for in the Cost Benefit Analysis process.

ELEMENTARY SCHOOLS

Broadwater, Warren, Hawthorne, and Kessler are the lowest rated schools in the district for functionality (all rated as poor). These 4 schools are also rated as poor for physical condition. The cost benefit analysis indicates a capital investment to improve the physical conditions will not be an effective use of fund due to the due to poor functionality. The limitations of the existing condition and or site constraints hamper the potential of these schools meeting functionality standards.

Kessler and Warren require significant upgrades. Since they are occupied schools, a remodel would be very disruptive and would displace students, leading to high cost to provide temporary classrooms. These schools have adequate area on site, a full replacement of the schools is merited. Cost Benefit analysis shows the best long-term value is to construct a new building on-site while keeping the existing school occupied during construction, then demolishing that to allow for adequate play and parking area.

Hawthorne and Broadwater require significant upgrades, yet a replacement a less viable because they have smaller sites with topography challenges. A cost benefit analysis indicates to replace these school on a different site, and or repurpose these facilities for a different use.

Four Georgians, Smith, Rossiter are rated fair for educational adequacy and poor for Physical condition. Jefferson rated poor for educational adequacy though good for physical condition. The cost benefit analysis indicates that remodel and additions at these schools is a good use of capital funds to improve the educational environment and extend the life of the facilities.

These sites have reasonable area for a potential addition to improve the functionality. The extent of remodel is likely to extend beyond what can be completed in the summer yet is likely to be manageable with limited disruption of school activities so that students are not fully displaced.

Byvant, Central, and Jim Darcy are in good to excellent condition physically and functionally. Some minor corrections may be merited, though overall investment should be minimal.

MIDDLE SCHOOLS

CR Anderson - The older portion of the school is generally in poor condition and has poor functionality. The newer classroom wing (west) and gym addition (north) are in fair to good condition and generally function well. The cost benefit analysis indicates that a partial replacement is merited. There is adequate area on the north part of the site for new construction to occur without displacing students. A partial replacement would provide a new addition to replace the older, falling portion of the school. This would allow improved educational spaces, improved functionality, and reduced long term operational cost.

Helena Middle School received an overall "poor" rating for physical condition and educational adequacy. A significant remodel is needed to improve the condition and functionality. The cost benefit analysis indicates different options are possible, and the variables are such that decisions related to the stadium and high school affect the potential preferred option.

- This school may be improved with a significant remodel and some additions. This school has some excess space that combined with the addition would allow the school to vacate one area for construction. Construction would have multiple phases such that the construction activities would move to a different portion of the building in each phase and the school functions move at each phase.
- A second option is to build a replacement school on a separate site. This reduces many of the logistical challenges of building within the occupied school yet has the added challenge of having an alternate site to move to.
- Partial replacement on site is possible if the stadium moved to another site.

HIGH SCHOOLS

Helena High School - The Physical condition is the lowest rated in the district, the functional rating is fair. The extent of construction to improve the facility would be very disruptive with no alternate place to move the students. Depending on variable of other decisions in the district there may be different options considered.

- Construction of a partial replacement on the Ramey Park site across the street will allow construction without disrupting school activities. Upon moving in the new building, the old building could be demolished to provide new sports fields. The existing gym may remain with the sports fields.

Capital High School rated poor for Physical condition and fair for functionality. The low rating number is driven primarily by building systems such as HVAC, electrical and fire protection while the building envelope is sound. This leads to a Cost Benefit analysis showing merit in a remodel with Addition to improve functionality. ■

WATER

A significant contributor to water use at schools is irrigation. Native and drought-tolerant plantings at landscaped areas can help reduce irrigation water use. Irrigation efficiency can be helped with a climate-based or soil-based control system.

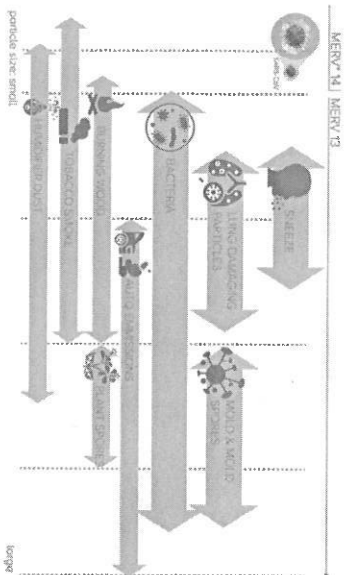
Inside buildings, consider:

- low-flow or waterless plumbing fixtures
- rainwater harvesting

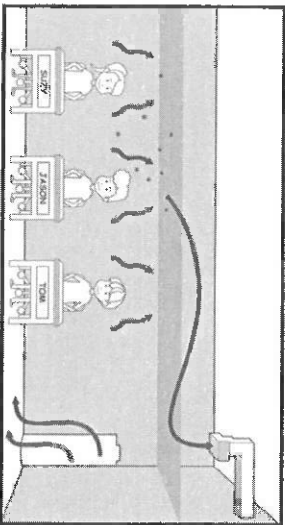
INDOOR ENVIRONMENTAL QUALITY

Careful consideration of ventilation and filtration systems will help to reduce spread of airborne pathogens and inhalation of smoke particulate.

AIRBORNE PARTICLES & FILTRATION EFFICIENCY RATINGS



The system best suited for high indoor air quality in classrooms is thermal displacement ventilation.



CO2 sensors can help assure adequate ventilation without wasting energy.

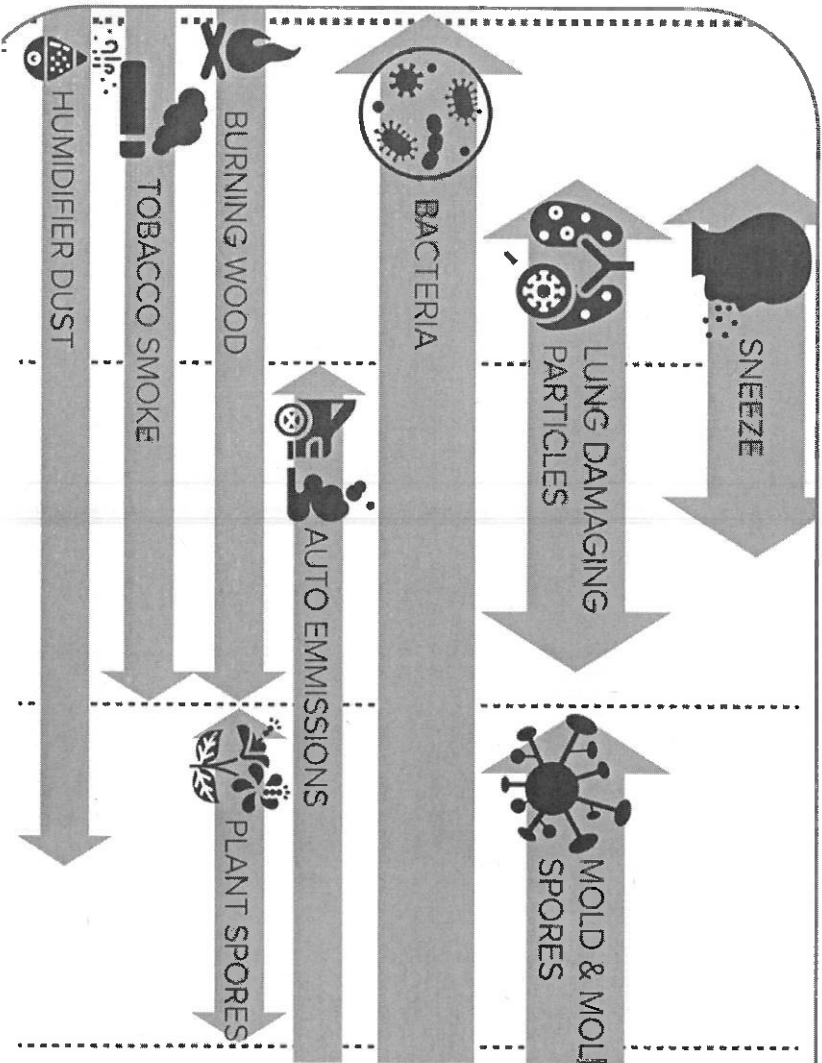
- Low- or no-VOC finish materials (carpet, wall panels, adhesives, sealants, paint) and furniture reduces offgassing in interior spaces.

Careful detailing and construction of the exterior envelope prevents mold formation.

Include a flush-out period in the construction schedule to further reduce pollutants prior to occupancy.

In addition to indoor air quality, other aspects of the indoor environment are:

- Daylight abundant and controllable, without glare
- Views: views to green spaces are particularly beneficial to learning
- Lighting fixtures: high quality dimmable LEDs with adequate brightness for tasks; consider tunable white
- Acoustics: sound absorption and containment



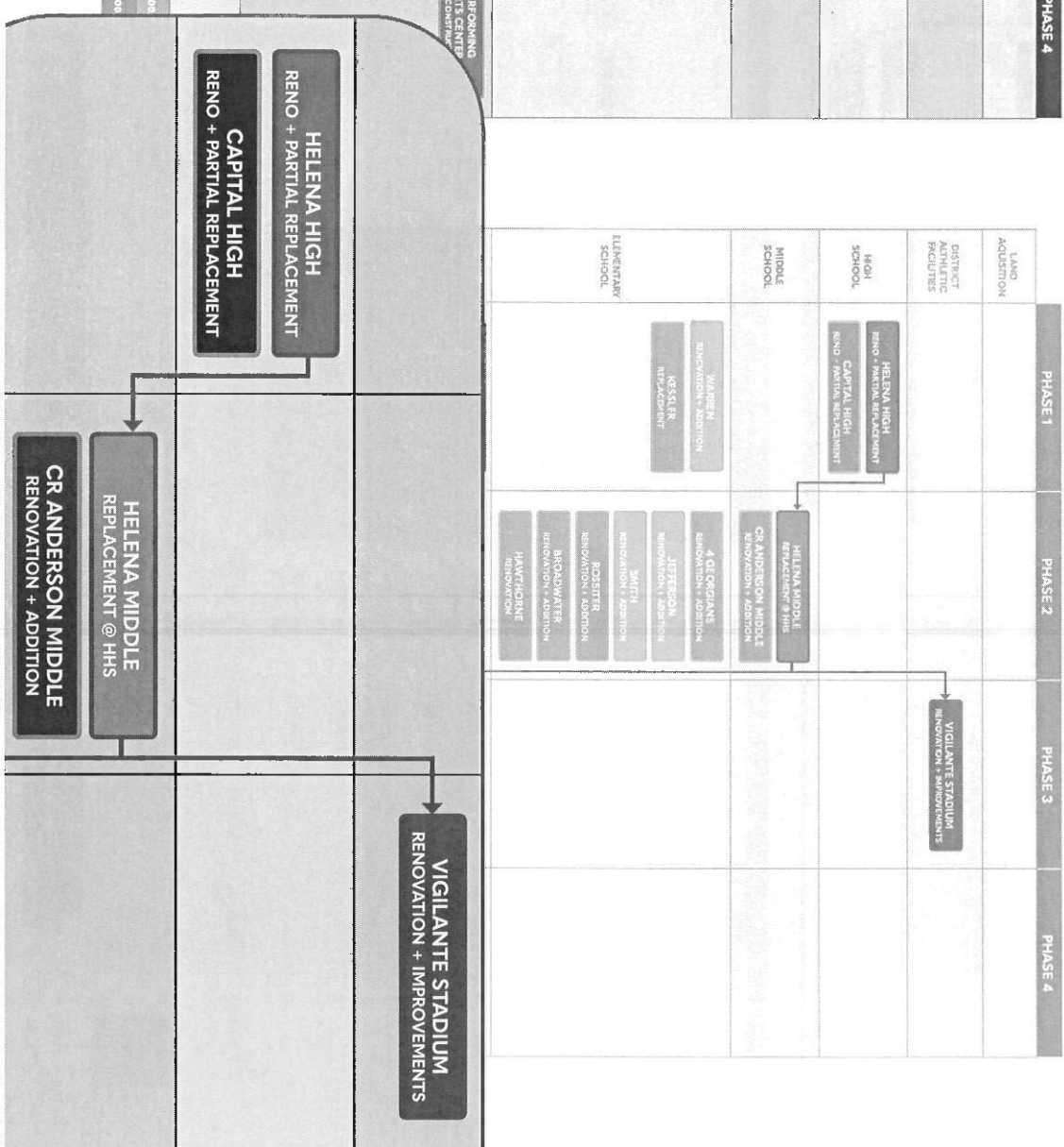
FACILITIES MASTER PLAN SCENARIOS

SCENARIO A
ELEMENTARY OPTION 1 | MIDDLE, CRA RENO + ADDITION/HMS REPLACEMENT | HIGH OPTION 2

	PHASE 1	PHASE 2	PHASE 3	PHASE 4
LAND ACQUISITION				
DISTRICT ATHLETIC FACILITIES			VIGILANTE STADIUM RENOVATION + IMPROVEMENTS	
HIGH SCHOOL	HELENA HIGH RENO + PARTIAL REPLACEMENT CAPITAL HIGH RENO PARTIAL REPLACEMENT			
MIDDLE SCHOOL		HELENA MIDDLE REPLACEMENT @ HHS CR ANDERSON MIDDLE RENOVATION + ADDITION		
ELEMENTARY SCHOOL	WARREN RENOVATION + ADDITION KESSLER REPLACEMENT	4 DEORIGANS RENOVATION + ADDITION JEFFERSON RENOVATION + ADDITION SMITH RENOVATION + ADDITION ROSSITER RENOVATION + ADDITION BROADWATER RENOVATION + ADDITION HAYTHORNE RENOVATION		
OTHER DISTRICT FACILITIES	PAL REPLACEMENT @ HHS FRONT STREET LEARNING CENTER SUE MAY BUTLER LASE RAY BORK LEARN CENTER 7TH AVENUE GYM LASE CENTRAL KITCHEN + REPLACEMENT		HELENA MIDDLE SCHOOL ADDITION RENOVATION CTE FACILITIES RENOVATION + REPLACEMENT SKILLS CENTER NEW CONSTRUCTION	PERFORMING ARTS CENTER NEW CONSTRUCTION
DEFERRED MAINTENANCE				
REPLACEMENT OF MIDDLE SCHOOL	\$500,000,000	\$500,000,000	\$500,000,000	\$500,000,000
REPLACEMENT OF HIGH SCHOOL	\$500,000,000	\$500,000,000	\$500,000,000	\$500,000,000
REPLACEMENT OF DISTRICT FACILITIES	\$500,000,000	\$500,000,000	\$500,000,000	\$500,000,000

*LOCATION OF THE IS OFFICE TO BE LOCATED AT 4575 15TH ST. CENTRAL OFFICE TO BE COLOCATED WITH SKILLS CENTER

SCENARIO A CRITICAL PATH DIAGRAM



SCENARIO BUDGET COSTS

SCENARIO A BUDGET COSTS

ELEMENTARY K-8	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
BROADWATER RENO & ADDITION	\$16,069,563		\$16,069,563		
FOUR GEORGIANS RENO & ADDITION	\$21,575,875		\$21,575,875		
HAWTHORNE RENO & ADDITION	\$9,370,969		\$9,370,969		
JEFFERSON RENO & ADDITION	\$16,269,219		\$16,269,219		
KESSLER NEW CONSTRUCTION	\$96,717,363	\$36,717,363			
ROSSITER RENO & ADDITION	\$19,928,844		\$19,928,844		
SMITH RENO & ADDITION	\$29,543,075				
WARREN RENO & ADDITION	\$16,264,938		\$16,264,938		
WARREN NEW CONSTRUCTION	\$15,216,656	\$15,216,656			
WARREN K-8 NEW CONSTRUCTION	\$36,848,238				
WARREN K-8 ADDITION	\$47,348,238				
WARREN K-8 ADDITION	\$13,125,000				
ELEMENTARY TOTALS		\$ 51,934,019	\$ 99,479,406	\$ -	\$ -

MIDDLE SCHOOL	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
CR ANDERSON RENO & ADDITION	\$64,750,000			\$64,750,000	
CR ANDERSON RENO & ADDITION (K-8)	\$54,125,000				\$54,125,000
HELENA MIDDLE RENO & ADDITION	\$51,753,125				\$51,753,125
HELENA MIDDLE NEW CONSTRUCTION	\$58,600,000				\$58,600,000
MIDDLE SCHOOL TOTALS		\$ -	\$ 123,350,000	\$ -	\$ -
ELEMENTARY BONDING TOTALS		\$ 51,934,019	\$ 222,829,406	\$ -	\$ -

HIGH SCHOOL	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
CAPITAL HIGH RENO & ADDITION	\$73,393,750				
CAPITAL HIGH RENO & PARTIAL REPLACEMENT	\$116,662,500		\$116,662,500		
HELENA HIGH RENO & ADDITION	\$99,031,250				
HELENA HIGH RENO & PARTIAL REPLACEMENT	\$117,375,000	\$117,375,000			
HELENA HIGH FULL REPLACEMENT	\$146,390,625				
HELENA HIGH FULL REPLACEMENT (NEW CONSTRUCTION)	\$12,262,500	\$12,262,500			
FRONT STREET LEARNING CENTER SALE	-\$3,500,000	-\$3,500,000			
PAL (NEW CONSTRUCTION)	\$14,325,000				
CTE (@ EA HIGH SCHOOL)	\$16,272,500				
CTE (LITTRO PROGRAMS) + SKILLS CENTER	\$4,918,750			\$4,918,750	
VIGILANTE STADIUM IMPROVEMENTS	\$16,062,500				
DISTRICT ATHLETICS COMPLEX LAND ACQUISITION	\$9,000,000				
DISTRICT ATHLETICS COMPLEX LAND ACQUISITION (LANDLIFT)	\$6,400,000	\$6,400,000			
CENTRAL KITCHEN	\$6,591,250				\$6,591,250
ADDITION @ HHS RENOVATION	\$19,697,500				
PERFORMING ARTS CENTER					
HIGH SCHOOL TOTALS		\$ 248,200,000	\$ -	\$ 29,272,500	\$ -
HIGH SCHOOL BONDING TOTALS		\$ 248,200,000	\$ -	\$ 29,272,500	\$ -

SCENARIO B BUDGET COSTS

ELEMENTARY K-8	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
BROADWATER RENO & ADDITION	\$16,069,563				
FOUR GEORGIANS RENO & ADDITION	\$21,575,875	\$21,575,875			
HAWTHORNE RENO & ADDITION	\$9,370,969				
JEFFERSON RENO & ADDITION	\$16,269,219	\$16,269,219			
KESSLER NEW CONSTRUCTION	\$96,717,363	\$36,717,363			
ROSSITER RENO & ADDITION	\$19,928,844				\$19,928,844
SMITH RENO & ADDITION	\$29,543,075				
WARREN RENO & ADDITION	\$16,264,938				\$16,264,938
WARREN NEW CONSTRUCTION	\$15,216,656				\$15,216,656
WARREN K-8 NEW CONSTRUCTION	\$36,848,238				\$36,848,238
WARREN K-8 ADDITION	\$47,348,238				\$47,348,238
WARREN K-8 ADDITION	\$13,125,000				\$13,125,000
ELEMENTARY TOTALS		\$ 147,604,475	\$ -	\$ -	\$ -

MIDDLE SCHOOL	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
CR ANDERSON RENO & ADDITION	\$64,750,000				\$64,750,000
CR ANDERSON RENO & ADDITION (K-8)	\$54,125,000				\$54,125,000
HELENA MIDDLE RENO & ADDITION	\$51,753,125				\$51,753,125
HELENA MIDDLE NEW CONSTRUCTION	\$58,600,000				\$58,600,000
MIDDLE SCHOOL TOTALS		\$ -	\$ 147,604,475	\$ -	\$ 116,503,125
ELEMENTARY BONDING TOTALS		\$ 147,604,475	\$ -	\$ 116,503,125	\$ -

WARREN K-8 NEW CONSTRUCTION	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
WARREN K-8 ADDITION	\$47,348,238				\$47,348,238
WARREN K-8 ADDITION	\$13,125,000				\$13,125,000
ELEMENTARY TOTALS		\$ 51,934,019	\$ 99,479,406	\$ -	\$ -

MIDDLE SCHOOL	TOTALS	PHASE			
		PHASE 1	PHASE 2	PHASE 3	PHASE 4
CR ANDERSON RENO & ADDITION	\$64,750,000				\$64,750,000
CR ANDERSON RENO & ADDITION (K-8)	\$54,125,000				\$54,125,000
HELENA MIDDLE RENO & ADDITION	\$51,753,125				\$51,753,125
HELENA MIDDLE NEW CONSTRUCTION	\$58,600,000				\$58,600,000
MIDDLE SCHOOL TOTALS		\$ -	\$ 123,350,000	\$ -	\$ -
ELEMENTARY BONDING TOTALS		\$ 51,934,019	\$ 222,829,406	\$ -	\$ -



architecture
+ design

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THANK YOU