

FACILITIES PLANNING COMMUNITY FOCUS GROUPS



MERRILL AREA PUBLIC SCHOOLS

FACILITIES PLANNING

OUR BLUEJAYS, OUR FUTURE



June 13, 2023



"Empower students to be lifelong learners, responsible citizens, and productive community members."

Merrill Area Public Schools Mission Statement

Bluejay Pride

- Thanks to the generosity of the Merrill community, MAPS has the most robust scholarship program in the area— awarding as much as \$1.5M per year to our graduates!
- MAPS boasts one of the largest Youth Apprenticeship programs in the state, pairing our students with local employers where they earn valuable skills and become career-ready!
- MAPS is a leader in virtual learning and is home of Bridges Virtual Academy which is recognized as the best public virtual school in Wisconsin for the past 3 years!
- MAPS is one of 3 school-based Head Start programs in the state!



Meet The Consultant Team



Clint Selle, AIA, NCARB
VP, Architect
Bray Architects



Craig Uhlenbrauck
Senior VP, Wausau
Miron Construction



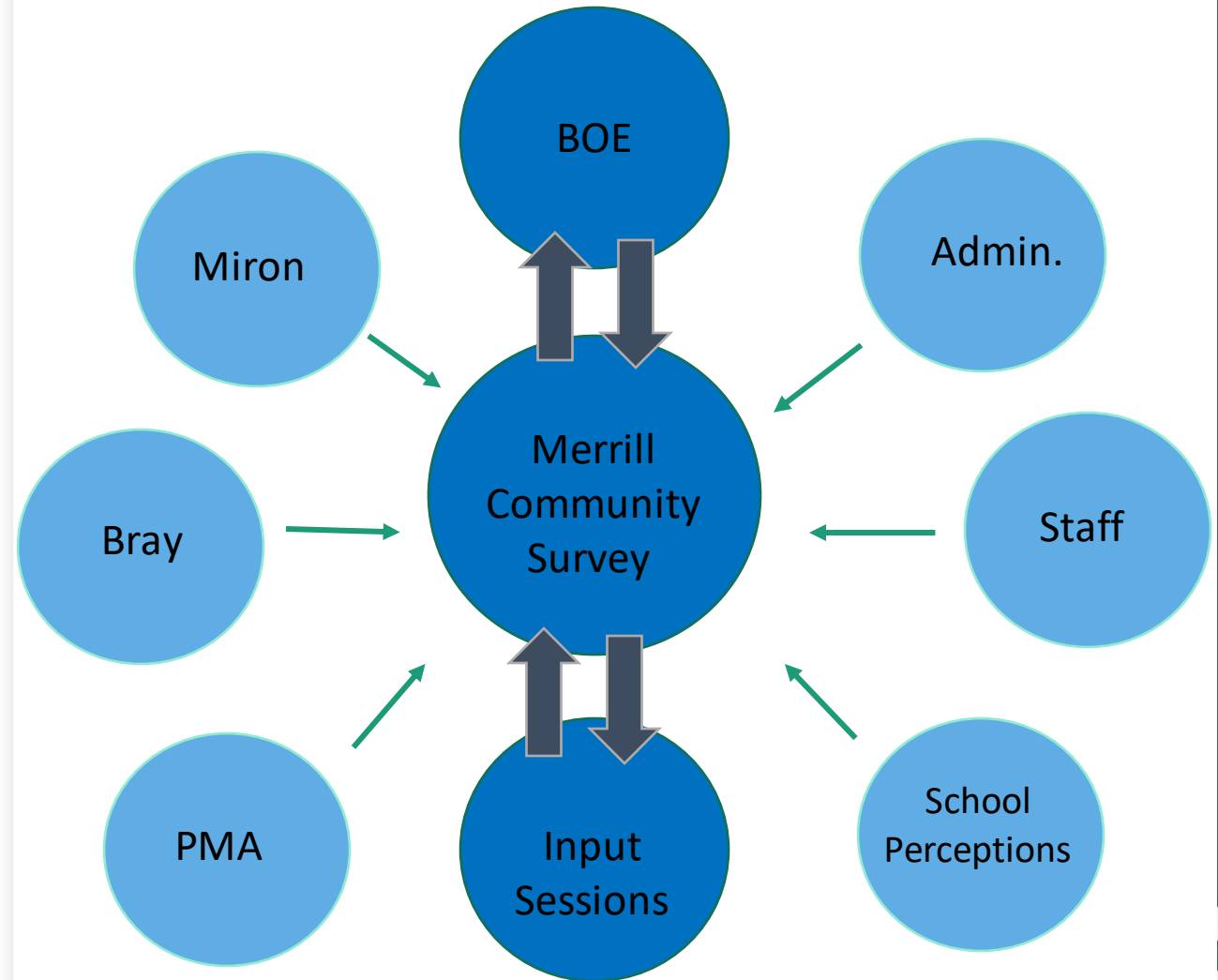
Brigette Baudhuin
Education
Communications
Miron Construction



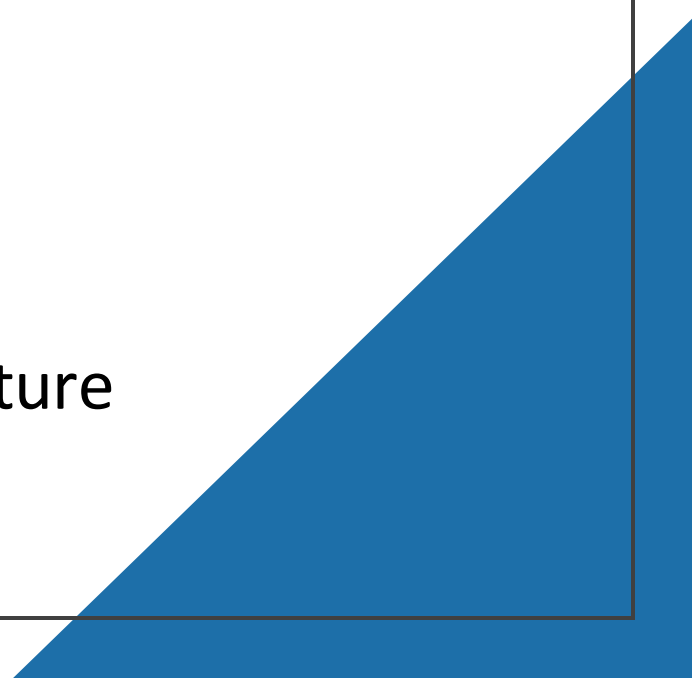
Erik Kass
Director, Public Finance
PMA

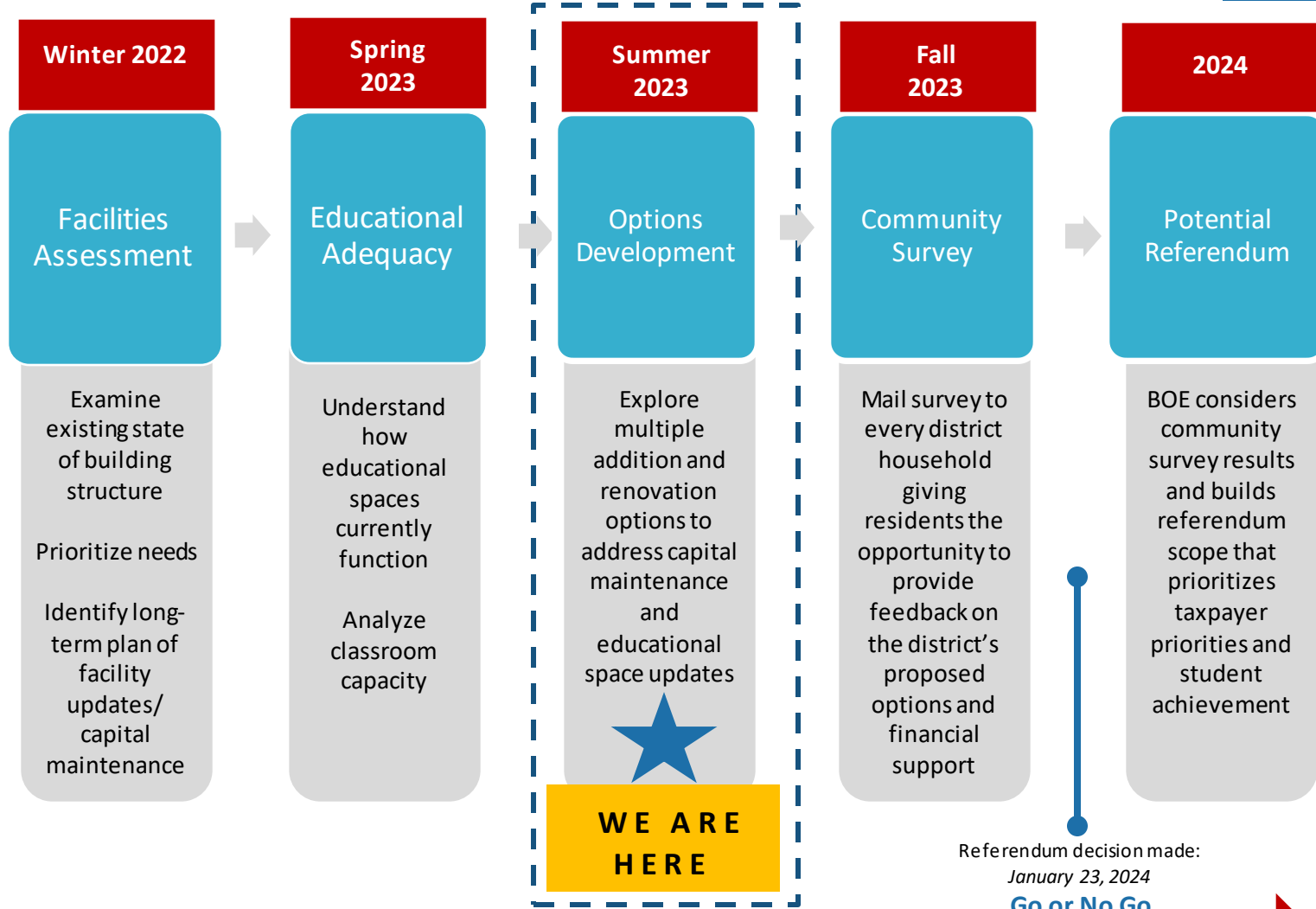
Integrated Approach

- Consultant Expertise
- Involving ALL stakeholders
- Driven by community feedback



Project Drivers

- Determine the Best Use of our Best Facilities
 - Align District Facilities and Operations with Enrollment
 - Be Good Stewards of Taxpayer Dollars
 - Engage and Inform our Community of MAPS' Future Plans
- 



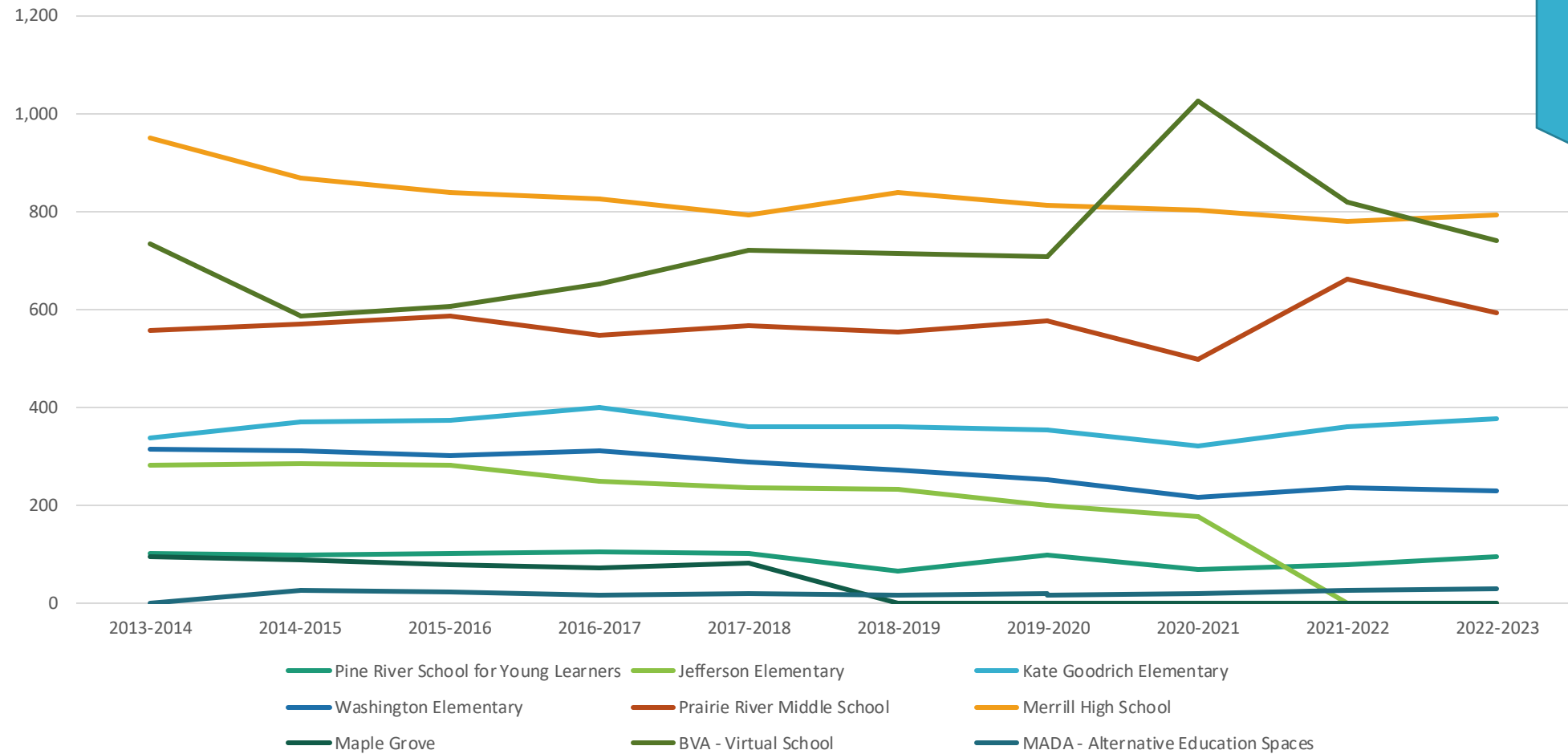
Master Planning Process

What's happening now?

COMMUNITY ENGAGEMENT

BACKGROUND

Net Loss of
500+
students
since 2013



Enrollment Studies/ Historical Data



PMATM
SECURITIES

Merrill Area School District
Finance 101:
Wisconsin School Finance

Erik Kass
Director, Public Finance
PMA Securities

June 13, 2023

Basics of Wisconsin School Finance

Revenue Limit

- In fall of 1993, Wisconsin legislature instituted a control on revenue a school district is entitled to receive from two sources:
 1. General State Aid
 2. Select Local Levies
- Based upon 3-year average resident enrollment multiplied by a per pupil amount
- Wisconsin Biennial Budget determines maximum revenue per resident pupil

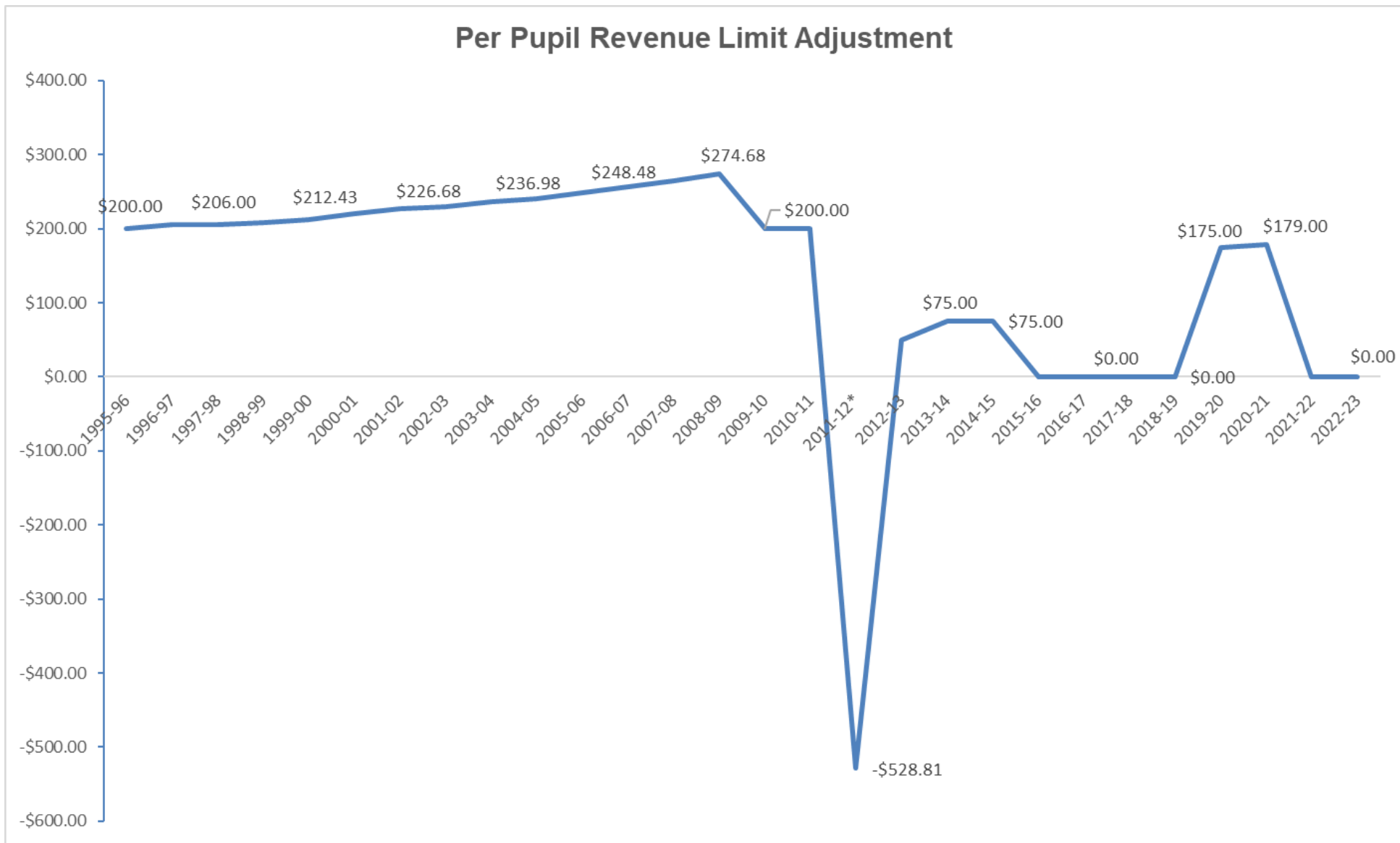
Less: State Aid

- Wisconsin Biennial Budget determines the amount of revenue available for public schools
- Distribution is based on the following factors:
 1. Property value per student
 2. Spending per student
- Reimbursements at Various levels: primary, secondary, tertiary

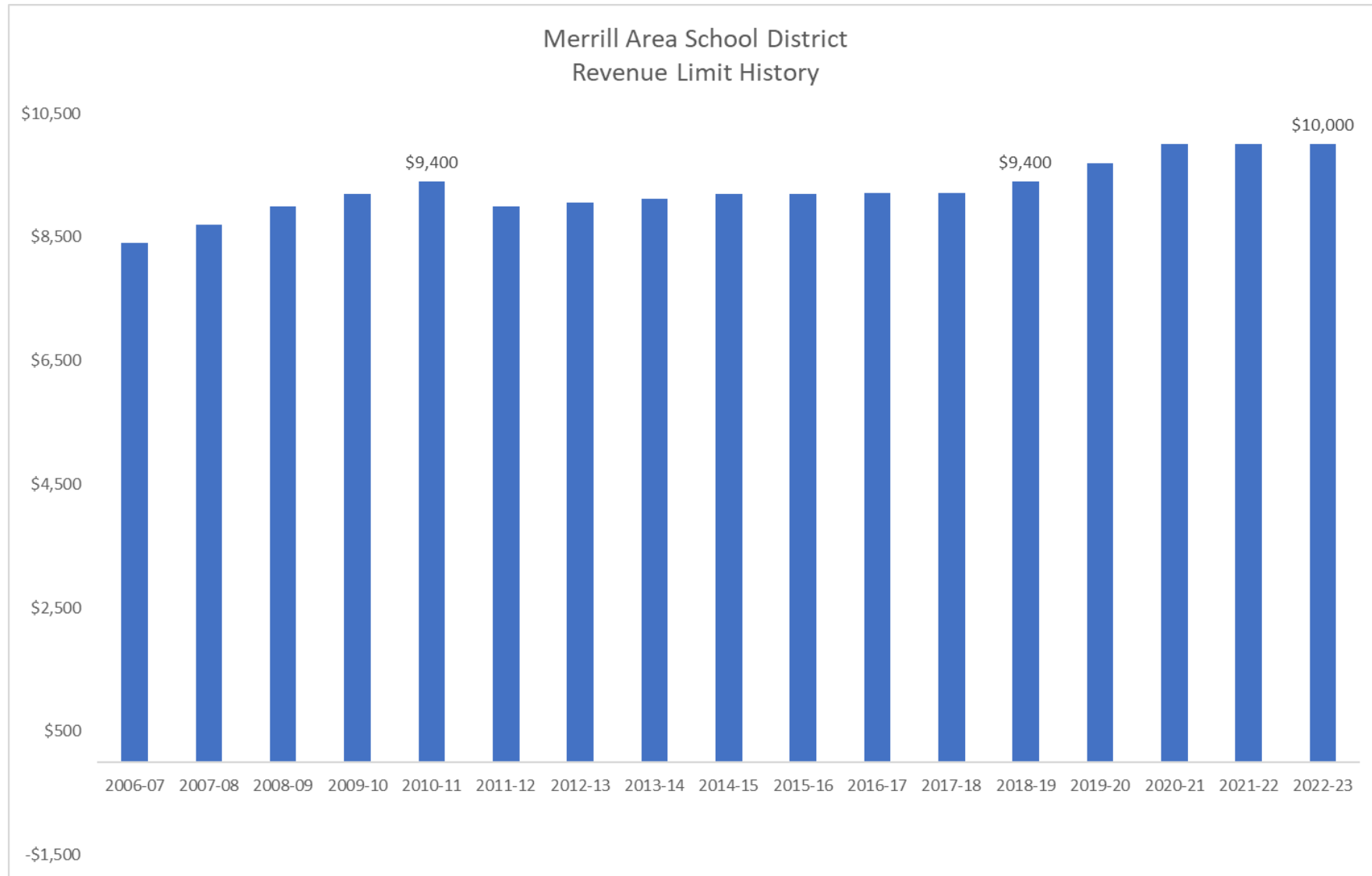
Equals: Local Property Tax Levy

- The revenue limit calculation (less) state aid (equals) local property tax levy

History of Per Pupil Increases



History of Per Pupil Increases



State law allows additional revenue authority above the allowable revenue maximum through exemptions. The two most popular approaches are through referendum.

Operational Referendum

- A school district may ask voters to exceed the allowable maximum revenue through a voter approved referendum to support operational expenses
 - Recurring Referendum – never stops
 - Non-Recurring Referendum – exists for a defined period of time

Capital Referendum

- A school district may ask voters to exceed the allowable maximum revenue through a voter approved referendum to support capital expenses
 - Allows the district to borrow funds immediately and pay back over time
 - Alleviates the tax burden of a long term capital asset over a longer period of time

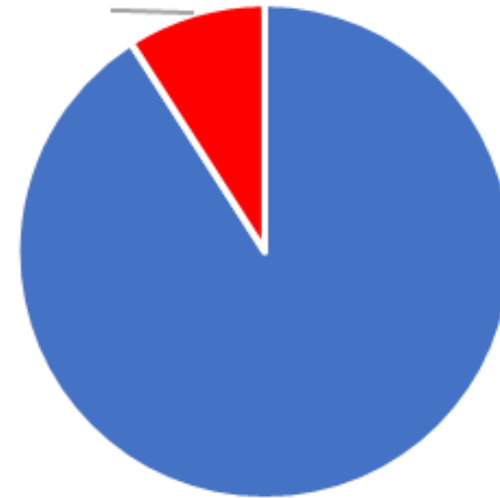
Basics of Wisconsin School Finance

Debt Capacity

- A Public School District may have outstanding debt less than or equal to 10% of their equalized values at any point in time.
 - For the Merrill Area Public School District that would be \$158,218,827 as of November 1, 2022
- As of November 13, 2023 the Merrill Area Public School District has \$0 outstanding long term debt obligations

Merrill Area Public School District Allowable Debt Capacity

\$158,218,827



\$1,582,188,271

■ Fall 2022 TIDIN Equalized Values

■ 10% Outstanding Debt Capacity



**2 REFERENDUM
QUESTIONS ALLOWED PER
CALENDAR YEAR
NO SPECIAL ELECTIONS**



**5 YEARS TO BORROW THE
MONEY FOLLOWING A
SUCCESSFUL
REFERENDUM**



**3 YEARS TO SPEND THE
PROCEEDS OF EACH
BORROWING**

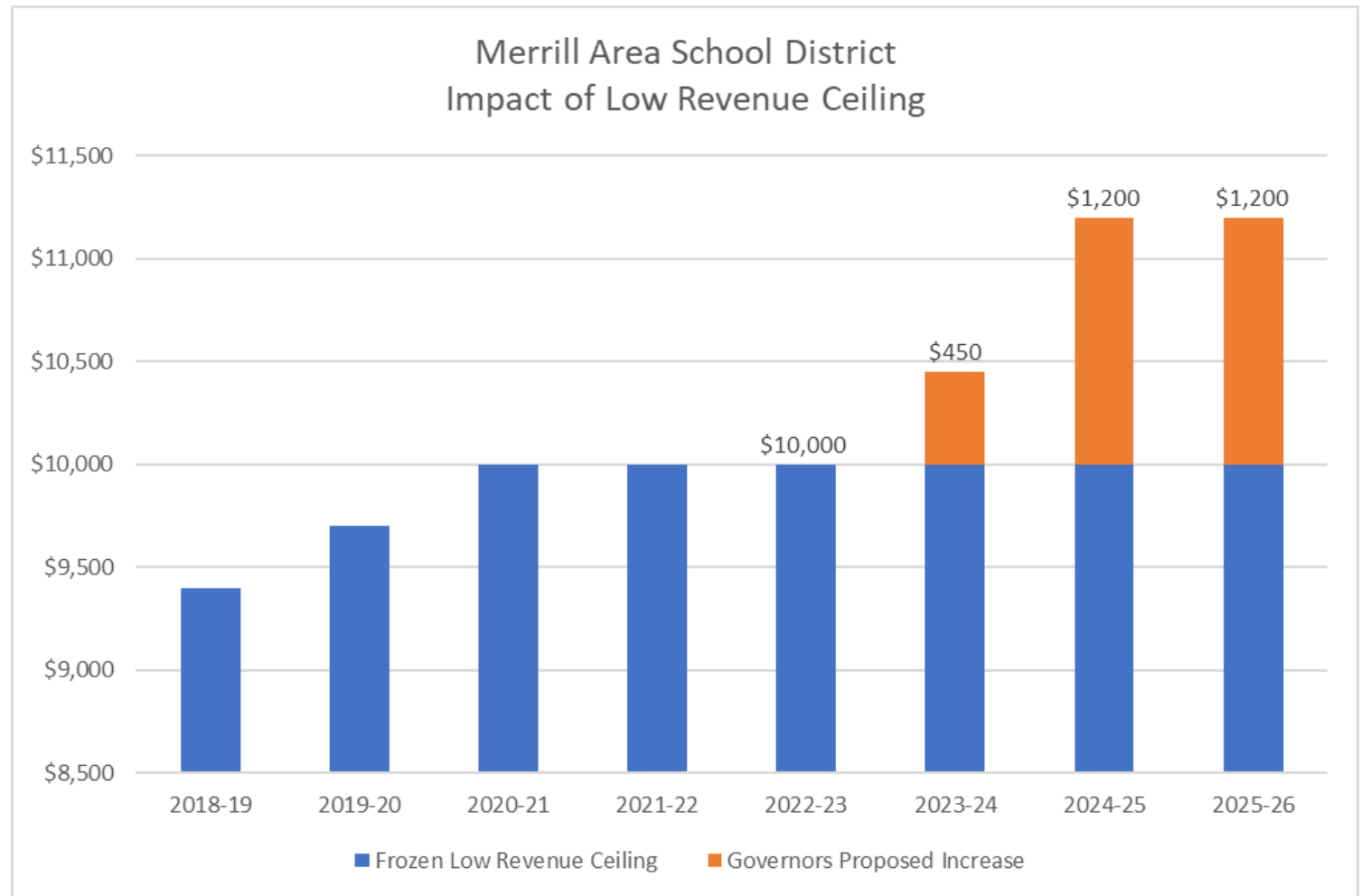
Merrill Area School District – 20 Year Referendum History

Operating Referendum			
Vote Date	Years	Result	Type
November 8, 2022	2023-24 through 2026-27	Failed	NR
April 5, 2022	2022-23 through 2025-26	Failed	NR
April 3, 2018	2018-19 through 2021-22	Passed	NR
April 7, 2009	2009-10 through 2011-12	Failed	RR
February 19, 2008	2008-09 through 2010-11	Failed	RR

Capital Referendum (None within the Last 20 Years)		
Vote Date	Amount	Result
2001	\$8.5M	Failed
1996	\$29.7M	Passed
1995	\$7.6M	Failed
1994	\$2.7M	Passed

Impact of Failed Operational Referendum

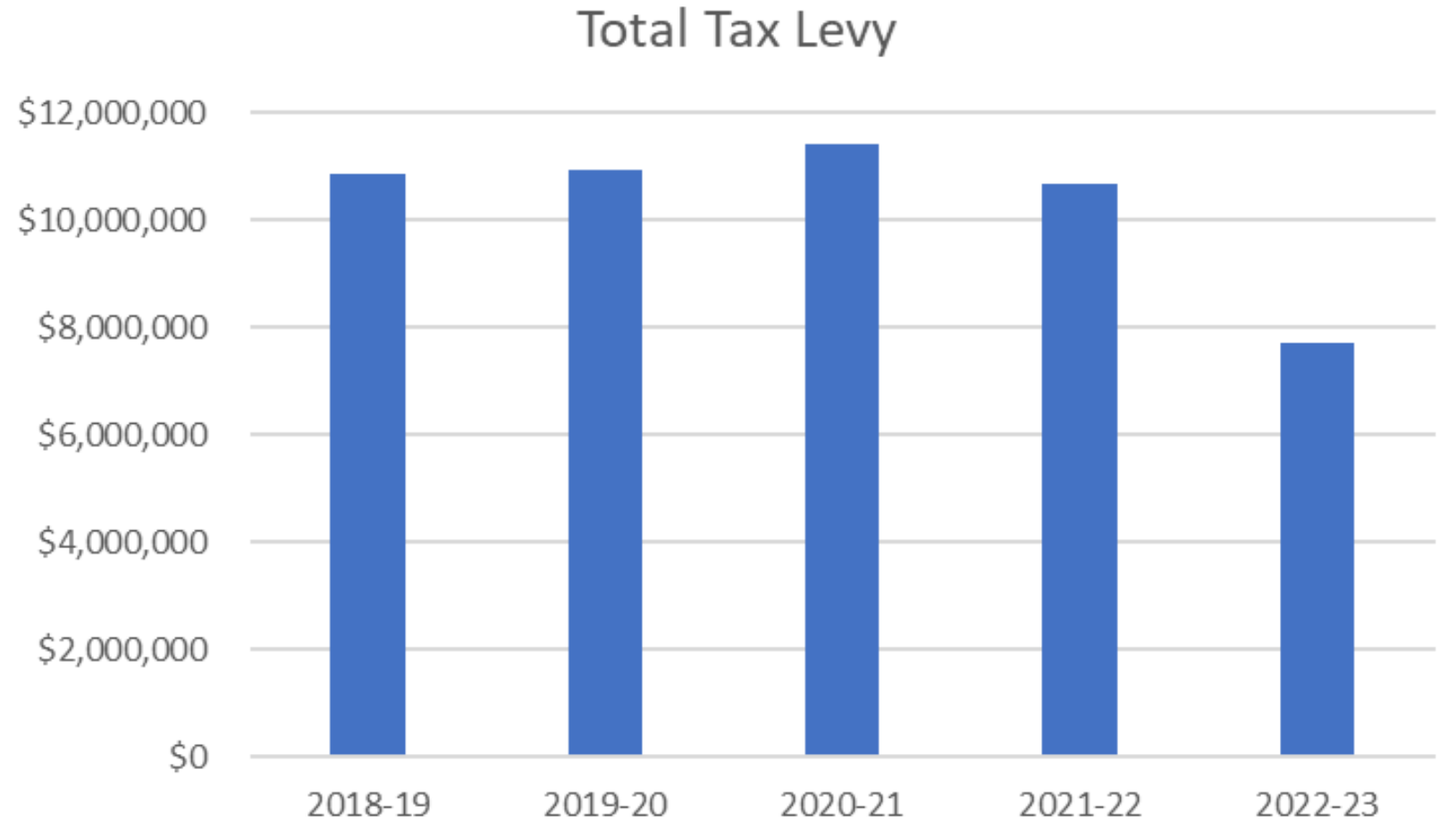
Currently under Wisconsin State Law, any School District that has failed an Operational Referendum does not receive any benefit from increases to the Low Revenue Ceiling for a period of 3 years.



**Estimates are based upon Governor's proposed budget as of 6-8-23*

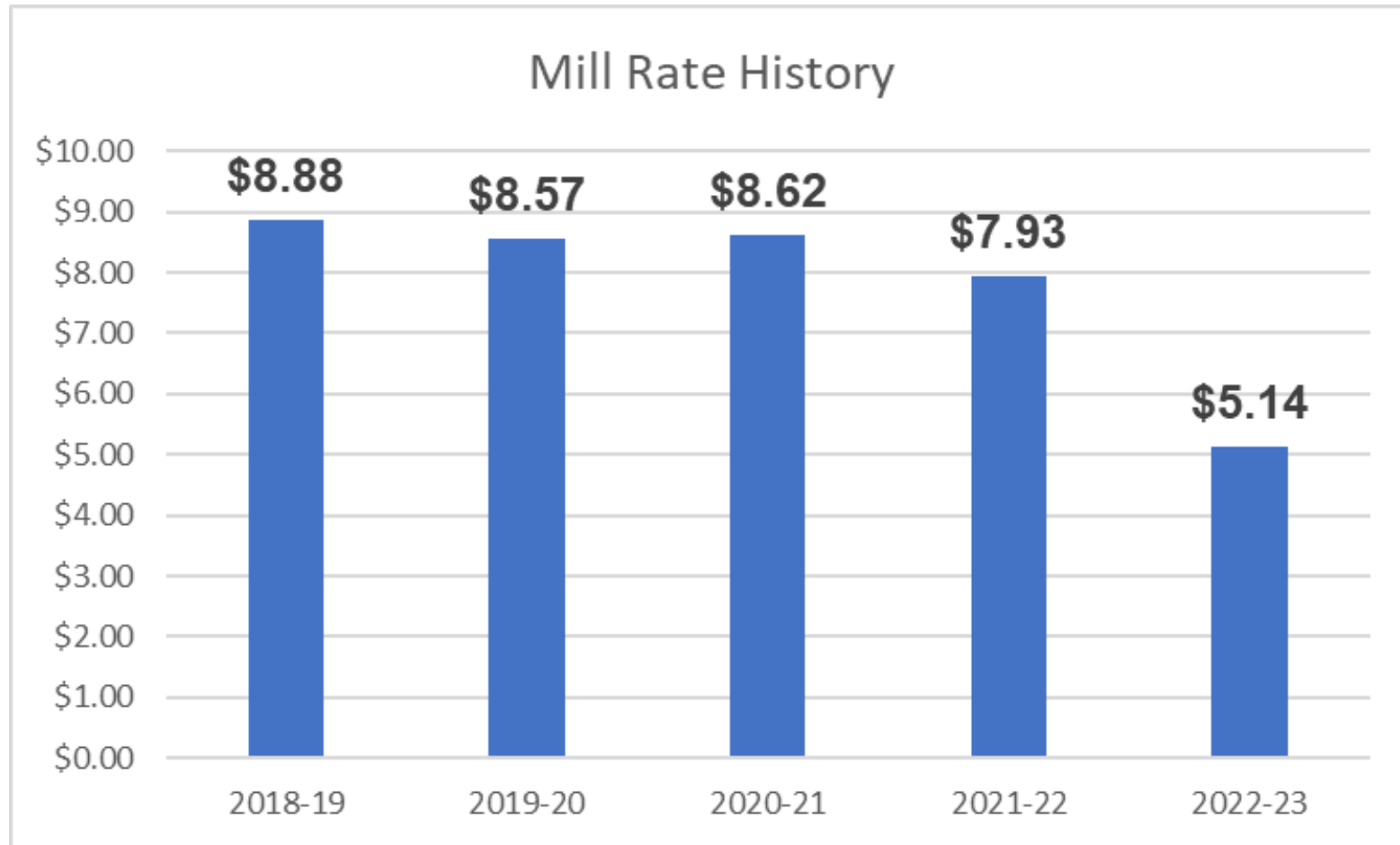
Opportunity Moving Forward

- Total tax levy has declined significantly over the past 3 years



Opportunity Moving Forward

- Total mill rate has steadily declined for the past 5 years
 - This is a product of steady increases in equalized valuation and the decline in total property tax levy





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The information contained herein is solely intended to suggest/discuss potentially applicable financing applications and is not intended to be a specific buy/sell recommendation, nor is it an official confirmation of terms. Any terms discussed herein are preliminary until confirmed in a definitive written agreement.

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Budget Cuts

2023-24 School Year

- Over \$3 million in budget cuts for 2023-24 school year:
 - 30 positions eliminated
 - 20 certified staff (administrators, counselors, teachers, etc.)
 - 10 support staff (secretaries, aides, custodians, etc.)
 - Reduction in transportation budget- more students on fewer buses, longer rides
 - Reduction in athletic and activities budget- fewer coaches in many sports, no overnight athletic tournament trip funding
 - 20% building budget reduction- fewer resources, supplies for students in each building
 - Elimination of Physical Education & one family support worker at Head Start
- \$650K cut from Maintenance budget for the last 2 years
(2022-23 and 2023-24)



SMALL GROUP DISCUSSION

1. What is your reaction to the 2023-24 budget cuts?
2. Any remaining questions you have that were not addressed?
3. Does this information help explain why the District may explore a future operational referendum?

FACILITIES

Facilities Assessment

- Bray team provided objective evaluation of MAPS facilities
- Includes mechanical, electrical, and plumbing engineer evaluations
- Incorporated staff feedback
- Identified capital maintenance needs



pine river school site assessment

Good Condition
No visible damage, wear or need for repair; no replacement needed.

Fair Condition
Some visible damage, wear or need for repair; no immediate replacement required.

Poor Condition
Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Civil / Site Analysis Overview

FAIR

Asphalt Pavement Repairs

CIVIL

Area 1: Parking Lot		
Asphalt Pavement	■	Many wide transverse and longitudinal cracks, some sealed. Scattered areas of settlement and failures.
Concrete Pavement	■	Rust stain visible on surface.
Area 2: Bus Loop		
Asphalt Pavement	■	Pavement has severe alligator cracking and significant failure areas. Centerline of the drive has a wide crack and is settling and holding water.
Concrete Sidewalk	■	Minor spalls at joints of the new sidewalk. Entrance has surface pop-outs in the concrete.
Area 3: Playground		
Asphalt Pavement	■	Scattered transverse and longitudinal cracks, some sealed. More concentrated cracks where snow plow is being pilled at.
Concrete Pavement	■	Concrete under shelter has very wide cracks and sections are heaving.
Storage Buildings	■	Low-moderate wear.
Fencing	■	
Poured in Place Surface	■	
Overhead Shelter	■	
Playground Equipment	■	
Greenspace	■	Many locations of standing water.
Area 4: East Greenspace		
Greenspace	■	Some locations have minor uneven areas.
Backstop Fencing	■	One post on the backstop is starting to heave.
Existing Septic	■	From visual inspection, there was no physical damage or issue observed.

* See appendix for full engineer reports, owner comments, + additional information.

Facilities Study – Pine River Overview

01

pine river school for young learners

SUMMARY
Pine River School for Young Learners provides a comprehensive program for 3-year-old Kindergarten to 5-year old Kindergarten students.

Student Population: xxxx students
Grades Served: 3K - 5K
Site Size: 23.63 acres
Parking: 15 stalls

Scorecard Rating

GOOD

84.0%

Architectural Condition

GOOD

ADA Condition

FAIR

Building Systems

GOOD

Original Date of Construction: **Unknown**

Average Core Classroom Size Comparison: **950 sq. ft.**

Recommended Size: 1st - 12th: 900 sq. ft., Kindergarten: 1200 sq. ft.

Square Footage: **15,232 Sq. Ft.**

Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview



pine river school ada conditions + assessment

Overall Condition Rating:

FAIR

Most Concerning Item That Does Not Meet Code Requirements:

Not providing at least 5'-0" clearance space for a wheelchair to turn around.

Most Frequently Occurring Item That Does Not Meet Code Requirements:

Countertops have a 34" maximum height about the floor

GENERAL ASSESSMENT OF ADA CONDITIONS

- Building Entrance Accessibility
- ADA Parking Stalls
- Accessible Routes of Travel
 - Ramp
 - Lifts
 - Elevators
- Railings
 - Ramp Railings
 - Stair Railings
- Door Hardware
- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering
- Toilet Rooms
 - 5'-0" Wheelchair Clearance
 - ADA Accessible Stall
 - Unisex Toilet Room
 - Grab Bars
 - Showers
- Protruding Objects
- Drinking Fountains
- Casework
 - Transaction Counters
 - Workstation Counters
 - Counters with Sinks

pine river school interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the wood doors with wood frames throughout the building are in fair condition due to surface scratches, especially at the base of the door.
- Wood doors with hollow metal frames and hollow metal doors with hollow metal frames are in good condition throughout the building.
- Some doors contain door transfer grilles.
- Majority of the laminate casework throughout the building is in fair condition due to some damage and counters or ends of cabinets. The wood casework in the staff lounge and kitchen are in fair condition due to scratches and condition of cabinetry hardware.
- The stainless steel counter tops in the classrooms are in good condition.

WALLS

- 1 Concrete Block
- 2 Gypsum
- 3 Vinyl Base
- 4 Tile Base
- 5 Fiber Reinforced Panel

DOORS / OPENINGS

- 6 Wood Door w/ Wood Frame
- 7 Wood Door w/ Hollow Metal Frame
- 8 Hollow Metal Door w/ Hollow Metal Frame
- 9 Coiling Door
- 10 Wood Counter Door
- 11 Hollow Metal Borrowed Lite
- 12 Laminate Sill
- 13 Wood Borrowed Lite

MISCELLANEOUS

- 14 Laminate Casework
- 15 Laminate Countertop
- 16 Wood Cubbies
- 17 Metal Toilet Partitions
- 18 Wood Casework
- 19 Stainless Steel Countertop
- 20 Wood Display Case
- 21 Solid Surface Countertop

pine river school exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- The main building is brick with an aluminum soffit and metal fascia. There are two different colored bricks on the building where different patches have been made. The patches appear to be successful with little to no cracking or seal issues.
- The majority of the classroom building is in good condition however, the plywood skirting is in poor condition due to staining, chipping, and lack of a protective finish.
- The larger issue at this building is the lack of horizontal kickouts at the downspouts. This is causing water damage on the brick, foundation, and settling issues at the grade that surrounds the building.

WALLS

- 1 Brick
- 2 Vinyl Siding
- 3 Concrete Foundation

MISCELLANEOUS

- 4 Metal Fascia
- 5 Aluminum Soffit
- 6 Painted Wood Columns
- 7 Cast Stone Sills
- 8 Gutter/Downspouts
- 9 Plywood Skirting
- 10 Wood Railing and Deck
- 11 Stone Sills

Facilities Study – Pine River School Overview

Facilities Study – Pine River School Overview



Facilities Study – Jefferson Elementary

jefferson elementary ada conditions + assessment

02

jefferson elementary

Scorecard Rating



68.0%

Architectural Condition



ADA Condition



Building Systems



SUMMARY

Jefferson Elementary is an idled building in the Merrill Area Public School District.

Student Population: none
Grades Served: none
Site Size: 15.65 acres
Parking: 53 stalls

Original Date of Construction

1973

As of 2023: 50 years old

Average Core Classroom Size Comparison



Recommended Size

1st - 12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

Square Footage

31,140 Sq. Ft.



Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



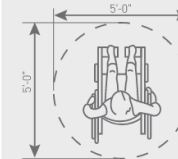
Life Safety Condition Overview



Overall Condition Rating:

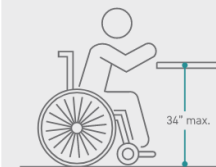


Most Concerning Item That Does Not Meet Code Requirements:



Not providing at least 5'-0" clearance space for a wheelchair to turn around.

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Countertops have a 34" maximum height about the floor

GENERAL ASSESSMENT OF ADA CONDITIONS

Building Entrance Accessibility

ADA Parking Stalls

Accessible Routes of Travel

- Ramps
- Lifts
- Elevators

Railings

- Ramp Railings
- Stair Railings

Door Hardware

Door Clearances

- Push / Pull
- Thresholds
- Maneuvering

Toilet Rooms

- 5'-0" Wheelchair Clearance
- ADA Accessible Stall
- Unisex Toilet Room
- Grab Bars
- Showers

Protruding Objects

Drinking Fountains

Casework

- Transaction Counters
- Workstation Counters
- Counters with Sinks

jefferson elementary interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- At the time of the assessment the building was unoccupied and seemed to be used for storage, some meeting spaces, and some maintenance prep areas.
- Majority of the of the casework throughout the building appears to be wood with a plastic laminate countertop all in fair condition.
- Wood doors throughout the building are in fair condition due to some surface scratches or damage.
- Majority of doors contain door transfer grilles.
- There are steel coat/hat racks, and boot racks that are throughout the IMC/Corridor to support the classrooms that surround. These racks seem to be in fair condition.

WALLS

- 1 Concrete Block
- 2 Gypsum
- 3 Precast Wall Panel
- 4 Wall Paneling
- 5 Tile
- 6 Vinyl Base
- 7 Tile Base

DOORS / OPENINGS

- 8 Wood Door w/ Hollow Metal Frame
- 9 Hollow Metal Door w/ Hollow Metal Frame
- 10 Hollow Metal Borrowed Lite
- 11 Coiling Door
- 12 Wood Door w/ Wood Frame

MISCELLANEOUS

- 13 Wood Casework
- 14 Laminate Countertop
- 15 Metal Toilet Partitions
- 16 Metal Coat Hooks and Boot Rack
- 17 Wall Pads

jefferson elementary exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the precast panels on the main campus are in fair condition due to staining, cracking, rusting at grade and exposed rebar.
- The vinyl siding on the temporary classroom building is in fair condition due to staining and bent panels.
- The wood ramps, stairs, handrail, and canopy on the temporary classroom building are in poor condition due to staining and no protective finish on the areas of exposed wood.

WALLS

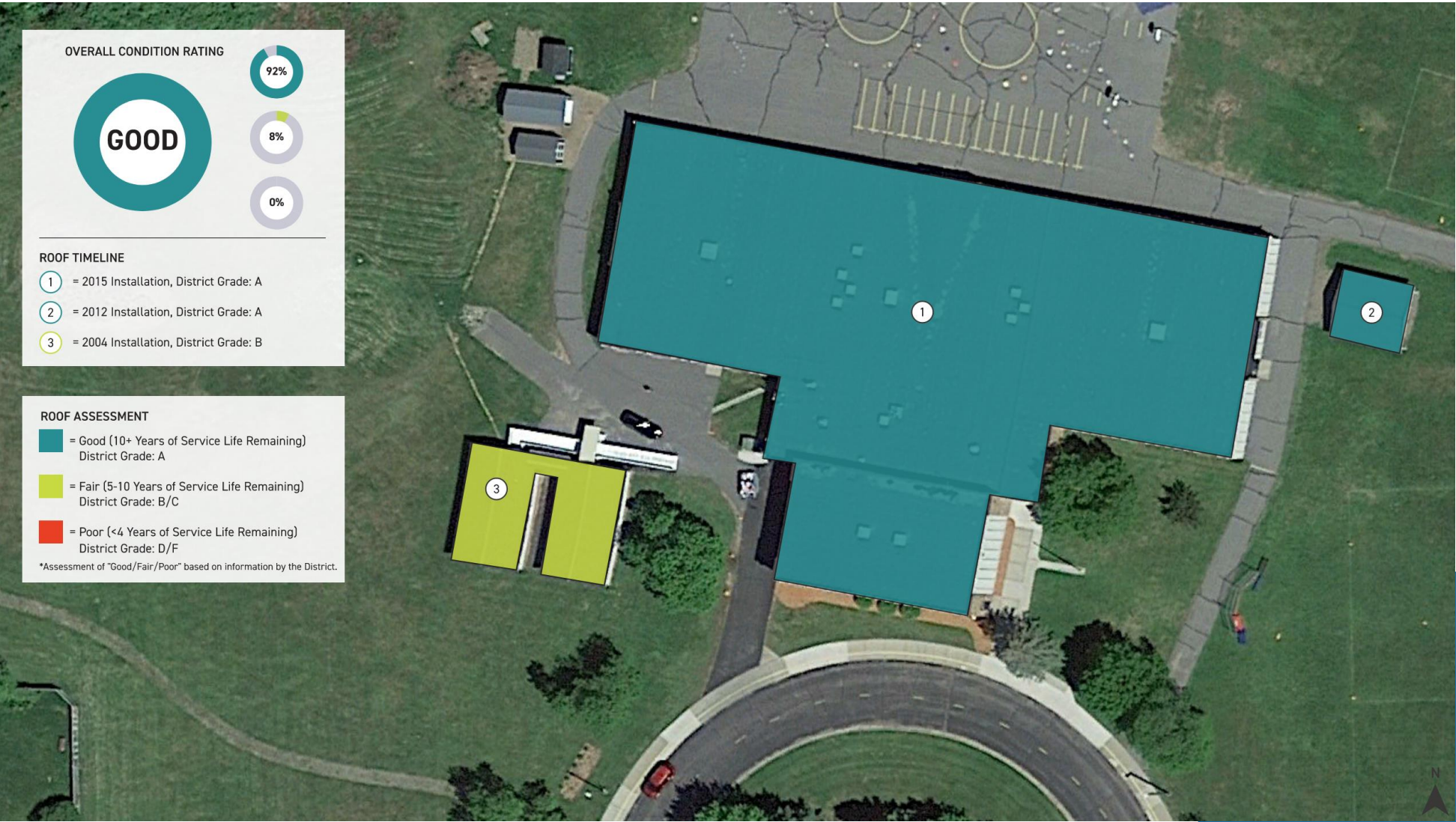
- 1 Precast
- 2 Brick
- 3 Corrugated Metal Panel
- 4 Vinyl Siding

MISCELLANEOUS

- 5 Metal Fascia
- 6 Ceiling Panel Soffit
- 7 Aluminum Soffit
- 8 Corrugated Metal Canopy
- 9 Wood Railing and Deck

Facilities Study – Jefferson Elementary

Facilities Study – Jefferson Elementary



Facilities Study – Kate Goodrich Elementary

03

Scorecard Rating



82.0%

Architectural Condition



ADA Condition



Building Systems



kate goodrich elementary

SUMMARY

Kate Goodrich Elementary provides a comprehensive program for Kindergarten - 2nd grade students.

Student Population: xxxxx students
Grades Served: Kindergarten - 2nd Grades
Site Size: 1.37 acres
Parking: 82 stalls

Original Date of Construction

1997

As of 2023: 26 years old

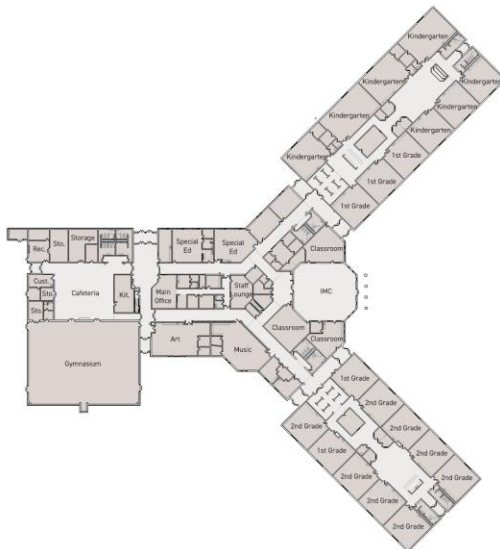
Average Core Classroom Size Comparison



Recommended Size
 1st - 12th: 900 sq. ft.
 Kindergarten: 1200 sq. ft.

Square Footage

89,745 Sq. Ft.



Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview



kate goodrich elementary ada conditions + assessment

Overall Condition Rating:

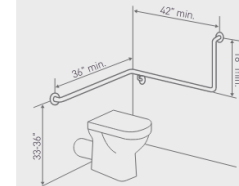


Most Concerning Item That Does Not Meet Code Requirements:



The majority of the drinking fountains are not accessible.

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Not providing proper grab bars at an ADA accessible toilet.

GENERAL ASSESSMENT OF ADA CONDITIONS

- Building Entrance Accessibility
- ADA Parking Stalls
- Accessible Routes of Travel
 - Ramp
 - Lifts
 - Elevators
- Railings
 - Ramp Railings
 - Stair Railings
- Door Hardware
- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering
- Toilet Rooms
 - 5'-0" Wheelchair Clearance
 - ADA Accessible Stall
 - Unisex Toilet Room
 - Grab Bars
 - Showers
- Protruding Objects
- Drinking Fountains
- Casework
 - Transaction Counters
 - Workstation Counters
 - Counters with Sinks

kate goodrich elementary interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- The concrete block and gypsum walls in this building are all in good shape with some small defects that can be fixed with new sealant or some paint.
- Majority of the interior doors are in good condition. There is one receiving door that is in poor condition due to denting and surface scratches. There is also one coiling door in poor condition due to repeatedly coming off its track.
- Majority of the casework throughout the building is in good condition.
- The District noted that one of the coiling doors is in poor condition and needs to be replaced because it comes off the track.

WALLS

- 1 Concrete Block
- 2 Gypsum
- 3 Tile
- 4 Precast Wall Panel
- 5 Brick
- 6 Vinyl Base
- 7 Tile Base

DOORS / OPENINGS

- 8 Wood Door w/ Hollow Metal Frame
- 9 Hollow Metal Door w/ Hollow Metal Frame
- 10 Hollow Metal Borrowed Lite
- 11 Coiling Door
- 12 Accordion Folding Wall
- 13 Wood Borrowed Lite

MISCELLANEOUS

- 14 Laminate Casework
- 15 Laminate Countertop
- 16 Metal Toilet Partitions
- 17 Metal Lockers
- 18 Acoustical Wall Panels
- 19 Wood Cubbies
- 20 Gymnasium Equipment
- 21 Wood Bleachers
- 22 Cubicle Curtain
- 23 Wood Display Case
- 24 Metal Coat Hooks and Boot Rack

kate goodrich elementary exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the brick is in good condition and there are no signs of settling or cracking.
- HVAC vents in the soffits have rusted and clogged up and need to be replaced.
- The concrete bollards are in poor condition due to chipping, rusting, and paint peeling off.
- The wood soffits at the main entrance and IMC are in poor condition due to surface scratches and weathering.

WALLS

- 1 Brick
- 2 Precast

MISCELLANEOUS

- 3 Metal Fascia
- 4 EIFS Soffit
- 5 Aluminum Soffit
- 6 Aluminum Soffit Vents
- 7 Wood Soffit
- 8 Chain Link Fence with Privacy Slats
- 9 Bollards
- 10 Flagpole

Facilities Study – Kate Goodrich Elementary

Facilities Study – Kate Goodrich Elementary



Facilities Study – Washington Elementary

04

Scorecard Rating

FAIR

69.0%

Architectural Condition

FAIR

ADA Condition

FAIR

Building Systems

FAIR

washington elementary

SUMMARY
Washington Elementary provides a comprehensive program for 3rd - 4th grade students.

Student Population: xxxxx students
Grades Served: 3rd-4th Grades
Site Size: 5.96 acres
Parking: 55 stalls

Original Date of Construction

1958
As of 2023: 65 years old

Average Core Classroom Size Comparison

930 sq. ft.

Square Footage

39,183 Sq. Ft.

Recommended Size

1st - 12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.



Plumbing Condition Overview



Electrical Condition Overview



Mechanical Condition Overview



Life Safety Condition Overview



washington elementary ada conditions + assessment

Overall Condition Rating:

FAIR

Most Concerning Item That Does Not Meet Code Requirements:

Not providing at least 5'-0" clearance space for a wheelchair to turn around.

Most Frequently Occurring Item That Does Not Meet Code Requirements:

Not providing proper grab bars at an ADA accessible toilet.

bray architects // Merrill Area Public Schools

GENERAL ASSESSMENT OF ADA CONDITIONS

- Building Entrance Accessibility
- ADA Parking Stalls
- Accessible Routes of Travel
 - Ramps
 - Lifts
 - Elevators
- Railings
 - Ramp Railings
 - Stair Railings
- Door Hardware
- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering
- Toilet Rooms
 - 5'-0" Wheelchair Clearance
 - ADA Accessible Stall
 - Unisex Toilet Room
 - Grab Bars
 - Showers
- Protruding Objects
- Drinking Fountains
- Casework
 - Transaction Counters
 - Workstations Counters
 - Counters with Sinks

washington elementary interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the wood doors with aluminum frames are in good condition and appear to be newer. Whereas the wood doors with wood frames are in poor condition due to chipping, surface scratches, and/or finish peeling off; especially near base of the door.
- The aluminum doors with aluminum frames located at the vestibules are in poor condition due to noticeable wear and having single pane glass.
- Majority of the gypsum and concrete block walls located throughout the building are in fair condition, except a few instances that are in poor condition due to cracking and/or chipping of paint.
- The wood casework is in fair condition, except for some instances that are in poor condition due to chipping, surface scratches, and/or finish peeling off.
- There are a few instances where the wood and laminate cubbies are in fair condition due to chipping; especially at corners.
- The wood paneling is in fair condition due to chipping, surface scratches, and/or tape marks.

WALLS

- 1 Concrete Block
- 2 Brick
- 3 Gypsum
- 4 Tile
- 5 Wood Panel
- 6 Wood Base
- 7 Tile Base
- 8 Vinyl Base
- 9 Glazed Block Base
- 10 Wood Accent Trim

DOORS / OPENINGS

- 11 Wood Door w/ Wood Frame
- 12 Wood Door w/ Hollow Metal Frame
- 13 Wood Door w/ Aluminum Frame
- 14 Hollow Metal Door w/ Hollow Metal Frame
- 15 Aluminum Door w/ Aluminum Frame
- 16 Window in an Alum Frame in a HM Frame
- 17 Moveable Partition Wall
- 18 Accordion Door (Servery Opening)
- 19 Wood Window Sills and Trim
- 20 Tile Window Sills

MISCELLANEOUS

- 21 Wood Casework
- 22 Laminate Casework
- 23 Laminate Countertop
- 24 Wood Cubbies w/ Metal Coat Hooks
- 25 Laminate Cubbies w/ Metal Coat Hooks
- 26 Wood Half-wall Cap
- 27 Metal Toilet Partitions
- 28 Composite Toilet Partitions
- 29 Laminate Shower Enclosure
- 30 Wood Shelving w/ Metal Supports
- 31 Laminate Shelving w/ Metal Supports
- 32 Plywood/Wood Stud Shelving

washington elementary exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- The brick is in fair condition due to the extensive amount of staining and efflorescence around the building, particularly near downspouts and just below the roof line.
- Much of the wood soffit, wood panels, and exposed roof structure are in poor condition as they are very dirty and could use a coat of new paint.
- The cast stone coping is in fair condition due to staining.
- The metal fascia and coping looks to be in fair condition with only a few instances of denting or warping.
- The district noted that several areas on the second floor gutters have rusted and leaked out of the bottoms after a recent heavy rain.

WALLS

- 1 Brick
- 2 Wood Panels
- 3 Concrete Foundation

MISCELLANEOUS

- 4 Wood Fascia
- 5 Metal Fascia
- 6 Metal Coping
- 7 Cast Stone Coping
- 8 Wood Soffit
- 9 Insulated Soffit Board
- 10 Metal Lintels
- 11 Exposed Roof Structure
- 12 Cast Stone Accents
- 13 Gutters and Downspouts
- 14 Storage Sheds

Facilities Study – Washington Elementary

Facilities Study – Washington Elementary



Facilities Study – Prairie River Middle School

05

prairie river middle school

SUMMARY

Prairie River Middle School provides a comprehensive program for 5th - 8th grade students.

Student Population: xxx students
 Grades Served: 5th - 8th Grades
 Site Size: 6.24 acres
 Parking: 9 stalls

Original Date of Construction

1922

As of 2023: 101 years old

Average Core Classroom Size Comparison



Recommended Size
 1st - 12th: 900 sq. ft.
 Kindergarten: 1200 sq. ft.

Square Footage

226,587
 Sq. Ft.



Prairie River Middle School // 165

Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview

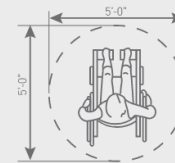


prairie river middle school ada conditions + assessment

Overall Condition Rating:

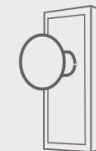


Most Concerning Item That Does Not Meet Code Requirements:



Not providing at least 5'-0" clearance space for a wheelchair to turn around.

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Door hardware is not ADA compliant

GENERAL ASSESSMENT OF ADA CONDITIONS

■ Building Entrance Accessibility

■ ADA Parking Stalls

■ Accessible Routes of Travel

- Ramps
- Lifts
- Elevators

■ Railings

- Ramp Railings
- Stair Railings

■ Door Hardware

■ Door Clearances

- Push / Pull
- Thresholds
- Maneuvering

■ Toilet Rooms

- 5'-0" Wheelchair Clearance
- ADA Accessible Stall
- Unisex Toilet Room
- Grab Bars
- Showers

■ Protruding Objects

■ Drinking Fountains

■ Casework

- Transaction Counters
- Workstations Counters
- Counters with Sinks

prairie river middle school interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Some instances where gypsum or plaster walls are in poor condition due to cracking; especially near the lockers and doors.
- Majority of wood doors with X frames are in fair condition due to chipping and surface scratches.
- Metal grated lockers located in locker rooms are in poor condition due to denting, rusting, and/or missing locks.
- Wood Locker Benches are in poor condition due to chipping, denting, discoloration and surface scratches.
- Majority of wood trim and casework is in fair condition due to surface scratches and/or finish chipping off.
- Majority of the wood doors have transfer grilles.

WALLS

- 1 Concrete Block
- 2 Gypsum / Plaster
- 3 Tile
- 4 Glazed Block
- 5 Brick
- 6 Stone
- 7 Pegboard
- 8 Wood Panel
- 9 Wood Base
- 10 Vinyl Base
- 11 Tile Base
- 12 Terrazzo Base

DOORS / OPENINGS

- 13 Wood Door w/ Hollow Metal Frame
- 14 Wood Door w/ Wood Frame
- 15 Wood Door w/ Wood Borrowed Lites
- 16 Hollow Metal Door w/ Hollow Metal Frame
- 17 Aluminum Door w/ Aluminum Frame
- 18 Aluminum Door w/ Aluminum Storefront
- 19 Aluminum Overhead Coiling Window
- 20 Hollow Metal Framed Interior Window
- 21 Wood Window Trim
- 22 Composite Sill

MISCELLANEOUS

- 21 Wood Casework
- 22 Metal Lockers
- 23 Toilet Partitions
- 24 Bleachers
- 25 Display Cases
- 26 Wood Trim
- 27 Acoustical Panels
- 28 Auditorium Seating
- 29 Metal Railings
- 30 Metal Grated Lockers
- 31 Wood Locker Benches
- 32 Wood Railings

prairie river middle school exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- The brick facade is in fair condition due to staining.
- Majority of the concrete foundation walls are in fair condition but there are some areas in poor condition due to cracking and crumbling.
- Majority of the metal lintels located above the doors and windows are in fair condition due to rusting.
- The corrugated metal panel located at the top of the field house is in poor condition due to large areas where the finish is peeling off.
- Majority of metal panel at canopies are in poor condition due to denting, fading, surface scratches and/or paint peeling off.
- Majority of the window sills are in fair condition due to staining and chipping.

WALLS

- 1 Brick
- 2 Metal Panel
- 3 Corrugated Metal Panel
- 4 Concrete Foundation
- 5 EIFS
- 6 Stone Surround

MISCELLANEOUS

- 7 Cast Stone Sills and Accents
- 8 Cast Stone Coping
- 9 Metal Coping
- 10 Metal Columns
- 11 Canopy Soffit
- 12 ACP Soffit
- 13 Metal Fascia
- 14 Metal Lintel
- 15 Wood Soffit
- 16 Gutters and Downspouts

Facilities Study – Prairie River Middle School

Facilities Study – Prairie River Middle School



Facilities Study – Merrill High School

06

merrill high school

SUMMARY

Merrill High School provides a comprehensive program for 9th - 12th grade students.

Student Population: xxxx students
 Grades Served: 9th - 12th Grades
 Site Size: 40.51 acres
 Parking: 718 stalls

Original Date of Construction

1962

As of 2023: 61 years old

Average Core Classroom Size Comparison



1,116 sq. ft.

Recommended Size

1st - 12th: 900 sq. ft.
 Kindergarten: 1200 sq. ft.

Square Footage

303,634
 Sq. Ft.



Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview



Scorecard Rating



76.0%

Architectural Condition



ADA Condition



Building Systems

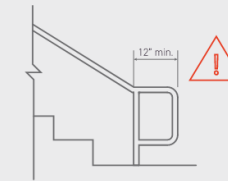


merrill high school ada conditions + assessment

Overall Condition Rating:

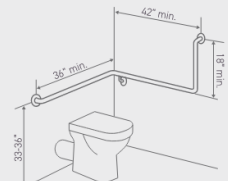


Most Concerning Item That Does Not Meet Code Requirements:



Not providing ADA compliant railings at stairs

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Not providing at proper grab bars at ADA accessible toilet.

GENERAL ASSESSMENT OF ADA CONDITIONS

Building Entrance Accessibility

ADA Parking Stalls

Accessible Routes of Travel

- Ramps
- Lifts
- Elevators

Railings

- Ramp Railings
- Stair Railings

Door Hardware

- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering

Toilet Rooms

- 5'-0" Wheelchair Clearance
- ADA Accessible Stall
- Unisex Toilet Room
- Grab Bars
- Showers

Protruding Objects

Drinking Fountains

Casework

- Transaction Counters
- Workstations Counters
- Counters with Sinks

merrill high school interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the wood doors with wood frames are in poor condition due to surface scratches, and/or finish peeling off.
- Majority of the wood doors with hollow metal frames are in good condition. Some doors in fair condition due to staining and/or surface scratches.
- Majority of doors contain transfer grilles.
- The tile wall base in the lower level locker rooms is in poor condition due to chipping, cracking, and/or missing tiles.
- Majority of the concrete block walls are in good condition.
- The seating in the auditorium is in good condition, but the seating in the LGI is in poor condition due to broken and/or missing chairs.

WALLS

- 1 Concrete Block
- 2 Concrete
- 3 Brick
- 4 Glazed Block
- 5 Tile
- 6 Plaster
- 7 Gypsum
- 8 Plywood
- 9 Partiton Wall
- 10 Vinyl Base
- 11 Tile Base
- 12 Quarry Tile Base

DOORS / OPENINGS

- 13 Wood Door w/ Hollow Metal Frame
- 14 Wood Door w/ Wood Frame
- 15 Hollow Metal Door w/ Hollow Metal Frame
- 16 Rolling Door
- 17 Hollow Metal Borrowed Lite
- 18 Wood Framed Borrowed Lite
- 19 Solid Surface Sill

MISCELLANEOUS

- 20 Laminate Casework
- 21 Wood Casework
- 22 Metal Toilet Partitions
- 23 Auditorium/LGI Seating
- 24 Wood Railings
- 25 Metal Railings
- 26 Metal Lockers
- 27 Bleachers

merrill high school exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the brick is in fair condition due to chipping and/or staining.
- Majority of the precast is in fair condition with some areas in poor condition due to staining and/or cracking.
- EIFS soffits appear to be in good condition.
- Areas where the metal lintels are in poor condition due to rusting and/or finish peeling off.
- The storage shed near the greenhouse is in poor condition due to the wood cracking, chipping, surface scratches, and paint peeling off.

WALLS

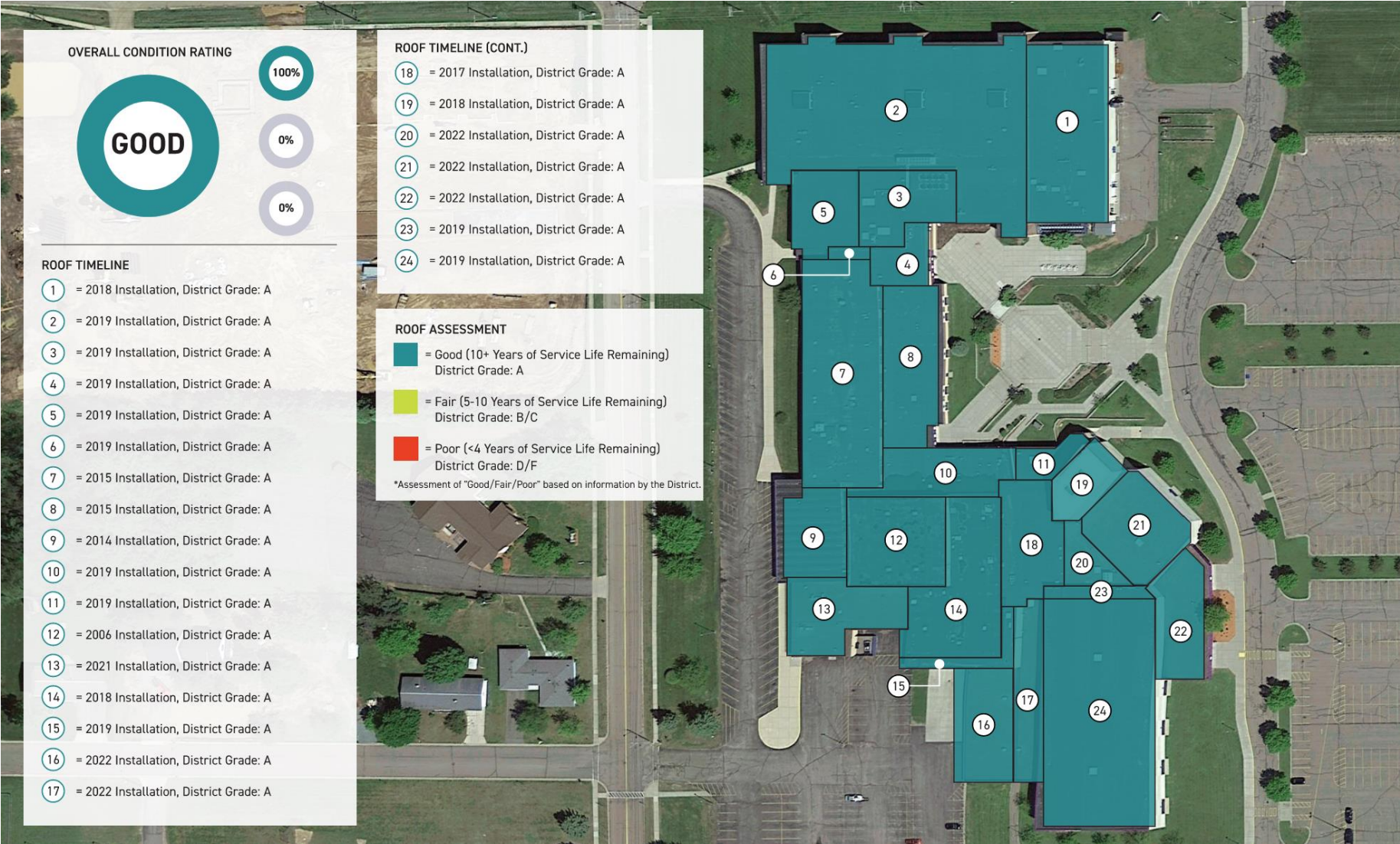
- 1 Brick
- 2 Concrete Foundation
- 3 Precast
- 4 EIFS
- 5 Concrete Surround
- 6 Concrete Columns

MISCELLANEOUS

- 7 EIFS Soffit
- 8 Metal Fascia
- 9 Metal Roof Edge
- 10 Stone Sill
- 11 Brick Sill
- 12 Metal Lintel
- 13 Storage Shed

Facilities Study – Merrill High School

Facilities Study – Merrill High School

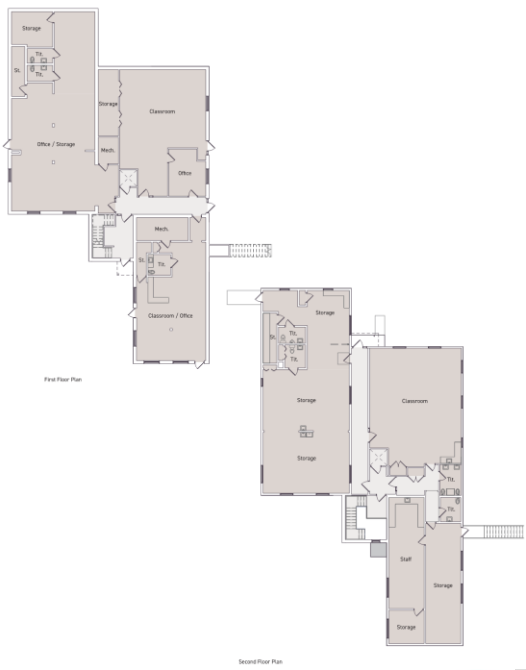


Facilities Study – Northern Achievement Center

07

Northern Achievement Center (NAC)

SUMMARY
 Auxiliary building #1 is located on the southwest corner of the Merrill High School site. The building is now being used as the Northern Achievement Center.
Square Footage: 9,400 sq. ft.
Original Date of Construction: 1988
Site Size: on high school site



Scorecard Rating

FAIR

65.0%

Architectural Condition

FAIR

ADA Condition

FAIR

Building Systems

FAIR

Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview



Overall Condition Rating:

FAIR

Most Concerning Item That Does Not Meet Code Requirements:

Not providing ADA compliant railings at stairs

Most Frequently Occurring Item That Does Not Meet Code Requirements:

Not providing proper grab bars at an ADA accessible toilet.

GENERAL ASSESSMENT OF ADA CONDITIONS

- Building Entrance Accessibility
- ADA Parking Stalls
- Accessible Routes of Travel
 - Ramps
 - Lifts
 - Elevators
- Railings
 - Ramp Railings
 - Stair Railings
- Door Hardware
- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering
- Toilet Rooms
 - 5'-0" Wheelchair Clearance
 - ADA Accessible Stall
 - Unisex Toilet Room
 - Grab Bars
 - Showers
- Protruding Objects
- Drinking Fountains
- Casework
 - Transaction Counters
 - Workstations Counters
 - Counters with Sinks

northern achievement center interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- There appears to be areas of ongoing renovation throughout the building. Some instances have been noted as poor until renovations are finished.
- Majority of the gypsum walls are in poor condition due to scuffmarks, holes, paint chipping off, multiple colors from objects being removed, and artwork. Some of these may be in relation to the ongoing renovation of the building.
- The wood windows with wood frames are in fair condition due to their age and having single pane glass.
- Majority of the wood doors with hollow metal frames are in good condition with some in fair condition due to rusting and/or surface scratches.
- Majority of the wood doors with wood frames are in fair condition due to surface scratches.
- Majority of the casework is in fair condition due to chipping and/or surface scratches. There are some areas in poor condition due to additional chipping and/or staining, or are missing/incomplete because of the ongoing renovation work.

WALLS

- 1 Gypsum
- 2 Brick
- 3 Concrete Block
- 4 Wood Panel
- 5 Tile
- 6 Plywood
- 7 Exposed Wood Studs
- 8 Wood Base
- 9 Tile Base
- 10 Vinyl Base
- 11 Wood Accent Trim
- 12 Exposed Concrete Foundation

DOORS / OPENINGS

- 13 Wood Door w/ Hollow Metal Frame
- 14 Wood Door w/ Wood Frame
- 15 Hollow Metal Door w/ Hollow Metal Frame
- 16 Wood Window w/ Wood Frame (Single Pane)
- 17 Accordion Door
- 18 Wood Window Sills and Trim

MISCELLANEOUS

- 19 Laminate Casework & Shelving
- 20 Wood Casework
- 21 Laminate Countertop
- 22 Ceramic Countertop
- 23 Steel Columns
- 24 Wood Columns
- 25 Wood Railings & Handrails
- 26 Coat Hooks on Wood Board
- 27 Plywood/Wood Stud Shelving

northern achievement center exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of lap siding 1 is in fair condition due to staining, chipping, and/or finish peeling off.
- Majority of lap siding 2 is in fair condition due to denting, surface scratches, warping, and/or pieces falling off.
- Majority of the brick is in fair condition due to chipping and/or staining.
- Both the steel column and wood column are in poor condition due to rusting, water damage, and general wear.
- The fascia and soffits on the building are in fair condition with minimal damage visible.
- The wood railing and fence are in poor condition due to staining and not having a protective finish.

WALLS

- 1 Lap Siding 1 (unknown material)
- 2 Lap Siding 2 (vinyl)
- 3 Brick
- 4 Concrete Foundation

MISCELLANEOUS

- 5 Fascia 1 (unknown material)
- 6 Fascia 2 (wood)
- 7 Fascia 3 (metal)
- 8 Soffit 1 (unknown material)
- 9 Soffit 2 (metal)
- 10 Metal Coping
- 11 Wood Column
- 12 Steel Column
- 13 Wood Railings, Stairs, and Fence
- 14 Metal Railings
- 15 Cast Stone Sills
- 16 Gutters and Downspouts

Facilities Study – Northern Achievement Center

Facilities Study – Northern Achievement Center



Facilities Study – District Office

09

District Office

SUMMARY

Auxiliary building #3 is located on the southwest corner of the Merrill High School site. The building is now being used as the District Office.

Square Footage: 6,010 sq. ft.
Original Date of Construction: 1972
Site Size: Located on high school site



Scorecard Rating



66.0%

Architectural Condition



ADA Condition



Building Systems



Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



Life Safety Condition Overview

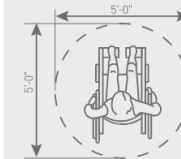


district office ada conditions + assessment

Overall Condition Rating:

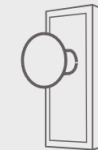


Most Concerning Item That Does Not Meet Code Requirements:



Not providing at least 5'-0" clearance space for a wheelchair to turn around.

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Door hardware is not ADA compliant.

GENERAL ASSESSMENT OF ADA CONDITIONS

- Building Entrance Accessibility
- ADA Parking Stalls
- Accessible Routes of Travel
 - Ramps
 - Lifts
 - Elevators
- Railings
 - Ramp Railings
 - Stair Railings
- Door Hardware
- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering
- Toilet Rooms
 - 5'-0" Wheelchair Clearance
 - ADA Accessible Stall
 - Unisex Toilet Room
 - Grab Bars
 - Showers
- Protruding Objects
- Drinking Fountains
- Casework
 - Transaction Counters
 - Workstations Counters
 - Counters with Sinks

district office interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the wood doors throughout the building are in poor condition due to finish peeling and surface scratches.
- Majority of doors contain transfer grilles.
- Majority of the wood wall base throughout the building is in poor condition due to cracking, chipping, staining, and/or missing sections.
- Majority of the gypsum walls throughout the building are in good condition.
- Majority of the casework throughout the building is in good condition.

WALLS

- 1 Concrete Block
- 2 Gypsum
- 3 Wood Paneling
- 4 Tile
- 5 Exposed Insulation
- 6 Wood Base

DOORS / OPENINGS

- 7 Wood Door w/ Wood Frame
- 8 Aluminum Door w/ Aluminum Frame
- 9 Wood Window Trim
- 10 Wood Sill
- 11 Laminate Sill

MISCELLANEOUS

- 12 Laminate Casework
- 13 Wood Casework
- 14 Solid Surface Countertop

district office exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the corrugated metal is in poor condition due to denting and rusting; especially near the base .
- Majority of the coated metal fascia is in poor condition due to staining, weathering and discoloration.
- The metal soffit appears to be in good condition.

WALLS

- 1 Corrugated Metal

MISCELLANEOUS

- 2 Coated Metal Fascia (Blue)
- 3 Metal Soffit

Facilities Study – District Office

Facilities Study – District Office



Facilities Study – Maintenance & Operations (Shop)

facilities + maintenance ada conditions + assessment

10

Maintenance & Operations (Shop)

SUMMARY

Auxiliary building #4 is located on the southwest corner of the Merrill High School site. The building is now being used as The Facilities/Maintenance Building.

Square Footage: 6,050 sq. ft.
Original Date of Construction: 1974
Site Size: on high school site

Scorecard Rating



56.0%

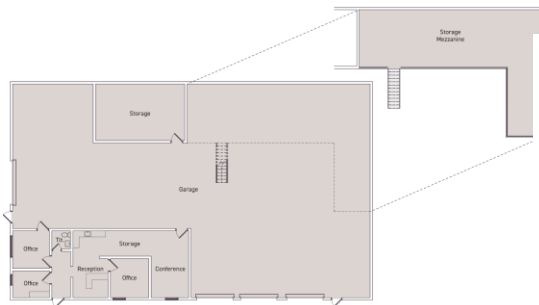
Architectural Condition



ADA Condition



Building Systems



Plumbing Condition Overview



Mechanical Condition Overview



Electrical Condition Overview



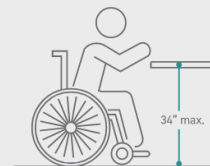
Life Safety Condition Overview



Overall Condition Rating:

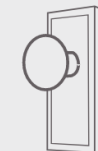


Most Concerning Item That Does Not Meet Code Requirements:



Countertops have a 34" maximum height about the floor

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Door hardware is not ADA compliant

GENERAL ASSESSMENT OF ADA CONDITIONS

- Building Entrance Accessibility
- ADA Parking Stalls
- Accessible Routes of Travel
 - Ramps
 - Lifts
 - Elevators
- Railings
 - Ramp Railings
 - Stair Railings
- Door Hardware
- Door Clearances
 - Push / Pull
 - Thresholds
 - Maneuvering
- Toilet Rooms
 - 5'-0" Wheelchair Clearance
 - ADA Accessible Stall
 - Unisex Toilet Room
 - Grab Bars
 - Showers
- Protruding Objects
- Drinking Fountains
- Casework
 - Transaction Counters
 - Workstations Counters
 - Counters with Sinks

facilities + maintenance interior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- The office area of the building was recently renovated and most of the finishes are in good condition. One exception to this is the toilet room where the gypsum and tile are in fair condition and don't look to have been updated with the rest of the office area.
- The wood window sills look to be in good condition except for the one in the conference room which is in poor condition due to water damage.
- The exposed insulation in the garage area is in poor condition due to many tears and holes.
- Majority of the wood doors with wood frames appear to be in fair condition. The door to the office from the garage is in poor condition due to holes in the panel.

WALLS

- 1 Gypsum
- 2 Vinyl Base
- 3 Tile Base
- 4 Exposed Insulation
- 5 Exposed Wood Studs
- 6 Wood Panel

DOORS / OPENINGS

- 7 Wood Door w/ Wood Frame
- 8 Wood Window Sills

MISCELLANEOUS

- 9 Laminate Casework
- 10 Corner Guards
- 11 Wood Railings, Stairs, Supports
- 12 Plywood/Wood Stud Shelving

facilities + maintenance exterior analysis

OVERALL CONDITION RATING & KEY TAKEAWAYS



- Majority of the corrugated metal is in poor condition due to denting, staining, and rusting; especially near the base adjacent to the parking areas.
- The metal fascia and soffit are in fair condition due to denting and rusting.

WALLS

- 1 Corrugated Metal

MISCELLANEOUS

- 2 Metal Fascia and Coping
- 3 Gutters and Downspouts

Facilities Study – Maintenance & Operations (Shop)

Facilities Study – Maintenance & Operations (Shop)



Capital Maintenance – What's Included?

- **Building Systems:** plumbing, HVAC, electrical, life safety
- **Interior Analysis:** ceilings, floors, walls, casework, interior doors
- **Exterior Analysis:** roofs, windows, exterior doors, masonry
- **Site Assessment:** parking lots, sidewalks, landscaping, stormwater
- **ADA Condition/ Assessment:** ramps, lifts, railings, door hardware, casework, restrooms
- **Owner Items:** asbestos abatement, furniture, technology

Facilities Study – Preliminary Budget Estimates

MAPS Building	Mechanical/Infrastructure Upgrades (Range)
Pine River School for Young Learners (PRSYL)	\$1,800,000 - \$2,200,000
Kate Goodrich Elementary	\$7,500,000 - \$9,200,000
Washington Elementary	\$6,500,000 - \$7,900,000
Jefferson Elementary	\$5,700,000 - \$7,000,000
Prairie River Middle School	\$30,900,000 - \$37,700,000
Merrill High School	\$25,700,000 - \$31,400,000
Northern Achievement Center (NAC)	\$1,200,000 - \$1,400,000
District Office	\$1,300,000 - \$1,500,000
Maintenance & Operations (Shop)	\$840,000 - \$1,100,000
Storage Building (Old NAC)	\$900,000 - \$1,100,000
School Forest Buildings	\$250,000 - \$309,000

- Determine the Best Use of our Best Facilities
- Align District Facilities and Operations with Enrollment
- Be Good Stewards of Taxpayer Dollars
- Engage and Inform our Community of MAPS' Future Plans

**What are the
Long-Term
Goals of the
Facility
Study and
Master
Planning
Process?**

- Could MAPS move the 3rd & 4th Grade Students from Washington to Jefferson?
- What are some possible uses for Jefferson?
 - Move Pine River program
 - Daycare
 - Move other district programs (MADA, NAC)
 - Move District Office, Maintenance Shop
 - Sell property
 - Others?

What's the Long-Term Plan for Jefferson Elementary?

- Overall, large capital maintenance need for a facility that was originally built in 1922
- Challenging site conditions for parent drop-off and lack of parking
- Older sections of the building require updates for current middle school needs
- Is a 5th–8th grade middle school the best learning environment for students?
- What are some possible uses for Prairie River?
 - Continue as Middle School
 - Community Center (pool, auditorium, fieldhouse)
 - Others?

What's the Long-Term Plan for Prairie River Middle School?

- Overall, large capital maintenance need for buildings with limited useful life
- A reduction in the total number of district buildings = district operational savings
- Which path should the district consider:
 - Continue to invest in current buildings
 - Move programs to another building
 - Build new buildings to house programs

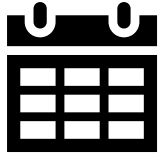
What's the Plan for the District Office, NAC & Maintenance Buildings?



SMALL GROUP DISCUSSION

1. What are your reactions to the findings of the facilities study?
2. Any remaining questions you have that were not addressed?

NEXT STEPS



Meeting #2: Tuesday, June 27, 2023 @ 5:30 PM
Jefferson Elementary School

Topics to be Discussed: Master Planning and the Options Available



Meeting #3: Tuesday, July 11, 2023 @ 5:30 PM
Washington Elementary School

Topics to be Discussed: Community-wide Survey and Revisions to Master Plan Options Presented

THANK YOU!

