# LAKE MILLS AREA SCHOOL DISTRICT

## 2023 FACILITIES STUDY SUMMARY REPORT

COLLABORATIVE ADVISORY TEAM (CAT) PRESENTATION

6.21.2023

Lake Mills Area
SCHOOL DISTRICT



FREDERICKSEN
Engineering

# THE WHY BEHIND LONG-RANGE FACILITIES PLANNING

## LMASD Mission

Preparing all of today's students for tomorrow's opportunities

## LMASD Vision

A community passionate about inspiring all learners

Lake Mills Area SCHOOL DISTRICT

## Fostering Student Engagement and Learning

- Implement ongoing professional development in order to enhance student engagement, relationships, and achievement.
- Develop a systematic structure to address opportunity gaps while promoting inclusivity and equity.


## Developing and Retaining Effective Leadership and Staff

- Enhance diversity and collaboration through intentional engagement strategies, resulting in a strong culture of belonging.

## Connecting School and the Community

- Foster meaningful dialogue, connections, and partnerships with families and community stakeholders to nurture a culture that values diversity, mental health, varied career pathways, and inclusivity.

## Aligning Resources with Needs

- Create a sustainable and proactive operational plan that fosters growth and allows for flexibility as needs evolve.

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# GUIDING PRINCIPLES
## for Long-Range Facilities Planning

Lake Mills Area SCHOOL DISTRICT

***We believe that passion results when students are engaged in their learning.***

***Learning must be innovative, personalized, and student-centered.***

***We believe reaching educational goals is the mutual responsibility of the student, the parent/guardian, the school, and the community.***

***We will strive to create and maintain school environments that adapt to current teaching methods and meet long-term student and community needs.***

***We believe in the importance of arts, athletics, and other activities to the education process.***

***We will foster meaningful dialogue, connections, and partnerships with families and community stakeholders to nurture a culture that values diversity, mental health, varied career pathways, and inclusivity.***

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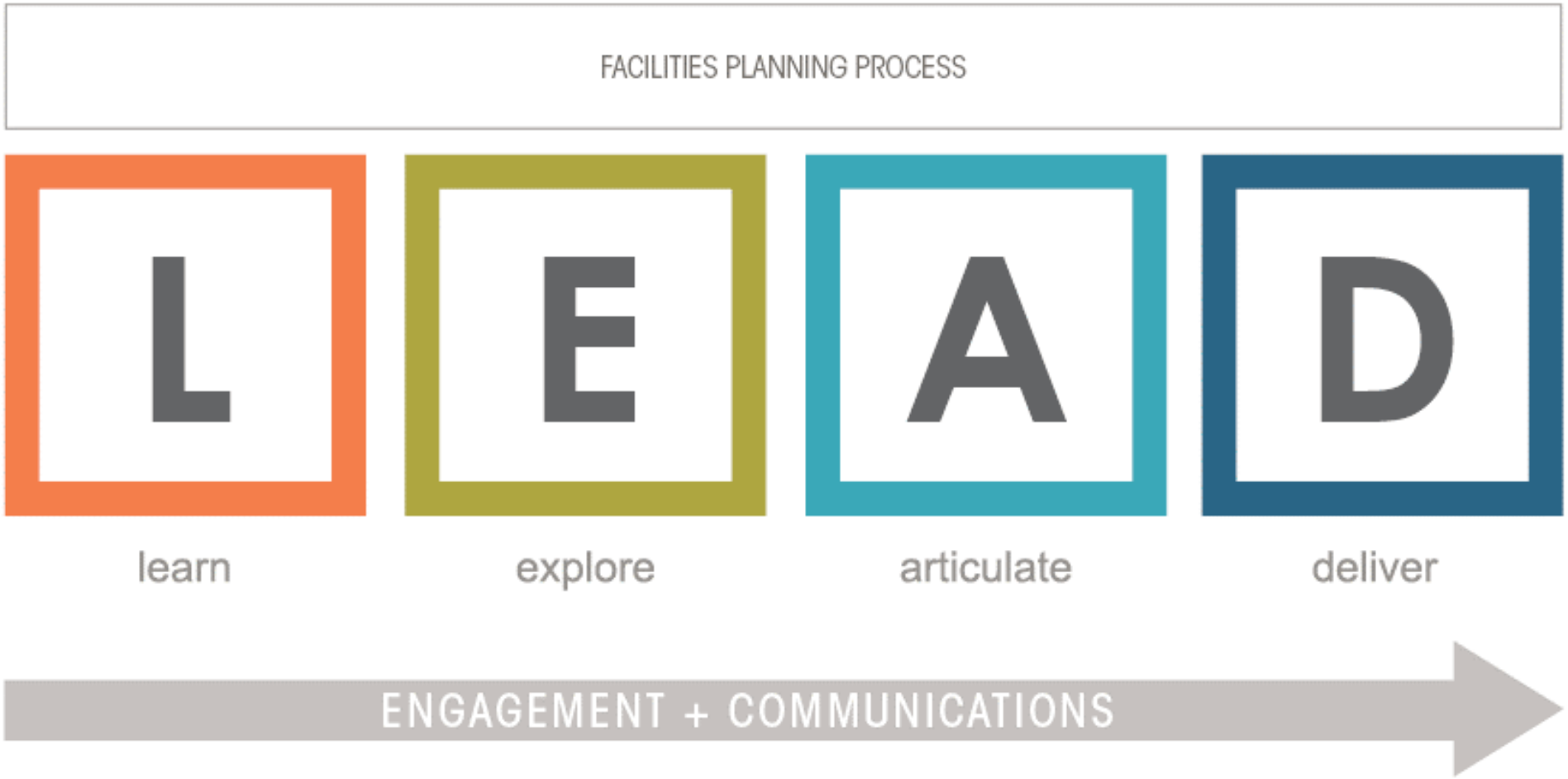
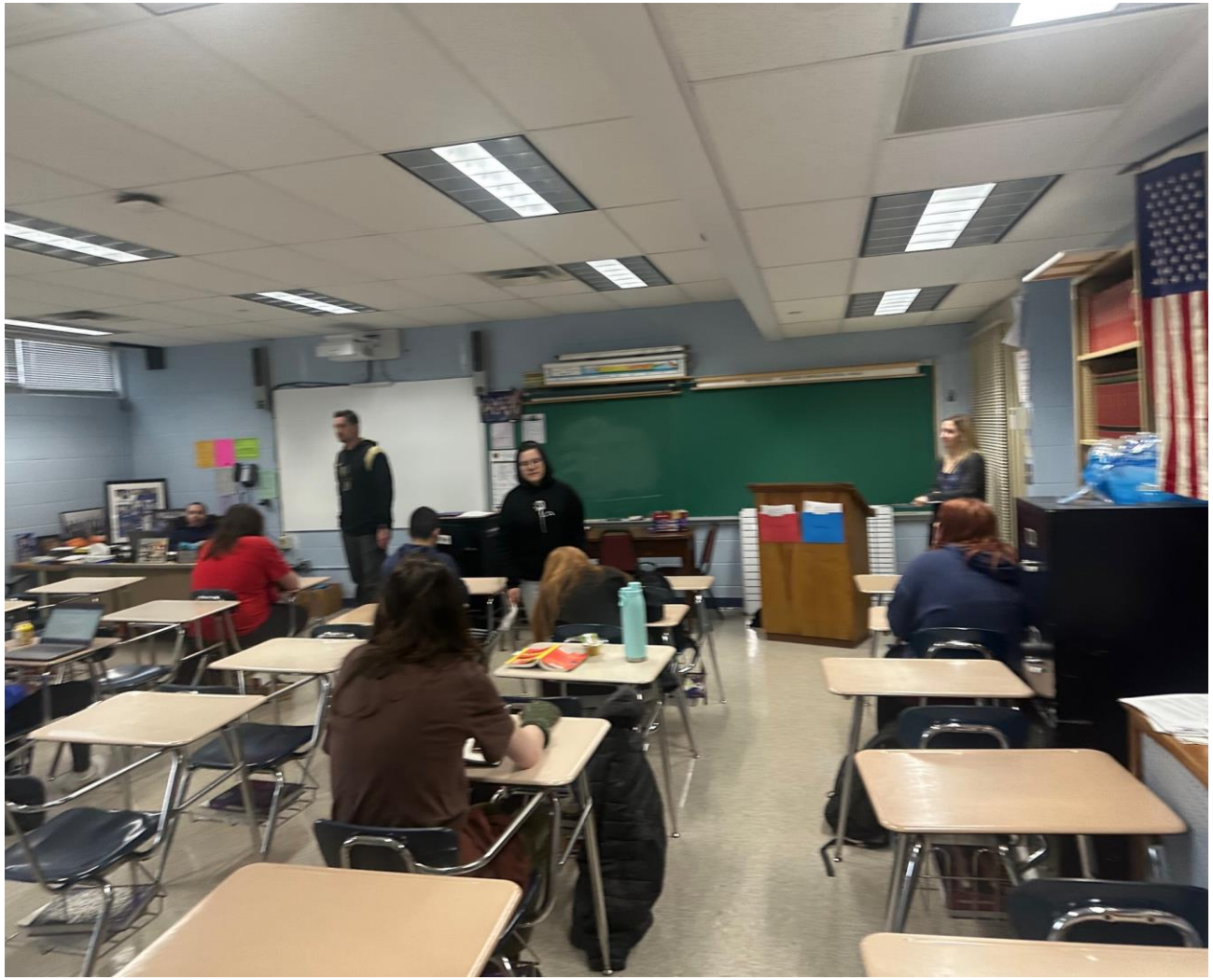
# EUA PROCESS


FACILITIES PLANNING PROCESS
L
E
A
D
learn
explore
articulate
deliver
ENGAGEMENT + COMMUNICATIONS

# LEARN: FACILITY ASSESSMENT

- Gathering existing information on **current state** of facilities
- Objective analysis of present conditions + capabilities
- Comprehensive facilities report for all District buildings
  - Building Conditions Review
  - Programming + Space Analysis (Educational Adequacy Assessment)
  - Capacity and Utilization Assessment



# SUMMARY PRESENTATION OF FACILITY STUDY FINDINGS

## KEY DISTRICT TAKEAWAYS

- Overall, the Lake Mills Area School District school buildings have been **well-maintained** with consistent annual capital maintenance investments and community-supported bond funding (2008, 2012 and 2018) to help maximize their current conditions.

- **Site configuration improvements** are needed primarily at Lake Mills Middle School - athletic fields (greenspace), playgrounds, and site conditions such as hardscape playground. Lake Mills Elementary school could also benefit from a fence to separate bus traffic from the playgrounds.

# SUMMARY PRESENTATION OF FACILITY STUDY FINDINGS

## KEY DISTRICT TAKEAWAYS

- **Elementary School**
  - Lake Mills Elementary School, **built in 2014**, does not have significant facility maintenance needs. However, the school was designed to serve students in grades kindergarten – 4th grade. The building is currently serving 4K and EC (early childhood) students and would benefit from modified spaces to serve those student populations.

- **Middle School**
  - Lake Mills Middle School, heavily renovated and added onto in **2009,** has minor facilities maintenance needs. Furniture could be updated and the building lacks small group collaboration.

  - The fifth grade functions as an elementary within the building, whereas 6th, 7th and 8th grade function as a middle school. There are a few academic spaces that could be better configured to serve the students and staff.

# SUMMARY PRESENTATION OF FACILITY STUDY FINDINGS

## KEY DISTRICT TAKEAWAYS

- **High School**
  - Lake Mills High School has been added onto and renovated many times. Parts of the building are like new and others are **original to 1962**.
  - Physical education support spaces such as locker rooms and shower areas in the 1960s portion of the building have not been renovated. Shower areas function as storage rooms. These areas could be reconfigured and better utilized.
  - Special ed rooms are isolated within the building and do not allow for staff to collaborate. Special ed rooms have not be updated to serve their current function.
  - The cafeteria space is under-sized for the student population and the kitchen equipment is dated.
  - A large multi-purpose space serves several different functions of varying needs.

Lake Mills Area
SCHOOL DISTRICT

# BUILDING CONDITIONS FINDINGS

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# BUILDING CONDITIONS FINDINGS

**KEY**

Buildings scored 1 (critical) to 5 (like-new).

| | |
|---|---|
| NEW | 5.00 |
| GOOD | 4.00 |
| FAIR | 3.00 |
| POOR | 2.00 |
| CRITICAL | 1.00 |

| Category | Lake Mills Elementary School | Lake Mills High School | Lake Mills Middle School |
|---|---|---|---|
| ADA | 5.00 | 3.92 | 4.20 |
| Electrical | 4.23 | 2.62 | 3.50 |
| Exterior Enclosure | 4.43 | 3.33 | 3.60 |
| Interior | 4.90 | 3.50 | 4.00 |
| Mechanical | 4.00 | 3.41 | 3.55 |
| Miscellaneous | 5.00 | 2.94 | 4.43 |
| Plumbing | 4.73 | 3.00 | 3.54 |
| Roofing | 4.00 | 4.00 | 4.00 |

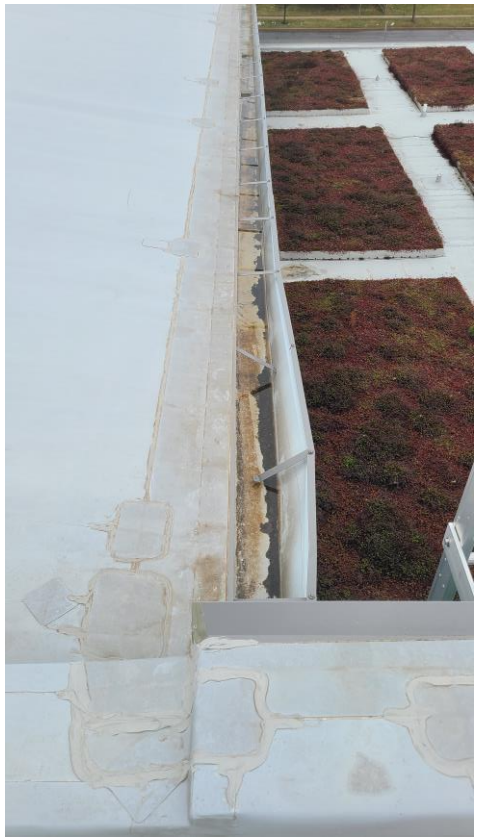
# ELEMENTARY SCHOOL BUILDING CONDITION FINDINGS

| Category | Lake Mills Elementary School |
|---|---|
| ADA | 5.00 |
| Electrical | 4.23 |
| Exterior Enclosure | 4.43 |
| Interior | 4.90 |
| Mechanical | 4.00 |
| * Miscellaneous | 5.00 |
| Plumbing | 4.73 |
| Roofing | 4.00 |

* Miscellaneous: Toilet partitions, toilet accessories, Bleachers, Lockers, classroom equipment (kilns, fume hoods), elevator

# ELEMENTARY SCHOOL BUILDING CONDITION FINDINGS

Replace card readers / maintain/seal cracks in precast



Damaged gutter


Replacement of fluorescent lights with LED

# MIDDLE SCHOOL BUILDING CONDITION FINDINGS

| Category | Lake Mills Middle School |
|---|---|
| ADA | 4.20 |
| Electrical | 3.50 |
| Exterior Enclosure | 3.60 |
| Interior | 4.00 |
| Mechanical | 3.55 |
| Miscellaneous | 4.43 |
| Plumbing | 3.54 |
| Roofing | 4.00 |

# MIDDLE SCHOOL BUILDING CONDITION FINDINGS

Exterior railings should be replaced

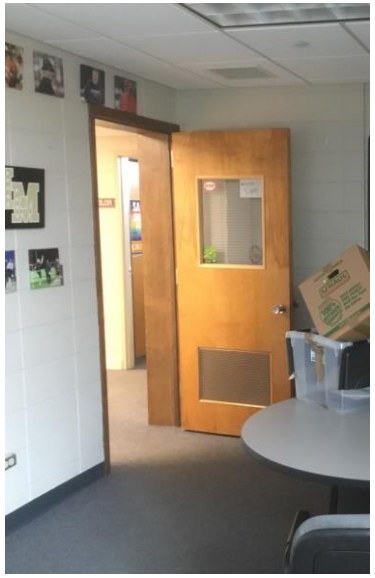
Hollow metal doors should be repainted or replaced with FRP/ALUM

Ongoing replacement of fluorescent lights with LED; Fire alarm in need of maintenance/updating

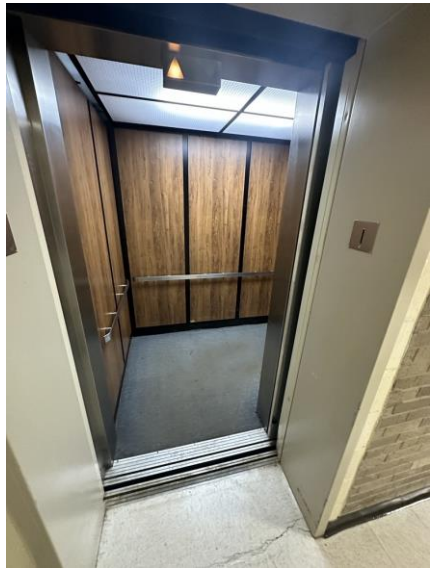
# HIGH SCHOOL BUILDING CONDITION FINDINGS

| Category | Lake Mills High School |
|---|---|
| ADA | 3.92 |
| Electrical | 2.62 |
| Exterior Enclosure | 3.33 |
| Interior | 3.50 |
| Mechanical | 3.41 |
| Miscellaneous | 2.94 |
| Plumbing | 3.00 |
| Roofing | 4.00 |

# HIGH SCHOOL BUILDING CONDITION FINDINGS



Non-ADA compliant door hardware



Elevator

Extend fire alarm / panelboards

Non-functioning Generator

Bus barn

# *TABLE DISCUSSION*

**What questions do you have about the <u>building conditions</u> section of the facilities study?**

Lake Mills Area
SCHOOL DISTRICT

# EDUCATIONAL ADEQUACY FINDINGS (PROGRAMMING & SPACE)

# EDUCATIONAL ADEQUACY ASSESSMENT

Lake Mills Area SCHOOL DISTRICT

## EDUCATIONAL ADEQUACY ASSESSMENT MATRIX

| CRITERIA | DESCRIPTION |
|---|---|
| SITE | Assesses general site amenities and attributes. Includes site circulation, visitor/parent pick-up and drop-off, bus pick-up and drop-off, and service/delivery traffic. Assesses outdoor environments for learning, athletics, activity and play. |
| SAFETY | Assesses site access and supervision. Assesses monitoring and control of building perimeter entry points, including entrance and admittance sequence for visitors. Assess passive supervision capabilities throughout school interior. |
| SIZE & PROPORTION | Assesses the physical size (square footage) and proportion (functional/usable dimension) of learning environments in relation to use. |
| SPACE TYPE & ADJACENCY | Assesses appropriateness and availability of spaces to support multiple forms or learning. Assesses space adjacencies and connectivity (physical, visual, auditory) between multiple learning environments. |
| EQUIPMENT & TECHNOLOGY | Assesses education equipment and infrastructure used for learning. This includes equipment used by students and staff. |
| FURNITURE | Assesses furniture in relation to its flexibility, adaptability, and functionality for multiple uses. |
| ENVIRONMENT | Assesses environmental factors such as quality of natural light, acoustics, appropriateness of finishes and aesthetics. |

### EVALUATION COLOR KEY

| | |
|---|---|
| GOOD | Most of criteria assessed was found to be acceptable and satisfied its purpose |
| MIXED | Some of the criteria assessed was found to be acceptable, while other criteria assessed was unacceptable and did not satisfy its purpose |
| POOR | Most of criteria assessed was found to be unacceptable and did not satisfy it's purpose |

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# EAA DISTRICT SUMMARY

Lake Mills Area SCHOOL DISTRICT

## EDUCATIONAL ADEQUACY ASSESSMENT MATRIX - SUMMARY

| CRITERIA | LAKE MILLS ELEMENTARY SCHOOL | LAKE MILLS MIDDLE SCHOOL | LAKE MILLS HIGH SCHOOL |
|---|---|---|---|
| SITE | MIXED | MIXED | GOOD |
| SAFETY | GOOD | GOOD | GOOD |
| SIZE & PROPORTION | MIXED | GOOD | MIXED |
| SPACE TYPE & ADJACENCY | GOOD | MIXED | MIXED |
| EQUIPMENT & TECHNOLOGY | GOOD | GOOD | GOOD |
| FURNITURE | GOOD | MIXED | MIXED |
| ENVIRONMENT | GOOD | GOOD | MIXED |

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# EAA – LAKE MILLS ELEMENTARY SCHOOL

- **Building and site are generally supporting educational goals**

| CRITERIA | OBSERVATION HIGHLIGHTS | EVALUATION |
|---|---|---|
| SITE | There is separate site circulation for vehicle and bus traffic. Vehicle traffic is at the front of the building and bus and service/delivery traffic are at the back of the site. Vehicle pick up/drop off is at the main entry. Morning bus drop off is along E Prospect Street and pick up is at the back entrance. 4K pickup/drop off is at door #2 and 5K pickup/drop off Birch Street entrance. Visitor parking is along the inside of the traffic loop. Outdoor environments are split onto two sides of the building. Overall outdoor environments are adequate in physical size for learning, athletics, activity and play; would benefit from a fence to divide morning bus traffic. No crosswalk is available for 4K drop-off. During spring and fall, students visit greenhouse across Prospect Street. | MIXED |
| SAFETY | The main visitor entry has video-controlled access that allows the Main Office to see incoming visitors. Once allowed into the vestibule, visitors are required to enter the Main Office. Main Office staff must greet visitors, before they have access to student occupied spaces within the school. Once visitors are through the vestibule, they have access to the main corridor space. The 4K program works in similarly. Other exterior entry points have various levels of security in place, with key fob access. | GOOD |
| SIZE & PROPORTION | Academic classrooms have small group instruction rooms connected. Square footage within classrooms allows for a variety of configurations and ability to use furniture to create zones/sub areas within classroom. There are moveable walls between classrooms that allow for larger collaboration spaces, these have been used more regularly in the past couple years. 4K program next year will be doubled to include two classrooms with 2 half day sections. | MIXED |
| SPACE TYPE & ADJACENCY | The building provides flexible learning spaces, and direct access from classrooms to different types of learning spaces to support multiple forms of learning. There is visual connectivity between spaces, and from learning spaces to common areas. Resource spaces are located within neighborhoods. and allow for passive supervision between learning spaces and corridors. District would like to offer wrap around care in the future. Could use a staff assembly space, currently use art room for large gatherings. Green screen room currently used as storage for EC. Could use connection from flex classroom to regular classroom on second level. | GOOD |
| EQUIPMENT & TECHNOLOGY | Most classrooms have 1 smartboard, along whiteboards and tackboards. Devices are 1:1. Energy TV stopped working, could use again for future solar project. | GOOD |
| FURNITURE | Furniture new as of 2014. There are a handful of areas where additional collaborative furniture and storage solutions should be added. | GOOD |
| ENVIRONMENT | Generally, all classrooms have access to natural light with views to nature. Water for cleanup is provided in many classrooms, with additional troughs in Grade Pods. | GOOD |

# EAA – LAKE MILLS ELEMENTARY SCHOOL

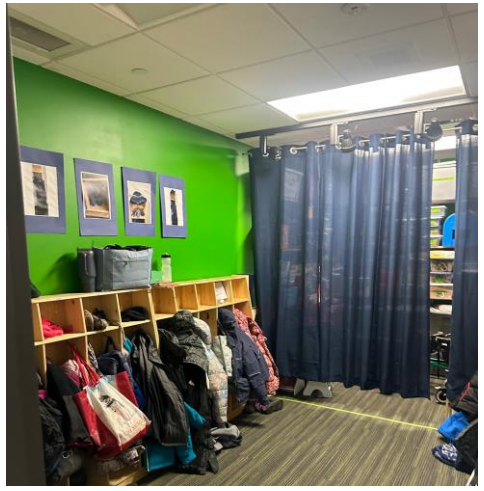
- Separation between afternoon buses and playground could be improved
- There are opportunities to maximize green space on the northeast corner of the site.
- North parking lot could be restriped for 4K pedestrians

# EAA – LAKE MILLS ELEMENTARY SCHOOL

- Lack of furniture in entry corridor

- Lack of specified student display

- Space not designed for EC



- Spaces not being used as designed (green room)

# EAA – LAKE MILLS MIDDLE SCHOOL

- **Building and site are generally supporting educational goals**

| CRITERIA | OBSERVATION HIGHLIGHTS | EVALUATION |
|---|---|---|
| SITE | Site circulation for vehicle and bus traffic is mostly separated. There is poor defined site circulation for vehicle pick-up/drop-off. Bus pick up and drop off occurs on College St. and students enter at the main entrance. Vehicles use the front traffic loop as well as the side parking lot and use the main entry and a secondary entry that is staffed at drop-off and pick-up times. Visitor parking is at the main entrance and across the street. Staff parking is on the east side of the building. Service/delivery loading zone is at the northwest of the building). 7th and 8th grade enter through main entry. 5th and 6th grade enter in side entrance. There is adequate parking for after hour events. There is a baseball field, tennis court and playground and two outdoor recess areas. The baseball diamond is used by the High School. The tennis court is in disrepair. The outdoor play equipment is not utilized as much except for the swings. A single recess space rather than 2 separate zones, would allow for a single point of supervision. Site lacks a large hard surface play area. Overall, outdoor environments are adequate in physical size for learning, athletics, activity and play though would highly benefit from updated equipment and a design intent to develop and define these spaces. | MIXED |
| SAFETY | The main visitor entry has video-controlled access that allows the Main Office to see incoming visitors. Once allowed into the vestibule, visitors are required to enter the Main Office. Main Office staff must greet visitors, before they have access to student occupied spaces within the school. Once visitors are through the vestibule, they have access to the Cafeteria and main corridor. Other exterior entry points have various levels of security in place, with key fob access. After school events in the gym also use the main entry. | GOOD |
| SIZE & PROPORTION | Classroom square footage is small, particularliy in eighth grade. Collaboration areas in neighborhoods are used for circulation mostly. There are no moveable walls between classrooms that allow for larger collaboration spaces. No small group instruction rooms in neighborhoods. | GOOD |
| SPACE TYPE & ADJACENCY | The building does not provide flexible learning spaces, or direct access from classrooms to different types of learning spaces to support multiple forms of learning. A lack of visual connectivity between spaces, and from learning spaces to limited common areas, further restricts learning options. Some resource spaces are located without consideration to adjacencies and a lack of transparency inside the building inhibits passive supervision between learning spaces, long and narrow corridors and multiple levels. Could use more privacy for health room. Could benefit from a large assembly space and more office meeting spaces. Large FACE classroom is not used for FACE, but rather a Foreign Language room and other support. FIfth grade does not use dedicated science room. | MIXED |
| EQUIPMENT & TECHNOLOGY | Most classrooms have 1 smartboard, along whiteboards and tackboards. Gym does not have a mounted projection screen. | GOOD |
| FURNITURE | Furniture varies. Either rectangular or metal tables and chairs or heavy sled style desks. Typically, furniture is heavy, bulky, and difficult to move/reconfigure for collaboration opportunities. | MIXED |
| ENVIRONMENT | Generally, core acedemic classrooms have access to natural light with views to nature. Building has been well maintained. | GOOD |

# EAA – LAKE MILLS MIDDLE SCHOOL

# EAA – LAKE MILLS MIDDLE SCHOOL

- Site does not allow for one supervisable playground area

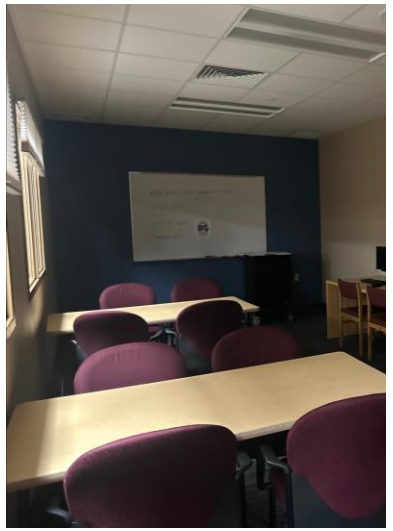
- Retaining wall is failing. Tennis courts are in disrepair.

- Drainage issues; high school field minimizes the middle school's opportunities for use

# EAA – LAKE MILLS MIDDLE SCHOOL

- Large room designed for FACE functions as a typical classroom

- 5th grade science room is rarely utilized



- Lack of collaboration and conference space in entire building

- Lack of privacy in health room
- (School nurse at main office)

# EAA – LAKE MILLS HIGH SCHOOL

Lake Mills Area SCHOOL DISTRICT

## EDUCATIONAL ADEQUACY MATRIX

LAKE MILLS HIGH SCHOOL

| CRITERIA | OBSERVATION HIGHLIGHTS | EVALUATION |
|---|---|---|
| SITE | There is defined site circulation for vehicle pick-up/drop-off and bus pick-up/drop-off traffic. Vehicle pick-up/drop-off and bus pick-up/drop-off queue on the same traffic loop. Buses drop off/pick up in front of the main entry. Visitor and Staff parking is within the traffic loop on the west side of the site. Parking is adequate for students, staff, and events. There is traffic congestion on S. Main Street during drop-off and pick-up times. Outdoor environments include a football/track stadium, a soccer field, tennis courts, along with some undefined green space. Overall outdoor environments are adequate in physical size for learning, athletics, activity and play. Site also includes a bus barn and two maintenance buildings. | GOOD |
| SAFETY | The main visitor entry allows access to vestibule and then into Main Office, where visitors are required to check in with office staff. One concern is the fact that the main offices are separated in either side of the vestibule. Making communication in emergencies difficult. Once allowed into the vestibule, visitors are greeted and can enter the main corridor. Other exterior entry points have various levels of security in place, with key fob access. Auditorium doors are currently unlocked for COVID testing for the community, this area can be closed off to the rest of the school. | GOOD |
| SIZE & PROPORTION | Most classrooms are rectangular in shape. Square footage within classrooms is small and does not allow for a variety of configurations to use furniture to create zones/sub areas within classroom. Most learning spaces are tight for their function. Cafeteria is not large enough for lunch periods, students use hallways and stage in the gym during lunch. Entry lobby is very crowded before school. Auditorium brings in extra rows of chairs during performances to accommodate all patrons. Gym is used frequently and commonly practices are held till 9:00pm. | MIXED |
| SPACE TYPE & ADJACENCY | Older portions of the building do not provide flexible learning spaces, or direct access from classrooms to different types of learning spaces to support multiple forms of learning. A lack of visual connectivity between spaces, and from learning spaces to common areas, further restricts collaboration. Special ed spaces are isolated to a single corridor in the lower level and do not allow for the opportunity for teachers to collaborate. | MIXED |
| EQUIPMENT & TECHNOLOGY | Most classrooms have 1 smartboard, along whiteboards and tackboards. All conference rooms have smartboard or video displays, as well as white whiteboards and tackboards. Some kitchen equipment is original to the building. | GOOD |
| FURNITURE | Furniture varies. New furniture exists in the 2019 addition and renovation areas. Mostly rectangular tables with a mix of chair types, some metal and some plastic. Larger tables can be difficult to move/reconfigure for collaboration opportunities. | MIXED |
| ENVIRONMENT | The building is aging, and interiors show signs of wear, especially flooring materials in classrooms and corridors that were not renovated in 2019. Generally, all classrooms have access to natural light with views to nature. Some toilet rooms do not have proper clearances for accessibility. Neither of the gyms provide ADA seating. | MIXED |

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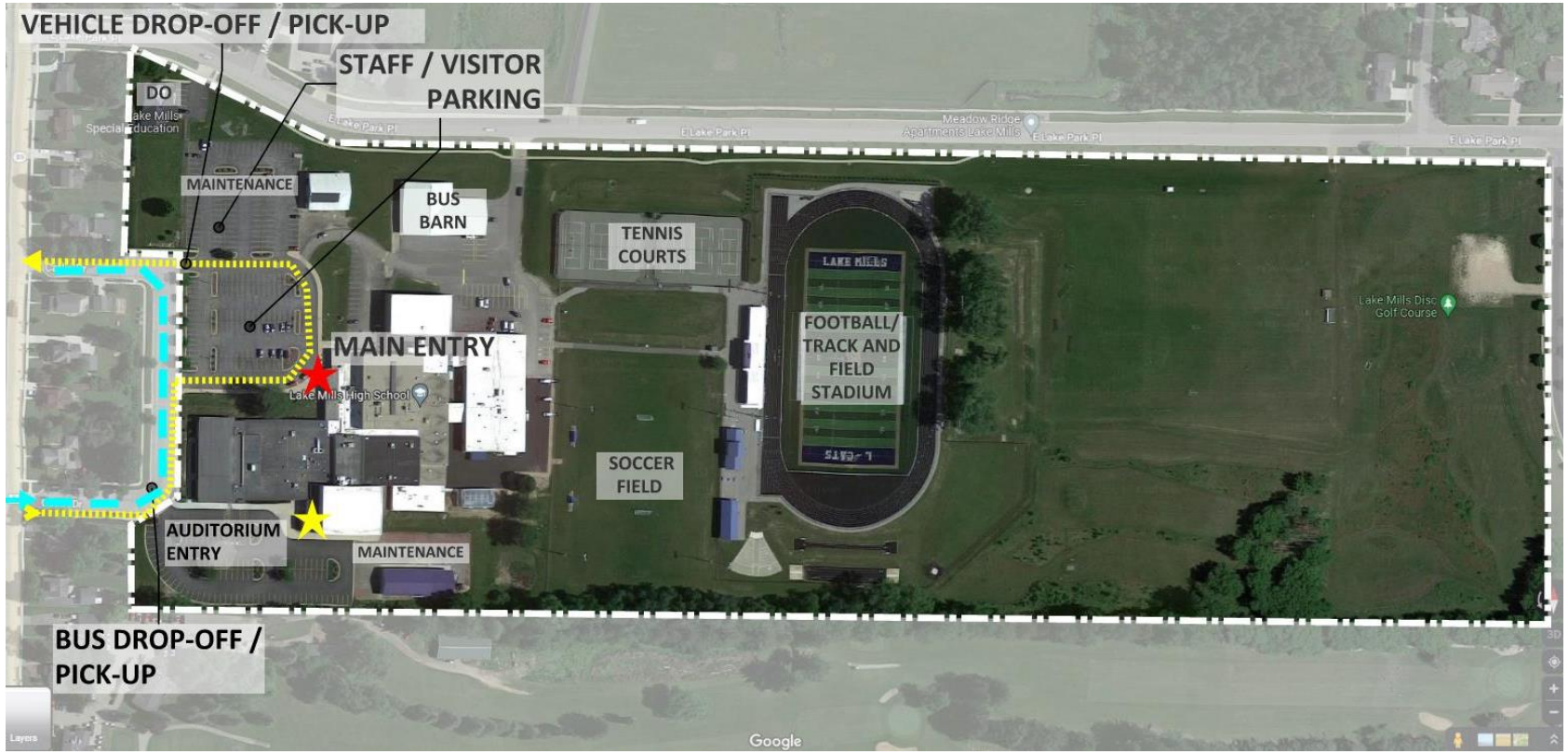
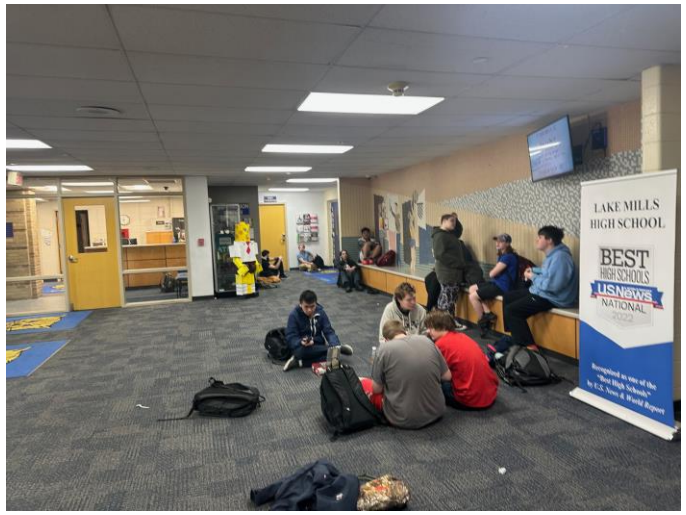
# EAA – LAKE MILLS HIGH SCHOOL

- Traffic build-up/blockage as cars leaving the site turn left onto Main Street.
- Lack of ADA parking adjacent to the athletic field and track



# EAA – LAKE MILLS HIGH SCHOOL

- Cafeteria seating on stage in gymnasium




- Cafeteria seating on floor at main entrance lobby

- Multi-purpose space used for cafeteria overflow

- Multi-purpose space used for ensemble practice

# EAA – LAKE MILLS HIGH SCHOOL

- Unused locker room

- Physical therapy room in old storage room, accessed through boys' locker room

- Showers being used as storage

# EAA – LAKE MILLS HIGH SCHOOL


- Transition Program is located central to the school, without a separate entrance

- Special Ed space (old computer lab); isolated in single corridor and lack of staff collaboration

# *TABLE DISCUSSION*

**What questions do you have about the <u>educational adequacy</u> section of the facilities study?**

*10-Minute Break Follows*

Lake Mills Area
SCHOOL DISTRICT

# SITE AND BUILDING CAPACITY FINDINGS

# SITE CAPACITY

## SITE CAPACITY SUMMARY

| SITE CAPACITY | | | |
|---|---|---|---|
| **BUILDING** | **EXISTING SITE SIZE** | **CURRENT ENROLLMENT[d] (Third Friday of September 2022)** | **BEST PRACTICE SITE AREA** |
| **Lake Mills Elementary** | 8.67 + 1.53 acres | 608 students | 16.08 acres[a] |
| **Lake Mills Middle** | 9.61 acres | 410 students | 24.10 acres[b] |
| **Lake Mills High School (+ District Office Building)** | 43.83 acres | 491 students | 34.91 acres[c] |
| **District-owned property** | 33.55 acres | | |

a. Based on 10 acres plus one additional acre for each 100 students at Elementary School.

b. Based on 20 acres plus one additional acre for each 100 students at Middle School.

c. Based on 30 acres plus one additional acre for each 100 students at High School.

d. Wisconsin Department of Public Instruction - 3rd Friday September 2022 Enrollment - unadjusted head count; *https://wisedash.dpi.wi.gov*

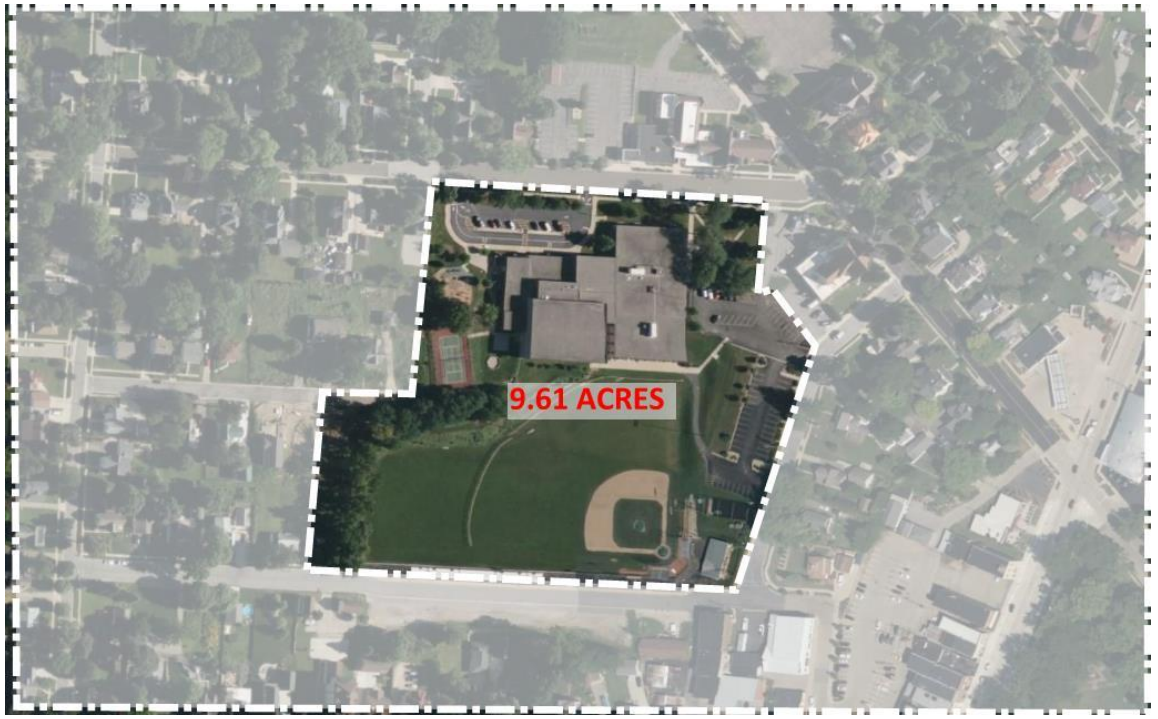
# SITE CAPACITY

## LAKE MILLS ELEMENTARY SCHOOL SITE CAPACITY

- 8.67 acres + 1.53 acres
- Under-sized for Student Population


## LAKE MILLS MIDDLE SCHOOL SITE CAPACITY

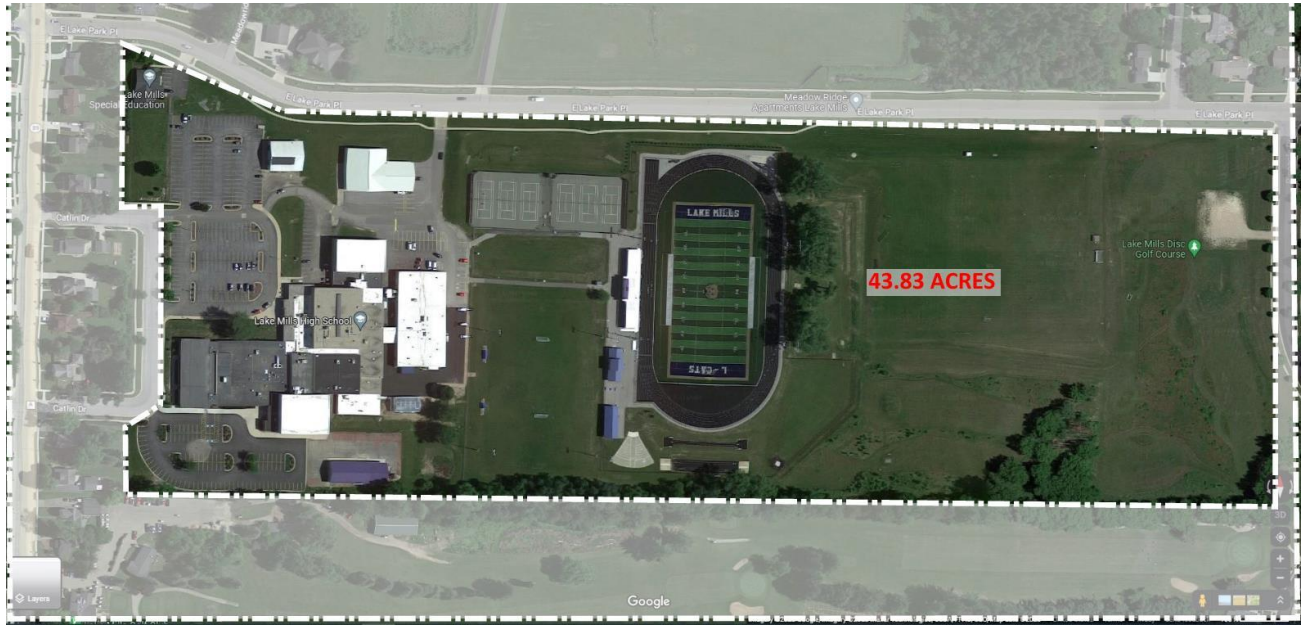
- 9.61 acres
- Under-sized Site for Student Population



# SITE CAPACITY

## LAKE MILLS HIGH SCHOOL SITE CAPACITY

- 43.83 acres
- Adequate Site for Student Population




## DISTRICT PROPERTY

- 33.55 acres

# DEFINING BUILDING CAPACITY

**Building capacity is:**

- The number of students that can be reasonably accommodated by a school, building and site.

- Capacity can and does **change over time** as programs and use of the building changes.

- Capacity is affected by:
  - Physical variables (size and number of spaces)
  - Operational variables (staffing, funding, utilization rates)
  - Programmatic variables (educational offerings, specialty programs, schedules)

# HISTORICAL PERSPECTIVE ON BUILDING CAPACITY

Lake Mills Area SCHOOL DISTRICT

It is worthwhile to briefly cover why schools may not be able to contain the same number of students as when they were originally constructed.

America's public schools can be traced back to 1640 when founders assumed families bore the responsibility of raising and educating a child.

**Gradually, programs were added by Federal and State mandates that have dramatically affected the educational environment.**

The trend of increasing responsibilities for public schools has accelerated ever since.

1900-1910
- Health Instruction Added

1910-1930
- Physical Education
- Vocational Education

1940's
- Business Education
- Art & Music
- Speech & Drama
- Half-Day Kindergarten
- Lunch Provided

1950's
- Expanded Science & Math
- Expanded Art & Music
- Foreign Language

1960's
- Advanced Placement
- Head Start
- Title I (Reading)
- Consumer & Career Education

1970's
- Special Education

1980's
- Computer Education
- English As A Second Language

1980's Cont.
- Early Childhood
- Full-Day Kindergarten
- At-Risk Programs
- After School Programs

1990's
- Expanded Computer / Internet
- Inclusion Of Special Education Learners In General Classrooms
- School-To-Work Programs

2000's
- Standardized Testing
- Personalized Learning
- Foreign Language For Elementary
- Common Core Standards
- Trans-Gender Amenities
- One To One Initiatives
- Career Readiness
- Maker Spaces
- Breakfast Provided
- Title Ix (Equality For Girl's Athletics)

2010's
- 1:1 Devices
- Flexible Classrooms
- Small Group Rooms, Collaboration Spaces

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# DEFINING BUILDING CAPACITY

**1) District Desired Class Size**

*Reasonably accurate measure of capacity based on current building practices (little or no change to room configuration or staffing policies)*

- ***4K - K: 18 students per classroom***
- ***1-2: 20 students per classroom***
- ***3-5: 22 students per classroom***
- ***6-8: 25 students per classroom***
- ***9-12: 25 students per classroom***

**2) Learning Environment / Classrooms (includes specials at middle school level)**

*Shows what potential capacity could be, if all learning areas were utilized at best practice square footages (demonstrates the opportunity for room/space configurations to be modified towards modern learning environments)*

- ***55 sf per student 4K-5K***
- ***35 sf per student grades 1-4***
- ***30 sf per student grades 5-12***
- ***General Middle / High School Art / Science Lab: 50 SF per student***
- ***General Music: 35 SF per Student***
- ***Orchestra / Band: 50 SF per Student***
- ***Middle / High School Tech Lab / Shop: 100 SF per student***

**3) Gross Building Area**

*Shows how your total building size compares with industry standard best practices*

- **150 sf/student @ Elementary, 180 sf/student @ Middle, 250 sf/student at High**

# DISTRICT DESIRED CLASS SIZES

## LMASD Class Size Planning Assumption

- Instructional model for reading, writing and math has changed to provide more individualized student learning
- Ability to address social and emotional needs in the classroom
- Responsive to health needs of students
- Responsive to staff input

| Grade | Students/Class |
|---|---|
| 4K-K | 18 students |
| 1-2 | 20 students |
| 3-5 | 22 students |
| 6-8 | 25 students |
| 9-12 | 25 students |

*Effective 2021*

# DEFINING FUNCTIONAL CAPACITY

## MAXIMUM VS. FUNCTIONAL CAPACITY

**Maximum: Total number of student seats in a school**

- Every seat full, every room, every hour of the day
- Used as a baseline for study
- *Unrealistic expectation*

***Functional: Total number of students for desired level of schedule flexibility**

- 90% of maximum capacity at elementary (core classrooms only)
- 70-80% of maximum capacity middle schools (all scheduled instructional spaces*)

  * Examples of areas types not included in capacity calculations:
  - Special Education Rooms (dedicated)
  - Resource Areas and Labs (supplemental instruction)
  - Administrative Areas

# BUILDING CAPACITY SUMMARY

Lake Mills Area SCHOOL DISTRICT

| BUILDING CAPACITY | | | | |
|---|---|---|---|---|
| BUILDING | CURRENT ENROLLMENT[e] | 1. FUNCTIONAL CAPACITY[b] BASED ON DISTRICT DESIRED CLASS SIZE[c] | 2. FUNCTIONAL CAPACITY[b] BASED ON SQUARE FEET PER STUDENT BY LEARNING AREA[a] | 3. CAPACITY BASED ON GROSS SQUARE FOOTAGE OF SCHOOL[d] |
| Lake Mills Elementary School | 608 | **515** | 584 | 622 |
| Lake Mills Middle School | 410 | **520** | 637 | 527 |
| Lake Mills High School | 491 | **619** | 735 | 536 |
| Totals | 1,509 | **1,654** | 1,956 | 1,685 |

a. Based on 55 SF per Kindergarten student, 35 SF per student grades 1-5, and 30 SF per student for general classrooms grades 6-12. General labs such as Art and Science use 50 SF per student. General Music and Choir use 35 SF per student, Orchestra and Band use 50 SF per student. Gyms are assumed to accommodate 1 to 2 classrooms at a time, depending on number of courts.

b. Functional Design Capacity is 90% of maximum capacity at an elementary school, and 80% of the maximum capacity at a middle and high school.

c. Based on recommended students per instructional space as provided by Lake Mills Area School District.

d. Based on 150 SF per student at Elementary, 180 SF per student at Middle, 250 at High

e. Wisconsin Department of Public Instruction - 3rd Friday September 2022 Enrollment - unadjusted head count; *https://wisedash.dpi.wi.gov*

# BUILDING CAPACITY – ELEMENTARY SCHOOL

- Currently <u>over</u> capacity
  - Maximum capacity: 572
  - Functional capacity: 515
  - 2022/23 enrollment: 608*

*Includes all LMASD 4K students; however, 40 students attended 4K off site at the United Methodist Church, which was staffed by the school district.

| | | | Maximum Class Size | Capacity Based by Learning Area | Total Gross Building Area of 93,284 SF |
|---|---|---|---|---|---|
| AVERAGE | | | | | |
| | Max Capacity | | 572 | 649 | **622** |
| | **Functional Capacity** | | **515** | **584** | |
| | **Gross Building Area** | 93,284 | | | |
| | **2022-2023 Sept. Enroll.** | | 608 | | |

- The Lake Mills "Class Size Planning Assumptions" changed in 2021 compared to the planning assumptions used in 2013 (24 students per class grades K-4) when the school was designed.

| ES Enrollment Summary | | | |
|---|---|---|---|
| | 2022-23 | AM | PM |
| EC/Speech | 11 | 11 | 0 |
| 4K | 80 | 20 | 20 |
| Kindergarten | 96 | 96 | 96 |
| Grade 1 | 109 | 109 | 109 |
| Grade 2 | 105 | 105 | 105 |
| Grade 3 | 120 | 120 | 120 |
| Grade 4 | 87 | 87 | 87 |
| Total On Site | | **548** | **537** |
| Total Off Site | | **20** | **20** |
| Total Enrollment | 608 | | |

Of the 40 4K students in the building, the group was split between the am & pm sessions with 548 students on site in the morning and 537 in the afternoon. One classroom was used for both classes.

# BUILDING CAPACITY – MIDDLE SCHOOL

- Currently <u>under</u> capacity
  - Maximum capacity: 650
  - Functional capacity: 520
  - 2022/23 enrollment: 410

| Room No. | Primary Use of Room (Subject) | S.F. Area | Based on Square Feet per Student of Room Size | Based on Administrative Guidelines | Based on Total Square Feet 94,800 @ 180 |
|---|---|---|---|---|---|
| 296 | Art | 1596 | 32 | 25 | |
| 201 | Band | 2125 | 43 | 25 | |
| Commons | Cafeteria | 3096 | | | |
| 203 | Choir/Orchestra | 1043 | 21 | 25 | |
| 281 | English - 8th Grade | 931 | 31 | 25 | |
| 271 | English - 7th Grade | 931 | 31 | 25 | |
| 245 | FACE | 1971 | 39 | 25 | |
| 243 | 5th Grade Classroom | 926 | 31 | 25 | |
| 244 | 5th Grade Classroom | 943 | 31 | 25 | |
| 250 | 5th Grade Classroom | 895 | 30 | 25 | |
| 251 | 5th Grade Classroom | 920 | 31 | 25 | |
| 252 | 5th Grade Classroom | 846 | 28 | 25 | |
| 298 | Library Media Center | 3866 | | | |
| 282 | Math - 8th Grade | 861 | 29 | 25 | |
| 272 | Math - 7th Grade | 861 | 29 | 25 | |
| 234 | Gym / PE | 11719 | 59 | 25 | |
| 286 | Science Lab- 8th Grade | 1453 | 29 | 25 | |
| 276 | Science Lab -7th Grade | 1432 | 29 | 25 | |
| 266 | Science Lab -6th Grade | 1456 | 29 | 25 | |
| 256 | Science Lab -5th Grade | 1456 | 29 | 25 | |
| 260 | 6th Grade Classroom | 845 | 28 | 25 | |
| 261 | 6th Grade Classroom | 931 | 31 | 25 | |
| 262 | 6th Grade Classroom | 861 | 29 | 25 | |
| 280 | Social Studies - 8th Grade | 845 | 28 | 25 | |
| 270 | Social Studies - 7th Grade | 845 | 28 | 25 | |
| 241 | Special Ed | 753 | | | |
| 246 | Special Ed | 793 | | | |
| 247 | Special Ed | 542 | | | |
| 277 | Special Ed | 441 | | | |
| 204 | Tech Ed - Classroom | 1250 | 23 | 25 | |
| 206 | Tech Ed - Lab | 1572 | | | |
| 233 | Fitness (Used occassionally during Phy Ed) | 1000 | | | |
| 240 | Flex - World Language, Health, Healthy Living | 753 | 25 | 25 | |
| 290 | Flex - English 8th Grade | 753 | 25 | 25 | |
| 294 | Special Ed | 311 | | | |
| AVERAGE | | | | | |
| | Max Capacity | | 797 | 650 | 527 |
| | **Functional Capacity** | | 637 | 520 | |
| | **2022-2023 Enroll.** | 410 | | | |

# BUILDING CAPACITY – HIGH SCHOOL

- Currently <u>under</u> capacity
  - Maximum capacity: 825
  - Functional capacity: 619
  - 2022/23 enrollment: 491

| Room No. | Primary Use of Room (Subject) | S.F. Area | Based on Square Feet per Student of Room Size | Based on Administrative Guidelines | Based on Total Square Feet 133908 @ 250 |
|---|---|---|---|---|---|
| 312 | Ag | 1700 | 34 | 25 | |
| 123 | Alt School | 702 | 23 | 25 | |
| 104 | Art | 1596 | 32 | 25 | |
| Auditorium | Auditorium (choir/orchestra use) | | | | |
| 204 | Band | 2125 | 43 | 25 | |
| 233 | Business | 846 | 28 | 25 | |
| 231 | Business Computer Lab | 957 | 24 | 25 | |
| Commons | Cafeteria | 3096 | | | |
| 323 | Culinary | 1456 | 29 | 25 | |
| 243 | English | 754 | 25 | 25 | |
| 244 | English | 754 | 25 | 25 | |
| 247 | English | 755 | 25 | 25 | |
| 248 | English | 755 | 25 | 25 | |
| 117 | Transitions Program / The Mill | 1971 | 39 | 25 | |
| 222 | Learning Center (JEDI) | 755 | 25 | 25 | |
| 245 | Library Media Center | 3866 | | | |
| 107 | Math | 1003 | 33 | 25 | |
| 109 | Math | 1003 | 33 | 25 | |
| 112 | Math | 896 | 30 | 25 | |
| 114 | Math | 958 | 32 | 25 | |
| 205 | Multi-Purpose/Orchestra/Choir | 1500 | 30 | 25 | |
| 100 | Lower Gym / PE | 7786 | 25 | 25 | |
| 201 | Upper GymPE | 8099 | 25 | 25 | |
| 108 | Science / Biology | 1453 | 29 | 25 | |
| 111 | Science / Physics | 1432 | 29 | 25 | |
| 113 | Science Lab / Chemistry | 1456 | 29 | 25 | |
| 208 | Social Studies | 754 | 25 | 25 | |
| 209 | Social Studies | 754 | 25 | 25 | |
| 210 | Social Studies | 754 | 25 | 25 | |
| 211 | Social Studies | 753 | 25 | 25 | |
| 103B | Special Ed - At Risk | 542 | | | |
| 115 | Special Ed | 793 | | | |
| 116 | Special Ed | 542 | | | |
| 121 | Special Ed | 798 | | | |
| 300 | Tech Ed - Small Engines Building Trades | 1369 | 25 | 25 | |
| 301 | Tech Ed - Classroom | 728 | 24 | 25 | |
| 302 | Fitness | 4577 | | | |
| 314 | Tech Ed- Woods | 1971 | 20 | 25 | |
| 314A | Tech Ed- Metals | 2988 | | | |
| 219 | World Language - Spanish | 753 | 25 | 25 | |
| 220 | World Language - Spanish | 754 | 25 | 25 | |
| 221 | World Language - French | 754 | 25 | 25 | |
| **AVERAGE** | | | | | |
| | Max Capacity | | 918 | **825** | **536** |
| | **Functional Capacity** | | **735** | **619** | |
| | **2022-2023 Enroll.** | **491** | | | |

# DEFINING BUILDING UTILIZATION

**The study of how a space is used throughout the day.**

- **The actual number of students in a room, every period of the day.**
  - *Results in an average student room population*
- **Number of periods the room is used by students throughout a typical day.**
  - *Results in an average room utilization*

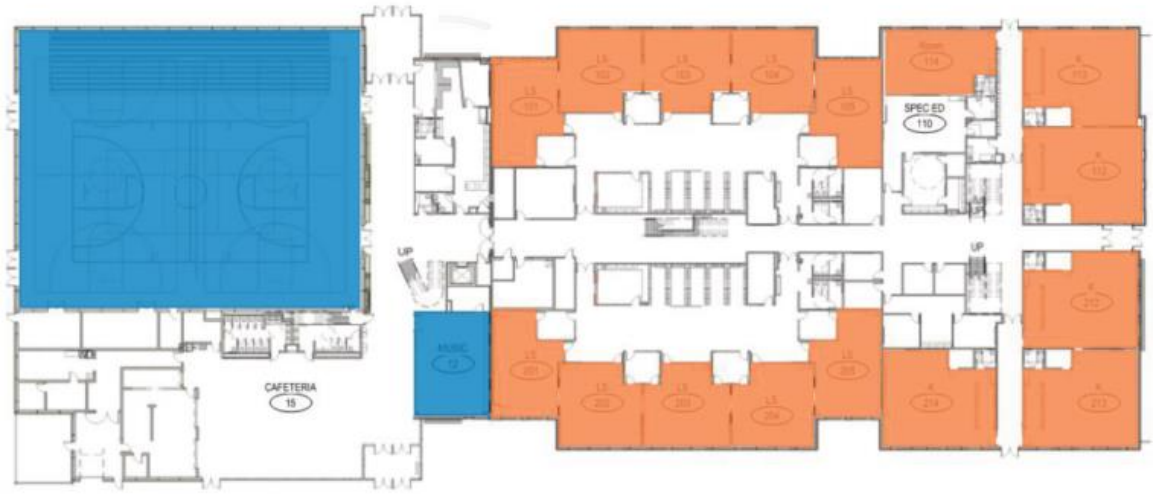
- **A space can be utilized to its maximum level even though the space does not have the maximum level of occupants.**

- **Utilization is most typically assessed primarily at high schools and some middle schools, but not typically at elementary level because students mostly "stay put". However, Lake Mills is unique because of the high utilization of the Elementary School due to Early Childhood (EC) and 4K being added to the building.**

# BUILDING CAPACITY – ELEMENTARY SCHOOL

- Currently <u>over</u> capacity
- Appropriately utilized for an elementary school

## CURRENT BUILDING UTILIZATION FLOOR PLAN





STANDARD CLASSROOM

SPECIALTY SPACE

NO CORE CLASSES

# BUILDING UTILIZATION

**MIDDLE SCHOOL**

- Class sizes just below district desired range
- Below optimal utilization (80%)

**HIGH SCHOOL**

- Class sizes below district desired range, however classroom square footage typically could not support 30 students
- Above optimal utilization (80%)

| BUILDING UTILIZATION | | | |
|---|---|---|---|
| BUILDING | AVERAGE CLASS SIZE | % OF USE | # PERIODS USED |
| Lake Mills Middle School | 22.1 | 68.7 | 6.2 / 9 |
| Lake Mills High School | 18.3 | 84.5 | 4.2 / 5 |

# MIDDLE SCHOOL BUILDING UTILIZATION

Revised 5/30/2023

Lake Mills MS - Utilization Study (Day 1)

| Periods | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | | | |
| 8:00-8:50 | 8:53-9:43 | 9:46-10:07 Core | 10:10-11:00 | 11:03-11:53 | 11:56-12:26 | 12:29-1:19 | 1:22-2:12 | 2:15-3:05 | Avrg Class Size | % of use | # periods used (9) |
| 16 | 26 | 0 | 26 | 24 | 0 | 0 | 26 | 20 | 23.0 | 66.6 | 6 |
| 28 | 0 | 0 | 0 | 19 | 0 | 13 | 13 | 0 | 18.3 | 44.4 | 4 |
| 0 | 0 | 0 | 0 | 93/105 | 112/105 | 0 | 0 | 0 | | | |
| 0 | 25 | 0 | 18 | 30 | 0 | 0 | 9 | 22 | 20.8 | 55.5 | 5 |
| 24 | 0 | 22 | 21 | 0 | 19 | 0 | 21 | 20 | 21.2 | 66.6 | 6 |
| 0 | 25 | 23 | 22 | 0 | 24 | 0 | 22 | 24 | 23.3 | 66.6 | 6 |
| 23 | 0 | 0 | 0 | 24 | 0 | 8 | 0 | 0 | 18.3 | 33.3 | 3 |
| 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22.0 | 99.9 | 9 |
| 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22.0 | 99.9 | 9 |
| 21 | 21 | 22 | 21 | 21 | 21 | 21 | 21 | 21 | 21.1 | 99.9 | 9 |
| 23 | 24 | 23 | 24 | 24 | 24 | 24 | 24 | 24 | 23.8 | 99.9 | 9 |
| 23 | 23 | 23 | 23 | 23 | 23 | 23 | 23 | 23 | 23.0 | 99.9 | 9 |
| 10 | 5 | 0 | 4 | 0 | 2 | 13 | 24 | 21 | | | |
| 22 | 0 | 21 | 20 | 0 | 21 | 0 | 21 | 19 | 20.7 | 66.6 | 6 |
| 0 | 21 | 24 | 24 | 0 | 23 | 0 | 24 | 25 | 23.5 | 66.6 | 6 |
| 37 | 25 | 0 | 25 | 24 | 0 | 29 | 64 | 49 | 36.1 | 77.7 | 7 |
| 22 | 0 | 22 | 21 | 0 | 21 | 17 | 24 | 22 | 21.3 | 77.7 | 7 |
| 0 | 25 | 24 | 0 | 0 | 24 | 24 | 23 | 21 | 23.5 | 66.6 | 6 |
| 26 | 25 | 26 | 0 | 0 | 0 | 26 | 26 | 27 | 26.0 | 66.6 | 6 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0 |
| 26 | 25 | 26 | 26 | 0 | 0 | 25 | 0 | 27 | 25.8 | 66.6 | 6 |
| 26 | 26 | 26 | 26 | 0 | 0 | 26 | 0 | 26 | 26.0 | 66.6 | 6 |
| 27 | 27 | 26 | 26 | 0 | 0 | 25 | 0 | 24 | 25.8 | 66.6 | 6 |
| 0 | 0 | 20 | 22 | 0 | 22 | 20 | 19 | 21 | 20.7 | 66.6 | 6 |
| 0 | 23 | 23 | 0 | 0 | 22 | 23 | 24 | 23 | 23.0 | 66.6 | 6 |
| 0 | 0 | 0 | 0 | 5 | 0 | 0 | 7 | 0 | | | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | | | |
| 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 18 | 20 | 0 | 26 | 24 | 0 | 24 | 25 | 23 | 22.9 | 77.7 | 7 |
| Used as an extension of 204 | | | | | | | | | | | |
| Used as an extension of the Gymnasium | | | | | | | | | | | |
| 22 | 16 | 0 | 25 | 0 | 0 | 23 | 0 | 0 | 21.5 | 44.4 | 4 |
| 22 | 0 | 19 | 20 | 0 | 21 | 18 | 20 | 23 | 20.4 | 77.7 | 7 |
| 0 | 4 | 0 | 0 | 0 | | 6 | 0 | 6 | | | |
| | | | | | | | | | 22.1 | 68.7 | 6.2 |

81-100% Utilization

65- 80% Utilization

0 - 64% Utilization

# MIDDLE SCHOOL BUILDING UTILIZATION

- There a few specialty spaces that could be reconfigured to better serve the school.
- 5th grade functions as an elementary, which would typically be calculated at a higher percentage of utilization

***Support spaces do not contribute to capacity calculation***

# HIGH SCHOOL BUILDING UTILIZATION

Revised 5.30.23

Lake Mills HS - Utilization Study (Day 1)

| Periods | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | Advisory | 2 | | 3 | 4 | Avrg Class Size | % of use | # periods used (5) |
| 7:55-9:24 | 9:28-9:57 | 10:01-11:30 | Lunch | 12:00-1:29 | 1:33-3:02 | | | |
| 25 | 16 | 12 | | 28 | 17 | 19.6 | 100.0 | 5 |
| 8 | 8 | 8 | | 8 | 8 | 8.0 | 100.0 | 5 |
| 21 | 15 | 18 | | 10 | 16 | 16.0 | 100.0 | 5 |
| | | | | | | | | |
| 18 | 14 | 8 | | 24 | | 16.0 | 80.0 | 4 |
| 10 | 18 | 28 | | 24 | 27 | 21.4 | 100.0 | 5 |
| 6 | 13 | 15 | | | 18 | 13.0 | 80.0 | 4 |
| | | | | | | | | |
| 24 | 13 | 22 | | 17 | 22 | 19.6 | 100.0 | 5 |
| 25 | 22 | 13 | | | 27 | 21.8 | 80.0 | 4 |
| 30 | 21 | 24 | | 25 | 26 | 25.2 | 100.0 | 5 |
| 21 | 18 | 15 | | 17 | 26 | 19.4 | 100.0 | 5 |
| 22 | 16 | 25 | | 25 | 23 | 22.2 | 100.0 | 5 |
| 8 | | 8 | | 8 | 8 | 0.0 | 80.0 | 4 |
| 23 | 15 | | | 24 | 21 | 20.8 | 80.0 | 4 |
| | | | | | | | | |
| 22 | 18 | 17 | | 5 | 14 | 15.2 | 100.0 | 5 |
| 19 | 15 | 25 | | | 21 | 20.0 | 80.0 | 4 |
| 36 | 18 | 24 | | 26 | 20 | 24.8 | 100.0 | 5 |
| | 21 | 15 | | 22 | 23 | 20.3 | 80.0 | 4 |
| 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 10 | | 28 | | 26 | 23 | 21.8 | 80.0 | 4 |
| 31 | 19 | | | 10 | 26 | 21.5 | 80.0 | 4 |
| | 17 | 16 | | 24 | 4 | 15.3 | 80.0 | 4 |
| | 16 | 25 | | 26 | 20 | 21.8 | 80.0 | 4 |
| 31 | 18 | 28 | | 25 | | 25.5 | 80.0 | 4 |
| 26 | 14 | | | 7 | | 15.7 | 100.0 | 5 |
| 24 | 16 | | | 25 | 23 | 22.0 | 100.0 | 5 |
| 20 | 13 | 27 | | 19 | 20 | 19.8 | 100.0 | 5 |
| 15 | 22 | 6 | | 21 | 16 | 16.0 | 100.0 | 5 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 21 | 20 | 16 | | | | 19.0 | 60.0 | 3 |
| Used as an extension of rooms 100/201 | | | | | | | | |
| | | | | | 18 | 18.0 | 20.0 | 1 |
| Used as an extension of room 314 | | | | | | | | |
| 7 | | 17 | | 11 | | 11.7 | 60.0 | 3 |
| | 17 | 13 | | 23 | 22 | 18.8 | 80.0 | 4 |
| | | 18 | | 20 | | 19.0 | 40.0 | 2 |
| | | | | | | 18.3 | 84.5 | 4.2 |

81-100% Utilization

65- 80% Utilization

0 - 64% Utilization

# HIGH SCHOOL BUILDING UTILIZATION

- **Building operates at a high utilization, but classroom spaces are not larger enough to accommedate larger class sizes**

***Support spaces do not contribute to capacity calculation**

# *TABLE DISCUSSION*

**What questions do you have about the <u>site & building capacity</u> section of the facilities study?**

*10-Minute Break Follows*

Lake Mills Area
SCHOOL DISTRICT

# FINAL QUESTIONS?


WE BELIEVE
GREAT ARCHITECTURE
IS ABOUT ELEVATING
PEOPLE'S POTENTIAL
eppstein uhen : architects