RUSH CITY
Public Schools

+ Wold



RUSH CITY PUBLIC SCHOOLS

LONG RANGE PLANNING | NOVEMBER 19, 2026

INTRODUCTIONS

MEET THE TEAM



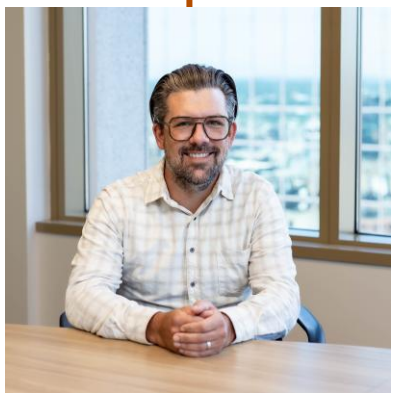
VALERIE PETERSON, AIA
Principal In-Charge



TYLER ERTL, AIA
Education Practice Leader



BRADY MEISTER, PE
Mechanical Engineer



SEAN KELLY, AIA
Project Manager

BOLTON & MENK
Civil Engineering

BKBM
Structural Engineering

INTRODUCTIONS

THE WOLD DIFFERENCE



#6 BUILDING DESIGN + CONSTRUCTION'S LIST OF TOP 20 K-12 SCHOOL SECTOR ARCHITECTURE + AE FIRMS

go above and beyond

54 YEARS OF EDUCATION EXPERIENCE

150+ DISTRICTS SERVED

3900+ K-12 PROJECTS

learn every day

350+ STAFF TO SUPPORT

LOCAL COMMITMENT, NATIONAL PRESENCE

create together

STAKEHOLDER ENGAGEMENT

LONG-TERM APPROACH

IN-HOUSE ENGINEERING


Wold
WE LISTEN
BEFORE
WE PLAN

LONG RANGE PLANNING

PLANNING DISTRICT-WIDE NEEDS

DATA COLLECTION & ANALYSIS

1. FACILITIES CONDITION & MAINTENANCE
2. CAPACITY & ENROLLMENT
3. EDUCATIONAL ALIGNMENT
4. OPERATIONS ANALYSIS

CREATING THE PLAN

A. NEEDS AGREEMENT + CRITERIA

B. OPTIONS ANALYSIS

C. FUNDING EXPLORATION

D. PROJECT DELIVERY DESIGN

STAKEHOLDER INVOLVEMENT

COMMUNITY ENGAGEMENT

LONG RANGE PLANNING

PLANNING DISTRICT-WIDE NEEDS

DATA COLLECTION & ANALYSIS

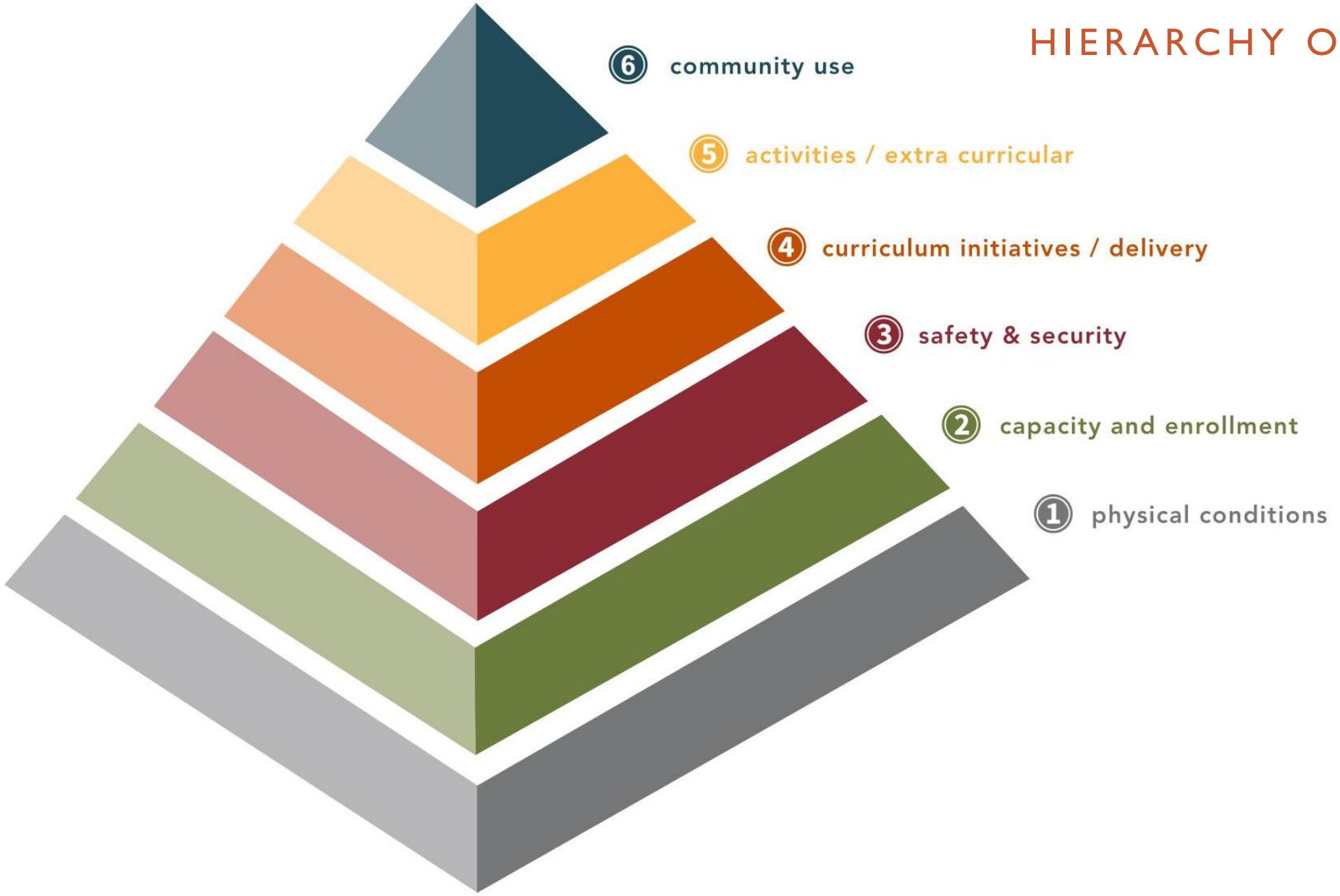
STAKEHOLDER INVOLVEMENT

1. **FACILITIES CONDITION & MAINTENANCE**
   - FACILITY CONDITION
   - SAFETY AND SECURITY AUDIT
   - SITE AND TRAFFIC ANALYSIS
   - ACCESSIBILITY
2. **CAPACITY & ENROLLMENT**
   - CAPACITY
   - ENROLLMENT PROJECTIONS
   - GRADE STRUCTURE ANALYSIS
3. **EDUCATIONAL ALIGNMENT**
   - SPACE COMPARISONS / ADEQUACY
   - STRATEGIC ALIGNMENT
   - FUNCTIONAL ISSUES
   - ALIGNMENT WITH FUTURE CURRICULUM
   - ACTIVITIES / ATHLETICS / COMMUNITY
4. **OPERATIONS ANALYSIS**
   - TRANSPORTATION
   - COMMUNITY PARTNERSHIPS
   - SUSTAINABILITY / ENERGY ANALYSIS

INPUT AND ENGAGEMENT · SURVEYS · PRIORITIZATION EXERCISES

LONG RANGE PLANNING

HIERARCHY OF NEEDS



STEP 1

FACILITIES CONDITION



FACILITIES CONDITION ASSESSMENT

OVERALL METHODOLOGY



Turning data into clear, actionable roadmap
for Rush City Public Schools future investments.

FACILITIES CONDITION ASSESSMENT

EXAMINATION

We explore conditions and deficiencies in important areas:

Site	Mechanical Systems
Building Envelope	Electrical Systems
Interior Finishes	Security
Accessibility	Technology
Fire / Life Safety	Expandability

A comprehensive evaluation to identify needs, confirm priorities, and support smart decisions.



IN HOUSE ENGINEERING

BENEFITS



- One Coordinated Team
- A Clearer Picture of Existing Conditions
- More Informed Capital Priorities
- Realistic Renovation Options
- Coordinated Long-Range Planning
- Continuity into Implementation

FACILITIES CONDITION ASSESSMENT

DETAILED DOCUMENTATION

Categ	Item No.	Description	Priority	2022 Cost	Project Factor	2023 Cost (w/ 4% Escalation)	2024 Cost (w/ 4% Escalation)	2025 Cost (w/ 4% Escalation)	2026 Cost (w/ 4% Escalation)	2027 Cost (w/ 4% Escalation)	2028 Cost (w/ 4% Escalation)	2029 C (w/ 4 Escalat
SITE												
	C1	Repair the baseball/softball infield	1	$ 75,000	$ 117,300	$ 183,457						
	C2	Regrade all around the building to provide positive slope away from the foundation and seed	2	$ 50,000	$ 78,200			$ 90,526				
	C3	Replace hard play area	2	$ 30,000	$ 46,920			$ 54,316				
	C4	Replace damaged sidewalk panels	1	$ 8,000	$ 12,512	$ 13,138						
		SITE TOTAL		**$ 163,000**	**$ 254,932**	**$ 196,594**	**$ -**	**$ 144,842**	**$ -**	**$ -**	**$ -**	**$**
STRUCTURAL												
	S1	Paint exterior steel elements	2	$ 10,000	$ 15,640			$ 18,105				
	S2	See ceiling section regarding tectum deck	3	$ -	$ -						$ -	
		STRUCTURAL TOTAL		**$ 10,000**	**$ 15,640**	**$ -**	**$ -**	**$ 18,105**	**$ -**	**$ -**	**$ -**	**$**
EXTERIOR												
	X1	Replace failing sealant	2	$ 7,500	$ 11,730			$ 13,579				
	X2	Replace the steel lintel at the South exit and repair the masonry and paint the lintel	1	$ 8,000	$ 12,512	$ 13,138						
	X3	Repair the cracked masonry at the southeast wall end and the joints above the kitchen exit	2	$ 7,500	$ 11,730			$ 13,579				
	X4	Clean and paint the rusting steel angle supports	1	$ 6,000	$ 9,384	$ 9,853						
	X5	Replace broken downspouts and repair leaking roof drains and replace damaged scuppers and tuckpoint masonry	1	$ 25,000	$ 39,100	$ 41,055						
	X6	Replace infill panels at AC units until building has AC	2	$ 5,000	$ 7,820			$ 9,053				
	X7	Replace existing panels under the windows with insulated panels and install new sealant	2	$ 9,000	$ 14,076			$ 16,295				
	X8	Replace the windows in the original building	3	$ 250,000	$ 391,000						$ 523,977	
	X9	Replace existing concrete panels at stoops and eliminate barrier	1	$ 9,000	$ 14,076	$ 14,780						
	X10	Replace all roofs with new single ply membrane roof.	1	$ 1,458,600	$ 2,281,248	$ 2,395,310						
		EXTERIOR TOTAL		**$ 1,785,600**	**$ 2,792,675**	**$ 2,474,136**	**$ -**	**$ 52,505**	**$ -**	**$ -**	**$ 523,977**	**$**
INTERIOR												
	A1	Replace hardware locksets with new lever handle locksets	2	$ 48,000	$ 75,072			$ 86,905				
	A2	Install new lay-in-ceiling in areas with tectum ceiling and replace older lay-in-ceiling	3	$ 240,000	$ 375,360						$ 503,018	
		INTERIOR TOTAL		**$ 288,000**	**$ 450,432**	**$ -**	**$ -**	**$ 86,905**	**$ -**	**$ -**	**$ 503,018**	**$**
ACCESSIBILTY												
	Z1	Remodel as necessary to provide a new accessible staff toilet	2	$ 78,000	$ 121,992			$ 141,221				
	Z2	Remodel existing Girls and Boys toilet to provide an accessible stall	2	$ 39,000	$ 60,996			$ 70,610				
		Remodel preschool toilet as necessary to provide a new accessible toilet	2	$ 78,000	$ 121,992			$ 141,221				
		ACCESSIBILITY TOTAL		**$ 195,000**	**$ 304,980**	**$ -**	**$ -**	**$ 353,052**	**$ -**	**$ -**	**$ -**	**$**

FACILITIES CONDITION ASSESSMENT

WORKING TOGETHER

BUILDING WALKS + DOCUMENTATION → **FACILITATED STAKEHOLDER CONVERSATIONS**

We use plans, photos and findings to engage building users, operations staff and leadership in focused conversations.

01

Understand daily use

Ground findings in the experience of those who use and maintain each building.

02

Surface recurring issues

Identify recurring problems and operational needs not evident during a walk.

03

Define shared standards

Set consistent system and performance expectations across buildings.

04

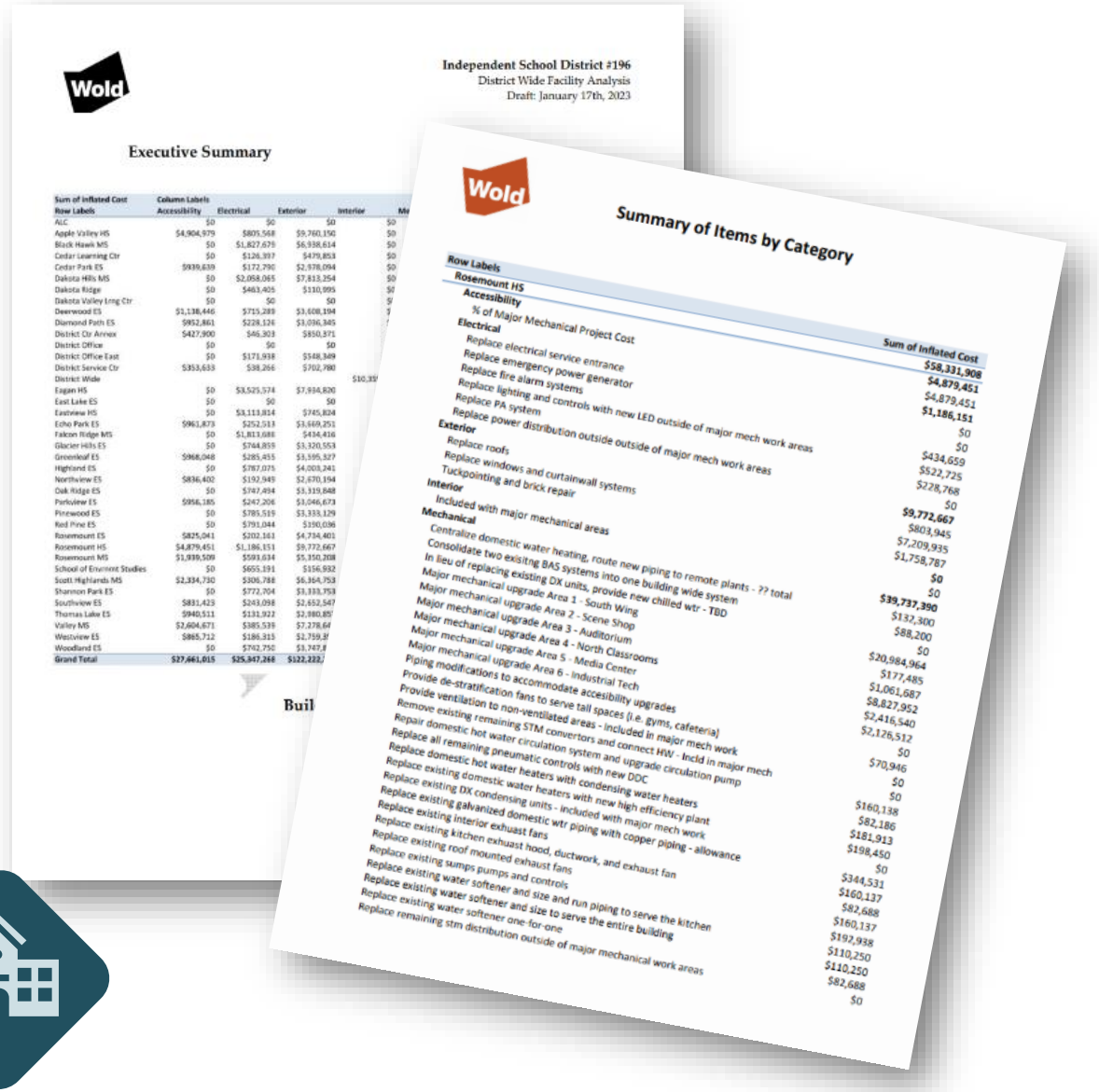
Build priorities together

Develop improvements for consideration based on urgency and user impact.

Technical findings + lived experience = informed priorities for consideration.

FACILITY CONDITION ASSESSMENT

FINAL REPORT



Final Report

- Key Information
- Executive Summary
- Individual Facility Reports
- Analysis
- Funding Allocation / 10 Year Plan

STEP 2

CAPACITY & UTILIZATION



CAPACITY & UTILIZATION

WHAT IS THE NEED?

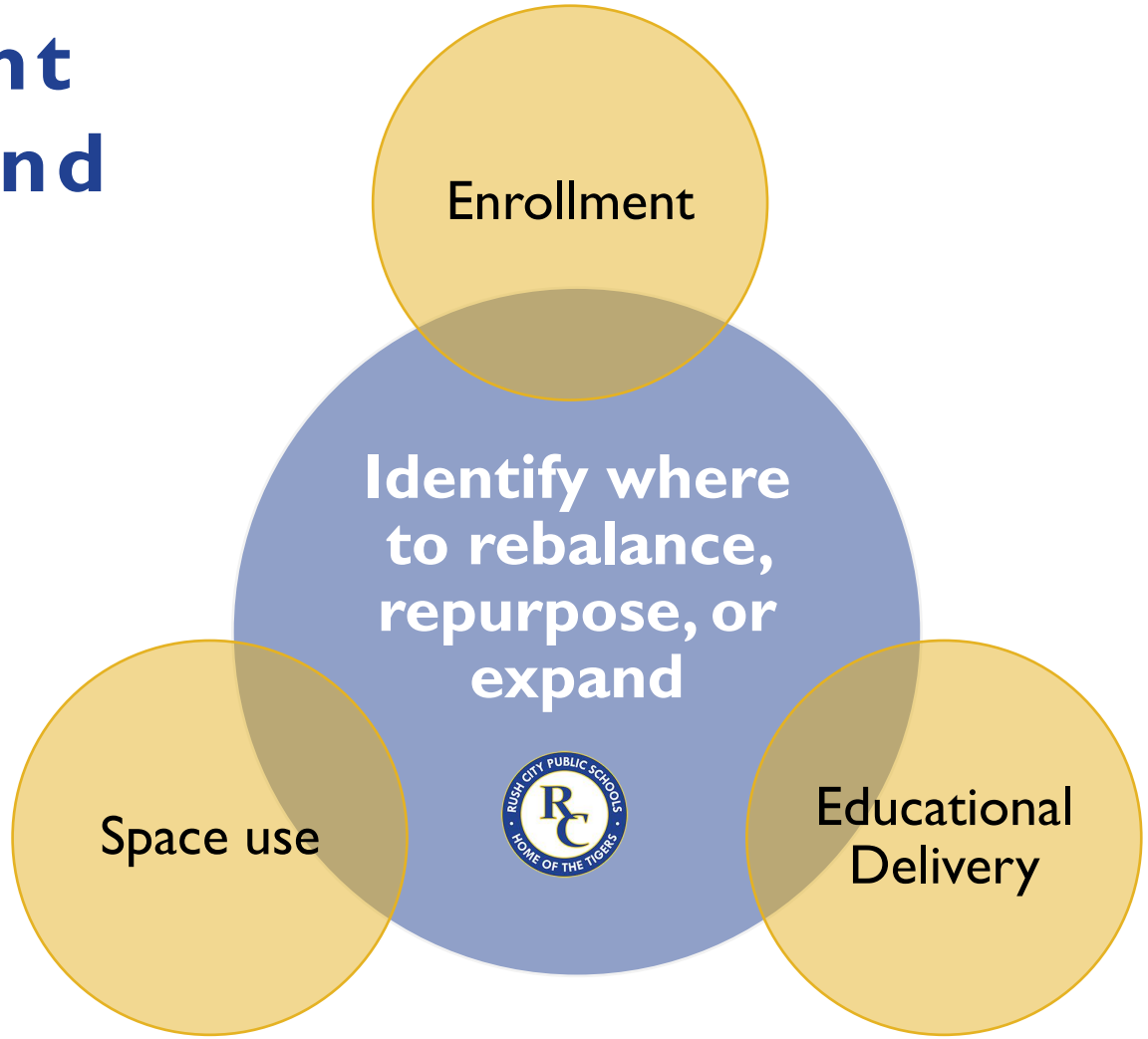
Do we have the right spaces for current and future students?

School Site Size Guidelines

School Level	Site Size
Elementary School	10-15 acres +
K-8 or Middle Level School	25-35 acres +
K-12 School or Small High School	35-40 acres +
Large High School (>2,000 students)	60 acres +
Campus (two or more schools)	Combine site sizes +
All Schools	**Plus** One additional acre for each 100 students of estimated student enrollment and community use/partnership program capacity, including possible additions.

Gross Square Footage Per Student Guidelines

School Student Enrollment	Elementary SF	Middle Level SF	High School SF
Less than 550	125 – 155	170 – 200	200 – 320
500 – 999	110 – 135	160 – 190	190 -220
1,000 – 1,500	100 – 135	150 – 180	180 – 200
1,500 – 2,000		140 – 170	170 – 190
2,000 plus			150 – 180



CAPACITY & UTILIZATION

WHAT DO WE LOOK FOR?

Enrollment Data → Deficiencies → Inequities → Barriers to teaching & learning

MAXIMIZING DISTRICT SPACE THROUGH DATA-DRIVEN INSIGHTS

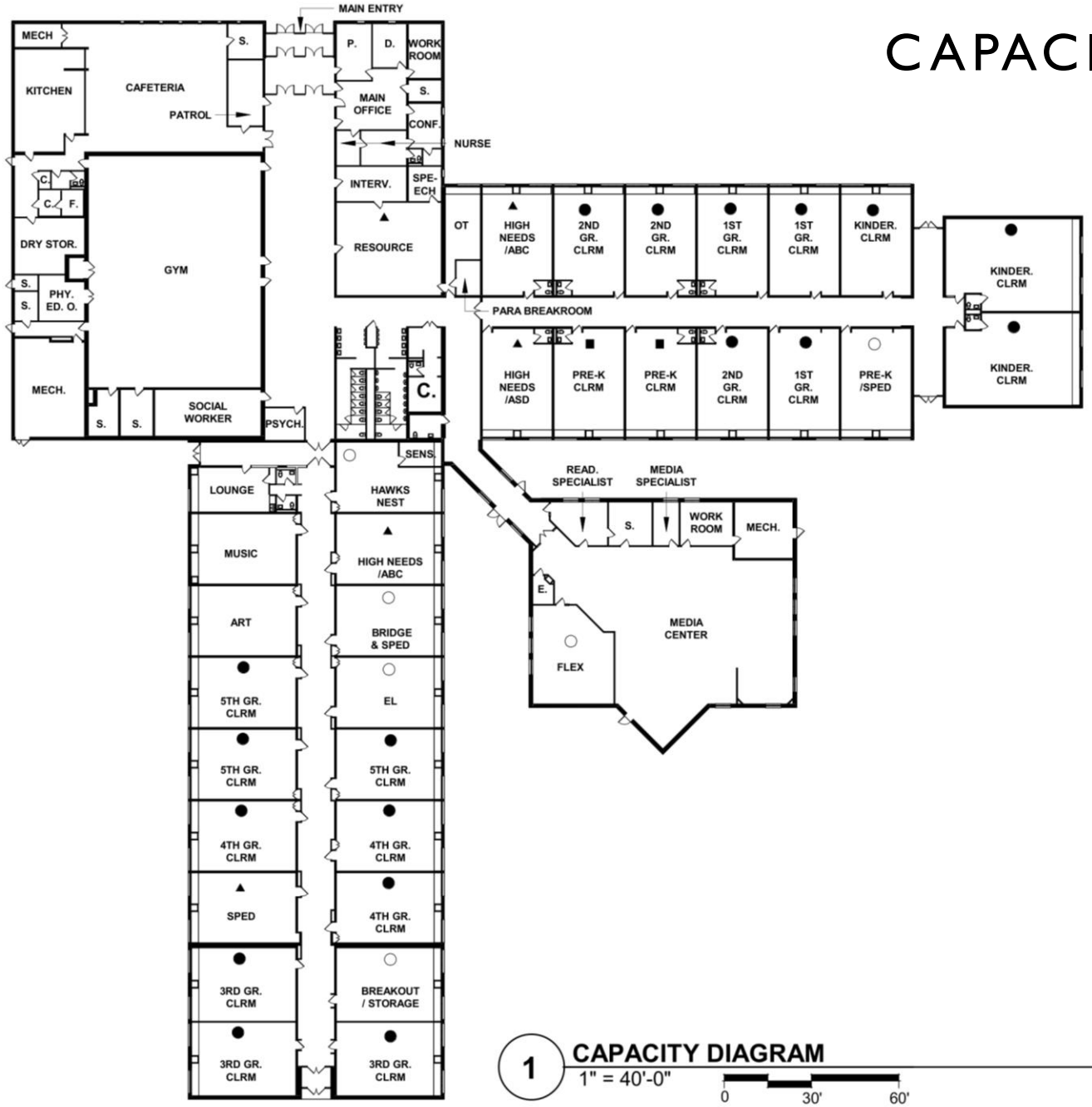






CAPACITY & UTILIZATION

CAPACITY EXAMPLE



1 **CAPACITY DIAGRAM**
1" = 40'-0"
0 30' 60'

LEGEND
- ● GENERAL CLASSROOM
- ○ POTENTIAL CLASSROOM
- ▪ PRE-K CLASSROOM
- ▲ CENTER BASED SPECIAL EDUCATION PROGRAM

CURRENT ENROLLMENT 2026-2027: **510 STUDENTS**

CAPACITY:

FUNCTIONAL CAPACITY:
507 STUDENTS

POTENTIAL CAPACITY:
(6) X 26 = **156 STUDENTS**

TOTAL POTENTIAL CAPACITY:
663 STUDENTS

FUTURE (AVERAGE):	FUTURE (MAX):
- KINDERGARTEN	- KINDERGARTEN
(3) X 26 = 78	**(3) X 24 = 72**
- 1ST	- 1ST
(3) X 26 = 78	**(3) X 25 = 75**
- 2ND	- 2ND
(3) X 26 = 78	**(3) X 27 = 81**
- 3RD	- 3RD
(3) X 26 = 78	**(3) X 28 = 84**
- 4TH	- 4TH
(3) X 26 = 78	**(3) X 32 = 96**
- 5TH	- 5TH
(3) X 26 = 78	**(3) X 33 = 99**
TOTAL: 468 STUDENTS	**TOTAL: 507 STUDENTS**

CAPACITY ASSESSMENT	Current
TEACHING STATIONS	22
STUDENTS PER TEACHING STATION	26
STUDENT CAPACITY	**572**
SPECIAL EDUCATION TEACHING STATION	2
STUDENTS PER TEACHING STATION	13
STUDENT CAPACITY	**26**
SPECIAL EDUCATION CLASSROOM SPACES	1
OVERALL STUDENT CAPACITY	**598**
ENROLLMENT (2021-2024)	**514-665**



WILD ROSE ELEMENTARY SCHOOL
1/32" = 1'-0"
0 24' 48'

PRIORITY ITEMS

1. Building storage (for donated items, science kits, instructional materials, AT math materials, class book sets, Chromebook charging carts, instruments, PE)
2. Improve the HVAC at rooms 104, 105, 106, Community Room and Gym; these areas lack adequate temperature control **(PC-M2/CS-A6)**
3. Improve multiple level changes in building **(PC-B1)**
4. Provide space for small group collaboration **(LS-D1)**
5. Increase parking and improve site flow **(PC-F2)**
6. Improve school entry sequence (stairs are steep and do not meet ADA requirements) **(PC-B1)**
7. Improve Classroom Environment **(LS-D3)**
8. Update audio and lighting systems in the Community Room
8. Improve sound isolation between adjacent resource spaces **(PC-Q7)**
9. Improve condition of four (4) undersized classrooms **(PC-Q1)**

2

GOAL: Optimize efficiency and balancing capacity with programmatic initiatives

STEP 3

EDUCATIONAL ALIGNMENT



EDUCATIONAL ALIGNMENT

WHAT SHOULD BE INCLUDED?

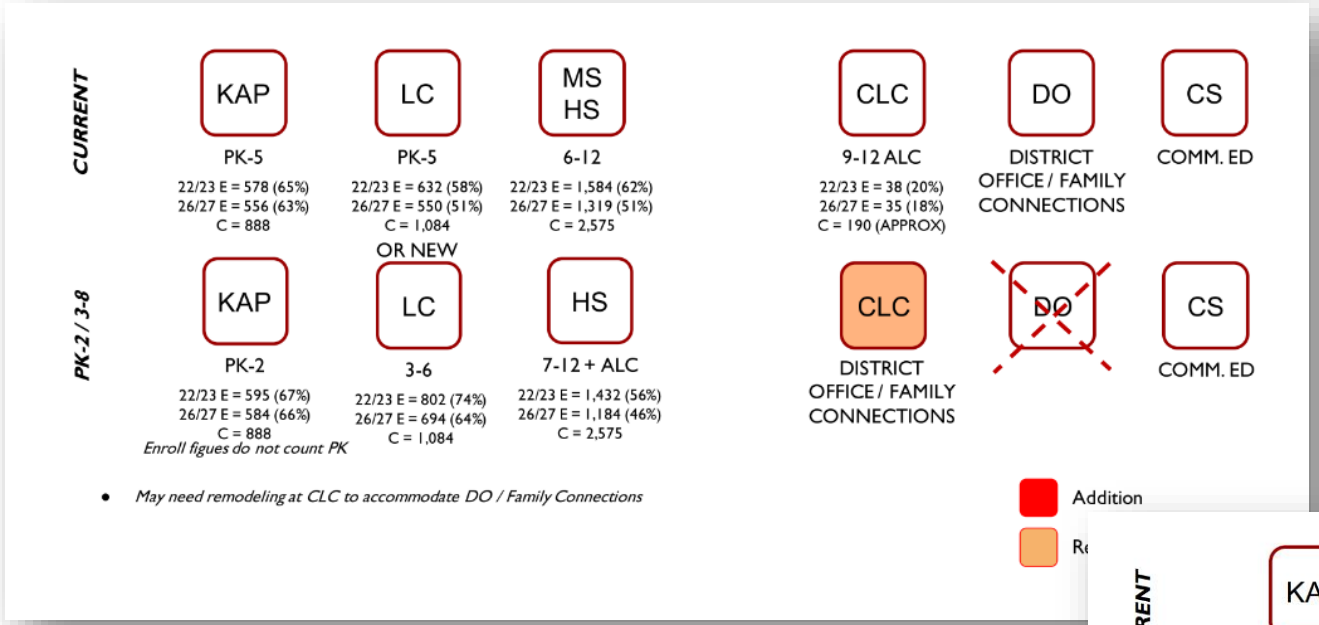


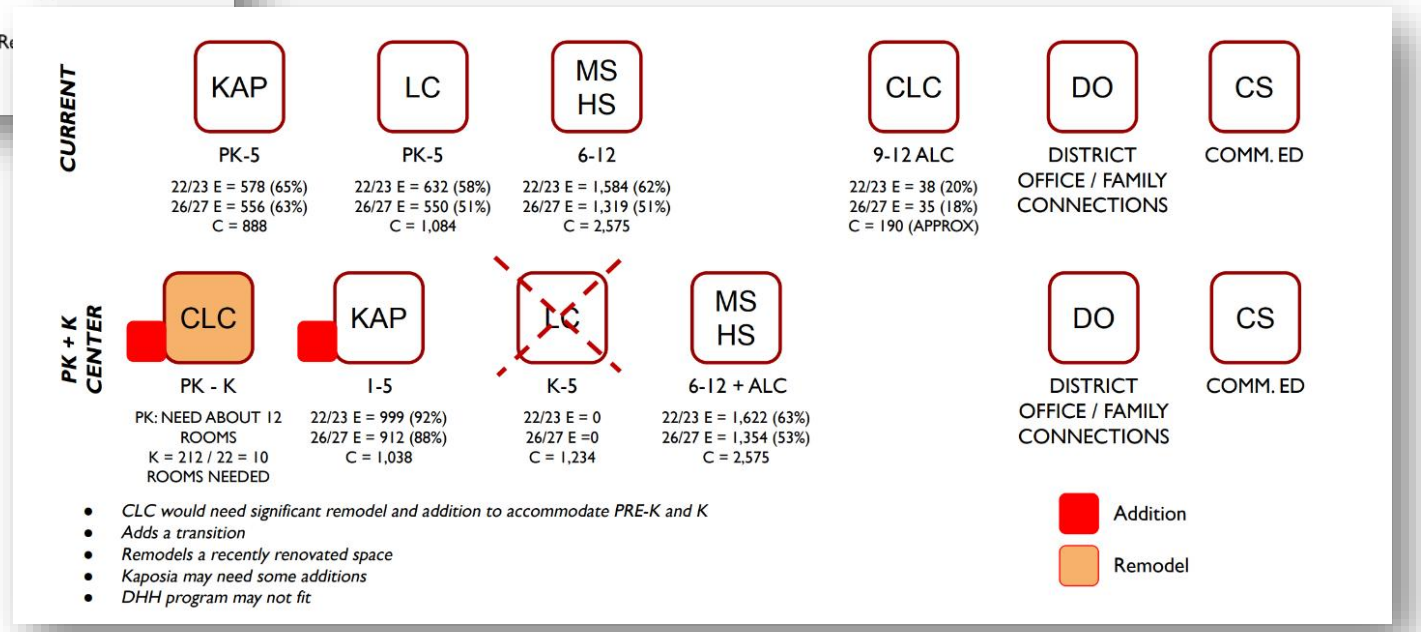
- Teaching & Learning Vision
- Changes in Programming
  - Career or Technical Education?
  - Special Services Delivery Model?
  - Community priorities?
- Changes in Operations or Facilities Usage
- Strategic Plan Alignment
- Perspectives of Principals, Staff, and Students

3

EDUCATIONAL ALIGNMENT

RIGHT SIZING & NEEDS





STEP 4

OPERATIONS ANALYSIS





Schools are one of the **top users of energy** as a building type!

Take advantage of **incentives**

Get ahead of **Regulatory Requirements**

Save on **Annual Operating Costs** to multiply on **Savings**

3

OPERATIONS ANALYSIS

HOW CAN YOUR OPERATIONS BE STUDIED?

LONG RANGE PLANNING

PLANNING DISTRICT-WIDE NEEDS

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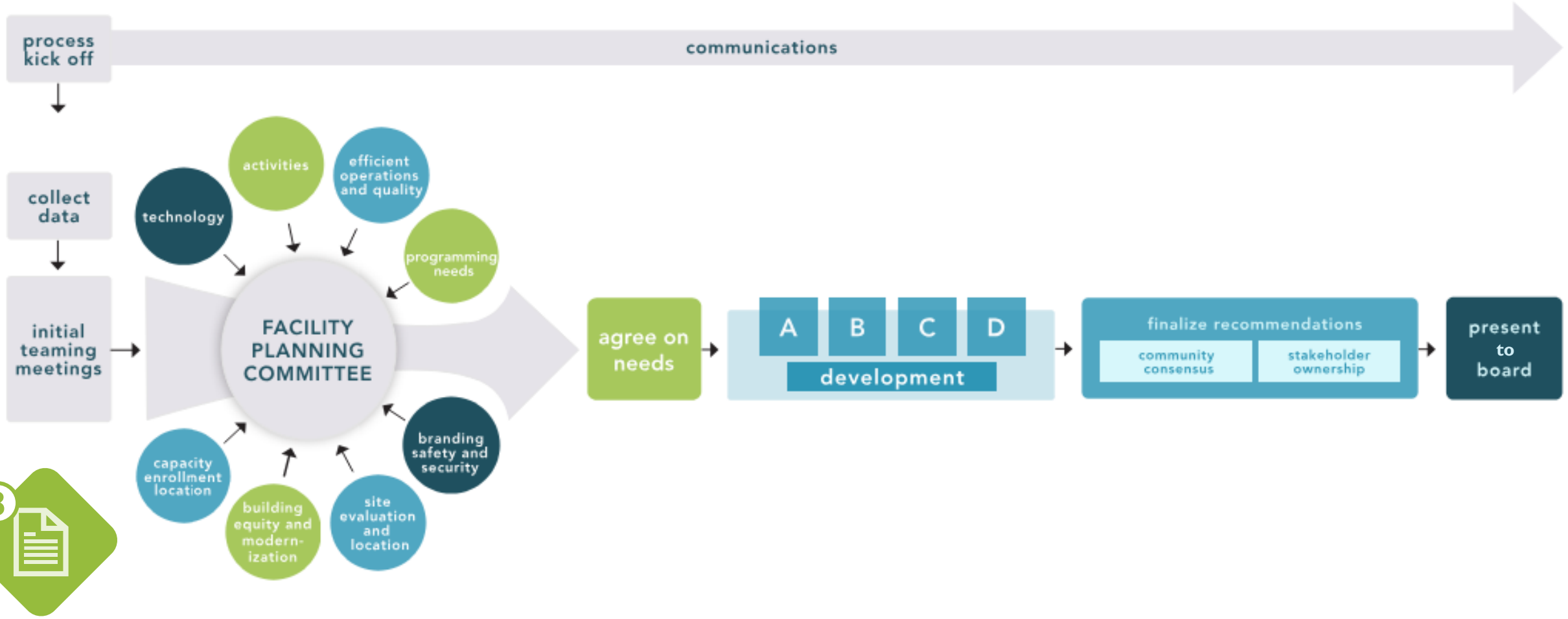
STAKEHOLDER INVOLVEMENT

COMMUNITY ENGAGEMENT

CREATING THE MASTER PLAN

MASTER PLAN

"The Goal is to bring your community's vision forward, not our own."

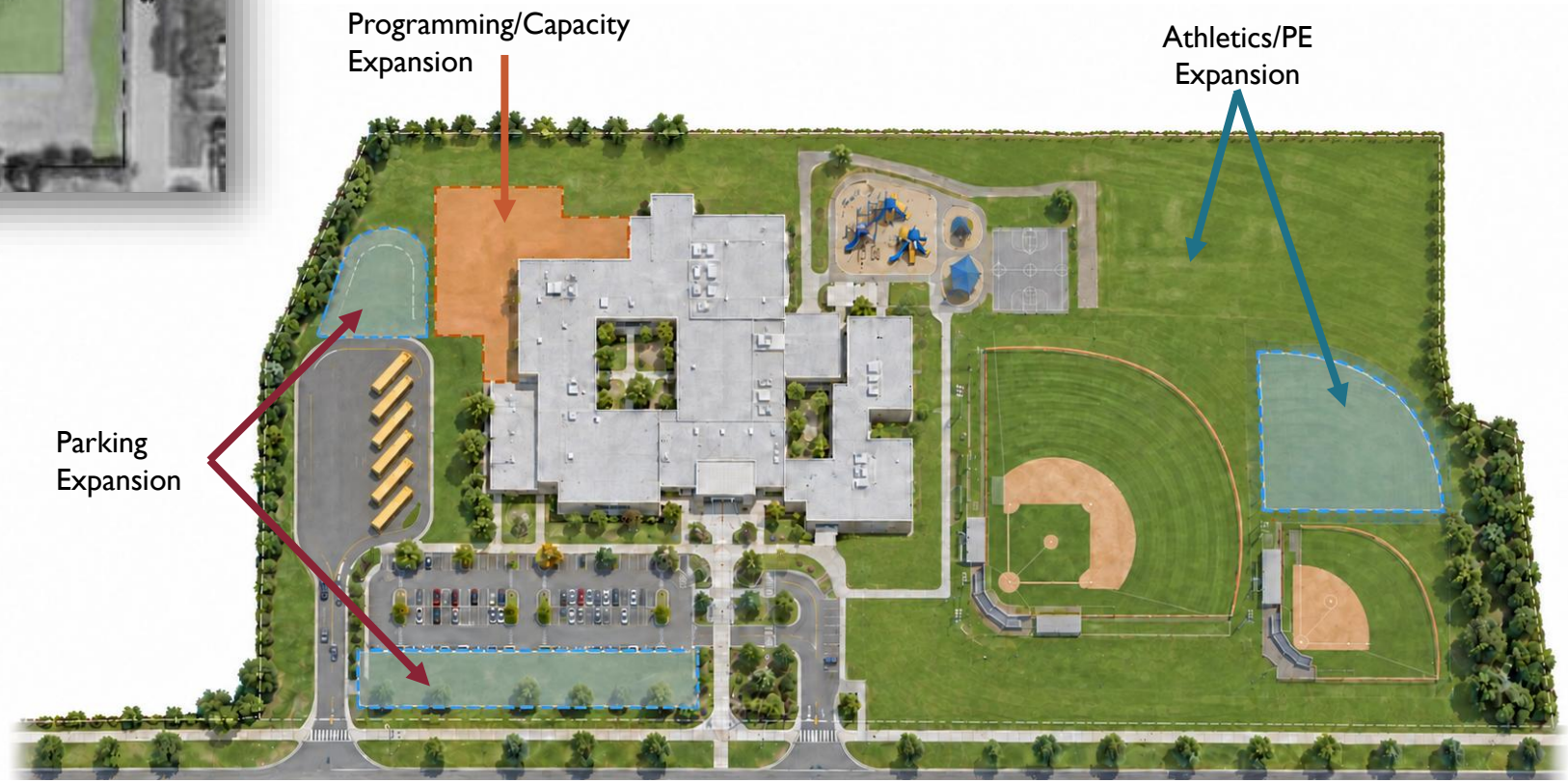


LONG RANGE PLANNING

MASTER PLAN



- **Strategically prioritize investments and timing**
- **Be ready for unexpected opportunities**
- **Make decisions with the long term in mind**

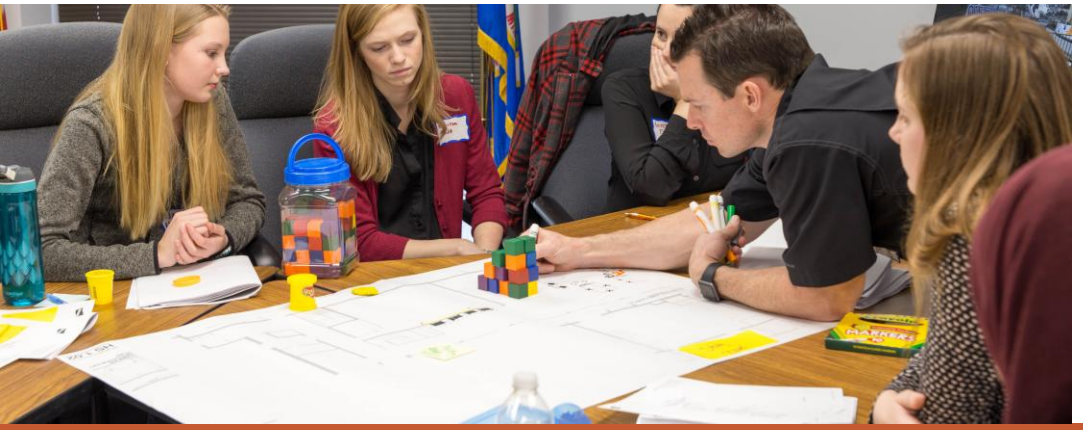


QUESTIONS & DISCUSSION



- We are **COMMITTED** to a partnership with Rush City
- No one else **LISTENS** like we do
- We consider the **BIG PICTURE** and plan for it
- **PERSONALIZED** service by a **COMPASSIONATE TEAM** of professionals who have **DEDICATED THEIR CAREERS** to school facilities
- You can **TRUST** us!









THE WOLD DIFFERENCE


Wold