KOEHL - COPY

LONG TERM PLAN

TROY SCHOOL DISTRICT 30C

JANUARY 18, 2018





TROY SCHOOL DISTRICT 30-C

CREATING A ROAD MAP FOR THE FUTURE OF THE DISTRICT

- 1 EXECUTIVE SUMMARY
- 2 LONG TERM PLAN COMMITTEE
- 3 LONG TERM PLAN PROCESS
- 4 RECOMMENDATIONS
- 5 APPENDICES
 - 5.1 SPACE UTILIZATION STUDY
 - 5.2 SITE PLANS
 - 5.3 DISTRICT MAP





The report that follows provides the Troy 30-C Board of Education with a first step in building a comprehensive, long term facility plan. This report emanates from the discussions of a diverse set of stakeholders over particular data including current facility utilizations, enrollment growth, and community development. The stakeholder group included parents, community members, local municipality representatives and staff members. The representative group met separate times to analyze a progressively more complex set of data. In the end, the group returned to the beginning exercise of prioritizing recommendations to meet the needs of projected change within the district. We are grateful for the time and commitment to service of this committee. The report that follows provides our district with a solid foundation in building a comprehensive facility plan.





DR. TODD KOEHL TROY SUPERINTENDENT

ELAINE COLOMBO

EXECUTIVE DIRECTOR OF FINANCE AND OPERATIONS

RENEE MARSKI

PRINCIPAL, TROY MIDDLE SCHOOL | TROY PARENT

MIKE SCHWARZ

CITY OF JOLIET, PLANNING DIRECTOR

LAUREN BOBURKA

TEACHER, SHOREWOOD ELEMENTARY | TROY PARENT

PAM MAXEY

TROY DIRECTOR OF EARLY CHILDHOOD EDUCATION

KAREN JAMES

VILLAGE OF SHOREWOOD, COMM. DEV. DIRECTOR

JENNIFER PROSISE

TROY PARENT

JERRY BENÉ

TROY BOARD MEMBER | TROY PARENT

KRISTIN CROSS

TROY BOARD SECRETARY

KRISTIN JOHNSON

TROY DIRECTOR OF CURRICULUM AND ASSESSMENTS

BROOKE ALLEN

TROY PRINCIPAL, HERITAGE TRAIL ELEMENTARY

SABRINA PRICE

TROY BOARD MEMBER | TROY PARENT

RON SARVER

TROY EXECUTIVE DIRECTOR OF INFORMATION SERVICES

TIM WOJNAROWSKI

TROY DIRECTOR OF BUILDINGS AND GROUNDS

AARON KLIMA

SHOREWOOD POLICE CHIEF | TROY PARENT

BECKY LYONS

TROY PARENT

SARAH WELLS

TROY TEACHER, HOFER ELEMENTARY

JENNIFER SILVERMAN

TROY TEACHER, TROY MIDDLE SCHOOL

ANNE GMAZEL

EXECUTIVE DIRECTOR OF TEACHING & LEARNING





9.19.2017

Meeting #1 Examine current utilization of buildings.

10.23.2017

Meeting #2 Determine which facilities have the greatest potential for adaptation.

11.06.2017

Meeting #3 Analyze current enrollment and potential growth trends.

12.11.2017

Meeting #4 Review findings and generate recommendations.

1.18.2018

Meeting #5 Summary & review.

Meeting #1 Examine current utilization of buildings.

Legat Architects conducted a utilization analysis of the seven existing school buildings. Individual spaces have been assessed and classified in regards to their current utilization. Categories include:

SPACE UTILIZATION

- FULL UTILIZATION

 Space used throughout the entire day
- HEAVY UTILIZATION

 Space used by rotating groups throughout most of the day
- INTERMITTENT UTILIZATION

 Space used periodically and/or for small break-out groups
- UNDER UTILIZATION
 Space not regularly used
- OTHER SPACES

 Space not under consideration (private offices/ administration, support spaces, etc.)

Utilization data based on 2017-2018 school year





10.23.2017

Meeting #2

Determine which facilities have the greatest potential for adaptation.

- Brainstorm options and play architect: collaborative design and site analysis session
- Break into small groups to brainstorm
- Report back to large group
- Summarize

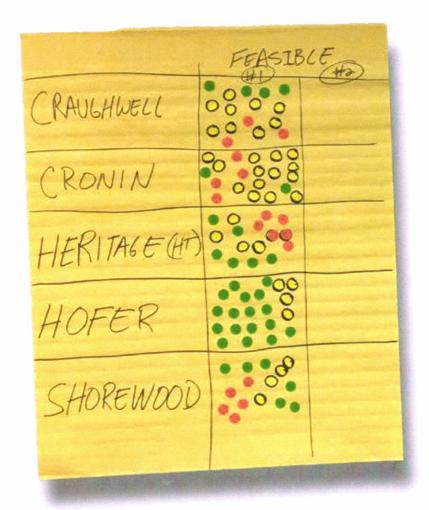


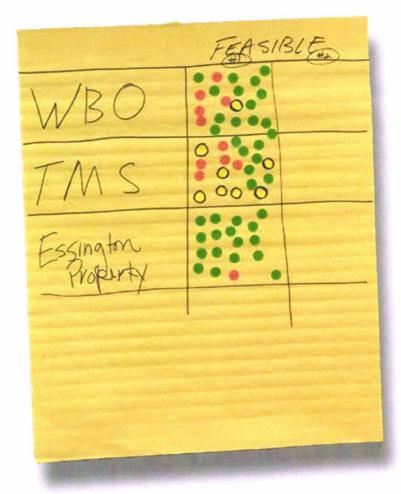














11.06.2017

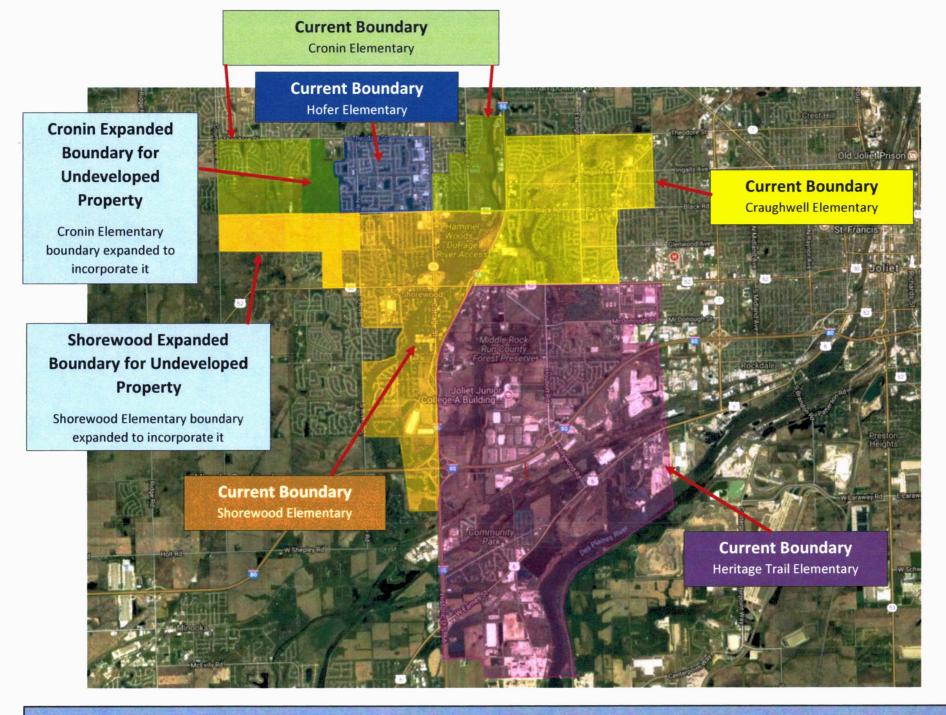
Meeting #3 Subdivision Student Population Data Process

The district determined the student population in projected development using current enrollment data. 5Maps makes it possible for the district to calculate the current number of students in a subdivision by grade level. With available housing data, it is possible to then determine a per house student ratio by dividing the number of students by the number of existing homes.

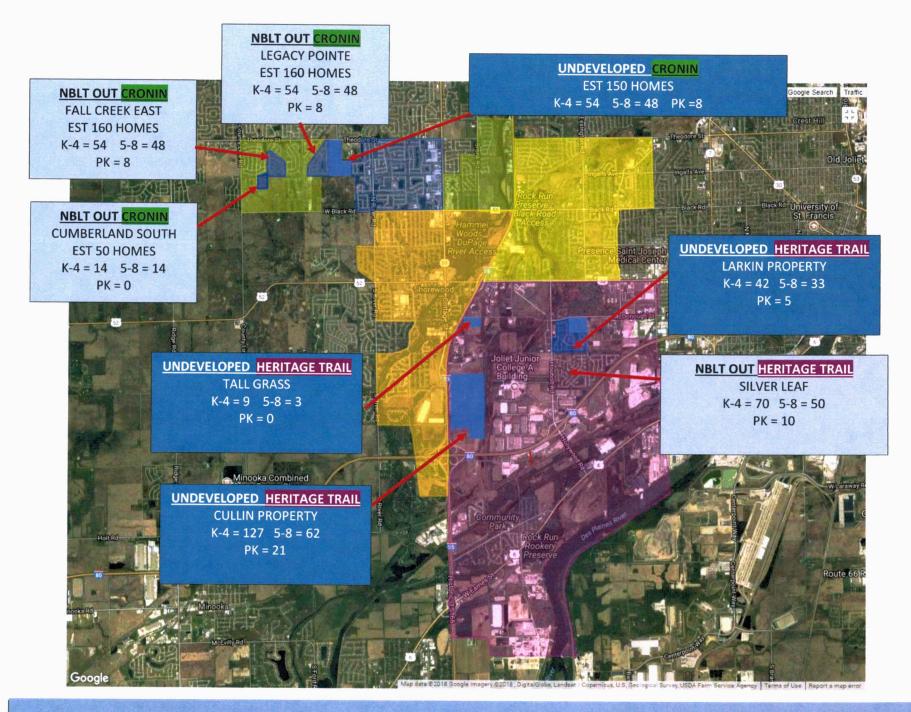
To project future student enrollment, we multiplied the number of vacant or undeveloped lots by the grade level ratio. Three grade level ratios were used:

- 1. Preschool
- 2. Kindergarten 4th grade
- 3. 5th 8th grades

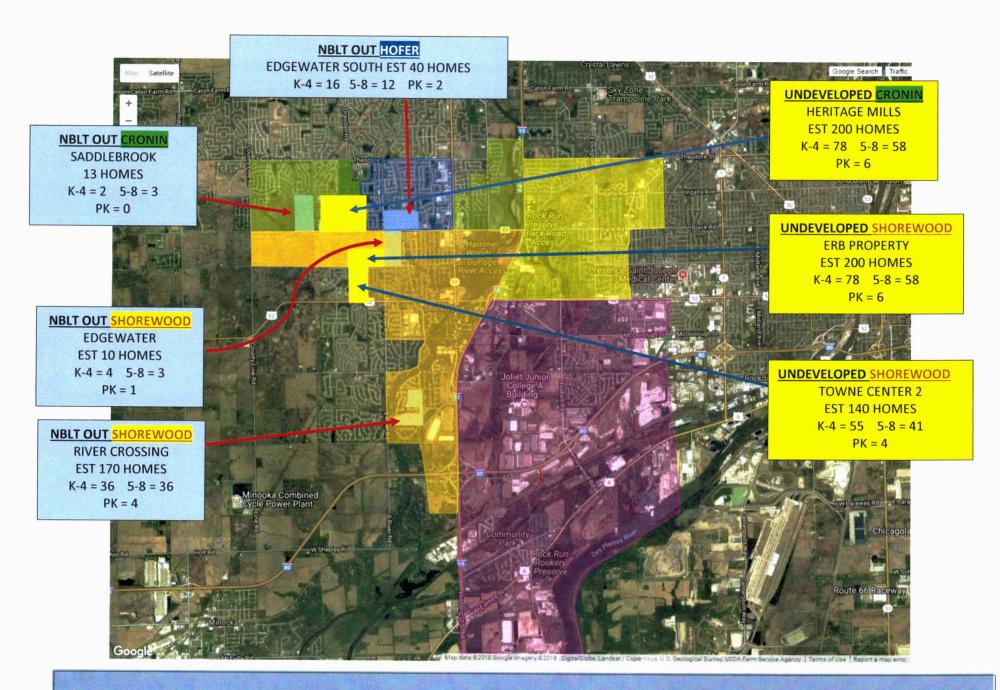




TROY 30-C SCHOOL BOUNDARIES: CURRENT AND EXPANDED TO UNDEVELOPED PROPERTY



JOLIET UNDEVELOPED AND NOT BUILT OUT SUBDIVISIONS WITH SCHOOL BOUNDARIES



SHOREWOOD UNDEVELOPED AND NOT BUILT OUT SUBDIVISIONS WITH SCHOOL BOUNDARIES

Meeting #3 First look at Growth Projections

(updated projections on slide 3.15)

													Standard	Capacity	
2017-2018	PreK	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	Total	SF	SF/student	(Students)	Difference
Craughwell Elementary		4 90	90	82	99	96	0	0	0	0	461	45,982	131	351.0	-110.0
Cronin Elementary	17	2 82	98	69	96	93	0	0	0	0	610	96,968	131	740.2	130.2
Heritage Trail Elementary	2	81	86	72	81	104	0	0	0	0	444	66,448	131	507.2	63.2
Hofer Elementary		86	69	92	90	107	0	0	0	0	444	71,261	131	544.0	100.0
Shorewood Elementary	6	4 66	72	82	76	88	0	0	0	0	448	52,021	131	397.1	-50.9
Orenic Intermediate		0	0	0	0	0	482	480	0	0	962	128,108	164	781.1	-180.9
Troy Middle School		0	0	0	0	0	1	0	481	458	940	149,577	164	912.1	-27.9
	26	405	415	397	442	488	483	480	481	458	4309			4232.7	-76.3

													Standard	Capacity	
1% Growth	PreK	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	Total	SF	SF/student	(Students)	Difference
Craughwell Elementary	4.0	90.9	90.9	82.8	100.0	97.0	0.0	0.0	0.0	0.0	465.6	45,982	131	351.0	-114.6
Cronin Elementary	173.7	82.8	99.0	69.7	97.0	93.9	0.0	0.0	0.0	0.0	616.1	96,968	131	740.2	124.1
Heritage Trail Elementary	20.2	81.8	86.9	72.7	81.8	105.0	0.0	0.0	0.0	0.0	448.4	66,448	131	507.2	58.8
Hofer Elementary	0.0	86.9	69.7	92.9	90.9	108.1	0.0	0.0	0.0	0.0	448.4	71,261	131	544.0	95.5
Shorewood Elementary	64.6	66.7	72.7	82.8	76.8	88.9	0.0	0.0	0.0	0.0	452.5	52,021	131	397.1	-55.4
Orenic Intermediate	0.0	0.0	0.0	0.0	0.0	0.0	486.8	484.8	0.0	0.0	971.6	128,108	164	781.1	-190.5
Troy Middle School	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	485.8	462.6	949.4	149,577	164	912.1	-37.3
Total	262.6	409.1	419.2	401.0	446.4	492.9	487.8	484.8	485.8	462.6	4352.1			4232.7	-119.3

													Standard	Capacity	
5% Growth	PreK	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	Total	SF	SF/student	(Students)	Difference
Craughwell Elementary	4.2	94.5	94.5	86.1	104.0	100.8	0.0	0.0	0.0	0.0	484.1	45,982	131	351.0	-133.0
Cronin Elementary	180.6	86.1	102.9	72.5	100.8	97.7	0.0	0.0	0.0	0.0	640.5	96,968	131	740.2	99.7
Heritage Trail Elementary	21.0	85.1	90.3	75.6	85.1	109.2	0.0	0.0	0.0	0.0	466.2	66,448	131	507.2	41.0
Hofer Elementary	0.0	90.3	72.5	96.6	94.5	112.4	0.0	0.0	0.0	0.0	466.2	71,261	131	544.0	77.8
Shorewood Elementary	67.2	69.3	75.6	86.1	79.8	92.4	0.0	0.0	0.0	0.0	470.4	52,021	131	397.1	-73.3
Orenic Intermediate	0.0	0.0	0.0	0.0	0.0	0.0	506.1	504.0	0.0	0.0	1010.1	128,108	164	781.1	-229.0
Troy Middle School	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	505.1	480.9	987.0	149,577	164	912.1	-74.9
Total	273.0	425.3	435.8	416.9	464.1	512.4	507.2	504.0	505.1	480.9	4524.5			4232.7	-291.7





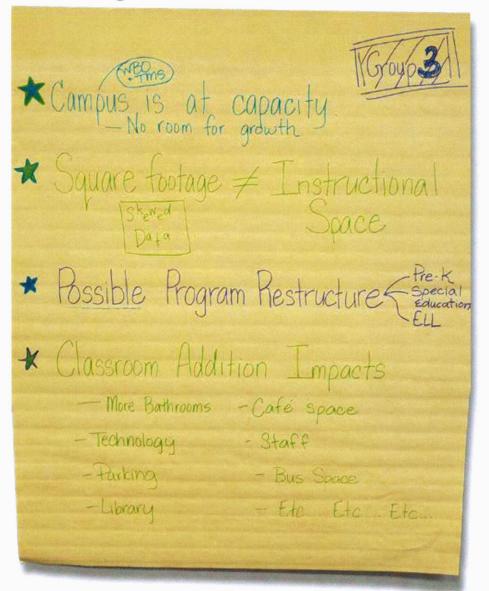




Group 1 - So At of Comin is skewed because of the old Sunior high spaces. - Thend: 5-8 has higher envolument #5 us K-6 - Current class sizes appear to be lower than other districts. What is an acceptable ches size according to the Box/district. - Data Presented assumes equalized growth extends school. - Dute durent seem to include at lants townsitioning from private schools - Not sure how the common areas (eq. cad) configure in the macro SIF standard.

Group #2 1. Growth will happen out West Most growth will happen w/ Cronin, Hofer & Shorewood W80 is already beyond capacity, need another building Cronin has space, but Special Ed will not be a higher capacity. Classroom sizes are NOT equal across district Pre-school adds throughout the year. Number will increase Bathroom capacity - opposite sexes use some bothroom Playgrounds are out of date. Possibly relocate Kindergarten PK Land out West for potential new grade school Send Craoghwell Students to Cronin potentially Number of 444 graders moving into WBO is more than # leaving.





Group 4) How long does it take to get to 196 growth-(ass sizes - Cannot use to capacity 1, 3) W80 #15 seem influted considering low Elementary #3 a 1080 built in 2006 i opened with more than 1811 students a) When did 131 sq. ft /164 sq. ft come into play 4) Available home inventory-Students move in fourt s) Enrollment flat for last 5 years () Red #3 would get priority webo-? maybe not

12.11.2017 Meeting #4

Consensus exercise to generate a prioritized list of recommendations.





Updated Growth Projections

																			# of all		# of regular	
													Self						classrooms	Average	classrooms	Average Class
2017-2018	PreK	K	1st	2nd	3rd	4th	ACE	5th	6th	7th	8th	BIL	Cont	EC	Total	W/SC	W/EC	SF	(R+S+E)	Class size	(R only)	Size
Craughwell Elementary		83	78	82	89	86	22	0	0	0	0	18			458	458	458	45,982	29	15.8	23	19.9
Cronin Elementary		75	88	64	78	70	23	0	0	0	0	E 198	37	174	398	440	609	96,968	35	11.4	22	18.1
Heritage Trail Elementary		80	82	71	68	91	24	0	0	0	0			20	416	416	436	66,448	26	16.0	21	19.8
Hofer Elementary		89	71	93	79	97	22	0	0	0	0				451	451	451	71,261	30	15.0	22	20.5
Shorewood Elementary		66	71	83	67	75	23	0	0	0	0			69	385	385	454	52,021	25	15.4	19	20.3
Orenic Intermediate		0	0	0	0	0		482	481	0	0				963	963	963		52	18.5	47	20.5
Troy Middle School		0	0	0	0	0		0	0	480	460		NEWS THE		940	940	940	149,577	47	20.0	45	20.9
Total	0	393	390	393	381	419	114	482	481	480	460				4011	4053	4311					
Early Childhood														263					17	15.5		

											9 full classroom in use section										except for HT
																	# of all			# of regular	
												Self						classrooms	Average	classrooms	Average Class
1% Growth	PreK	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	BIL	Cont	EC	Total			SF	(R+S+E)	Class size	(R only)	Size
Craughwell Elementary	0.0		78.8	82.8	89.9	86.9	0.0	0.0	0.0	0.0	18.2			462.6	462.6	462.6	45,982	29	15.8	23	20.1
Cronin Elementary	0.0	75.8	88.9	64.6	78.8	70.7	0.0	0.0	0.0	0.0		37.4	175.7	402.0	444.4	615.1	96,968	35	11.4	22	18.3
Heritage Trail Elementary	0.0	80.8	82.8	71.7	68.7	91.9	0.0	0.0	0.0	0.0		100	20.2	420.2	420.2	440.4	66,448	26	16.0	21	20.0
Hofer Elementary	0.0	89.9	71.7	93.9	79.8	98.0	0.0	0.0	0.0	0.0	572 4 6		87103	455.5	455.5	455.5	71,261	30	15.0		20.7
Shorewood Elementary	0.0	66.7	71.7	83.8	67.7	75.8	0.0	0.0	0.0	0.0		1	69.7	388.9		458.5	,	25	15.4	19	20.5
Orenic Intermediate	0.0	0.0	0.0	0.0	0.0	0.0	486.8	485.8	0.0	0.0		9 19 19	1000	972.6			128,108		18.5	47	20.7
Troy Middle School	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	484.8	464.6		200					149,577	47	20.0		21.1
Total	0.0	396.9	393.9	396.9	384.8	423.2	486.8	485.8	484.8	464.6				4051.1		(Carrier 1997)	, , , , , ,				

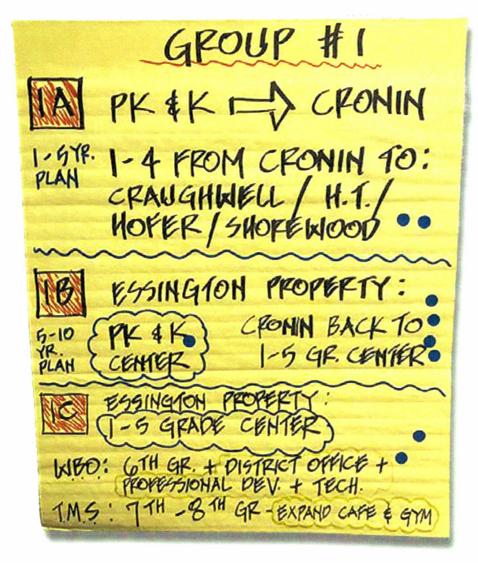
															# of all					# of regular	
												Self						classrooms	Average	classrooms	Average Class
5% Growth	PreK	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	BIL	Cont	EC	Total			SF	(R+S+E)	Class size	(R only)	Size
Craughwell Elementary	0.0	87.2	81.9	86.1	93.5	90.3	0.0	0.0	0.0	0.0	18.9			480.9			45,982	29	16.6	23	20.9
Cronin Elementary	0.0	78.8	92.4	67.2	81.9	73.5	0.0	0.0	0.0	0.0		38.9	182.7	417.9	N HOSE		96,968	35	11.9	22	19.0
Heritage Trail Elementary	0.0	84.0	86.1	74.6	71.4	95.6	0.0	0.0	0.0	0.0			21.0	436.8		-	66,448	26	16.8	21	20.8
Hofer Elementary	0.0	93.5	74.6	97.7	83.0	101.9	0.0	0.0	0.0	0.0		Wales in	1000	473.6	510018		71,261	30	15.8	22	21.5
Shorewood Elementary	0.0	69.3	74.6	87.2	70.4	78.8	0.0	0.0	0.0	0.0		Tree a	72.5	404.3			52,021	25	16.2	19	21.3
Orenic Intermediate	0.0	0.0	0.0	0.0	0.0	0.0	506.1	505.1	0.0	0.0	E			1011.2	-		128,108	52	19.4	47	21.5
Troy Middle School	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	504.0	483.0				987.0	A control		149,577	47	21.0	45	21.9
Total	0.0	412.7	409.5	412.7	400.1	440.0	506.1	505.1	504.0	483.0				4211.6		10000					

















Options Group #3 Background We ignored the undeveloped property · counted elementary students from NBLTs - CYONIN - 200 - Hoter- 10 - Shorewood 40 Sincluded - Craughwell- O • First consideration -> what is our effection wil Pre-K (has major ripple effect) School Site in Shorewood (Koeh I Elementar) -Build both Elementary & Redistrict other elementary schools to relieve above growth - add Pre-K in each building (appx. 2 classrooms) · New Prek center either on: - Shorewood School site or Essington property - Addition on croning corporation. · ACHOCHETOCO BOOGLOS · Addition on Cronin · Mirrored Property on Essington Property (long term) for Campus 58 · Something with shorewood (not sure, but needs updates

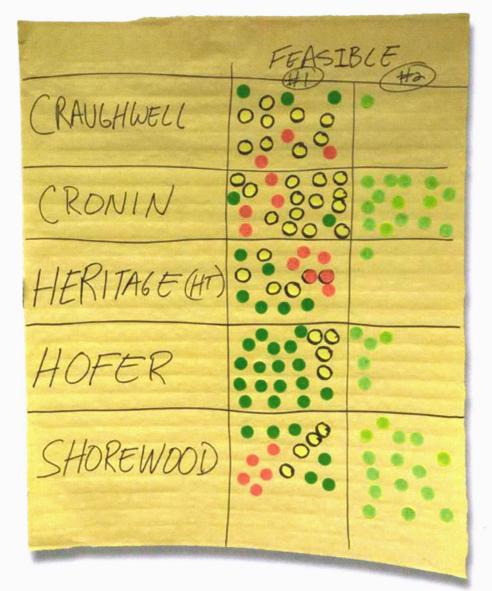
Group 4 Recommendations-Option 1 Build new Campus - Essington Property - Move 4th grade to Intermediate - 4th-6th Alleviates pressure @ Campus " Elem. - Possibly shuffle EC/SPED to CR + HF - Leaving room for 6th Elem. Building Option 2 Build new Elem/EC - Essington Property - Add to current Campus - Field House (move DO) - Add DO + PD center ortion 42 on Essington Property OF Fron #3

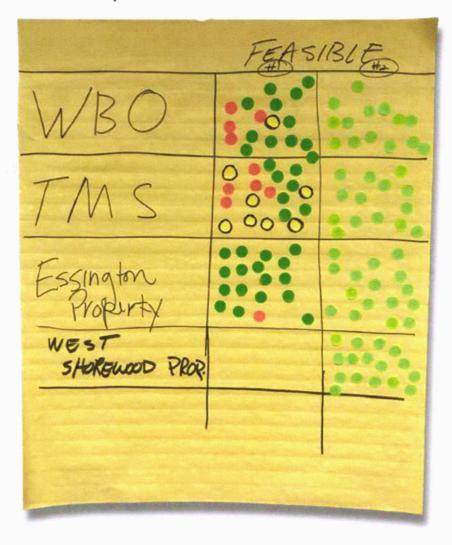


4.2

LEGATARCHITECTS

Meeting #4: second look at feasibility.



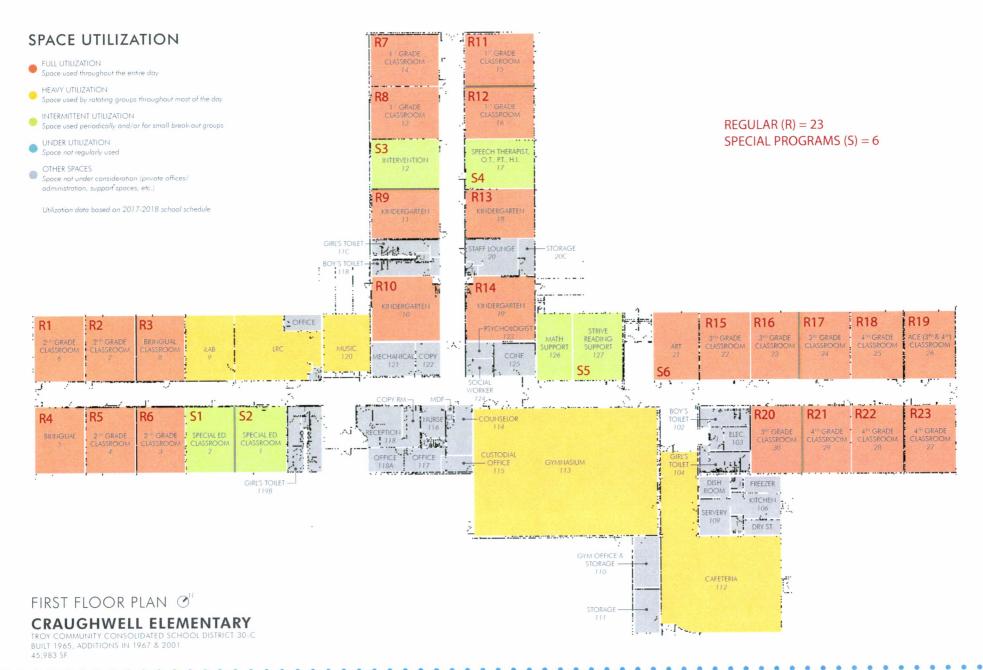




Committee Recommendations (not a prioritized list):

- Finish redistricting by extending boundaries into undeveloped properties.
- Determine direction for size and location of preschool program.
- Consider & evaluate additions at the properties below based on enrollment data as it changes over time:
 - Cronin Elementary
 - Shorewood Elementary
 - Troy Middle School
 - Orenic Intermediate
 - Undeveloped Essington property
 - West Shorewood property.





SPACE UTILIZATION STUDY

5.11

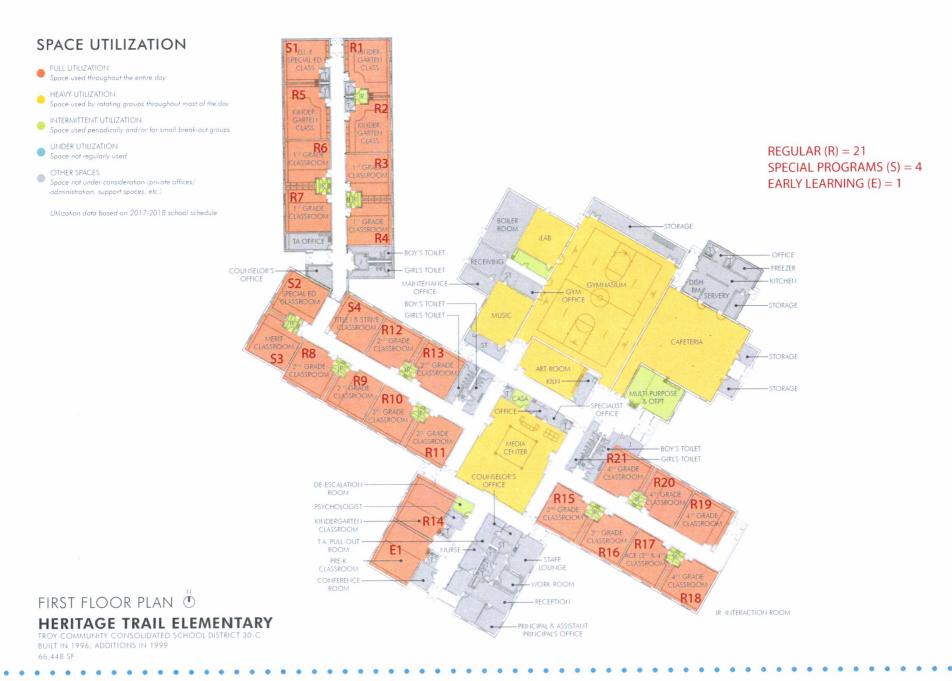






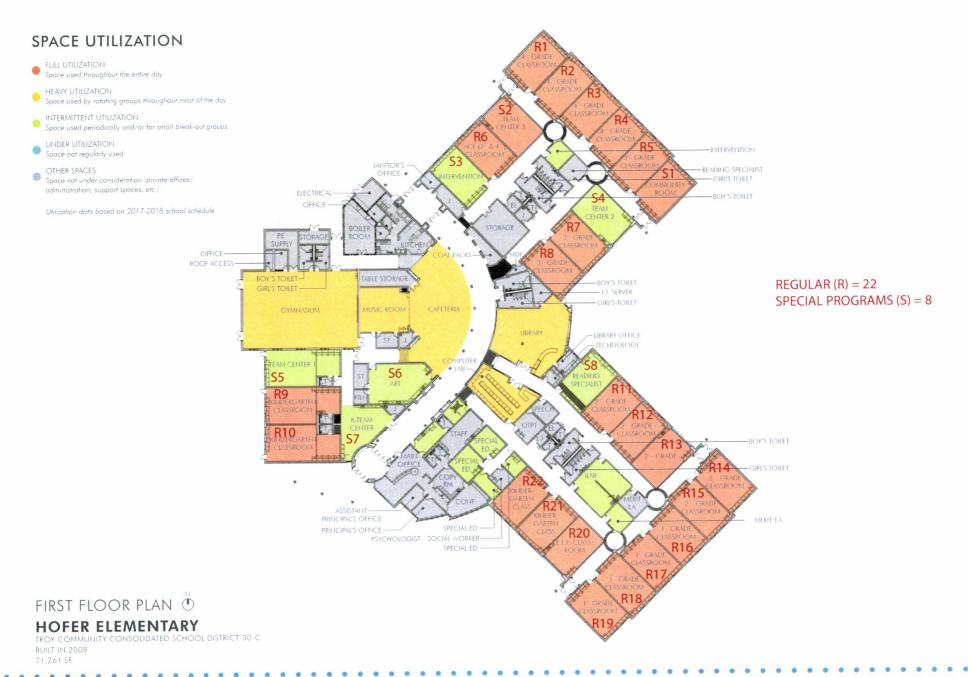




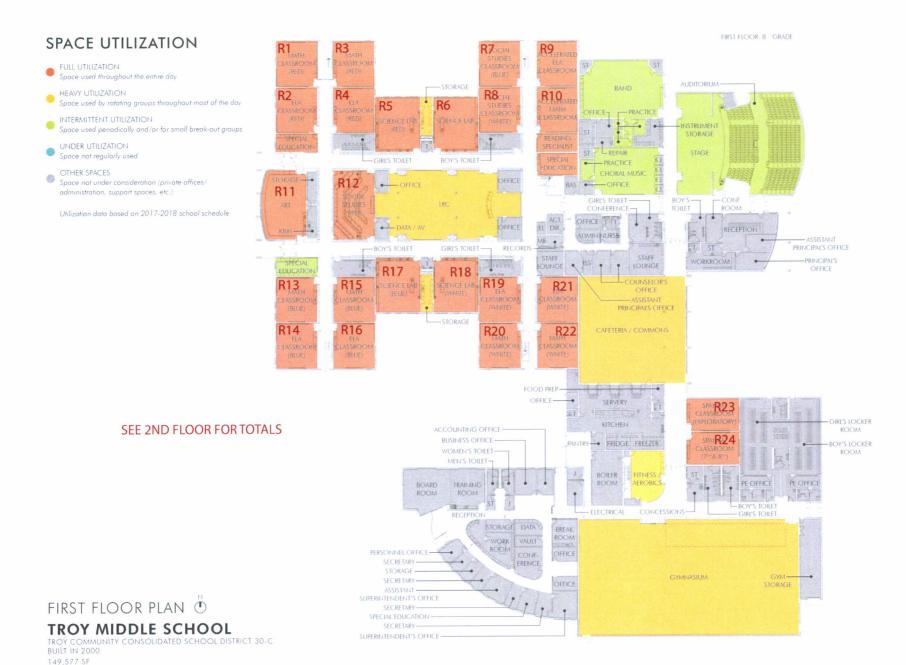












5.15 SPACE UTILIZATION STUDY



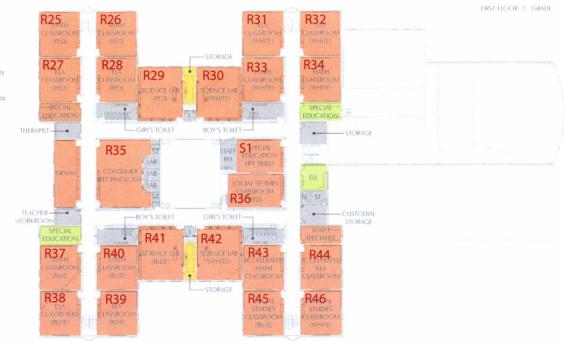




- FULL UTILIZATION
 - Space used throughout the entire day
- HEAVY UTILIZATION
- Space used by rotating groups throughout most of the day
- INTERMITTENT UTILIZATION
- Space used periodically and/or for small break-out groups
- UNDER UTILIZATION
- Space not regularly used
- OTHER SPACES
- Space not under consideration (private offices/ administration, support spaces, etc.)

Utilization data based on 2017-2018 school schedule

REGULAR (R) = 46SPECIAL PROGRAMS (S) = 1







SECOND FLOOR PLAN

TROY MIDDLE SCHOOL

TROY COMMUNITY CONSOLIDATED SCHOOL DISTRICT 30-C BUILT IN 2000 149,577 SF



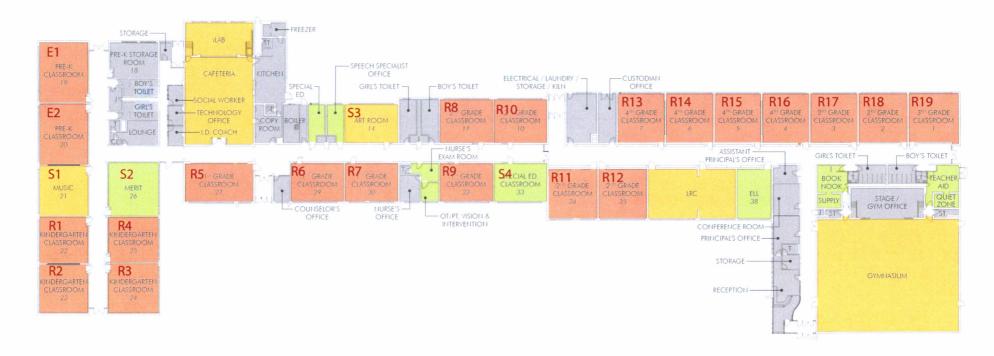


SPACE UTILIZATION

- FULL UTILIZATION
 - Space used throughout the entire day
- HEAVY UTILIZATION
 - Space used by rotating groups throughout most of the day
- _ INTERMITTENT UTILIZATION
- Space used periodically and/or for small break-out groups
- WINDER UTILIZATION
- Space not regularly used
- OTHER SPACES
- Space not under consideration (private offices/ administration, support spaces, etc.)

Utilization data based on 2017-2018 school schedule

REGULAR (R) = 19 SPECIAL PROGRAMS (S) = 4 EARLY LEARNING (E) = 2



FIRST FLOOR PLAN NO

5.17

SHOREWOOD ELEMENTARY

TROY COMMUNITY CONSOLIDATED SCHOOL DISTRICT 30-C BUILT IN 1950, ADDITIONS IN 1961 & 1964 52,021 SF





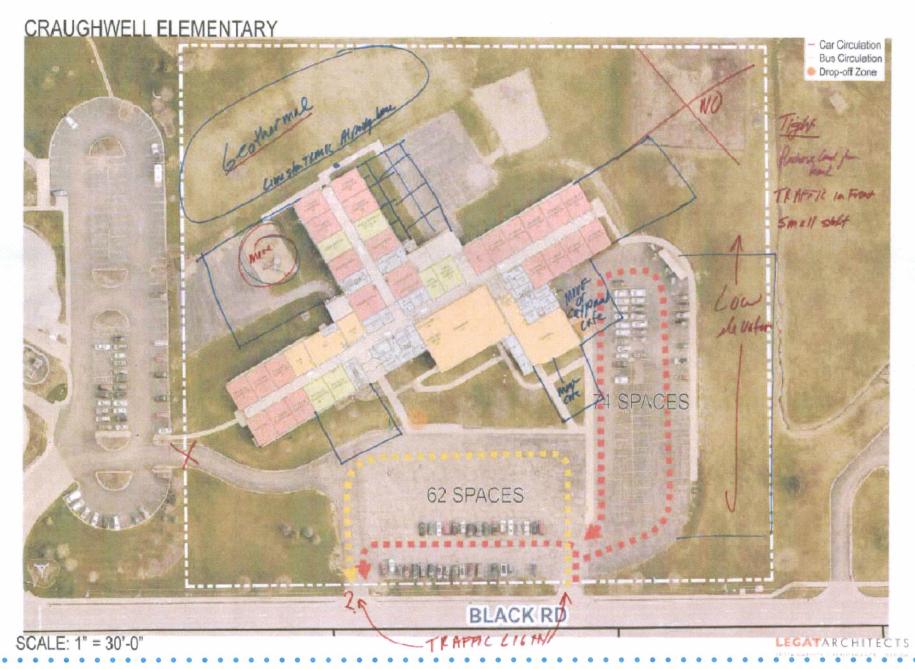




WILLIAM B. ORENIC INTERMEDIATE TROY COMMUNITY CONSOLIDATED SCHOOL DISTRICT 30-C

BUILT IN 2006 128,108 SF





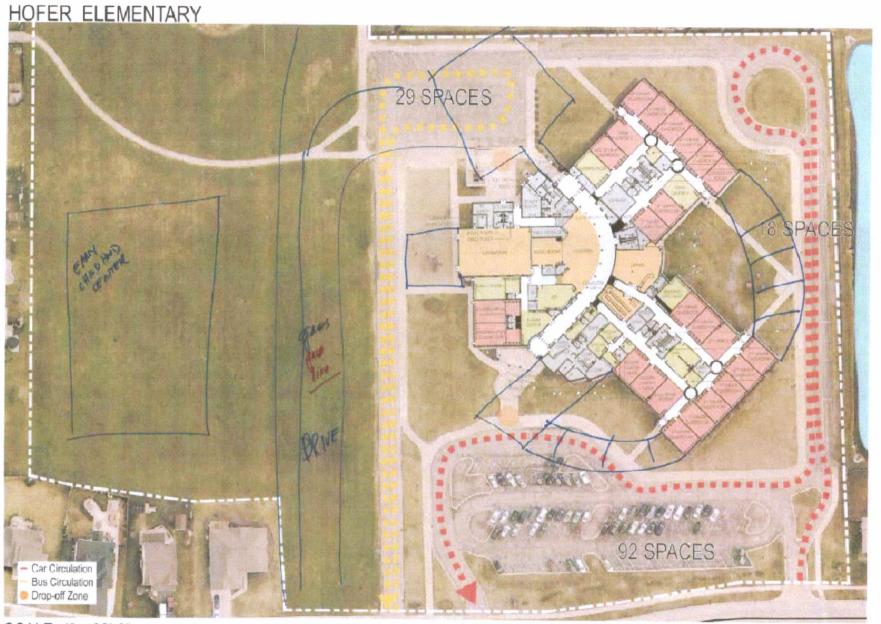




5.22 SITE STUDY

LEGATARCHITECTS
SUSTAINABILITY | PERFORMANCE | DESIGN

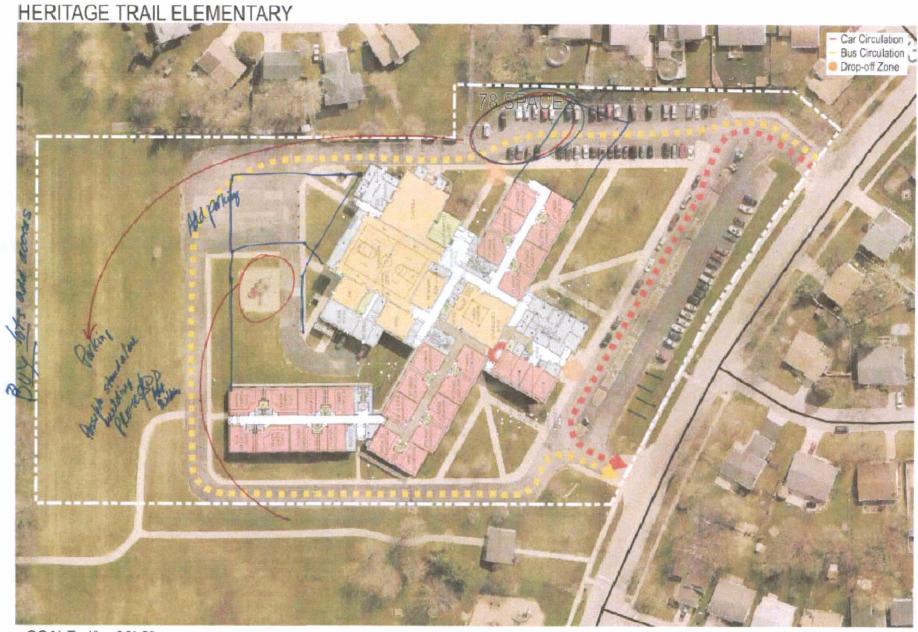




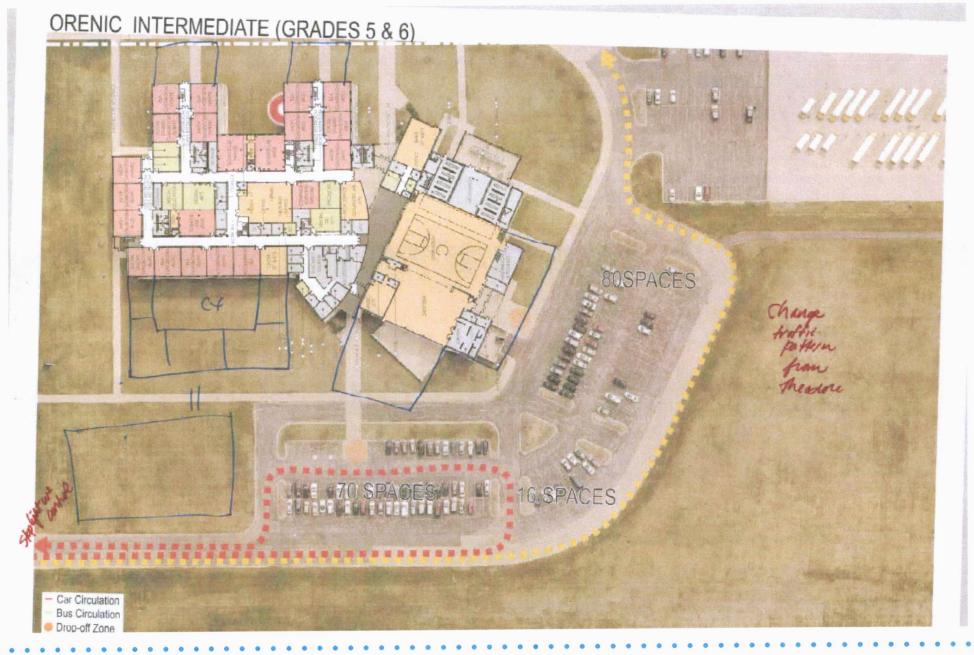
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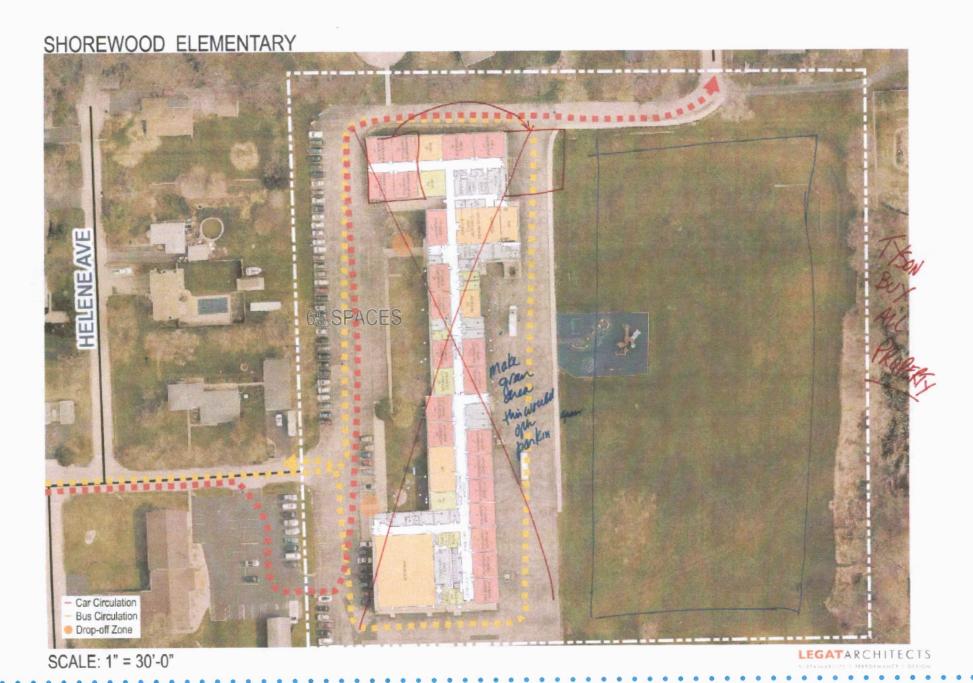
SCALE: 1" = 30'-0"







SCALE: 1" = 60'-0"



5.27 SITE STUDY

LEGATARCHITECTS
SUSTAINABILITY | PERFORMANCE | DESIGN

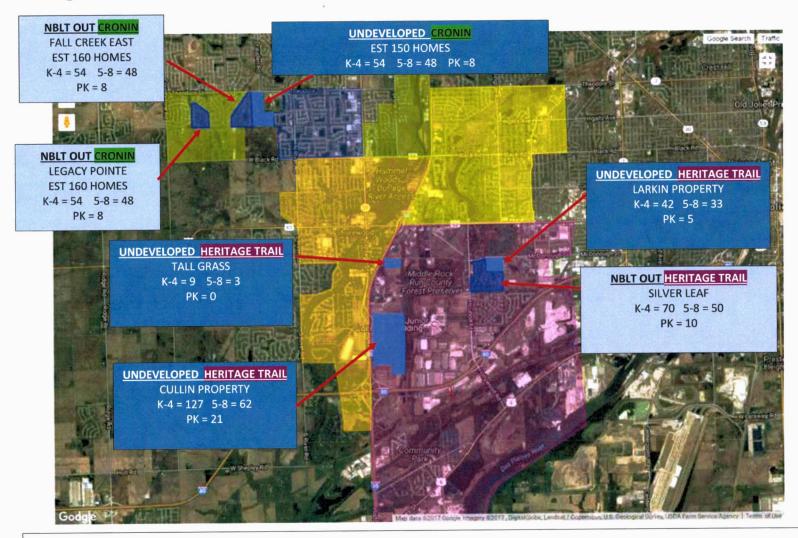




SCALE: 1" = 30'-0"

LEGATARCHITECTS



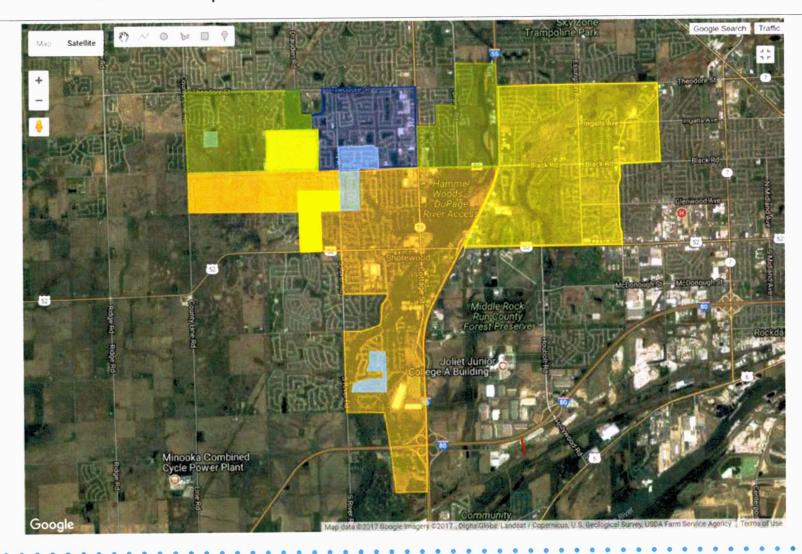


Joliet undeveloped and not built out subdivisions with school boundaries



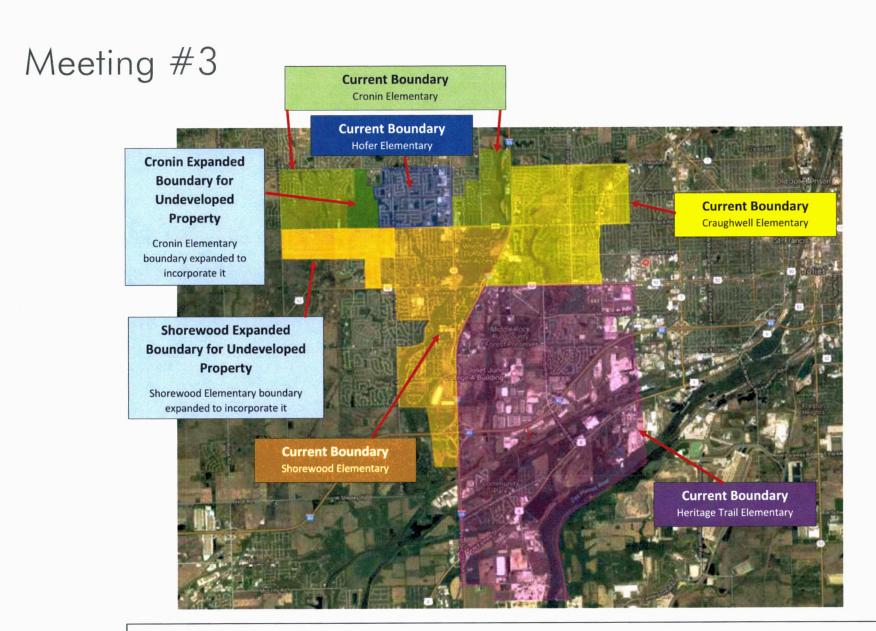


Shorewood Undeveloped and Not Built out Subdivisions with School Boundaries









Troy 30-C School Boundaries: Current and Expanded to Undeveloped Property

