

Educational Service Center



Primary Usable: 30,600 sf
GSF: 56,330 sf
Bldg Efficiency: 54.32%
Available Parking: 75 spaces
Site Size: 38,430 sf
Age: 95 years

ESC Annex



Primary Usable: 13,710 sf
GSF: 15,610 sf
Bldg Efficiency: 87.83%
Available Parking: 64 spaces
Site Size: 36,110 sf
Age: 87 years

Carpenter/Paint Shop



Primary Usable: 3,590 sf
GSF: 4,270 sf
Bldg Efficiency: 84.07%
Available Parking: 10 spaces
Site Size: 7,602 sf
Age: 59 years

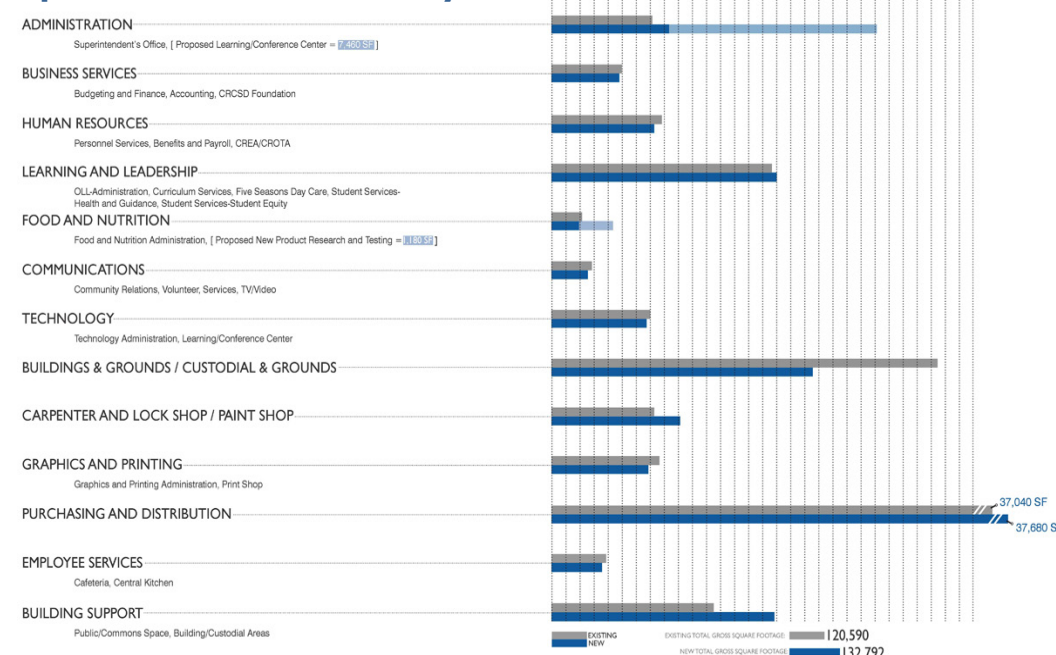
Warehouses



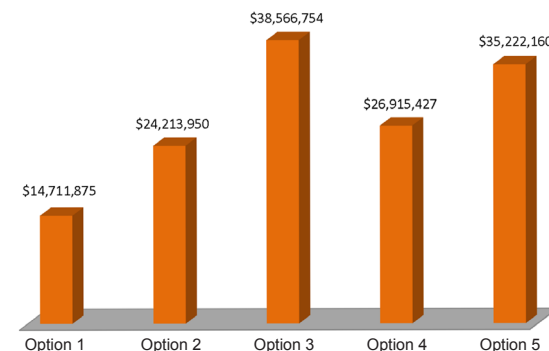
Primary Usable: 38,060 sf
GSF: 44,380 sf
Bldg Efficiency: 85.76%
Available Parking: 30 spaces
Site Size: 89,253 sf
Age: Main Warehouse 109 years
 Food Warehouse 128 years

OPTIONS SUMMARY	<h4>Option 1</h4> <p>Same Sites, Same Facilities, Same Program</p>	<h4>Option 2</h4> <p>Same Sites, Same Facilities, Same Program with Renovations</p>	<h4>Option 3</h4> <p>Same Sites, New Facilities, New Program</p>	<h4>Option 4</h4> <p>New Site, Renovated Facilities, New Program</p>	<h4>Option 5</h4> <p>New Site, New Facilities, New Program</p>
	<p>This option looks at refurbishing the existing facilities to their pre-flood state, with very minimal improvements. It ranks below average in most criteria because accessibility, adjacency, operational, and parking efficiencies cannot improve when returning to the same program in the existing buildings. Option 1 has the lowest project cost and could be completed in the shortest amount of time, but the age of the buildings negatively impacts 50-year costs.</p>	<p>Option 2 means gutting the ESC as much as possible and remodeling, and refurbishing all other facilities to their pre-flood state with some code and operational improvements. It ranks below average in most criteria because possible improvements only marginally impact accessibility and adjacency efficiencies, while operational and parking efficiencies are unaffected. Option 2 has a low project cost, and could be completed in a short amount of time, but the age of the buildings negatively impacts 50-year costs.</p>	<p>This option involves constructing a new ESC on the existing site with parking on-grade below the elevated building, and consolidating warehouse and maintenance functions at one location. It ranks average in most criteria as the new ESC is raised above the flood plain, allowing parking below the building, and accommodates all the required ESC programs. The warehouse site, however, is not large enough for all the warehouse/maintenance programs, and cannot be raised above the flood plain. Option 3 has the highest 50-year cost, and the highest project cost.</p>	<p>Option 4 means purchasing a "big box" or similar facility and renovating it to accommodate District Support Facility needs. This ranks average in most criteria because a renovated "big box" facility may accommodate the required program at one site, will be outside the flood plain, has ample parking, and is easy to access. It might not be in the city core, and will probably be in a commercial zone. Its low project cost is typically offset by a high 50-year cost, depending on the age and inherent limitations of the selected facility.</p>	<p>Option 5 involves purchasing approximately 8 acres of land and building a new District Support Facility for the ESC, warehouse, and maintenance functions. It ranks best in most criteria because a new facility can be designed specifically for District support facility needs, and new construction most easily addresses operations efficiencies. Option 5 has a higher project cost, but also has the lowest 50-year cost.</p>

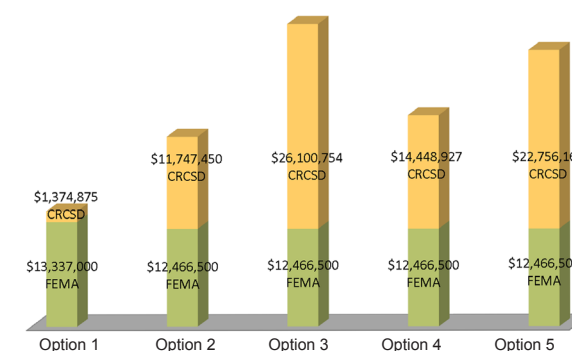
Proposed Program Space Needs/Availability



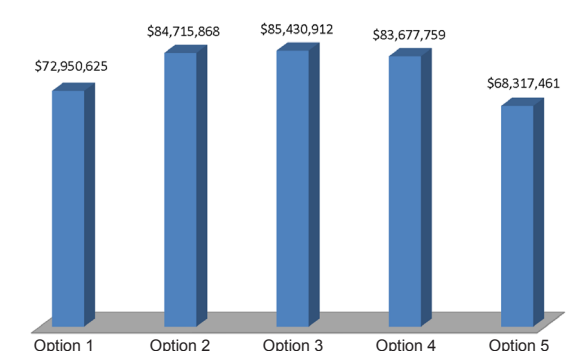
Project Cost



Funding Sources



50-Year Cost in 2010 Dollars



review the data, compare the options, give us your feedback
 participate online at: www.cr.k12.ia.us



EVALUATION CRITERIA

SOCIAL

- Does it help to fulfill the District's educational goals?
- Does it provide opportunities for continuing education?
- Does the functional space enhance accessibility?
- Are related departments adjacent and sharing resources?
- Does it provide safe and secure spaces?
- Does it promote a positive relationship with the community?
- Does it promote a positive image of the community?

ECONOMIC

- Is the project cost appropriate to the life cycle of the program?
- Do project costs justify the option?
- Are the on-going costs appropriate to the life cycle of the program?
- Do on-going costs justify the option?
- Do employees have adequate resources to fulfill their job requirements?
- Do functional resources have a positive impact on employee productivity?

ENVIRONMENTAL

- Is the location appropriate to District needs?
- Do facility locations maximize efficiency?
- Do delivery and commercial vehicles have secure and convenient access?
- Does it cater to alternate modes of transportation & have adequate parking?
- Does it decrease energy use & minimize its carbon footprint?
- Does it decrease usage/disruption of natural resources?

PLEASE JOIN US FOR **Get-Together #3**
Tuesday October 20, 4-7 PM, Washington High School

Back & Better Get-Together #2: District Support Facility Flood Recovery Options Analysis



REVIEW the DATA, COMPARE the OPTIONS,
GIVE US YOUR FEEDBACK

PARTICIPATE ONLINE AT:

www.cr.k12.ia.us

