

Le Mars Community Schools

Facility Overview | December 11, 2023



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Project Team



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Similar Studies

- Mount Vernon CSD
- Solon CSD
- Hudson CSD
- Grundy Center CSD
- Pipestone Area Schools
- Southland Public Schools
- Fort Dodge CSD
- New London CSD

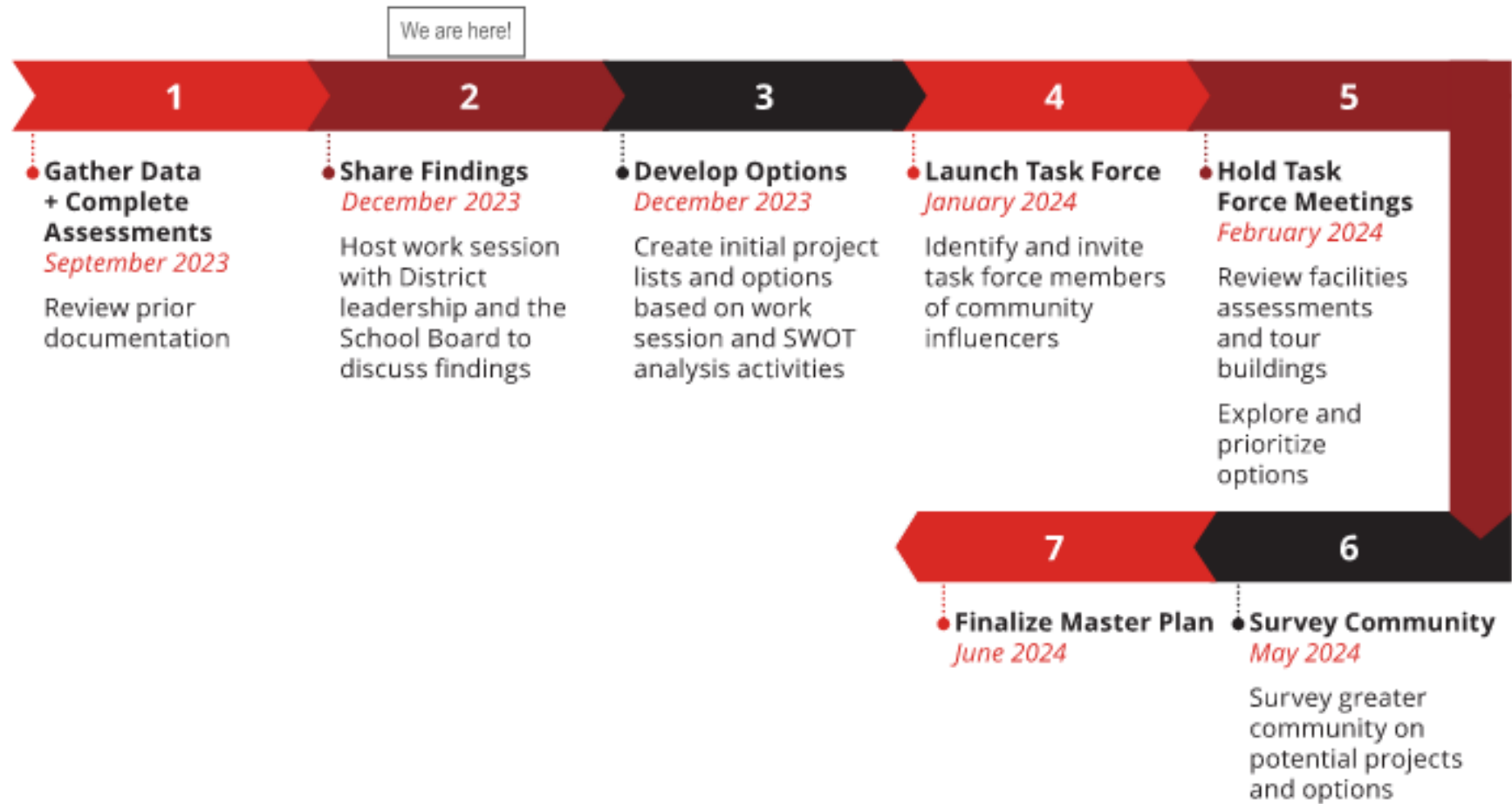


Agenda

- Master Planning Process
- Facility Assessment Overview
- Educational Adequacy/ Staff Survey Results
- Capacity Analysis
- Next Steps



Master Planning Process



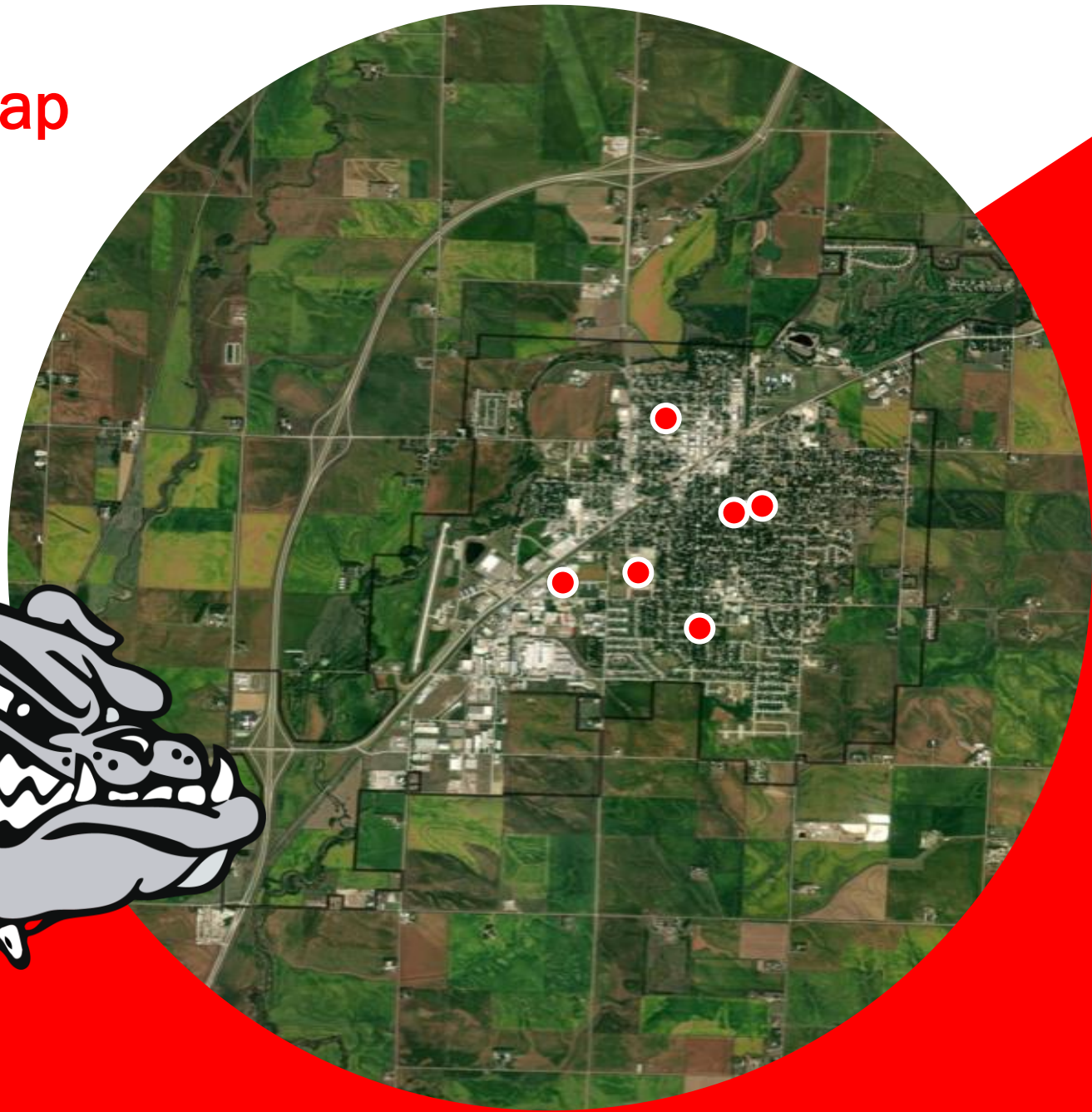
Facility Assessment



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District Map



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Facility Conditions Summary

Priority Rating System

	Priority	Time Frame
1	Immediate	0–2 Years
2	Short-Term	3–5 Years
3	Long-Term	6–10 Years

Good

In working condition and does not require immediate or short-term repairs.

Fair

In working condition yet may require immediate or short-term repairs.

Poor

Not in working condition or requires immediate or short-term repairs.



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Facility Assessment Conditions

Assessment Categories

- Site + Grounds
- Architectural + Structural
- Mechanical + Plumbing
- Electrical + Technology



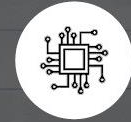
EXTERIOR BUILDING



ELECTRICAL



STRUCTURAL SYSTEM



TECHNOLOGY



INTERIOR BUILDING



SECURITY



PLUMBING



LIFE SAFETY



MECHANICAL



ACCESSIBILITY



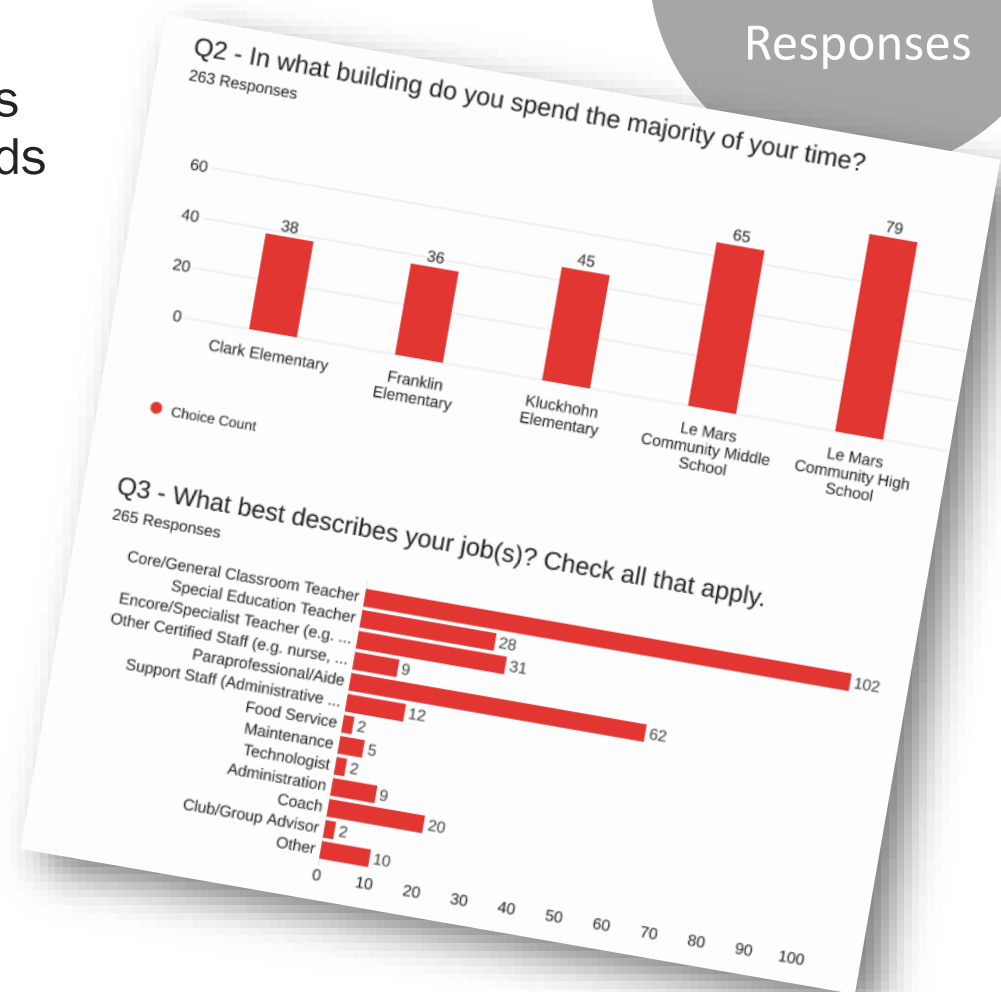
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Educational Adequacy Survey

- Emailed to district-wide staff
- Feedback on how current spaces meet teaching and learning needs
- Rankings + comments

265
Total
Responses



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Facility Conditions Summary

Clark
Elementary



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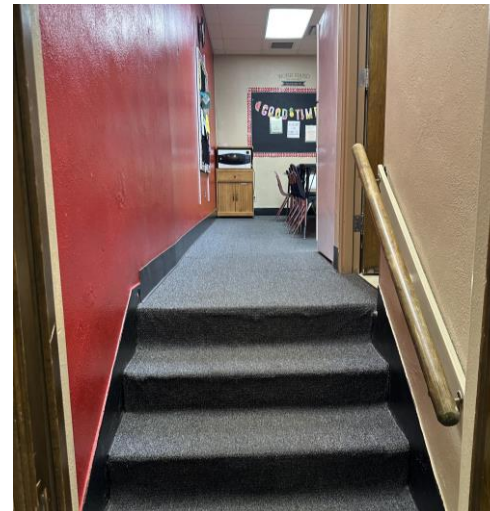
- Interior Finishes
- Furniture
- Accessibility
- Roofing
- Exterior Masonry Repairs
- Windows
- Sidewalk Replacements
- HVAC Upgrades- AHU, Boiler & Chiller
- Lighting
- Fire Alarm/PA

Clark
Elementary



Facility Assessment

Clark
Elementary

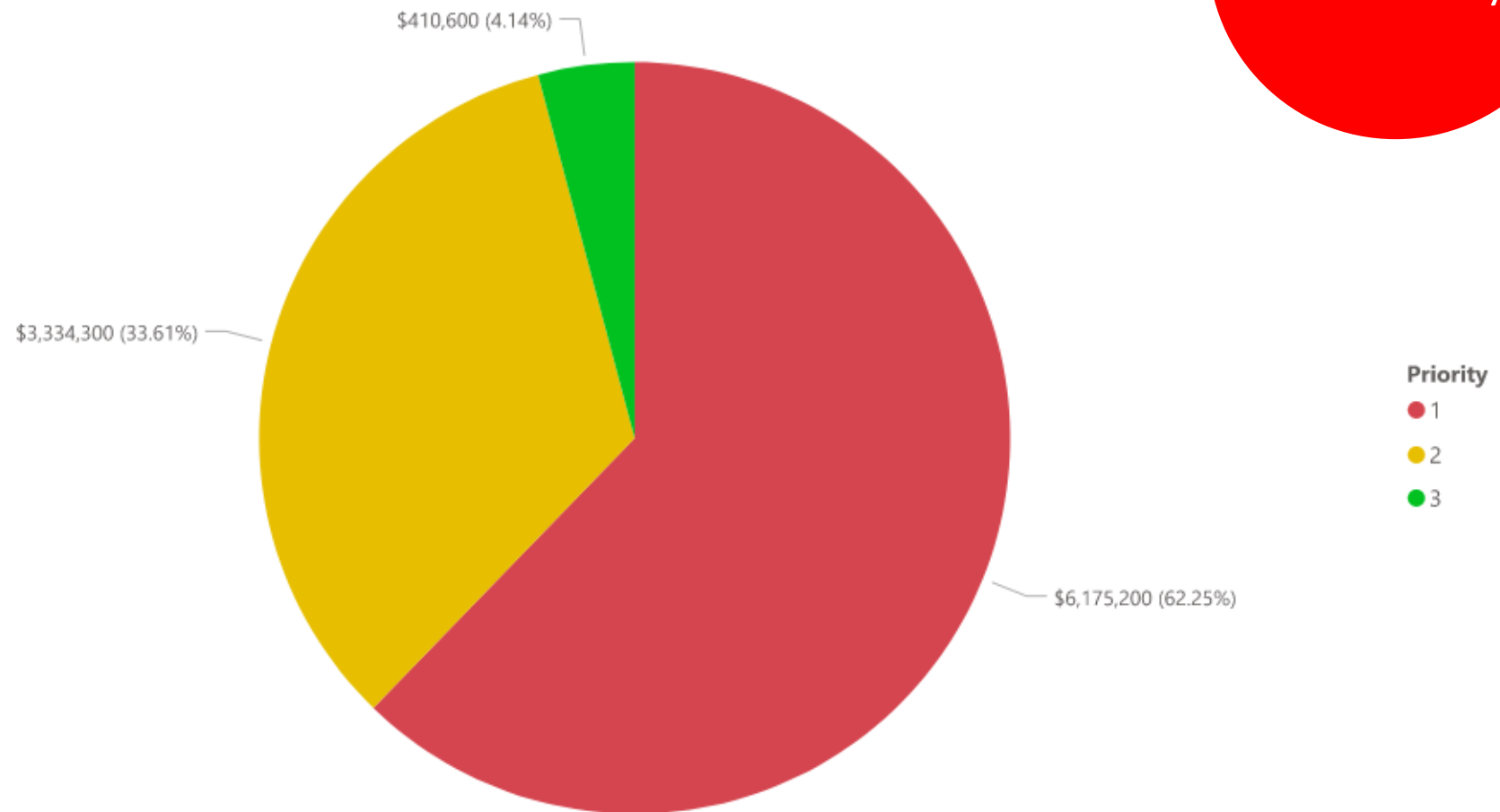


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Facility Assessment

Clark
Elementary



EAA Identified Needs - Clark

38
Responses

CLASSROOM

- No dedicated space for art
- Classroom sizes too small to comfortably accommodate staff and students
- Not enough electrical outlets
- Not able to lock classroom doors from the inside; classroom doors lock from the outside
- Multiple staff use English language learning (ELL) room for breakout space
- Lack of storage space
- Lack of flexibility within spaces
- Sounds transfer to adjacent spaces

OFFICE

- No secure entry
- Secretary lacks good site lines to those entering the building
- Nurse is not located in the office
- Specialists office is not large enough and has limited storage space
- Restrooms are not located in or near office area
- Need separate copy/work room
- Not enough space for private meetings

SUPPORT SPACES

- Staff lounge lacks an Americans with Disabilities Act (ADA) compliant access
- Specialists are using storage mezzanine for student learning
- No dishwasher in kitchen; food is delivered from the high school and dishes are returned to wash
- Not enough space for sensory students
- Lack of student breakout space, resulting in them often using entries for testing, intervention, and support
- Gym and cafeteria are held in the same space, limiting schedules and recess time during poor weather conditions

PARKING + OUTSIDE

- Traffic flow improvements
- Playground is not fenced in
- Lack of lighting outside the building
- Playground surface has cracks and jagged edges

COMFORT

- Heating, ventilation, and air conditioning (HVAC) heating and cooling temperature control
- Classroom floors have multiple tripping hazards
- Poor acoustics in the gym



Facility Conditions Summary

Franklin
Elementary



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Facility Assessment

- Playground Asphalt Surfacing
- Roofing
- Exterior Masonry Repairs
- Windows
- Interior Finishes
- Accessibility
- HVAC- AHU, Boilers, RTU & Chiller
- Lighting
- Fire Alarm/PA

Franklin
Elementary



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Facility Conditions Summary

Franklin
Elementary

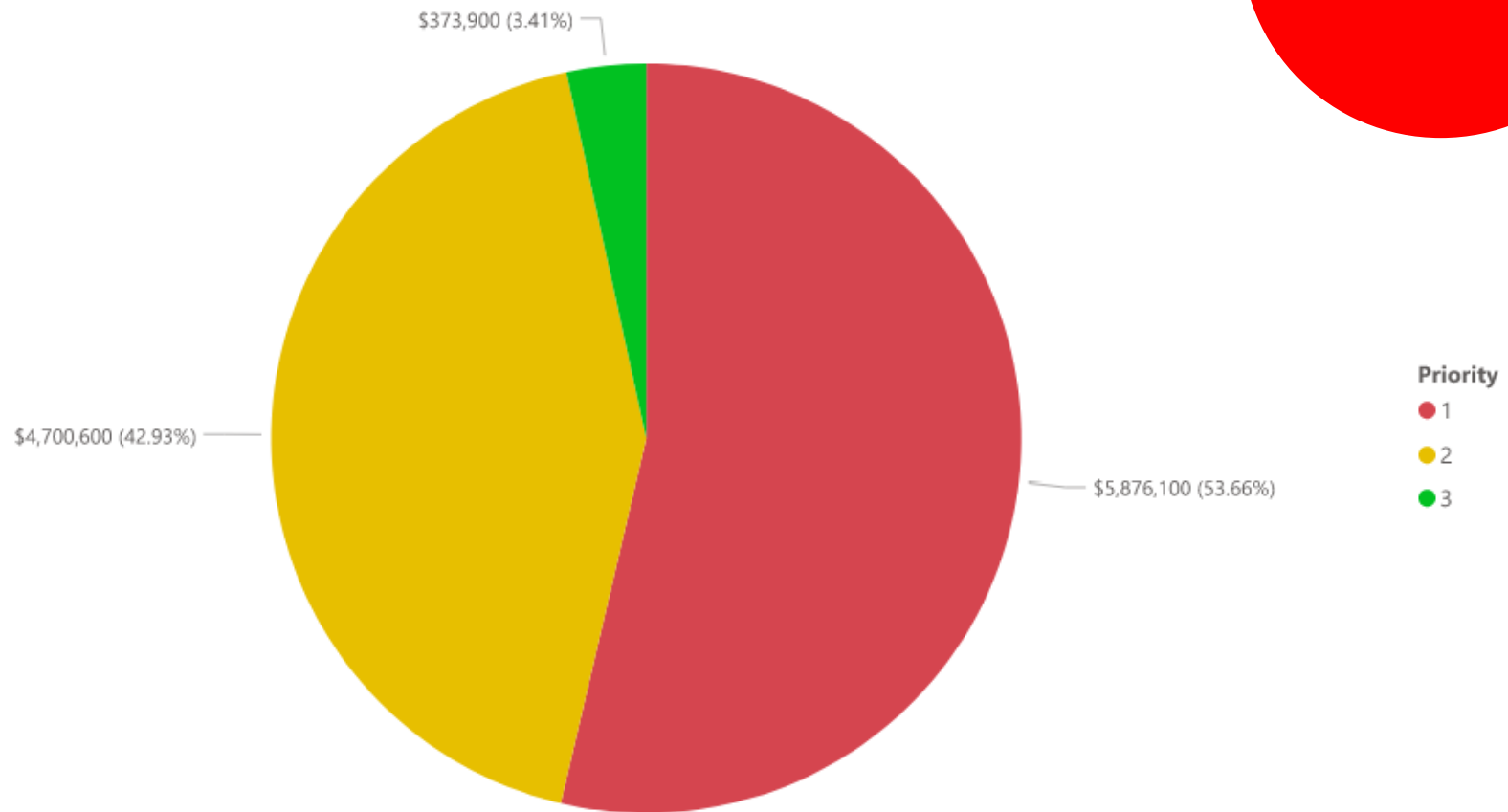


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Facility Assessment

Franklin
Elementary



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EAA Identified Needs - Franklin

36
Responses

CLASSROOM

- Not able to lock classroom doors from the inside; classroom doors lock from the outside
- Not enough electrical outlets
- Lack of storage space
- Lack of flexibility within spaces
- Sounds transfer to adjacent spaces
- Classroom sizes too small to comfortably accommodate staff and students

OFFICE

- No secure entrance
- Secretary does not have good site lines to who is coming to building
- Nurse is not located by office
- Specialists office is not large enough and has limited storage space
- Restrooms are not located in or near office area
- Need separate copy/work room
- Not enough space for private meetings

SUPPORT SPACE

- Not enough restrooms
- Gym and cafeteria are held in the same space, limiting schedules and recess time during poor weather
- Teachers lounge is not large enough is not compliant with ADA standards
- Lack of space for teacher collaboration
- Lack of area for meeting with parents
- Library too small
- More space needed for interventions
- Kitchen is too small; the milk cooler is in the gym and there is a lack of storage
- No dishwasher in kitchen; food is delivered from the high school and dishes are returned to wash
- Mechanical mezzanine used for student breakout space
- Art space too small and shared with other programs

PARKING + OUTSIDE

- Traffic flow improvements
- Focus on pedestrian safety around school
- Playground not fully fenced in
- Playground hard to supervise
- Lack of parking for visitors and staff
- Lack of ample lighting outside of building and parking areas
- Need ADA accessibility to building from parking

COMFORT

- Inconsistent heating and cooling
- Bells are very loud
- Poor acoustics in gym



Facility Conditions Summary

Kluckhohn
Elementary



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Facility Assessment

- Parking Lots
- Drainage
- Roofing
- Exterior Doors
- Exterior Masonry Repairs
- Interior Finishes
- Sound Separation
- Accessibility
- Rooftop Units (RTUs)
- Power Distribution

Kluckhohn
Elementary



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Facility Conditions Summary

Kluckhohn
Elementary

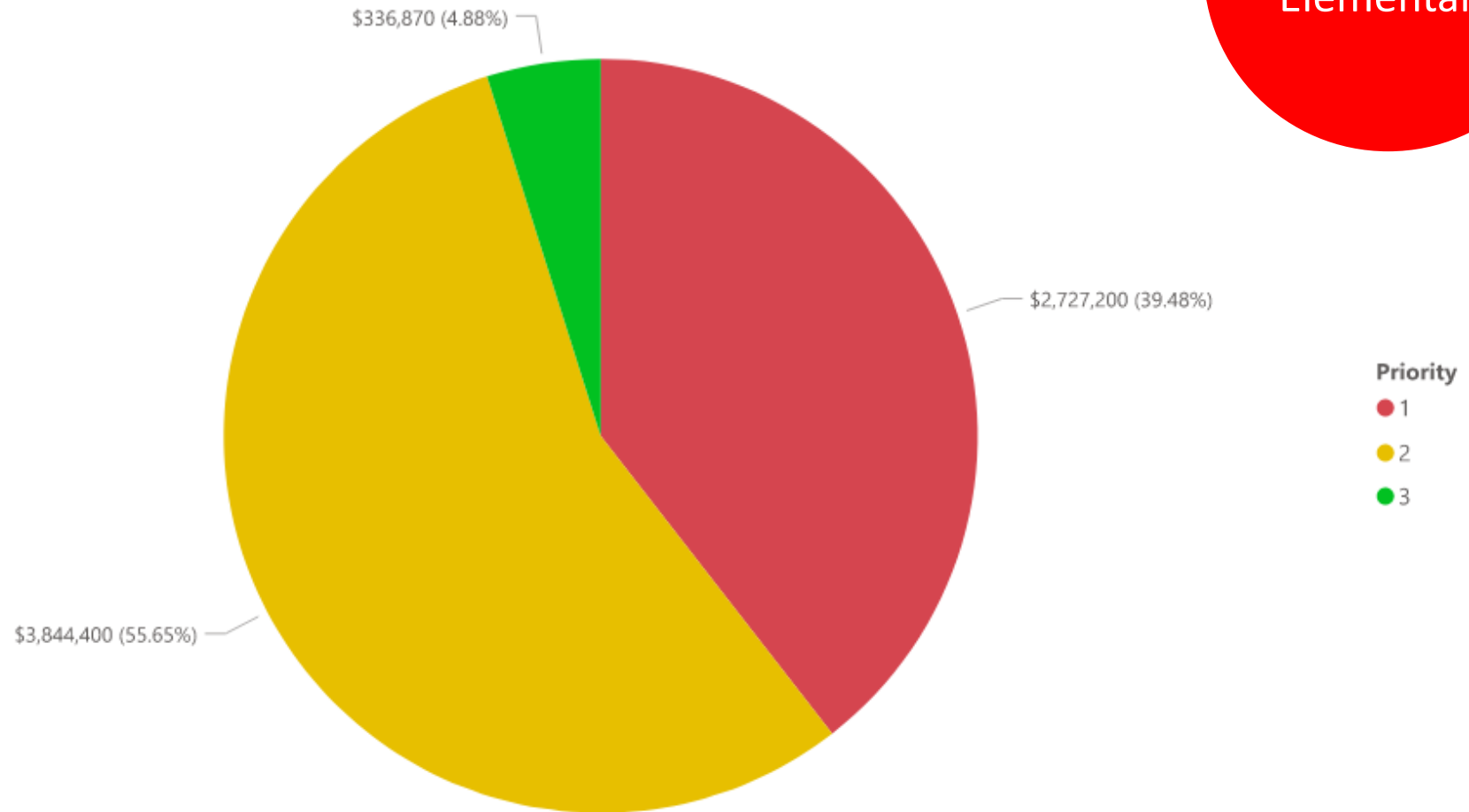


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Facility Assessment

Kluckhohn
Elementary



EAA Identified Needs - Kluckhohn

44
Responses

CLASSROOM

- Open concept is a safety and sound issue
- Not able to lock classroom doors from the inside; classroom doors lock from the outside
- Lack of space for student belongings
- Round design makes corridors difficult to supervise
- Music room is on upper level without an accessible route
- Lack of natural light
- Lack of storage
- Not enough electrical outlets
- Limited flexibility of classroom spaces

OFFICE

- Office is not directly accessed from exterior for guest entrance
- Not enough rooms for private meetings
- Lack of space for specialists

PARKING + OUTSIDE

- Parking capacity for visitors and staff
- Traffic flow improvements
- Site lighting

SUPPORT SPACE

- Not enough restrooms
- Gym and cafeteria are held in the same space, limiting schedules and recess time during poor weather conditions
- Art space too small and typically done by moving from room to room
- Lack of PE storage
- Lack of space to store lunch tables during gym functions
- No dishwasher in kitchen; food is delivered from the high school and dishes are returned to wash

COMFORT

- Sound transfer between spaces
- Heating and cooling challenges
- Intercom system not working correctly



Facility Conditions Summary

Middle
School



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Facility Assessment

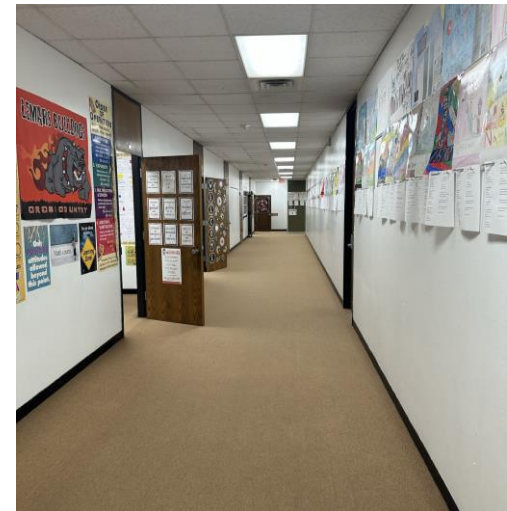
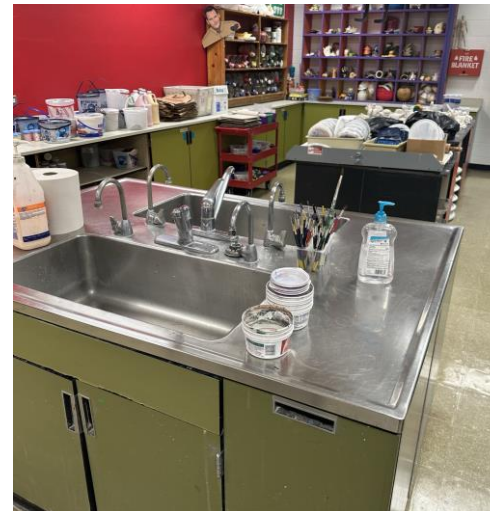
- Parking Lots
- Accessible Pedestrian Routes
- Roofing
- Windows
- Exterior Masonry Repairs
- Interior Finishes
- HVAC- AHUs, RTUs, Furnaces, Coil Configuration
- Lighting
- Fire Alarm/PA

Middle
School



Facility Conditions Summary

Middle
School

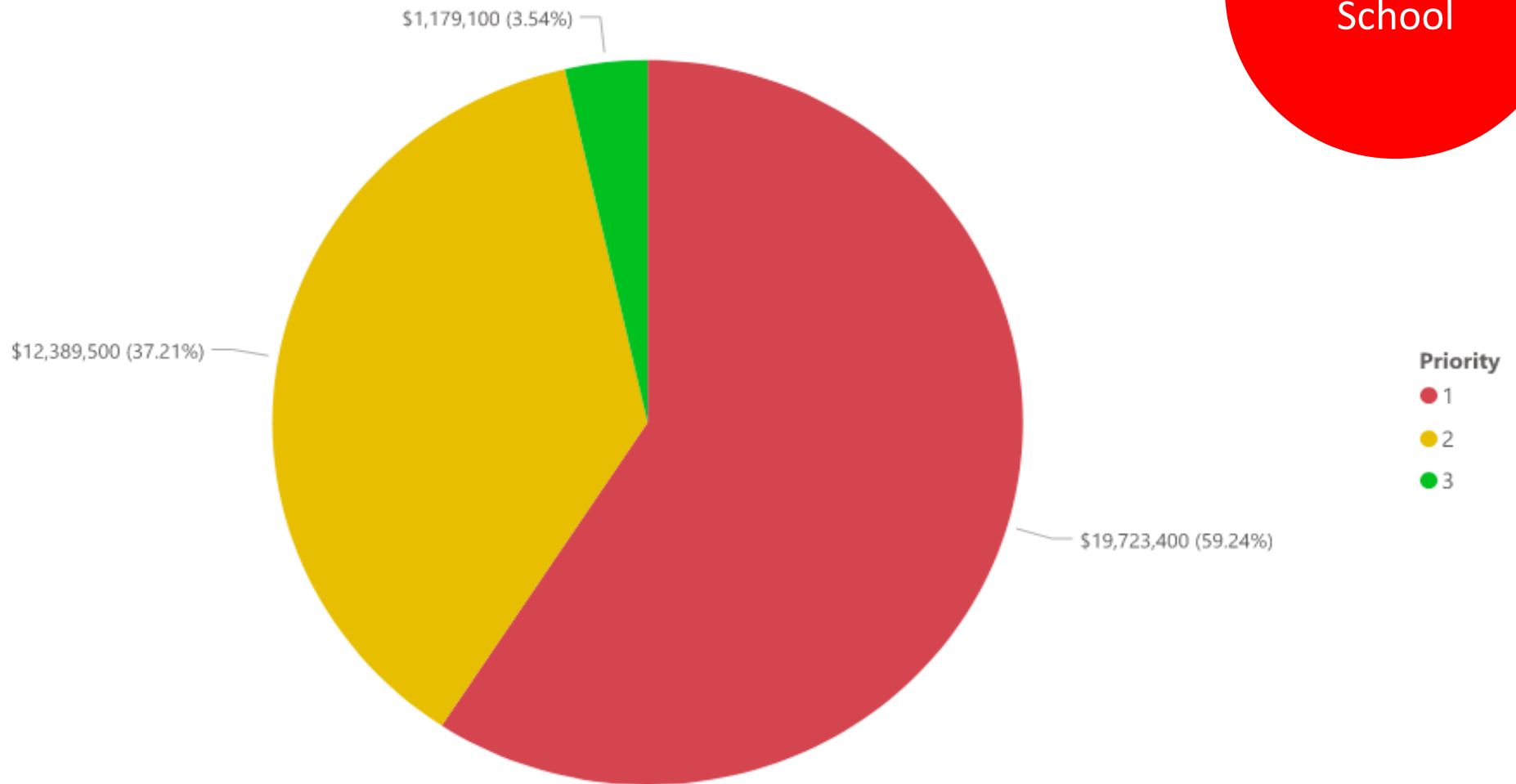


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Facility Assessment

Middle
School



EAA Identified Needs – Middle School

65
Responses

CLASSROOM

- Not able to lock classroom doors from the inside; classroom doors lock from the outside
- Lack of natural light
- Lack of storage
- Not enough electrical outlets

OFFICE

- Office is not directly accessed from exterior for guest entrance
- Not enough rooms for private meetings

SUPPORT SPACE

- Teacher lounge and work room is too small
- No accessible route to auditorium stage
- Not enough restrooms and upgrades are needed for restroom

PARKING + OUTSIDE

- Traffic flow improvements
- Lack of dedicated parking for visitors and staff
- Location of accessible parking stalls is not close enough to building

COMFORT

- Sound transfer between spaces
- Heating and cooling challenges



Facility Conditions Summary

High
School



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Facility Assessment

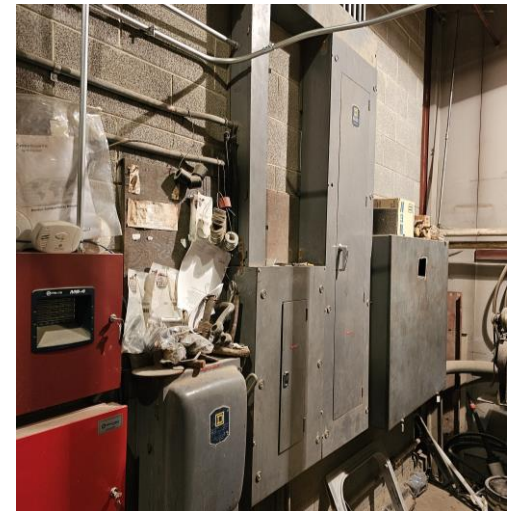
- Parking Lot
- Tennis Courts
- Roofing
- Exterior Masonry Repairs
- Windows
- Skylights
- Interior Finishes
- Accessibility
- Secure Entrance
- HVAC- AHU, Coil Configuration
- Domestic Water Piping
- Lighting
- Fire Alarm/PA

High
School



Facility Conditions Summary

High
School

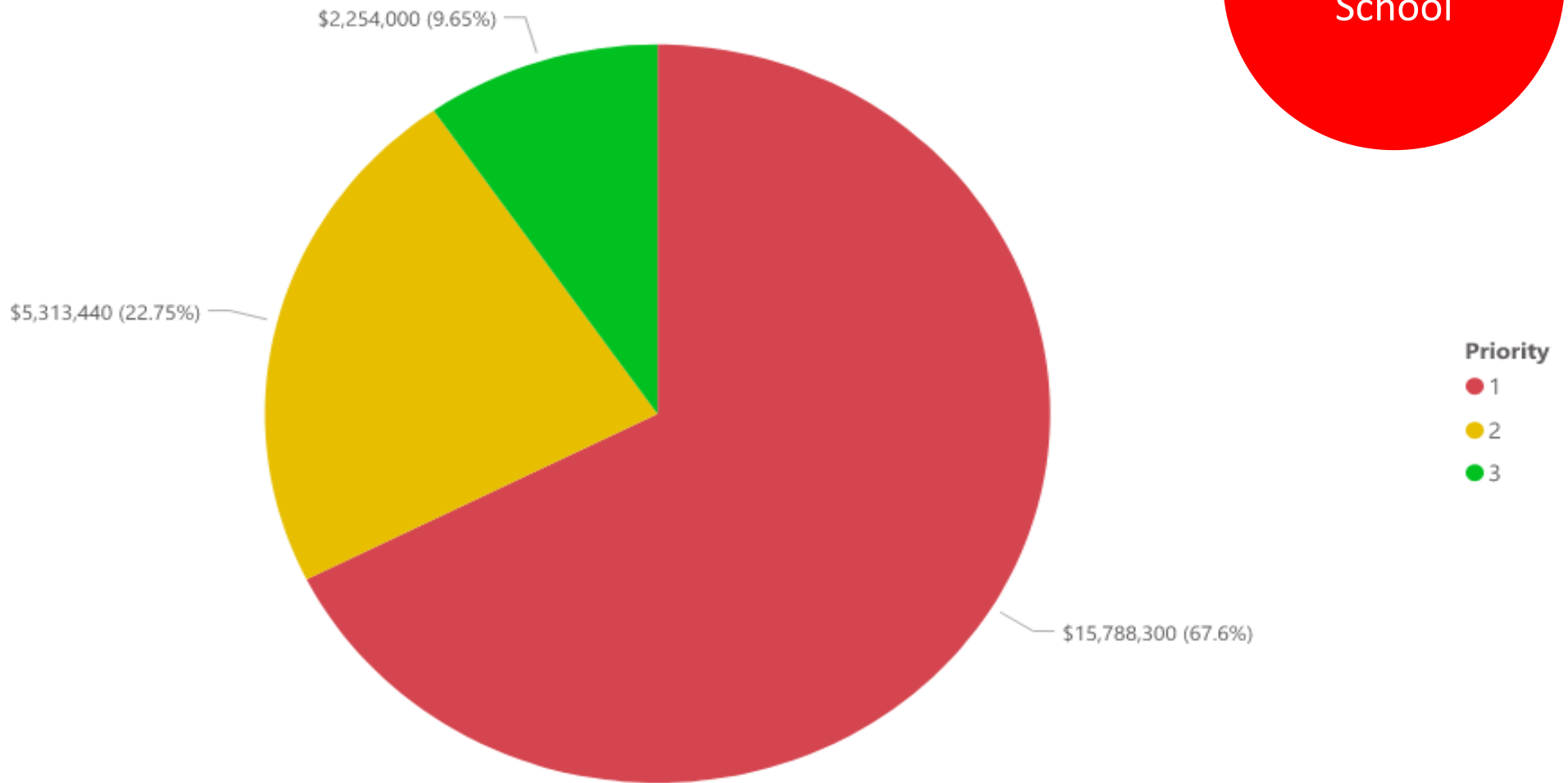


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Facility Assessment

High School



EAA Identified Needs– High School

79
Responses

CLASSROOM

- Not enough electrical outlets
- Lack of natural light
- Limited space flexibility

OFFICE

- Not enough rooms for private meetings
- Office is not directly accessed from exterior for guest entrance

SUPPORT SPACE

- Lack of conference rooms
- Need designated teachers lounge and work room
- Kitchen space too small and functions as central kitchen for District
- Bus garage too small

PARKING + OUTSIDE

- Traffic flow improvements
- Increased parking capacity for visitors and staff
- Agriculture and industrial technology buildings require open campus making a secure building challenging

COMFORT

- Lack of natural light
- Noise transfers between spaces
- Heating and cooling challenges



Capacity Analysis



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School Overview

School	Grades Served
Clark Elementary	Grades PK-5
Franklin Elementary	Grades K-5
Kluckhohn Elementary	Grades TK-5
Middle School	Grades 6-8
High School	Grades 9-12



Methodology

Utilization Rates

- Not realistic to operate at 100% capacity

School Type	Average Utilization Rate	Utilization Rate for Study
Elementary	90% - 95%	90%
Middle School	70% - 85%	80%
High School	75% - 85%	75%



Objectives/Goals

Analysis based on the following:

- Nation-wide school planning guide
- ISG's experience as a leader in K-12 planning and design
- Input from the District's leadership team regarding how spaces are currently used
- Maximum capacity for each site



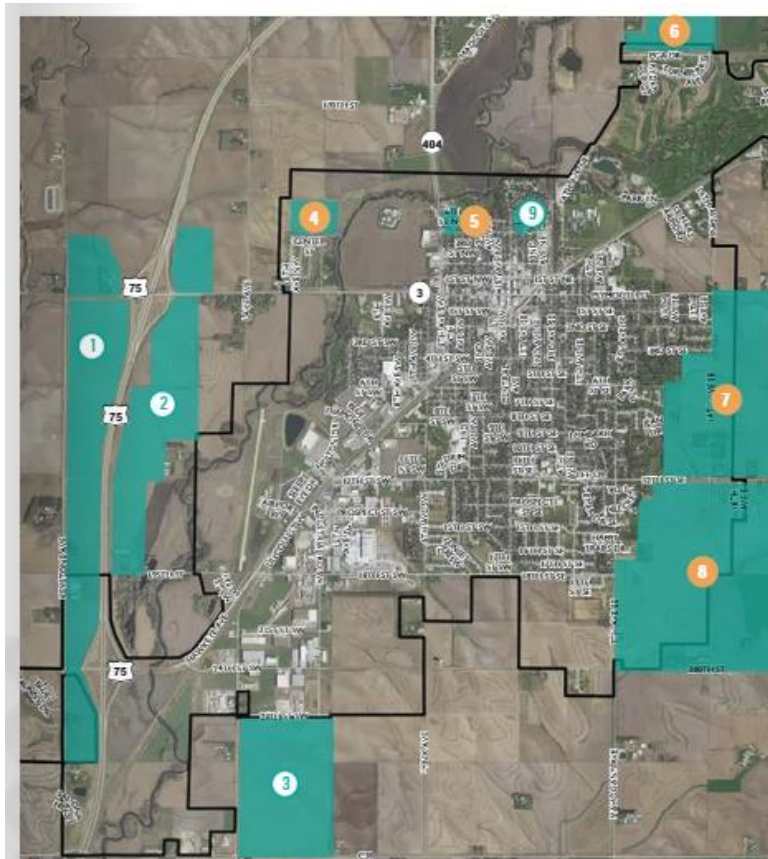
Capacity Analysis

School	Enrollment	100% Capacity	Functional Capacity
Clark (PK-5)	285 *	286 (13 clsrms x 22)	257 (90%)
Franklin (K-5)	273	264 (12 clsrms x 22)	237 (90%)
Kluckhohn (TK-5)	431	418 (19 clsrms x 22)	376 (90%)
Elementary Summary	989 PK-5 Students	968 (44 clsrms x 22)	870 PK-5 Student Capacity
Middle School (6-8)	469	See Spreadsheet	538
High School (9-12)	691**	See Spreadsheet	819

* Clark pre-k enrollment (48 half-day students) counted as 24 full-day students

** High school enrollment excludes ALC (approx. 41 students)





DEVELOPMENT SITES LEGEND

- ① West Highway 75
- ② East Highway 75
- ③ Industrial South
- ④ Parkview
- ⑤ Erdmanville
- ⑥ PGA Drive North
- ⑦ East Side Senior Housing
- ⑧ East Side Housing
- ⑨ O'Toole Park Improvements

Proposed growth **goals** include an increase of 8,500 total housing units in Le Mars to house 20,000 residents by 2045.

HOUSING LIFE CYCLE

In the typical housing life cycle, homeowners usually progress upwards in the housing market, selling their homes when they've either outgrown them or desire an upgrade, thereby acquiring higher-value homes. This natural cycle helps free up properties in the lower price brackets, enabling new buyers to enter the market at more affordable levels. In Le Mars however, a trend has emerged where homeowners tend to stay in their residences for extended periods. This trend has led to a notable lack of movement within the local housing market, resulting in a limited supply of affordable homes for sale to prospective new homeowners. For instance, 44.7% of homeowners moved into their current homes in 2000 or earlier. This figure aligns with the percentages and averages seen in peer communities, as reflected in the following percentage breakdowns:



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Assumptions:

- The Community Development Plan calls for 8,500 additional housing units by 2045.
- The timing and types of development will impact enrollment growth.
- We know that development will result in recycling of existing housing stock - likely with families of school-age children.

Conservative Estimate: In 10 years 20% of the proposed 8,500 housing units could be occupied.
That means 1,700 new housing units in the district.

Community Development Plan estimates 2.5 persons per housing unit.

Assuming .83 students per available house occupancy - 1,411 new students in 10 years

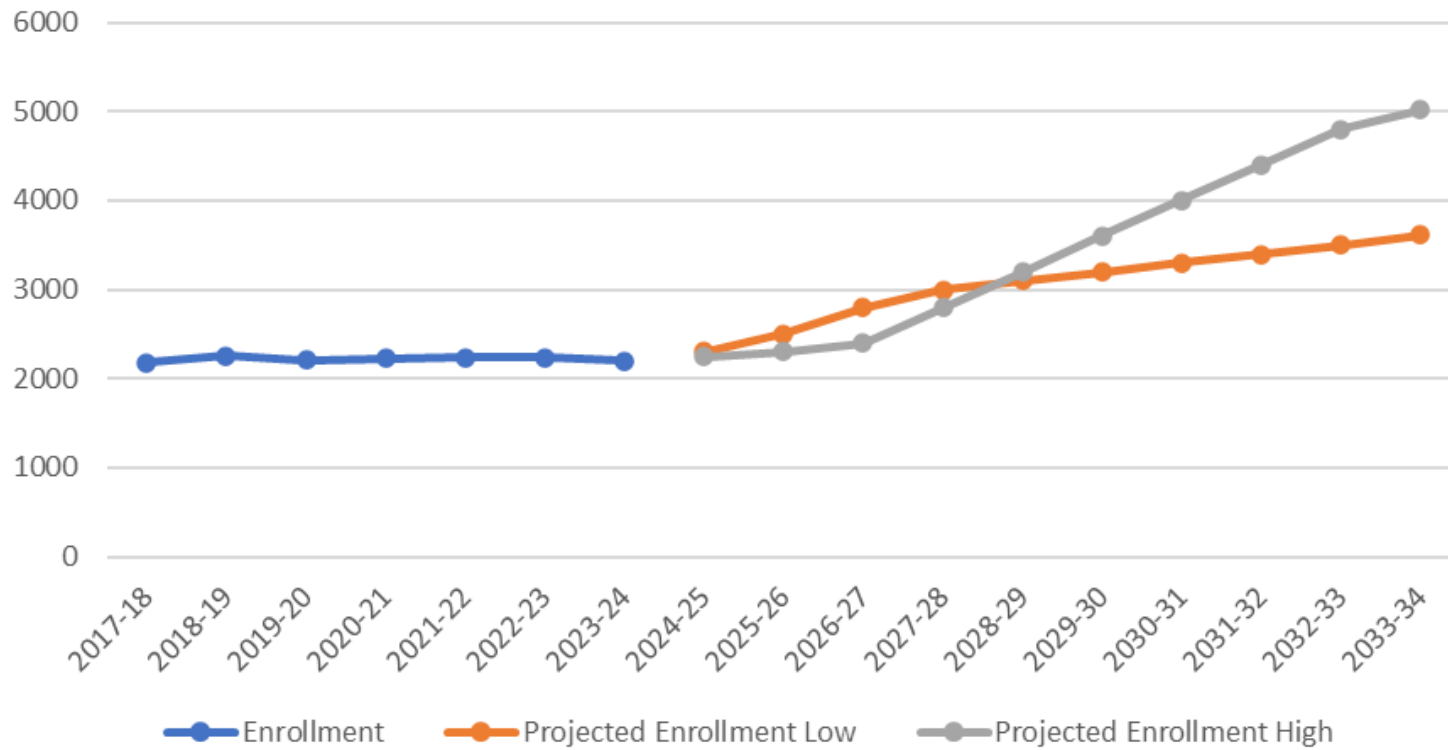
Progressive Estimate: In 10 years 40% of the proposed 8,500 housing units could be occupied.
That means 3,400 new housing units in the district.

Community Development Plan estimates 2.5 persons per housing unit.

Assuming .83 students per available house occupancy - 2,822 new students in 10 years



Enrollment Projections



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School District	Enrollment	Elementary Schools	Intermediate Schools	Middle Schools	High School	Other	Total School	Remarks
Sioux Center	1500	2	1	1	1		5	PK Center, PK-3rd, Int = 4th & 5th
Le Mars	2214	3	0	1	1		5	
Storm Lake	2531	1		1	1	1	4	1 PK Center, MS = 5th - 8th
Lewis Central	2655	1	1	1	1		4	Kerft Primary = 500 TK-1st. Titan Hill = 900 2nd - 5th
Mason City	3404	4	1	1	1		7	
Indianola	3436	4	0	1	1		6	One elementary is TK-5, all others are K-5. All elementary enrollments are range from 394 to 480.
Fort Dodge	3561	5	0	1	1		7	EC Center is TK-K, other elementaries are grades 1-5. Elementary enrollments range from 250 to 450.
Ames	4439	5		1	1	1	8	1 PK Center, Elementaries = K-5th
Cedar Falls	5520	7		2	1		10	Elementary Enrollments range from 280 to 500 serving grades PK-6th. JH = 7th - 9th, HS = 10th - 12th



Reflecting on the following:

- ✓ What meets our needs from a curriculum standpoint?
- ✓ How does expansion impact current boundaries?
- ✓ How do we ensure operating efficiencies?



Next Steps



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Next Steps

1. Prioritization of needs
2. Initial options development
3. Review funding options for short-term + long-term needs
4. Gather input from community stakeholders
5. Refine needs and prepare for community survey





Thank You!



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