



2024

District-Wide Facility Study

Riverview School District

September 16, 2024

Board Meeting



Facility Master Planning Update

District Goals and Objectives

- Identify 21st Century Learning Environments Improvements / Needs
- Review Future Facility Options (5 – 10 year window)
- Address Educational, Facility & Staffing Needs
- Add Efficiency and Reduce Operational Costs Where Possible
- Improve Quality & Long-term Maintainability of Facilities

Master Plan Decision Tree

Group 1

- State Primary Master Planning Objectives
- Identify District Financial Status (Fiscally Responsible Planning)
- Determine Enrollment Numbers for Planning
- Select Best Educational Grade Groupings to Study
- Understand Existing Building and Site Conditions

Group 2

- Select Best Physical Solutions for Each Grade Grouping Option
- Identify Possible Timeline for Each Option

Group 3

- Cost Compare Options
- Select Most Viable Options + Timelines

Group 4

- Recommended Option and Timeline



OPTIONS EXPLORED

Riverview SD

CURRENT FACILITY STATUS

The What?

- **Building Conditions**
 - All buildings in good condition due to recent renovations
 - Targeted Master Planning items remain; Verner Window Replacement, etc.
 - Jr/Sr High Admin/Entry reorganization needed
 - Parking is inadequate for events at all buildings
 - Play areas at Elementary are small
- **Educational Equity and Programs**
 - Class Sizes at elementary fluctuate due to same-grade building format
 - Duplication of elementary special program space due to same-grade buildings
 - Jr/Sr High School program needs exist
 - Auditorium / Large Group Instruction
 - Wrestling Room
 - Locker Rooms & Team Rooms
 - Music/Choral Room
 - Tech Ed renovations

OPTIONS EXPLORED

Riverview SD

CONSOLIDATION OPTIONS

The Why?

- Consolidate Facilities to Reduce Annual Budgetary Expenses
 - Reduce Maintenance and Operational Costs
 - Create Staffing Efficiencies where possible
- Improve Educational Equity and Programs
 - Class Sizes
 - Concentrate Special Programming

The How?

- Combine to one K-6 Facility
- Combine Grade Levels at Two Buildings
 - Verner K-2
 - Tenth Street 3-6
- Shift to MS/HS Format 6-8 / 9-12 and Combine K-5 to one Facility
- Shift to MS/HS Format 5-8 / 9-12 and Combine K-4 to one Facility

Master Plan Decision Tree

A. Determine Enrollment Numbers for Planning

- ✓ Utilize Highest Projected Enrollments Plus 10%
- ✓ Determine Desired Class Sizes for Planning Grade Groupings

B. Select Best Educational Grade Groupings to Study

- ✓ Current: K-6 and 7-8/9-12
- ✓ Option: K-2 and 3-6 and 7-8/9-12
- ✓ Option: K-5 and 6-8/9-12
- ✓ Option: K-4 and 5-8/9-12
- ✓ Option: K-5/6-12 (New Building)
- ✓ Option: K-6/7-12 (New Building)

RIVERVIEW SCHOOL DISTRICT

ENROLLMENT

2023 - 2024	K	1	2	3	4	5	6						
Tenth Street Elem	56	43	65	55	55	66	53	393					
Verner Elem	20	25	27	32	17	15	22	158					
Total Elem	76	68	92	87	72	81	75						
									7	8	9	10	11
Jr/Sr HS									79	71	53	92	65
TOTAL	K-6	551											
TOTAL	7-12	445											

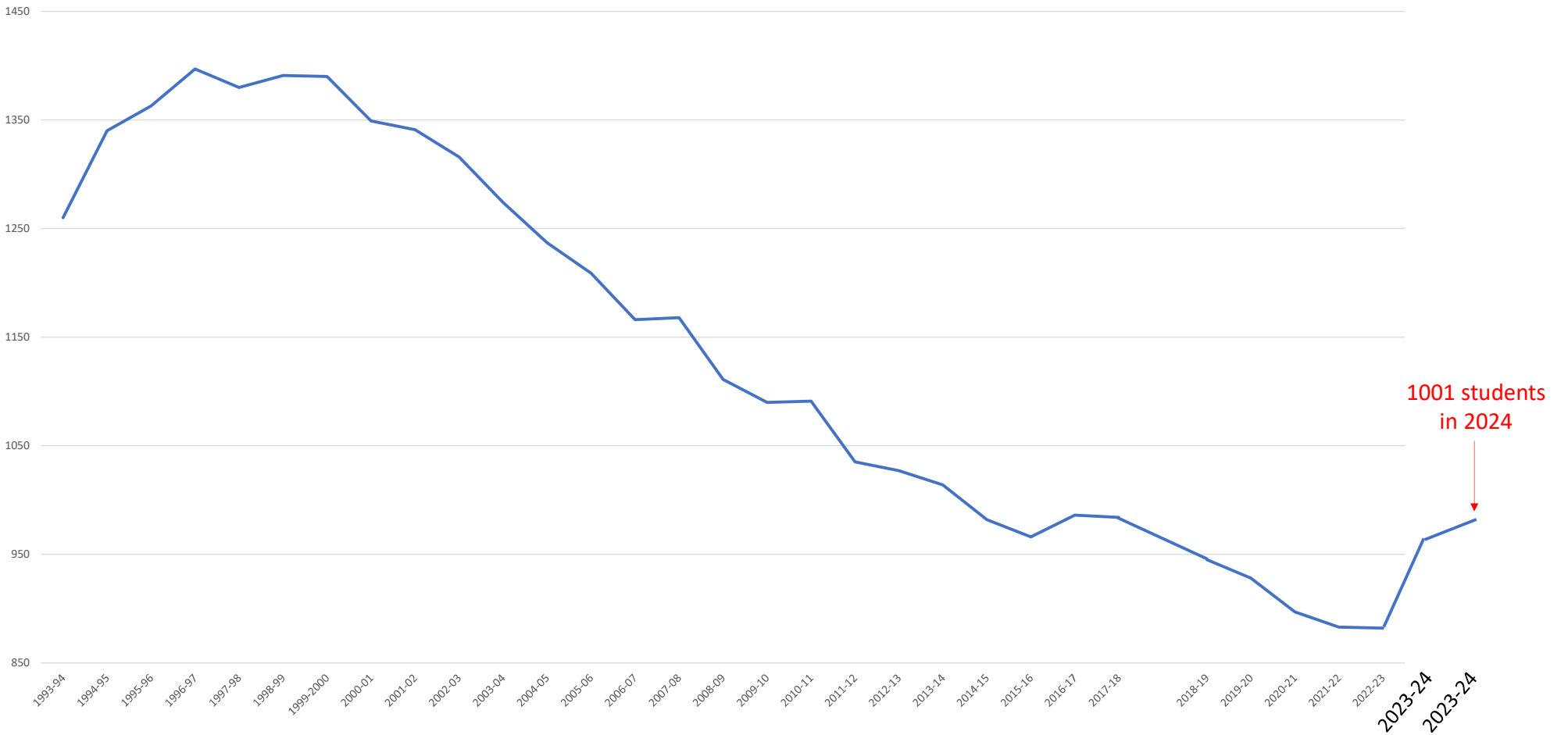
RIVERVIEW SCHOOL DISTRICT ENROLLMENT HISTORY						
	K-12	7-12	Tenth	Verner	K-6	
2004-2005	1237	660	364	213	577	
2005-2006	1209	624	378	207	585	
2006-2007	1166	612	364	190	554	
2007-2008	1062	507	367	188	555	
2008-2009	1089	553	366	170	536	
2009-2010	1090	565	352	173	525	
2010-2011	1113	575	348	190	538	
2011-2012	1141	613	354	174	528	
2012-2013	1027	500	347	180	527	
2013-2014	1021	483	345	193	538	
2014-2015	998	483	323	192	515	
2015-2016	967	471	311	185	496	
2016-2017	955	455	312	188	500	
2017-2018	979	443	332	204	536	
2018-2019	954	414	335	205	540	
2019-2020	982	434	354	194	548	
2020-2021	906	393	339	174	513	
2021-2022	921	407	338	176	514	
2022-2023	949	398	382	169	551	
2023-2024	988	419	390	162	552	
2024-2025	1001	445	393	158	551	

ENROLLMENT HISTORY

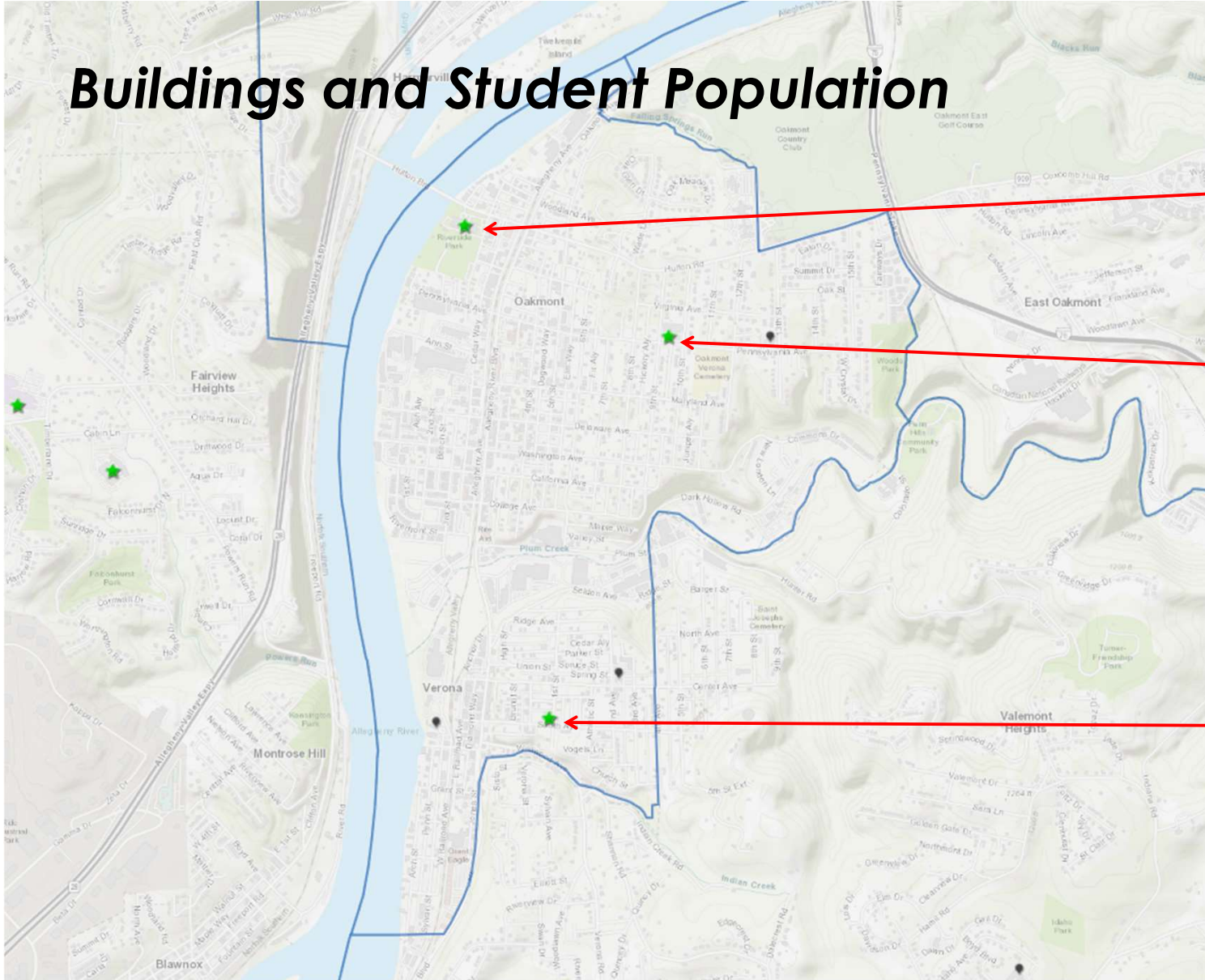
Provided by RSD in 2023

Riverview SD Student Enrollment: 1993-2023

PDE data



Buildings and Student Population



Jr/Sr High School
7-8/9-12 Grades
445 Students

Tenth Street Elementary School
K-6 Grades
393 Students

Verner Elementary School
K-6 Grades
158 Students



Riverview SD 103028203

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Actual														
2018 - 2019	73	85	81	60	84	70	87	60	64	64	64	96	66	954
2019 - 2020	84	80	89	79	60	86	70	96	57	62	68	60	91	982
2020 - 2021	66	82	74	81	73	54	83	68	85	54	61	62	63	906
2021 - 2022	83	69	86	72	80	67	57	87	64	82	56	59	59	921
2022 - 2023	100	80	71	82	71	79	68	56	89	60	80	53	60	949
Projection														
2023 - 2024	63	75	83	68	80	68	80	70	53	85	61	75	53	914
2024 - 2025	77	57	78	79	66	77	69	82	66	51	86	57	74	919
2025 - 2026	63	70	59	74	77	63	78	71	78	63	52	81	57	886
2026 - 2027	78	57	73	56	72	74	64	80	67	74	64	49	80	888
2027 - 2028	77	71	59	70	55	69	75	66	76	64	75	60	49	866
2028 - 2029	75	69	74	56	68	53	70	77	63	73	65	71	59	873
2029 - 2030	73	68	72	71	55	65	53	72	73	60	74	61	70	867
2030 - 2031	72	67	71	69	69	53	66	54	68	70	61	70	60	850
2031 - 2032	70	65	70	68	67	66	53	68	51	65	71	57	69	840
2032 - 2033	69	64	68	67	66	64	67	54	65	49	66	67	57	823

2023-24 Highest Projected K – 6 = 517

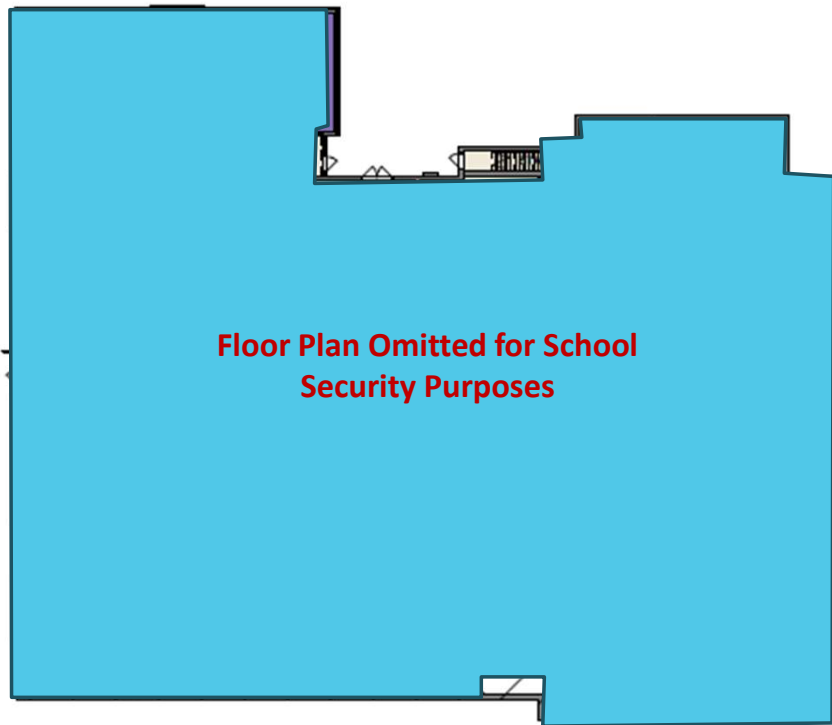
2024-25 Highest Projected 7 – 12 = 416

10 yr Projected -91 Enrollment Decline












-48 five year decline

VERNER ELEMENTARY
Building Capacity Review

LOWER FLOOR



Current Area Legend

- | | |
|--|---|
|  ADMIN |  SGI |
|  ARTS |  STEAM |
|  CORRIDOR |  STORAGE |
|  LIBRARY |  TOILET |
|  MECH | |
|  MUSIC | |
|  PRE-K | |

Capacity

0 @ 22 = 0

0 @ 24 = 0

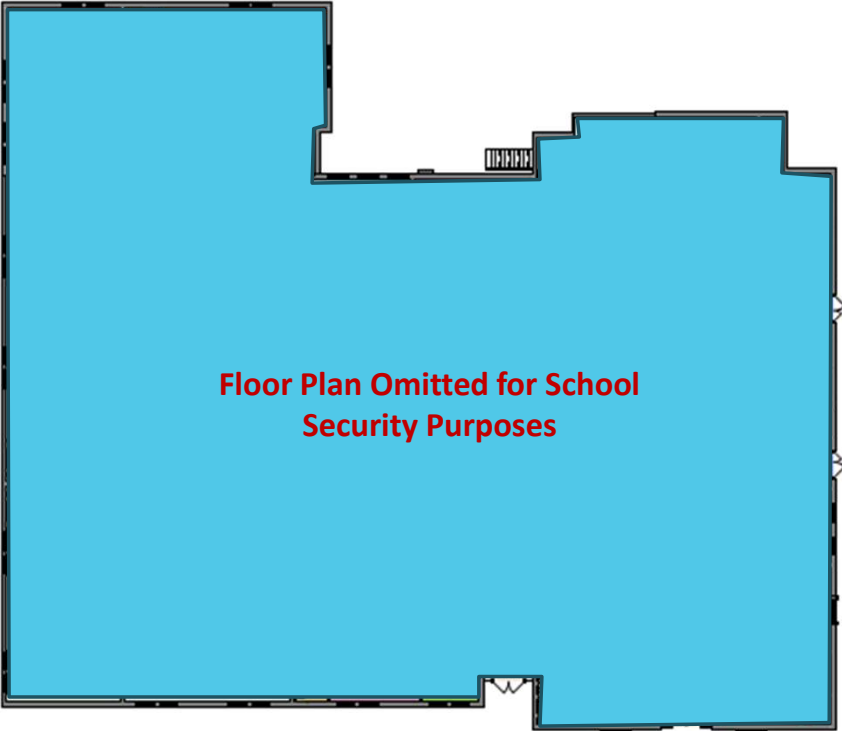
Lower Floor
Functional
Capacity = 0

VERNER ELEMENTARY - EXISTING BUILDING UTILIZATION















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FIRST FLOOR



Current Area Legend

- | | |
|--|--|
|  1ST GRADE |  KINDERGARTEN |
|  2ND GRADE |  LIBRARY |
|  SPECIAL ED |  NURSE |
|  CAFEGYMATORIUM |  STAFF TOILET |
|  KITCHEN |  STORAGE |
|  ADMIN |  TOILET |
|  CORRIDOR | |
|  FACULTY | |

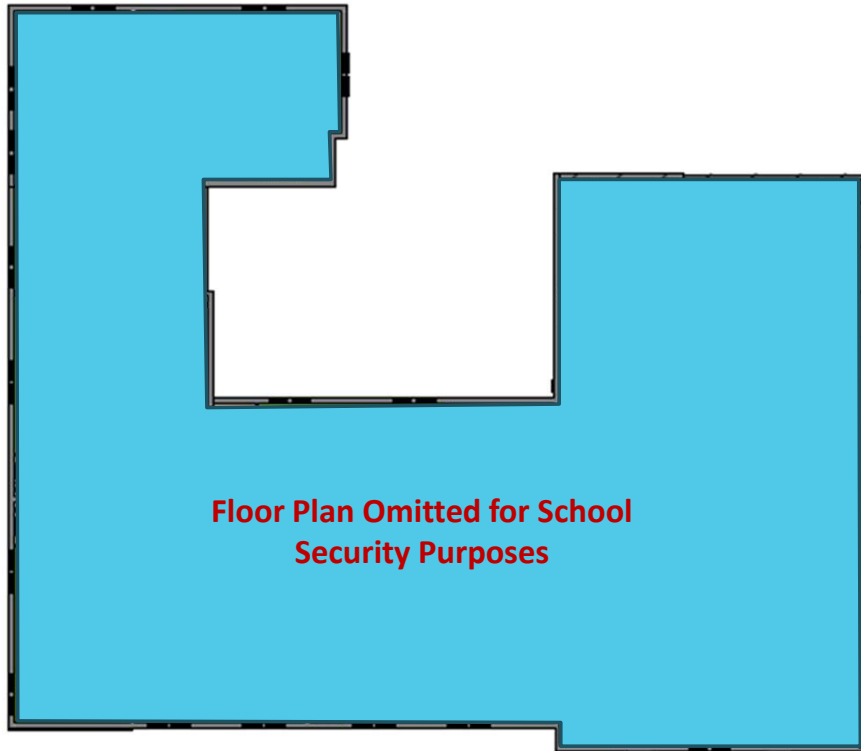
Capacity

4 Classrooms @ 20 = 80
 2 Classrooms @ 22 = 44










First Floor Functional Capacity = 124

VERNER ELEMENTARY - EXISTING BUILDING UTILIZATION

UPPER FLOOR



Current Area Legend

- | | |
|--|---|
|  3RD GRADE |  MECH |
|  4TH GRADE |  STORAGE |
|  5TH GRADE |  TOILET |
|  6TH GRADE | |
|  SPECIAL ED | |
|  CORRIDOR | |

Capacity

2 Classrooms @ 22 = 44

4 Classrooms @ 24 = 96

Upper Floor Functional Capacity = 140

**Total Building
Functional
Capacity = 264**

*PDE Capacity
12 x 25 = 300

VERNER ELEMENTARY - EXISTING BUILDING UTILIZATION

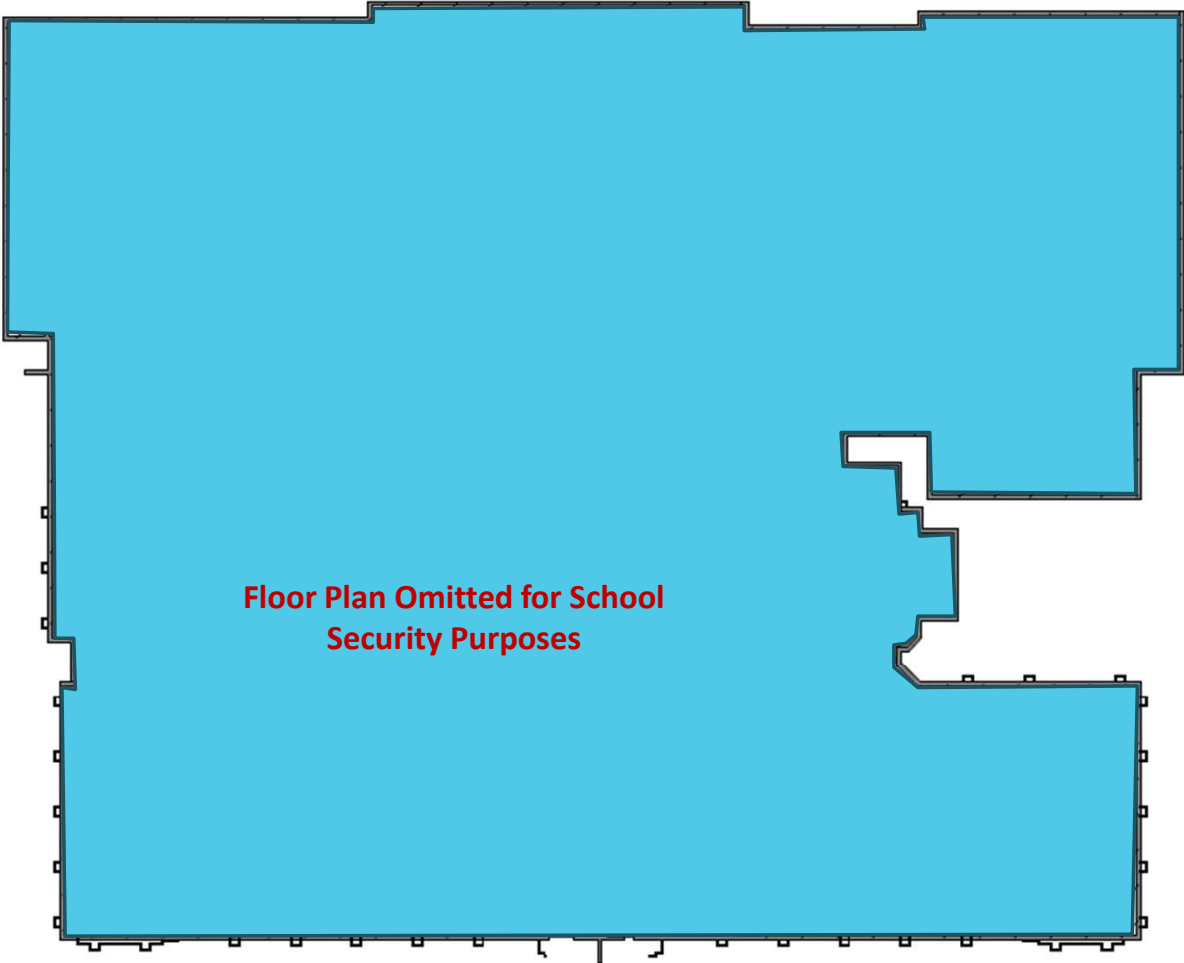
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10th STREET ELEMENTARY

Building Capacity Review

LOWER FLOOR



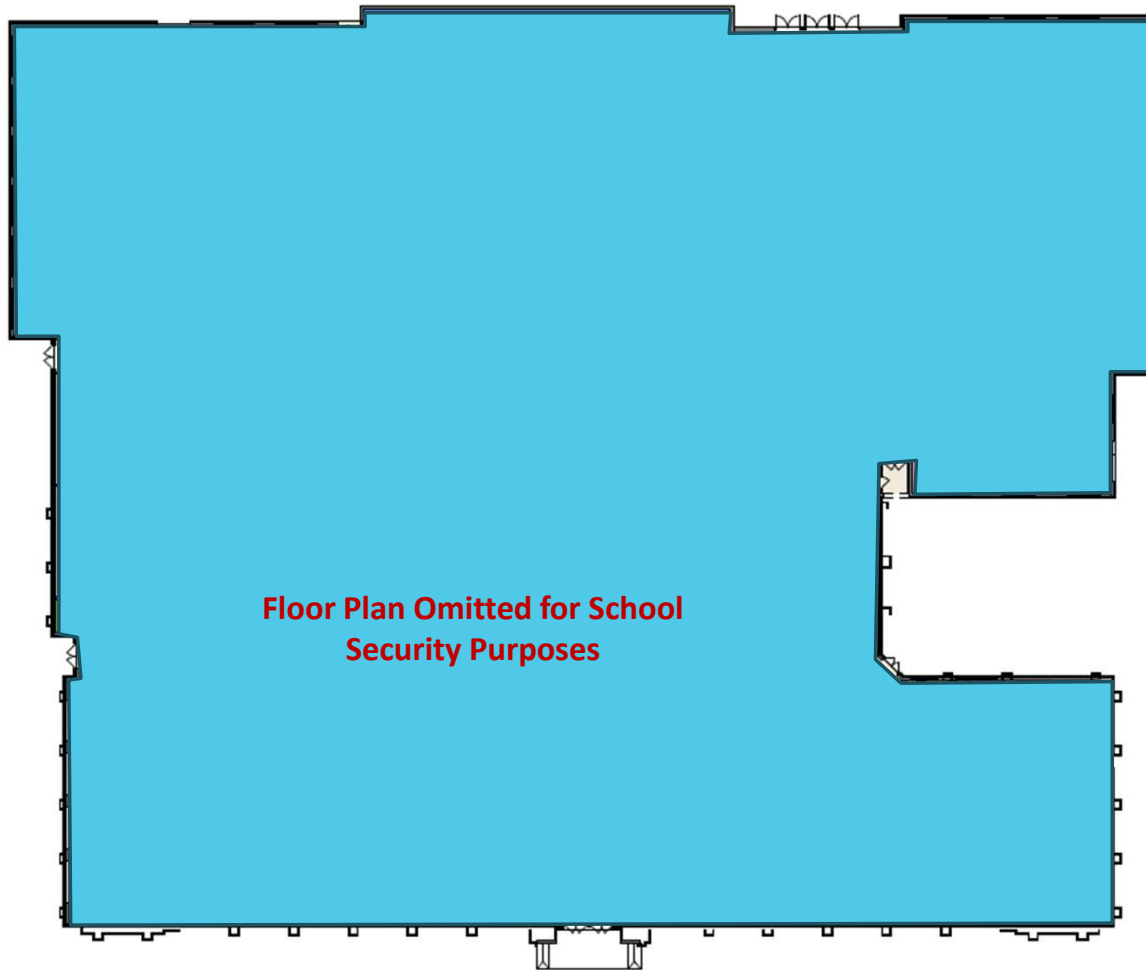
Current Area Legend

-  CORRIDOR
-  MECH
-  STORAGE

No Capacity on this Level

TENTH STREET ELEMENTARY - EXISTING BUILDING UTILIZATION

FIRST FLOOR



Current Area Legend

 1ST GRADE	 LGI
 2ND GRADE	 KINDERGARTEN
 3RD GRADE	 MECH
 SPECIAL ED	 MUSIC
 KITCHEN	 NURSE
 CAFETERIA	 SGI
 ADMIN	 STAFF TOILET
 ARTS	 STORAGE
 GYM	 TOILET
 CORRIDOR	
 FACULTY	

Capacity

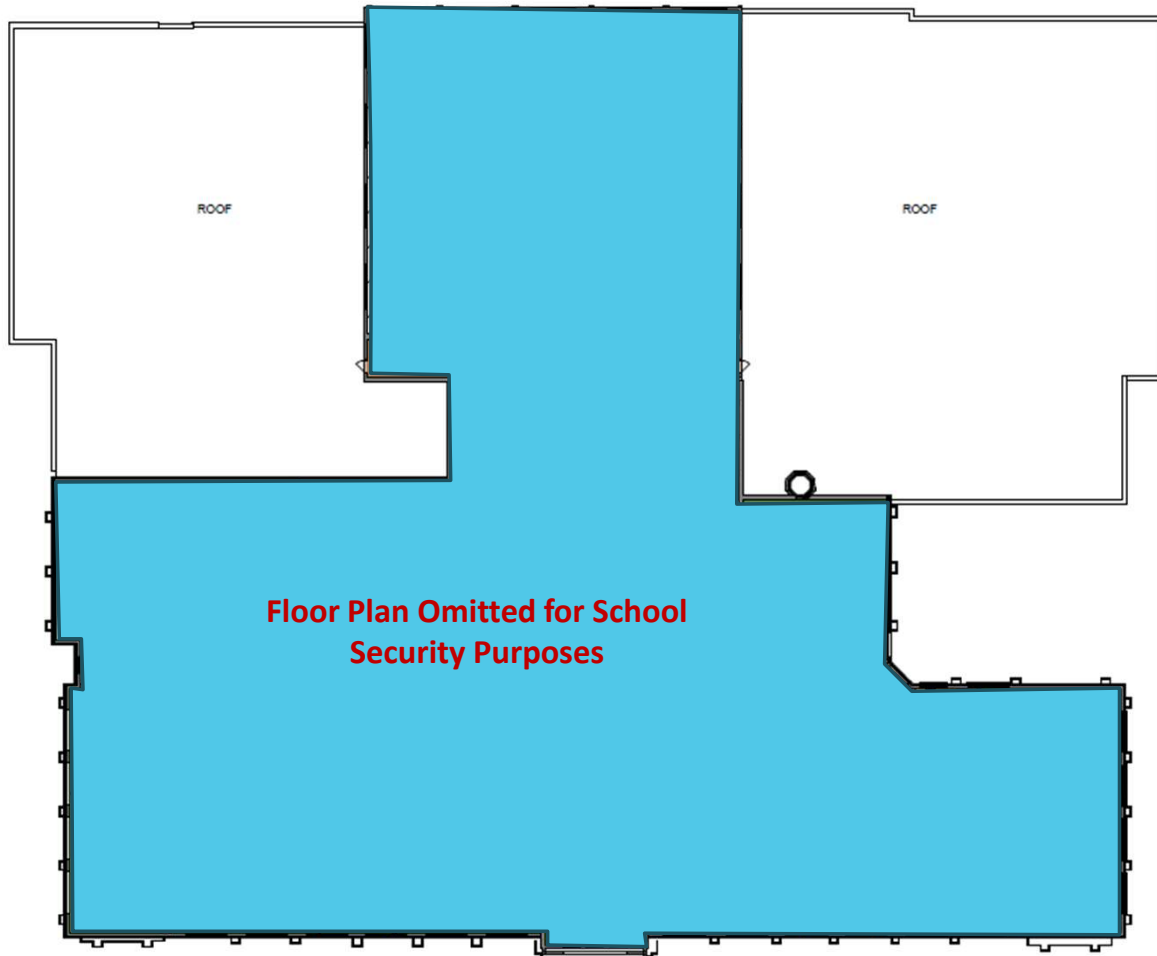
6 Classrooms @ 20 = **120**

6 Classrooms @ 22 = **132**

First Floor Functional Capacity = 252

TENTH STREET ELEMENTARY - EXISTING BUILDING UTILIZATION

UPPER FLOOR



Current Area Legend

- 4TH GRADE
- 5TH GRADE
- 6TH GRADE
- SPECIAL ED
- CORRIDOR
- FACULTY
- LIBRARY
- MECH
- MUSIC
- SGI
- STAFF TOILET
- STORAGE
- TOILET

Capacity

3 Classrooms @ 22 = 66
 5 Classrooms @ 24 = 120

Upper Floor Functional Capacity = 186

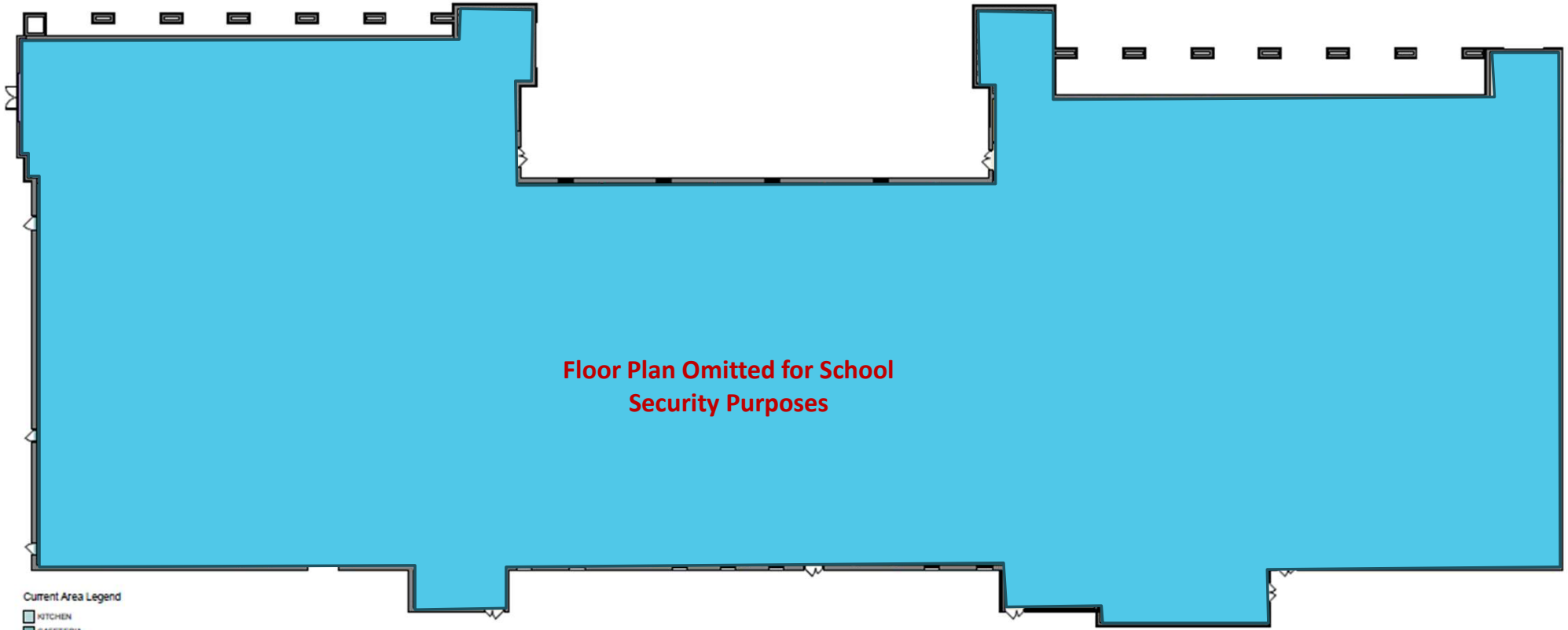
Total Building Functional Capacity = 438

*PDE Capacity
 20 x 25 = 500

TENTH STREET ELEMENTARY - EXISTING BUILDING UTILIZATION

JR/SR HIGH SCHOOL
Building Capacity Review

LOWER FLOOR



Floor Plan Omitted for School Security Purposes

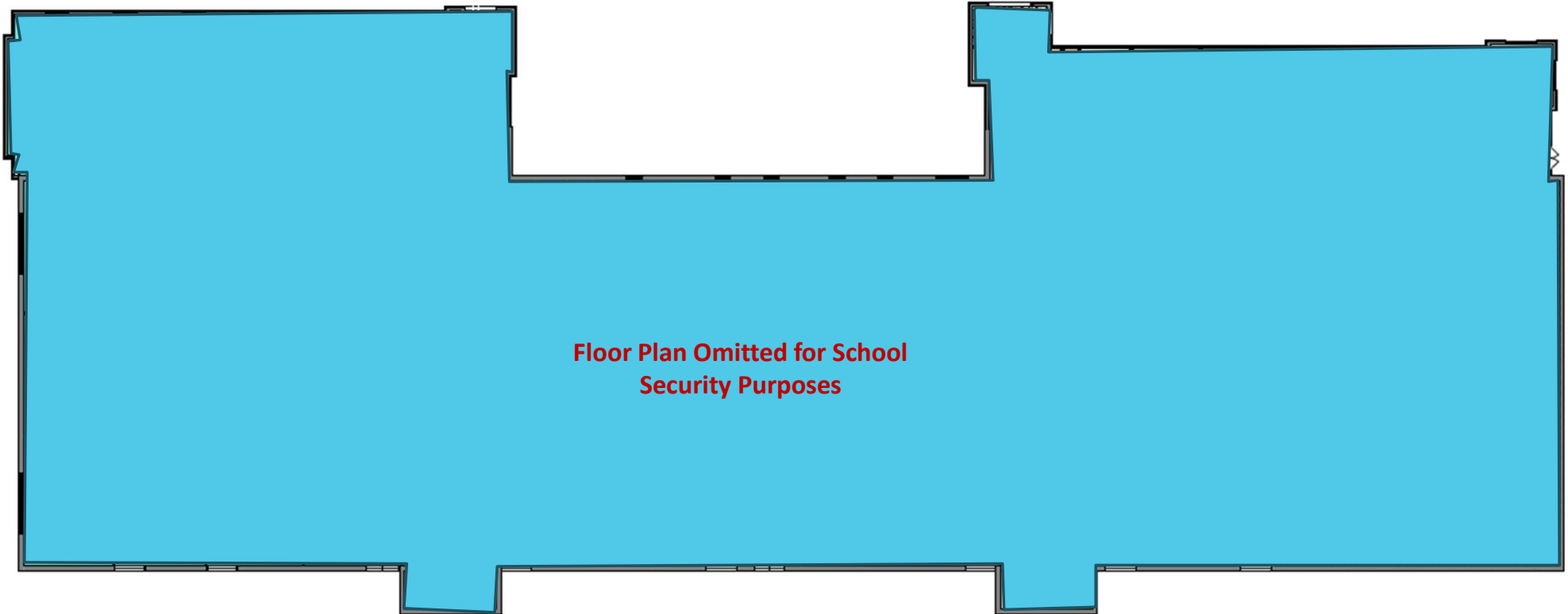
Current Area Legend

- KITCHEN
- CAFETERIA
- CIRCULATION
- CLASSROOM
- ADMIN
- ARTS
- GYM
- FACULTY
- MECH
- MUSIC
- PE OFFICE/STOR
- STAFF TOILET
- STEAM
- STORAGE
- TOILET

Jr/Sr High Building

6 Classrooms @ 25 = 150
3 Special Classrooms @ 25 = 75
4 Special Classrooms @ 20 = 80
Capacity = 305

UPPER FLOOR



Floor Plan Omitted for School Security Purposes

Current Area Legend

- SPECIAL ED
- CIRCULATION
- CLASSROOM
- ADMIN
- FACULTY
- LIBRARY
- NURSE
- SGI
- STAFF TOILET
- STEAM
- STORAGE
- TOILET

16 Classrooms @ 25 = 400
7 Special Classrooms @ 25 = 175
Capacity = 575
Total Building Capacity = 880

880 x 80% Functional Utilization = 704

Jr/Sr High Building

VERNER

K - 6



300 Student PDE Capacity
158 Current Enrollment
Existing Building Area 43,308 sf
PDE Capacity Utilization = 144 sf/student
Current Utilization Rate = 274 sf/student

TENTH STREET



500 Student PDE Capacity
393 Current Enrollment
Existing Building Area 94,441 sf
Area-based Capacity = 179 sf/student
Current Utilization Rate = 240 sf/student

JR/SR HIGH

7 - 12



797 PDE Capacity
445 Current Enrollment
Existing 98,129 sf
PDE Capacity Utilization = 126 sf/student
Current Utilization Rate = 220 sf/student

SCHOOL PLANNING GUIDE

ELEMENTARY SCHOOL 150 - 160 sf/student

JUNIOR HIGH SCHOOL 175 - 185 sf/student

SENIOR HIGH SCHOOL 200 - 220 sf/student

ELEMENTARY SCHOOLS CAPACITY

ELEMENTARY BUILDING CAPACITY									
District/CTC: RIVERVIEW SCHOOL DISTRICT					Project Name:			Grades: _____ - _____	
SCHOOL: Verner Elem K-6					SCHOOL: Tenth St Elem K-6				
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
NAME OF SPACE									
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25	2	50			2	50		
REG CLSRM 660+ SQ FT	25	10	250			18	450		
OTHER: _____									
BUILDING TOTAL	XX	XXXXXXX	300	XXXXXXX		XXXXXXX	500	XXXXXXX	

Current Enrollment 158

Available PDE Capacity
300 – 158 = 142

Total Building Functional Capacity = 264

Available Functional Capacity
264 – 158 = 106

Current Enrollment 393

Available PDE Capacity
500 – 393 = 107

Total Building Functional Capacity = 438

Available Functional Capacity
438 – 393 = 45

We have space for more students or programs

VERNER

TENTH ST

SECONDARY SCHOOL CAPACITY

JR/SR HIGH

		SCHOOL Jr/Sr High School 7-12			
		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
REG CLSRM 660+ SQ FT	25	22	550		
SCIENCE CLSRM 660+ SQ FT	25	5	125		
SCIENCE LAB 660+ SQ FT	20	2	40		
PLANETARIUM W/CLSRM 660+ SQ FT	20				
ALTERNATIVE ED ROOM 660+ SQ FT	20				
BUSINESS CLSRM 660+ SQ FT	25				
BUSINESS LAB 660+ SQ FT	20				
COMPUTER LAB 660+ SQ FT	20				
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20				
ART CLASSROOM 660+ SQ FT	20	1	20		
MUSIC CLASSROOM 660+ SQ FT	25				
BAND ROOM 660+ SQ FT	25	1	25		
ORCHESTRA ROOM 660+ SQ FT	25				
CHORAL ROOM 660+ SQ FT	25				
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	2	40		
IA/SHOP 1800+ SQ FT	20				
TECH ED 1800+ SQ FT	20	1	20		
VO AG SHOP W/CLSRM 660+ SQ FT	20				
DRIVER'S ED 660+ SQ FT	20				
GYM 6500-7500 SQ FT	66	1.0	66		
AUX GYM 2500 SQ FT	33				
OTHER: _____					
OTHER: _____					
BUILDING TOTAL	XXX	XXXXXX	886	XXXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	797	XXXXXX	

Current Enrollment 445

Available PDE Capacity
797 – 445 = 352

Total Building Functional
Capacity = 704

Available Functional
Capacity 704 – 445 = 259

We have space for
more students or
programs

CURRENT ENROLLMENT (Sept 2024)

2024 - 2025	K	1	2	3	4	5	6								
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Total Elem	76	68	92	87	72	81	75	551							
									7	8	9	10	11	12	
Jr/Sr HS									79	71	53	92	65	85	445
TOTAL	K-6	551													
TOTAL	7-12	445													

ELEMENTARY

GRADE	TARGETED STUDENTS PER ROOM	NUMBER OF RSD STUDENTS PER GRADE	CLASSROOMS BY CALCULATION	NUMBER OF CLASSROOMS NEEDED	Verner & Tenth St NUMBER OF EXISTING CLASSROOMS	10% Planning Buffer		
						RSD STUDENTS PLUS 10%	NUMBER OF CLSRMS CALC'D	NUMBER OF CLSRMS NEEDED
K	20	76	3.80	4	5	83.6	4.18	4
1	20	68	3.40	4	5	74.8	3.74	4
2	22	92	4.18	4	5	101.2	4.60	5
3	22	87	3.95	4	5	95.7	4.35	5
4	22	72	3.27	4	4	79.2	3.60	4
5	24	81	3.38	4	4	89.1	3.71	4
6	24	75	3.13	3	4	82.5	3.44	4
TOTAL	154.00	551.00	25.11	27.00	32.00	606.10	27.62	30.00

Rooms Needed if enrollments were combined

Rooms Currently Being Used

ELEMENTARY

- A. Can Combined Enrollments be housed at School with highest Capacity?
 - Can Verner Elem K-6 Enrollment be Merged into Tenth Street Elem?
 - Can a K-5 Elementary format be housed at Tenth Street Elem?
 - Can a K-4 Elementary format be housed at Tenth Street Elem?

- B. Can Grade Levels be combined?
 - A. Can K-2 and 3-6 District Enrollment be consolidated in the two existing schools?

SECONDARY

- A. Can JR / SR High School Create a Middle School by Adding 6th Grade?

- B. Can JR / SR High School Create a Middle School by Adding 5th and 6th Grades?

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									7	8	9	10	11	12
Jr/Sr HS									79	71	53	92	65	85
TOTAL	K-6	551												
TOTAL	7-12	445												

THANK YOU