

EX 12 Subcommittee Review of Undeveloped Sites, Leased Facilities and District Administration Buildings

A subcommittee of the Steering Committee reviewed the undeveloped sites, leased facilities and District Administration Buildings and identified “What works? What could be better and What’s missing”

55th/WHITAKER

What works?

*Part of MCPS portfolio
Open space in community
Zoning of R 5.4 or 166 residential lots*

What could be better?

*Maintenance
Weed control
Lacks paved access or utilities
Agricultural lease, or use by vo-ag program*

What’s missing?

*Clarify city or county jurisdiction
Appraisal
No subdivision plan
Buyers
Timing of potential sale
Water rights?*

HOMEVALE/CASLOMA

What works?

*Dry storage for old computers, desks, etc
Parking for Missoula College
Location in URD III (provides potential funding for demolition of building, site improvements)
Potential commercial revenue
Value of parcel when Missoula College is conveyed to MCPS*

What could be better?

*Division of parcel into two awkward shapes and sizes
Building condition
Liability*

What’s missing?

*Appraisal
Clarify debt owed to University of Montana linked to this parcel
Buyer*



DUNCAN DRIVE

What works?

*Educational collaboration with Garden City Harvest/PEAS Farm
Tennant responsibility for maintenance*

Soccer Field

*Interested buyer (City of Missoula + Garden City Harvest),
offering \$1,000,000 from City Open Space bonds and \$350,000
from Garden City Harvest for 20 year lease*

*City of Missoula and Garden City Harvest negotiated \$440,000
price for 2 acres on River Road in floodplain, suggests that
Duncan Drive parcel has greater value*

26 sewer permits (approximately ½ acre lots)

What could be better?

Current lease of \$10/10 years

Larger income from lease

Return compared to liability

Water main bisects site

Tennant and community expectations for continued use

*Tennant improvements have grown substantially from a
community garden to a small farm with significant facilities*

*Ask Garden City Harvest/PEAS Farm if interested in
collaboration on Vo-Ag Farm on South Avenue*

Un-zoned, but adjacent parcels are 1 acre and 2 acre lots

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*City of Missoula and Garden City Harvest negotiated \$440,000
price for 2 acres on River Road in floodplain, suggests that
Duncan Drive parcel has greater value*

26 sewer permits (approximately ½ acre lots)

Un-zoned, but adjacent parcels are ½ acre and 1 acre lots

What's missing?

Appraisal of current and future value



LINDA VISTA

What works?

5 acres in Linda Vista

Potential to swap with city and county

Zoned as CRR2 (Missoula County)

Served by water and sewer

As a potential school site, most students could walk to school without crossing Upper or Lower Miller Creek Road

What could be better?

Steep slope

Weed management

Liability, insurance

Clarification regarding potential subdivision of Maloney

Ranch—is open space designation for school site anticipated?

Site is located in existing neighborhood with potential impacts from 450 students

What's missing?

Parcel lacks access

ADMINISTRATION

What works?

Building with character

Proximity to commercial and residential

What could be better?

Significant deferred maintenance

Accessibility

Small site with significant easements

Unified district administration

What's missing?

Appraisal

Buyer

BUSINESS BUILDING

What works?

*Central location
Potential lease or redevelopment*

What could be better?

*Inefficient use of space
Unified district administration
High energy use*

What's missing?

Adequate meeting room for Board of Trustees or ability to subdivide room for smaller groups

MISSOULA COLLEGE

What works?

*1\$ purchase price
Central location
Proximity to Sentinel/fairgrounds
Potential temporary school as schools are renovated or replaced
Potential site of PK-20 campus
Potential site for CTE center
Potential site of adult education
Potential site for central administration*

What could be better?

*Confirmation from UM regarding timing of exchange
Size of MCPS warehouse (consider altering purchasing practices of computers and janitorial supplies to avoid over-building warehouse)
Opportunity to integrate adult education into MCPS programs in a fluid and dynamic manner*

What's missing?

*Utilization study
Review of facility condition
Review of energy use and potential energy conservation measures*

MOUNT JUMBO

What works?

Facility is owned by MCPS and represents capacity of 332 for a K-5 school

\$60,000/year lease

Next lease renewal is 2015

District storage of durable materials

What could be better?

Deferred maintenance of both building and grounds

Snow removal

Insurance

Difficult access

Capacity is small for K-5 school

120 students from East Missoula would not fill school and would require busing 200 students from other neighborhoods

What's missing?

Additional review of enrollment data specific to East Missoula

Appraisal

Buyer



PRESCOTT

What works?

*\$60,000/year lease
Missoula International School interest in acquiring facility
Zoning is R 5.4, or 16 residential units*

What could be better?

*Capacity of 186 for K-5 results in only one class per grade
Deferred Maintenance
Challenging access
Insurance and liability*

What's missing?

Appraisal- is highest value continued use as a school or residential?

WHITTIER

What works?

*90 day notice on lease
Neighborhood park*

What could be better?

*Lease terms
Deferred Maintenance
Insurance and liability
1\$/year lease
Integrating Pre-K programs in all schools
Small site
Challenging site access
Parking
City of Missoula acquire and redevelop as a park
Capacity of building is 196 as K-5 school results in only one class per grade*

What's missing?

*Accessibility
Appraisal
Buyer*

Preliminary Range of Options

55th/Whitaker

- **Option B: Business as Usual**
Continue annual maintenance, weed control
- **Option C: Consolidate**
Swap land with City, County or developer for future school parcel in appropriate location
- **Option E: Expand**
Secure full development rights for site
- **Option L: Light Touch**
Utilize site for hay production for Vo-Ag program
- **Option O: Out of the Box**
Swap land with City, County or developer for future school parcel in appropriate location
- **Option R: Realign, Relocate, Renovate**
Swap land with City, County or developer for future school parcel in appropriate location
- **Option S: Start Over**
Appraise and sell property for highest market value

Homevale/Casaloma

- **Option B: Business as Usual**
Continue use as cold storage
- **Option C: Consolidate**
Consolidate storage in Mount Jumbo, Casaloma and Central Warehouse on Sentinel site
- **Option E: Expand**
Secure full development rights for site
- **Option L: Light Touch**
Develop permanent parking lot on east parcel
- **Option O: Out of the Box**
Develop commercial use of site and lease to various businesses as revenue stream from MCPS
- **Option R: Realign, Relocate, Renovate**
Swap land with City or developer for future school parcel in appropriate location
- **Option S: Start Over**
*Appraise and sell property for highest market value
Resolve debt with the University of Montana associated with parcel*



Duncan Drive

- **Option B: Business as Usual**
Continue lease with Garden City Harvest for \$10/10 yrs
- **Option C: Consolidate**
Consolidate PEAS Farm and Vo-Ag “Food to Fork”, Culinary Arts and Central Kitchen on South Avenue
- **Option E: Expand**
Expand Garden City Harvest/PEAS Farm utilization of entire 13 acres
- **Option L: Light Touch**
Expand Garden City Harvest/PEAS Farm presence in all schools
- **Option O: Out of the Box**
Consolidate PEAS Farm and Vo-Ag “Food to Fork” program on South Avenue, add Culinary Arts and Central Kitchen
- **Option R: Realign, Relocate, Renovate**
Secure full development rights for site
- **Option S: Start Over**
Appraise and sell property for highest market value

Linda Vista

- **Option B: Business as Usual**
Continue annual maintenance, weed control
- **Option C: Consolidate**
Consolidate City, County & MCPS parcel into a single school site and neighborhood park
- **Option E: Expand**
Consolidate City, County & MCPS parcel into a single school site and neighborhood park
- **Option L: Light Touch**
Consolidate City, County & MCPS parcel into a single school site and neighborhood park
- **Option O: Out of the Box**
Consolidate City, County & MCPS parcel into a single school site and neighborhood park
- **Option R: Realign, Relocate, Renovate**
Consolidate City, County & MCPS parcel into a single school site and neighborhood park
- **Option S: Start Over**
Appraise and sell property for highest market value



Administration

- **Option B: Business as Usual**
Continue split administration operations on Sixth Avenue and South Avenue
- **Option C: Consolidate**
Consolidate District Administration and Business operations
- **Option E: Expand**
Address critical deferred maintenance, energy projects
- **Option L: Light Touch**
Transform building to create flexible meeting space
- **Option O: Out of the Box**
Create PK-20 innovation campus in collaboration with Missoula College, Sentinel High school and Missoula County Fairgrounds
- **Option R: Realign, Relocate, Renovate**
Address comprehensive deferred maintenance and energy projects
- **Option S: Start Over**
Appraise and sell property for highest market value

Business Building

- **Option B: Business as Usual**
Continue split administration operations on Sixth Avenue and South Avenue
- **Option C: Consolidate**
Consolidate District Administration and Business operations
- **Option E: Expand**
Address critical deferred maintenance, energy projects
- **Option L: Light Touch**
Transform building to create flexible meeting space
- **Option O: Out of the Box**
Create PK-20 innovation campus in collaboration with Missoula College, Sentinel High school and Missoula County Fairgrounds
- **Option R: Realign, Relocate, Renovate**
Address comprehensive deferred maintenance and energy projects
- **Option S: Start Over**
Appraise and sell property for highest market value



Missoula College

- **Option B: Business as Usual**
Continued use by Missoula College through 2016
- **Option C: Consolidate**
Consolidate Central Administration and Adult Education
- **Option E: Expand**
Address comprehensive deferred maintenance and energy projects
- **Option L: Light Touch**
Transform building to achieve breakout spaces
- **Option O: Out of the Box**
Create PK-20 innovation campus in collaboration with Missoula College, Sentinel High school and Missoula County Fairgrounds
- **Option R: Realign, Relocate, Renovate**
Renovate facility to meet needs of 450 students as temporary swing school
- **Option S: Start Over**
Appraise and sell property for highest market value

Mount Jumbo

- **Option B: Business as Usual**
Continue \$60,000/year lease to Walla Walla College
- **Option C: Consolidate**
Address critical deferred maintenance
- **Option E: Expand**
Expand facility to meet needs of 450 students
- **Option L: Light Touch**
Transform building to achieve breakout spaces
- **Option O: Out of the Box**
Convert to MCPS administration offices
- **Option R: Realign, Relocate, Renovate**
Address comprehensive deferred maintenance
- **Option S: Start Over**
Appraise and sell property for highest market value



Prescott

- **Option B: Business as Usual**
Continue \$60,000/year lease to Missoula International School
- **Option C: Consolidate**
Address critical deferred maintenance
- **Option E: Expand**
Install elevator, create accessible gymnasium
- **Option L: Light Touch**
Transform building to achieve breakout spaces
- **Option O: Out of the Box**
Convert to assisted living
- **Option R: Realign, Relocate, Renovate**
Address comprehensive deferred maintenance
- **Option S: Start Over**
Appraise and sell property for highest market value

Whittier

- **Option B: Business as Usual**
Continue to lease to Head Start
- **Option C: Consolidate**
Address critical deferred maintenance
- **Option E: Expand**
Install elevator, create exit stairs
- **Option L: Light Touch**
Transform building to achieve breakout spaces
- **Option O: Out of the Box**
Swap with City of Missoula, demolish building and replace with city park
- **Option R: Realign, Relocate, Renovate**
Integrate Early Child Programs in to each Elementary School
- **Option S: Start Over**
Appraise and sell property for highest market value



***Potential Evaluation Criteria for Undeveloped Sites, Leased
Facilities and Administrative Buildings***

School use (present)

School expansion (future)

Cost of ownership, maintenance, liabilities (present)

Monetary Value (present & future)

Resale value (market, zoning)

Citizens objections on use (intrinsic value to community)



EX 13 Subcommittee Review of Grade Level Configurations

A subcommittee of the Steering Committee reviewed maps of current school sites, attendance areas, undeveloped school properties, leased/other facilities, adjacent school districts, streets, rivers, railroads, trails and walking/bicycling distances in relation to Elementary, Middle and High School students. In addition the subcommittee reviewed the enrollment projections through 2023 for each attendance area and reflected upon what has been learned from previous exercise focused on district organization.

Five questions were addressed as well as four additional issues.

- 1. How could the existing feeder pattern be modified to improve current student impacts (i.e. Lowell & Cold Springs)?**
MCPS could arrange for transportation of Lowell parents to CS Porter and share the quality of educational programs at the school
Lowell students could continue to Big Sky High School with their CS Porter cohort
CS Porter could be relocated to the Dickinson site, resulting in closer proximity to Hawthorne, Lowell and Franklin
- 2. What are the most viable district grade level configurations based upon the options generated?**
The most viable configurations share the following features:
Limited number of transitions to support student and family needs

K-5 schools large enough to support three person grade level teams of teachers (approximately 400-450)

Middle schools large enough to support three, four person grade level teams of teachers (approximately 600-650)

High Schools that create 9th grade centers at each school rather than a single 9th grade center for all high schools.

- 3. What additional research is needed in order to identify potential viable changes to the current district grade level configuration?**

Future flexibility is desired to allow MCPS to adjust to emerging best practices in the future.

- 4. Is building level innovation within the existing structure possible?**

Innovation within an improved version of the existing structure is desired

- 5. When should potential new grade configurations be shared with the community?**

Improvements to the existing grade configuration should be shared as a part of the Strategic Facilities Plan

- 6. Other**

The subcommittee shared a number of key insights and considered four additional issues



Key Insights

- *It is important to focus on the transitions students experience from Elementary School to Middle School and from Middle School to High School.*
- *Small K-8 schools are expensive to operate, limit the opportunities for explorations and often result in many itinerant teachers for Music, Art, PE, Technology, World Language. Itinerant teachers restrict flexibility in the school schedule*
- *120 K-5 students from Hellgate Canyon and East Missoula currently attend Rattlesnake school. The capacity of Mount Jumbo is 332. Re-opening Mount Jumbo would result in busing students to Mount Jumbo.*
- *Title funding provides significant support for students in Lowell, Franklin, Hawthorne and Russell.*
- *“Business as Usual “ represents a “no bond” option*

A. Do all students need to experience the same grade level configuration?

Due to the size of our community, It is desirable for all students to experience the same grade level configuration rather than promoting the creation of K-8 schools within the framework of K-5 and 6-8 schools

B. Does the existing configuration support, inhibit 21st Century Initiatives, or is it a neutral framework?

With improvements, the existing framework could be considered supportive of the implementation of the 21st Century Initiatives

C. Which of the previously generated options provides the most long-term flexibility?

Facilities should be designed to allow for easy transformation from Elementary to Middle Schools if changes in enrollment warrant fewer or greater number of schools

D. How much change is acceptable to our community? What should remain the same, what should change?
Maintaining the existing grade configuration allows for innovations such as thematic focus for elementary schools (Hawthorne: Project Lead the Way, Paxson: Language Emersion, Big Sky: Health Science Academy, Hellgate: IB)

The subcommittee formed the following guiding principles.

- *Maintain neighborhood PK-5 schools to the greatest extent possible*
- *Middle schools should be balanced in size, with a focus on the transition from grade 5 to 6*
- *K-5 students should attend middle school as a unit (not divided as currently happens to Cold Springs students)*
- *High schools should focus on the 9th grade transition from both MCPS middle schools and the 11 outlying K-8 schools. The transition can be achieved through the formation of teacher teams who share the same students, linking elements of the curriculum, and creating spaces that grade-level teams share.*
- *Change happens within the existing grade level structure, and does not preclude innovations such as co-locating middle schools at high schools, elementary schools on middle school or high school campuses, thematic learning centers or PK-20 campuses*