



**Northwest
Allen County
Schools**

Middle School Growth Discussion

December 12, 2022



MOAKE PARK GROUP
ARCHITECTURE INTERIORS PLANNING

The purpose of the study is to explore scenarios that respond to growth at the middle school level (6-8) over the next 10 years.

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Scenario 1:

Renovate and Expand Maple Creek and Carroll Middle Schools.

2

Scenario 2:

Build a new facility to accommodate grades 5 and 6.

3

Scenario 3:

Build two (2) facilities to accommodate grades 5 and 6.

4

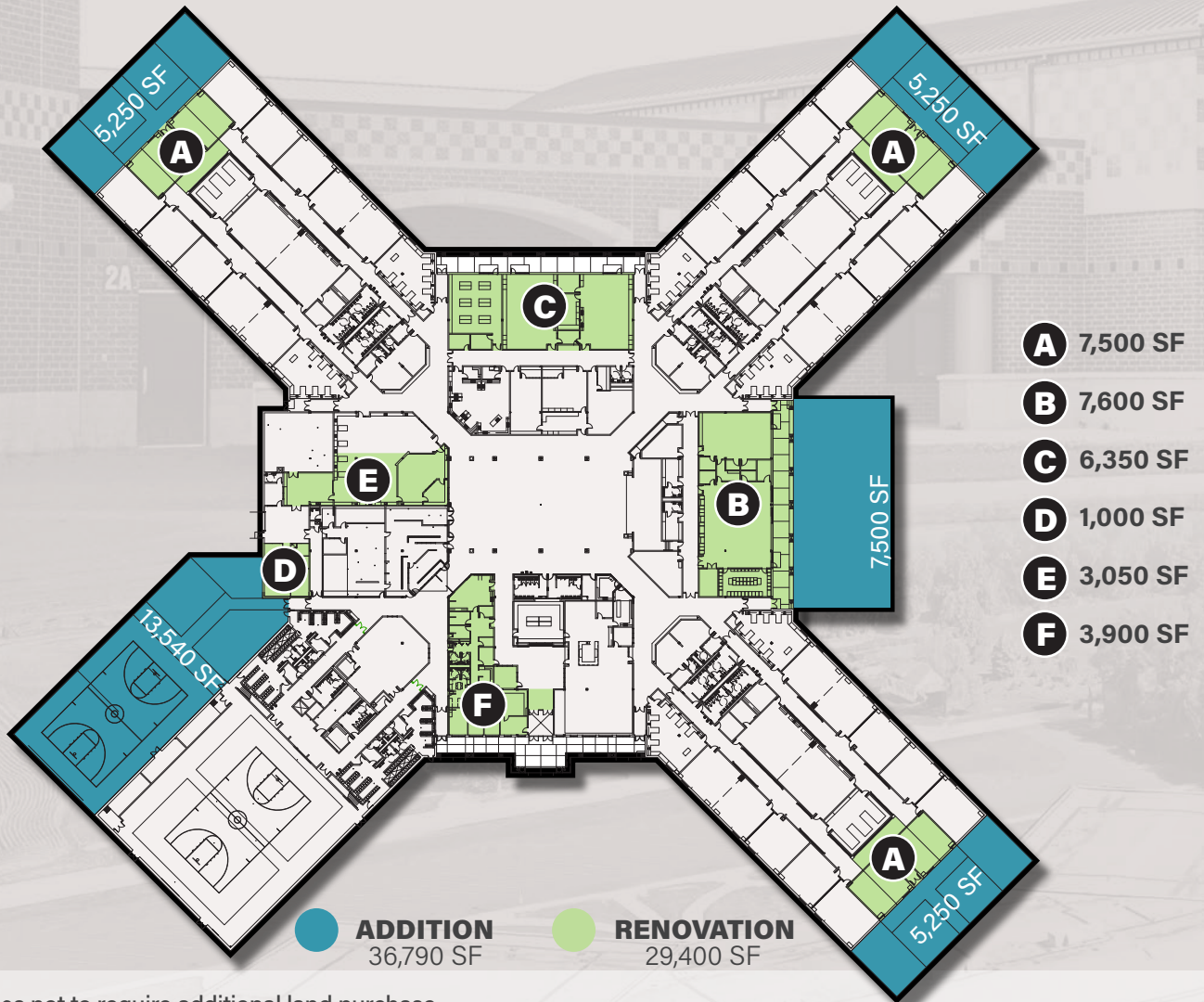
Scenario 4:

Build a new Middle School similar in concept to MC and CMS.

Scenario 1:

Renovate and Expand Maple Creek and Carroll Middle Schools.

- Middle Schools were designed to a student population of 1,000.
- Demographic study indicates grades 6-8 population will be 2,167 for the 2032-2033 school year. Growth within the MS is possible within the existing multipurpose rooms within each wing. Due to growth of existing programs, these rooms are currently being used for other functions.



PROS

- Does not require additional land purchase.
- Requires minimal redistricting.
- Smallest amount of increased operational costs of the four scenarios.

CONS

- Additions consolidate the NACS Middle School population to two buildings.
- Cafeteria can not be expanded and will require a fourth lunch period.
- Student capacity is limited to 1,216 per building or 2,432 for grades 6,7,&8. In 2032, Middle Schools est. at 89% full.
- A larger student population will make participation in extra-curricular athletics more difficult.
- Additional bus traffic at each site will require two waves of busing.
- Additional vehicular traffic for student drop off and pick up at each site.
- Additional traffic for extracurricular events at each site.
- Existing sites are 2.88 miles apart creating traffic burdens in a small sector of the NACS district.
- Two of the classroom additions at CMS would touch the wooded area of the property. Due to deed restriction, this may not be possible and require an alternative layout that would leave several classrooms without windows.
- Extended construction associated with phased construction and coordinated utility interruptions. Construction timeline is estimated at 30-36 months.
- Discipline problems increase with larger school populations. This becomes more apparent as the population reaches 800-900 and over.
- As the population grows, the need for additional Special Needs classrooms also grows.

Add Classrooms to Accommodate Incoming Students (72 Students per Wing)

- Adding 42ft to the end of each classroom wing will net three additional classrooms per grade level. Three classrooms at each grade will add 72 students per wing and 216 students per school.
- Each building addition of 5,250 sf would also require an interior renovation of 2,500 sf to accommodate new corridors and classroom renovation.
- Student population total at each Middle School will now be 1,216.
- Total MS population (6, 7, & 8) = 2,432. $2,167 / 2,432 = 89\%$ occupancy. Right at the edge of the heat map.

Band Choir – Deemed Not Large Enough To Meet Current Needs

- Difficult to expand within the current building due to structure and we would recommend a new addition within the side yard to gain both area and volume for the spaces.

Special Needs Classrooms

- MS was originally designed to have 3 special needs classrooms per school.
- Recommended to have 4-5 during the school walk through. Spaces have been converted to Special Needs rooms over the last 20 years. (i.e. Sewing is now ED, In some cases, Multi-Purpose rooms have been converted to Special Needs spaces).
- Art and Applied Skills could be moved to former Band and Choir areas to create space and consolidate Special Needs as deemed appropriate.

Office Space for Administrators

- During walk through it was identified that a minimum of 8 offices would be required for Administrators, Counselors, SRO, and SAP. More for larger student population. Renovate approx. 3,900sf.

Food Service

- Ideally, the kitchen would be approx. 6,000 sf for this student population, but the existing 4,600sf is manageable if dry food storage and walk in space can be expanded.
- Some food service equipment will need replaced in the 22 and 18 year old facilities.
- Cafeteria is not large enough to accommodate a larger student population over three lunch periods. A fourth lunch would be required.

Gymnasium and Locker Room Space

- During the walk through it was recommended that a Multi-Purpose gym be added to gain more flexibility for athletic practice and physical education. For a larger student population, this would be considered a requirement.

Mechanical

- Boilers have capacity to support the additions.
- Chiller will need replaced to support the additions.
- Sprinkler can be expanded.
- New piping runs to support the new additions are required.

Electrical

- Existing systems (electrical service, fire alarm, intercom) can all be expanded.

Site

- Site modifications to accommodate new additions will need to be made to site circulation, parking lots, bus lanes, & practice fields.
- Existing parking lots will be overcrowded for student performances and athletic events.

Bus Transportation

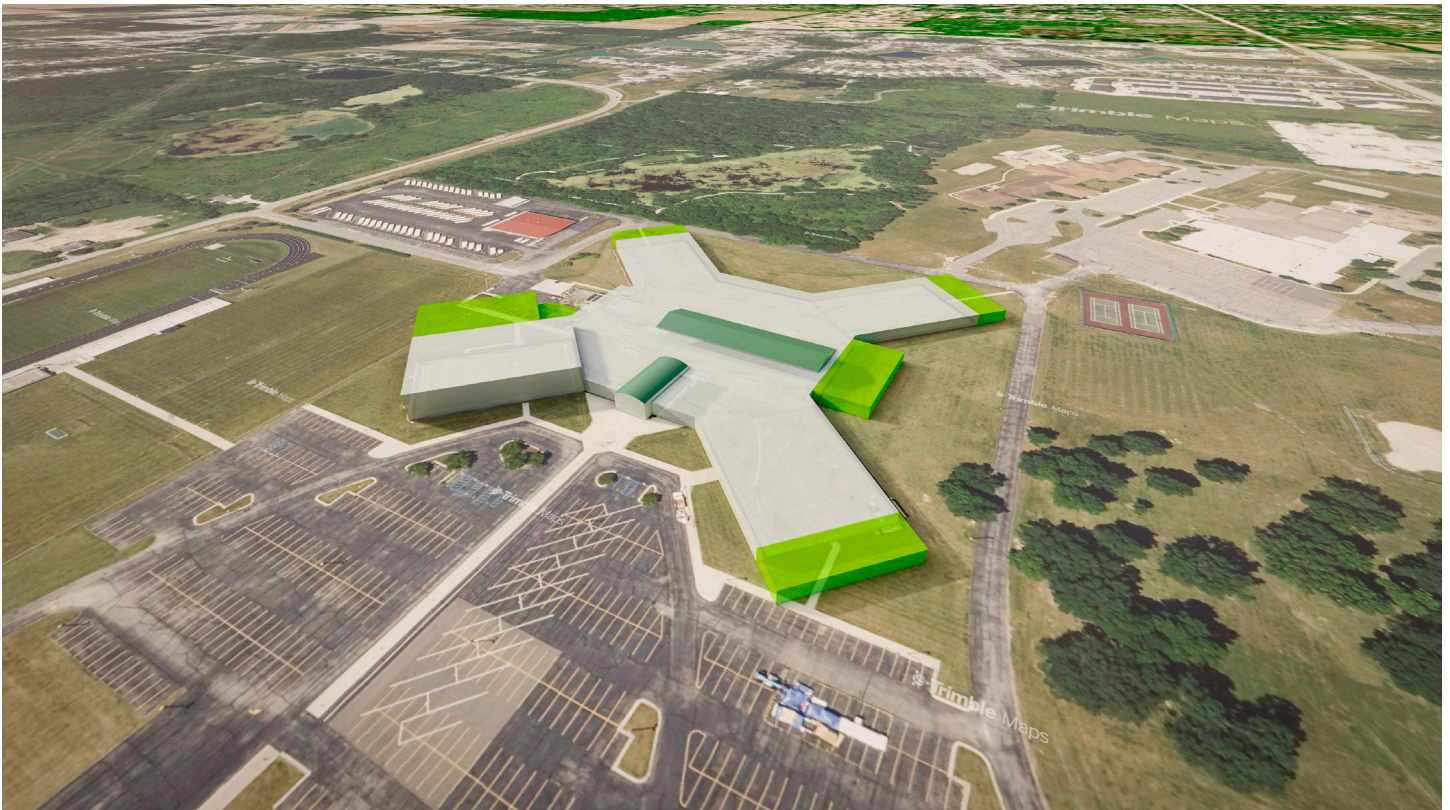
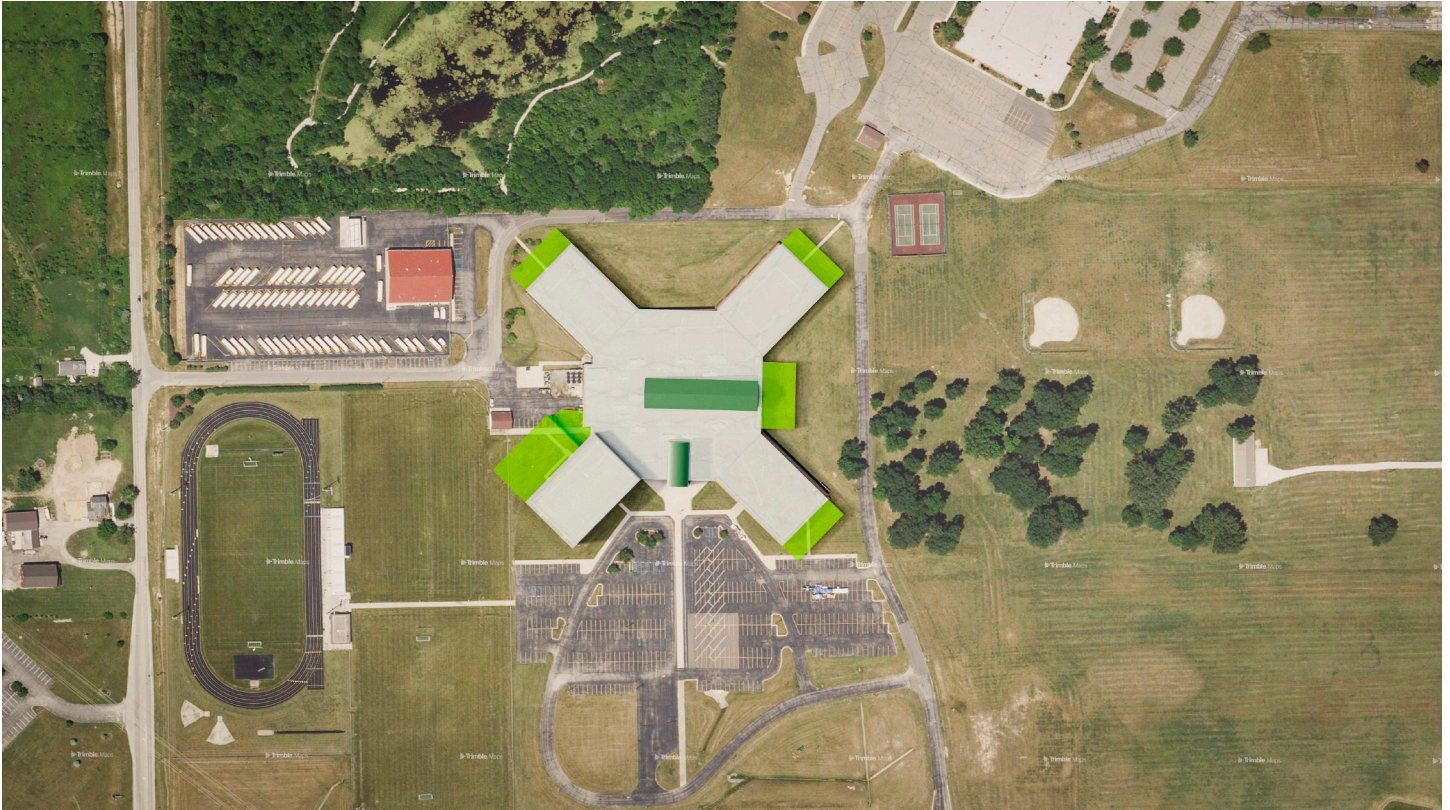
- Carroll Middle School operates with a single wave of buses. Maple Creek operates with two waves of buses.
- Both Schools will need to move to two stages due to parking lot modifications required to support the additions.

Student drop off and pick up

- At both schools, traffic can back up onto Union Chapel, Hathaway, or Bethel. Internal traffic lanes will need to be re-thought to queue additional vehicles that a larger student population will bring.

Scenario 1: Renovate and Expand Maple Creek and Carroll Middle Schools.

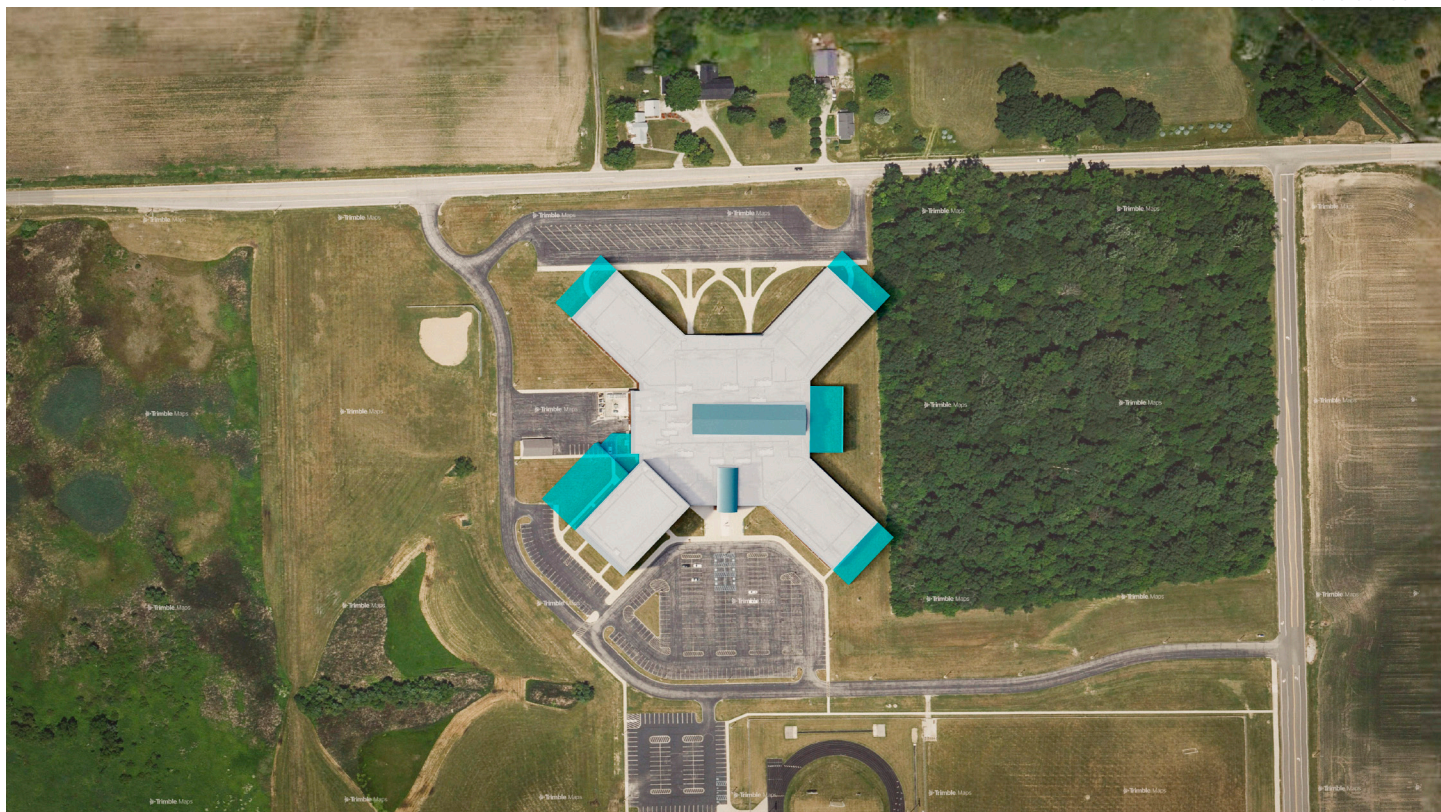
Maple Creek
Middle School





Carroll
Middle School

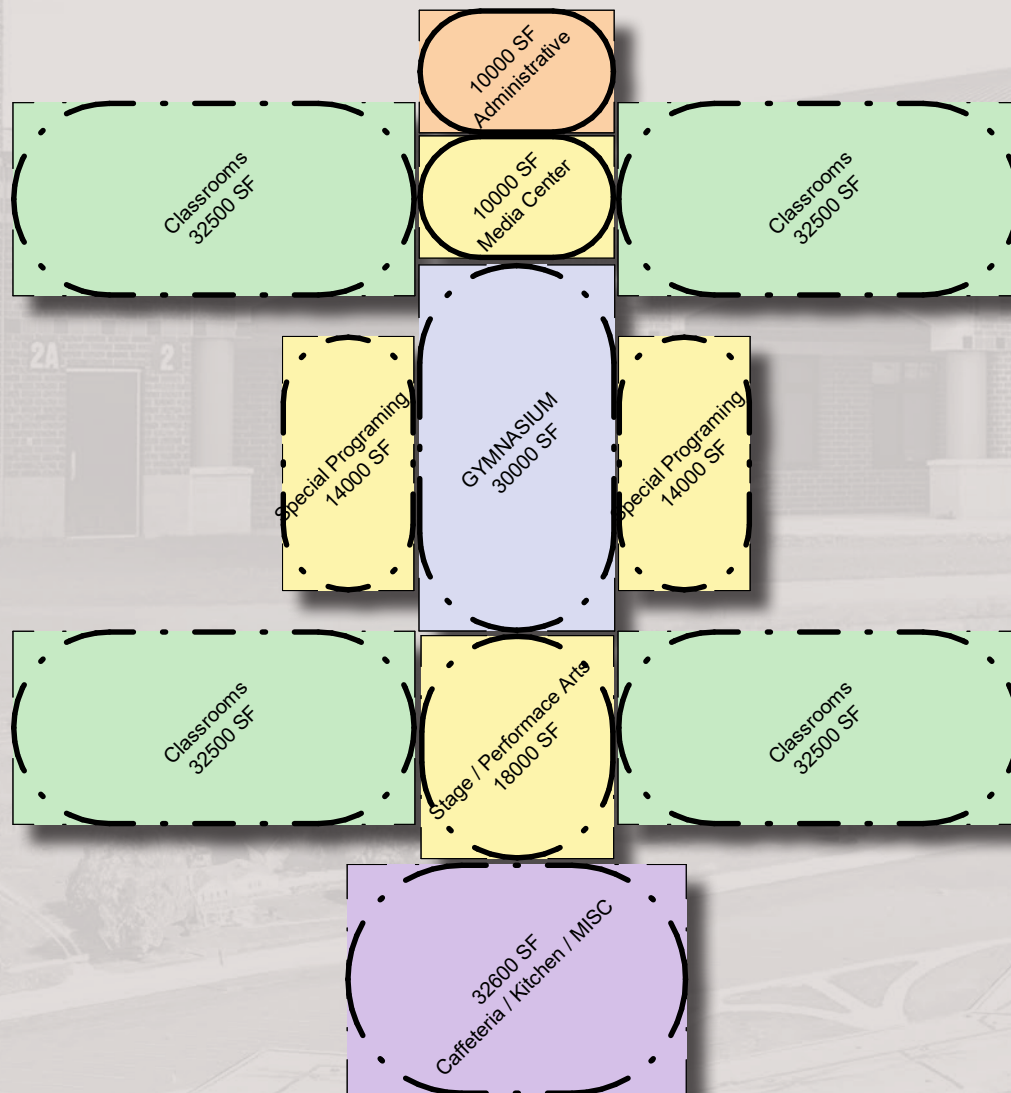
Scenario 1: Renovate and Expand Maple Creek and Carroll Middle Schools.



Scenario 2:

Build a New Facility to Accommodate Grades 5 and 6.

- Demographic study indicates that the grades 5-6 population will be 1,347 for the 2032-2033 school year.



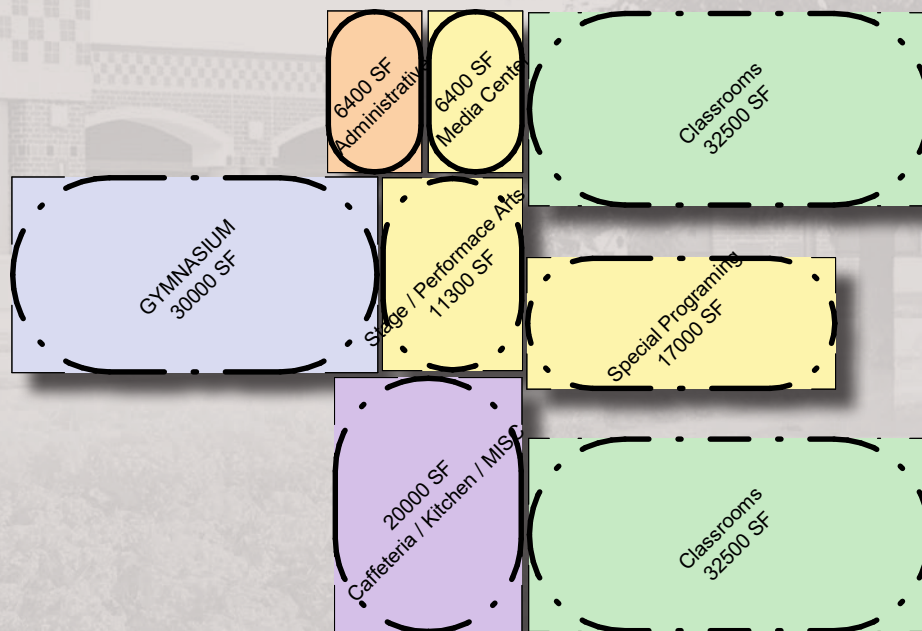
- PROS**
- This will eliminate population burden at the district's elementary schools by moving grade 5 to a new intermediate school potentially delaying the need for an additional elementary school.
 - This will eliminate population burden at the district's middle schools by moving grade 6 to a new intermediate school delaying the need for expansion at the middle school level.

- CONS**
- Requires use of existing land or acquisition of new property.
 - Will require redistricting.
 - The demographic study shows a student population of 1,347, would this population be conducive to student growth and education at these grade levels?
 - Intermediate school concept increases the number of transitions a student will make through their academic career.
 - 6th grade at an intermediate school creates a disconnect and an additional barrier to participate in MS activities.
 - Increased operational costs.

Scenario 3:

Build Two (2) Facilities to Accommodate Grades 5 and 6.

- Demographic study indicates that the grades 5-6 population will be 1,347 for the 2032-2033 school year.
- Each school would be sized for a student population of 650 - 700 to meet the enrollment forecast for 2032-2033.



PROS

- This will eliminate population burden at the district's elementary schools by moving grade 5 to a new intermediate school potentially delaying the need for an additional elementary school.
- This will eliminate population burden at the district's middle schools by moving grade 6 to a new intermediate school delaying the need for expansion at the middle school level.
- 5th and 6th grades split between two buildings creates student population with a manageable size.

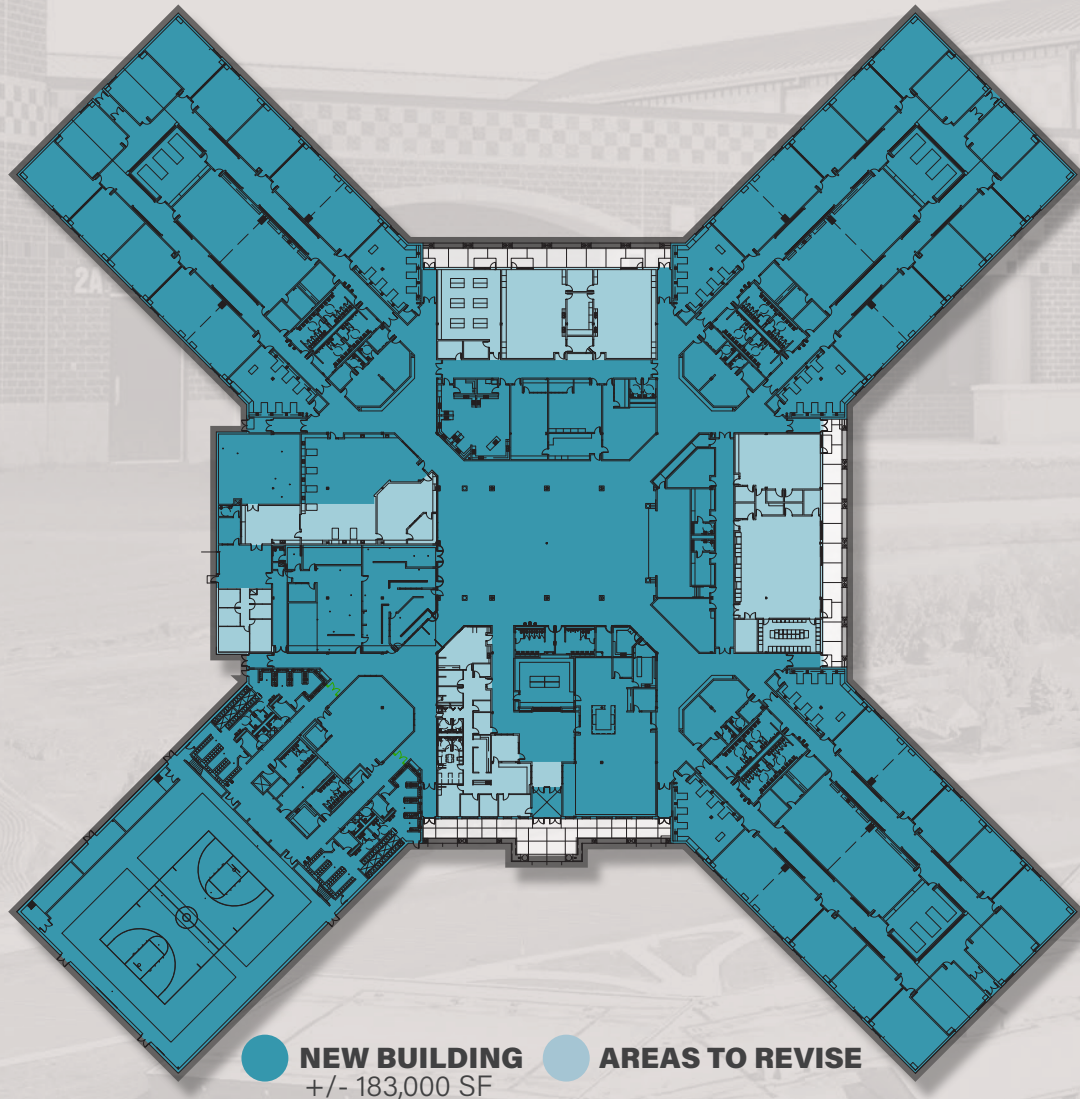
CONS

- Requires use of existing land or acquisition of new property.
- Will require redistricting.
- Restricts access to Middle School level programs and activities.
- Intermediate school concept increases the number of transitions a student will make through their academic career.
- 6th grade at an intermediate school creates a disconnect and an additional barrier to participate in MS activities.
- Highest amount of increased operational costs of the four scenarios.

Scenario 4:

Build a New Middle School Similar in Concept to MC and CMS.

- Demographic study indicates that the grade 6-8 population will be 2,167 for the 2032-2033 school year.
- The MS footprint is sized for a student population of 1,000 students.
- The student population in 2032-2033 assuming equal redistricting would be 722.



- PROS**
- Creates a Middle School environment with a manageable student population size between 700-800 in 2032-2033.
 - This scenario provides more than 10 years of protection to the district for growth at the 6, 7, and 8th grade levels.
 - Provides students with better opportunity to participate in extra-curricular activities.
 - Reduces traffic management issues at Maple Creek and Carroll Middle School.

- CONS**
- Requires use of existing land or acquisition of new property.
 - Will require redistricting.
 - Increased operational costs.

Probable Construction Estimates

Construction Estimates presented are Construction Hard Costs and are exclusive of any soft costs. Soft costs include, but are not limited to, land purchase, professional fees, cost of financing, legal fees, FF&E, technology, survey, geotechnical analysis, etc.

Scenario 1: Winter/Spring 2027 Construction Complete - Phased Occupancy. **Renovate and Expand Maple Creek and Carroll Middle Schools.**

New additions @ MC	36,790 @ \$365	\$13,428,350
Renovated Space at MC	29,400 @ \$275	\$8,085,000
Site Development		\$2,500,000
		\$24,013,350
New additions @ CMS	36,790 @ \$365	\$13,428,350
Renovated Space at CMS	29,400 @ \$275	\$8,085,000
Site Development		\$2,500,000
		\$24,013,350
Bid in December of 2022		\$48,026,700 - \$52,829,370
Bid in September of 2023		\$50,428,035 - \$55,470,839

Scenario 2: Fall 2026 Construction Complete. **Build A New Facility to Accommodate Grades 5 and 6.**

New facility to accommodate 1,400 students (185sf / student)	259,000sf +/-
Bid in December of 2022 (\$334-\$359 / sf)	\$86,506,000 - \$92,981,000
Bid in September of 2023 (\$351-\$377 / sf)	\$90,909,000 - \$97,643,000

Scenario 3: Fall 2026 Construction Complete. **Build Two (2) Facilities to Accommodate Grades 5 and 6.**

New facility to accommodate 700 students (185sf / student)	129,500sf +/-
Bid in December of 2022 (\$340-\$364 / sf)	\$44,030,000 - \$47,138,000
Bid in September of 2023 (\$357-\$382 / sf)	\$46,231,500 - \$49,469,000
Total (2 Facilities – 2023)	\$92,463,000 - \$98,938,000

Scenario 4: Fall 2026 Construction Complete. **Build a New Middle School Similar in Concept to MC and CMS.**

New MS facility to accommodate 1000 students	183,000sf +/-
Bid in December of 2022 (\$361-\$386 / sf)	\$66,063,000 - \$70,638,000
Bid in September of 2023 (\$379-\$405 / sf)	\$69,357,000 - \$74,115,000



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7223 Engle Road | Suite 200 | Fort Wayne, IN 46804

260-424-6516

www.moakepark.com