



CHIPPEWA FALLS

CATHOLIC COMMUNITY

LONG-RANGE FACILITIES MASTER PLAN

PRA Project No. 210208 | October 2022



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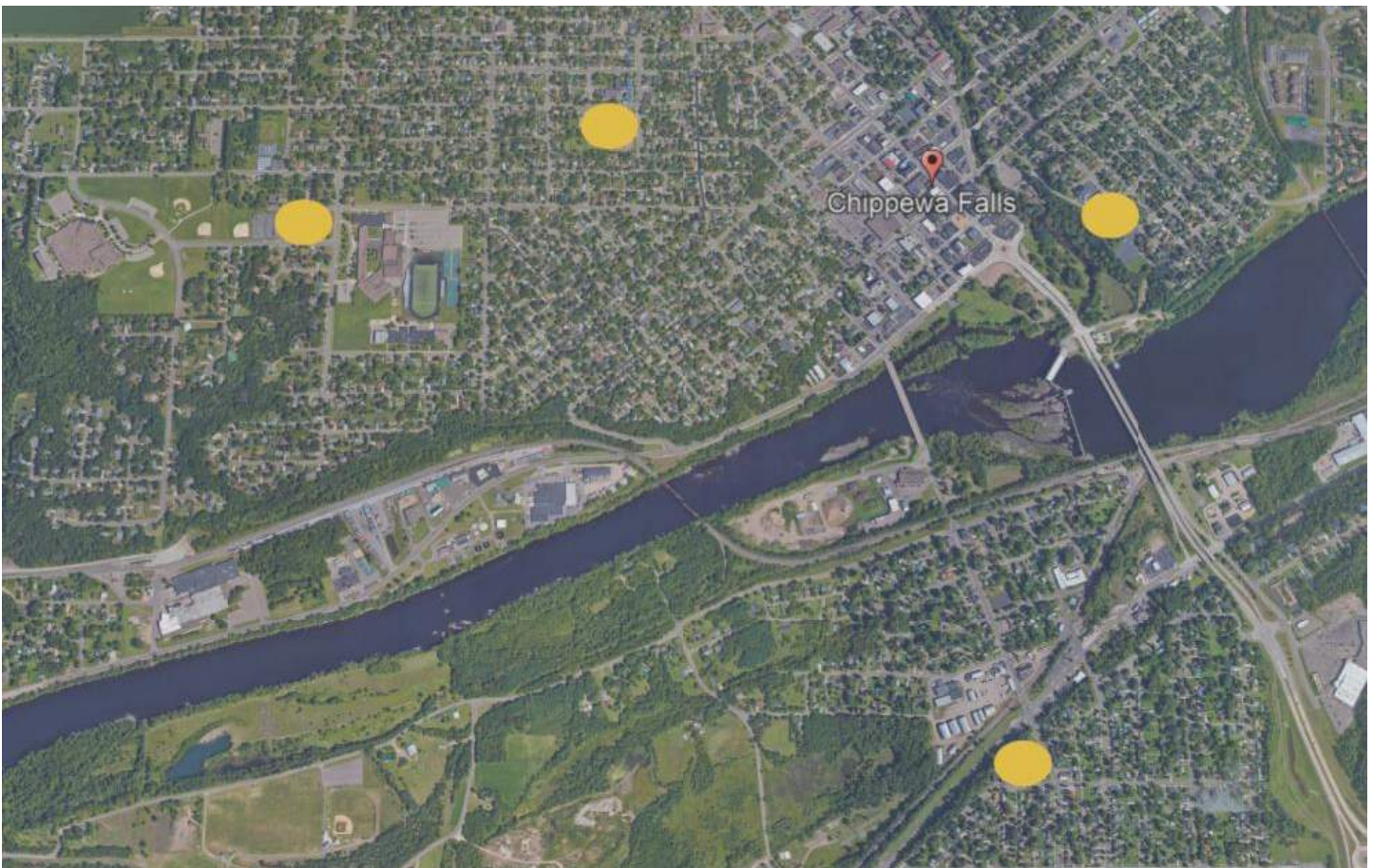
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OVERVIEW

This study is intended to form the basis of a long range facilities master plan for the Our Lady of the Falls Catholic Community buildings, namely Holy Ghost Parish and Notre Dame Parish, and the McDonnell Area Catholic Schools (MACS) instructional buildings. St. Charles Borromeo Primary School and St. Charles Borromeo Catholic Church have chosen not to participate in this exercise. However, the site is still included as a current and potential future elementary school location. The study reviews the appearance, general condition and functional uses of the existing buildings. This study, which follows a pastoral planning study done by Meitler Consulting, will be used to inform the feasibility and cost of space reallocation, remodeling and/or expanding the buildings to support future programming needs.

The process included a walk-through of all buildings and input from parish leaders, facility users and school leadership. The buildings were toured by the architectural team on March 30 and 31, 2022. Emily Girdeuskas, AIA; Nicholas Kent, AIA; and Jason Puestow, AIA were present from PRA. Fr. Jesse Burish, Deacon Kevin DeCook, Molly Bushman, Mary Huffcutt and TJ Proue led the tours. The team met with Scott Sokup to discuss the Facility and Technology Management Plan for each of the school buildings included in the study.





1

OUR LADY OF THE FALLS PARISHES



HOLY GHOST CAMPUS BUILDINGS

ADDRESS: 412 S Main St, Chippewa Falls

SITE SIZE: 2.3 acres

CHURCH AGE: 1927

RECTORY AGE: 1958

SPRINKLERED: None of the buildings

The Holy Ghost campus is on a triangular site south of downtown Chippewa Falls. South Main Street borders the property on the northeast side, East Greenville Street is on the south side, a group home is located to the west and the northwest side of the property marked by a line of trees and a hill that transitions down to West Park Avenue. The site contains five structures. The rectory, a detached garage and a shed are located along the northwest property line. The church is oriented east/west along South Main Street and the 3rd-5th grade school is situated on the south side of the property, on the corner of South Main Street and East Greenville Street. Parking occurs at a paved section along East Greenville Street and on the entire west side of the property.

The rectory was built in 1958. The building now serves as a home for the Associate Pastor, as well as offices for some of the parish's staff. PRA toured the first floor and basement of the rectory. Overall, the building appeared to be in good condition, with recent renovations in certain spaces.

The church was built in 1927, with renovations occurring over the years. The church appears to be in good condition and has been well cared for. The main entry to the church is along S. Main Street. The first floor contains a small narthex that opens into the vaulted sanctuary space. While touring the building, a design by Conrad Schmitt Studios for an interior paint update was shared. The congregation has formed a committee to advance this project.

To the right and left of the altar are the sacristy and liturgical storage spaces. At the back of the nave, above the narthex, is a choir loft. Also, in the back is a staircase that leads to the loft, lower level, or a side entry on grade. On the opposite side, there is a retrofitted lift for accessibility to the lower level and church nave.

The lower level contains a large space that doubles as a fellowship hall for the church and a cafeteria for the Holy Ghost Elementary School. The finishes in this space were recently updated. There is a commercial kitchen and mechanical space on the west side of the building, with restrooms, the lift and stairs on the east side. There is a tunnel that connects this space with the school.

The garage and shed were not toured by PRA.

Information about the school building is covered in the educational section of this report.

HOLY GHOST - OPTION 1

Option 1 includes light renovations to the sacristy, altar and reredos wall in the sanctuary. The current sacristy is small and located in an odd shaped room that doesn't function well. A sacrarium sink that drains directly to the earth should be added. A new design for the altar and reredos wall would help revitalize the space if the full repainting project does not move forward. A secondary exterior exit will also be part of these renovations and added to the south side of the sanctuary with a ramp down to grade.

Option 1 also includes a 2,000 square foot addition to the north of the church, between the church and rectory. The addition would provide a fellowship space, a kitchenette and restrooms on the same level as the sanctuary, as well as additional storage space. This addition is desired to help facilitate fellowship before and after services.

In Option 1, the rectory would be converted into housing for uses including MACS teaching staff, retreats or other possible uses. Light renovations would need to occur to create bedrooms and shared spaces. It is likely that the restrooms would also need renovation work. If this building is used for housing, the parish offices and associate pastor residence would need to be relocated. The thought is that both of these functions would move to the Notre Dame campus.

The detached garage and shed would not be affected in this option.

ESTIMATED PROJECT COST:
\$1,500,000 - \$2,000,000



HOLY GHOST - OPTION 2

Option 2 involves the same renovations at the front of the church and to the rectory. In this scheme the school building would be demolished. Classes and spaces for grades 3-5 would be located at another site. Due to the open space created by removing the school, the 2,000 square foot addition is proposed on the south side of the church. The same program mentioned in the previous option would occur in this addition.

The secondary exterior exit and ramp would be constructed on the north side of the church in this option. New outdoor space would be available to the church for a children's playground, outdoor worship, Stations of the Cross, Rosary walk, a prayer garden, etc. A new parking layout with additional stalls is also a possibility in Option 2.

The higher estimated project cost for Option 2 takes into account the additional site work and new parking lot. We did not figure in the cost for demolition of the school.

ESTIMATED PROJECT COST:
\$2,100,000 - \$2,600,000





NOTRE DAME CAMPUS BUILDINGS

ADDRESS: 117 Allen St, Chippewa Falls

SITE SIZE: 4.4 acres (total)

CHURCH AGE: 1870

CHAPEL AGE: 1894

FORMER CONVENT AGE: 1915

RECTORY AGE: 1931, addition in 1964

FORMER MS AGE: 1924

SPRINKLERED: None of the buildings

The buildings at the Notre Dame campus are spread among numerous parcels, but all are located within the same general vicinity. The properties are situated on a bluff overlooking downtown Chippewa Falls. The former Notre Dame grade school (now referred to as the GREC) is located on its own parcel at the corner of South Prairie Street and Allen Street. The building occupies most of the site, with a small, paved parking lot in the northwest corner.

The former convent, chapel, church, rectory and storage buildings are all located on two adjacent parcels that are southeast of the GREC. These two properties are bound by Allen Street to the northwest, South Prairie Street to the northeast, Church Street and a parking lot to the southeast and Duncan Creek to the southwest.

The rectory and a detached garage are situated to the south near Church Street. The former convent building is on the corner of South Prairie Street and Allen Street, with the chapel and church adjacent to it, along Allen Street.

Notre Dame Catholic Church was constructed in 1870 and is listed on the National Register of Historic Places. The PRA team quickly walked through this building as it is in great condition. The sacristy and two-story storage addition are both dated as far as finishes. We would recommend renovating these two areas of the church.

The Goldsmith Chapel was constructed a couple of decades after the church in 1894. It is also listed on the National Register of Historic Places. The interior of the chapel is delicate and ornate, which reflects its vintage. Unfortunately, due to its age, the chapel does not have an accessible entry, nor is the interior accessible for people with limited mobility. A toilet room should also be provided if any work occurs to this structure.

NOTRE DAME CAMPUS BUILDINGS

The former School Sisters of Notre Dame Convent was built in 1915 and used as housing for the sisters for a number of years. The current tenant is the Chippewa County Historical Society, but they are relocating soon, so the building will become vacant. The building has very dated finishes, it is not accessible, there are egress issues, and a change of occupancy would need to occur if the building were to be repurposed. These are just a few of the building deficiencies noticed. Major renovations would need to be undertaken to comply with all current building codes. This amount of work would be extremely costly and is not recommended by PRA.

The Notre Dame rectory was built in 1931 with an addition completed in 1964. The building appeared to be in average condition with some recent interior updates having been completed. This is currently the pastor's residence and there are a few parish offices located on the first floor.

The previous Notre Dame Grade School was constructed in 1924 and used for a number of decades until the middle school was relocated to the high school campus. This is a large, three story building that has many classrooms and open spaces for gathering/activities. The building currently serves many functions, such as, religious education classes, meetings, parish events, community outreach services,

namely St. Francesca Resource Center, elementary and middle school aged sports practices and the Goldsmith Coffee Bar. The building is not accessible, the mechanical, electrical and plumbing systems are dated and there are numerous other issues that do not comply with current building codes. This site also does not offer any green space. To renovate this building and bring it up to current codes would require an extensive amount of work and money. PRA does not recommend this approach.

Also on site are a storage building (old boiler building), outreach office building (Avila Room) and a large garage. PRA toured the Avila Room and it appeared to be in moderate condition. PRA was informed that the building was a utility space that has since been converted into office space. It functions well, but is not an ideal solution for long-term. The other outbuildings were not toured by PRA.



NOTRE DAME - OPTION 1

Option 1 for the campus involves leaving the GREC and convent buildings in place and heavily renovating each. Both structures would need extensive, costly updates to make them accessible and code compliant. Interior finishes in both buildings would also be addressed. The GREC would still function in the same capacity with the intent of the renovations to extend the life of the building. The plan for the convent is to renovate the first floor into accessible parish offices and create an accessible entry within the building into the chapel, with toilet rooms included as well.

This first option also proposes to renovate the sacristy and two-story storage addition located on the southeast side of the church. The rectory would also be renovated, as necessary, to remove the current offices and construct a new suite for the associate pastor.

The church, chapel, Avila Room, storage and garage buildings would all remain in place with no renovation work occurring.

The high estimated project cost for Option 1 is due to the renovation work required to make the GREC and convent buildings compliant with current building codes and keep them functioning properly. It should be noted that there have been previous reports completed and shared with PRA that detail the condition of the mechanical, electrical and plumbing

systems at the GREC and convent buildings. From the information provided in the reports, PRA feels it would be cost prohibitive to upgrade these building systems.

ESTIMATED PROJECT COST:
\$10,100,000—\$11,000,000



NOTRE DAME - OPTION 2A

Option 2A includes construction of a fellowship space/parish center and complete demolition of the GREC after the fellowship space/parish center is constructed and occupied. The area of the former GREC would then be open for additional parking and green space. In this option, the convent building would also be demolished, creating more green space and making room for a proper chapel addition. This small addition would include an exterior ramp for accessible entry into the space, as well as a toilet room for its visitors.

The storage building and large garage would be removed in this option too. This clears up space for the new 17,500 square foot fellowship space/parish center addition, and a few parking spaces to the south of the addition. The program shown in the fellowship space/parish center includes, a fellowship hall, kitchen, restrooms, offices for parish, outreach ministry (St. Francesca Resource center), classrooms/meeting space, and storage.

Lastly, the sacristy and storage addition would be renovated to update finishes. The rectory would be renovated to remove the current offices and construct a new suite for the associate pastor. A new garage would be constructed behind the rectory for the priests to store their cars and any outdoor equipment or furniture.

ESTIMATED PROJECT COST:
\$6,700,000—\$7,200,000



NOTRE DAME - OPTION 2B

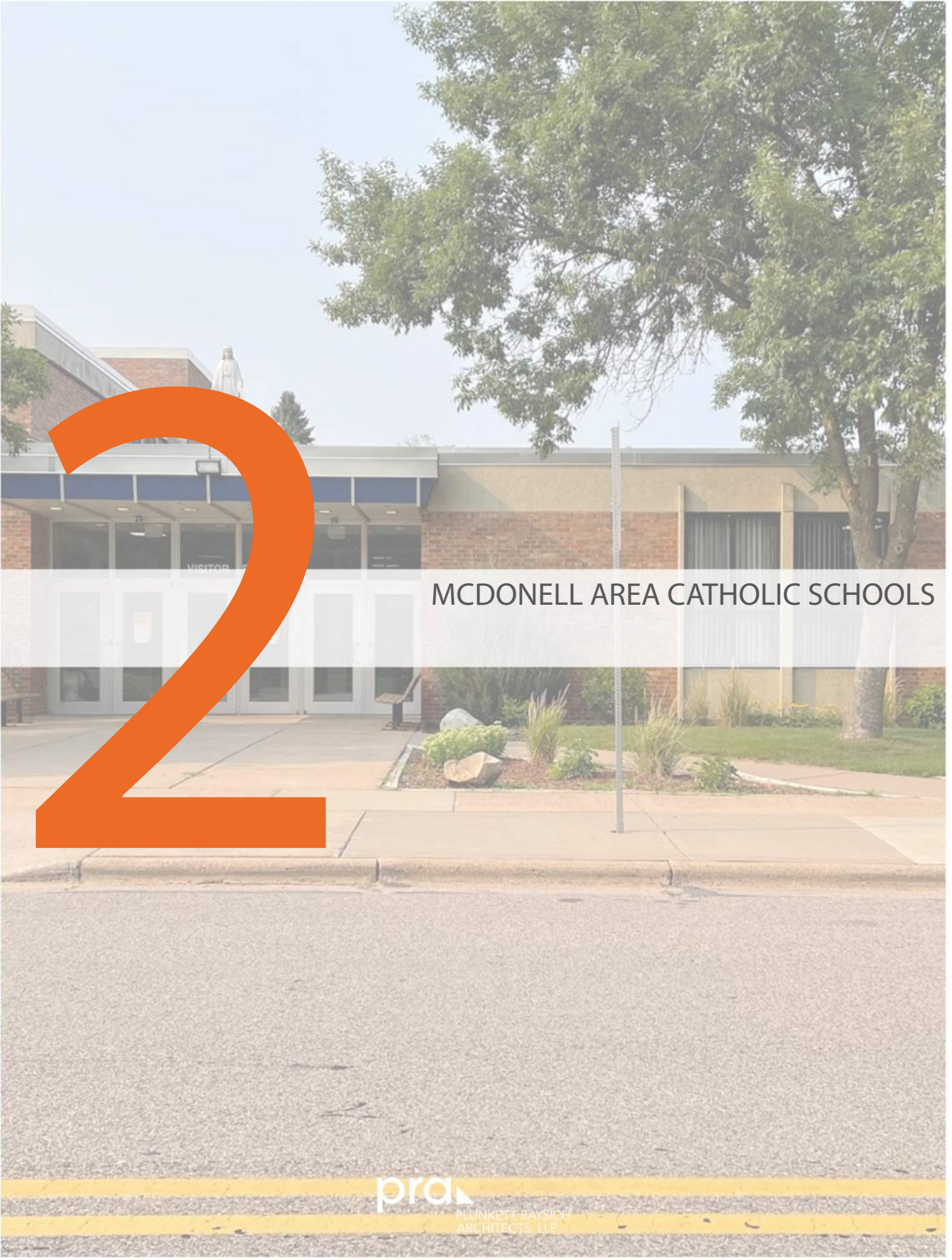
Option 2B is similar to 2A but differs by changing the layout and size of the new fellowship space/parish center. With this option, the GREC would still be demolished, and the lot turned into parking and green space. Again, this demolition would occur after the fellowship space/parish center is constructed and occupied. Option 2B also includes the demolition of the convent, Avila Room and storage buildings.

In place of the demolished buildings, a new 20,000 square foot fellowship space/parish center would be built along S. Prairie Street. Within this addition, an accessible entry into the chapel would be provided, along with toilet rooms nearby. Other program pieces include; the consolidated parish offices, outreach ministry space (St. Francesca Resource Center), fellowship hall, kitchen, toilet rooms, classrooms/meeting space and storage.

As noted in the previous options, the existing sacristy and storage addition would be renovated to update finishes. Renovations would occur at the rectory to remove the current offices and construct a new suite for the associate pastor. The existing garage would remain as is in Option 2B.

ESTIMATED PROJECT COST:
\$6,900,000—\$7,400,000





MCDONELL AREA CATHOLIC SCHOOLS

MCDONELL AREA CATHOLIC SCHOOLS

Through interviews and discussions with the administrative team, and reviewing the stakeholder information gained through the Meitler study, the PRA team discovered great enthusiasm for the mission and vision of MACS, which promotes formation of students in mind, body, spirit, and community, and for their educational philosophy of Catholic Liberal Arts education. It is a philosophy that is grounded in all things good, beautiful, and true. Therefore, school facilities should serve student growth in spirituality, academics, athletics, and the arts, while providing space for inspirational lectures, great conversations and praiseworthy work. The natural beauty of the learning spaces should inspire students through their simple elegance and enduring materiality. In addition, the facilities must be right-sized to accommodate current and future student populations.



HOLY GHOST ELEMENTARY SCHOOL

The capacity of an elementary school (Grades KG-5) can be determined by utilizing existing space configuration information and established guidelines on class size. The capacity can be determined by multiplying the district's maximum student teacher ratio by grade by the number of rooms used (based on the current educational program) multiplied by 90% (which is a planning guideline for the student station utilization factor).

Capacity Determination Formula:

*Number of Classrooms Available * Class Size = Maximum Capacity*

*Number of Classrooms Available * Class Size * 90% = Target Capacity*

Capacity Determination

At Holy Ghost Elementary, the Maximum Capacity is approximately 120 students, and the Target Capacity is approximately 108 students. With a 2021-22 school year enrollment of 117 students the building is operating at its maximum capacity. This capacity represents a two-section school with a relatively low student teacher ratio of 20:1. If the number of students per room was increased, the capacity of the school would increase along with it. This also represents utilization of all current classroom spaces leaving no room for expansion within the current facility.

ADDRESS: 412 S Main St, Chippewa Falls

SITE SIZE: 2.3 acres

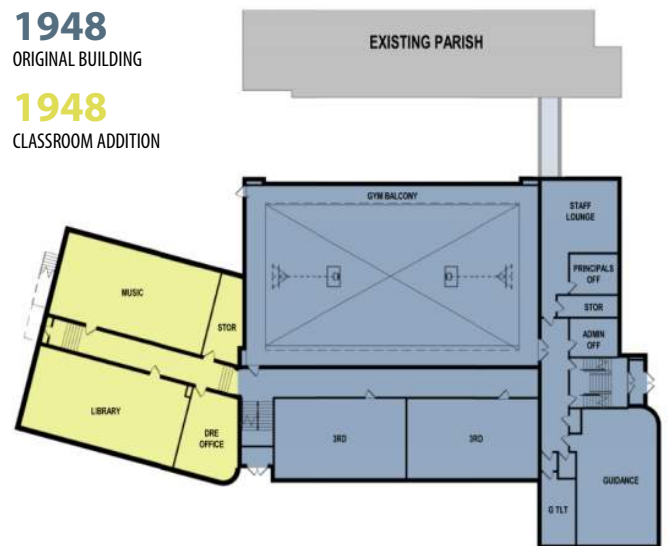
BUILDING SIZE: 34,500 SF

BUILDING AGE: 1948
(addition shortly after)

GRADE LEVELS: 3rd - 5th

SPRINKLERED: No

CURRENT OCCUPANCY: 117 students



Max Capacity ~ 120

Target Capacity ~ 108

ASSESSING EDUCATIONAL SPACE ADEQUACY

The Elementary School was originally constructed at its current location in 1948 and was expanded once shortly thereafter, adding four classrooms. This is a traditionally organized building with double loaded corridors and little to no connectivity between classroom spaces. Classrooms are spread across three floors with a subterranean connection to the adjacent church. Students utilize the parish hall as their cafeteria which poses problems for security and scheduling, as this space serves both facilities.

Classrooms within the building are well sized, generally between 900 SF and over 1,100 SF. Current elementary level classroom standards are 950 SF minimum. Finishes are dated and storage is very limited. Large windows that used to flood the rooms with light and views out have long since been closed up with only small, low windows remaining.

Corridors are narrow with dated finishes and poor lighting. This creates an overall congested feeling while moving through the building. Student storage is accommodated on wall mounted coat hooks, further adding to the tight and disorganized feeling within the building. Further, the building is separated on multiple levels with no accessible route connecting any of them. Providing for students, staff and family members who may have limited mobility is a critical need when considering the future of this building.

There is a need for classrooms and support spaces that can allow staff and students to easily transform spaces with little disruption to the flow of daily activities. Larger spaces for flexibility of learning will be helpful for future learning needs. Outdoor spaces are also considered as learning spaces. The current building configuration does not allow for the expansion of learning spaces. Consideration should be given to transforming spaces within the building to allow for flexible learning spaces.

The art and music rooms are both well sized but dated. The “little theater” in the lower level of the school is currently used as a band room which is a nice offering for students but the space is in poor condition and not well suited for this purpose.

Furniture should be sturdy and aesthetically pleasing as well as purposeful in its functionality (easy to move for flexible grouping — Socratic circles, small discussions, collaboration). A significant change in functionality can be realized through furniture improvements alone.

The library / LMC occupies a former classroom. Libraries in Catholic Liberal Arts schools are a highlight of schools and known for their beauty and architecture as well as representing that knowledge and stories are for all. This space includes generous room for read alouds, and a sectioned off area with

glass windows to be used for conferences, Socratic sessions and teacher meetings. It is where old grandeur meets modern. This “conference” room has white boards and access to an interactive screen/technology. Consideration should be made in updating this space to help inspire and emphasize the joy of books.

The building has a smaller gym, but it is reasonably sized for an elementary school serving three grades. The suspended running track is not used, is not code compliant and should be removed. Finishes in the gym are worn and could be updated. Old locker rooms across the hall from the gym are in poor condition and if still needed, should be updated and renovated.



HOLY GHOST ELEMENTARY SCHOOL VISION

- Expand learning spaces to provide flexibility in learning environments.
- Add a space to be used as a creative space. Small round tables. Flexible seating/grouping. Room is used for creative construction, collaboration, etc. Well planned storage/organization to ensure keeping space beautiful.
- Add connecting doors between classrooms to **enhance flexibility**.
- Add skylights to the art room to provide access to **daylight**.
- Inspired **adaptable** space.
- Diverse **flexible furniture** options throughout the building, supported by grade level storage.
- Update library to represent Catholic Liberal Arts tradition.



HOLY GHOST ELEMENTARY SCHOOL - OPTION 1

SECURITY, ACCESSIBILITY AND EDUCATIONAL SPACE IMPROVEMENTS

Renovate existing spaces to improve functionality to support current and future teaching and learning. This option maintains a two-section school serving grades 3 – 5. This option utilizes the existing building. Maintenance, security, accessibility and educational issues will be addressed.



Existing Site Plan

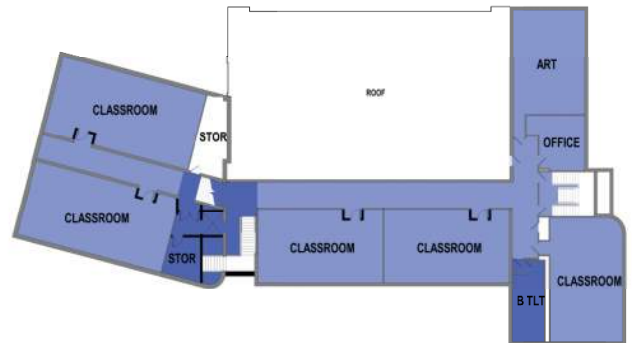
ESTIMATED PROJECT COST:

\$8,487,360

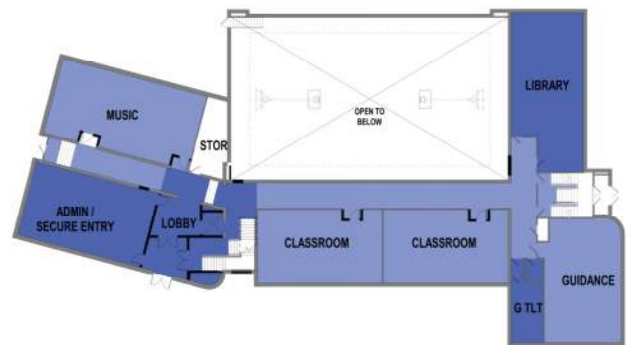
- Address Maintenance Items:
 - Replace Fire Alarm
 - Install Mass Notification System
 - Replace Windows
 - Replace Lighting
- Address Security Items
 - Relocate front office and create a secure entry sequence.
 - Add compartmentalization doors
 - Revise connection to Parish Hall.
- Accessibility Improvements
 - Install an elevator
 - Renovate toilet rooms
 - Replace door knob hardware
- Relace interior finishes in all classrooms
- Replace all casework throughout the building
- Add sinks to each classroom
- Add whiteboards / writable surfaces in all classrooms
- Replace all doors and add glass for increased visibility
- Add sliding glass connecting doors between pairs of classrooms to increase flexibility
- Develop outdoor learning and play space between the school and church

Light Renovation

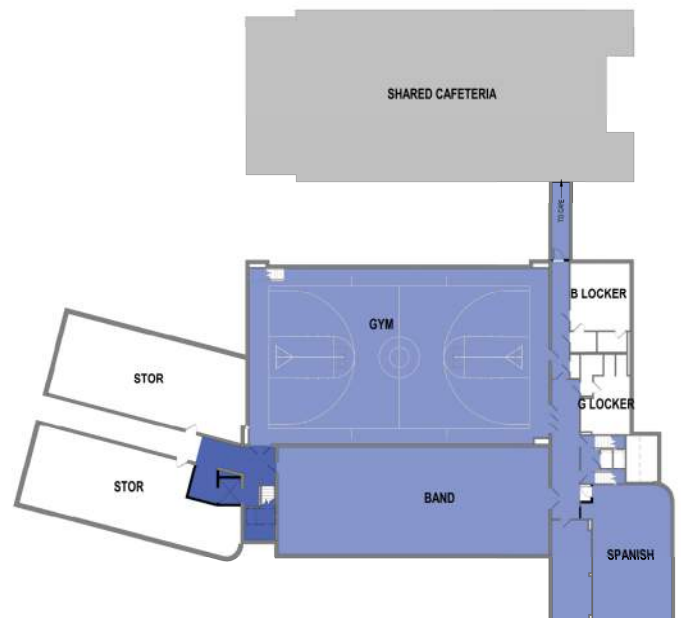
Heavy Renovation



Second Floor



First Floor



Lower Level

HOLY GHOST ELEMENTARY SCHOOL - OPTION 2

THREE SECTION (GRADES 3-5)

Address maintenance, security and accessibility items from Option 1. Renovate existing spaces to improve functionality to provide additional flexibility. This option repurposes existing spaces as well as constructing a new replacement wing to create a modern, flexible and engaging learning environment to accommodate three full sections of students in grades 3—5.



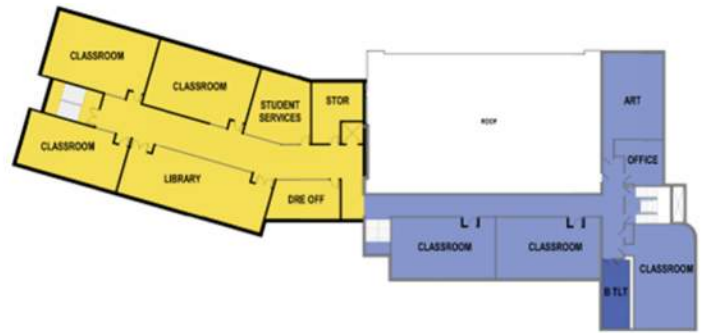
Site Plan

ESTIMATED PROJECT COST:
\$16,021,000

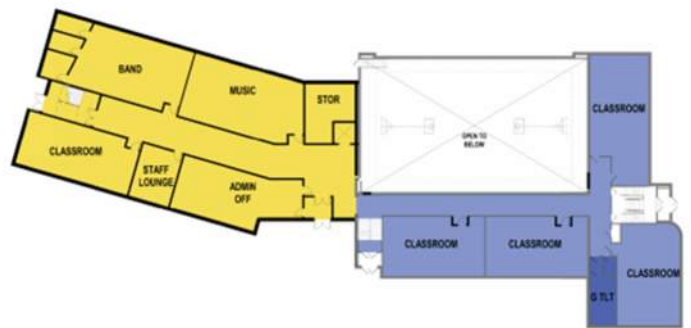
- Address maintenance, security and accessibility items identified in the previous option
- Reorganize classrooms to create neighborhood clusters by grade level
- Demolish the west wing addition and replace with a new three story addition
- All floors align to existing floors
- Elevator included in the new wing to address accessibility
- Repurpose the Little Theater as a new student commons
- Lock off the underground access to the parish hall
- Relocate the office and entry as identified in Option 1
- Reorganize parking on site
- Relocate student playground areas
- Relocate play space to be adjacent to the school

Light Renovation
 Addition

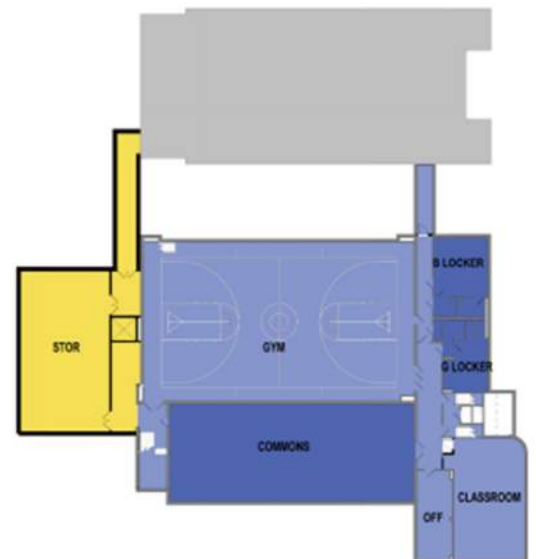
Heavy Renovation



Second Floor



First Floor

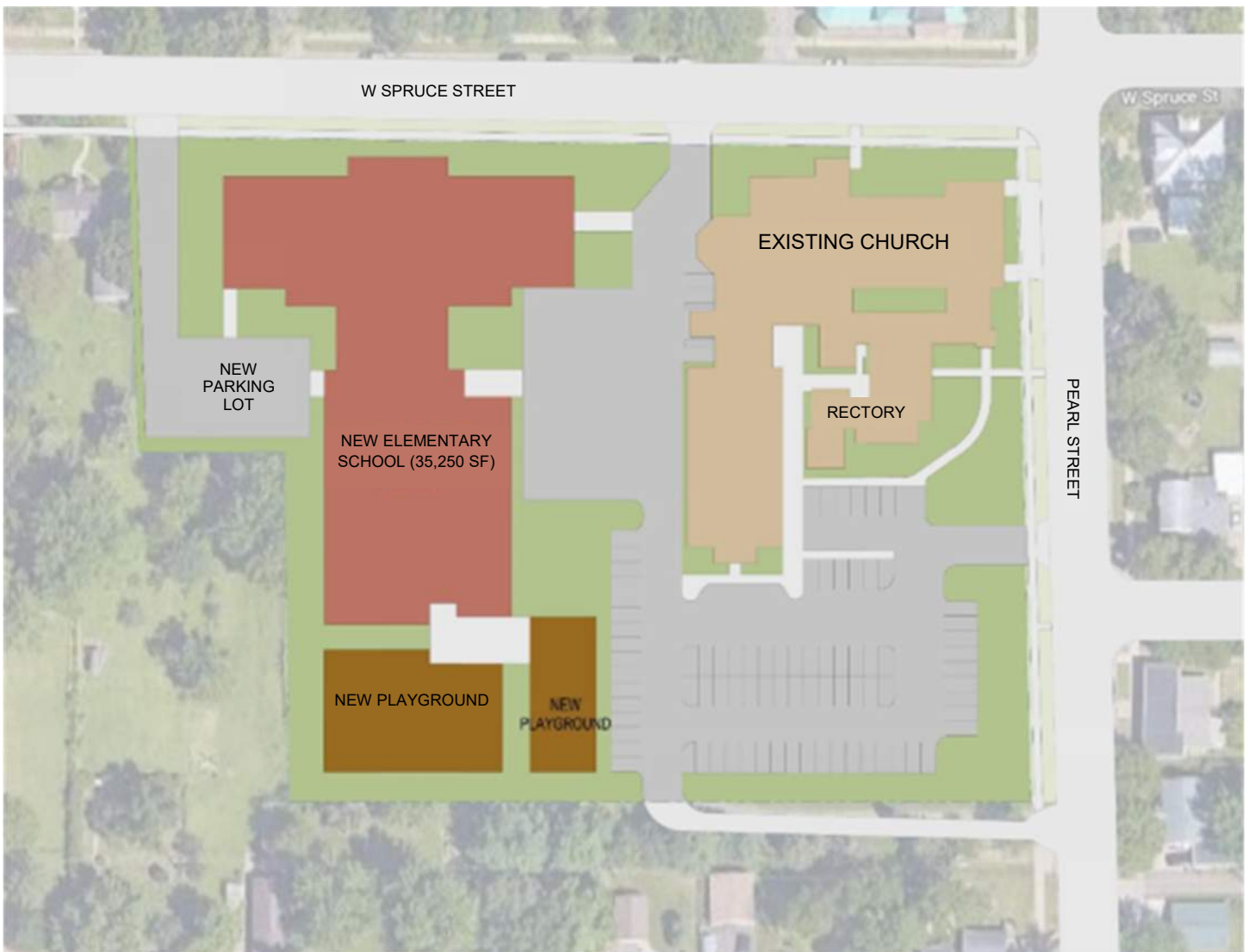


Lower Level

NEW PK-GRADE 5 ELEMENTARY SCHOOL - OPTION 3

NEW THREE-SECTION CONSOLIDATED SCHOOL AT ST CHARLES SITE

Construct a new, approximately 67,000 SF, three section elementary school. This would consolidate grades pre-Kindergarten through fifth grade in one building for a more efficient use of resources and cohesive school community. The current Holy Ghost site is too small to accommodate a three section PK-5 school. In this option, Holy Ghost would be closed and relocated to St. Charles.



Site Plan

ESTIMATED PROJECT COST:

\$28,084,000

- New building including three classrooms per grade level plus collaborative spaces
- Two station (court) gymnasium
- Separate student commons and full service kitchen
- Abate and demolish existing St. Charles school building
- New drop off and pickup lanes
- Staff and visitor parking coordinated with church parking
- Close Holy Ghost school at completion of project

NEW PK-GRADE 2 SCHOOL - OPTION 4

NEW THREE SECTION PK-2 SCHOOL AT ST CHARLES SITE

Similar to Option 3, replace the existing St. Charles school with a new, approximately 50,000 SF, three section elementary building serving grades PK-2. Grades 3-5 would remain at Holy Ghost, as shown in Option 2.



Site Plan

ESTIMATED PROJECT COST:

\$22,396,000

- New building including three classrooms per grade level plus collaborative spaces
- Two station (court) gymnasium
- Abate and demolish existing St. Charles school building
- New drop off and pickup lanes
- Staff and visitor parking coordinated with church parking
- Construct gymnasium as part of first phase – utilized for cafeteria until a future phase adds the student commons.





NOTRE DAME MIDDLE SCHOOL

The capacity of a middle school can be viewed much like that of an elementary school. By utilizing existing space configuration information and established guidelines on class size. The capacity can be determined by multiplying the district's maximum student teacher ratio by grade by the number of core curriculum rooms used (based on the current educational program) multiplied by 85% (which is a planning guideline for the student station utilization factor).

Middle School Capacity Determination Formula:

*Number of Classrooms Available * Class Size = Maximum Capacity*

*Number of Classrooms Available * Class Size * 85% = Target Capacity*

Capacity Determination

At Notre Dame Middle School, the Maximum Capacity is approximately 132 students and the Target Capacity is approximately 119 students. With a 2021-22 school year enrollment of 112 students the building is operating near the target capacity.

ADDRESS: 1316 Bel Air Blvd, Chippewa Falls

SITE SIZE: 7.2 acres

BUILDING SIZE: 9,550 SF (77,775 SF Total)

BUILDING AGE: 1963

GRADE LEVELS: 6th - 8th

SPRINKLERED: No

CURRENT OCCUPANCY: 112 students

OTHER FUNCTIONS: Shared building with the high school and MACS central office

MACS - Level 1



Max Capacity ~ **132**

Target Capacity ~ **119**

ASSESSING EDUCATIONAL SPACE ADEQUACY

Notre Dame Middle School is currently housed within the McDonell High School building which was initially constructed in 1964. The middle school is in the lower level of the school and utilizes six classrooms generally organized in a dedicated suite of spaces serving grades six through eight. Since its original construction, this facility has seen limited changes to existing spaces.

Middle schools share some functional aspects of both elementary schools and high schools. As students make their way through some of the most transformative years of their lives, the spaces they learn in every day play an important role in shaping their experiences. It is important to keep in mind, middle schools are not high schools.

Classrooms at Notre Dame Middle School vary significantly in size from approximately 750 SF to over 1,000 SF. A typical core curriculum classroom for a middle school in a new building today would be approximately 950 SF.

The additional area within the classroom adds flexibility to accommodate the greater variety of activities that happen every day. Additional space allows for repositioning of furniture. Because Notre Dame Middle School typically utilizes smaller class sizes of 20 to 22 students, these smaller classrooms may still provide some level of flexibility, but it should be noted that if changes to the number of

students per room were to be considered, these spaces would not be large enough.

Like the elementary school, classrooms at the middle school are traditionally organized along corridors with little to no connectivity between each other. This organization does not encourage collaboration or facilitate breakout into smaller groups beyond the walls of the room.

The current middle school facilities are generally indistinct from the remainder of the high school building. As it is a separate school with its own identity, consideration should be given to how space can be modified to enhance flexibility and overall functionality. Creating opportunities to develop recognizable identities helps break down the scale of a larger school environment. This modulation of scale can help students feel welcome and secure as they make their transition from elementary school to middle school.

Science labs are important spaces in a middle school, introducing students to a world of exploratory hands-on learning in safe settings. The existing labs were built for a high school and are dated. Renovation of these space should be considered .

The middle school shares common spaces such as dining, athletic, art, library and music space with the high school. Those more specialized areas are covered below in the

high school narrative.

Furniture through the building generally matches the age and character of the classrooms themselves. Furniture that is flexible, mobile and varied can help students find their best learning place. Flexible furniture helps classrooms transform from lecture style spaces into collaborative team based environments quickly and with minimal disruption. A significant change in functionality can be realized through furniture improvements alone.





McDONELL CENTRAL CATHOLIC HIGH SCHOOL

Calculating the capacity of a high school (Grades 9 – 12) is more complex than an elementary or middle school. It is based upon the number of educational spaces available within the building, the number of periods each space can be used per day and the number of students a space can accommodate. Because a high school typically supports a greater variety of course offerings, ultimate capacity determination can vary somewhat from year to year as schedules change.

To begin determining a functional capacity, the number of educational spaces is multiplied by the number of students to occupy the space, which has been determined by the School's Class Size Guidelines then multiplied by the usage factor. The usage factor is determined by the actual use of a classroom, divided by the number of periods that the building operates within an instructional day. The resultant calculation is then multiplied by an efficiency factor of 80%, which is the planning guideline for the student station utilization in a high school setting. Each classroom or instructional space that has been assigned for student instruction will be factored into the calculation. This method will determine how many students are in an assigned instruction space at any one period of the day. After a period has ended, the students rotate to another instructional space. The periods that each instructional space uses will vary depending upon the administration's scheduling of the spaces, as will the target class size number, which is dependent upon the acceptable number of students assigned.

Capacity Determination Formula:

Target Class Size:

$$\text{Periods used} / \text{Periods in day} = \text{Usage Factor \%}$$

$$\text{Number of Rooms} * \text{Usage Factor \%} * \text{Class size} = \text{Capacity} * 80\% = \underline{\text{Target Capacity}}$$

Maximum Class Size:

$$\text{Periods used} / \text{Periods in day} = \text{Usage Factor \%}$$

$$\text{Number of Rooms} * \text{Usage Factor \%} * \text{Class size} = \underline{\text{Maximum Capacity}}$$

Capacity Determination

The Target Capacity of the high school, as currently configured is 214 students. The Maximum Capacity is 267 students. The 2021-22 school year enrollment is below the target capacity. This indicates the current building configuration should have the flexibility to adapt space to the needs of current and some future programming demands. The high school is well positioned for future growth or changes to programmatic delivery.

McDonnell Central Catholic High School was originally built new in 1964. No significant changes have been made to the building since its completion. As noted previously, Notre Dame Middle School is also housed within the same building. The McDonnell Area Catholic Schools' central offices are also located within the building.

Administrative offices are properly located at the front entrance of the building and after a recent reconfiguration, offer a good, secure entry sequence. The office area serves both the High School and Middle School. No true student health room exists. There is no conference room available at the front office

ADDRESS: 1316 Bel Air Blvd, Chippewa Falls

SITE SIZE: 7.2 acres

BUILDING SIZE: 68,225 SF (77,775 SF Total)

BUILDING AGE: 1963

GRADE LEVELS: 9th - 12th

SPRINKLERED: No

CURRENT OCCUPANCY: 183 students

OTHER FUNCTIONS: Shared building with the middle school and MACS central office

Max Capacity ~ **267**

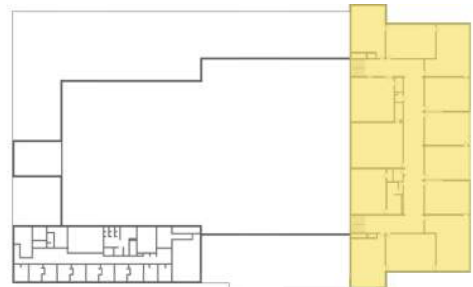
suite which necessitates staff and families meeting in other locations within the building.

Core curriculum classrooms at the High School, like the Middle School, vary significantly in size from approximately 750 SF to over 1,000 SF. A typical core curriculum classroom for a high school in a new building today would be approximately 950 SF.

MACS - Level 1



MACS - Level 2



Target Capacity ~ **214**



ASSESSING EDUCATIONAL SPACE ADEQUACY

The additional area within the classroom adds flexibility to accommodate the greater variety of activities that happen every day. Additional space allows for repositioning of furniture and allows students to personalize their space. Because McDonell Area Central Catholic High School typically utilizes smaller class sizes of 20 to 22 students, these smaller classrooms may still provide some level of flexibility, but it should be noted that if changes to number of students per room were to be considered, these spaces would not be large enough.

The science rooms are significantly

undersized and underequipped to serve the needs of the students. A typical chemistry or biology lab serving a high school would be a minimum of 1,500 SF. These rooms are under 1,200 SF, lack appropriate storage for chemicals and other equipment and are not properly ventilated. Student lab stations are split between fixed island tables with integral gas turrets and limited sinks located along the perimeter walls. These science labs should be completely rebuilt and enlarged to accommodate current and future science curriculum.

The cafeteria is located immediately upon entering the high school, adjacent to the



Existing Site Plan

gymnasium, providing a pre- and post-function gathering space for the school's larger internal and community events. The space is daylit via some clerestory windows and the south facing entry, but does not provide the expected features of a new student commons. Seating is accommodated on traditional folding cafeteria tables. While these tables provide efficient setup and takedown, they are not conducive to flexible large group organizations or for comfortable individual learning. This space occupies a large footprint and generally is only used as an eating space for a few hours out of the day. Flexible furniture and access to technology can transform this environment into an inviting, collaborative large group instruction space that drives greater utilization while providing additional opportunities .

The library is centrally located at the core of the building adjacent to the cafeteria, chapel and auditorium. As noted in the Holy Ghost text, the library needs updating to align with Catholic Liberal Arts education.

Often one specialty computer lab is provided within a school facility to support programming that cannot be accommodated on typical student devices (Chromebooks). This space can serve as a traditional computer / business lab, a graphic design studio or an engineering lab. Devices should be located on flexible furniture and power and data drops should be available around the

perimeter of the room as well as from the ceiling.

A 2-station gymnasium provides space for physical education, and after-hours athletics and activities. Storage is noticeably lacking. PE and team locker rooms have direct access to the gym, however, the women's locker room is significantly smaller than the men's . Finishes are dated and worn. Showers on the men's side are in an open group configuration and should be revised. Consider a full renovation of both locker rooms to comply with current practices and regulations.

Similar to the middle school, furniture throughout the building generally matches the age and character of the classrooms themselves. Furniture that is flexible, mobile and varied can help students find their best learning place. Flexible furniture helps classrooms transform from whole group learning to other learning modalities.



NOTRE DAME MS / MCDONELL CCHS - OPTION 1

MAINTENANCE, ACCESSIBILITY, ARTS & ATHLETICS

Address critical maintenance, life safety and accessibility items in the building. Construct a two station gymnasium and fitness center addition to the west side of the school. Transform the auditorium into an inspired place of sacred beauty. Expand and relocate the band and choir spaces to new spaces on the west side of the building.



First Floor

- Light Renovation
- Addition
- Heavy Renovation

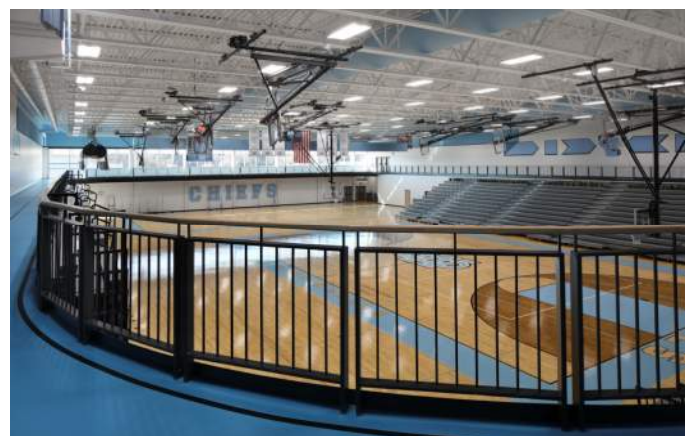
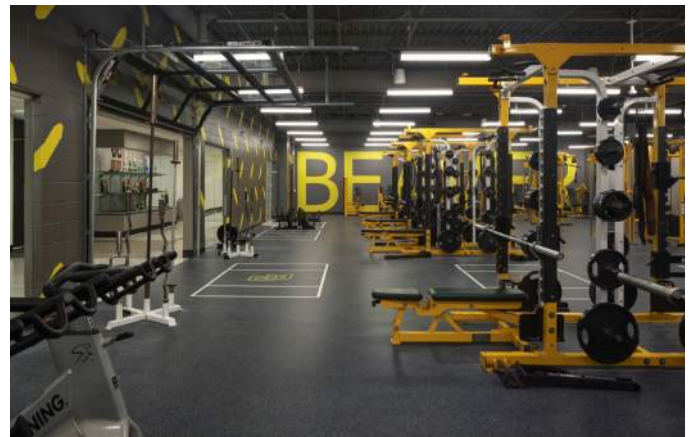


Second Floor

ESTIMATED PROJECT COST:

\$16,975,000

- Construct a two station gym (two full size basketball courts – approximately 13,500 SF)
- Construct a new fitness center / weight room
- Reposition parking to the west to maintain capacity (softball field will be lost)
- Renovate existing locker rooms
- Convert existing fitness room into gym storage
- Construct new performing arts wing adjacent to the new gym (new band and choir rooms)
- Return current choir room to standard classroom
- Renovate current band room into new art room
- Renovate the auditorium to improve functionality, as well as bring the sacred to the space for larger chapel services.



NOTRE DAME MS / MCDONELL CCHS - OPTION 2

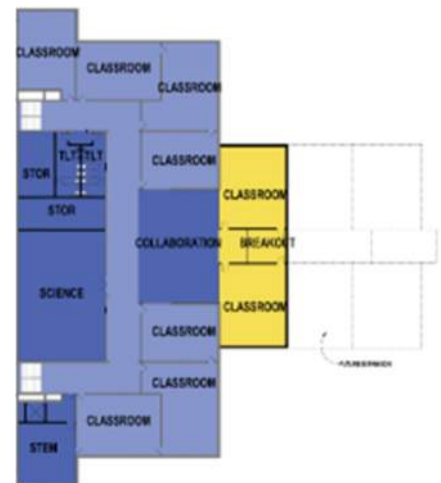
MIDDLE SCHOOL EXPANSION & MODERN LEARNING

In addition to the improvements listed in Option 1, construct a two story addition on the east side of the building to accommodate new classrooms. The additional classrooms will allow for repurposing of existing spaces to provide collaborative areas for both the high school and middle school, as well as middle school capacity expansion to a full three sections.



First Floor

- Light Renovation
- Addition
- Heavy Renovation



Second Floor

ESTIMATED PROJECT COST:

\$27,818,000

- Add a seven classroom, two story addition – approximately 4,000 SF
- Remove two classrooms on each floor and construct a collaborative gathering space and small group instruction spaces in their place.
- Add areas of glass and relocate doors to improve connectivity between classroom and collaboration space.
- Relocate Campus Ministries space to be central to both the middle school and high school to improve accessibility and function.
- Renovate and expand the science labs. Create one fully outfitted chemistry lab with proper storage and prep room, chemical storage and ventilation.
- Create secondary physics / general science lab in renovated space
- Add fire sprinkler system throughout the building (required to allow opening of corridor walls)
- Renovate existing classrooms replacing finishes, casework, ceiling and lighting. Add connecting sliding panel doors between pairs of rooms to increase flexibility.
- Implement furniture replacement program to enhance flexibility.
- Renovate the Library to create beautiful library with a sectioned off discussion space.
- Relocate STEM / Robotics lab to a proper space with ventilation and resilient finishes.
- Enhance Student Commons (cafeteria) with improved lighting, power, AV capability and new furniture.



APPENDIX

Appendix A sets forth an educational space analysis intended to provide space utilization data (capacity), as well as a qualitative measure of spaces needed in each school to support current and future programming. This analysis includes Holy Ghost School, Notre Dame Middle School and McDonell Central Catholic High School. It should be noted that while St. Charles School is noted in the report, it was not included within the general purview of this study and was not visited by the PRA team.

The number of classrooms indicated is based on current space utilization. Building enrollment numbers were provided by the administration team for the 2021-2022 school years.

While no specific policy is in place to limit class size, through discussions with the administration, the following table of maximum classroom student population was determined as a baseline for establishing functional capacities:

<u>Grade</u>	<u>Student/Teach Ratio</u>
Kindergarten – Fifth Grade	20:1
Sixth – Eighth Grade	22:1
Ninth – Twelfth Grade	22:1

There are three questions that need to be reviewed to establish overall space needs. These questions are:

1. Is the existing capacity adequate to service the needs of the school today and in the future? If not, what are the additional space needs required? (**Capacity**)
2. Are there any building space deficiencies that should be addressed immediately? (**Educational Space Adequacy**)
3. What facilities will be required to accommodate visionary programs? (**Vision**)

Capacity evaluations assume that MACS will continue to place students based on available space, will not change the curriculum, will continue to use the rooms as identified, and enrollment changes at the expected rate.

Two calculations are utilized to establish the functional capacity of an educational facility. The “**Maximum Capacity**” is the point where every teaching station in a building is theoretically utilized at maximum occupancy for the specified number of periods out of each day. At this point, the building does not have room to add students without exceeding class size limits. At elementary levels where students spend the majority of their day in a single classroom, this calculation can be an effective way of monitoring building enrollment, however, operating a building at this level will leave little to no scheduling flexibility for changes in enrollment.

The second approach to determining a functional building capacity is establishing a “**Target Capacity.**” This is the point where the building is functioning optimally as an educational facility. When a school exceeds this number, it is an indication that the organization should be planning and preparing for the future of the facility or other facilities within the system before reaching the identified maximum capacity. To arrive at this number, an efficiency factor is applied to the Maximum Capacity number established previously.

This analysis incorporates an operational efficiency factor based upon the grade levels that occupy each building. The factors utilized are considered national benchmarks and are as follows:

Elementary School (Grades KG-5): 90%

Middle School (Grades 6 – 8): 85%

High School (grades 9-12): 80%

These efficiency factors are used to compensate for scheduling inefficiencies and variations in class size. Operating a facility at or below these levels allows for the availability of time and space in the building to support teacher preparation and tutoring activities, the flexibility to accommodate scheduling conflicts between events and classes and unscheduled special assistance to individual students or small groups of students.