6.0 FACILITIES ASSESSMENTS

This section presents the results of the facilities assessments that were conducted by MGT and staff from Rapid City Area Schools. The assessments were conducted using BASYS®, MGT's facility assessment software program. There are four types of assessments, including:

- ◆ Building condition
- ◆ Educational suitability
- ◆ Grounds condition
- ◆ Technology readiness

BUILDING CONDITION ASSESSMENT

The BASYS® building condition score measures the amount of deferred maintenance in the building's major systems. The weighted condition score of a school is the average condition score (weighted by building square footage) of all the buildings at a school (including portables). The scores are interpreted as follows:

90+	**New or Like New:** The building and/or a majority of its systems are in good condition, less than three years old, and only require preventive maintenance.
80-89	**Good:** The building and/or a majority of its systems are in good condition and only require routine maintenance.
70-79	**Fair:** The building and/or some of its systems are in fair condition and require minor to moderate repair.
60-69	**Poor:** The building and/or a significant number of its systems are in poor condition and require major repair, renovation, or replacement.
BELOW 60	**Unsatisfactory:** The building and/or a majority of its systems should be replaced.

The condition assessment rates each system in a building as "new", "good", "fair", "poor", or "unsatisfactory" based on a detailed description of each rating for the particular system. The possible score for each system is based on that system's contribution to the overall cost of building construction. Therefore, the condition score is a measure of that portion of the value of the building which is in good condition. The capital needs score (100 minus the condition score) is a measure of the capital needs or deferred maintenance. This score, when presented as a percent, is also referred to as the facility condition index or FCI. For example, a building which has a condition score of 80, has a capital needs score of 20 (100 – 80 = 20). A capital needs score of 20 indicates that 20 percent of the value of the building can be reinvested in the building in order to attain a score of 100 and put the building in a "like new" condition. The condition score and resulting calculations do not include the costs of additions, site improvements, improvements for educational suitability, or technology readiness improvements.

Exhibit 6-1 presents the range of the weighted average condition scores (weighted by GSF) by type of facility for RCAS. As the exhibit shows, there is a range of condition scores, from 59 to 90, with the average condition scores in the "Good" to "Fair" range.

EXHIBIT 6-1
RAPID CITY AREA SCHOOLS
WEIGHTED AVERAGE BUILDING CONDITION SCORE RANGES

SITE TYPE	BUILDING CONDITION SCORE RANGE		AVERAGE CONDITION SCORE
	LOW	HIGH	
Elementary Schools	66.54	90.00	78.74
Middle Schools	59.82	85.85	73.22
High Schools	83.21	84.57	83.81
Support Facilities	78.81	89.40	84.10

Source: MGT of America, Inc., 2016.

Exhibit 6-2 presents the weighted average condition score for each school that was assessed. As the exhibit shows, condition scores are, for the most part, in the "Fair" to "Good" categories which indicates that the facilities range in need from minor maintenance to preventive maintenance.

EXHIBIT 6-2
RAPID CITY AREA SCHOOLS
CONDITION SCORES – BY SITE

SITE NAME	GSF	WEIGHTED AVERAGE CONDITION SCORE
Elementary Schools		
Black Hawk ES	42,200	84.25
Canyon Lake ES\Kibben Kuster	43,264	78.83
Corral Drive ES	46,460	83.80
General Beadle ES	98,450	90.00
Grandview ES	48,179	72.06
Horace Mann ES	35,253	74.60
Knollwood ES	50,636	83.45
Meadowbrook ES	51,319	73.48
Pinedale ES	37,904	82.07
Rapid Valley ES	46,000	84.28
Robbinsdale ES	43,958	66.54
South Canyon ES	29,188	72.46
South Park ES	27,774	80.10
Valley View ES	53,850	82.22
Wilson ES	32,283	72.96
ELEMENTARY SCHOOL TOTAL/AVERAGE	**45,781**	**78.74**

EXHIBIT 6-2 (CONTINUED)
RAPID CITY AREA SCHOOLS
CONDITION SCORES – BY SITE

SITE NAME	GSF*	WEIGHTED AVERAGE CONDITION SCORE
Middle Schools		
East MS	144,550	85.85
North MS	113,702	68.87
South MS	120,758	59.82
Southwest MS	86,372	84.15
West MS	136,497	67.43
MIDDLE SCHOOL TOTAL/AVERAGE	**120,376**	**73.22**
High Schools		
Central HS	500,038	83.65
Rapid City HS	194,970	84.57
Stevens HS	393,500	83.21
HIGH SCHOOL TOTAL/AVERAGE	**362,836**	**83.81**
Support Facilities		
Jefferson Building Special Services	23,250	89.40
Lincoln IT Center	22,132	78.81
SUPPORT FACILITIES AVERAGE	**22,691**	**84.10**
DISTRICT TOTAL/AVERAGE	**96,899**	**78.67**

Source: MGT of America, Inc., 2016.

EDUCATIONAL SUITABILITY ASSESSMENT

The educational suitability assessment evaluates how well the facility supports the educational program that it houses. Each school receives one suitability score which applies to all the buildings at the facility. The educational suitability of each school was assessed with BASYS® using the following categories:

ENVIRONMENT	The overall environment of the schools with respect to creating a safe and positive learning environment.
CIRCULATION	Pedestrian/vehicular circulation and the appropriateness of site facilities and signage.
SUPPORT SPACE	The existence of facilities and spaces to support the educational program being offered. These include general classrooms, special learning spaces (e.g. music rooms, libraries, science labs), and support spaces (e.g. administrative offices, counseling offices, reception areas, kitchens, health clinics).
SIZE	The adequacy of the size of the program spaces.
LOCATION	The appropriateness of adjacencies (e.g., physical education space separated from quiet spaces).
STORAGE & FIXED EQUIPMENT	The appropriateness of utilities, fixed equipment, storage, and room surfaces (e.g. flooring, ceiling materials, and wall coverings).

Suitability scores are interpreted as follows:

90+	**Excellent:** The facility is designed to provide for and support the educational program offered. It may have a minor suitability issues but overall it meets the needs of the educational program.
80-89	**Good:** The facility is designed to provide for and support a majority of the educational program offered. It may have minor suitability issues but generally meets the needs of the educational program.
70-79	**Fair:** The facility has some problems meeting the needs of the educational program and will require remodeling/renovation.
60-69	**Poor:** The facility has numerous problems meeting the needs of the educational program and needs significant remodeling, additions, or replacement.
BELOW 60	**Unsatisfactory:** The facility is unsuitable in support of the educational program.

Exhibit 6-3 presents the range and average of suitability scores by facility type. The suitability scores range from 55 to 85. The average scores fall within the "Good" to "Fair" range:

EXHIBIT 6-3
RAPID CITY AREA SCHOOLS
SUITABILITY SCORE RANGES

SITE TYPE	SUITABILITY SCORE RANGE		AVERAGE SUITABILITY SCORE
	LOW	HIGH	
Elementary Schools	55.00	85.72	70.55
Middle Schools	65.44	84.71	73.07
High Schools	70.27	80.97	76.99
Support Facilities	85.33	85.33	85.33

Source: MGT of America, Inc., 2016.

Exhibit 6-4 presents the educational suitability score for each school. As the scores indicate, a few schools have significant suitability deficiencies.

EXHIBIT 6-4
RAPID CITY AREA SCHOOLS
SUITABILITY SCORES – BY SITE

SITE NAME	SUITABILITY SCORES
Elementary Schools	
Black Hawk ES	81.62
Canyon Lake ES\Kibben Kuster	66.56
Corral Drive ES	84.46
General Beadle ES	85.72
Grandview ES	74.59
Horace Mann ES	60.07
Knollwood ES	67.91
Meadowbrook ES	64.12
Pinedale ES	67.29
Rapid Valley ES	80.07
Robbinsdale ES	62.48
South Canyon ES	63.39
South Park ES	62.95
Valley View ES	82.02
Wilson ES	55.00
ELEMENTARY SCHOOL TOTAL/AVERAGE	**70.55**

EXHIBIT 6-4 (CONTINUED)
RAPID CITY AREA SCHOOLS
SUITABILITY SCORES – BY SITE

SITE NAME	SUITABILITY SCORES
Middle Schools	
East MS	84.71
North MS	71.95
South MS	65.44
Southwest MS	76.97
West MS	66.28
MIDDLE SCHOOL TOTAL/AVERAGE	**73.07**
High Schools	
Central HS	80.97
Rapid City HS	79.72
Stevens HS	70.27
HIGH SCHOOL TOTAL/AVERAGE	**76.99**
Support Schools	
Jefferson Building Special Services	85.33
Lincoln IT Center	N/A
SUPPORT FACILITIES TOTAL/AVERAGE	**85.53**
DISTRICT TOTAL/AVERAGE	**72.50**

Source: MGT of America, Inc., 2016.

GROUNDS CONDITION ASSESSMENT

The grounds condition assessment score is a measure of the amount of capital needs or deferred maintenance at the site, which includes the driveways and walkways, the parking lots, the playfields, the utilities, and fencing, etc. The scores are interpreted as follows:

90+	**New or Like New:** The site and/or a majority of its systems are in good condition, less than three years old, and only require preventive maintenance.
80-89	**Good:** The site and/or a majority of its systems are in good condition and only require routine maintenance.
70-79	**Fair:** The site and/or some of its systems are in fair condition and require minor to moderate repair.
60-69	**Poor:** The site and/or a significant number of its systems are in poor condition and will require major repair or renovation.
BELOW 60	**Unsatisfactory:** The site and/or a majority of its systems should be renovated.

The grounds assessment scores were calculated in the same manner as the building condition scores. **Exhibit 6-5** presents the range of grounds assessment scores and the average grounds assessment scores by facility type. The grounds assessment scores ranged from 60 to 96 and averaged in the "Fair" to "Good" range.

EXHIBIT 6-5
RAPID CITY AREA SCHOOLS
GROUNDS ASSESSMENT SCORE RANGES

SITE TYPE	GROUNDS ASSESSMENT SCORE RANGE		AVERAGE GROUNDS SCORE
	LOW	HIGH	
Elementary Schools	67.82	88.82	79.10
Middle Schools	60.14	81.57	76.36
High Schools	79.65	96.03	85.82
Support Facilities	74.35	87.39	80.87

Source: MGT of America, Inc., 2016.

Exhibit 6-6 presents the grounds assessment score by each school site. Each school site receives a single grounds assessment score.

EXHIBIT 6-6
RAPID CITY AREA SCHOOLS
GROUNDS SCORES – BY SITE

SITE NAME	GROUNDS SCORES
Elementary Schools	
Black Hawk ES	67.82
Canyon Lake ES\Kibben Kuster	76.97
Corral Drive ES	82.56
General Beadle ES	85.34
Grandview ES	73.02
Horace Mann ES	78.20
Knollwood ES	76.98
Meadowbrook ES	72.29
Pinedale ES	87.74
Rapid Valley ES	88.82
Robbinsdale ES	69.55
South Canyon ES	85.18
South Park ES	79.42
Valley View ES	78.87
Wilson ES	83.82
ELEMENTARY SCHOOL TOTAL/AVERAGE	**79.10**
Middle Schools	
East MS	81.56
North MS	60.14
South MS	78.18
Southwest MS	81.57
West MS	80.37
MIDDLE SCHOOL TOTAL/AVERAGE	**76.36**
High Schools	
Central HS	81.80
Rapid City HS	96.03
Stevens HS	79.65
HIGH SCHOOL TOTAL/AVERAGE	**85.82**
Support Facilities	
Jefferson Building Special Services	87.39
Lincoln IT Center	74.35
SUPPORT FACILITIES TOTAL/AVERAGE	**80.87**
DISTRICT TOTAL/AVERAGE	**79.50**

Source: MGT of America, Inc., 2016.

TECHNOLOGY READINESS

The BASYS® technology readiness score measures the capability of the existing infrastructure to support information technology and associated equipment. The score can be interpreted as follows:

90+	**Excellent:** The facility has excellent infrastructure to support information technology.
80-89	**Good:** The facility has the infrastructure to support information technology.
70-79	**Fair:** The facility is lacking in some infrastructure to support information technology.
60-69	**Poor:** The facility is lacking significant infrastructure to support information technology.
BELOW 60	**Unsatisfactory:** The facility has little or no infrastructure to support information technology.

Exhibit 6-7 presents the range of technology scores and the average technology scores by facility type. Technology readiness scores vary from 55 to 92, with the averages in the "Fair" range.

EXHIBIT 6-7
RAPID CITY AREA SCHOOLS
TECHNOLOGY SCORE RANGES

SITE TYPE	TECHNOLOGY READINESS SCORE RANGE		AVERAGE TECHNOLOGY SCORE
	Low	High	
Elementary Schools	62.27	92.27	78.64
Middle Schools	55.67	90.00	74.04
High Schools	70.07	84.60	75.64
Support Facilities	80.00	80.00	80.00

Source: MGT of America, Inc., 2016.

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Exhibit 6-8 presents the technology readiness score for each school site.

EXHIBIT 6-8
RAPID CITY AREA SCHOOLS
TECHNOLOGY SCORES – BY SITE

SITE NAME	TECHNOLOGY SCORES
Elementary Schools	
Black Hawk ES	92.27
Canyon Lake ES\Kibben Kuster	71.13
Corral Drive ES	91.20
General Beadle ES	92.27
Grandview ES	84.40
Horace Mann ES	75.60
Knollwood ES	72.27
Meadowbrook ES	72.27
Pinedale ES	68.93
Rapid Valley ES	88.93
Robbinsdale ES	77.87
South Canyon ES	62.27
South Park ES	65.67
Valley View ES	90.00
Wilson ES	74.53
ELEMENTARY SCHOOL TOTAL/AVERAGE	**78.64**
Middle Schools	
East MS	90.00
North MS	86.67
South MS	57.87
Southwest MS	80.00
West MS	55.67
MIDDLE SCHOOL TOTAL/AVERAGE	**74.04**
High Schools	
Central HS	72.27
Rapid City HS	84.60
Stevens HS	70.07
HIGH SCHOOL TOTAL/AVERAGE	**75.64**
Support Facilities	
Jefferson Building Special Services	80.00
Lincoln IT Center	N/A
SUPPORT FACILITIES TOTAL/AVERAGE	**80.00**
DISTRICT TOTAL/AVERAGE	**77.36**

Source: MGT of America, Inc., 2016.

COMBINED SCORES

The building condition, educational suitability, grounds condition, and technology readiness scores are combined into one score for each school to assist in the task of prioritizing projects. Since the building condition score is a measure of the maintenance needs (e.g. leaky roofs, etc.) and the educational suitability score is a measure of how well the building design and configuration supports the educational program, it is possible to have a high score for one assessment and a low score for another assessment. It is the combined score that attempts to give a comprehensive picture of the conditions that exist at each school and how each school compares relative to the other schools in the district.

To create the combined score, the four scores are weighted, based on which deficiencies the district wants to emphasize and the relative impact on capital costs. For Rapid City Area Schools, the building condition score was weighted 35 percent, the educational suitability score was weighted 35 percent, the grounds condition score was weighted 15 percent, and the technology readiness score was weighted 15 percent. **Exhibit 6-9** presents the range of the combined scores and the average combined scores by facility type. The combined scores vary from 64 to 88, with the averages in the "Fair" to "Good" range.

Exhibit 6-10 presents all the scores for each facility and the resulting combined score using this weighting formula. Note that support facilities are not assigned a Combined Score since they are not assessed for Educational Suitability or Technology Readiness.

EXHIBIT 6-9
RAPID CITY AREA SCHOOLS
COMBINED SCORE RANGES

SITE TYPE	COMBINED SCORES RANGE		AVERAGE COMBINED SCORES
	Min	Max	
Elementary Schools	67.27	88.14	75.91
Middle Schools	64.25	85.43	73.76
High Schools	76.17	84.60	80.50
Support Facilities	86.27	86.27	86.27

Source: MGT of America, Inc., 2016.

EXHIBIT 6-10
RAPID CITY AREA SCHOOLS
COMBINED SCORES – BY SITE

SCORES	DESCRIPTION
> 90	Excellent/Like New
80 - 89.99	Good
70 - 79.99	Fair
60 - 69.99	Poor
< 59.99	Unsatisfactory

EXHIBIT 6-10 (CONTINUED)
RAPID CITY AREA SCHOOLS
COMBINED SCORES – BY SITE

SITE NAME	WEIGHTED BUILDING CONDITION SCORE	SUITABILITY SCORE	TECH READINESS SCORE	GROUNDS CONDITION SCORE	COMBINED SCORE 35/35/15/15
Elementary Schools					
Black Hawk ES	84.25	81.62	92.27	67.82	82.07
Canyon Lake ES\Kibben Kuster	78.83	66.56	71.13	76.97	73.10
Corral Drive ES	83.80	84.46	91.20	82.56	84.96
General Beadle ES	90.00	85.72	92.27	85.34	88.14
Grandview ES	72.06	74.59	84.40	73.02	74.94
Horace Mann ES	74.60	60.07	75.60	78.20	70.20
Knollwood ES	83.45	67.91	72.27	76.98	75.36
Meadowbrook ES	73.48	64.12	72.27	72.29	69.85
Pinedale ES	82.07	67.29	68.93	87.74	75.78
Rapid Valley ES	84.28	80.07	88.93	88.82	84.19
Robbinsdale ES	66.54	62.48	77.87	69.55	67.27
South Canyon ES	72.46	63.39	62.27	85.18	69.66
South Park ES	80.10	62.95	65.67	79.42	71.83
Valley View ES	82.22	82.02	90.00	78.87	82.81
Wilson ES	72.96	55.00	74.53	83.82	68.54
Black Hawk ES	84.25	81.62	92.27	67.82	82.07
ELEMENTARY SCHOOL AVERAGE	**78.74**	**70.55**	**78.64**	**79.10**	**75.91**
Middle Schools					
East MS	85.85	84.71	90.00	81.56	85.43
North MS	68.87	71.95	86.67	60.14	71.31
South MS	59.82	65.44	57.87	78.18	64.25
Southwest MS	84.15	76.97	80.00	81.57	80.63
West MS	67.43	66.28	55.67	80.37	67.20
MIDDLE SCHOOL AVERAGE	**73.22**	**73.07**	**74.04**	**76.36**	**73.76**
High Schools					
Central HS	83.65	80.97	72.27	81.80	80.73
Rapid City HS	84.57	79.72	84.60	96.03	84.60
Stevens HS	83.21	70.27	70.07	79.65	76.17
HIGH SCHOOL AVERAGE	**83.81**	**76.99**	**75.64**	**85.82**	**80.50**

EXHIBIT 6-10 (CONTINUED)
RAPID CITY AREA SCHOOLS
COMBINED SCORES – BY SITE

SITE NAME	WEIGHTED BUILDING CONDITION SCORE	SUITABILITY SCORE	TECH READINESS SCORE	GROUNDS CONDITION SCORE	COMBINED SCORE 35/35/15/15
Support Facilities					
Jefferson Building Special Services	89.40	85.33	80.00	87.39	86.27
Lincoln IT Center	78.81	N/A	N/A	74.35	N/A
SUPPORT FACILITIES AVERAGE	**84.10**	**85.33**	**80.00**	**80.87**	**86.27**
DISTRICT AVERAGE	**78.67**	**72.50**	**77.36**	**79.50**	**76.47**

Source: MGT of America, Inc., 2016.

FINDINGS

Building Condition - Overall, RCAS's facilities are consistently in fair to good condition, which indicates a very balanced approach to the maintenance of the facilities. The exception to this conclusion is the condition of three middle schools, North, South, and West Middle Schools, which are all below a score of 70.

Educational Suitability – Most of the schools scored in the "Fair" range for suitability. In most cases, this would indicate that the schools were not originally designed to meet the needs of today's educational programs.

Grounds – The Grounds assessment scores averaged in the high "Fair" to "Good" range. This indicates that the grounds are being generally well maintained and are meeting most of the needs of the educational programs.

Technology Readiness – There is a wide variation in the technology readiness scores for all the schools. This can indicate that the district may need to take a more "targeted" approach to information technology improvements.

Combined Score –The average Combined Score for all grade levels is 76. These score results, averaging in the "Fair" range, indicate there are significant needs that need to be addressed across the district.

The facility assessments provide the data to prioritize projects based on the overall facility needs of the district. This data combined with the capacity and utilization analysis, the educational goals and programs, capital improvement budgets, and the district's school size goals, will be used to make specific recommendations in **Section 7.0**.