



Facility Study

Progress Report #3

July 2001

The compiled data from the physical assessment of Indianapolis Public Schools buildings was completed in June. The condition assessment is part of a comprehensive facility study that the IPS Board commissioned in January.

The data confirms that the buildings IPS identified as most needing renovation or replacement before the facility study began were, indeed, the buildings with the lowest overall scores.

Each school building was assessed by a team of architects and education consultants for condition, size, and suitability for its current use. Of the 78 buildings now being used for instruction in IPS, 70 are 25 or more years old; 28 were built more than half a century ago.

IPS building condition scores were higher than MGT of America, the research and consulting firm that compiled the data, would have predicted for an urban school system with so many aging buildings. "We actually asked to have those scores recomputed, to ensure they were accurate," said Ed Humble. "The high condition scores for roofs and building exteriors indicate that IPS has invested its maintenance dollars wisely, especially for the ages of these buildings."

Technology readiness scores were also higher than MGT predicted.

"We found a correlation at the elementary level between age of building and condition scores. The older the building, the lower it scored. Overall, IPS elementary and middle schools also scored low on suitability for their current use. IPS has adapted the buildings to new uses over time, but those buildings often lack the support spaces that we now consider necessary for good education," said Humble.

In addition to a survey of the condition and capacity of existing facilities, the facility study includes feedback from a series of public meetings and focus group sessions with teachers, students and school employees.

A comprehensive demographic study of the population trends for the IPS district is in progress and will be completed soon.

Preliminary demographic data indicates that enrollment in IPS will be relatively stable over the next few years. More detailed demographic information is being compiled to indicate which parts of the IPS district will have the greatest impact from the end of cross-district court-ordered busing and growth of the Hispanic community.



"We found a correlation at the elementary level between age of building and condition scores. The older the building, the lower it scored."

The facility study was commissioned as a result of the IPS Strategic Plan 1999-2004 that calls for "a comprehensive demographic study and facilities survey to develop recommendations for building and/or relocating existing schools."

"The educational needs of our students will be the determining factor as we begin to establish priorities and form a renovation plan," said

Dr. Pat Pritchett, superintendent. "We are working to transform the educational experience in IPS, and we will give priority to facility renovations that help accomplish that transformation."



School #34



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PHYSICAL ASSESSMENT OF
IPS BUILDINGS IS COMPLETE



Site Name	Year Const	Site Size	GSF	Building Score	Combined Score	Current Enrollment	Enrollment Capacity	Utilization %
Eleanor Skillen Elementary #34	1912	2.3	56,271	75.93	61.72	514	585	88%
James Whitcomb Riley Elementary #43	1909	3.4	55,680	73.79	61.90	426	468	91%
Brookside #54	1910	1.4	51,922	64.96	63.48	454	558	81%
Riverside Elementary #44	1907	3.5	71,811	73.65	68.33	454	657	69%
Joseph J. Bingham Elementary #84	1928	2.3	37,051	76.56	69.78	269	387	70%
Minnie Hartman Elementary #78	1923	3.4	65,521	76.34	69.92	469	540	87%
Christian Park Elementary #82	1931	3.1	49,415	74.33	70.42	366	504	73%
Hazel Hart Hendricks Elementary #37	1927	2.2	51,274	73.04	71.52	393	441	89%
Harriett Beecher Stowe Elementary #64	1953	2.2	46,710	82.64	72.32	227	414	55%
Raymond F. Brandes Elementary #65	1961	10.1	43,990	75.11	72.56	305	369	83%
Booth Tarkington Elementary #92	1959	11.3	69,165	73.98	72.74	390	531	73%
Francis Bellamy Elementary #102	1962	10.9	41,045	85.17	73.09	248	315	79%
Carl Wilde Elementary #79	1958	12.0	67,973	82.73	73.37	640	738	87%
George W. Julian Elementary #57	1902	2.6	45,946	76.54	74.02	178	360	49%
Francis W. Parker Elementary #56 Montessori	1931	2.0	64,073	74.43	74.22	361	522	69%
Susan Roll Leach Elementary #68	1938	7.0	44,319	79.97	74.49	353	441	80%
Anna Brochhausen Elementary #88	1956	10.0	43,576	78.38	74.94	300	378	79%
Eliza A. Blaker Elementary #55	1958	8.7	36,172	79.83	75.17	264	351	75%
Otis E. Brown Elementary #20	1939	1.4	41,280	72.90	75.20	367	495	74%
Benjamin Harrison Elementary #2	1958	1.8	40,157	77.00	76.25	216	342	63%
Florence Fay Elementary #21	1913	4.5	45,143	78.52	76.51	400	513	78%
Robert Lee Frost Elementary #106	1963	10.0	42,806	79.93	76.72	370	576	64%
Meredith Nicholson Elementary #96	1962	9.0	50,140	84.63	77.07	367	477	77%
Cold Spring School #315 - South Hall	1915	36.5	62,250	92.17	77.46	383	324	118%
Cold Spring School #315 - Allan House	1915			79.33	77.46			118%
Cold Spring School Campus #315 - Main Bldg	1915			81.54	77.46			118%
Cold Spring School Campus #315 - Mansion	1915			100.00	77.46			118%
Steven Foster Elementary Montessori #67	1924	3.6	101,217	77.46	77.98	685	855	80%
George Washington Carver Elementary #87	1936	2.7	41,264	76.78	78.39	224	306	73%
Ernie Pyle Elementary #90	1951	4.0	44,756	82.96	78.48	399	413	97%
Lew Wallace Elementary #107	1963	10.3	56,875	81.53	79.02	522	594	88%
Ralph Waldo Emerson Elementary #58	1906	2.0	58,750	77.49	79.50	414	504	82%
Parkview Elementary #81	1930	2.7	52,075	86.67	79.59	287	387	74%
Edgar H. Evans Elementary #11	1954	6.8	38,435	85.51	81.00	225	306	74%
James A. Garfield Elementary #31	1989	3.9	82,834	93.75	81.88	585	621	94%
Floro Torrence Elementary #83	1962	10.0	30,500	89.81	81.95	391	441	89%
Rousseau McClellan Elementary #91	1925	3.9	51,152	88.32	82.16	470	558	84%
Charles W. Fairbanks Elementary #105	1963	10.2	70,069	89.34	82.67	365	504	72%
Mary Nicholson Elementary #70	1923	2.9	58,399	87.07	84.04	419	450	93%
Elder W. Diggs Elementary #42	1995	3.2	92,000	94.42	84.21	512	639	80%
Charity Dye Elementary #27	1968	4.3	74,478	86.81	84.41	350	567	62%
Francis Scott Key Elementary #103	1965	10.5	51,240	83.19	84.60	298	333	89%
George Buck Elementary #94	1961	12.0	69,910	88.51	85.00	274	423	65%
Joyce Kilmer Elementary #69	1931	5.8	49,616	96.87	85.18	420	495	85%
Jonathan Jennings Elementary School #109	1964	10.0	40,264	88.28	85.89	264	369	72%
William Penn Elementary #49	1992	5.0	96,675	99.90	86.20	698	792	88%
Thomas A. Edison School #47	1980	13.5	106,818	83.43	86.22	396	644	
Arlington Woods Elementary #99	1953	14.0	74,897	84.26	87.13	313	612	51%
Louis B. Russell Elementary #48	1958	4.2	73,931	93.59	87.55	423	504	84%
Paul I. Miller Elementary #114	1973	14.1	97,400	88.94	88.87	403	567	71%
Thomas Gregg Elementary #15	1987	4.3	86,423	95.10	89.05	614	693	89%
Washington Irving #14	1994	3.8	93,458	92.40	90.20	450	747	60%
T.C. Steele Elementary #98	1961	9.3	80,390	91.91	90.46	311	558	56%
William McKinley Elementary #39	1988	4.8	82,900	95.31	90.91	534	648	82%
George H. Fisher Elementary #93	1957	14.0	51,575	95.53	91.27	336	396	85%
William Bell Elementary #60	1968	4.1	82,173	96.82	92.66	528	504	105%
Daniel Webster Elementary #46	1995	3.5	69,000	100.00	93.00	394	468	84%
Theodore Potter Elementary #74	1958	See Tech	57,890	79.56	*	341	459	74%

*Still being computed

◀ Elementary Schools *by combined score, ascending



School 46

CONDITION SCORE: A composite score of the building's physical condition. Individual elements (foundation, exterior walls, roof, windows, doors, interior floors, interior walls, ceilings, fixed equipment, electrical, plumbing, heating, cooling, lighting, compliance with safety codes and ADA compliance) were given a point value. Those elements were rated for each building and the scores adjusted as a percentage, with 100 being the highest possible score for building condition.

COMBINED SCORE: This score is a combination of the condition score (50% weight), the suitability score (25% weight) and the technology readiness (25% weight) score. The highest possible score is 100.

Site Name	Year Const	Site Size	GSF	Building Score	Combined Score	Current Enrollment	Enrollment Capacity	Utilization %
Horizon Alternative Middle School 597 (HMS)	1936	See Tech	32,570	64.44	60.72		289	
George Washington Middle School (GWMS)	1927	16.3	300,471	62.92	72.21	591	1,095	54%
H.L. Harshman Middle School (HLHMS)	1962	See Tech	121,444	74.33	73.67	862	884	98%
Thomas Carr Howe Middle School (TCHMS)	1938	27.3	303,936	70.71	74.36	760	1,090	70%
Willard J. Gambold Middle School (WGMS)	1964	8.3	111,917	75.51	75.51	624	802	78%
Clarence L. Farrington Middle School (CFMS)	1956	10.2	91,210	72.60	77.80	386	576	67%
John Marshall Middle School (JMMS)	1968	43.0	342,062	84.14	79.57	824	1,406	59%
Forest Manor Middle School (FMMS)	1973	17.0	205,000	79.51	81.51	425	802	53%
Henry W. Longfellow Middle School (HWLMS)	1967	6.2	91,210	84.82	82.66	503	622	81%
Frederick Douglass Middle School #19	1968	4.0	75,055	91.97	82.74	306	484	63%
Merle Sidener Middle School	1952	11.0	43,588	84.62	84.56	223	398	56%
Emma Donnan Middle School (EDMS)	1954	9.7	169,366	90.40	85.20	825	1,035	80%
Margaret McFarland Middle School (MMMS)	1922	5.9	100,982	91.23	85.62	400	456	88%
Shortridge Middle School (SMS)	1927	9.4	296,107	86.22	86.36	880	1,323	67%
Crispus Attucks Middle School (CAMS)	1927	15.0	247,955	84.85	86.43	659	906	73%
Julian D. Coleman Middle School (JCMS)	1964	13.0	126,000	91.61	87.31	850	1,130	75%

Middle Schools ▶

Site Name	Year Const	Site Size	GSF	Building Score	Combined Score	Current Enrollment	Enrollment Capacity	Utilization %
Arlington High School (AHS) #722	1961	30.0	375,244	68.55	60.53	1,804	1,886	96%
New Beginnings Alternative HS (NBHS)	1956	0.9	36,456	76.60	71.55		405	
Arsenal Tech - Stadium #8	1939	78.0	-	71.10	72.03	2,270	3,298	79%
Arsenal Tech - West Gym #7	1929		55,000	83.40	72.03			
Arsenal Tech - East Gym/Natorium #6	1977		55,000	81.38	72.03			
Arsenal Tech - West Residence	1870		9,000	58.76	72.03			
Arsenal Tech - Cafeteria/Music Bldg #15	1965		54,200	84.14	72.03			
Arsenal Tech - Anderson Auditorium	1977		35,000	91.67	72.03			
Arsenal Tech - Lone Hall	1922		122,800	60.05	72.03			
Arsenal Tech - Morgan Hall	1958		73,000	78.43	72.03			
Arsenal Tech - Stuart Hall #11	1939		99,000	75.08	72.03			
Arsenal Tech - Barracks #10	1869		11,000	68.95	72.03			
Arsenal Tech - Allan Hall	1869		8,000	87.18	72.03			
Arsenal Tech - McClintock Media Center	1977		42,000	79.79	72.03			
Arsenal Tech - Treadwell Hall	1921		117,000	64.96	72.03			
Arsenal Tech - Arsenal Bldg #2	1865		45,000	93.76	72.03			
Arsenal Tech - Guard House	1872		850	48.15	72.03			
Arsenal Tech - Magazine #9	1866		2,500	66.30	72.03			
John Hope Alternative High School	1920	3.1	83,967	77.69	74.85	500	736	
Emmerich Manual High School (EMHS)	1953	26.8	367,566	69.28	76.14	1,385	1,428	97%
Broad Ripple High School	1923	15.0	383,204	80.56	80.53	1,766	1,946	91
Broad Ripple High School - Concession	1923			91.11	80.53			0%
Northwest High School	1963	40.0	322,487	78.14	86.00	1,679	1,612	104%

◀ High Schools *



IPS FACILITY CONDITION REPORTS

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The four elementary schools with the lowest combined scores are also among the oldest buildings: School #34, built in 1912; School #43, built in 1909; School #54, built in 1897, and School #44, built in 1902.



The average acreage for IPS schools is:

Elementary	8.4 acres
Middle Schools	15.1 acres
High Schools	61.3 acres

By today's standards, elementary schools are built on sites that are a minimum of 10 acres + one additional acre for every 100 students. Using that standard, the average IPS elementary school should have a 14-acre campus. Said Ed Humble of MGT of America, Inc.: "Fourteen acres is probably not a reasonable expectation for an urban elementary school, but a comparison to the national average illustrates why IPS elementary schools on an average of 8.4 acres don't seem to have enough campus. That effect is even more dramatic for IPS elementary schools which have 1.4 acres."



Emmerich Manual High School

The average enrollment for IPS schools is:

Elementary	393 students
Middle Schools	683 students
High Schools	1,520 students

These enrollments were very close to what members of the public cited as ideal school sizes in the public meetings conducted in March and April.

The average utilization for IPS schools is:

Elementary	80.4%
Middle Schools	71.3%
High Schools	97%

Those numbers indicate that IPS has some excess capacity at the Elementary and Middle School level, but its high schools are close to full utilization.

One elementary school has a utilization score of 105%, indicating overcrowding.

General findings for Middle Schools

- Middle Schools that were converted from high schools have low utilization rates.
- Middle Schools that were converted from elementary schools have low suitability scores.
- Middle Schools lack air conditioning.

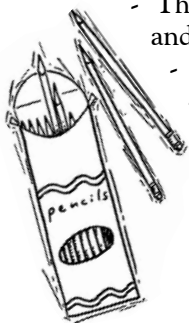
General findings for High Schools:

- High Schools have high utilization rates.
- There is little correlation between building age and condition score.
- High Schools lack air conditioning.

IPS buildings total 9,131,920 square feet. If you establish \$125/square foot as an accepted monetary value, IPS buildings are currently worth approximately \$1.14 billion.

General findings for Elementary Schools:

- Elementary school buildings lack adequate land.
- Elementary schools have excess capacity, but not the right kinds of spaces.
- Educational suitability scores are low.
 - There is a correlation between low scores and age of building.
 - Elementary schools lack air conditioning.
 - Utilization scores do not correlate to age of building or condition scores.



Shortridge Middle School



GENERAL OBSERVATIONS

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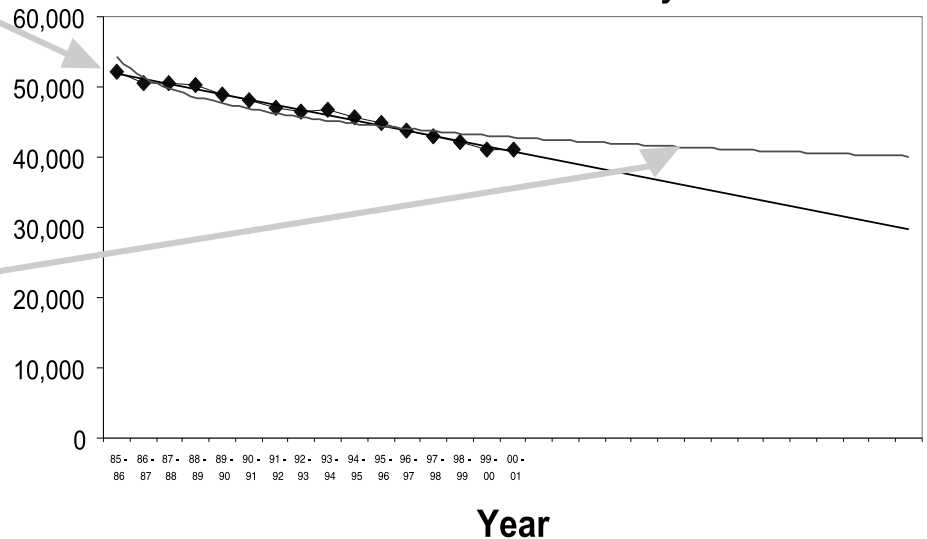
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Indianapolis Public Schools Enrollment Trendline Analysis

The line with the diamond marks shows the actual enrollment of IPS from 1985 to 2001. Projecting this line - using only historical data - indicated a continued decline in enrollment.

The second line shows what is more likely to happen, factoring in that incoming students who live in areas not bused to surrounding schools systems will enroll in IPS and that certain parts of the IPS district are seeing growth in school-age population. This projection shows a general stabilization of enrollment.



The facility condition data, the demographic data, input from the community and cost projections will be studied by the Board of School Commissioners over the summer and used to formulate a recommendation for improving IPS facilities. IPS also has convened a Yellow Ribbon Task Force, made up of a broad range of individu-

als from the community, to assist in the process of forming those recommendations. The Board is expected to approve a facility improvement plan in August.



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