



Facilities Planning Committee Jan. 10, 2018 Meeting Summary

Call to Order

The 15th meeting of the Facilities Planning Committee was called to order at 6:31 p.m. by co-chairs Luke Francois and Bob Hesselbein.

Committee members present: Heidi Casey, Luke Francois, Luke Fuszard, Mike Gall, Bob Hesselbein, Mike Gall, Jack Hemb, Seth Johnson, Ryan Kallies, Farhan Khatri, Sara Ludtke, Mark Opitz, Dorothy Paler, Abbie Rodriguez, Bill Vogel, Sam Wilson.

Committee member not present: Alejandro Martinez.

Others present: George Mavroulis, Sherri Cyra, Lori Ames, representatives from Eppstein Uhen Architects and J.H. Findorff & Son.

Welcome/Agenda Review

After Francois briefly covered the agenda, Hesselbein provide a summary of the presentation to the Board of Education on Jan. 8. He said scenarios were presented and the Board was engaged and asked good questions.

The Board eliminated Scenarios 1 and 2. They were concerned that Scenario 1 did not provide adequate capacity at the middle school level in the long term, while they were concerned that Scenario 2 provided excess capacity in the near-term. The Phase 2 costs of that scenario also gave Board members pause.

He also said the Board gave the OK to pursue middle school options and that they thanked the FPC for their devotion and hard work.

Updated Master Plan Phasing Scenarios & Preliminary Tax Impact

Julie Graham and Chris Michaud of Eppstien Uhen Architects provided updates on the remaining scenarios. They noted the additional element of high school phasing, with a portion of capacity coming on line in 2020 and the remainder completed in 2021.

There was also a discussion about deed restrictions on the District-owned land on the Pope Farm site. The restrictions may indicate any structure can't impede the view from Pope Farm to Lake Mendota. EUA will investigate further.

Mavroulis pointed out that fifth-grade programming in Scenarios 6, 7 and 12 will be the same as provided to fifth-graders at Glacier Creek and Kromrey. Also, under Scenarios 6 and 7 when fully phased the elementary and middle school on the District-owned land at the Pope Farm site would operate as two separate buildings.

Lori Ames discussed the debt (capital) and operational preliminary tax impacts. She noted they would require two separate referendum questions.

The debt (capital) per \$1,000 of fair market value would be:

- \$100 million: \$0.76 or \$76 per \$100,000 for approximately 20 years.
- \$150 million: \$1.23 or \$123 per \$100,000 for approximately 20 years.
- \$200 million: \$1.72 or \$172 per \$100,000 for approximately 20 years.

She shared that operational costs are separate and associated with increased enrollment and new and expanded facilities. The District doesn't know future operational costs yet because a specific plan has not been determined. She also shared that the District is developing costs for operational borrowing of \$2 million to \$3 million.

Processing & Advancing for BOE Consideration

Francois questioned if the District should consider a larger high school and wondered if the current site is maxed out. Michaud said there is physical space to support a larger building. He noted it is unclear how high school program will evolve and that there is also the potential that more of the high school program may include off-site experiences.

Mavroulis reminded members that the Board of Education will take responsibility for determining which ancillary and non-capacity projects to include, such as the Park cafeteria, West Middleton parking, Sauk Trail kitchen and others.

Hesselbein reminded the FPC that their task is to provide potential options to the Board and that the Board will make a final determination on referendum scope, phasing strategy, etc.

Cyra then led a discussion on the various middle school options. The FPC shared its thoughts without seeing to gain consensus on the items:

- Avoid drama by eliminating a construction project at Glacier Creek.
- Scenario 12 is the most cost effective when look at cost per student.
- Is it possible to combine Scenarios 6, 7 and 12 into a single option?
- Hard to approve if extra space is available.
- Building a larger elementary school in Phase 2 gives District more flexibility.
- Scenario 5 does nothing to address middle school capacity in the short term.

FPC members then participated in a gallery walk, writing down the pros, cons and key considerations for each of the remaining scenarios. Those comments were then shared with the entire group.

Members were asked to vote for the scenario they wanted to see move forward to the Board. The voting on the four middle school ideas were:

- 8 votes (2 stars): Elementary school with capacity for 525 students and fifth-graders housed there temporarily (Scenario 6)
- 7 votes (0 stars): Elementary school with capacity for 650 students with fifth-graders housed there temporarily (Scenario 12)
- 1 vote: Expand capacity of Glacier Creek to 1,200 students in Phase 2 (Scenario 3)
- 0 votes: Address middle school in Phase 3 (Scenario 5)

The FPC agreed to advance Scenarios 3, 6 and 12. Going forward they will be called Option A (Scenario 3), Option B (Scenario 6) and Option C (Scenario 12).

Conclusion

The FPC would like to hear community feedback on Glacier Creek. The FPC also encourages the Board to seek broader community input on the school. The FPC likes that transitional options present the opportunity for three similarly sized middle schools.

The FPC, with the Board's support, agrees to hold two community workshops in February. The FPC also wants to meet on Jan. 30 to hear about the Board's feedback from its meeting on Jan. 22 and to receive guidance on the roles, expectations and talking points for the workshops.

The meeting was adjourned at 8:33 p.m.