



## **Facilities Planning Committee Dec. 12, 2017 Meeting Summary**

### **Call to Order**

The 14th meeting of the Facilities Planning Committee was called to order at 6:33 p.m. by co-chair Luke Francois.

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

Committee member not present: Luke Fuszard, Dorothy Paler, Sam Wilson.

Others present: Bob Green, Todd Smith George Mavroulis, Sherri Cyra, Lori Ames, Steve Plank, Perry Hibner, Monica Schommer, representatives from Eppstein Uhen Architects and J.H. Findorff & Son.

### **Welcome/Agenda Review**

Francois briefly covered the agenda. He reminded members that co-chair Bob Hesselbein presented to the Board of Education at its regular meeting on Dec. 11

Superintendent George Mavroulis noted the Board voted yes allowing the FPC to consider:

- An elementary school with capacity for more than 525 students
- A middle school with capacity for more than 1,200 students
- A new middle school with capacity for 900 students in the future
- Temporarily changing grade configurations, such as fifth-graders staying at a new elementary school while a middle school is being built.

The Board voted no to allowing the FPC to consider permanent grade reconfigurations.

### **Master Plan Phasing Scenarios**

Julie Graham and Chris Michaud of Eppstien Uhen Architects reviewed eight phasing scenarios while also providing information on three for reference only. Members received a summary sheet that was color-coded for phasing and by levels along with a worksheet so they could take notes.

Michaud also reminded members that Phase 1 of master planning was the rebuild of Kromrey and addition and renovation of Glacier Creek that took place following the successful 2012 referendum. Any options that are approved in a November 2018 referendum would be part of Phase 2, he said.

Graham, explained how capacity number can be changed in the spreadsheet, which automatically changes overall capacity at that level and the percentage of capacity.

It was noted that the first two scenarios didn't include any future phasing. In those scenarios, if a referendum succeeds in 2018, any elementary and middle school construction would be online by 2020, while high school additions and renovations wouldn't be completed until 2021 and 2022.

J.H. Findorff & Son's Matt Premo also noted the cost for the first two scenarios has already been provided and there were no changes. He added that scenarios that include future phasing were based on inflation of 3.75 percent annually to be conservative.

Some of the scenarios included new costs for a middle school with capacity for 900 students and include about 228,000 square feet. A middle school of that size hadn't been considered previously, but with the updated enrollment projections provided by UW-Madison's Applied Population Lab it seemed prudent to add that as a possible option.

Premo also noted that any scenarios that have Park getting an addition in future phasing cost more than originally projected due to the inflation factor of 3.75 percent.

Michaud said a challenge is trying to determine possible short-term solutions for capacity issues if decide to wait and phase over time.

One example was Scenario 6, which could create a campus on the Pope Farm site. The scenario included building an elementary school of 685 with a wing for fifth-graders to ease capacity challenges at Kromrey and Glacier Creek in the short term. A middle school was proposed there as part of a Phase 3, which would return the elementary school to a K-4 building with capacity for 525 students with the new middle school having capacity for 900 students, which includes the original fifth-grade wing.

Another option would be keep the fifth-grade wing in the elementary school but convert it into a six-section school for students in grades K-4 if elementary enrollment grows more than projected, he said. Premo and Michaud both noted a six-section elementary school would need more cafeteria, art and gym space, which would increase the square footage and the overall cost.

Members wanted to know if the Pope Farm site is big enough to handle two schools with around 1,500 students if the District decides to sell off lots that are part of the property. Michaud noted Waunakee has 40 acres to accommodate more than 2,000 students for an intermedia and middle school, while Mavroulis said the District has flexibility over how many lots, if any, are sold.

## **Processing & Feedback**

Assistant Superintendent Sherri Cyra asked members to take 5 minutes to reflect and process based on the presentation and the notes they took. Each member had 1 minute to share thoughts.

Members indicated they received lots of information and wanted more time to process. There were concerns about referendum burnout and voter fatigue. There were also questions about how much would community members be willing to spend.

Some felt some scenarios could be removed either due to cost or not adequately dealing with the capacity challenges. Some wondered if delaying Phase 3 might help with voter fatigue. There was lots of support for three similar-sized middle schools.

There were also questions raised about the new enrollment projections and fears they may be too low based on the growth the District has had the past five years. There were also questions about if anything should be done at West Middleton, as the option of renovating and expanding the elementary school by 80 students had been discussed previously.

## **Conclusion**

Francois reminded members they were still six months away from sharing suggestions with the Board and that no ideas need to be shared in the next couple of months.

Every member in attendance agreed that taking Scenario 1, which would include a new elementary school, a high school addition, remodel and partial demolition and an addition at Glacier Creek, made sense to remove from those being considered.

EUA's Kit Dailey noted that several rounds of community engagement are still planned so the FPC will hear from the community about the options and what they think about costs. The FPC was also reminded it is OK to share with the Board observations about issues with any scenarios.

Members continued to have a discussion about Scenarios 6 and 8. There were also questions if there another high school option should be considered if the community doesn't support the current one.

Mavroulis reminded the FPC that the Board will receive the scenarios but won't get a presentation similar to the one done tonight until its regular meeting on Jan. 8.

Francois reminded members about changes to the upcoming schedule and noted the next FPC meeting is Wednesday, Jan. 10 from 6:30 to 8:30 p.m. The community workshops are still tentative but would be held on Feb. 5 at Kromrey and Feb. 13 at Glacier Creek.

Members requested another meeting in advance of the workshops to make sure they feel good about the scenarios being presented. Another meeting was tentatively set for Jan. 30, and will be confirmed during the Jan. 10 meeting. Francois and Hesselbein are also scheduled to report at the Board meeting on Jan. 22 so any feedback could be shared on Jan. 30 as well.

The meeting was adjourned at 8:07 p.m.