



Facilities Planning Committee Oct. 18, 2016 Meeting Summary

Call to Order

The second meeting of the Facilities Planning Committee was called to order 6:31 p.m. by Superintendent George Mavroulis in the Kromrey Community Classroom.

Members present: Paul Braun, Heidi Casey, Kendra Cleary, Bill Deno, Luke Francois, Luke Fuszard, Mike Gall, Jack Hemb, Bob Hesselbein, Seth Johnson, Ryan Kallies, Farhan Khatri, Sara Ludtke, Angela Mann, Alejandro Martinez, Mark Opitz, Dorothy Paler, Steve Plank, Abbie Rodriguez, Monica Schommer, Bill Vogel, Sam Wilson, Karin Zuegge.

Not Present: Laura Albert

Others present: Superintendent George Mavroulis, Assistant Superintendent Sherri Cyra, Director of Business Services Lori Ames, Facilities Services Director Bill Eberhardt, Board of Education president Bob Green, Communications Director Perry Hibner.

Welcome, Grounding Activity & Key Communicators

George Mavroulis did a brief welcome before Lori Ames led a grounding activity where members described the ideal learning environment. A short discussion was held at each table and then a few individuals shared their thoughts.

Mavroulis informed the committee that he and Perry Hibner had reached out to the 40-plus residents who applied to serve but weren't selected and asked them to be part of an FPC Key Communicators group. They will receive agendas, summaries and the same information the committee receives and also be asked to provide feedback.

Review Data

Sherri Cyra gave an enrollment update. She shared the official Third Friday September enrollment numbers and reported the District gained more than 230 students from a year ago.

She reported there were 121 students who were open enrolled in District schools for 2016-17. That includes zero in fifth grade due to a change the Board of Education approved earlier this

year about when families who have children open enroll have to reapply. Mavroulis said he expect open enrollment numbers will continue to go down unless the Board changes the policy.

Cyra explained any demographic shifts are most noticeable when looking at 4K and new students coming into the District. She reminded the committee that 4K students don't receive free or reduced lunch or English Language Learners services. She noted free and reduced numbers for the online students are likely not accurate because the vast majority are unlikely to be in schools during lunch time.

She also shared with the committee a chart that showed the breakdown of students at each school, including demographic information.

Facilities Condition Report

Bill Eberhardt and Lori Ames provided an update on all 10 schools along with the other buildings the District owns and operates.

Ames noted the 68-page report includes information about when each facility was built, when additions were put on, the amount of rooms available, floor plans, what the capital maintenance plan is for each school over next few years and much more.

MHS was built in 1949 and has had six additions or renovations. There is more than 436,000 square feet and the site consists of 48 acres. Roof replacement needs to be done over next few years, she said. She said the facility is almost 86 percent of all classrooms are occupied per day, with some periods having as few as six rooms available. Space is at a premium in the hallways, commons areas and restrooms, she added.

CSCS was built in 2001. The charter high school currently has 90 students and has capacity for around 120. Carpet replacement and classroom painting were done over the summer. Asphalt replacement is scheduled to occur in 2019-20. The site is about five acres. She also noted the online students also access CSCS because the District requires those students visit periodically, plus they can also take up to two courses in our buildings.

Glacier Creek was built in 1996 and had an addition and renovations done in 2013 when the District moved fifth-graders to the middle schools. The school only has one classroom available this year and is the one facility already over capacity. Ames noted Cross Plains appears to be one of the areas where there will be much housing growth over the next few years.

The site consists of 27 acres, however, residential development has already begin south of the parking lot and there are talks of development east of the school. The District has discussed adding 9 classrooms on the west end of the building, 3 each in the current sixth-, seventh- and eighth-grade wings, which would increase capacity to 1,200.

Kromrey was built in 2015, although part of the school includes the old gym that was built in 1990. The site is only 13 acres so the expansion would be challenging. The school uses geothermal, not boilers, with more than 170 pumps throughout the school, Eberhardt said. That makes it more efficient than a typical building that uses electricity and natural gas. The rooms have lots of natural light and LED lighting that keeps lights off much of the time.

Elm Lawn was built in 1986 and has had additions or renovations in 1988 and 2006. It is only elementary school in the District with 4K students on site. The school has three rooms available this year. There is some room for expansion to the east of the school. Even though there are no new housing developments in the area, Elm Lawn grew the most of any District school in the Third Friday count in 2015, which means lots of neighborhood turnover, Ames said.

Northside was built in 1975 and is only school where the classrooms don't have doors. The school also holds the District's early childhood program for students ages 3-5 who require IEPs. Ames said the District wonders if it makes sense to have 4K and early childhood in the same building. The school has two rooms available this year although they are being used. Enrollment was up quite a bit this year and Mavroulis said the largest kindergarten class is at Northside.

Park was built in 1964 and has had renovations or additions in 1972, 1978 and 2003. It is the only elementary school with fewer than 300 students this year. The school has one room available this year. Park's gymnasium also serves as its cafeteria, which poses real challenges with scheduling. The District had potential drawings done a couple of years ago with additional classrooms and a cafeteria added to the north end of the school.

Sauk Trail was built in 1953 and has had six additions or renovations. The school has two rooms available this year. It was noted the kitchen needs structural work, however, doing that would mean the facility is no longer up to code, resulting in other expenditures. There have been drawings done to put an addition on the southeast corner of the building.

Sunset Ridge was built in 1996 and had four classrooms added in 2013. It sits on 22 acres. There are three rooms available this year. Asphalt replacement and parts of the original roof are scheduled to be replaced in the next few years.

West Middleton was built in 1967 and has had four additions or renovations. The area is experiencing lots of growth, Ames said. The school had one room available at the start of the year but a teacher was added so now there are no rooms available. 4K was moved from the school this year due to concerns about space. Parking is also a concern, especially when there is a school-wide event. The District has had discussions about purchasing land from the adjacent golf course to increase parking capacity.

The **District Services Center, District Operations Center** and **Transportation** buildings were also briefly covered. The committee asked if they should consider these buildings as part of their charge and Mavroulis reminded them that everything is on the table. He also noted as the District grows it will need more space and more buses at the Transportation Center.

The **Pope Farm Property** was acquired in 2006. Mavroulis noted it is big enough for an elementary and middle school or a combined school but not enough space for a full high school.

There were questions about if Pope Farm might be big enough for a junior high and what could be covered under fund balance. Mavroulis said projects of up to \$1 million probably can be covered by fund balance but anything bigger would need to go to referendum.

Finally, Mavroulis noted that unlike the last referendum in 2012, when the issues were overcrowding at the elementary level and issues with Kromrey's old building, this time the District has issues across all levels.

School Tour, Election of Co-Chairs, Closing

Members were split into three groups and given a 30-minute tour of the school, with the focus on learning commons, collaboration spaces, flexible classrooms, Nano-walls, natural lighting, etc.

The committee elected Bob Hesselbein, a former Board of Education member, and Luke Francois, the former athletic director at Middleton High School and currently the superintendent at Mineral Point, as co-chairs.

The committee also decided to hold its next meeting at MHS. The meeting will take place on Wednesday, Nov. 2. An hour will be devoted to the state funding formula followed by a tour of the school. Urban planner Mark Roffers is expected to present at the December meeting.