



Board of Education-Facilities Planning Committee May 22, 2017 Joint Meeting Summary

Call to Order

The second joint meeting of the Board of Education and Facilities Planning Committee was called to order at 6:30 p.m. by Board president Bob Green.

Committee members present: Laura Albert, Heidi Cleary, Luke Francois, Mike Gall, Bob Hesselbein, Seth Johnson, Ryan Kallies, Farhan Khatri, Alejandro Martinez, Dorothy Paler, Abbie Rodriguez, Sam Wilson, Karin Zuegge.

Not present: Paul Braun, Kendra Cleary, Jack Hemb, Sara Ludtke, Mark Opitz, Bill Vogel.

BUILDING AND SITE CAPACITY UTILIZATION PRESENTATION

Eppstein Uhen Architect's public outreach specialist Andy Lyons, project manager Jackie Gilles and educational planner and senior interior designer Megan Walker presented information about building capacity and utilization at each District school.

"We need to understand how many students your buildings can hold before we can really start developing option analysis," Lyons said.

Lyons said the goal with the numbers was to be as objective and dispassionate as possible. He acknowledged they aren't budget or curriculum experts. EUA designs space but the District, Board and FPC how to best program space.

The District's last capacity analysis in 2007, Lyons said. Gilles also reminded the members this is a snapshot in time and could change based on when the analysis is done.

EUA developed two kinds of capacity: operational and gross. Operational capacity looks at all of the teaching stations and multiplies by the recommended class sizes for each of those stations. Gross capacity looks at all of the square footage in a building and divides by a per student basis.

Operational capacity only looks at classrooms at the elementary and middle school level. Gilles said the reason is because students aren't switching classrooms. For high schools, encore areas – such as music, art and gymnasium – are included in operational capacity, Lyons said.

Lyons noted class sizes were different by some grades at the elementary level. EUA used the District's class size policy and took the midpoint. For the middle schools, 25 students per classroom was used, while at MHS and CSCS 27 students per classroom was used. He noted at MHS there are some classes that are bigger than 30 but that isn't optimal.

Lyons said there is also a maximum operating capacity but schools wouldn't want to operate at that level. As a result, EUA uses a 90 percent utilization factor at the elementary and middle schools and 80 percent for high schools. He said more flexibility is needed for high schools, which is why a lower percentage is used. EUA then multiplies that number by the maximum to determine the functional operating capacity.

Lyons said gross capacity doesn't do a good job of explaining how internal space is divided up. However, he noted when gross capacity is less than the operational capacity that means core and common spaces, such as cafeteria or gymnasium, are lacking. If the gross capacity is greater than the operational capacity, it means core and common spaces are appropriately sized.

Gilles explained there are recommended sizes for site capacity. Elementary school sites should be a minimum of 10 acres plus 1 acre for each 100 students, middle school sites should be 20 acres plus 1 acre for each 100 students and high school sites should be 30 acres plus 1 acre for each 100 students. She said topography and soil also play a role in determining what, schools could be expanded.

Lyons noted there are very few open classrooms in the District. EUA also looked at larger rooms that are being used by non-classroom teachers that could be converted into classrooms.

Lyons, Gilles and Walker then went through the building capacity and site capacity for all 10 schools. The only school in the District with more gross capacity than operational functional capacity is Kromrey, which means the rest of the schools don't currently have enough common or core space. That means for the other nine schools any additional classrooms added on would also require adding common or core space.

Northside, Park, Glacier Creek are the schools with the most land available in order to expand site capacity. A large septic field is nearing capacity at West Middleton so it would need to be replaced or upgraded in order to expand. Sauk Trail and Sunset Ridge also have land, but there are more challenges, she said. Gilles also shared where expansion would make the most sense.

Gilles also said EUA wouldn't recommend any expansions at Kromrey. Any expansion there would require ripping up the geothermal panels that were installed, which she said didn't make sense.

Lyons said because staff share classrooms at MHS, space is being utilized at a 90-percent plus level. Lyons also said the capacity at CSCS dropped significantly partly due to programming needs and also because of classrooms that are less than 500 square feet. Gilles noted the city of Middleton's owns the land CSCS is on so there might be limitations to expanding the building.

Gilles noted that a building could go on the Pope Farms site, which is about 40 acres.

Lyons noted West Middleton is over its operational capacity, but Elm Lawn, Northside, Sauk Trial and Sunset Ridge that are within 10 percent of their operational capacity.

After the presentation, the EUA representatives took questions from Board and FPC members. Lyons explained one reason why operational capacity numbers increased from previous District figures is because EUA also looks at rooms that might not currently be used as classrooms but could be at some point.

Lyons said the operational capacity at MHS increased because the old analysis only included core classrooms and not music, world language, physical education, etc.

FPC members asked when the Roffers enrollment information will be re-introduced. Members received a second handout with that information near the end of the presentation that also included the Roffers data and Lyons suggested a next step is to meld these numbers together to begin evaluate the blue sky ideas that were developed earlier.

The Board and FPC had concerns about the term functional capacity and suggested it be changed to maximum capacity. It was pointed out by members that turning intervention and specialist rooms into classrooms poses issues because those staff will need space to work with students.

At a meeting on Tuesday involving District officials and representatives from EUA and J.H. Findorff & Son, it was agreed to change operational capacity to maximum operating capacity.

The joint meeting was adjourned at 8:03 p.m.