



Facilities Planning Committee Oct. 24, 2017 Meeting Summary

Call to Order

The 12th meeting of the Facilities Planning Committee was called to order at 6:32 p.m. by co-chair Luke Francois.

Committee members present: Paul Braun, Heidi Casey, Luke Francois, Mike Gall, Jack Hemb, Seth Johnson, Sara Ludtke, Dorothy Paler, Bill Vogel, Sam Wilson.

Committee member not present: Luke Fuszard, Bob Hesselbein, Ryan Kallies, Farhan Khatri, Alejandro Martinez, Mark Opitz, Abbie Rodriguez.

Others present: Anne Bauer, Bob Green Sean Hyland, George Mavroulis, Sherri Cyra, Lori Ames, Steve Plan, Perry Hibner, representatives from Eppstein Uhen Architects and J.H. Findorff & Son.

Welcome/Agenda Review

Francois briefly reviewed the FPC's last meeting and noted that he and Hesselbein reported out to the Board of Education earlier this month. He shared the Board had some confusion about if the FPC was looking at building a high school at a new location and said the Board is not supportive of that.

He reminded members that tonight's meeting was extended 30 minutes because lots to cover, including revised options and preliminary costs. He also told members at the end of the meeting they would do some prioritization to develop suggestions he can give to the Board in November.

He also announced that late today Kendra Cleary said she will have to step down from the FPC due to other commitments.

Revised Enrollment Projections, Options Review

Assistant Superintendent Sherri Cyra noted that the District now has its Third Friday September figures and enrollment is growing faster than projected. She also said much of the growth is not in schools where there is capacity.

She reviewed elementary enrollment and projections from UW-Madison's Applied Population Lab and MD Roffers Consulting. She noted Elm Lawn was expected to start declining in enrollment because there is no new residential construction in their attendance area but the dip

was very small and the school is expected to see an increase next year. West Middleton also had an increase beyond projections in enrollment, especially at 4K, kindergarten and first grade.

She then shared takeaways, some of which are:

- Current 4K class is the largest ever for the District.
- Current first-grade class was the previous largest 4K class.
- This year's growth from 4K to kindergarten was 49 students more than APL projected.
- Some schools where enrollment is expected to drop continue to increase.

She noted that middle school enrollment also continues to climb but not as quickly as at the elementary level. She said some of Kromrey's growth is due to alternate school assignments in which students who live in the Glacier Creek attendance area were approved to go to Kromrey as Glacier Creek is over capacity. High school enrollment was close to projections, she said.

Cyra and Director of Business Services Lori Ames met with Mark Roffers on Friday. He said enrollment may have increased more than projected because the real estate market is tight and believes people are selling homes sooner because prices are really good. Cyra said this might explain why Elm Lawn didn't drop as much as projected. Another factor could have been new workforce housing, which added more than 30 students to Elm Lawn when only 16 were projected. Roffers also believes that in the long term the housing market won't be able to sustain this level of turnover.

The preliminary options were shared with the FPC at its meeting on Sept. 26. Eppstein Uhen Architect's Jackie Gilles and Chris Michaud reviewed the six options to deal with enrollment challenges. Gilles shared the key planning assumptions and noted options can be packaged together to create more holistic, master planning alternatives. She also reminded members that boundary changes will be required no matter which options are selected by the Board and noted no one option will solve capacity challenges.

Michaud noted that nothing has changed with Option 1, which is a proposal to build a new elementary school at the Pope Farm site. The potential capacity would be 525 students. He did note there are plots of land the District owns on the east end of the site that it plans to sell at some point to get money to possibly purchase more land for future building.

Option 2a is a proposal for an addition and renovation at Park. Changes were made based to the original proposal based on feedback from the FPC, principal Monica Schommer and other administrators. The proposed addition would make it a four-section school and potentially increase capacity 100 students. A new cafeteria and kitchen would be added, while the gym would remain in its current location. Superintendent George Mavroulis said this is less expensive than relocating the gym.

Option 2b is a proposal for an addition and renovation at West Middleton. Michaud said classrooms could be added to the south end of the building to make it a five-section school. Capacity would potentially increase by 100 students. He noted the septic field would need to be relocated, either on an adjacent property, which would need to be purchased, or on site.

Option 3 is a proposal for an addition and renovation at Glacier Creek. The proposed option would now add a wing with 12 classrooms on the northeast part of the building. This would also alleviate congestion in the southwest wing, which currently houses grades 6-8. With the changes, the school would have a potential capacity of 1,200 students.

Michaud noted that nothing has changed with Option 4, which is a proposal to build a new middle school at the Pope Farm site. The potential capacity would be 550 students.

Option 5 is a proposal to add a building at the Parmenter site. This would involve a partnership with the city. The stand-alone high school building would potentially increase capacity to 2,900 students. Michaud said a second building on the site must include private business. He said the District won't know until February how much the property at the Parmenter site would cost to purchase. This option would also involve a two-phase extensive renovation and addition at MHS.

Michaud said Option 6 was new and resulted because of feedback from the FPC about concerns with the campus idea. In this option, MHS would remain a single building, with additions and demolish creating potential capacity for up to 3,000 students. This option would also involve a two-phased approach, he said.

The plan is CSCS would be integrated into either high school option, Michaud said.

Preliminary Cost Review

Matt Premo of J.H. Findorff & Son went over what is covered and not covered in potential costs. He noted a final dollar amount will be determined before the Board decides what referendum questions to put on the ballot should it choose to do so for the November 2018 election.

Brian Malich also went over how Findorff determines the cost for renovation, new construction and site work on each option.

The preliminary costs for each option are:

- **Option 1 (new elementary school):** \$34.4 million to \$38.1 million
- **Option 2a (Park):** \$10.4 million to \$11.6 million
- **Option 2b (West Middleton):** \$10.9 million to \$12 million.
- **Option 3 (Glacier Creek):** \$13.5 million to \$15 million
- **Option 4 (new middle school):** \$40.5 million to \$44.8 million
- **Option 5 (high school building at Parmenter site):** \$89 million to \$98.4 million
- **Option 6 (high school at current site):** \$93.3 million to \$103.4 million

Premo also noted the District and Board want to do a kitchen renovation at Sauk Trail that would cost \$771,000 to \$852,000.

Tammy Olszewski of Ehlers then covered the preliminary tax impact. She provided bond estimate amounts for \$100 million, \$150 million and \$200 million of borrowing. She noted other assumptions include property tax growth of 3 percent for first three years, 2 percent for next three years and 1 percent in remaining years, that the District will maintain its Aaa bond rating

and that the interest rate was based on Oct. 9, 2017 plus an additional 1 percent to account for market fluctuations. She also said it was based on a 20-year bond.

The tax mill rate impact would be:

- 0.76 cents for \$100 million worth of borrowing.
- \$1.23 for \$150 million worth of borrowing.
- \$1.72 for \$200 million worth of borrowing.

She showed the tax impact on homes worth \$100,000, \$300,000 and \$500,000. Director of Business Services Lori Ames also reminded the FPC that the District will need to do an operational referendum question to pay for staff and utilities and that the Board will have to determine what that amount would be.

Engagement and Feedback Activity

Cyra led a series of activities, including 10 minutes of individual reflection on what was previously covered. That was followed by 15 minutes of small group conversations led by a facilitator. The facilitators for each of the three groups then shared key takeaways. Members were asked to take a seven-question online survey. Results were then shared.

Conclusion

Francois asked members to help summarize and prioritize which options had the most support and which had the least. That information will be shared with the Board of Education when Francois and Hesselbein report on Nov. 6.

He also asked members to attend the community workshops, which are scheduled to take place on Nov. 28 at Kromrey and Dec. 6 at Glacier Creek. Both are scheduled to go from 6:30 to 8:30 p.m. Members will be there to answer questions and listen to feedback community members provide. The next FPC meeting is scheduled for Dec. 12.

The meeting was adjourned at 9:12 p.m.