



Facilities Planning Committee Nov. 28, 2017 Meeting Summary

Call to Order

The 13th meeting of the Facilities Planning Committee was called to order at 6:31 p.m. by co-chair Luke Francois.

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

Committee member not present: Luke Fuszard, Mike Gall, Sam Wilson.

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

Welcome/Agenda Review

Francois reminded members that he and co-chair Bob Hesselbein presented to the Board of Education at its regular meeting on Nov. 6.

Francois noted the Board received the same presentation that the FPC heard in at its meeting in October. He noted the Board, based on input from the FPC, voted unanimously to remove Option 5, which would have added a high school building at the Parmenter site, and Option 4, which would have built a middle school at the Pope Farm site, from future consideration.

Francois also briefly reviewed the agenda for the meeting, noting members will learn more about enrollment projections and option refinement at the elementary and middle school level.

Updated APL Enrollment Projections

Assistant Superintendent Sherri Cyra said the District received updated enrollment projections from UW-Madison's Applied Population Lab earlier this month and noted they expect more growth than MD Roffers Consulting projected.

She said APL has updated its projections to reflect the District's recent growth. She noted APL provides three models but suggested the District use its two-year model based on recent growth. She also explained that APL's kindergarten numbers have been lower than what MCPASD has seen, in large part because it uses birth rates, which have been flat in the state and Dane County.

APL officials provided projections through 2027-28 but cautioned they are less certain about the enrollment projections after 2022-23.

Cyra noted over the past 13 years, the District's enrollment has increased annually by about 2 percent. She then shared a graphic that showed what District enrollment would look like over the next decade based on 2 percent growth every year.

Based on that forecast, the elementary level is expected to be 66 students below current capacity in 2018-19. By 2022-23, the elementary level would be almost 300 students over current capacity and nearly 600 students over current capacity by 2027-28. That means if Options 2a and 2b, which would renovate and add capacity at Park and West Middleton, were to move forward, the elementary level would reach capacity by 2021-22, she said.

Cyra noted the middle schools would be 214 students over capacity current capacity by 2022-23, while the high schools would be 524 students over current capacity at the same time. Option 3, which would increase capacity to 1,200 students at Glacier Creek, would address middle school growth through 2022-23, while Option 6, which would increase capacity to 3,000 students at MHS, would address high school growth through 2027-28, she said.

There were questions about why some grades saw big gains from one year to the next. The District uses a progression model to forecast future growth, but also sees its biggest increases from 4K to kindergarten because not every eligible student attends 4K in the District and some families send their children to private school through 8th grade, Cyra said.

She said the Board of Education has not seen the new APL numbers. The Board will receive a report at the regular meeting on Dec. 4.

There were questions about enrollment challenges at the elementary level. Cyra noted they can be more challenging because of more schools. She also said moving one classroom doesn't solve capacity issues at any one school and the District also doesn't want to split up neighborhoods.

Option Development Review

Francois reminded members they are still on schedule to complete their work and present options to the Board in the spring of 2018. He noted the option refinement phase was expected to run until the end of January, with community workshops to follow. A survey of community members is still scheduled to place in March or April.

FPC members had questions after the October meeting about the potential to add capacity at any of the elementary schools so Jackie Gilles and Chris Michaud of Eppstein Uhen Architects reviewed the site size and recommended site size for each elementary and middle school.

Gilles said elementary schools are recommended to have 10 acres plus 1 acre for every 100 students, while middle schools are recommended to have 20 acres plus 1 acre for every 100 students. Michaud noted sites that don't have enough space usually have issues with parking, traffic flow or not enough outdoor play space.

Gilles also noted the District has set a maximum capacity of 525 students for elementary schools and 1,200 students for middle schools.

Michaud noted Elm Lawn is on a 10-acre site but based on capacity needs closer to 15 acres. The school's capacity is already close to 525 so adding a section at each grade would push it beyond the maximum the District has established.

Michaud said Northside could expand west, but noted there would be challenges with internal classrooms, which aren't recommended, and spreading out the site. The school's current capacity is 466 so adding a section at each grade would also eclipse the 525 maximum.

The Park site has room to grow, Michaud said. The school currently has space for 3 sections at each grade level and has space to accommodate four sections. He reminded members they have already seen an option that would increase capacity and expand the school to the north.

The Sauk Trail site is small and has significant grading issues that would be costly to address, Michaud said. He said classroom space could be added to make it a 5-section school and increase capacity to 525 but it would mean building where the playground currently sits and there is no place to put a new playground.

Sunset Ridge has space to expand, although not to the east or west, Michaud said. He noted some spaces would need to go off line if expanded north or south. He also noted current capacity is 485 so, like Elm Lawn and Northside, adding a section at each grade would eclipse the 525 maximum for elementary schools.

West Middleton also has space to expand and members have already seen an option that would increase capacity to 525 students, making it a 5-section school.

Members wanted to know why the District capped elementary school capacity at 525. Superintendent George Mavoulis said the Board discussed it 7-8 years ago. He also shared that going to a 6-section school would increase capacity to 650, which the Board felt was too big. There was also concern that increasing capacity to that size would require adding more staffing additional space, such as art and music rooms along with a second gymnasium.

The Glacier Creek site is 27 acres, but Michaud said there is enough room on site to expand the school and increase capacity to 1,200 students. He reminded members they have already seen an option that does that.

Capacity at Kromrey is already close to 1,200 students and the site is landlocked so any expansion would be challenging, Michaud said.

Michaud then went through each of the options being considered and the impact on capacity. He noted if a new elementary school was built, based on new enrollment projections capacity wouldn't be reached until 2027-28. It was also noted boundary changes will be needed and some schools would face capacity challenges before then.

He briefly reviewed Options 2a-2b, which would add capacity at Park and West Middleton. One member noted by the time the new space was available in 2020, the elementary level would be close to or over capacity again.

Members wondered if it might make sense to build a new elementary school and either increase capacity at Park or West Middleton to provide more space at that level.

Option 3 would add a sixth-grade wing with 12 sections at Glacier Creek to increase capacity to 1,200 students. If implemented, the middle schools would be slightly over capacity by 2020-21 and more than 360 students over capacity by 2023-24.

Here are the preliminary costs for the current options being considered:

- **Option 1 (new elementary school at Pope Farm site):** \$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 6 (high school at current site):** \$93.3 million to \$103.4 million

A discussion followed on the size of elementary schools in other similar-sized districts. Michaud said his experience is 500-student capacity is more common and schools that go to 600 or more typically have a 5-section school but it includes students in K-5 or K-6.

Members asked if any new schools could be designed in a way that capacity could be increased in the future if needed. Michaud noted Waunakee Intermediate School, which EUA designed, has capacity for 800 but is designed so it can expand to 1,000 students.

Brainstorming

Based on the updated enrollment projections, members were encouraged to think of other possible options. Some ideas included:

- Build two elementary schools and bring fifth-graders back to the elementary schools. Mavroulis clarified that three elementary schools would need to be built if all of fifth-graders were to return to the middle schools.
- Build a new middle school with capacity for 900 students.
- Convert MHS to a school for students in grades 10-12 and build a new school for students in grades 8-9.
- Increase capacity at Glacier Creek to 1,500 students.
- A phased approach to the middle schools, with Glacier Creek expanded first and a larger middle school built later.
- Build a new school for students in grades 5-6 and convert Glacier Creek to a 7-8 building. Kromrey would keep its current 5-8 configuration.
- Is the Board open to a new elementary school being designed for future expansion with larger core spaces? If so, how much bigger?
- How could we get to three similar-sized middle schools?
- Should we consider building a new K-5 elementary school on the Pope Farm site instead of another K-4?

Members also discussed the phasing of options. They also discussed how the community would react to the costs of any building projects.

Mavroulis noted there has been no discussion by the District or Board about separate schools for grades 5-6 and grades 7-8. He also wondered how the community would react to switching back fifth-graders to the elementary schools.

The meeting was adjourned at 8:08 p.m.