



Facility Advisory Committee

School District of Jefferson

October 6, 2021 | Meeting 1

Framing our future facilities

FAC Housekeeping

- Questions or feedback from previous FAC meeting
- Approval of minutes from June 21, 2021 FAC meeting
- Sharing information
 - Hard copy - binders?
 - Digital



Agenda

- 1 Introductions & Roles
- 2 Confirm Committee Expectations
- 3 Share SDoJ Background
 - a. Facilities & Grounds
 - b. Enrollment
 - c. Planning
- 4 Review Facility Assessment Findings
 - a. Focus on Facility Maintenance Needs
- 5 Review Capacity Analysis

01

Introductions & Roles

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Charlie Urness
Superintendent



Laura Peachey
Director of
Business



Tim Graffin
Director of
Facilities



Valerie Schmitt
Administrative
Assistant



Jon Winch
Project Manager



Matt Breunig
Project Executive



Erika Freeman
Communications
Specialist



Andy Lyons
Engagement
Specialist



Kim Frerichs
Educational
Planner

02

Confirm Committee Expectations

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Committee Charge

The Board of Education of the School District of Jefferson authorizes the creation of an Ad-hoc Facility Advisory Committee (Committee) to be charged with the **task of seeking solutions** to our District's facility and site needs. The Committee is also charged to review all pertinent information found in the District's completed Facilities Assessment. The Board desires the following to be considered by the Committee in making a **facility recommendation** to the Board of Education for future action:

- Options should reflect the District's **mission, vision, beliefs** and **commitments**
- Options should include purposeful spaces to inspire **innovative learning**, accommodate **diverse student needs**, and promote **collaboration**
- Options may include **new construction, renovations, repurposed spaces**, and/or **upgrades** to empower student learning and success
- Options should include spaces for **students, staff, parents**, and **community**
- Options should be **cost-effective** for taxpayers, **safe, energy efficient**, and **adaptable** for future use

Committee Timeline

	School Year Calendar Year	2020-21						2021-22												2022-23		
		2021												2022								
		Spring			Summer			Fall			Winter			Spring			Summer					
		Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
1	Board to Confirm Educational Priorities & Establish Committee Charge																					
2	Hire Architect																					
3	Invite Community to Join Facility Advisory Committee																					
4	Hire Survey Consultant																					
5	Facility Advisory Committee at Work																					
6	Board Meeting to Review Draft Survey																					
7	Staff & Community Survey Open																					
8	Staff & Community Survey Results																					
9	Committee Advisory Recommendation to the Board																					

Potential work/action
Work/action

Committee Schedule

DATE	TIME	LOCATION	TENTATIVE FOCUS
Oct 06, 2021	6:00-7:45 PM 7:45-8:30 PM	East <i>meeting</i> East <i>tour</i>	Committee expectations, SDoJ history, facility maintenance needs
Oct 27, 2021	5:15-6:00 PM 6:00-8:00 PM	Sullivan <i>tour</i> <i>Meeting</i>	School finance, modern learning and teaching, educational adequacy needs
Nov 17, 2021	5:15-6:00 PM 6:00-8:00 PM	West <i>tour</i> <i>Meeting</i>	SDoJ instructional vision, confirm needs, brainstorm key project components
Dec 08, 2021	5:15-6:00 PM 6:00-8:00 PM	Ixonia ES <i>tour</i> * <i>Meeting</i>	Tour Ixonia ES in Oconomowoc, review big ideas, begin option development
Jan 12, 2022	5:15-6:00 PM 6:00-8:00 PM	High School <i>tour</i> <i>Meeting</i>	Prioritize preliminary options with costs, continue option development

**Additional committee work will continue through June 2022*

03

District Background

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District Points of Pride

Why We Are Here

- 18 AP Course Offerings
- Top 3% of AP Scores in North America
- 1:1 Technology
- West Elementary School recognized as a Green and Healthy Schools
- All five schools earned EPA's Energy Star status
- 95% Graduation Rate
- \$755,750 in Scholarships Awarded



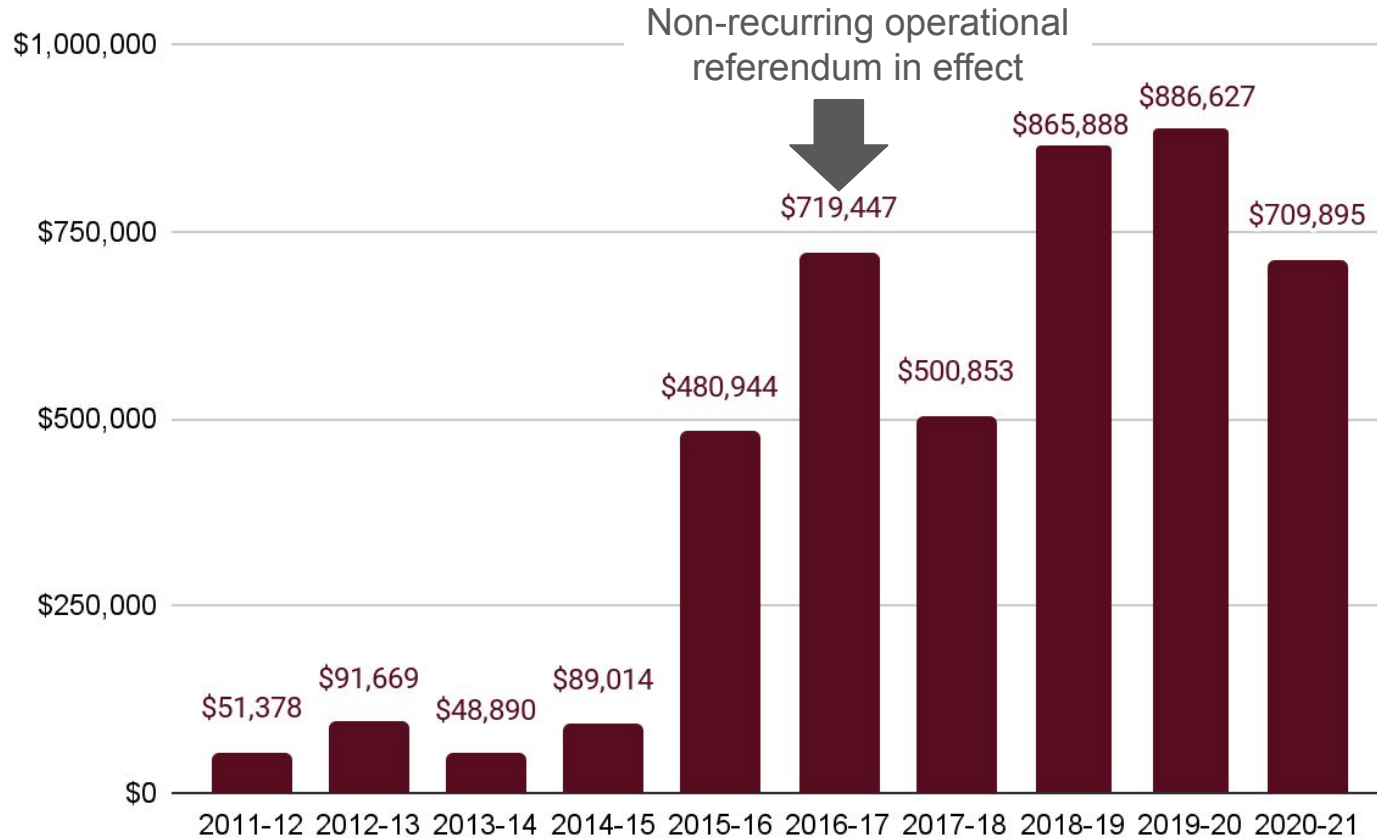
District Facilities

	Gross Square Feet	Year Opened	Additions	Site Acreage
East Elementary	60,821	1938	1958, 1998	8.91
Sullivan Elementary	32,220	1962	1976	10.76
West Elementary	47,571	1969	1999	11.53
Middle School	92,090	2000	N/A	36.35
High School	253,607	1962	1967, 1976, 2012	28.54
Total GSF	486,309	Total Acreage		96.09

District Grounds

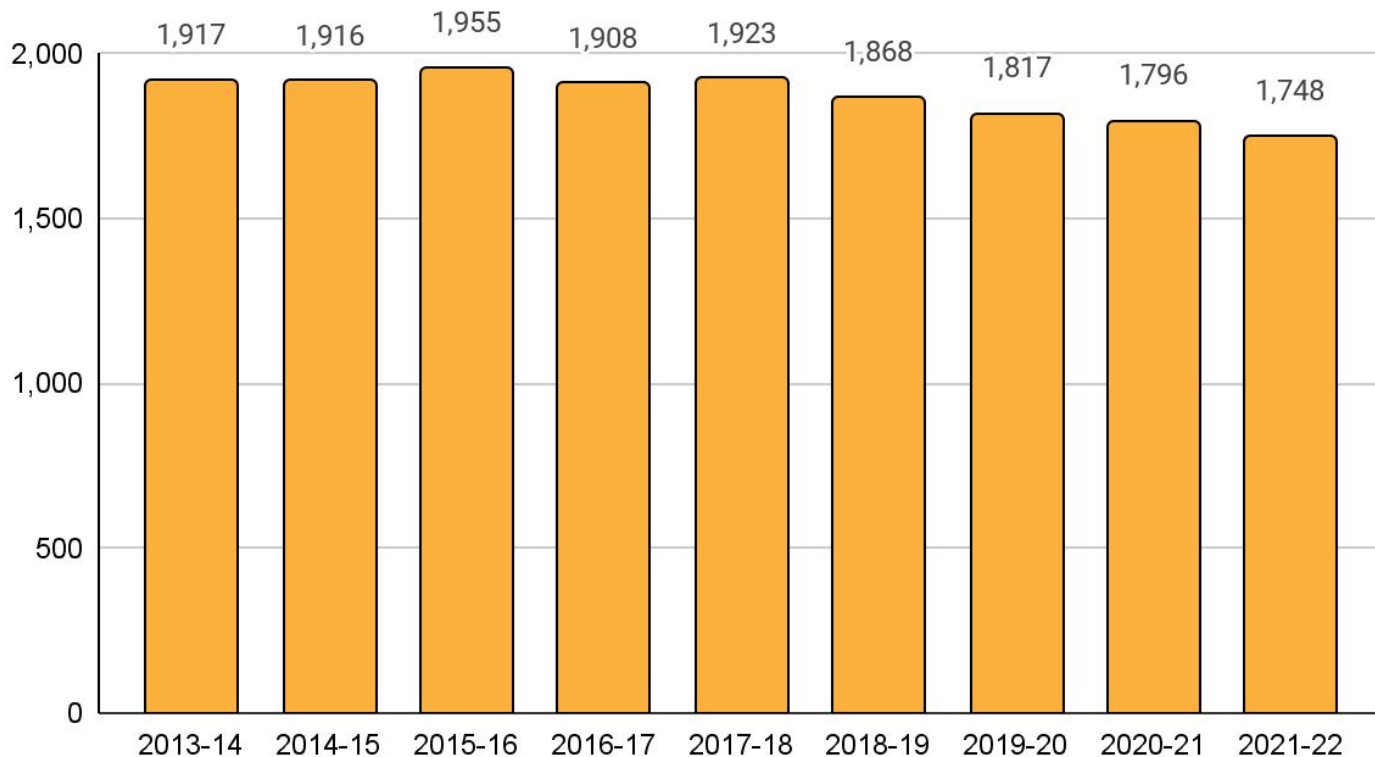
Grounds	Location	Site Acreage
High School practice field for band/football	Behind tennis courts	2.5
High School JV softball & football practice	Next to stadium	4.5
High School agriculture fields	Behind MS	21.75
High School competition soccer fields	North side of MS	5
High School soccer practice fields	West side of West ES	3
High School baseball field	Fisher Field south east side of East ES	3.25
Open field for playground & recess	South side of East ES	1.5
District natural habitat land	Next to Crawfish River	10
Total Acreage		51.50

Annual Facilities Budget



Enrollment History

Student Enrollment



Official student enrollment currently provided to the Department of Public Instruction.

Questions?

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04

Review Facility Assessment Findings

Focus on Facility Maintenance Needs

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Facility Maintenance Needs

A stylized, dark maroon graphic of an eagle's head, facing right, is positioned in the lower-left corner of the slide. The graphic is composed of bold, curved lines that define the eagle's features, including its beak and feathers.

- 10-year facility maintenance report was finalized in October 2020, and approved by the School Board in November 2020
- Ongoing maintenance has continued since projects were prioritized and captured in the 10-year facility maintenance report

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Facility Maintenance Needs Categories

Identified in 2020 Facilities Assessment Report

Building Envelope and Roofing: All exterior portions of a building such as windows, roofing, foundations, brick, caulking, etc.

Systems (Mechanical, Electrical, Plumbing): Includes systems such as fire alarm, fire protection, piping, plumbing, lighting, and HVAC systems.

Interiors: All aspects of the inside finishes of the space such as ceilings, flooring, finish woodwork, etc.

Site: All items that are not directly related to the buildings itself such as storm sewer, athletic fields, playgrounds, and landscaping.

Facility Maintenance Cost Assumptions

Identified in 2020 Facilities Assessment Report

Budgets are...

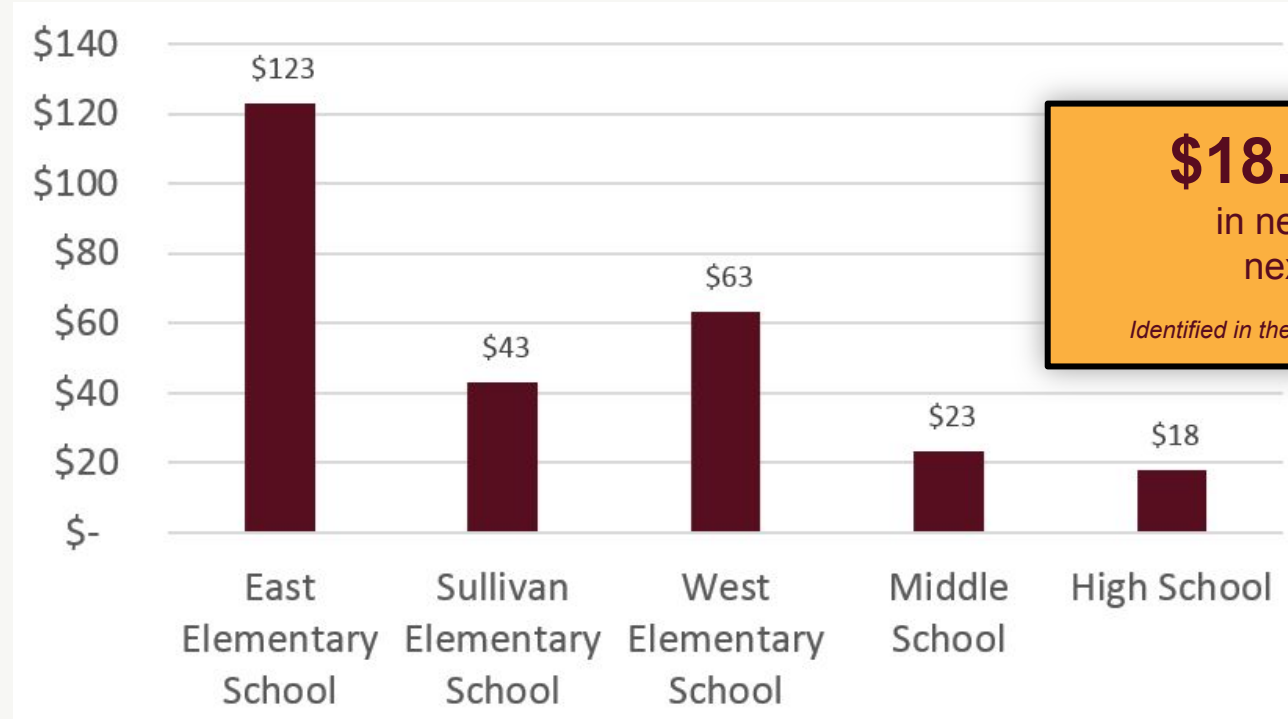
- In 2020 dollars
- Based on conceptual scope descriptions
- Consistent with costs on similar projects
- Comprehensive total project costs (materials, installation, fees, bonds, contingencies, etc.)

Budgets are not...

- Final construction estimates
- Inclusive of educational space improvements or updates, ADA updates, and safety and security

10-Year Facility Maintenance Needs

Cost per Gross Square Foot



\$18.6 Million

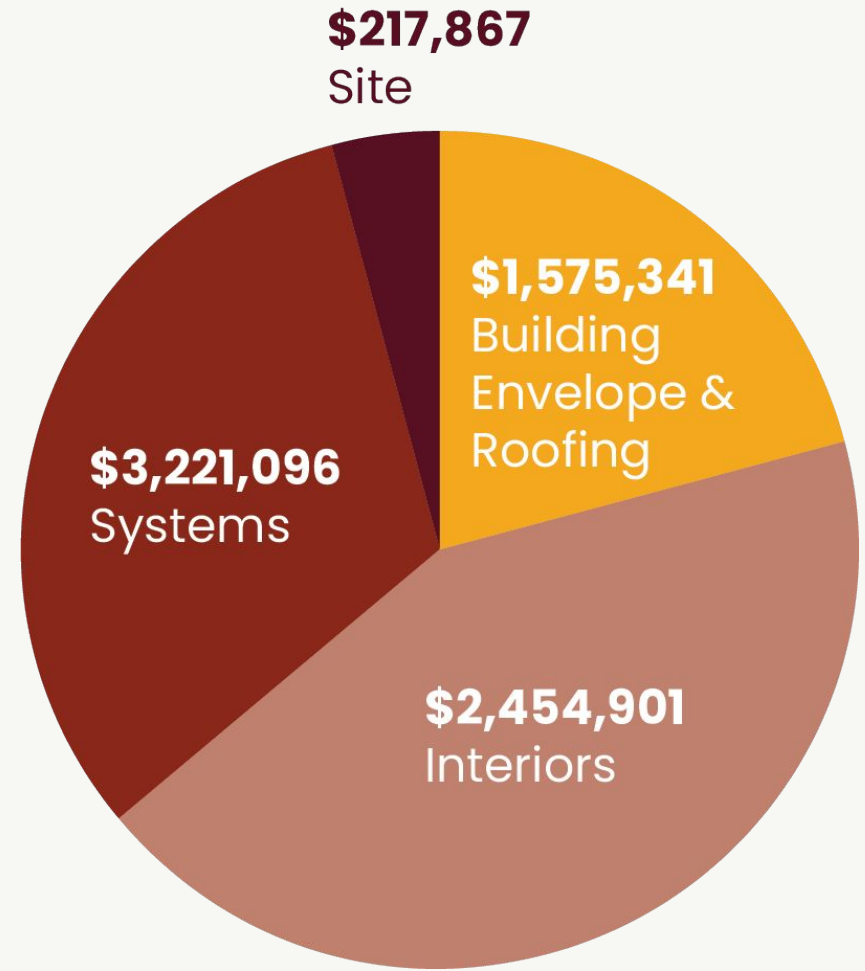
in needs over the
next **10 years**

Identified in the Facility Assessment Report

East Elementary

Key Facility Maintenance Needs

- Basement Waterproofing/
Remediation
- Roof
- Plumbing Piping
- Windows



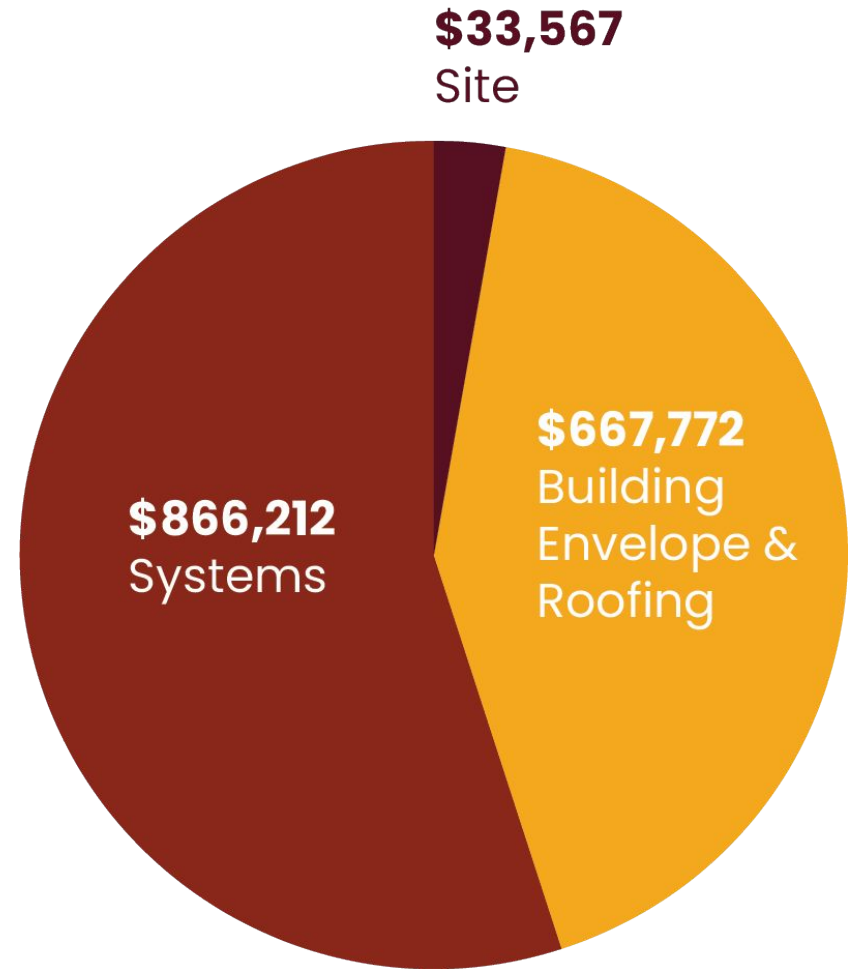
East Elementary



Sullivan Elementary

Key Facility Maintenance Needs

- Electrical Gear & Panels
- Heating Hot Water Pumps
- Steel Lintels at Windows
- Air Handling Units & Condensing Unit



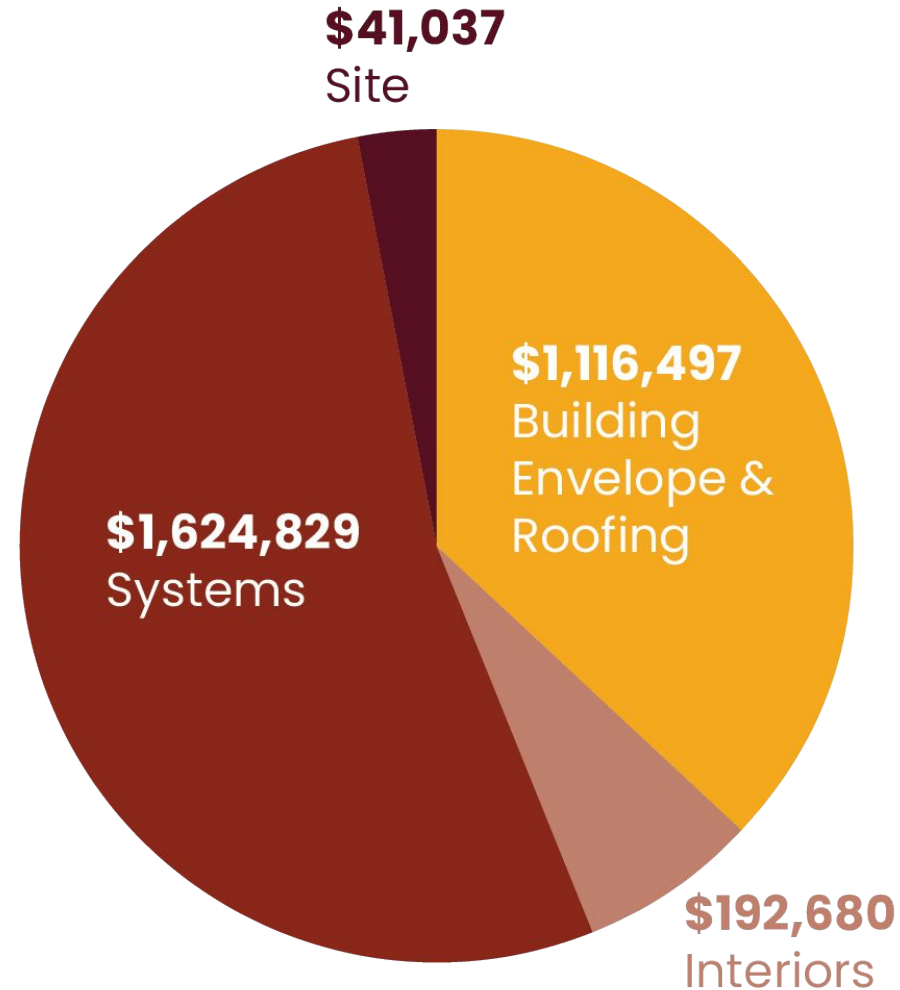
Sullivan Elementary



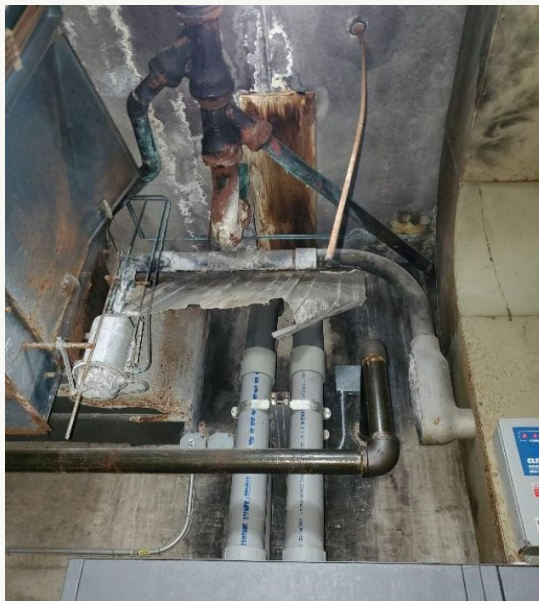
West Elementary

Key Facility Maintenance Needs

- Storm Drainage
- Generator Backup for Emergency Lighting
- Electrical Gear & Main Distribution Panel
- Sanitary Drain Piping



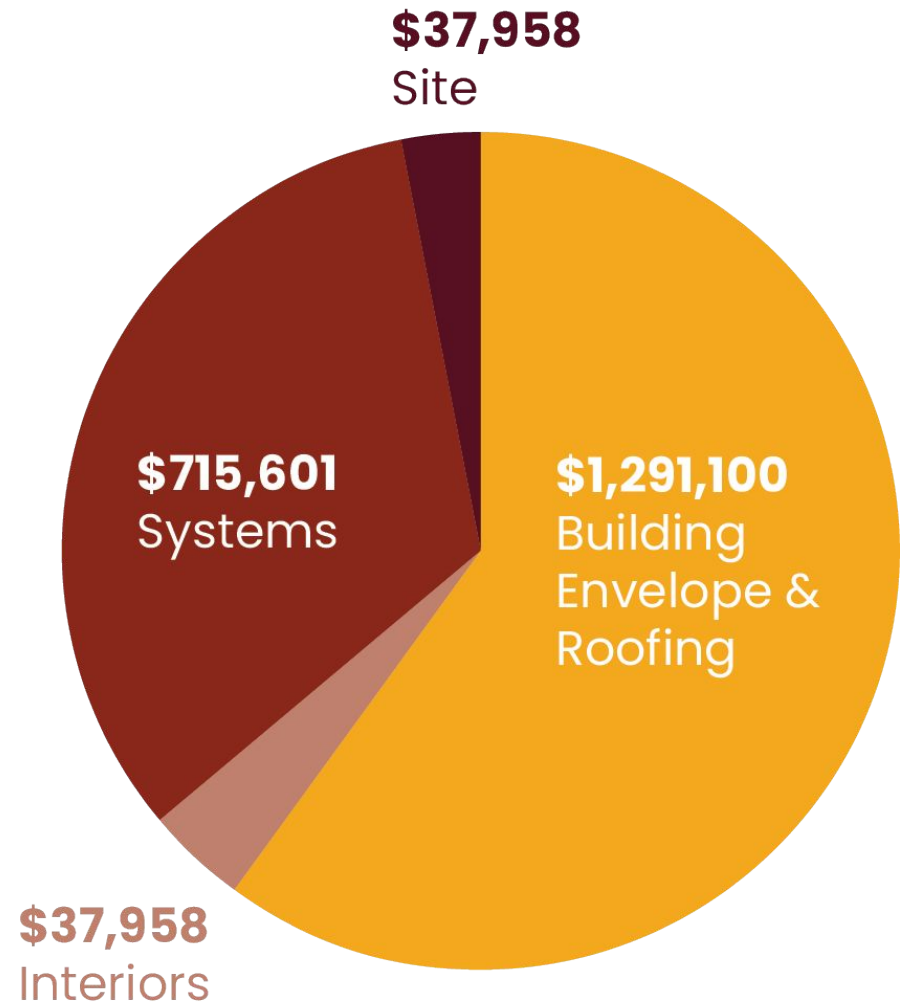
West Elementary



Middle School

Key Facility Maintenance Needs

- HVAC & Lighting Controls
- Chiller Replacement
- HVAC Retro-Commissioning
- Window Repairs



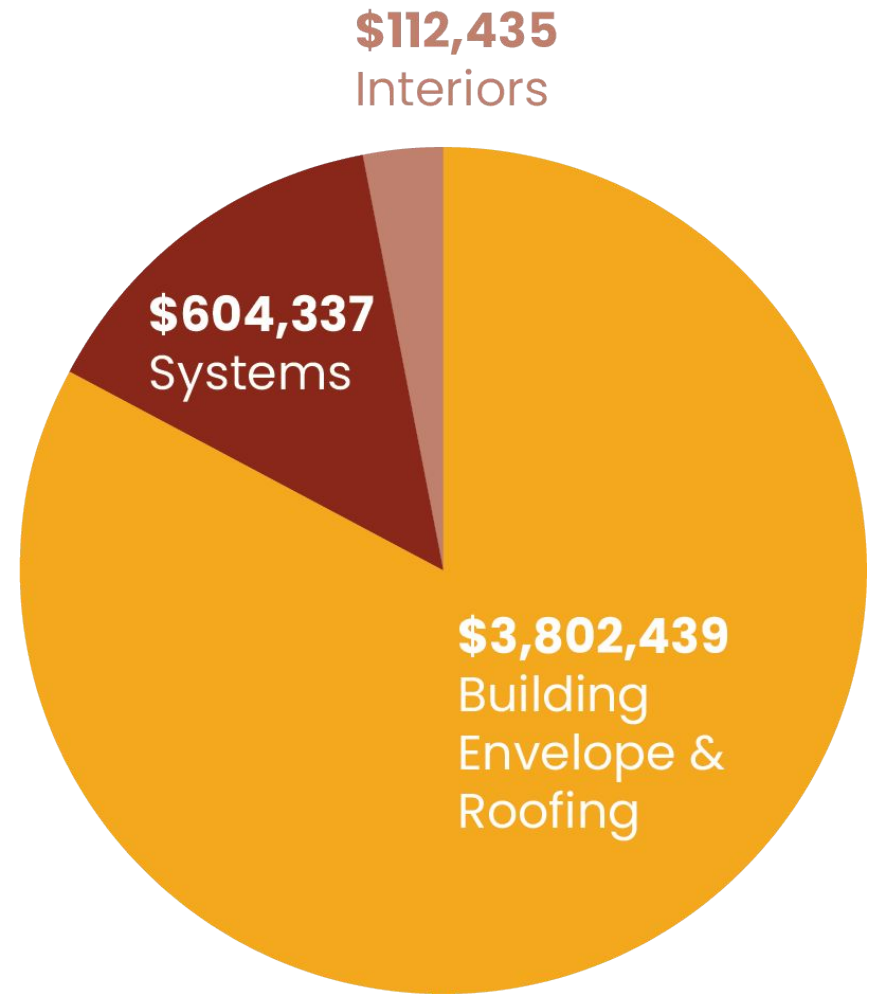
Middle School



High School

Key Facility Maintenance Needs

- Auditorium HVAC Systems
- Lighting & Controls
- Roofs



High School



10-Year Facility Maintenance Needs

Identified in 2020 Facilities Assessment Report

School	Cost/GSF	Total Cost	Envelope	Site	Interiors	Systems
East Elementary School	\$ 123	\$ 7,469,205	\$ 1,575,341	\$217,867	\$2,454,901	\$3,221,096
Sullivan Elementary School	\$ 43	\$ 1,567,550	\$ 667,772	\$ 33,567	\$ -	\$ 866,212
West Elementary School	\$ 63	\$ 2,975,043	\$ 1,116,497	\$ 41,037	\$ 192,680	\$1,624,829
Middle School	\$ 23	\$ 2,114,839	\$ 1,291,100	\$ 37,958	\$ 70,179	\$ 715,601
High School	\$ 18	\$ 4,519,211	\$ 3,802,439	\$ -	\$ 112,435	\$ 604,337

Total 10-Year Facility Maintenance Costs \$ 18,645,848

Questions?

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05

Review Capacity Analysis

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Targeted Functional Design Capacity

Identified in 2020 Facilities Assessment Report

Building	Current Enrollment	Square Footage	Industry Standard Ratio	Targeted Capacity Based on Building Area
East Elementary	287	60,821	150 SF/student	405 students
Sullivan Elementary	168	36,220	150 SF/student	241 students
West Elementary	240	47,571	150 SF/student	317 students
Middle School	395	92,090	200 SF/student	460 students
High School	602	253,607	310/SF/student	818 students

- Based on total building square footage
- Capacity is greater than enrollment at all buildings
- This tells us that *generally* all common spaces (i.e. cafeterias, gymnasiums, assembly spaces, etc.) are appropriately sized for enrollment

Elementary School Capacity & Utilization

Identified in 2020 Facilities Assessment Report

East Elementary – Utilization 79%

Grades	Number of Students	Number of Sections	Industry Capacity Standard	East Elementary Capacity
K4, K	67	3	54	69
1,2 & 3	127	7	168	168
4 & 5	93	5	130	125
Totals	287	15	352	362

Sullivan Elementary – Utilization 70%

Grades	Number of Students	Number of Sections	Industry Capacity Standard	Sullivan Elementary Capacity
K4, K	41	3	54	69
1,2 & 3	72	4	96	96
4 & 5	55	3	78	75
Totals	168	9	228	240

West Elementary - Utilization 76%

Grades	Number of Students	Number of Sections	Industry Capacity Standard	West Elementary Capacity
K	42	2	36	46
1,2 & 3	105	6	144	144
4 & 5	93	5	130	125
Totals	240	13	310	315

- Based on number of existing classrooms
- Capacity is greater than enrollment at all buildings
- Utilization is below the industry standard of 90-95% for elementary schools
- This tells us that we have more classrooms than we need to serve the current population, *however* some individual classrooms are smaller than recommended
- *This is a potential opportunity to re-imagine how to utilize existing space*

Middle & High School Capacity & Utilization

Identified in 2020 Facilities Assessment Report

Building	Current Student Enrollment	Number of Classrooms	Students per Classroom Target	Targeted Capacity
Middle School	395	22	28	462
High School	602	35	30	840

- Based on number of existing classrooms
- Capacity is greater than enrollment at all buildings, based on industry standard utilization rates of 75% for middle schools and 80% at high schools
- This tells us that we have more classrooms than we need to serve the current population
- *This is a potential opportunity to re-imagine how to utilize existing space*

Questions?

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Building Tours

- Tours of all five district buildings and Ixonia Elementary School in Oconomowoc
- Gain insights into how district buildings are serving students and staff
- See facility maintenance needs identified in the 2020 Facility Assessment Report
- Learn how renovated spaces are serving students and staff (Ixonia)
- Take notes and ask questions!



Committee Schedule

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Feb 02, 2022	6:00-8:00 PM	Middle School <i>tour</i> <i>Meeting</i>	Option refinement, survey development/ approach

**Additional committee work will continue through June 2022*

SHARE YOUR INPUT

To help us provide the most beneficial and productive meetings possible, please respond to the following statements:

The meeting purpose and objectives were clearly stated.

Strongly Agree 1 2 3 4 Strongly Disagree

The amount of time to process information and share feedback was:

Not Enough Just right Too much

Comments/Suggestions: _____

Name and Contact Information (Optional): _____

*Please let us know if you have any special needs for our consideration during the meetings.



Remember to fill out the survey!

Thank you

for helping to frame
our future facilities!