

**SCHOOL DISTRICT OF JEFFERSON
FACILITY ADVISORY COMMITTEE MEETING
Wednesday, January 12, 2022**

A meeting of the Facility Advisory Committee of the School District of Jefferson was held on Wednesday, January 12, 2022, beginning with a tour of Jefferson Middle School followed by a tour of Jefferson High School. Superintendent Urness called the meeting to order at 6:30 p.m., with the following members present: Dale Gaugert, Francis Langer, Leah Thorp, Chris Schmidt, Emilie Shoop, Tonya Umbarger, Roger Ganzer, Susie Schuld, Beth Krahm, Jim Pratt, Lindsay Knoebel Baneck, Jen Pinnow, and Lynn Enke. Absent: Ben Warborg, Peg Beyer, Ryan Mundt, and Jeff Laesch.

Others in Attendance: Superintendent Charlie Urness; Laura Peachey, Director of Business Services; Katie Grundahl, Director of Curriculum and Instruction; Valerie Schmitt, Administrative Assistant to the Superintendent, Nick Skretta, High School Principal; Tim Graffin, Maintenance Director, and Jason Poeppel, IT Director along with planning partners from Findorff: Erika Freeman and Jon Winch; from Eppstein Uhen Architects (EUA): Andy Lyons and Abie Khatchadourian.

APPROVAL OF MINUTES:

A motion was made by Susie Schuld, seconded by Lynn Enke, to approve the minutes from the December 8th committee meeting with attendance corrected. The motion passed unanimously by voice vote.

PRIORITIZE PRELIMINARY OPTIONS WITH COSTS: Representatives from Findorff and EUA presented options for improvements on each district building and potential site layouts. Cost assumptions were noted explaining that the estimates have been updated in 2022 dollars based on a conceptual scope description and are comprehensive total project costs. The estimates are not based on final designs and are not inclusive of operational costs. All estimates include facility maintenance costs over the next 10 years.

East Elementary

- Option 1A (Minimal Renovation) included:
 - Secure entry addition/ renovation
 - ADA toileting
- Option 1B (Major Renovation) included:
 - All Options in 1A
 - Creation of resource spaces
 - Light renovation throughout
 - Additional visitor parking/parent drop-off
- Option 1C (Major Renovation/ Addition) included: included:
 - All Options in 1B
 - Early Childhood addition
 - Playground addition
- Option 1D (650 Student Addition) included:
 - All Options in 1B
 - Two-story classroom addition
 - Cafeteria conversion/expansion
 - New kitchen
 - New two-station gym
 - Site work

The planning partners presented options for other buildings that could be affected if Option 1D was chosen for East Elementary along with the note that if option 1D was chosen is that Fischer Field baseball field would need to be relocated and those costs are not included in the estimate

- Option 1E (District Office/ Alt School at West Elementary)
 - Conversion of one wing to District Office
 - ADA toileting
 - Repurposing classrooms and large group spaces for other district-wide needs such as alternate education classrooms, Professional Development and testing spaces, and maintenance/ receiving.
- Option 1F (High School Performing Arts Center (PAC) renovation)
 - Conversion of District Office to PAC support

Sullivan Elementary

- Option 2A (Minimal Renovation)
 - Secure entry addition/ renovation
 - ADA toileting
 - improve existing resource spaces
- Option 2B (Major Renovation) included:
 - All Options in 1B
 - Creation of additional resource spaces
 - Relocate kitchen
 - Light renovation to 4K

West Elementary

- Option 3A (Minimal Renovation)
 - ADA toilet rooms
 - Improve site traffic
- Option 3B (Major Renovation) included:
 - All of Option 3A
 - 4K renovation
 - Improve resource spaces
- Option 3C (650 Student Addition) included:
 - All of Option 3B

- o Two-story classroom addition
- o Cafeteria and kitchen expansion
- o New two-station gym
- o Potential to add options 1 E&F

It was noted that if Option 1C was chosen for West Elementary there would be an impact on other buildings including:

- Potential to add options 1 E & F to include the District office in a West Elementary addition and convert the existing offices to PAC support.
- Opportunities with the East Elementary property and building including selling the building

High School

- Option 5A (Tech Renovation / Addition)
 - o Heavy renovation/expansion of Science Technology Engineering Ag Art Math (STEAM) areas
 - o Additional separate maintenance building
- Option 5B (Fitness Renovation / Addition)
 - o Fitness center addition on the exterior of building to allow community access
 - o Renovate existing fitness to new Large Group Area
 - o Enclose weight room
- Option 5C (Academic renovation - Band)
 - o Flatten floors of band and vocal
 - o Raise band roof
- Option 5D (Academic Addition - Stairs)
 - o Wide stair connection in academic wing
- Athletic Pressbox and artificial turf field

New Elementary on existing property comparison/ option

- New two-section school to replace West or East Elementary
- New four-section elementary to combine East and West Elementaries

OPTION COSTS:

Option	Description	Estimated Costs	Facility Maintenance Costs
1A	Minimal renovation at East	\$1.50 million	\$6.98 - \$7.21 million
1B	Major renovation at East	\$4.09 million	\$5.78 - \$6.00 million
1C	Major renovation / Early Child addition at East	\$6.81 million	\$5.78 - \$6.00 million
1D	650 student addition / renovation at East	\$28.25 million	\$5.78 - \$6.00 million
1E	West Elementary repurposed into District Office and Alternative Education	\$1.53 million	\$1.59 - \$1.81 million
1F	Repurpose District office into PAC support spaces	\$1.82 million	\$600,000
2A	Minimal renovation at Sullivan	\$1.10 million	\$1.76 - \$1.98 million
2B	Major renovation at Sullivan	\$2.17 million	\$1.63 - \$1.85 million
3A	Minimal renovation at West	\$1.08 Million	\$1.03 million
3B	Major renovation at West	\$2.06 Million	\$927,000
3C	650 student addition / renovation at West	\$25.85 million	\$1.80 - \$2.02 million
5A	Tech renovation/addition at High School	\$7.16 million	\$1.15 - \$4.85 million
5B	Fitness renovation/ addition at High School	\$2.60 million	\$1.31 - \$5.01 million
5C	Academic renovation - band room at High School	\$1.02 million	\$1.31 - \$5.01 million
5D	Academic addition - stairs at High School	\$450,000	\$1.32- \$5.02 million
New 1	Two-section Elementary (350 students- approximately 86,000 Sq. Ft.)	\$28 million	
New 2	Four-section Elementary (650 students- approximately 140,000 Sq. Ft.)	\$44.5 million	

CONTINUED OPTION DEVELOPMENT: The committee discussed the options and the following questions and factors were presented.

- Fischer Field's impact on dollars
- Enrollment projections
- Life-cycle cost analysis of a new build
- Could you add a district office, professional development, and or community space to a new building?
- Major overhaul of the traffic plan at the West location
- What to do with East if West 650 is done?
- Athletic pressbox and artificial turf field option would cost 2.14 million
- Could we lower the high school band floor versus raising the roof and floor?
- Outdoor athletics options at Fischer Field, potential MS/HS baseball & softball complex, etc. keeping in mind stormwater management, parking, roads, no overlapping fields.

TAX IMPACT: Revised tax impact figures were shared with the committee at the \$40million, \$50m, and \$60m benchmarks.

QUESTIONS:

A survey to help the resource committee was given out to help us make sure the committee meetings are run as effectively as possible. With respect to time the committee held off discussing options at the middle school to a future meeting.

Meeting concluded at 8:00p.m.
Valerie Schmitt, Scribe