

**SCHOOL DISTRICT OF JEFFERSON
FACILITY ADVISORY COMMITTEE MEETING
Wednesday, February 23, 2022**

A meeting of the Facility Advisory Committee of the School District of Jefferson was held on Wednesday, February 23, 2022, in the Jefferson High School Library. Superintendent Urness called the meeting to order at 6:00 p.m., with the following members present: Dale Gaugert, Francis Langer, Emilie Shoop, Roger Ganser, Susie Schuld, Jim Pratt, Lindsay Knoebel Baneck, Jen Pinnow, Ryan Mundt, Lynn Enke, Peg Beyer, and Leah Thorp. Absent: Jeff Laesch, Chris Schmidt, Beth Krahn, Tonya Umbarger, and Ben Warborg.

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; Jake Wichman, East Elementary Principal; Tim Graffin, Maintenance Director, and Jason Poeppel, IT Director along with planning partners from Findorff: Jon Winch and Eppstein Uhen Architects (EUA): Andy Lyons and Kim Frerichs.

APPROVAL OF MINUTES: A motion was made by Jim Pratt, seconded by Dale Gaugert, to approve the minutes from the February 2, 2022 committee minutes as presented. The motion passed unanimously by voice vote.

HOUSEKEEPING ITEMS: Superintendent Urness reviewed housekeeping items including:

- A reminder that removing Sullivan Elementary from the district is not something that is in the best interest of the district at this time for reasons previously discussed including open enrollment
- Answering a question about the viability of adding a district office addition to West Elementary if we continue as a five-building district in order to keep the performing Arts Center (PAC) renovation on the table
 - This option was deemed impractical if there are no other major reorganizational renovations at West Elementary
- Updates to the committee schedule
- A reminder to keep a focus on the District's mission and vision along with the committee charge

SURVEY STRATEGY: The committee reviewed an example survey along with its survey results from Mercer County School District in Illinois in order to illustrate the type of survey that will be sent to the community. The committee discussed how the survey is created and how results are collected using the company School Perceptions. Also discussed was the strategy behind the format of the survey, the information included within, and the types of questions asked.

SCENARIO RANKING:

Considerations

Kim Frerichs from EUA reviewed the results of the prioritization tool from the last meeting that were used to build scenarios.

Dr. Urness reviewed scenario considerations to take into account which included:

- District office option's background and considerations
 - This option was included based on the possibility of West Elementary being vacant and not an original priority
 - This option opened the opportunity for a Performing Arts Center back of house renovation which was also not an original priority
 - As discussed earlier, converting the district office space into back of house PAC is not a viable option on its own without consolidation of the elementary schools
- How scenarios support or do not support the District's educational vision
 - Focusing only on capital maintenance does not provide our students with purposeful spaces that inspire innovation and collaboration
 - Updating spaces to fit today's learning styles can accommodate diverse needs and help empower student learning
- 10-year operational cost impacts if East continues to operate as a school
 - Maintenance costs of an older building are higher and run the risk of potentially costly issues coming up
 - Sustainability (Solar & Geothermal) and the school Energy Star ratings were discussed
 - Savings on staffing, transportation, and time running two buildings
- Update on athletic fields/complex
 - While there is no pricing or options at this time it is something to test in the community survey

Summary

Dr. Urness reviewed the six scenarios that came out of the discussions and option voting from the last meeting. Noted before the discussion was that:

- All options only include the priority 0-2 priority maintenance due to borrowing timeframe restrictions
- All options include the renovation/expansion of the technology/agriculture areas of the high school
- These scenarios do not necessarily reflect the top choices from the options but were built to create choices for the community survey so we are able to gauge the level of support
- The estimated tax impact of various referendum amount

The committee each individually ranked the following scenarios (which **all** include the maintenance and high school tech addition mentioned above) from the one they supported the most to the one they supported the least:

- Scenario 1, with a cost of \$19.8 million- Continuing with 5 buildings, doing capital maintenance which includes a secure entry at East
- Scenario 2, with a cost of \$32.8 million- Continuing with 5 buildings, with renovations at each elementary and middle school to bring them up to ADA compatibility, and a high school fitness and stair renovation/addition
- Scenario 3, with a cost of \$39.5 million- Consolidating to 4 buildings with addition to West Elementary bringing it to 650 capacity, and renovations at Sullivan Elementary.
- Scenario 4, with a cost of \$45.7 million- The same as scenario 3 with the addition of a district office space to the West Elementary building, major renovations at Sullivan, and renovating the district office into PAC back of house and maintenance space
- Scenario 5, with a cost of \$50.0 million- The same as scenario 4 with a high school fitness and stair addition
- Scenario 6, with a cost of \$55.9 million- Building a new 4-section school on district property

Results

The combination of all committee member's rankings brought the scenarios back in the following order:

- #1 Scenario 4 with 68% support
- #2 Scenario 2 and 3 were tied with 65% support
- #4 Scenario 5 with 61% support
- #5 Scenario 1 with 57% support and
- #6 Scenario 6 with 33% support

Discussion

Discussion following the results included the following information:

- Ranking results verify again that the committee does not view the option of a new 4-section elementary as feasible to bring to the community survey
- Based on support for both consolidation and 5 buildings both options need to be tested for community support
- Although the committee sees consolidation as a good option for the district they feel the community needs to agree before moving forward
- The survey should include modified scenarios that let the community compare the consolidation versus keeping 5 buildings more accurately
 - The survey should focus on the elementary decision and include the other school options as secondary
- The cost of each option does not show the full picture because cost savings and benefits of consolidation are not included.

DECISION:

The committee came to a consensus on its final guidance for the community survey. During its prioritization exercise and the discussion that followed, the FAC narrowed to one 5-building scenario and one 4 building scenario. The FAC felt this approach will allow the broader community to have a voice in the facilities planning process via the community survey. The two preferred options are:

- 5-Building – Option Two without Fitness Center and HS Stairs (approx. \$28.5m)
- 4-Building – Option Four without DO and PAC (approx. \$41.2m)

Ancillary, add-on items would be tested separately from the 5 and 4 building scenarios described above. They would include the fitness center and the HS stair expansion.

ADJOURN:

Meeting concluded at 8:05 p.m.

Valerie Schmitt, Scribe