



Facility Advisory Committee

School District of Jefferson

February 23, 2022 | Meeting 7

Framing our future facilities

Agenda

- 1 Roll Call, Approval of Minutes, & Questions
- 2 Sample Survey
- 3 Scenarios
- 4 Prioritization
- 5 Questions

FAC Housekeeping

- Approval of minutes from February 2, 2022 FAC meeting
- Questions or feedback from previous FAC meeting
- Reminder about Sullivan
- Major Renovation to West plus DO addition
- Sustainability / Renewable Energy



Committee Schedule

DATE	TIME	LOCATION	TENTATIVE FOCUS
Feb 23, 2022	6:00-8:00 PM	High School	Continue option refinement; survey development/approach; confirm preliminary solution(s) and costs for survey
Mar 14, 2022	6:00 PM	Board Meeting/HS	Board reviews draft survey ahead of mailing Either attend in-person or watch the streaming meeting for survey discussion
Mar 16, 2022	6:00-8:00 PM	High School	Questions from Board survey discussion; Final comments about survey strategy goals; recruit subcommittee volunteers
Apr 11-29, 2022			Potential staff and community survey window
Apr 20, 2022	6:00-8:00 PM	High School	Discuss referendum process (info vs. advocacy, legal requirements, next steps, communications outreach, etc.)

**Additional committee work will continue through June 2022*

About Us

MISSION

Empowering futures together

VISION

All students positively impact society

BELIEFS AND COMMITMENTS:

- All students have the right to a relevant, challenging, and **innovative** education that expands opportunities.
- All people have the right to be treated with respect and dignity in a **safe** environment.
- Our learning community needs to provide the tools for all students to be **successful**.
- Our impact as a school district is enhanced by family engagement and **community** partnerships.
- Active **community** involvement builds positive relationships, trust, and commitment.
- All members of the learning community have the responsibility for developing academically, socially, and behaviorally responsible citizens.
- Meeting and engaging the **diverse needs** of students today **empowers** them to find their passion and potential

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

02

Sample Survey

Framing our future facilities.

Survey Strategy

Dear Mercer County Schools Community Members:

The School Board and administration at the Mercer County School District are committed to making our schools a great place for students, families, and staff and a source of pride for our communities.

While our focus will always be on student learning, we have other challenges ahead. A recent review of our facilities identified that a significant investment is needed soon. Because deciding how much to spend and what projects should be prioritized will impact our community for decades, **the Board of Education wants input from you, the taxpayer, before a plan is finalized.**

This survey will gather your feedback on the following:

1. Should we maintain two elementary schools or consolidate to one new building?
2. What projects should we prioritize at the high school?
3. Should we begin our work at the elementary level or high school level?

Please take a few minutes to respond!

To collect this feedback, we are working with School Perceptions LLC, an independent firm with expertise in conducting community surveys. All survey data is returned to School Perceptions to ensure respondent confidentiality.

TAKE THE SURVEY IN ONE OF TWO EASY WAYS.

To reduce mailing expenses, please go online:

- 1) Survey website: www.Feedback2000.com
- 2) Enter your survey access code:

By paper: If you do not have internet access, please return the survey to:
School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey access code can be used only once. To obtain an additional Survey Access Number for other adults in your household, please call 309.582.2238.

Please complete the survey by September 10, 2021.

Survey results will be presented at a Board of Education meeting in October. They will also be available on the District's website at www.mercerschools.org.

Thank you for taking the time to complete this survey!

Sincerely,

Scott Petrie
Superintendent

Mike Bowns
Board President

Don Yates
Board Vice President

Bill Smock
Board Secretary

Tab Balmer, Jr.
Board Member

Mark Bieri
Board Member

Julie Wagner
Board Member

Jason Monson
Board Member



Community Survey Results

Mercer County School District

Summer 2021



SCHOOL
PERCEPTIONS
Measuring what matters

03

Scenarios

Framing our future facilities.

Voting Results

Dots	Option	Description	Addition & Renovation Costs	Facility Maintenance Costs
15	5A	Tech renovation/addition at High School	\$7.16 million	\$1.15 million - \$4.85 million
12	1F	Repurpose District office into PAC support spaces	\$1.82 million	\$600,000
10	3D	650 student + District Office addition / renovation at West	\$28.82 million	\$1.80 million - \$2.02 million
8	2B	Major renovation at Sullivan	\$2.06 Million	\$927,000
8	5B	Fitness renovation/addition at High School	\$3.84 million	\$1.31 million - \$5.01 million
8	5D	Academic addition - stairs at High School	\$450,000	\$1.32 million - \$5.02 million
8	n/a	New four-section elementary school (combines East and West)	\$45.5 million	n/a
8	4A	Collab renovation at Middle School	\$770,000	\$804,000 - \$1.66 million
7	1E	West Elementary repurposed into District Office and Alternative Education	\$3.41 million	\$1.59 - \$1.81 million
7	2A	Minimal renovation at Sullivan	\$1.08 Million	\$1.03 million
6	n/a	Press box at High School	\$640,000	n/a
4	1D	650 student addition / renovation at East	\$28.25 million	\$5.78 - \$6.00 million
4	3B	Major renovation at West	\$2.17 million	\$1.63 million - \$1.85 million
3	1B	Major renovation at East	\$4.09 million	\$5.78 - \$6.00 million
3	1C	Major renovation / Early Child addition at East	\$6.81 million	\$5.78 - \$6.00 million
2	1A	Minimal renovation at East	\$1.50 million	\$6.98 - \$7.21 million
2	3A	Minimal renovation at West	\$1.10 million	\$1.76 million - \$1.98 million
2	5C	Academic renovation - band room at High School	\$1.02 million	\$1.31 million - \$5.01 million
1	3C	650 student addition / renovation at West	\$26.18 million	\$1.80 million - \$2.02 million
1	n/a	New two-section elementary school (replaces East or West)	\$28 million	n/a
0	n/a	artificial turf football field at High School	\$1.50 million	n/a

Scenario Considerations

- District Office option's background and considerations
- How scenarios support or do not support the District's educational vision
- 10-year operational cost impacts if East continues to operate as a school
- Sustainability
 - Solar
 - Geothermal
- Update on athletic fields/complex

5

2

3

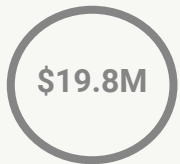
1

4

6

Scenario Summary

Scenario 1



5 Buildings

PRIORITY
0-2 Capital

NO Reno at East
except secure entry
NO Reno at West
NO Reno at Sullivan
NO Reno at MS
HS Tech

Scenario 2



5 Buildings

PRIORITY
0-2 Capital

East Major
West Major
Sullivan Major
MS Minimal
HS Tech
HS Fitness
HS Stair

Scenario 3



4 Buildings

PRIORITY
0-2 Capital

650 West
Sullivan Minimal
NO Reno MS
HS Tech

Scenario 4



4 Buildings

PRIORITY
0-2 Capital

650 West + DO
Sullivan Major
MS Minimal
HS Tech
HS PAC

Scenario 5



4 Buildings

PRIORITY
0-2 Capital
Includes 8 dots and up

650 West + DO
Sullivan Major
MS Minimal
HS Tech
HS Fitness
HS Stair
HS PAC

Scenario 6



4 Buildings

PRIORITY
0-2 Capital

New 4 Section ES
NO DO
NO Reno at Sullivan
NO Reno at MS
HS Tech

Estimated Tax Impacts | *Provided by Robert W. Baird*

School District of Jefferson SUMMARY OF HYPOTHETICAL REFERENDUM TAX IMPACTS

REFERENDUM AMOUNT	\$20,000,000	\$30,000,000	\$40,000,000	\$50,000,000	\$60,000,000
MILL RATE IMPACT OVER 2021-22* (Per \$1,000 valuation)	\$0.38	\$0.60	\$0.82	\$1.04	\$1.26
TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:					
\$100,000 Property					
Maximum Annual Impact	\$38.00	\$60.00	\$82.00	\$104.00	\$126.00
Maximum Monthly Impact	\$3.17	\$5.00	\$6.83	\$8.67	\$10.50
\$200,000 Property					
Maximum Annual Impact	\$76.00	\$120.00	\$164.00	\$208.00	\$252.00
Maximum Monthly Impact	\$6.33	\$10.00	\$13.67	\$17.33	\$21.00
\$300,000 Property					
Maximum Annual Impact	\$114.00	\$180.00	\$246.00	\$312.00	\$378.00
Maximum Monthly Impact	\$9.50	\$15.00	\$20.50	\$26.00	\$31.50



Assumptions:

\$20 million to \$30 million: Single borrowing amortized over 20 years at planning interest rates of 3.50%.

\$40 million to \$60 million: Multi-phased borrowing amortized over 21 years at planning interest rates of 3.50-3.75%.

Mill rate based on 2021 Equalized Valuation (TID-OUT) of \$1,214,357,408 with annual growth of 1.00%.

Tertiary Aid Impact (2021-22 October Aid Certification): 12.02%.

* Impact represents the change in mill rate for referendum debt service & EEE debt service over the 2021-22 mill rate of \$2.59.

Note: Mill rate impact will increase or decrease by approximately \$0.022 per \$1,000,000 adjustment to referendum amount.

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.

04

Prioritization Exercise Scenario Ranking

Framing our future facilities.

Prioritization

GOAL: Reduce options for community-wide survey

- Every FAC Committee member will rank the six scenarios
- Rank the scenarios in preferential order
 - **#1** should be your TOP choice **#6** should be your least favorite option
- Live results will show which scenarios are the most and least preferred

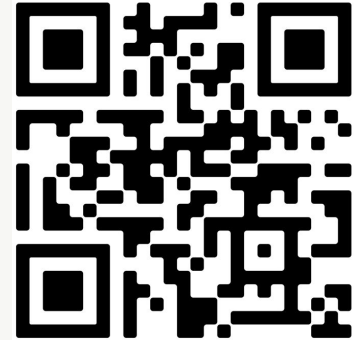
Live Results

0/6

Rank the scenarios in preferential order.
#1 being your TOP choice #6 being your LEAST favorite

Scenario 1 \$19.8M 9 Buildings PRIORITY 0-2 Capital NO Reno at East except secure entry NO Reno at Sullivan NO Reno at MS HS Tech	Scenario 2 \$32.8M 8 Buildings PRIORITY 0-2 Capital East Major West Major Sullivan Major MS Minimal HS Tech, Fitness, Stair	Scenario 3 \$99.3M 4 Buildings PRIORITY 0-2 Capital 650 West Sullivan Minimal NO Reno MS HS Tech
Scenario 4 \$45.7M 4 Buildings PRIORITY 0-2 Capital 650 West + DO Sullivan Major MS Minimal HS Tech, PAC	Scenario 5 \$50.0M 4 Buildings PRIORITY 0-2 Capital Includes 8 dots and up 650 West + DO Sullivan Major MS Minimal HS Tech, Fitness, Stair, PAC	Scenario 6 \$55.9M 4 Buildings PRIORITY 0-2 Capital New 4 Section ES NO DO NO Reno at Sullivan NO Reno at MS HS Tech

Submit



<https://www.surveylegend.com/s/3yy4>

Questions?

Framing our future facilities.

Committee Schedule

DATE	TIME	LOCATION	TENTATIVE FOCUS
Mar 14, 2022	7:00 PM	Board Meeting/HS	Board reviews draft survey ahead of mailing
Either attend in-person or watch the streaming meeting for survey discussion			
Mar 16, 2022	6:00-8:00 PM	High School	Questions from Board survey discussion; Final comments about survey goals; recruit subcommittee volunteers
Apr 11-29, 2022			Potential staff and community survey window
Apr 20, 2022	6:00-8:00 PM	High School	Discuss referendum process (next steps, legal requirements, info vs. advocacy, communications outreach, etc.)
May 23, 2022	6:00-7:00 PM	High School	Board workshop in advance of Board mtg
Jun 01, 2022	6:00-8:00 PM	High School	Debrief from survey results presentation; Further discuss and confirm advisory recommendation

**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!

Previous Options

Framing our future facilities.

East Elementary | Option 1A (Minimal Renovation)



Scope of Work

Secure entry addition / renovation, ADA toilet rooms

New Addition costs

\$188,000

Renovation costs

\$1.31 million

Facility Maintenance

Priority 0-2: \$7.23 million

Priority 3-4: \$224,000

Estimated total cost range

\$7.23 million - \$8.96 million

East Elementary | Option 1B (Major Renovation)



Scope of Work

All of Option 1A PLUS creation of resource spaces, light renovation throughout, additional visitor parking/parent drop-off

New Addition costs

\$188,000

Renovation costs

\$3.76 million

Site costs

\$145,000

Facility Maintenance

Priority 0-2: \$7.23 million

Priority 3-4: \$224,000

Estimated total cost range

\$7.23 million - \$11.55 million

East Elementary | Option 1B (Major Renovation)



Scope of Work

All of Option 1A PLUS creation of resource spaces, light renovation throughout, additional visitor parking/parent drop-off

New Addition costs

\$188,000

Renovation costs

\$3.76 million

Site costs

\$145,000

Facility Maintenance

Priority 0-2: \$7.23 million

Priority 3-4: \$224,000

Estimated total cost range

\$7.23 million - \$11.55 million

East Elementary | Option 1C (Major Renovation/Early Child Addition)



Scope of Work

All of Option 1B PLUS Early Childhood Addition + playground

New Addition costs

\$2.33 Million

Renovation costs

\$4.06 million

Site costs

\$426,000

Facility Maintenance

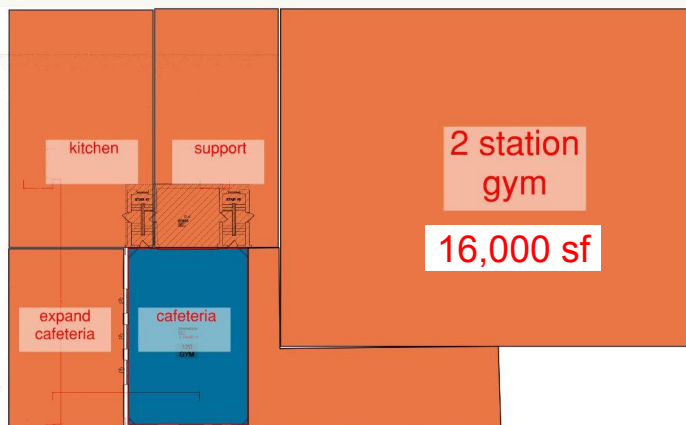
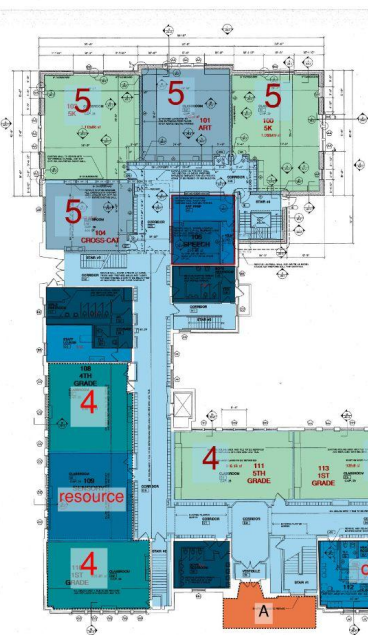
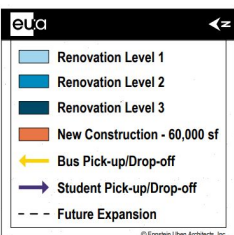
Priority 0-2: \$7.23 million

Priority 3-4: \$224,000

Estimated total cost range

\$7.23 million - \$14.27 million

East Elementary | Option 1D (650 student addition / renovation)



2 station gym

16,000 sf

4K - 1
2 STORY
CLASSROOM
ADDITION

42,000 sf

Scope of Work

All of Option 1B PLUS two-story classroom addition, cafeteria conversion / expansion, new kitchen, new two station gym, site work

New Addition costs

\$23.29 million

Renovation costs

\$4.27 million

Site costs

\$692,000

Facility Maintenance

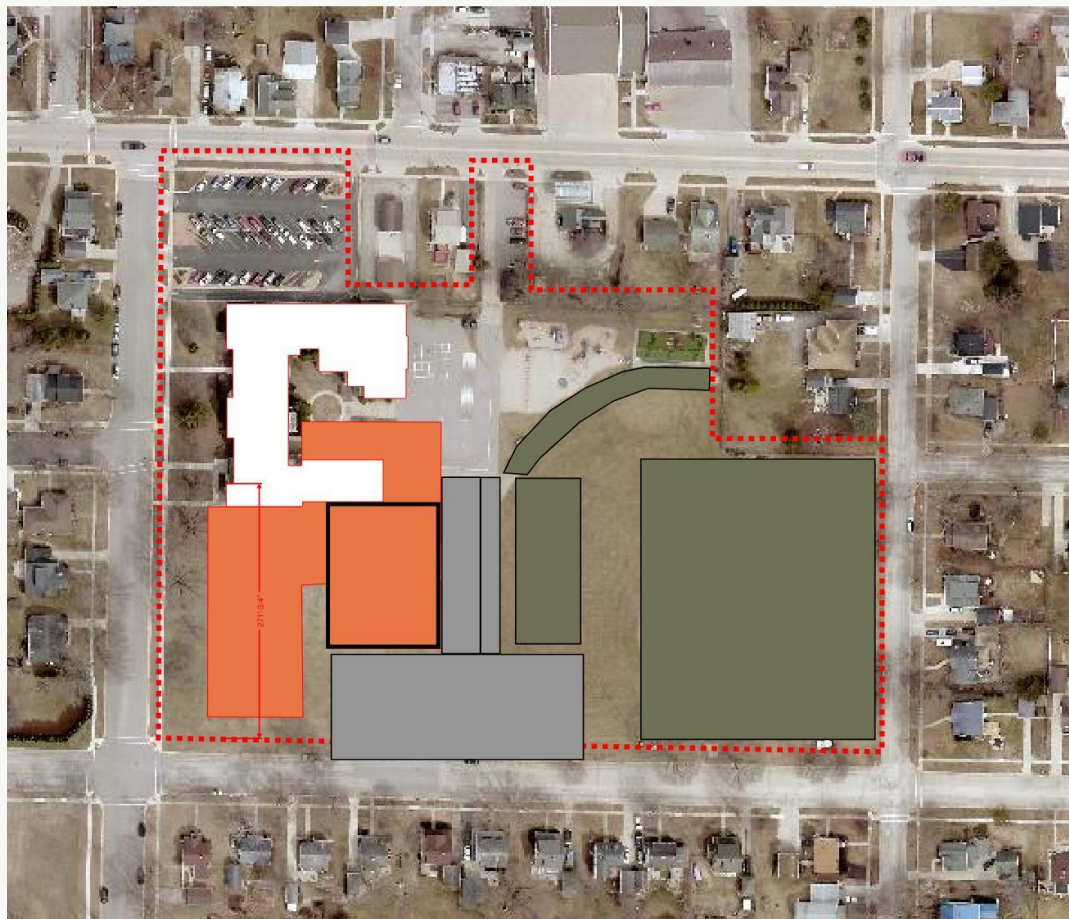
Priority 0-2: \$7.23 million

Priority 3-4: \$224,000

Estimated total cost range

\$7.23 million - \$35.71 million

East Elementary | Option 1D (650 student addition / renovation)



Scope of Work

All of Option 1B PLUS two-story classroom addition, cafeteria conversion / expansion, new kitchen, new two-station gym, site work

New Addition costs

\$23.29 million

Renovation costs

\$4.27 million

Site costs

\$692,000

Facility Maintenance

Priority 0-2: \$7.23 million

Priority 3-4: \$224,000

Estimated total cost range

\$7.23 million - \$35.71 million

West Elementary | Option 1E (District Office / Alt School)



Scope of Work

Conversion of one wing to District Office, ADA toilet rooms, Heavy Reno to LMC space, Light Reno to remainder of building

Renovation costs

\$3.41 Million

Facility Maintenance

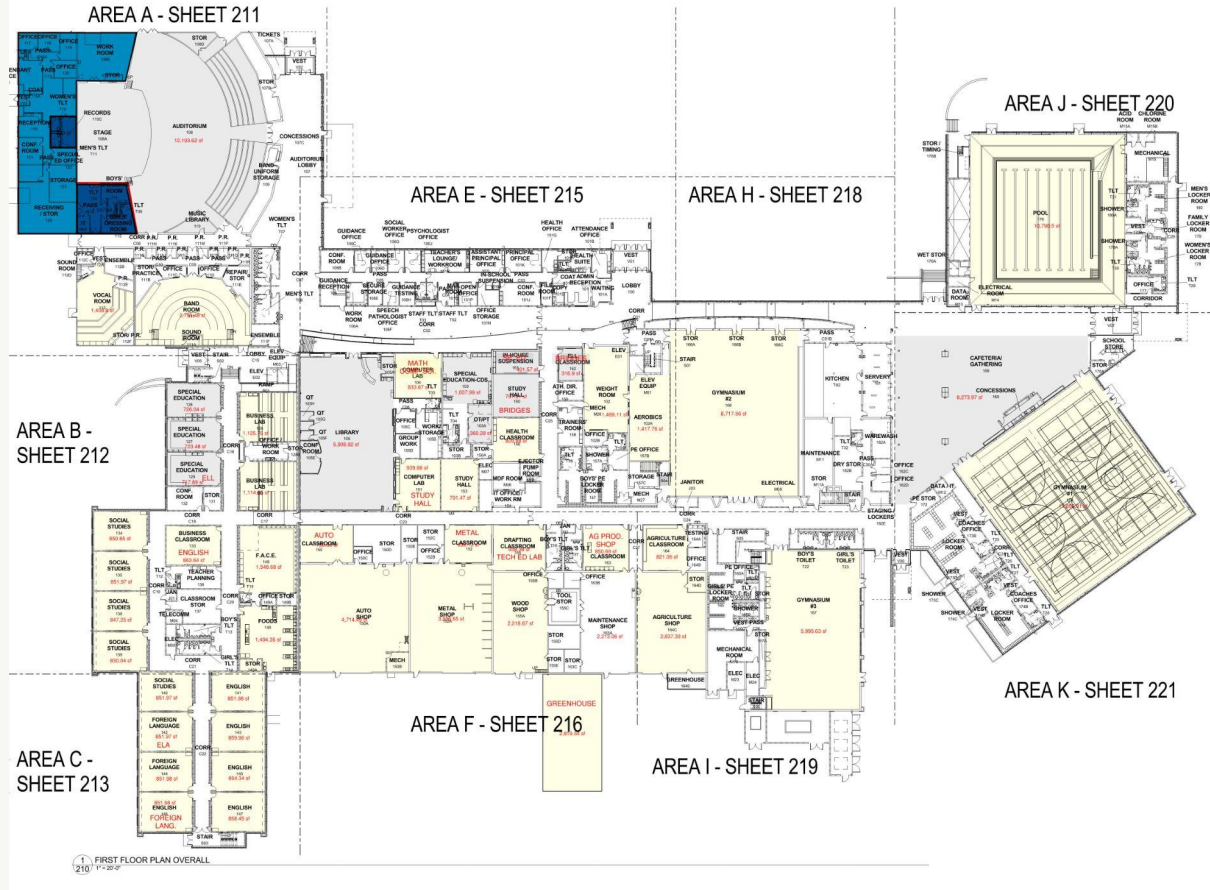
Priority 0-2: \$1.80 million

Priority 3-4: \$224,000

Estimated total cost range

\$1.80 million - \$5.43 million

District Office | Option 1F (Renovate into PAC Support Spaces)



Scope of Work

Conversion of District Office to PAC support

Renovation costs

\$1.82 million

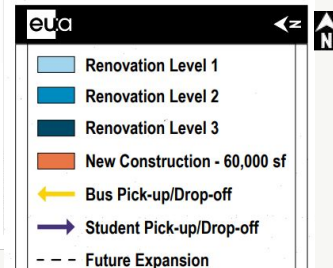
Facility Maintenance

Priority 0-2: \$1.32 million

Priority 3-4: \$5.02 million

Estimated total cost range

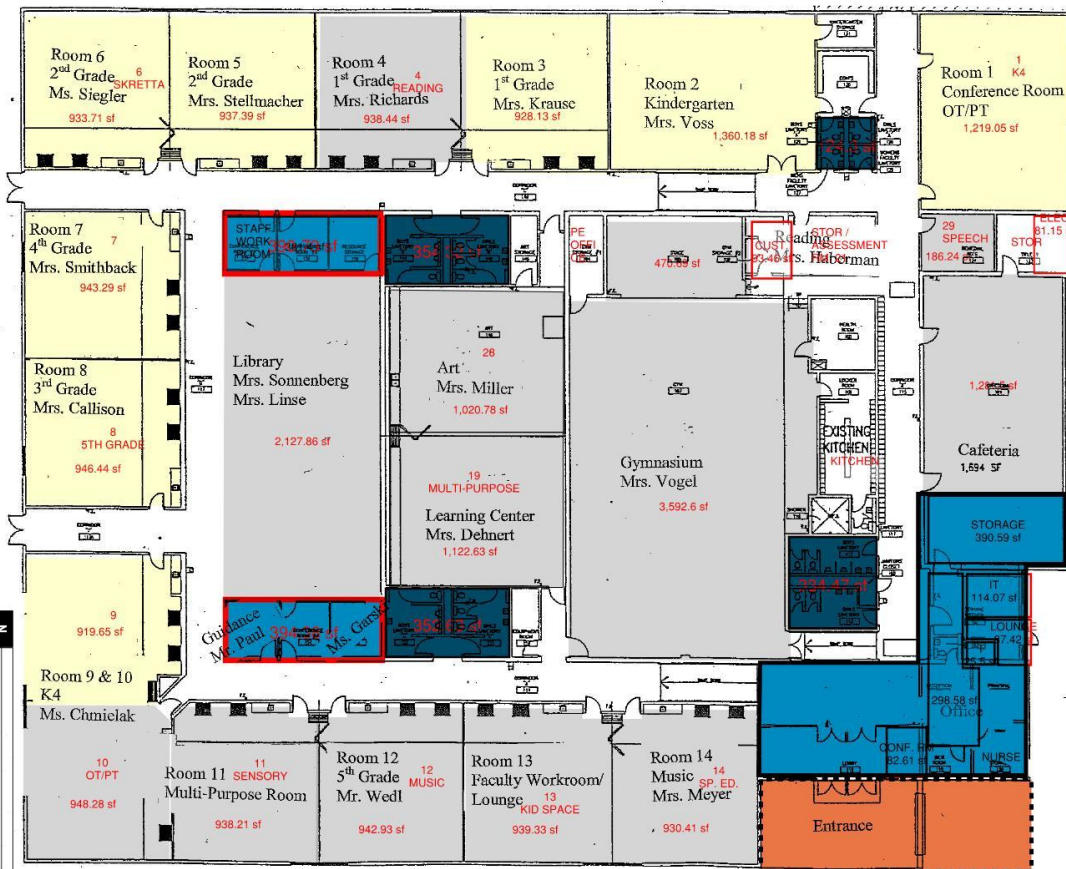
\$1.32 million - \$8.16 million



East Elementary | Option Summary

Option	Description	Estimated Costs	Facility Maintenance Estimated Costs
n/a	Facility Maintenance Only		\$7.23 million - \$7.46 million
1A	Minimal renovation	\$1.50 million	\$6.98 million - \$7.21 million
1B	Major renovation	\$4.09 million	\$5.78 million - \$6.00 million
1C	Major renovation / Early Child addition	\$6.81 million	\$5.78 million - \$6.00 million
1D	650 student addition / renovation	\$28.25 million	\$5.78 million - \$6.00 million
1E	Repurpose West Elementary into District Office & Alternative Education	\$3.41 million	\$1.32 million - \$1.54 million
1F	Repurpose District Office to PAC support spaces	\$1.82 million	\$600,000

Sullivan Elementary | Option 2A (Minimal Renovation)



Scope of Work

Secure entry addition / renovation, ADA toilet rooms, improve existing resource spaces

New Addition costs

\$394,000

Renovation costs

\$684,000

Facility Maintenance

Priority 0-2: \$1.07 million

Estimated total cost range

\$1.07 million - \$2.15 million

Sullivan Elementary | Option 2B (Major Renovation)



Scope of Work:

All of Option 2A PLUS
create additional resource
spaces, relocate kitchen, light
renovation to 4K

New Addition costs

\$394,000

Renovation costs

\$1.67 million

Facility Maintenance

Priority 0-2: \$1.07 million

Estimated total cost range

\$1.07 million - \$3.14 million

Sullivan Elementary | Option Summary

Option	Description	Estimated Costs	Facility Maintenance Estimated Costs
n/a	Facility Maintenance Only		\$1.07 million
2A	Minimal renovation	\$1.08 million	\$1.03 million
2B	Major renovation	\$2.06 million	\$927,000

West Elementary | Option 3A (Minimal Renovation)



Scope of Work

ADA toilet rooms,
improve site traffic

Renovation costs

\$770,000

Site costs

\$325,000

Facility Maintenance

Priority 0-2: \$1.80 million

Priority 3-4: \$224,000

Estimated total cost range

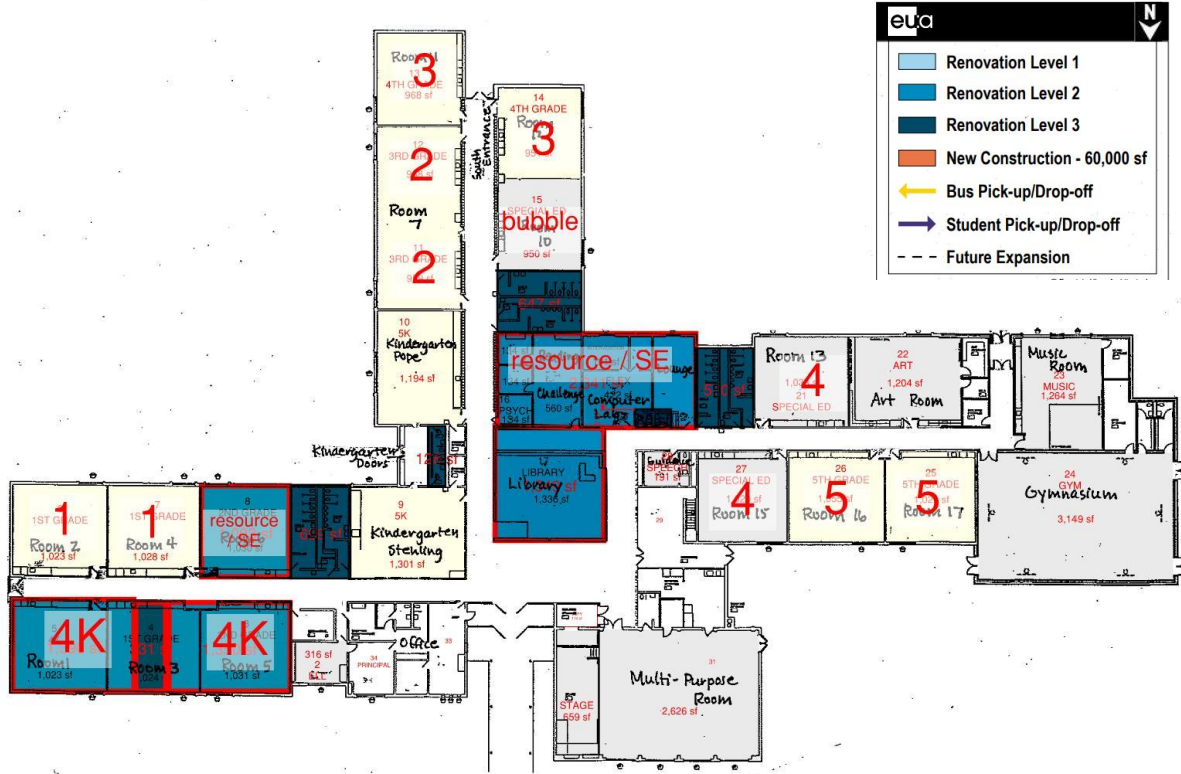
\$1.80 million - \$3.13 million

West Elementary | Site



- Separate bus and car traffic at West
- Potential to create off street connection between West and Middle

West Elementary | Option 3B (Major Renovation)



Scope of Work

All of Option 3A PLUS 4K
renovation, improve
resource spaces

Renovation costs

\$1.84 million

Site costs

\$325,000

Facility Maintenance

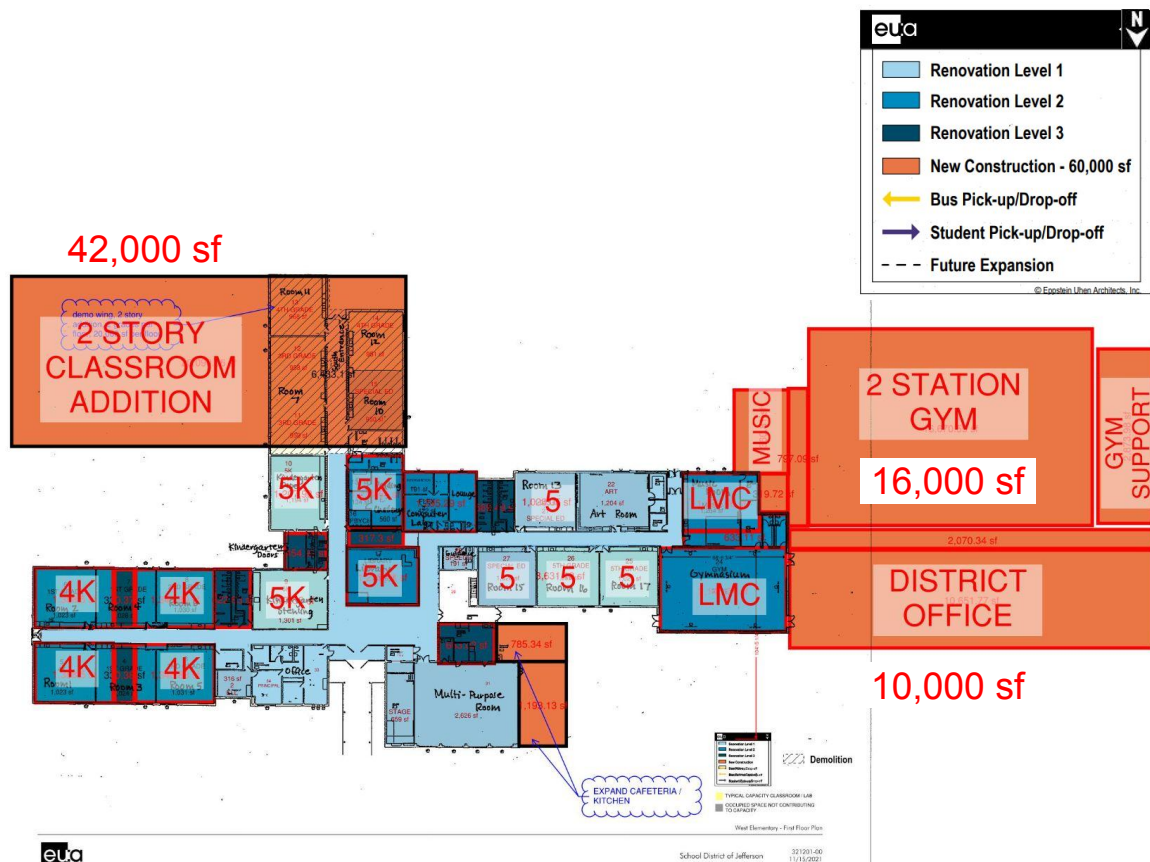
Priority 0-2: \$1.80 million

Priority 3-4: \$224,000

Estimated total cost range

\$1.80 million - \$4.19 million

West Elementary | Option 3D (650 student + DO Addition / Renovation)



Scope of Work

All of Option 3C plus new District Office

New Addition costs

\$25.09 million

Renovation costs

\$3.40 million

Site costs

\$325,000

Facility Maintenance

Priority 0-2: \$1.80 million

Priority 3-4: \$224,000

Estimated total cost range

\$1.80 million - \$30.84 million

West Elementary | Option Summary

Option	Description	Estimated Costs	Facility Maintenance Estimated Costs
	Facility Maintenance Only		\$1.80 million - \$2.02 million
3A	Minimal renovation	\$1.10 million	\$1.76 million - \$1.98 million
3B	Major renovation	\$2.17 million	\$1.63 million - \$1.85 million
3C	650 student addition / renovation	\$26.18 million	\$1.80 million - \$2.02 million
3D	650 student + District Office addition / renovation	\$28.82 million	\$1.80 million - \$2.02 million

New Elementary School Costs

Does not include costs for buying land or demolishing any existing buildings on site

TWO-SECTION SCHOOL

Estimated cost

\$28 million

- 350 students
- 86,000 SF
- Replaces East or West

FOUR-SECTION SCHOOL

Estimated cost

\$45.5 million

- 650 students
- 140,000 SF
- Combines East and West

Middle School | Option 4A (Collab Renovation)

Scope of Work

Heavy renovation to modify house group areas, movable walls to a pair of classrooms per house to create flexible large group spaces

Renovation costs

\$770,000

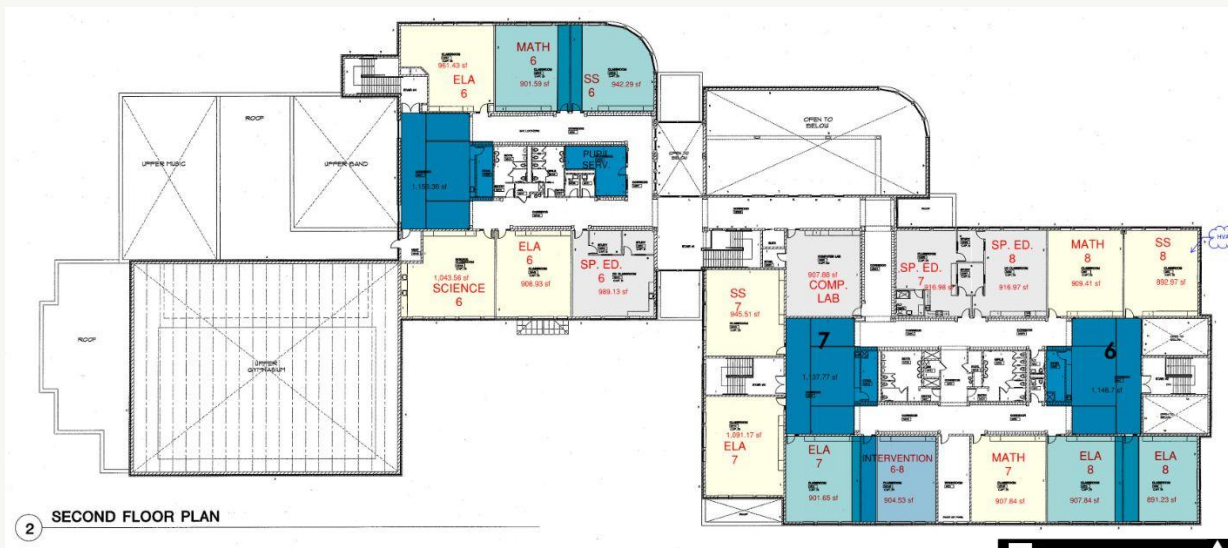
Facility Maintenance

Priority 0-2: \$804,000

Priority 3-4: \$858,000

Estimated total cost range

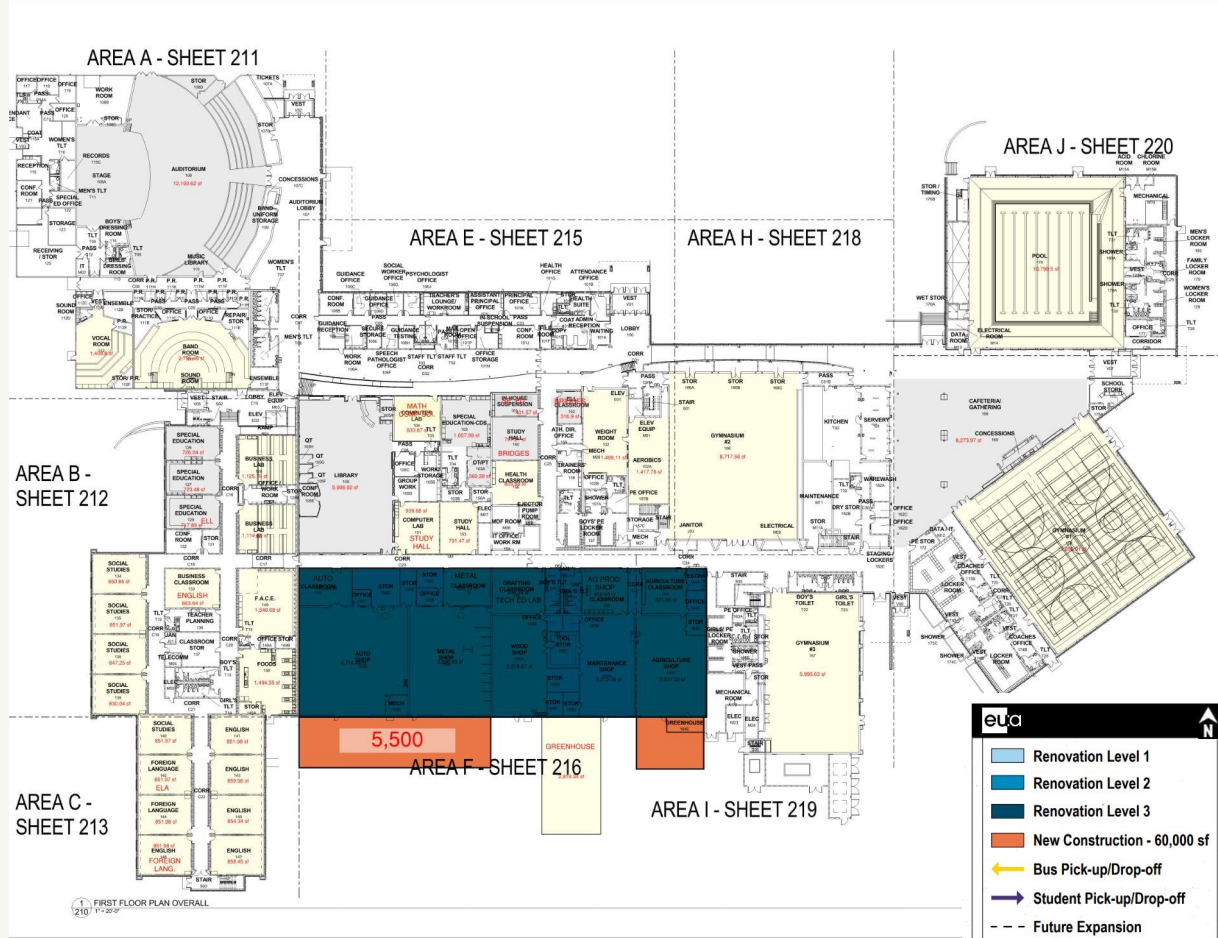
\$770,000 - \$2.43 million



Middle School | Option Summary

Option	Description	Estimated Costs	Facility Maintenance Estimated Costs
	Facility Maintenance Only		\$804,000 - \$1.66 million
4A	Collab renovation	\$770,000	\$781,000 - \$1.60 million

High School | Option 5A (Tech Renovation / Addition)



Scope of Work

Heavy renovation / expansion of STEAM, additional separate maintenance building

New Addition costs

\$2.49 million

Renovation costs

\$4.67 million

Facility Maintenance

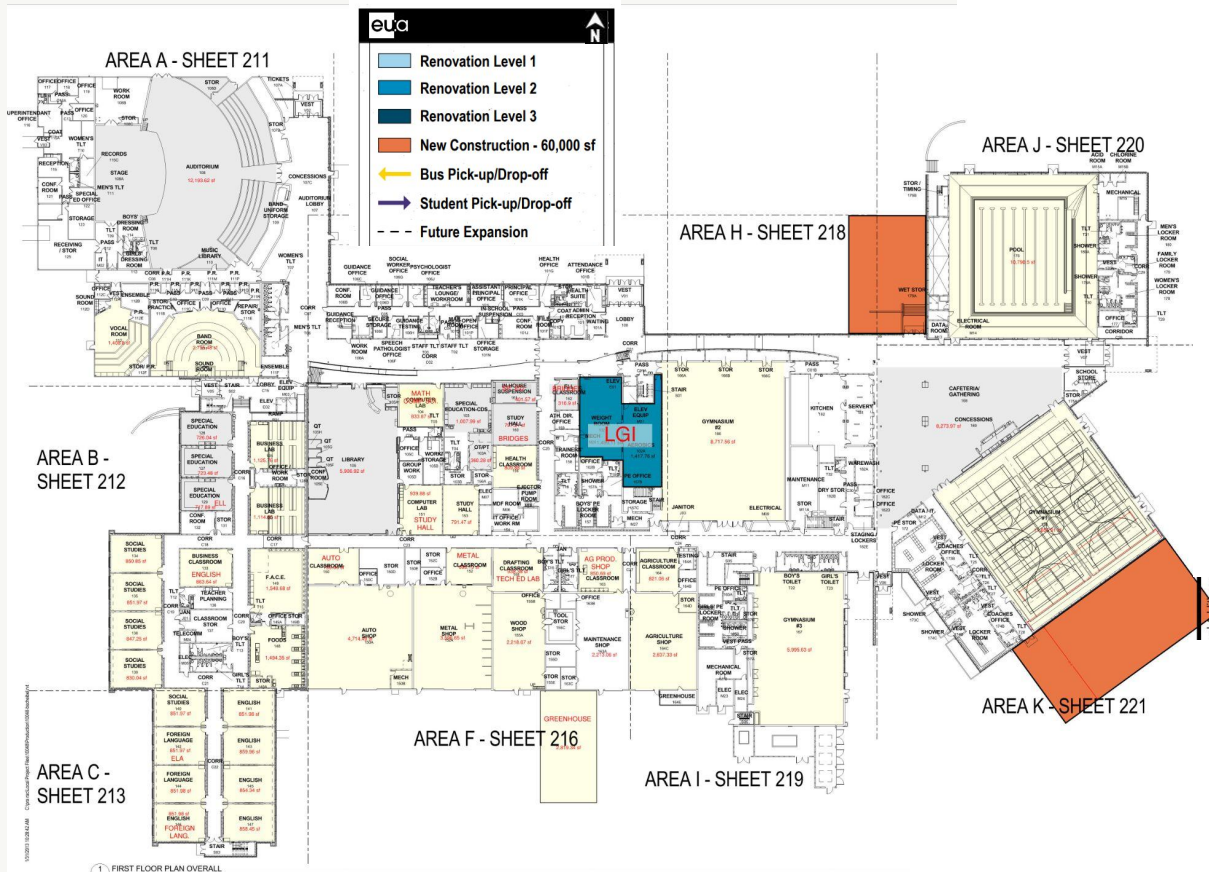
Priority 0-2: \$1.32 million

Priority 3-4: \$5.02 million

Estimated total cost range

\$1.32 million - \$13.49 million

High School | Option 5B (Fitness Renovation / Addition)



Scope of Work

Fitness center and 1 Station Gym additions, renovate existing fitness to new LGI, enclose weight room

New Addition costs

\$3.84 million

Renovation costs

\$660,000

Facility Maintenance

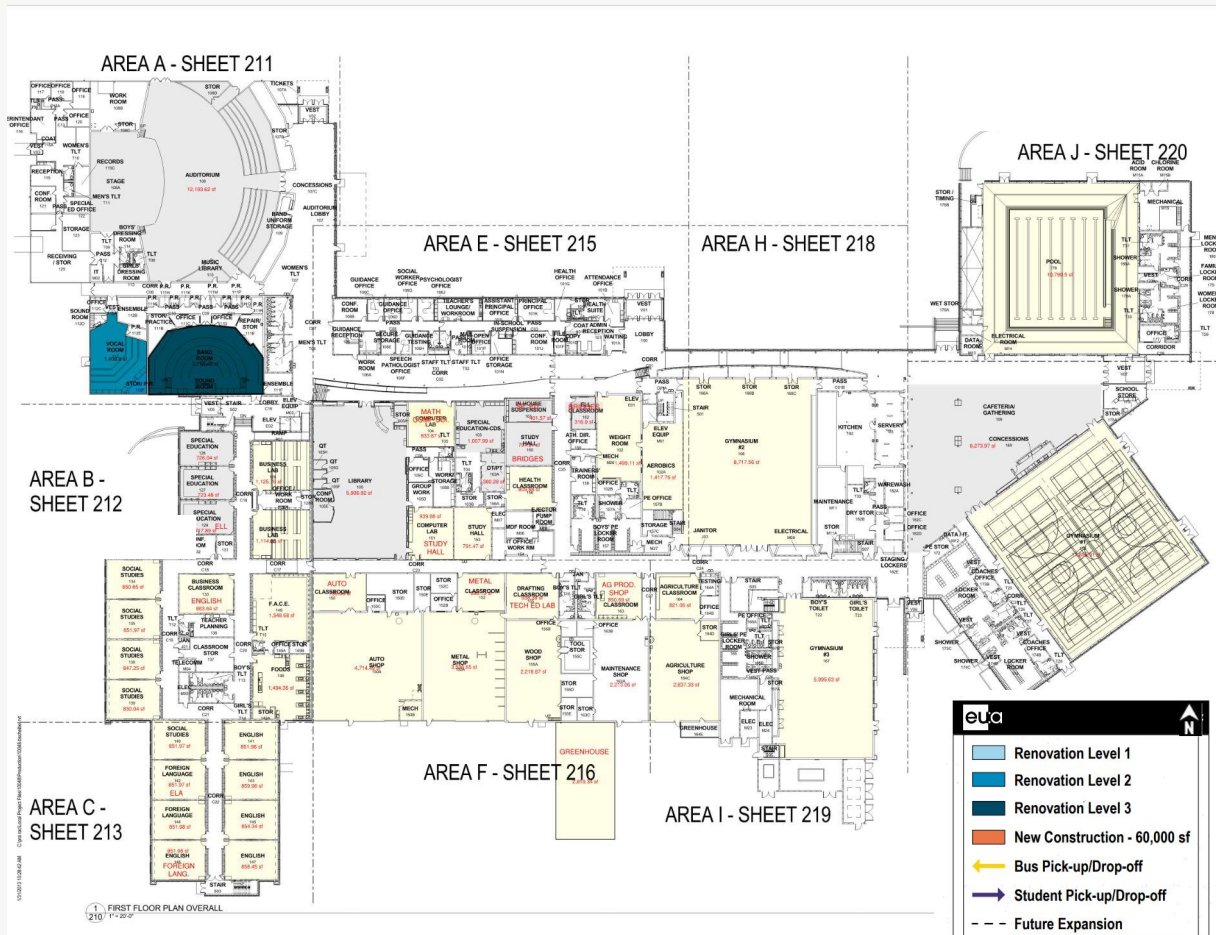
Priority 0-2: \$1.32 million

Priority 3-4: \$5.02 million

Estimated total cost range

\$1.32 million - \$10.84 million

High School | Option 5C (Academic Renovation / Addition)



Scope of Work

Flatten floors of band and vocal, raise band roof

Renovation costs

\$1.02 million

Facility Maintenance

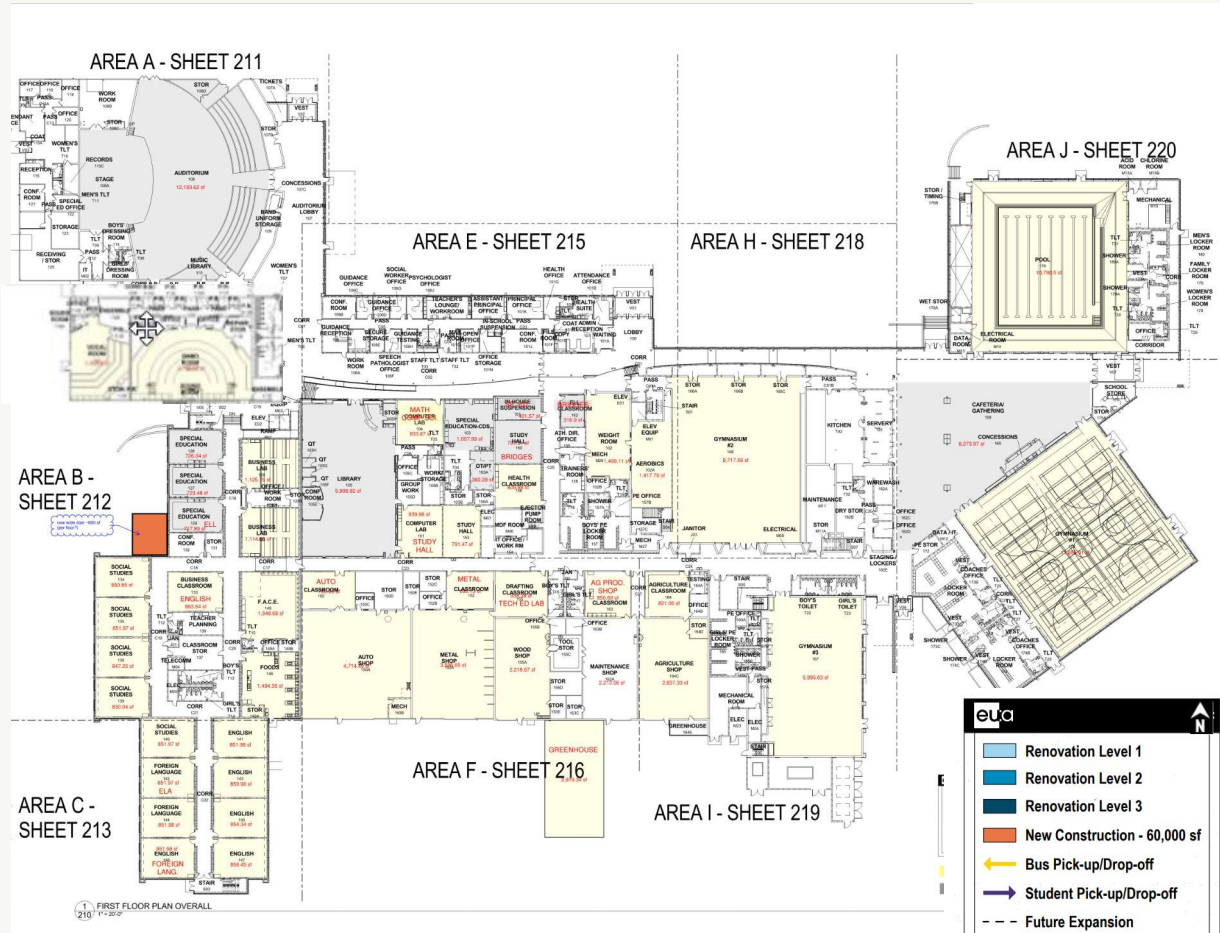
Priority 0-2: \$1.32 million

Priority 3-4: \$5.02 million

Estimated total cost range

\$1.02 million - \$7.36 million

High School | Option 5D (Academic Renovation / Addition)



Scope of Work

Add new wide stair connection in academic wing

New Addition costs

\$450,000

Facility Maintenance

Priority 0-2: \$1.32 million

Priority 3-4: \$5.02 million

Estimated total cost range

\$450,000 - \$6.79 million

High School | Athletic Improvements

PRESS BOX

Estimated cost

\$640,000

Includes an elevator to
meet ADA requirements.

FOOTBALL FIELD ARTIFICIAL TURF

Estimated cost

\$1.50 million

High School | Option Summary

Option	Description	Estimated Costs	Facility Maintenance Costs
	Facility Maintenance Only		\$1.32 million - \$5.02 million
5A	Tech renovation/addition	\$7.16 million	\$1.15 million - \$4.85 million
5B	Fitness renovation/ addition	\$4.50 million	\$1.31 million - \$5.01 million
5C	Academic renovation - Band	\$1.02 million	\$1.31 million - \$5.01 million
5D	Academic Addition - Stairs	\$450,000	\$1.32 million - \$5.02 million
n/a	Press box and artificial turf football field	\$2.14 million	n/a