



Facility Advisory Committee

School District of Jefferson

March 16, 2022 | Meeting 8

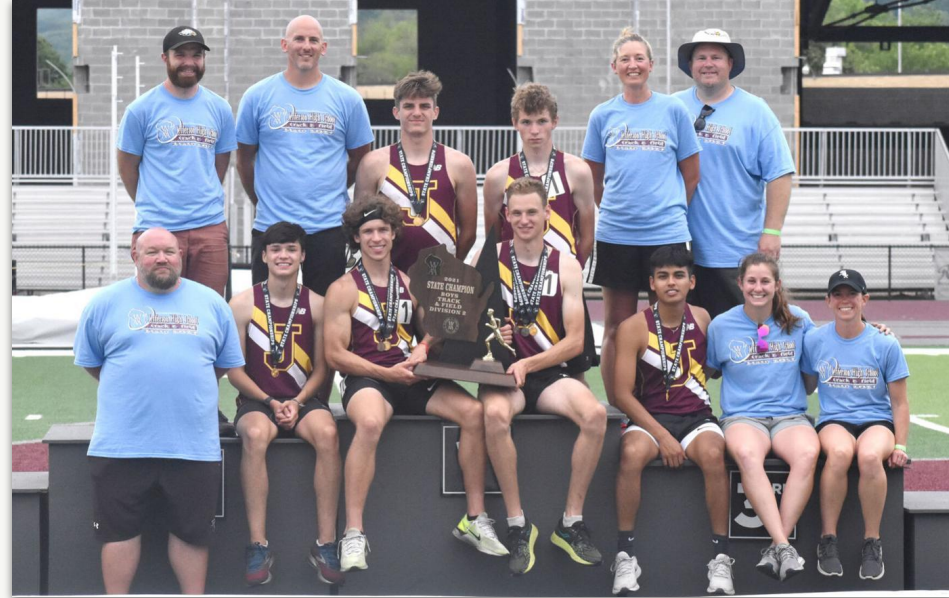
Framing our future facilities

Agenda

- 1 Roll Call, Approval of Minutes, & Questions
- 2 Discuss Your Questions & Scenario
 - a. Group Discussion
- 3 Discuss Survey Draft
- 4 Final Prioritization & Individual Voting
- 5 Questions

FAC Housekeeping

- Approval of minutes from February 23, 2022 FAC meeting
- Questions or feedback from previous FAC meeting
- Sullivan and East: costs and information



Committee Schedule

DATE	TIME	LOCATION	TENTATIVE FOCUS
Mar 16, 2022	5:30-8:00 PM	High School	Questions from Board survey discussion; Final confirmation of preliminary solution(s) and costs for survey
Apr 11, 2022	7:00 PM	Board Mtg/HS	Board reviews draft survey ahead of mailing
Apr 20, 2022	6:00-8:00 PM	High School	Discuss referendum process (info vs. advocacy, legal requirements, next steps, communications outreach, etc.)
————— Apr 25- May 18, 2022 Community and Staff Survey Window —————			
Jun 01, 2022	6:00-8:00 PM	High School	Subcommittee meeting
June 13, 2022	6:00 PM	Board Mtg/HS	Survey results presentation (entire community will be invited)
June 27, 2022	7:00 PM	Board Mtg/HS	Subcommittee presents final advisory recommendation to the Board

**Additional committee work will be complete in June 2022*

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

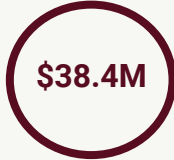
Discussing Your Questions and Proposed Scenario

Framing our future facilities.

Pathway Considerations

1. Are we a 4 building or a 5 building district?
 - a. Operational cost impacts of closing East or Sullivan
2. If Sullivan closed, is there adequate capacity at the other Elementary Schools?
 - a. Why is the West consolidation option a 650-student building?
3. Is relocating the District Office a high-priority need?
4. Is investing in PAC support spaces a high-priority need?

Pathway(s) Summary

Pathway 1		Pathway 2	
Scenario 2	Scenario 7	Scenario 3	Scenario 4
			
5 Buildings	5 Buildings	4 Buildings	4 Buildings
Priority 1-2 Capital East Major West Major HS Tech / Ag	Priority 1-2 Capital East Major + EC West Major + DO <i>+ Small addition?</i> HS Tech / Ag	Priority 1-2 Capital 650 West HS Tech / Ag	Priority 1-2 Capital 650 West + DO HS Tech / Ag

Potential Additional Projects:

\$1.1-2.1M = Sullivan Minimal or Major

\$770K = MS Minimal

\$2.6M = HS Fitness

\$450K = HS Stair

\$1.9M = HS PAC back of house (PAC back of house and DO are linked options)

\$3.4M = District Office (PAC and DO are linked options)

Closing East Elementary | Operational Impact

- Annual operational cost avoidance (Utilities, plowing, mowing) = **\$59,500**
- 10-year maintenance project avoidance = **\$7,469,205**
- Potential annual staff reductions (1-2 FTE) = **\$75,000-\$150,000**

Potential 10-year total cost avoidance if East closes = **\$8,814,205-\$9,546,205**

Annual cost avoidance = **\$881,420-\$956,421**

Note: Recent investment in projects at East = **\$352,000**

Closing Sullivan Elementary | Operational Impact

Annual Budget Deficit Breakdown

- Annual revenue for open enrolled (OE) students is **\$8,224** per student = **-\$583,904**
 - **42** students directly enroll at Sullivan
 - **29** students directly enroll at Middle School & High School
- Estimate that **1/3** of the **255** students from the Sullivan area (**84** students) would OE out
 - **84** students x **\$8,224** = **-\$690,816**
- Total OE annual budget deficit (based on 2022-23 OE amount)= **-\$1,274,720**

Annual Cost Avoidance

- Annual operational cost avoidance (utilities, mowing, plowing) = **\$37,540**
- Potential annual staff reductions (2-4 FTE) = **\$175,000-\$325,000**
- 10-year maintenance projects cost avoidance = **\$1,444,550**

Estimated 10-year OE budget deficit would be a **loss** of **\$12,747,200**

Estimated 10-year total cost avoidance if Sullivan closes = **\$3,569,950-\$5,214,405**

Estimated 10-year operational impact would be a **loss** of **\$7,532,795-\$9,177,250**

Note: Recent investment in projects at Sullivan = **\$579,000**

03

Review Survey Draft

Framing our future facilities.

Jefferson Survey

Dear Community Members, Families, and Staff:

We are extremely thankful for the support the Jefferson school community provides our district. In 2016 and again in 2018, voters approved extra funds that allow us to offer "big school" academic and extracurricular options in a "small school" setting. Because of your support, we have been able to maintain small class sizes, expand our course offerings, improve safety and security, and invest in routine maintenance on our buildings.

Even with these investments, we have several challenges ahead. Like many districts in the state, our enrollment is declining. This means we spend money to heat, clean, and maintain areas of our schools that are underutilized. In addition, many of our major building systems need to be upgraded or replaced. These investments are too expensive to be covered from our annual budget.

Any future investments in our schools will affect the community for many decades. Therefore, our plans must reflect the priorities of our taxpayers. Please take a few minutes to complete this survey. All survey data is returned to School Perceptions to ensure your feedback is kept confidential.



TAKE THE SURVEY IN ONE OF TWO WAYS

Option 1: To reduce mailing expenses, please go online –

Go to the survey website:

www.Feedback2000.com

Enter your survey code:

Option 2: By paper – If you do not have internet access, please return the survey to any school office, or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the District Office at 920-675-1010.

Para pedir una copia de esta encuesta en español, favor de llamar 920-675-1010.

Please complete the survey before May 18, 2022.

If you have a disability that makes it difficult to read and/or take the survey, please contact the [District](#) office. Final survey results will be reported at the Board of Education meeting on June 13, 2022. They will also be available on the [District's](#) website at www.sdoj.org.

We take pride in our efforts to maintain a safe and productive learning environment for all students. We ask parents and members of our school community to join us in shouldering this responsibility. Thank you for taking the time to complete this survey.

Sincerely,

Charles Urness
Superintendent

Terri Wenkman
Board President

Matthew Peltier
Board Vice President

Richard Lovett
Board Clerk

Tanya Ball
Board Treasurer

Thomas Condon, Jr.
Board Member

Seth Ebel
Board Member

Glenn Fleming
Board Member

Respondent Information

What is your age? ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65+

Is your primary residence in the School District of Jefferson? ☐ Yes ☐ No ☐ Not sure

In which municipality do you live?

- | | | |
|---|--|--|
| ☐ City of Jefferson | ☐ Town of Aztalan | ☐ Town of Concord |
| ☐ Town of Farmington | ☐ Town of Hebron | ☐ Town of Jefferson |
| ☐ Town of Oakland | ☐ Town of Sullivan | ☐ Village of Sullivan |
| ☐ Not sure | ☐ Do not live in the District | |

Are you an employee of the School District of Jefferson? ☐ Yes ☐ No

Do you have children attending a school in the District? ☐ Yes ☐ No

If you have school-aged children, what school(s) do they attend? (Mark all that apply.)

- | | | |
|---|--|---|
| ☐ Jefferson 4K | ☐ East Elementary School | ☐ Sullivan Elementary School |
| ☐ West Elementary School | ☐ Jefferson Middle School | ☐ Jefferson High School |
| ☐ Private/parochial school | ☐ Homeschool | ☐ Other: _____ |

How do you like to receive school/District information? (Mark all that apply.)

- | | | |
|---|--|--|
| ☐ School/District websites | ☐ School/District newsletters | ☐ Phone notifications |
| ☐ Board meetings | ☐ Emails | ☐ Twitter/Facebook |
| ☐ Daily Union | ☐ TV/radio | ☐ Other: _____ |

Overall Satisfaction

On a scale of 0 – 10, how likely would you be to recommend the District to a friend or family member?

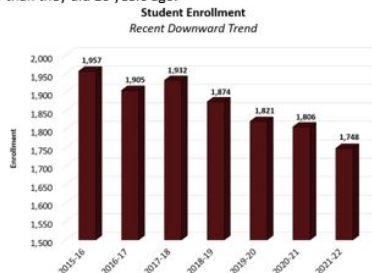
- ☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10
- Extremely Unlikely Neutral Extremely Likely

Student Enrollment

Like many districts in the state, we are experiencing a decline in enrollment. In fact, approximately 70% of districts in Wisconsin have fewer kids now than they did 10 years ago.

In Jefferson, we currently enroll 1,748 students, 10% less than a peak in 2015-16. State funding is tied to enrollment. Thus, the fewer students we have, the less money we receive.

In addition, having more space than we need (especially at the elementary level) is both inefficient and expensive because we have to heat, clean, and maintain underutilized areas. We have capacity for 2,219 students, but this year, we currently enroll 1,748 students.



Jefferson Survey

Facility Background

In 2020, we hired external representatives to conduct a thorough analysis of the quality of our buildings and learning environments. That study is summarized below. The full report is accessible on the facility page on our website.

Building	Issues
East Elementary	➤ Windows are several decades old, do not seal, and are inefficient. ➤ The roof needs to be replaced. ➤ A more secure entrance that funnels visitors through the office is needed. ➤ Lighting is inefficient. ➤ Some areas of the building, including restrooms, do not comply with Americans with Disabilities Act (ADA) regulations. ➤ Many floors, doors, ceilings, and cabinets are very old, worn, and need to be replaced. ➤ Our HVAC, plumbing/sanitation, and other major mechanical systems are beyond their service life and must be updated. ➤ The foundation leaks and creates water damage. ➤ There is no sprinkler system for fire protection.
West Elementary	➤ Ceilings and inefficient lights need to be replaced. ➤ There is no sprinkler system for fire protection. ➤ Water leaks into the building during heavy rain. ➤ Some areas of the building, including restrooms, do not comply with Americans with Disabilities Act (ADA) regulations. ➤ Electrical systems need to be upgraded and replaced. ➤ The generator and air circulation system need to be updated.
Sullivan Elementary	➤ There is no sprinkler system for fire protection. ➤ Some areas of the building, including restrooms, do not comply with Americans with Disabilities Act (ADA) regulations. ➤ The electrical system needs to be rewired throughout the building. ➤ Hot water heaters are too small, are old, and must be replaced.
Middle School	➤ The site needs improved drainage systems. ➤ The fire alarm system needs to be replaced. ➤ Parts of the HVAC system are approaching the end of their service life.
High School	➤ Some HVAC units, especially near the auditorium, do not function properly and need to be replaced.

The estimated cost to address these issues exceeds \$12 million and is too large to be paid for from our annual budget. Therefore, voters in our district would need to approve a referendum to provide the funding. This type of referendum allows us to issue debt (i.e., take out a loan) to pay for major facility projects. Like a home mortgage, this is typically financed over an extended period, often 20 years.

Jefferson Survey

Base Plan Part I: Elementary School Planning

In 2021, the Facility Advisory Committee (FAC) was formed to study our district's needs. This community-driven group included business owners, staff, parents, and senior citizens. The FAC studied various options to address our elementary-level needs, such as consolidating into two elementaries (Sullivan and Jefferson) and building a new elementary school. However, at a cost of more than \$45 million, building new was too expensive.

Thus, two options have been developed for community feedback.

Option 1: Renovate East & West Elementaries (Estimated cost: \$13.5 million)

This project would:

- ✓ Update major building systems, including HVAC, plumbing/sanitation, electrical, and generators.
- ✓ Replace floors, doors, ceilings, cabinetry, countertops, and other worn furnishings.
- ✓ Install sprinklers for fire protection.
- ✓ Replace windows and lights to improve energy efficiency.
- ✓ Replace areas of the roofs and foundations as needed to prevent water from leaking into the building.
- ✓ Ensure all areas of the schools meet ADA regulations.
- ✓ Improve safety and security by ensuring all visitors are funneled through central offices.

Option 2: Renovate/expand West Elementary and close East Elementary (Estimated cost: \$31 million)

This option would close East Elementary. Of all our schools, East is the oldest and in need of the most significant investment to update major building systems (plumbing, electrical, HVAC, technology, etc.). In addition, classrooms, the cafeteria, and the gym are too small. If East is closed, we would see annual savings because of having one fewer building to heat, clean, maintain, and operate.

This project would:

- ✓ Add a two-story classroom wing with support areas, breakout spaces, and restrooms on the northeast side of the building.
- ✓ Reconfigure storm sewers to improve drainage.
- ✓ Update major building systems (HVAC, plumbing/fire protection, and electrical) and replace lighting to improve energy efficiency.
- ✓ Ensure all areas of the school comply with current ADA regulations.
- ✓ Replace floors, doors, ceilings, and cabinets as needed throughout the building.
- ✓ Renovate and expand the current kitchen and cafeteria.
- ✓ Build a gym and expand the library and music areas.

Which option would you support?

- ☐ I would only support option 1 (renovate East & West).
- ☐ I would only support option 2 (renovate/expand West & close East).
- ☐ I would support either option.
- ☐ I would not support either option.
- ☐ I'm not sure/need more information.

If you would like to explain your choice, please offer your reasoning below:

Base Plan Part II: District-Wide Updates & Infrastructure Planning

The FAC, Board, and District leaders also reviewed the facility study for our other buildings as well. The investments below would also be included in a base plan and would address our most pressing issues at Sullivan Elementary, the middle school, and the high school.

Sullivan Elementary School (Estimated cost: \$1.1 million)

- ✓ Reinforce the **brickwork** around the windows.
- ✓ Add a **sprinkler system** for fire protection.
- ✓ Replace parts of the **major building systems** (including the water heater, air circulation units, and electrical controls).

Jefferson Middle School (Estimated cost: \$810,000)

- ✓ **Level the landscaping** to prevent water issues near the foundation.
- ✓ Update the **fire alarms**.
- ✓ Replace parts of the **major building systems** (including the water heater, exhaust fans, and fire alarm panels).

Jefferson High School (Estimated cost: \$8.3 million)

- ✓ **Reseal windows, doors, pipes, and plumbing** to prevent water issues and wasted energy.
- ✓ Update the HVAC systems in the auditorium.



- ✓ As shown in the image above, we would also renovate and expand the agriculture and technology wing at the high school. This investment would allow us to better prepare students for high-demand jobs in our area, including horticulture, vet science, meat processing, equine science, metals, woods, automotive repair, and FAA programming.

Jefferson Survey

Additional Projects

The projects on the previous pages would address our most pressing needs. The facility audit identified other potential projects that could be completed at the same time (and added to a potential referendum).

Please use this scale when responding to the following items.

High: Address immediately
 Medium: Important, but address in a future project
 Low: Not a priority, do not address in the near future

What priority would you give each potential project below?

Security Improvements (Sullivan Elementary): Is this only security improvements, or will it include additional Sullivan work?

Estimated cost: **\$X million**

- ☐ High
☐ Medium
☐ Low

Classroom & Collaboration Space (Middle School): The middle school's classrooms are outdated and do not have the flexibility for both large- and small-group instruction. This project would reconfigure some classrooms for groupwork, collaboration, and tutoring.

Estimated cost: **\$770,000**

- ☐ High
☐ Medium
☐ Low

Fitness Area (High School): Our fitness areas are too small and limit access for both students' and community use. This project would build a new fitness space and replace the current area with a large-group collaboration and commons area.

Estimated cost: **\$2.6 million**

- ☐ High
☐ Medium
☐ Low

PAC Support Spaces: The District office occupies space behind the high school's performing arts center (PAC). If these officers were moved to West, this project would build "back of house space" that the PAC does not currently have, such set design, a scene shop, storage/receiving, dressing rooms, etc.

Estimated cost: **\$1.9 million**

- ☐ High
☐ Medium
☐ Low

High School Staircase: Our academic wing is very congested during passing periods because the main staircase is too narrow. Adding another staircase would improve circulation in our hallways.

Estimated cost: **\$450,000**

- ☐ High
☐ Medium
☐ Low

Comments/questions/suggestions about the additional projects:

Funding Support

The total cost of the building projects would exceed \$X million. We realize doing all the projects at one time may not be realistic. The Board of Education and District leaders will establish a plan based on the community's priorities and willingness to support the projects financially.

	WEST ELEMENTARY	EAST ELEMENTARY	SULLIVAN ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL	Total
Option 1	\$6.7 million	\$11.4 million	\$1.1 million	\$810,000	\$8.5 million	\$28.5 million
Option 2	\$31 million	\$0 (Closed)	\$1.1 million	\$810,000	\$8.5 million	\$41.1 million

Potential Additional Projects (School)

Security improvements (Sullivan)	\$X million
Classroom & collaboration space (Middle)	\$770,000
Fitness area (High School)	\$2.6 million
PAC support spaces (High School)	\$1.9 million
Staircase (High School)	\$450,000

Referendum amount	\$28 million	\$30 million	\$40 million	\$50 million	\$60 million
Estimated tax impact per \$100,000 of property value over the current level	\$38 per year (\$3.17 per month)	\$60 per year (\$5.00 per month)	\$82 per year (\$6.83 per month)	\$104 per year (\$8.67 per month)	\$126 per year (\$10.50 per month)
How much of a school tax increase would you support through a referendum, assuming the projects included were acceptable to you?	☐ I would support a \$X million referendum. ☐ I would support a \$X million referendum. ☐ I would support a \$X million referendum. ☐ I would support a \$X million referendum. ☐ I would only support a smaller referendum. ☐ I would not support any referendum. ☐ I'm not sure/I need more information.				
	Tax impacts assume a 20-year bond issuance with interest rates between 3.50-3.75%.				

If you would not support a referendum, what are your primary reasons?

Pathway(s) Summary

Pathway 1	Pathway 2
Scenario 7  5 Buildings Priority 1-2 Capital East Major + EC West Major Sullivan Secure Entry HS Tech / Ag / stair	Scenario 3  4 Buildings Priority 1-2 Capital 650 West Sullivan Secure Entry HS Tech / Ag / stair

Potential Additional Projects:

\$2.1M = Sullivan Major
\$770K = MS Minimal
\$2.6M = HS Fitness

\$450K = HS Stair - include with tech and ag above

\$1.9M = HS PAC back of house (PAC back of house and DO are linked options)

\$3.4M = District Office (PAC and DO are linked options)

Potential Additional Projects:

\$xx Additional 2 station gym (20,000 SF)
(includes restrooms, storage, limited
changing facilities, mech mezzanine)
\$xx 2 Softball fields at West

Self-Reflection

1. Does this option reflect the District's mission, vision, belief and commitments?
2. Does this option include purposeful spaces to inspire innovative learning, accommodate diverse student needs, and promote collaboration?
3. Does this option include new construction, renovations, repurposed spaces, and/or upgrades to empower student learning and success?
4. Does this option include spaces for students, staff, parents, and community?
5. Is this option cost-effective for taxpayers, safe, energy efficient, and adaptable for future use?



OPTION DISCUSSION

What questions do you have?

What else do you need to learn
or get information about to
finalize the survey?

Framing our future facilities.

04

Narrowing Options | *Part 1*

Individual Voting & Results

Framing our future facilities.

Questions?

Framing our future facilities.

Committee Schedule

DATE	TIME	LOCATION	TENTATIVE FOCUS
Apr 11, 2022	7:00 PM	Board Mtg/HS	Board reviews draft survey ahead of mailing
Apr 20, 2022	6:00-8:00 PM	High School	Discuss referendum process (info vs. advocacy, legal requirements, next steps, communications outreach, etc.)
————— Apr 25- May 18, 2022 Community and Staff Survey Window —————			
Jun 01, 2022	6:00-8:00 PM	High School	Subcommittee meeting
June 13, 2022	6:00 PM	Board Mtg/HS	Survey results presentation (entire community will be invited)
June 27, 2022	7:00 PM	Board Mtg/HS	Subcommittee presents final advisory recommendation to the Board

**Additional committee work will be complete in 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!