



Ad-Hoc FAC Advisory Recommendation

School District of Jefferson

June 27, 2022 | Board Meeting

Framing our future facilities

Agenda

- 1 Introductions
- 2 Facility Planning Background & Process
- 3 Facility Needs
- 4 Explored Options
- 5 Facility Survey Summary
- 6 Facility Advisory Committee Final Recommendation

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Facility Planning Background & Process

Framing our future facilities.

Facility Advisory Committee Members

Peg Beyer
Lynn Enke
Roger Ganser
Dale Gaugert

Lindsay Knoebel Baneck
Beth Krahm
Francis Langer
Ryan Mundt

Jen Pinnow
Jim Pratt
Chris Schmidt
Susie Schuld

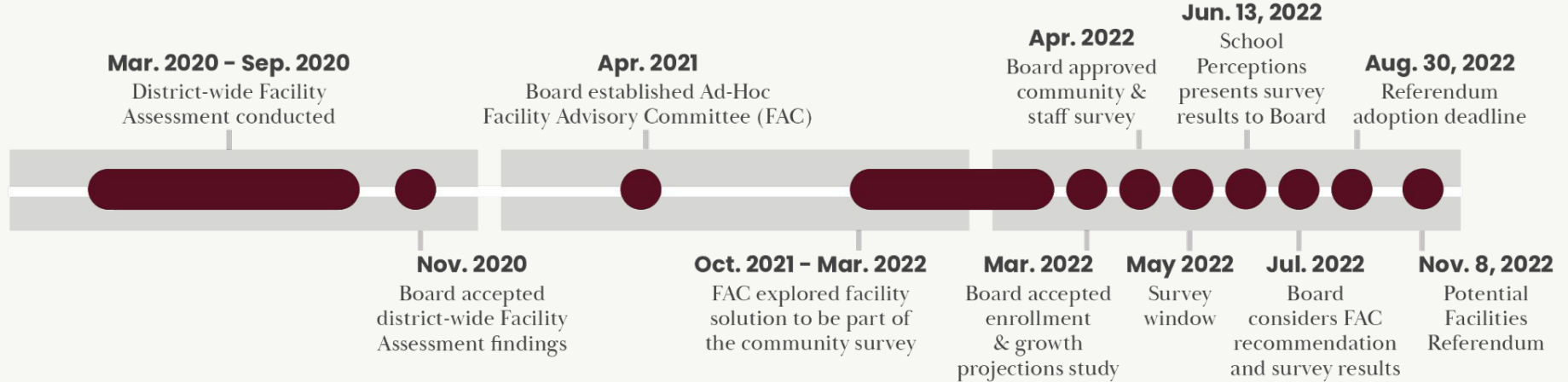
Emilie Shoop
Leah Thorp
Tonya Umbarger
Ben Warborg

DISTRICT LEADERSHIP

Charlie Urness, Superintendent
Laura Peachey, Director of Business Services
Katie Grundahl, Director of Curriculum & Instruction
Tim Graffin, Buildings & Grounds Director

Jason Poeppel, IT Director
Nick Skretta, High School Principal
Steve Gee, Athletic Director
Jake Wichman, East Elementary Principal
Valerie Schmitt, Admin. Assistant

Facility Planning Timeline



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
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- Options should be **cost-effective** for taxpayers, **safe, energy efficient**, and **adaptable** for future use

Committee Work



Sullivan Elementary

17 community
members and
8 staff members

16 meetings and
6 building tours



East Elementary



Ixonia Elementary

9 months of
learning, exploring,
and working

03

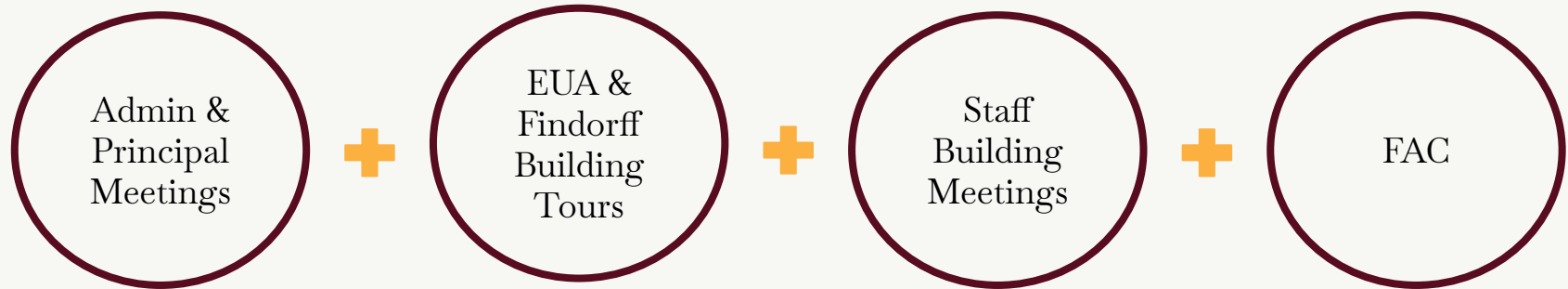
Facility Needs

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Learning and Exploring

Process: Exploring Learning Needs

EUA and Findorff worked with stakeholder groups to identify various learning environment needs.



Learning Environment Needs

- Add flexible / collaborative learning environments including more large group and more small group space
- Enlarge some cramped classrooms and other spaces
- Improve the cafeteria / commons function
- Improve toileting options for both students and staff
- Add storage
- Increase natural light
- Improve access to technology
- Continue to improve upon safety and security efforts
- Improve the occupational therapy / physical therapy function

10-Year Facility Maintenance Needs by category

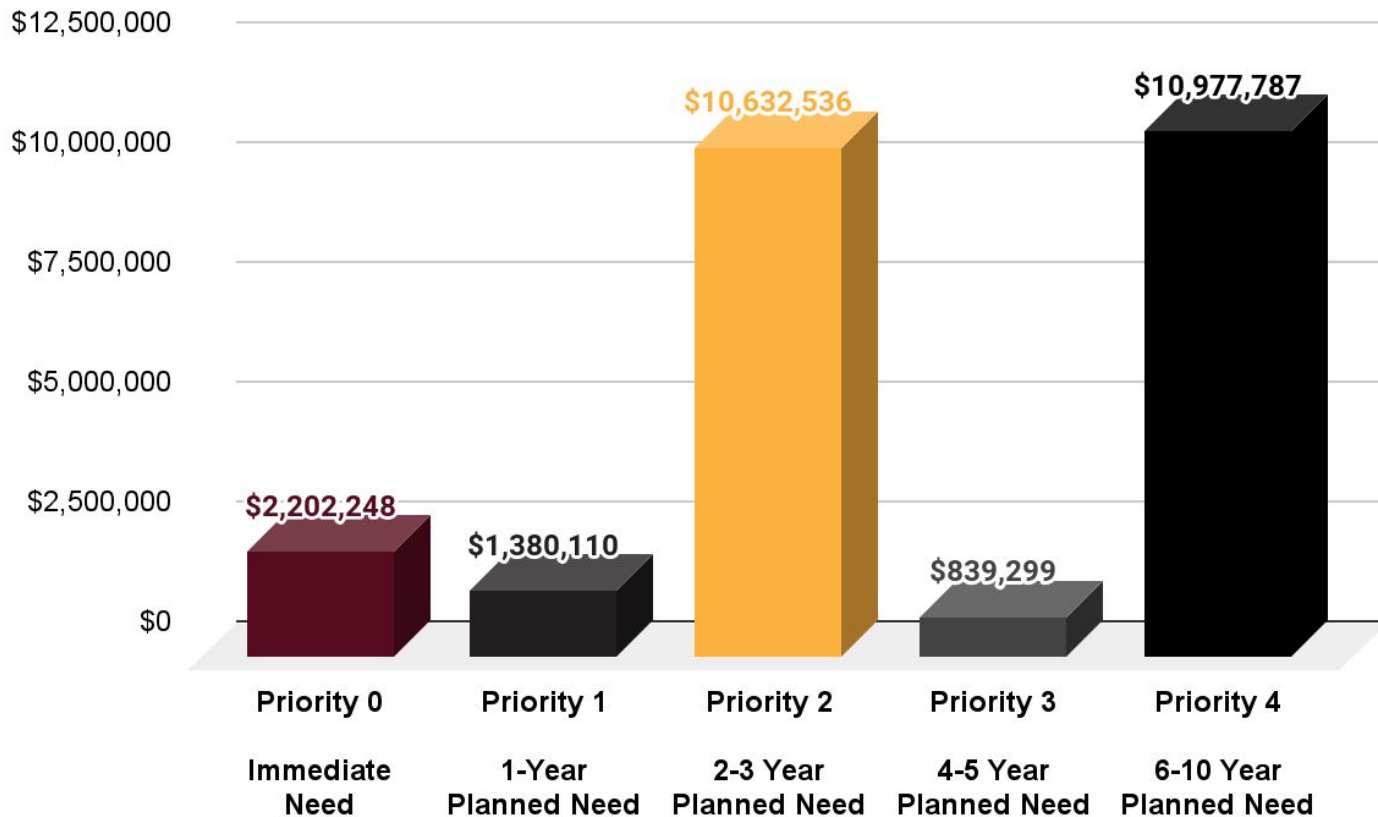
Identified in 2020 Facilities Assessment Report*

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

** Note: Costs are a snapshot in time from November 2020; do not include projects accomplished since November 2020 or with ESSER funds; and do not include current inflation costs.*

10-Year Facility Maintenance Costs *by Priority*



\$26,031,980

UPDATED COSTS REFLECT:

- Removed dollars for work completed since November 2020
- Added needs identified since November 2020
- Adjusted numbers based on market conditions
- Includes inflation

Facilities Needs *by building*

	East	Sullivan	West	MS	HS
Facility Maintenance	✓	✓	✓	✓	✓
Flexible Learning Environments (small and large group)	✓	✓	✓	✓	✓
STREAAM Spaces	maker	maker	maker	✓	✓
Cafeteria	✓			✓	
Undersized Classrooms	✓				ag/tech/ aud support
Safety and Security (interior and site)	entry	entry	site		
Outdoor Learning	✓	✓	✓	✓	✓
Flexible Furniture	✓	✓	✓	✓	✓
Storage	✓	✓	✓	✓	✓
Restrooms	✓	✓	✓		✓
Fields and Athletics	✓	✓	✓	✓	✓
Accessibility	✓	✓	✓	cafeteria	press box
Abatement	✓	✓			
Sustainability	✓	✓	✓		

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Explored Options

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Option Development & Refinement Process

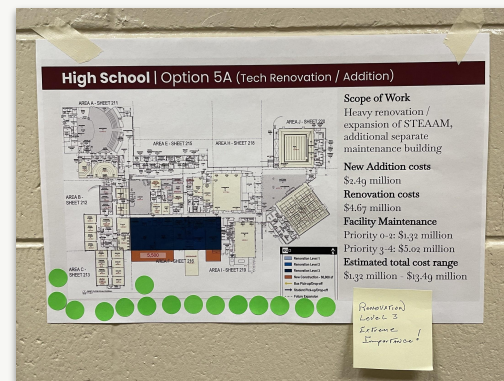
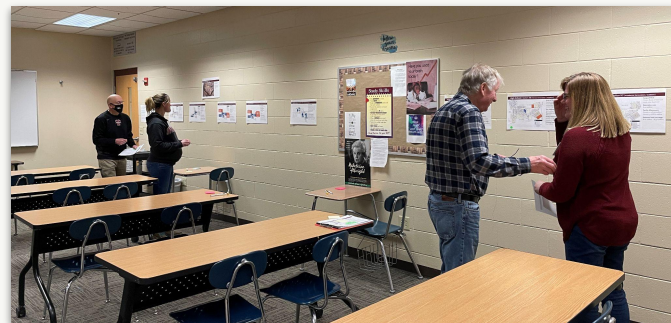
Dec. 2021

Option Development

- Considered district-wide solutions
- Developed and discussed over 20 options

Apr. 2022

Proposed Survey
Option(s) Finalized



Oct. – Nov. 2021

Learning, Exploring, and Visioning

- Reviewed Facility Assessment findings and educational adequacy needs
- Asked key questions:
 - What if we built a new school?
 - What if we combined East and West?
 - What if we closed Sullivan?

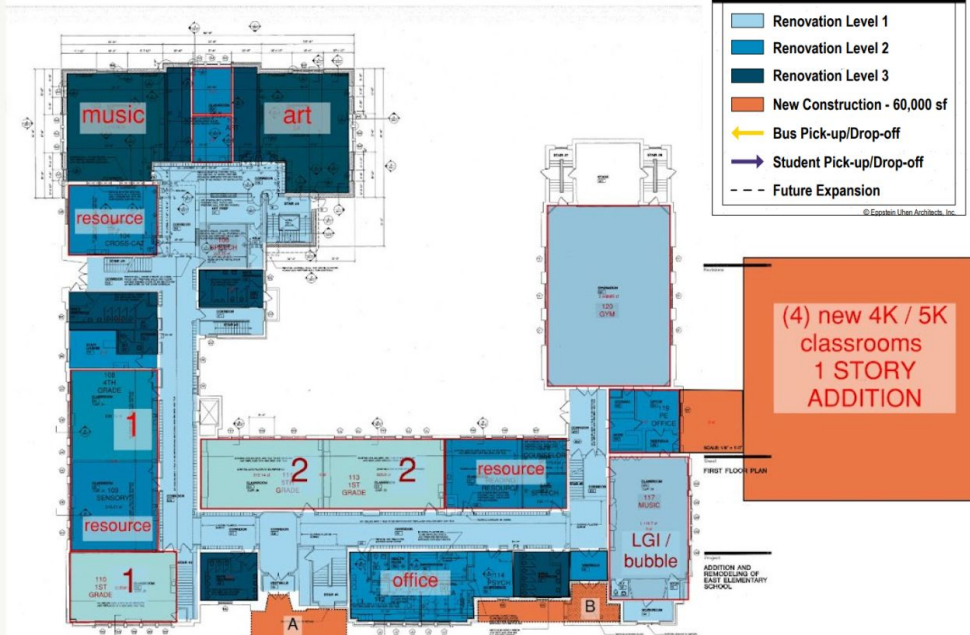
Jan. – Mar. 2022

Prioritization and Option Refinement

- Voted individually and held group discussion over two meetings
- Used option comparison tool to understand cost impacts
- Finalized options with group discussion and voting

Sample Option and Details

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

Committee Work | Option Development

Option	Building	Scope of Work Description	Scale of Work
1A	East	Secure entry addition, ADA toilet rooms renovation, main office renovation	Minor renovation + addition
1B	East	ADA toilet rooms, resource spaces, additional visitor parking/parent drop-off	Minor renovation + addition
1C	East	Option 1B + early childhood addition & playground	Major renovation + addition
1D	East	Option 1B + two-story classroom addition, cafeteria conversion/expansion, new kitchen, new two-station gym	Major renovation + addition
1E	West	One wing conversion to District Office, ADA toilet rooms	Major renovation + addition
1F	District Office	Repurpose District office into PAC support spaces	Minor renovation
2A	Sullivan	Secure entry addition/renovation, ADA toilet rooms, improve existing resource spaces	Minor renovation + addition
2B	Sullivan	Option 2A + additional resource spaces, relocate kitchen, minor renovation to 4K	Major renovation + addition
3A	West	ADA toilet rooms, improve site traffic	Minor renovation
3B	West	Option 3A + 4K renovation, improve resource spaces	Major renovation
3C	West	Option 3B + Two-story classroom addition, cafeteria & kitchen expansion, new two-station gym	Major renovation + addition
3D	West	Option 3C + new District Office	Major renovation + addition
4A	Middle School	Renovation to modify house group areas, movable walls to a pair of classrooms per house to create flexible large group spaces	Major renovation
5A	High School	Heavy renovation/expansion of STEAAM, additional separate maintenance building	Major renovation + addition
5B	High School	Fitness center addition, renovate existing fitness to new LGI, enclose weight room	Minor renovation + addition
5C	High School	Flatten floors of band and vocal, raise band roof	Minor renovation
5D	High School	Add new wide stair connection in academic wing	Addition
6	High School	Press box and artificial turf football field at High School	Addition
7	East or West	New two-section elementary school (replaces East or West)	Addition
8	East or West	New four-section elementary school (combines East and West)	Addition

20+
OPTIONS
CONSIDERED

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Facility Survey Summary

Framing our future facilities.

Base Plan I: Updates & Infrastructure Planning

Sullivan Elementary School (*Estimated cost: \$2.1 million*)

- ✓ Add **sprinklers** for fire protection.
- ✓ Replace parts of the **major building systems** (including the water heater, air circulation units, and electrical).
- ✓ Update the **main entrance** to improve security, circulation, and visibility.

Jefferson Middle School (*Estimated cost: \$1.2 million*)

- ✓ Update the **fire alarms**.
- ✓ Replace parts of the **major building systems** (including the water heater and chillers).

Jefferson High School (*Estimated cost: \$10.1 million*)

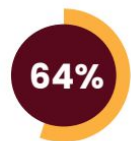
- ✓ Update the **HVAC systems** in the auditorium.
- ✓ Update **rigging and lighting** in the auditorium.
- ✓ Add a **staircase** in the academic wing to minimize congestion, especially in case of emergency.
- ✓ The project would also renovate and expand the high school's **agriculture and technical education** wing (shown in the image below). This investment would better prepare our students for high-demand jobs in the area. By adding this space, we could improve/expand programming in horticulture, vet science, meat processing, equine science, metals, woods, automotive repair, and FFA.

Base Plan II: Elementary School Planning

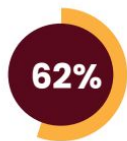
OPTION 1

57% of all respondents indicated the District should maintain five schools and invest in district-wide capital maintenance, renovations, and a targeted addition to address prioritized needs.

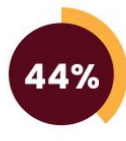
Breakdown of respondents who would support this option:



STAFF



PARENTS



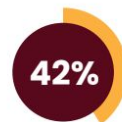
NON-PARENT/STAFF

The percentages are a compilation of "I would only support pathway 1" and "I would support either pathway."

OPTION 2

35% of all respondents indicated the District should consolidate to four schools (closing East Elementary) and invest in an addition at West Elementary, district-wide capital maintenance, and targeted renovations to address prioritized needs.

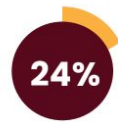
Breakdown of respondents who would support this option:



STAFF



PARENTS



NON-PARENT/STAFF

The percentages are a compilation of "I would only support pathway 2" and "I would support either pathway."

	 WEST ELEMENTARY	 EAST ELEMENTARY	 SULLIVAN ELEMENTARY	 MIDDLE SCHOOL	 HIGH SCHOOL	Total
Option 1	\$4.5 million	\$15.8 million	\$2.1 million	\$1.2 million	\$10.1 million	\$33.7 million
Option 2	\$33 million	Closed	\$2.1 million	\$1.2 million	\$10.1 million	\$46.4 million

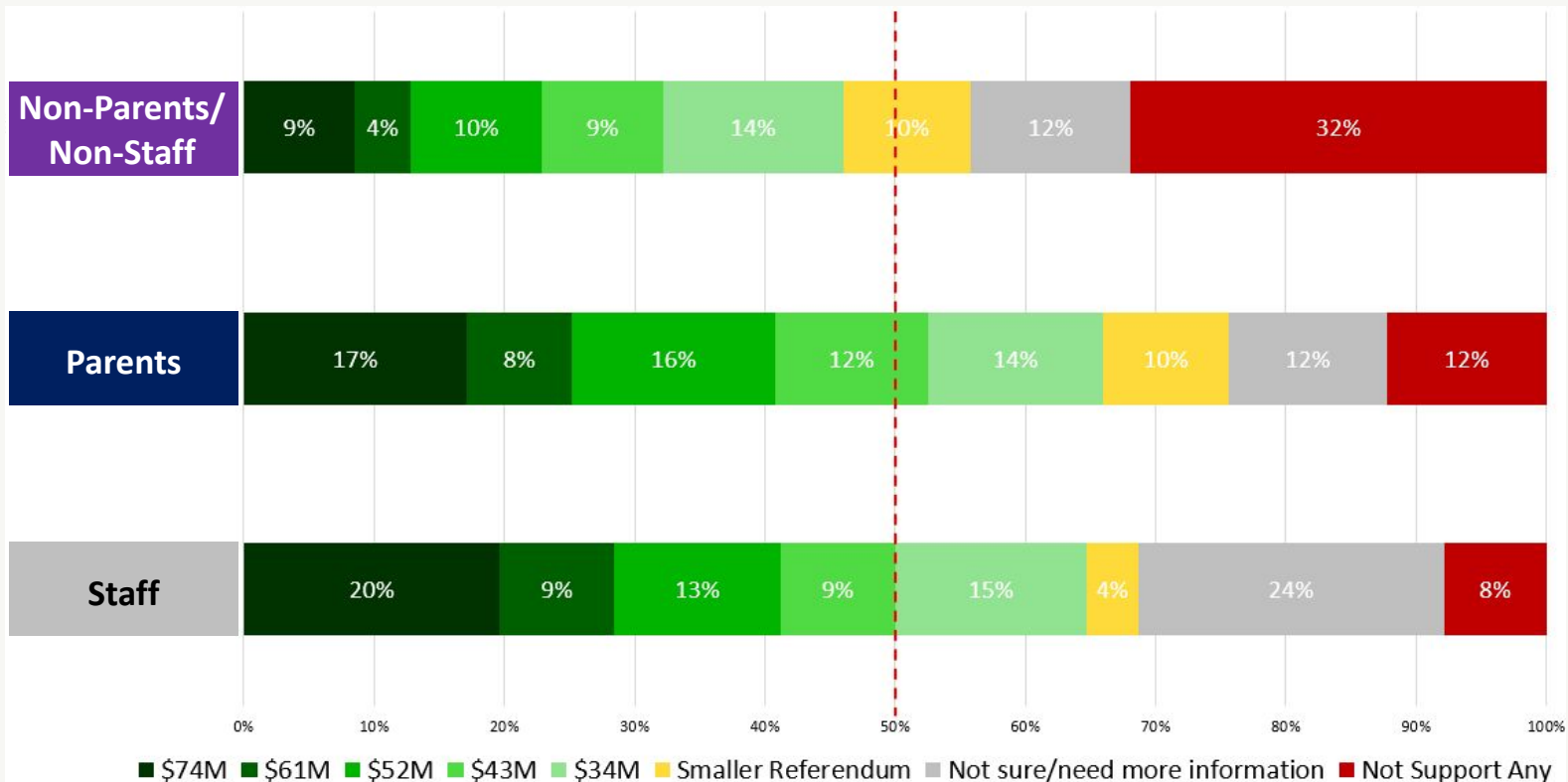
Additional Projects

Project 1: Sullivan Building Updates \$1.8 million	25% 41% 34%	Priority Score = 1.91
Project 2: Elementary School Gym \$9.0 million	19% 38% 44%	Priority Score = 1.75
Project 3: Athletic Complex \$8.0 million	20% 32% 47%	Priority Score = 1.73
Project 4: Classroom & Collab Space \$810,000	17% 37% 46%	Priority Score = 1.72
Project 5: PAC Support Spaces \$5.3 million	12% 32% 56%	Priority Score = 1.56
Project 6: Fitness Area \$2.4 million	14% 24% 63%	Priority Score = 1.51

High
Medium
Low

Source: School Perceptions 21

Funding Support



46% of non-parents/
non-staff would
support up to \$34M

67% of parents would
support up to \$34M

66% of staff would
support up to \$34M

Staff Represent >1% of SDoJ Residents

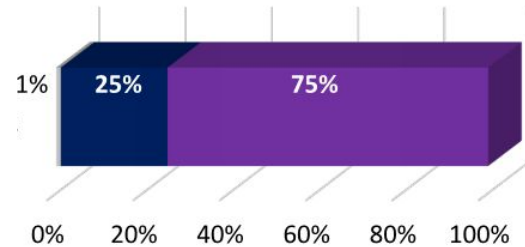
Parents Represent ~25% of SDoJ Residents

Non-Parents/Non-Staff Represent ~75% of SDoJ Residents

Community Survey Results

- Over 1,100 respondents, which is an **above-average response rate**
- **85%** of all respondents believe the District is **delivering a high-quality education**
- **57%** of all respondents would support option 1
- **35%** of all respondents would support option 2
- **51.3%** weighted support for up to a **\$34 million** referendum for facilities updates
- Respondents indicated the additional projects tested in the survey were not a priority to address at this time

Weighted Support: Population Assumptions



- Staff Represent >1% of SDoJ Residents
- Parents Represent ~25% of SDoJ Residents
- Non-Parents/Non-Staff Represent ~75% of SDoJ Residents

Weighted support at \$34 million

$$0.25(67\%) + 0.75(46\%) = 51.3\%$$

Survey has +/- 3.01% margin of error

Source: School Perceptions

06

Facility Advisory Committee Final Recommendation

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Committee Charge

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Committee Recommendation

Form a facility referendum for November 2022 not to exceed \$34 million. Scope of work should keep all five district buildings operational and reflect the highest priorities identified in the community survey which include but are not limited to:

- Improving safety and security at Sullivan and East Elementary Schools
- Updating learning environments and sites district-wide
- Updating technical education and agriculture classrooms and labs at the High School
- Addressing district-wide facility maintenance priority levels 0-2

Additional Recommendations

- *Consider* a second ballot question on the November 2022 ballot to address softball fields or consider a facilities referendum in April 2023 for the athletic complex that was tested in the survey
- Continue to do outreach to educate the community on facility and site needs
- Develop a broad communication plan to inform all stakeholders
- Follow the survey data

Board Next Steps

Date	Event	Tentative Focus	Outcome
July 11	Board Meeting	Discuss potential Referendum solution	Provide feedback and/or approval to Core Team
July 25	Board Meeting	No referendum discussion	n/a
Aug 8	Board Meeting	Review final solution and ballot language	Potential referendum adoption
Aug 22	Board Meeting <i>if needed</i>	Ballot language	Adopt referendum

Questions?

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