

## Facilities Advisory Committee

Meeting 05 – Minutes

Tuesday, January 28, 2020 – 6:00PM – 8:00PM

Rockwell Elementary School

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### FAC Members Present -

Rob Abbott	Collin Maas	Chris Reed
Dawn Blackwell	Jordan Nelson	Cody Rutter
Dave Geiger	Robyn Newcomb	Nicole Schafer
Dan Halvorsen	Amy Oakley	
Lisa Hollenberger	Adam Paul	
Nicole Leibman	Maribel Reu	

Resource Team Present - Dan Chovanec (CGS - Project Lead), Sarah Dunn (CGS - Communications Lead), Mario Millonzi (Upper 90 Energy), Devin Kack (PRA - Design), Jason Demerath (Director of Business Services), D.J. Scullin (Director of Technology), Josh Carter (Director of Buildings and Grounds), Marissa Weidenfeller (Comm. & Community Engagement Specialist), Debbie Kopps (Admin. Assistant to Supt./BOE).

District Leadership - Leigh Ann Scheuerell, Brent Torrenga, Jennifer Walden

Update on Operational Referendum - Jason Demerath outlined the Board approved [April 2020 Operational Referendum](#) question that will be on the April 7, 2020 ballot.

Call to Order - Co-Chair Nicole Leibman called the meeting to order, welcomed all, outlined the agenda, and asked for any questions.

School Tours Schedule - Devin Kack asked if members would like to tour a renovated or new construction school building for a full or half day, depending on availability. Additional information on a possible tour will be emailed to members.

### [Presentation \(Review of Maintenance List, Enrollment & Collaborative Learning, and School Finance](#)

#### Review of “Learn” Phase – PRA / CGS

- Maintenance List - Dan Chovanec summarized the maintenance needs and timeline, and security upgrades. Approximately \$40 million - spanning from urgent to needed in 10+ years.
- Enrollment & Collaborative Learning - Devin Kack outlined the enrollment and capacity and basics of collaborative learning environments.
- School Finance - Jason Demerath provided a recap on school finance and funding sources.

#### **Q & A:**

Radon testing - Is there an issue with radon, what would the estimated costs be to repair, are other districts testing, and what are their findings? (Fort is just in the testing stage at this point. Repair costs are not known

but if HVAC updates are performed, it would be a good time to address any radon issues at the same time. This is a fairly new initiative with school districts so most are just considering or testing, etc.)

**Prioritization of Needs – PRA / CGS** - Devin Kack asked members to prioritize needs (individually list top three issues want to prioritize out of this process, share out with table, share out in groups of four):

- District-wide maintenance upgrades
- Safety/Security - school safety concerns
- Learning environments - built to current model
- Basic maintenance and safety, fire protection
- Adaptable and usable learning spaces
- Proactive maintenance (no rush orders)
- Equitable (Special Education, flexibility, grade level, each school)

Discussion:

- What will the community support (could we gauge what will be supported), hard to know what we can do without knowing what will be supported. Look at it holistically - cannot have a wonderful renovated learning space without addressing needed maintenance. Will need feedback from community.
- When there is one school that is in such need of repair (Luther), we need to also prevent other buildings from falling behind and being in the same condition.
- Parking is an issue - Unsafe, summer school and middle school parking is an issue.
- Would the community want sustainability?
- Define sustainability (Very energy efficient sustainable buildings)
- Community may support if tagged on with larger projects but not sure community would push for this - fiscal responsibility not social.
- Community would need fiscal options to consider.

**Review of Starter Options** - Devin outlined six options for members to consider:

### **Option 1 - Maintenance only**

- Address category 1, 2 & 3 maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

### **Option 2 - Renovate/Expand Luther as Middle School**

- Expand Barrie & Rockwell to be three section 4K-5 elementary schools
- Reorganize Purdy Elementary to be a three section 4K-5 School
- Adjust attendance boundaries
- Renovate / Expand Luther to become Middle School and District Office
- Close / sell existing middle school building
- Address category 1, 2 & 3 maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

### **Option 3 - New Middle School at Luther Site**

- Expand Barrie & Rockwell to be three section 4K-5 elementary schools

- Reorganize Purdy Elementary to be a three section 4K-5 School
- Adjust attendance boundaries
- Replace existing Luther with a new Middle School and District Office
- Close / sell existing middle school building
- Address category 1, 2 & 3 maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

#### **Option 4 - New Middle School at High School Site**

- Potentially acquire additional land adjoining the High School
- Construct a new middle school / District Office building adjacent to the High School
- Close / sell existing middle school building
- Address category 1, 2 & 3 maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

#### **Option 5 - Modernize Existing Middle School**

- Address identified maintenance needs
- Selectively renovate classrooms to create open collaboration spaces
- Add fire sprinkler system throughout building
- Replace finishes throughout
- Revise drop-off, parking & other site features
- Address category 1, 2 & 3 maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

#### **Option 6 - Consolidate & Modernize Elementary Schools**

- Address identified maintenance needs
- Close Luther Elementary, combine students into Purdy Elementary
  - ◆ Combined 19/20 Enrollment: 571
  - ◆ Target Capacity of Purdy Elementary: 616
- Renovate and expand Purdy Elementary to accommodate 4 sections and collaborative learning spaces
- Renovate Rockwell and Barrie Elementary Schools to provide collaborative learning spaces
- At all three elementary schools:
  - ◆ Add fire sprinkler system throughout building
  - ◆ Replace finishes throughout
  - ◆ Revise drop-off, parking & other site features
  - ◆ Renovations as needed to provide secure entry sequences at each school

#### **Discussion:**

- If consolidate three elementaries, can numbers be put on selling parcels at this stage? (Next meeting will have preliminary numbers).
- Cost to remove building - Numbers should include demolition costs, may be difficult to sell old buildings (asbestos, etc.), vacant land would be worth more.
- 20 years in the future: What if we reduce to three elementaries and enrollment increases? What would the options be other than to build another elementary? (Need to keep in mind the needs 20 years from now)

- Land cost - Need to work together with the City (housing, future development), possible land swap with City.
- Four properties - Need future flexibility.
- Primary intermediate learning centers? (The number of transitions by students are a concern with other communities).
- Could consider K-2 at Purdy, 3-5 in Luther and same on the other side of town with Barrie and Rockwell.
- Could look at different configurations of primary learning centers - MS could be grades 5-8.
- Is Luther lot larger than Purdy (Yes, Luther has 23 acres to Purdy having 13 acres).
- If consolidate to three elementaries, would need to be able to enlarge the buildings.
- If move school infrastructure to the northwest side, would lose community feel and also “leave a hole”.
- Additional land purchases in the past would now be beneficial.
- Could consider business park on south side of town near Wood Design.
- Are any of the elementary schools worse than others (Will come back with figures. Core areas need to be of adequate size to be viable for expansion).
- Is 2nd Floor at Luther useable as educational space for students?
- Luther stairwell is a concern, can current stairwell be used by students.
- What land would be available near high school? (Banker Road area owned by City).
- Can consider new options or combinations of the above options.

A tour of Rockwell Elementary School was conducted.

**Next Meeting** will be February 25, 2020 at Purdy Elementary School, starting at 6:00 p.m.