

SCHOOL DISTRICT OF



FORT • ATKINSON

FAC Meeting No. 8 | 25 May 2021

# call to order

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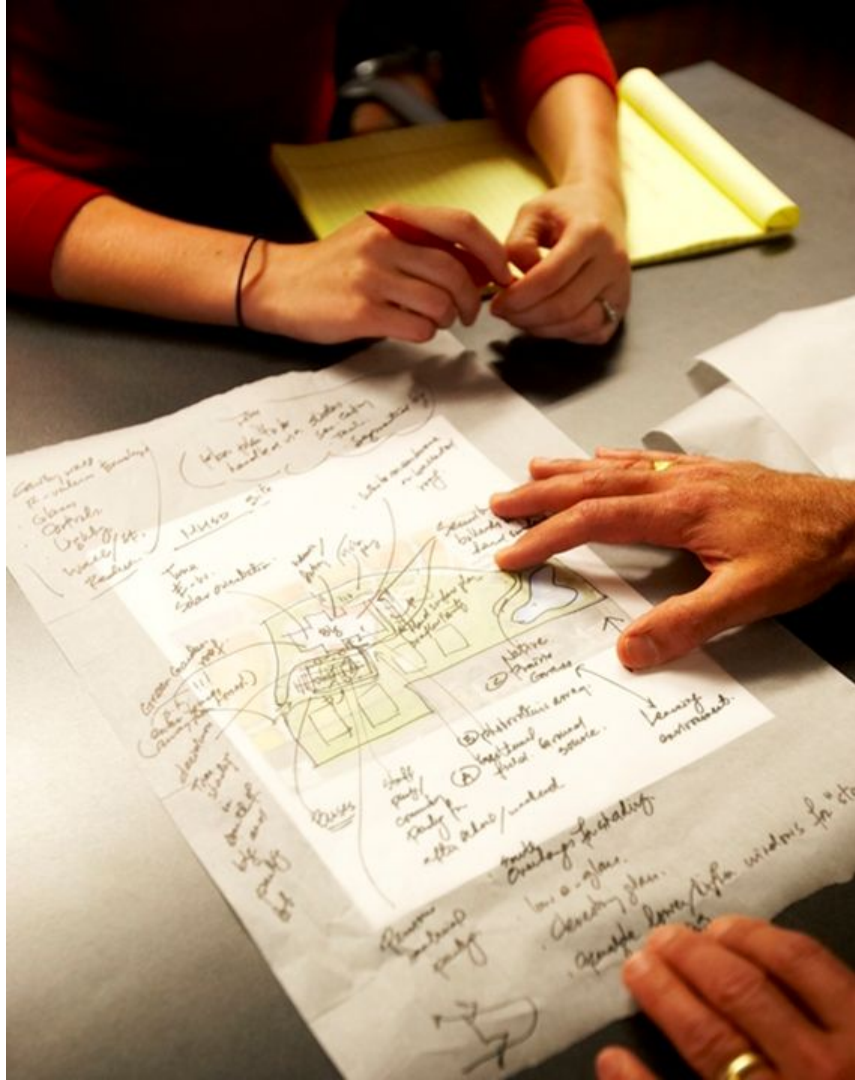
# Agenda

Tuesday, May 25, 2021

## Meeting 8: Prep for Recommendation to School Board

1. Call to Order - Co-Chairs
2. Meeting Objective
3. Celebration of the FAC
  - a. Process - Meeting 1 - 7
4. Options Review
  - a. Overall Options Refresher
  - b. Prioritization Refresher
  - c. Three Final Options Review / Phasing
  - d. Questions
5. FAC Exercise: Weighing the Options
  - a. Pro/Con Analysis to Aid School Bboard Review
  - b. Exercise 1-2-4-All for Each Option
6. Conclusion of the FAC
  - a. FAC Presentation to the School Board
  - b. Future FAC Involvement
7. Next steps for the School Board
  - a. School Board Review / Possible Narrowing of Options
  - b. Community Survey Development
  - c. Consider Decision to Proceed to Facilities Referendum Question

Closing message from SDFA



# meeting objective

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## meeting objective

- long range master plan for the buildings of SDFA
- “The FAC will identify viable facility solutions to present to the community for feedback, which will be narrowed through community engagement sessions with the final options being tested via a community-wide survey.”

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# celebration

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of the FAC



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# celebration of the FAC | process

## → Process - Where have we been

- ◆ 8 FAC meetings
- ◆ Scheduled for 2 hours
- ◆ Meetings were at each school building
- ◆ 448 total hours committed to by FAC members
- ◆ 208 total hours committed to by the resource team
- ◆ Over 27 total days committed by the FAC members and resource team





# celebration of the FAC | process

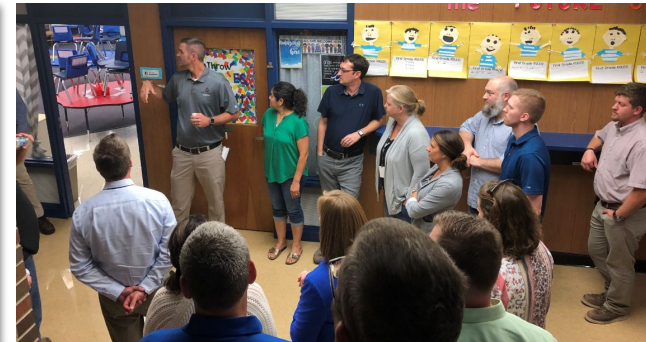
## → Meeting 1 (September 24, 2019): Introduction and Organization

- ◆ Introductions
- ◆ Review of Charter
- ◆ Selection of Co-Chairs
- ◆ Review of FAC Meeting Structure and Topics
- ◆ Review of Progress to Date
- ◆ Introduction to Collaborative Learning Environments
- ◆ Tour Luther Elementary School



SCHOOL DISTRICT OF COCHISE praxia	
Facilities Advisory Committee Meeting Agendas Location & Date Listed Below Topic to Be	
Meeting 1 (September 24, 2019): Introduction and Organization	• Meet and hear from Luther Elementary • Review of Charter • Selection of Co-Chairs • Review of Progress to Date • Introduction to Collaborative Learning Environments
Meeting 2 (October 22, 2019): Meeting Conditions Review & Renewable Energy Infrastructure	• Meet and hear from Luther Elementary • Review of Charter • Selection of Co-Chairs • Review of Progress to Date • Introduction to Collaborative Learning Environments
Meeting 3 (November 19, 2019): Educational Space Analysis & Collaborative Learning Spaces	• Meet and hear from Luther Elementary • Review of Charter • Selection of Co-Chairs • Review of Progress to Date • Introduction to Collaborative Learning Environments
Meeting 4 (December 17, 2019): School Finance 101	• Meet and hear from Luther Elementary • Review of Charter • Selection of Co-Chairs • Review of Progress to Date • Introduction to Collaborative Learning Environments
Meeting 5 (January 20, 2020): Preliminary Options Review	• Meet and hear from Luther Elementary • Review of Charter • Selection of Co-Chairs • Review of Progress to Date • Introduction to Collaborative Learning Environments
Meeting 6 (February 25, 2020): Options Development	• Meet and hear from Luther Elementary • Review of Charter • Selection of Co-Chairs • Review of Progress to Date • Introduction to Collaborative Learning Environments

SCHOOL DISTRICT OF COCHISE praxia	
Facilities Advisory Committee Master Planning Charter	
Agencies	The Facilities Advisory Committee (FAC) is charged by the Board of Education with developing a master plan that will guide the district's long-term physical facilities to support future learning programs and create safe and vibrant learning environments.
Objectives	The purpose of the FAC is to explore new possibilities within the district, the district's facilities, student and staff requirements, conditions of existing buildings, and the local district facing the district. The FAC will explore all short and long-term options based on the Facilities Advisory Committee Report (completed in April 2019), which will be the primary reference point for the district's future facilities planning process.
Guidelines	The committee will consider the physical characteristics of each building including the appearance, condition and current use in addition to exploring building capacity, educational space utilization, accessibility, condition and security. The data collected will be used to determine the feasibility and cost of each option, including the design, construction, maintenance, and operating the building. The FAC will identify viable facility options to present to the community for feedback, which will be the primary reference point for the district's future facilities planning process.
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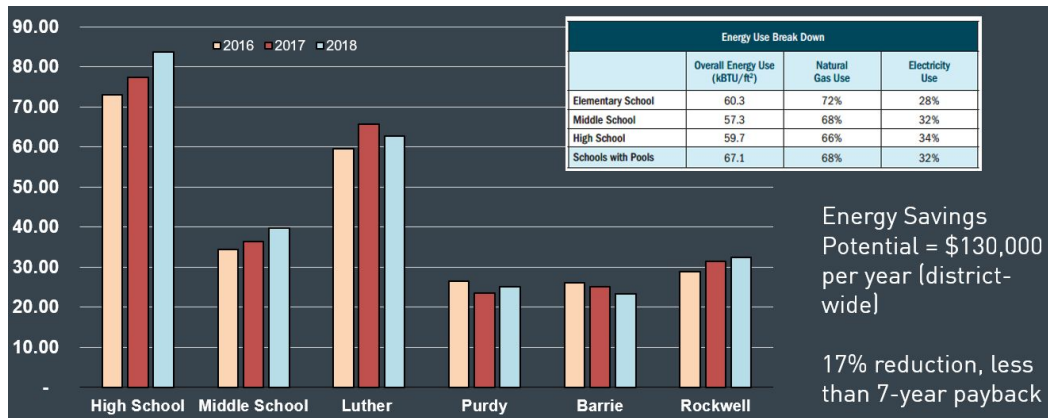




# celebration of the FAC | process

## → Meeting 2 (October 22, 2019): Existing Conditions Review & Renewable Energy Infrastructure

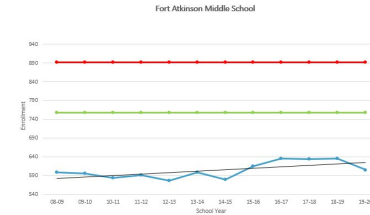
- ◆ High Level Review of Existing Conditions Report
- ◆ Maintenance List Items & Price Estimate
- ◆ Renewable Energy Infrastructure
- ◆ Tour Middle School



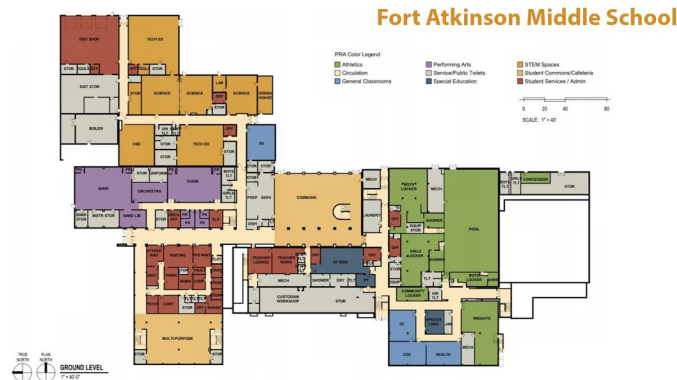
# celebration of the FAC | process

## → Meeting 3 (November 19, 2019): Educational Space Analysis & Collaborative Learning Spaces

- ◆ Existing Space Utilization
- ◆ Curriculum Development & Special Education
- ◆ Collaborative Learning Spaces & Flexible Furniture
- ◆ Tour High School



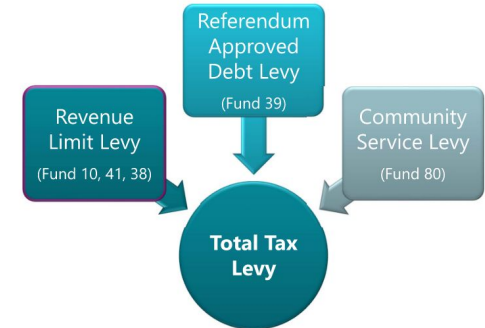
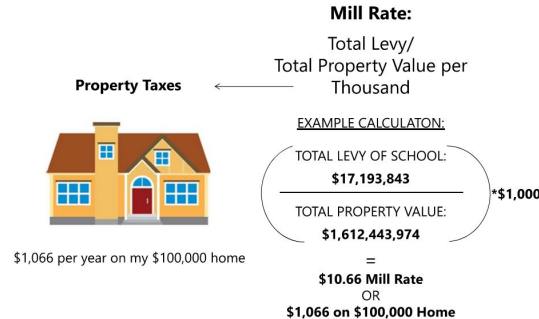
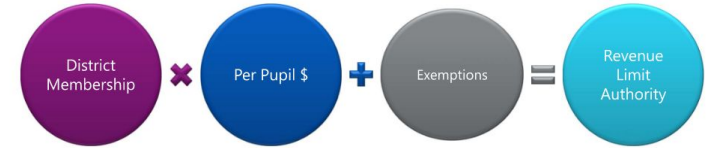
- Max Capacity ~ 891
- Target Capacity ~ 757
- 19/20 Enrollment = 605
- Potential added capacity w/ space reassignment



# celebration of the FAC | process

## → Meeting 4 (December 17, 2019): School Finance 101

- ◆ Key School Finance Concepts
- ◆ Fort Atkinson Financial Trends
- ◆ Facility Funding Options
- ◆ Debt Issue Basics
- ◆ Referendum History
- ◆ Referendum Basics
- ◆ Tour Barrie Elementary



# celebration of the FAC | process

## → Meeting 5 (January 28, 2020): Preliminary Options Review

- ◆ Review of “Learn” Phase
- ◆ Group Discussion: Prioritization of Needs
- ◆ Review of Starter Options
- ◆ Tour Rockwell Elementary School

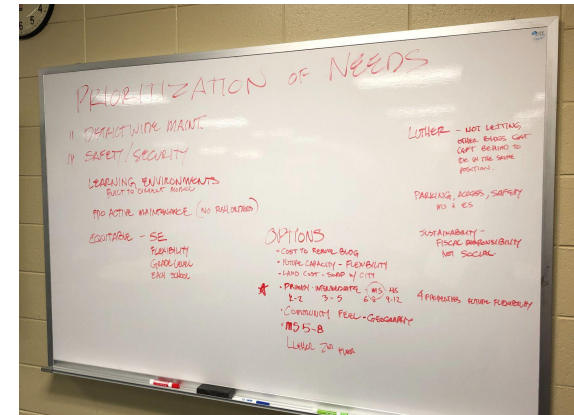
## prioritization of needs

1-2-4-ALL

Thought Topic: Top Three Issues You Want to Prioritize

## Options Review - Initial thoughts

Option 1 –	Option 2 –	Option 3 –	Option 4 –	Option 5 –	Option 6 –	Option(s) ? –
Maintenance Only	Renovate / Expand Luther as Middle School	New Middle School at Luther Site	New Middle School at High School Site	Modernize Existing Middle School	Consolidate & Modernize Elementary Schools	Other considerations...

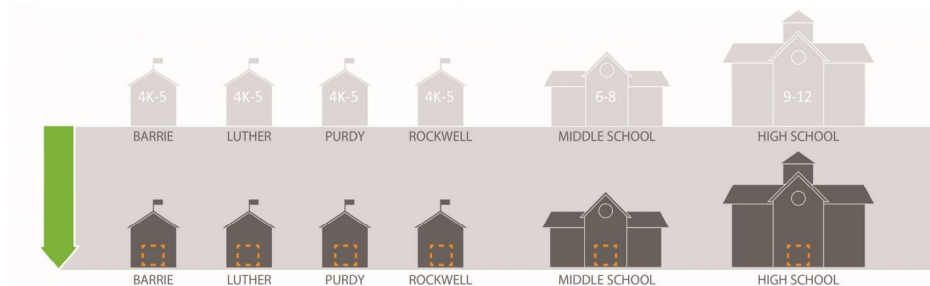


## celebration of the FAC | process

→ **Meeting 6 (February 25, 2020): Options Development**

- ◆ Review of FAC Charter & Group Task
- ◆ Operational Referendum Update
- ◆ Review of Prioritization of Needs
- ◆ Options Development & Concept Pricing
- ◆ Table Exercise: Scoring of Options - All
- ◆ Tour Purdy Elementary School

## Option 1 – Maintenance Only



## prioritization of needs

[illegible]

# celebration of the FAC | process

## → Meeting 7 (April 20, 2021): Reconvening the FAC

- ◆ Welcome
- ◆ What has changed?
  - Maintenance
  - Financial
  - Education
  - Enrollment
- ◆ What has not changed?
  - Review objective
  - Where we last left off
  - Homework

Guaranteed Maximum Price	Estimated Annual Savings		Estimated Utility Rebate	Simple Payback (years)
	Energy	Maintenance		
\$3,224,270	\$99,391	\$129,728	\$41,401	13.9

High School - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
TOTAL		\$ 233,100	\$ 2,880,133	\$ 1,574,874	\$ 3,792,185	\$ -

Key:  
G = General Building Issues

New TOTAL: \$0 \$1,189,339 \$384,500 \$3,464,144

## 1FORTForward

				
<b>Reground</b>	<b>Reflect &amp; Reimagine</b>	<b>Define</b>	<b>Design</b>	<b>Embark</b>
FEBRUARY + MARCH	APRIL + MAY + JUNE	JUNE	JULY + AUGUST	SEPTEMBER
<i>What is important to our 1Fort team?</i>	<i>Who are we? Who do we want to be?</i>	<i>What are we aiming for?</i>	<i>How do we get there?</i>	<i>Our journey begins...</i>
DISTRICT BELIEFS & GUIDING PRINCIPLES	MISSION STATEMENT VISION STATEMENT	STRATEGIC PLAN GOAL(S)	ACTION PLANS & YEARLY BENCHMARKS	2021-2022 SCHOOL YEAR

# options review

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# options review | overall options refresher

- Option 1 - Maintenance Only
- Option 2 - Renovate/Expand Luther as 6-8 MS
- Option 3 - New 6-8 MS at Luther Site
- Option 4A - New 6-8 MS Near the High School Site
- Option 4B - New 6-8 MS on Existing Site
- Option 4C - New 5-8 MS on Existing Site
- Option 5 - Modernize Existing 6-8 MS
- Option 6 - Consolidate & Modernize Elementary Schools
- Option 7 - Modernize Elementary Schools, New 6-8 MS
- Option 8 - 4K-8 at Luther Site & Near High School

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# options review

## Option 1 – Maintenance Only



- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$36M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review

## Option 2 – Renovate/Expand Luther as 6-8 MS



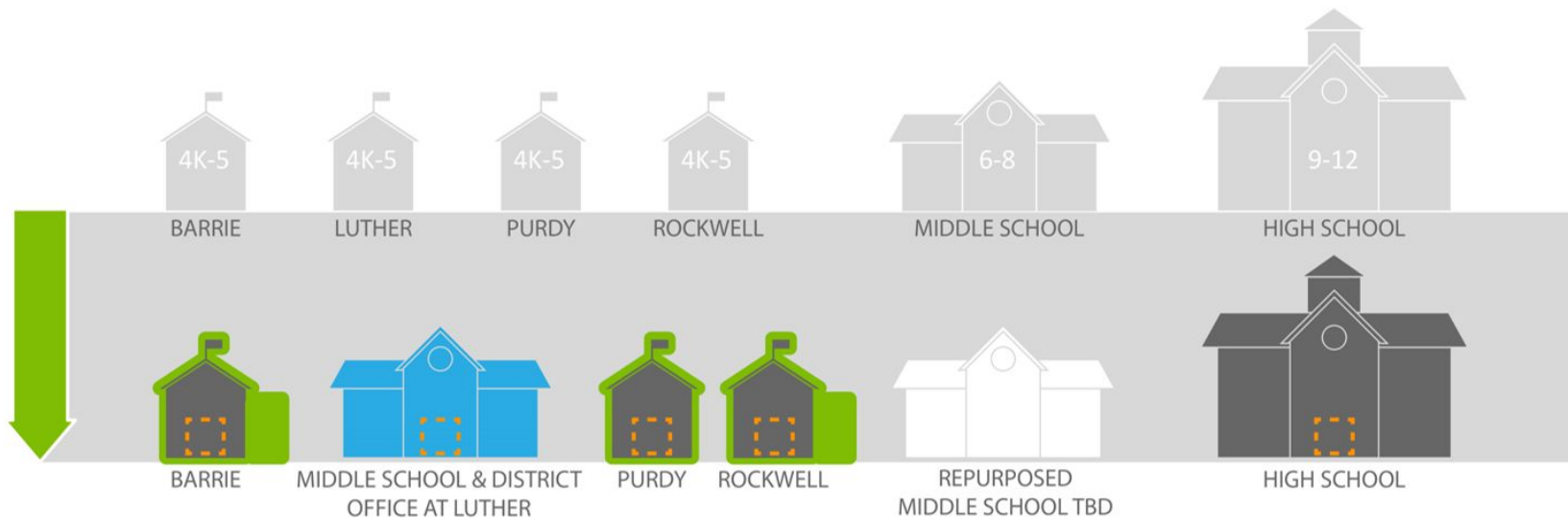
- Expand Barrie & Rockwell to be three section 4K-5 elementary schools
- Reorganize Purdy Elementary to be a three section 4K-5 School
- Adjust attendance boundaries
- Renovate / Expand Luther to become 6-8 Middle School and District Office
  - o Close / sell existing Middle School building
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$107-111M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction







# options review

## Option 3 –New 6-8 MS at Luther Site



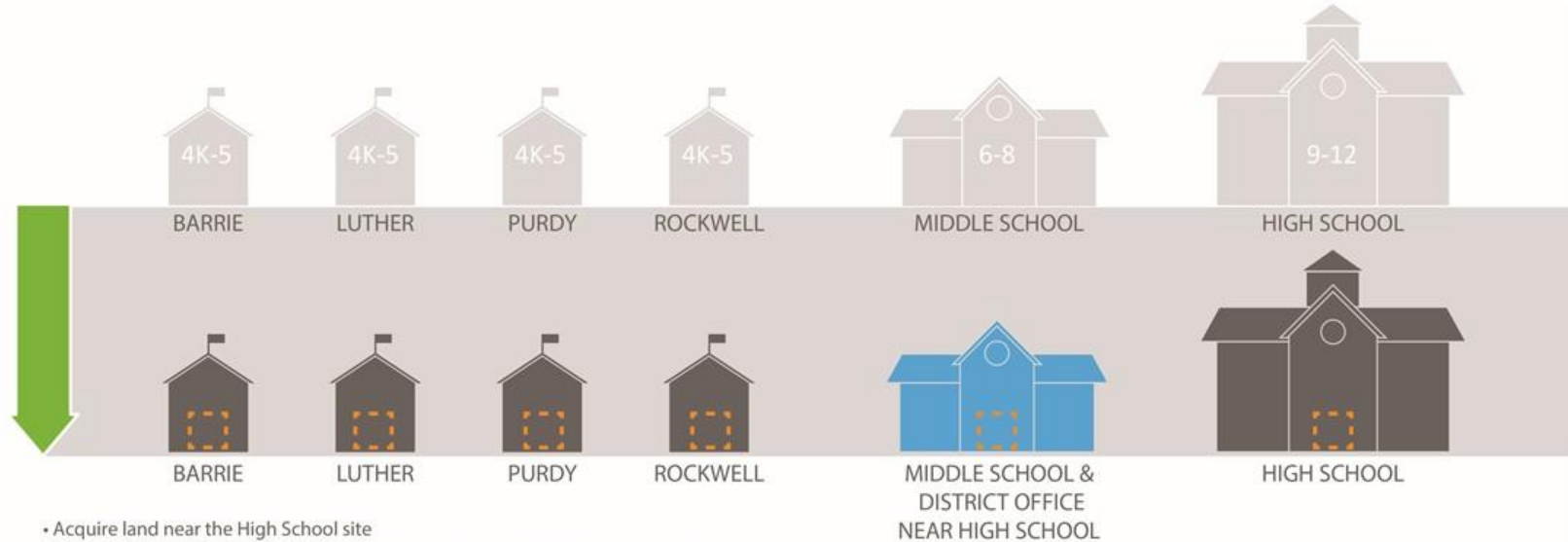
- Expand Barrie & Rockwell to be three section 4K-5 elementary schools
- Reorganize Purdy Elementary to be a three section 4K-5 School
- Adjust attendance boundaries
- Replace existing Luther with a new 6-8 Middle School / District Office building
  - Close / sell existing Middle School building
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$108-112M

 Secure Entry	 Maintenance
 Renovation	 Repurpose
 Building Addition	 New Construction





# options review

## Option 4A – New 6-8 MS Near the High School Site



- Acquire land near the High School site
- Construct a new 6-8 Middle School / District Office building near the High School
  - Close / sell existing Middle School building
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$74-77M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review

## Option 4B – New 6-8 MS on Existing Site



- Construct a new 6-8 Middle School. Remove existing middle school building and improve site, circulation and parking. Maintain existing north parking lot.
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$71-74M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction



# options review

## Option 4C—New 5-8 MS on Existing Site



- Construct a new 5-8 Middle school. Remove existing middle school building and improve site, circulation and parking.
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$76-79M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction



# options review

## Option 5 – Modernize Existing 6-8 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 Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$68.5-71.5M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review

## Option 6 – Consolidate & Modernize Elem. Schools

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- 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 to remain 2 section Elementary Schools and provide collaborative learning spaces
- Maintain existing attendance boundaries
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$65-67M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review

## Option 7 – Modernize Elem. Schools, New 6-8 MS



- Renovate / expand Barrie, Luther, Purdy & Rockwell as Elementary Schools to provide collaborative learning spaces
- Construct a new 6-8 Middle School. Remove existing middle school building and improve site circulation. Maintain existing north parking lot
- Maintain existing attendance boundary
- Address category Urgent, 2-5 year & 6-10 year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$115-119M

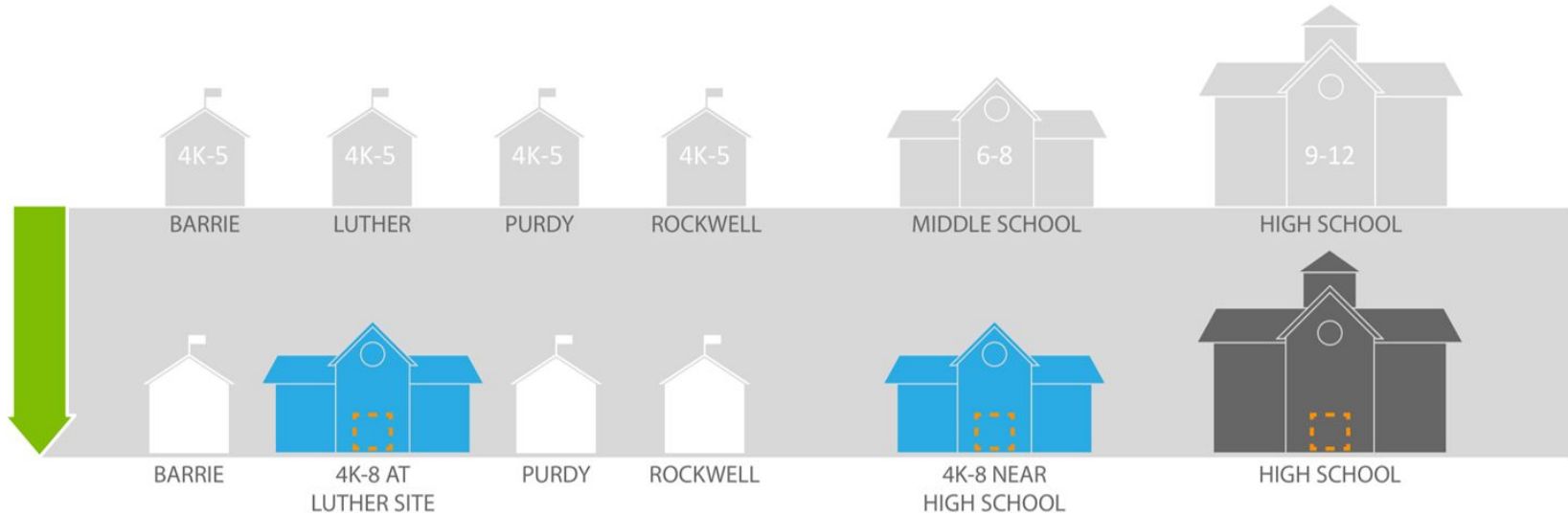
	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

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PLUNKETT RAYSICH  
ARCHITECTS, LLP

CGSchmidt




# options review

## Option 8 – 4K-8 at Luther Site & Near HS Site



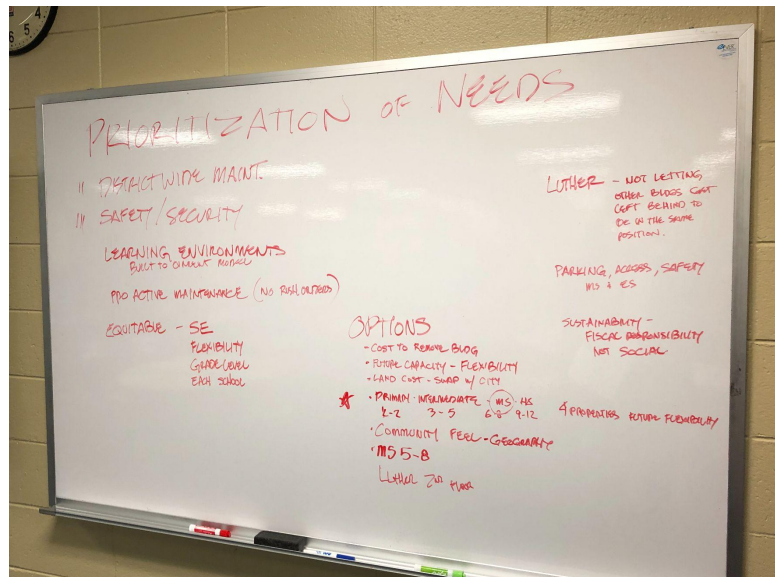
- Construct a new K4-8 building (850 student) near the High School site with District Office.
- Construct a new K4-8 building (850 student) on the existing Luther site. Improve site, circulation and parking.
- Close / sell Barrie, Rockwell, Purdy and the Middle School
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$129-133M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review | prioritization refresher

- District-wide maintenance upgrades
  - ◆ Proactive, no rush orders
- Safety/Security
  - ◆ Inside and out
- Learning Environments
  - ◆ Built to current model, adaptable, usable, acoustics, air quality & lighting
- Equity
  - ◆ Special Education, flexibility, grade level & every school
- Sustainability
  - ◆ Fiscal, enrollment & environmental



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# School District of Fort Atkinson

Options Evaluation



## Evaluation Scoring:

- 1 - Marginally addresses need - significant work remains
- 2 - Needs partially met - some areas of work remain
- 3 - Needs substantially met
- 4 - Needs met and some added value realized

	Option 1 - Maintenance Only	Option 2 - Renovate / Expand as Needed	Option 3 - New 6-8 MS at Luther Site	Option 4A - New 6-8 MS at High School Site	Option 4B - New 6-8 MS at Existing Site	Option 4C - New 5-8 MS at Existing Site	Option 5 - Modernize Existing Middle School	Option 6 - Consolidate & Modernize Elementary Schools	Option 7 - Primary / Intermediate / MS	Option 8 - 4K - 8 Schools @ Luther & HS Sites	Option -	Option -
<b>Address District-wide Maintenance Needs</b>	2	4	5	4	4	5	3	3	5	5	0	0
Short Term Maintenance Needs												
Long Term Maintenance Needs												
Pro-Active maintenance												
<b>Enhance Safety &amp; Security</b>	2.5	5	5	2	2	5	2	2	5	5	0	0
Secure Entry Sequence	4											
Safe & Efficient Student Drop-Off / Pick-Up	1											
<b>Improve Learning Environments</b>	1	3	4	1	1	2	2	2	5	5	0	0
Flexibility to support today's and tomorrow's learning functions												
Improved acoustics												
Improved Indoor Air Quality												
Improved Lighting (natural and artificial)												
<b>Equitable Access Across District</b>	1	3	3	2	1	1	2	2	5	3	0	0
School												
Grade Level												
Department												
<b>Sustainability</b>	2	3	3	2	2	3	2	2	1	1	0	0
Economically Feasible & Responsible	3			3	3							
Environmentally Appropriate	1			1	1							
Future Enrollment Capacity	1			1	1							
	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Points</b>	8.5	18	20	11	10	16	11	11	21	19	0	0



# FAC Exercise: Weighing the Options

## → Pro / Con Analysis

- ◆ Long Term Master Plan
- ◆ PRO / CON Analysis for each option
  - Safety/Security
  - Learning Environments
  - Maintenance
  - Equity
  - How many schools
  - Location
  - Implementation
  - Future flexibility - enrollment
  - Cost

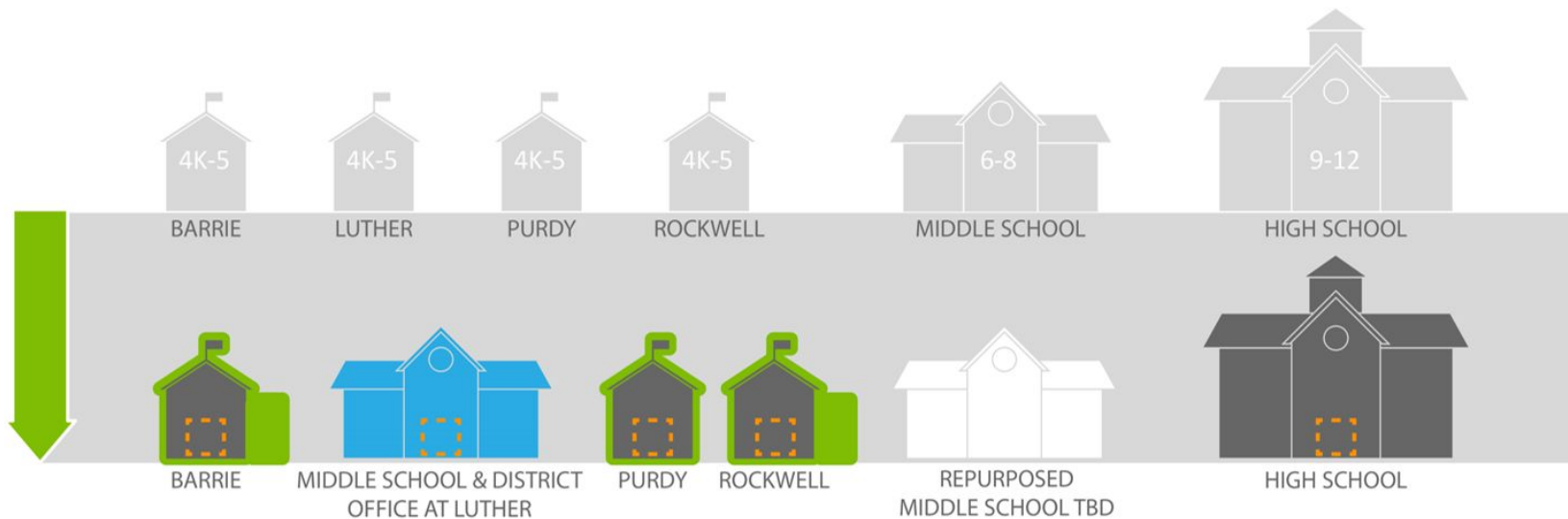
## → Exercise 1-2-4-All

- ◆ Option 3 - New 6-8 Middle School at Luther Site
- ◆ Option 7 - Modernize Elementary Schools & New 6-8 Middle School
- ◆ Option 8 - 4K-8 at Luther Site & Near HS



# options review

## Option 3 – New 6-8 MS 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 6-8 Middle School / District Office building
  - Close / sell existing Middle School building
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$108-112M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review

## Option 7 – Modernize Elem. Schools, New 6-8 MS



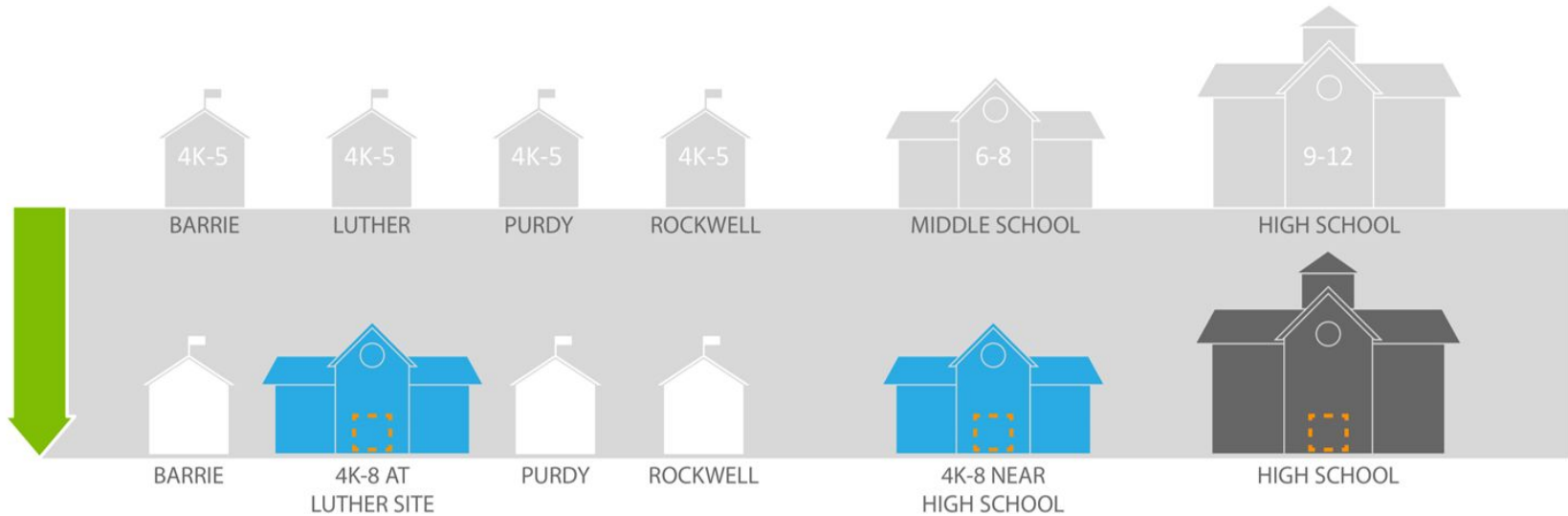
- Renovate / expand Barrie, Luther, Purdy & Rockwell as Elementary Schools to provide collaborative learning spaces
- Construct a new 6-8 Middle School. Remove existing middle school building and improve site circulation. Maintain existing north parking lot
- Maintain existing attendance boundary
- Address category Urgent, 2-5 year & 6-10 year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$115-119M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# options review

## Option 8 – 4K-8 at Luther Site & Near HS Site



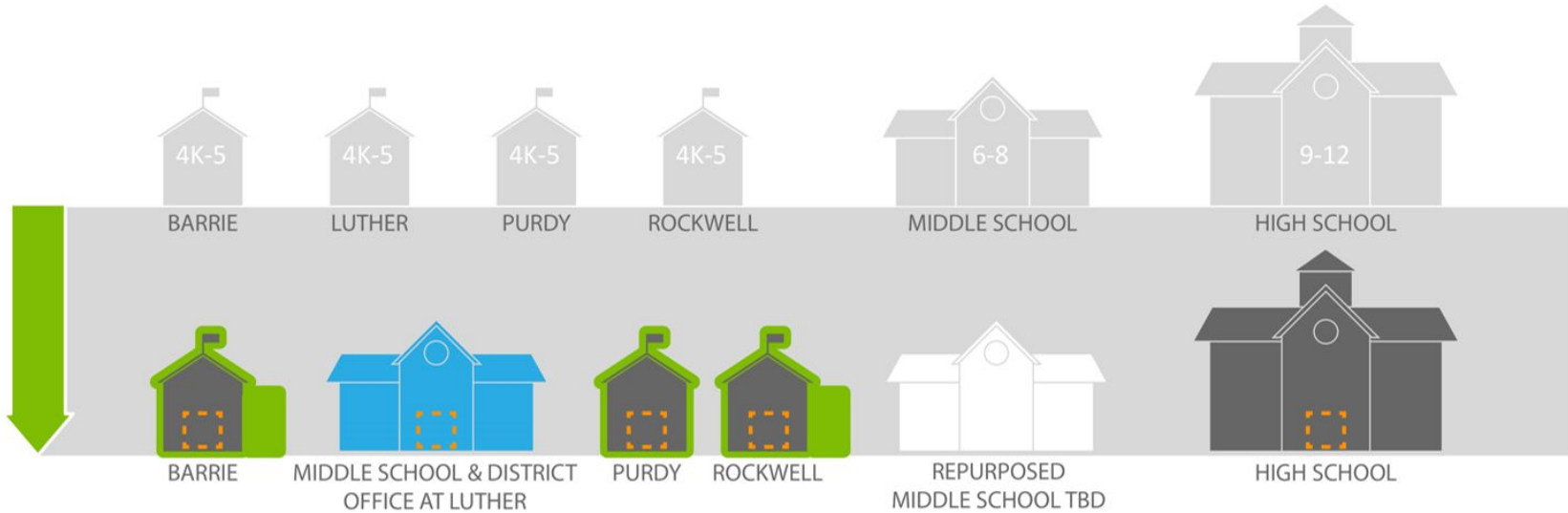
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- Construct a new K4-8 building (850 student) on the existing Luther site. Improve site, circulation and parking.
- Close / sell Barrie, Rockwell, Purdy and the Middle School
- Address category Urgent, 2-5 year & 6-10-year maintenance items at all buildings
- Renovations as needed to provide secure entry sequences at each school

Cost: \$129-133M

	Secure Entry		Maintenance
	Renovation		Repurpose
	Building Addition		New Construction

# phasing

## Option 3 –New 6-8 MS at Luther Site



**Approx. Cost:** \$19.5 M

\$50 M

\$18.5 M

\$18 M

\$5 M

Cost: \$108-112M

# phasing

## Option 7 – Modernize Elem. Schools, New 6-8 MS



**Approx. Cost:** \$14.5 M

\$17 M

\$18 M

\$11.5 M

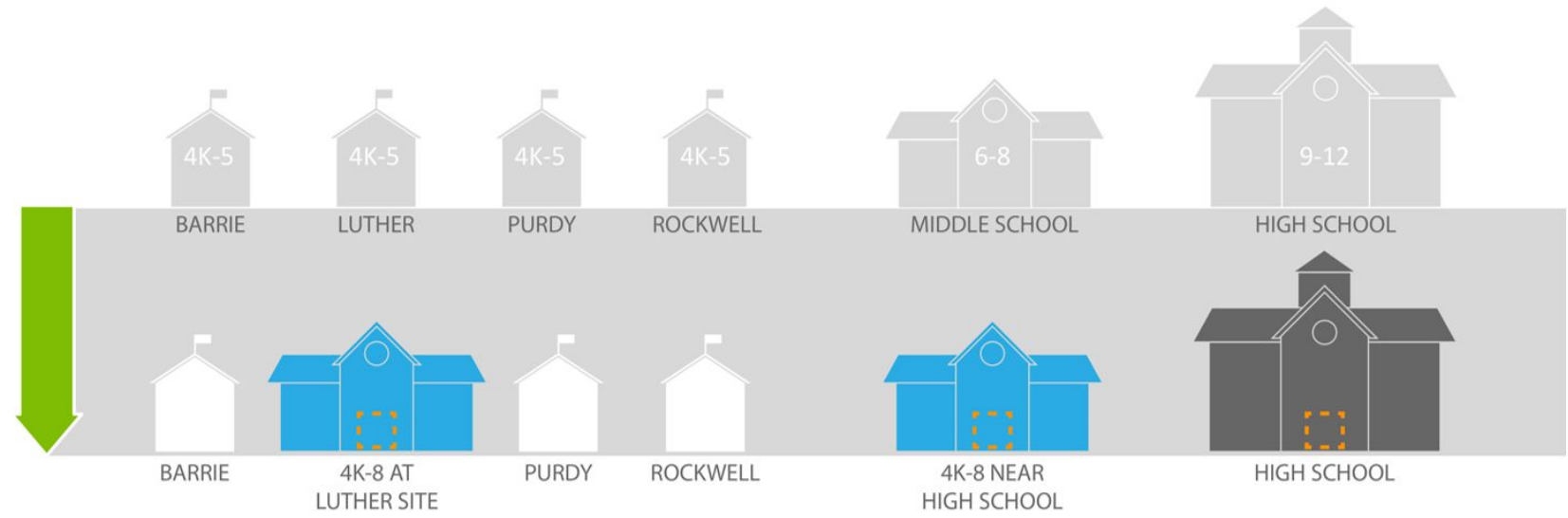
\$52 M

\$5 M

Cost: \$115-119M

# phasing

## Option 8 – 4K-8 at Luther Site & Near HS Site



Approx. Cost:

\$61 M

\$66 M

\$5 M

Cost: \$129-133M

# FAC exercise

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weighing the options



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# FAC Exercise: Weighing the Options

## → Pro / Con Analysis

- ◆ Long Term Master Plan
- ◆ PRO / CON Analysis for each option
  - Safety/Security
  - Learning Environments
  - Maintenance
  - Equity
  - How many schools
  - Location
  - Implementation
  - Future flexibility - enrollment
  - Cost

## → Exercise 1-2-4-All

- ◆ Option 3 - New 6-8 Middle School at Luther Site
- ◆ Option 7 - Modernize Elementary Schools & New 6-8 Middle School
- ◆ Option 8 - 4K-8 at Luther Site & Near HS

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# conclusion

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of the FAC

6

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# conclusion of the FAC

## → FAC presentation to the School Board

- ◆ Presentation by Co-Chairs
- ◆ FAC encouraged to be in the audience

## → Potential Future FAC Involvement

- ◆ Meetings are now concluded but the work is not
- ◆ Continue to offer guidance and insight based on committee's work
- ◆ FAC encouraged to be present at Community Engagement Sessions as a knowledge resource
- ◆ Encourage community members to review the information shared on the District website

# next steps

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for the School Board



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# next steps for the School Board

- Board Review / Possible Narrowing of Options
  - ◆ Presentation of the Co-Chairs
  - ◆ Reflection / Discussion
- Community Survey Development
  - ◆ Development
  - ◆ Shared with the electorate
  - ◆ Considering the results
- Consider Decision to Proceed to Facilities Referendum Question
  - ◆ If “No” then plan for maintenance moving forward
  - ◆ If “Yes” then;
    - Draft resolution language
    - Adoption of the resolution
    - Public vote

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# closing

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message from SDFA



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FAC Meeting No. 8 | 25 May 2021