

APPLETON AREA SCHOOL DISTRICT

FUTURE NEEDS ADVISORY COMMITTEE MEETING (Tuesday, December 3, 2019)

Generated by Kimm Smith on Wednesday, December 11, 2019

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1. MEETING OPENING (Although a quorum of Board of Education members may be present, no Board Resolutions will be approved.)

A. Recap of Nov. 26 Future Needs Meeting (6:00 to 7:00 PM for Committee Members who missed Nov. 26 Meeting)

The first hour was a recap of last week's meeting for those who could not attend.

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2. QUESTION AND ANSWER PERIOD

A. Questions Answered from Previous Meeting

Questions from previous meeting:

What are the desired characteristics of our schools?

- Space that aligns with current curriculum offerings
 - * think about space - we need space that aligns with current curriculum offerings
- Neighborhood schools
 - * concept of a strong neighborhood school
 - * particularly those elementary schools - they are the hubs of our neighborhoods
 - * these are our strengths in the Appleton community
- Enrollment range -- what have we preferred in our district; what works best with our programming?
 - * How small is too small and how big is too big? Our ideal enrollment ranges would be the following:
 - ^ Elementary: 300 to 600 (Columbus/Richmond to Huntley)
 - ^ Middle School: 400 to 800 (our middle schools are very different; Madison is getting close to 800 and that is as big as want to get)
 - ^ High School: 1,200 to 1,800

Greg talked about the committee's charge: to serve in an advisory capacity to Appleton Area School District administration and Board of Education. The committee will support the District's efforts to explore long-term facilities options that best provide the necessary space for students.

- Concerns about enrollment growth on the North side of the District in 2016 led to Hoffman completing a Capacity Study.
- Capital project requests from schools often cannot be funded through our yearly budget (\$2,500,000).
- Need for updated learning spaces to support current and future programming for students.

Recommendations we make may create other challenges that need to be solved, such as staffing and boundaries.

- If need be, a staffing plan will be developed by a smaller committee at a future time.
- The last time any significant boundary changes were made was 1995, so it would make sense to have a smaller committee consider changes that may be needed.
- We may want to create more space at the four elementary schools with 4K classrooms.
- The needs of charter schools are unique because they can control enrollment.
 - * Charter schools have a 5-year contract with the Board of Education and the State of Wisconsin. Their enrollment is capped per their contract. They control that enrollment. If they want to expand there is a process through the Board and Charter Contract. Certain criteria have to be met such as the diversity should match the District average.

Key takeaway from Baird's Financial Presentation

- We can go to referendum for \$80 million to finance projects (paid back over 20 years) -- Referendum Question 1
 - * and we can go to referendum for \$1 million for annual operating costs (if we build a new school it covers staff, electricity, snowplowing, etc.)
 - * and we can do so without increasing our current tax levy rate of \$0.92
 - * we can do this because we have property value growth in our district -- revenue gets spread out over more properties
 - * and because we are defeasing long-term debt -- paying on it and shortening up the term (last year paid \$3 million, which saved us \$1.4 million in debt) -- we have debt falling off from previous borrows in the next 3 years
- Our current Tax Rate of \$8.32 is the lowest we've paid and it continues to go down -- we are about a dollar below the State's average

What does a tax rate of \$8.32 mean?

- A property is taxed at a rate of \$8.32 per \$1,000 of value

- A property valued at \$100,000 would pay \$832 in school taxes
- A property valued at \$200,000 would pay \$1,664 in school taxes
- A property valued at \$300,000 would pay \$2,496 in school taxes

We are in a really good position because of our low tax rate -- AASD is very good stewards of their money

How is \$8.32 spent?

- \$6.71 goes to our General Fund
- \$0.17 goes to pay back Non-referendum Debt
- \$0.29 goes to Capital Projects
- \$0.23 goes to Community Services
- \$0.92 goes to pay back Referendum Debt

For every \$10 million we ask for in a referendum above the \$80 million it adds \$0.09 to the tax rate, so \$9 per year on a \$100,000 property.

For every \$500,000 that we would go for above that \$1 million in recurring (operating) referendum dollars, it adds \$.07 to the tax rate per year on a \$100,000 property.

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3. PROJECTION OPTIONS

A. Explanation of Projection Costs

Jody and Todd from Hoffman spoke about projects and ESTIMATED costs. They handed out 11x17 maps and asked that committee members return them at the end of the evening.

The first map showed what elementary schools have the ability to add on and what schools do not?

- RED RANGE* schools are properties that are tough to add on to (Badger, Jefferson, Lincoln, Columbus, Edison, Huntley, Classical, and Richmond)
- YELLOW RANGE* schools are possible, but come with some compromises (Franklin, Johnston, and Foster)
- GREEN RANGE* schools are more acceptable/feasible to add on to (Houdini, Ferber, Highlands, and Berry)
- The District's vacant property, charters, middle, and high schools are shown on the map too
- The center of the District/downtown/river area -- are mostly in the RED range.
- The outskirts of the District -- Berry, Houdini, Highlands and Ferber -- are mostly in the GREEN RANGE (except for Huntley which is in the RED RANGE as it is already at the top of the enrollment size)
- Possibilities to add on if 6th grade stays at elementary sites
 - * Badger (RED) -- could have a small addition, but not very big -- not the best use of dollars
 - * Berry (GREEN) -- could add off the end -- then we are creating capacity issues in your core spaces (gym, AP room, etc.) -- so may need expansions to those core spaces as well
 - * Classical (RED) -- City owns park area around it
 - * Columbus (RED) -- very restricted site -- no soft playground area
 - * Edison (RED) -- restricted site
 - * Ferber (GREEN) -- more room to expand
 - * Foster (YELLOW) -- some space on site
 - * Franklin (YELLOW) -- linear school -- challenges
 - * Highlands (GREEN) -- opportunities here on corners of building -- possibilities
 - * Horizons (YELLOW) -- more challenges -- wooded area hard to dig into -- tree removal -- disruption to hard services
 - * Houdini (GREEN) -- some possibilities
 - * Huntley (RED) -- already large -- want to maintain its capacity
 - * Jefferson (RED) -- leave Fox River Academy where they are -- limited expansion for Jefferson because of park
 - * Johnston (YELLOW) -- triangular site -- challenge with all of the hard surfaces and playground spaces -- would need to also expand core spaces (gym, AP, etc.)
 - * Lincoln (RED) -- restricted site
 - * McKinley (YELLOW) -- hard surface areas
 - * Richmond (RED) -- very small school and site -- very little opportunity to relocate what is taken away

They looked at the Concept Working Matrix (11x17), which has Options A-G and a newly added Option H (pairing with Option G)

- Option H -- leave 6th grade at elementary -- some building additions at middle school -- and build a new K-6 school on District-owned property
- Option G -- same as H but no new K-6 site

The group looked at their Working Packet, which included each Concept A-H and budget estimates. This document can be taken home by everyone.

- Budget estimates are conservative

- Once we pick a direction, then we will fine tune the numbers

Option A

- move 6th grade out to middle schools -- no costs at elementary (\$0)
 - middle schools accommodate addition of 6th graders -- 4 middle school additions similar -- apples to apples for now (\$7.4 million each = \$22.2 million)
 - KA has some demo costs factored in (\$7.9 million)
 - no new elementary or middle school
 - high school priorities (\$24 million)
 - * East classroom and fitness center additions (\$10.3 million)
 - * North fitness center and tennis courts (\$6.7 million)
 - * West performance center, atrium, classroom space and remodeling (\$7 million)
- TOTAL: \$54,100,000

Note: we are addressing capacity at high schools -- they will be at our wish capacity

Option B

- move 6th graders out to middle schools -- remodel vacated space to accommodate some existing non-capacity elementary program needs (\$11,110,000 -- see document -- costs vary by elem. school)
 - * remodeling done using existing walls
 - * projects being done at elementary schools; most will have STEM, but not all
 - * APM and Columbus would just have updated classroom spaces
 - * Classical -- multipurpose space addition
 - middle school additions same (\$30.1 million)
 - high school priorities (\$24 million)
 - new K-5 elementary school (\$30.2 million)
- TOTAL: \$95,410,000

Option C

- move 6th graders out
 - nothing done at elementary schools (\$0)
 - new 6-8 middle school (\$48.5 million) with 800 capacity
 - middle school -- smaller additions to meet needs (\$11.9 million)
 - high school priorities (\$24 million)
- TOTAL: \$84,400,000

Option D

- move 6th graders out -- remodel vacated space to accommodate some existing non-capacity elementary program needs (\$11,110,000 -- see document -- costs vary by elem. school)
 - * remodeling done using existing walls
 - middle school -- smaller additions to meet needs (\$11.9 million)
 - new K-5 school (\$30.2 million)
 - new 6-8 school (\$48.5 million)
 - high school priorities (\$24 million)
- TOTAL: \$125,710,000

Option E1 & E2 (E1 is 1 new K-8 school and E2 is 2 new K-8 schools)

- move 6th graders out -- remodel vacated space to accommodate some existing non-capacity elementary program needs (\$11,110,000 -- see document -- costs vary by elem. school)
 - * remodeling done using existing walls
 - ONE new K-8 school E1 (\$70.6 million) 1,400 students
 - OR TWO new K-8 schools E2 (\$40.7 million for 800 kids & \$54.3 million for 800 kids = \$95 million)
 - middle school -- smaller additions to meet needs (\$11.9 million)
 - high school priorities (\$24 million)
- TOTAL E1: \$117,610,000
TOTAL E2: \$142,010,000

Option F

- keep 6th at elementary; remodels in elementary and additions in a lot of them, even in RED range schools -- try to find a way to meet their needs (\$18,085,000)
 - new K-6 elementary school (\$40 million)
 - middle school additions to meet needs -- STEM, flex, special ed. spaces, etc. (\$11.9 million)
 - high school priorities (\$24 million)
- TOTAL: \$93,985,000

Option G

- keep grade 6 at elementary; remodels and additions at elementary schools, even in RED range schools -- significant elementary additions (\$38,935,000)
 - Ferber and Huntley additions
 - no new schools (\$0)
 - middle school additions to meet needs -- STEM, flex, special ed. spaces, etc. (\$11.9 million)
 - high school priorities (\$24 million)
- TOTAL: \$75,135,000

Option H

- keep grade 6 at elementary (\$23,740,000)
 - new k-6 school (\$29 million)
 - middle school basic needs additions (\$11.9 million)
 - high school priorities (\$24 million)
- TOTAL: \$88,640,000

K-8 school is two schools connected -- joined by common shared spaces -- K-5 and 6-8. They could have 2 separate entrances, etc.

Question: Time frame -- are new builds faster than additions?

- Design time is 6-8 months
- If April referendum, then done by end of year
- If August referendum, then work will be done into 2021

Building a new school will take about 16-20 months

Most of the projects/remodels cannot be done until the new school is done -- have to get the kids out of the space to remodel/add

- hubs, special ed. -- not counted in capacity
- STEM, art, etc. is counted in capacity

Question: Are the middle school additions 2 stories?

- Yes; however, it's the same building up as out

Question: Can we add second stories on some elementary schools?

- Yes, 2 stories to try to limit use of site; however, this is not feasible in some of our smaller sites
- Yes, we will look at both options and those costs too as well as the timelines for each option

Question: Are there any scenarios where the high schools don't get their priorities?

- Yes, they can be scaled or taken off any Option -- they do address capacity issues at high school

Question: Are high schools addressing the core problems -- especially at North?

- We may be missing out on a few things at the high school levels

Question: Is it possible to separate the capacity problems and the outdated educational model in the costs?

- Hoffman will look into this further

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4. TABLE DISCUSSIONS

A. Table Discussions Recap

A Future Needs Advisory Committee Feedback document was handed out to each committee member to fill out before they leave.

- E1 is 1 new K-8 school
- E2 is 2 new K-8 schools

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5. CLOSING

A. Future Meetings

The next meeting is Tuesday, December 17, 2019. We may start early and go late in order to get things done.